



Business Papers 2025

MID-WESTERN REGIONAL COUNCIL

WEDNESDAY 16 APRIL 2025

SEPARATELY ATTACHED ATTACHMENTS - BOOK 1

*A prosperous and progressive
community we proudly call home*



ATTACHMENTS

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Planning Proposal

for

**36-42 Short Street,
Mudgee, NSW, 2850**



V3.2 February 2025

(revised to remove 42A & 44 Short Street, Mudgee, NSW 2850 & attach technical investigations)

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- Attachment 3 - Statement of Heritage Impact
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- Attachment 7 - Preliminary Site Investigation (Contamination)
- Attachment 8 - Geotechnical Investigation Report
- Attachment 9 - Infrastructure Services Review

Executive Summary

The Planning Proposal has been prepared in accordance with Division 3.4 of the *Environmental Planning and Assessment Act 1979* (Act) and the relevant Department of Planning, Industry and Environment (DPIE) Guidelines and provides the following:

- Objectives or Intended Outcomes
- Explanation of Provisions
- Justification
- Mapping
- Community Consultation
- Project Timeline

The Planning Proposal seeks to amend Mid-Western Regional Local Environmental Plan 2012 (MRLEP) in relation to 36-42 Short Street, Mudgee, NSW, 2850 being Lot 1 DP 702951 (2,635m²) (Site); to amend the maximum Height of Building development standard to 10.5m

The proposal will facilitate a 3rd level of residential units, resulting in an additional 8 x 2 bedroom units on a proposed residential flat building. Residential flat buildings are currently permitted in the zone with development consent, and there is no change to the zone required.

The Site, located on the northeastern corner of Short Street and Court Street, approximately 150m to the north west of the edge of the Mudgee CBD. Adjoining the Site to the north and east is Walkers Oval, which is zoned RE1 Public Recreation.

The Site is currently used as a gymnasium and, as such, it is highly modified and has no significant native vegetation.

It is proposed to construct medium density housing on the Site. The Owner has commissioned architectural plans for this development that are included with this Planning Proposal for information purposes. It should be noted that the landowner is willing to lodge a Development Application (DA) in parallel to this Planning Proposal to give Council and the community certainty as to the built form outcome for the Site.

The Planning Proposal is aligned with the strategic economic objectives and future vision for the Mid-Western Regional Council (MWRC). Through supporting diverse residential uses, the Planning Proposal will help deliver on a number of strategic objectives, including providing multi-unit housing within walking distance of the Mudgee town centre, increasing housing supply and diversity of stock, and helping to deliver additional housing that can support local residents and workers.

A key component of the supporting studies for this Planning Proposal is a Supply and Demand Analysis. This Analysis indicates that identified future housing supply will only be able to accommodate half of projected implied dwelling demand expected to be required within the MWRC over the period to 2041.

This shortfall in housing supply will add to affordability pressures for households within the MWRC, with vulnerable segments of the community likely to be disproportionately impacted by increased housing stress and affordability pressures.

Other economic impacts associated with an increasing housing shortfall may include the inability of businesses and future infrastructure projects within MWRC to attract and retain skilled workers as well as the loss of potential residential expenditure that could be directed to local businesses within MWRC.

This Supply and Demand Study demonstrates the need for additional housing to be delivered within MWRC. The Planning Proposal responds to the identified housing need and will assist MWRC in the delivery of appropriate and much needed housing supply within a well-located and high amenity location within Mudgee.

In addition to the Housing Supply and Demand Analysis, the Planning Proposal is supported by a Statement of Heritage Impact, Detailed AHIMS search, Flood Impact Assessment, Traffic and Parking Impact Assessment, Preliminary Site Investigation (Contamination), Geotechnical Investigation Report, Infrastructure Services Review and Architectural Concept Plans have been prepared and are submitted for consideration.

This material is included as Attachments to this Planning Proposal.

It is important to note that any of the findings of this material as they relate 42A & 44 Short Street, Mudgee, NSW 2850 should be disregarded as these properties do not form part of this Planning Proposal.

Part 1 - Objectives or Intended Outcomes

(s.3.33(2)(a) A statement of the objectives or intended outcomes of the proposed instrument)

The objective of the Planning Proposal is to amend the MRLEP to increase the Height of Building development standard for the Site to 10.5m.

The Site, located on the north eastern corner of Short Street and Court Street, approximately 150m to the north west of the edge of the Mudgee CBD. Adjoining the Site to the north and east is Walkers Oval, which is zoned RE1 Public Recreation. The Site is currently used as a gymnasium and, as such, it is highly modified and has no significant native vegetation.

It is proposed to construct medium density housing on the Site and the Owner has commissioned architectural plans for the proposed development. These plans are included with this Planning Proposal for information purposes. It should be noted that the landowner is willing to lodge a Development Application (DA) in parallel to this Planning Proposal to give Council and the community certainty as to the ultimate built form outcome for the Site.

These Plans include a total of 28 dwellings; consisting of 4 penthouse style units over basement parking on the northern boundary of the Site and 24 two bedroom units in a three storey built form over basement parking on the Short Street frontage.

There are 36 parking spaces including 6 visitor spaces and 3 accessible spaces. Dedicated bicycle parking will also be provided. Access is from Short Street, on the western edge of Lot 1 DP 702951 and the units are serviced by a lift.

The penthouse style units range in size from 158m² to 165m² in internal floorspace and the remaining units range in size from 78m² to 119m² in internal floorspace.

The units are all below the proposed 10.5m height limit and it is only the lift tower and roof top open space that exceeds this height. This rooftop structure is set back from the edge of the building and will have minimal impact at street level. It is proposed that this element would be subject to a Clause 4.6 exception to development standard at DA stage rather than increasing the maximum Height of Building over the whole Site or considered as a roof top architectural structure, within a new definition.

The outcome provides high quality medium density housing close to Mudgee CBD and this outcome is consistent with the relevant Planning Strategies and is supported by appropriate specialist investigations.

Location Diagrams and extracts from the Architectural Concept Plans are shown in the following Figures:

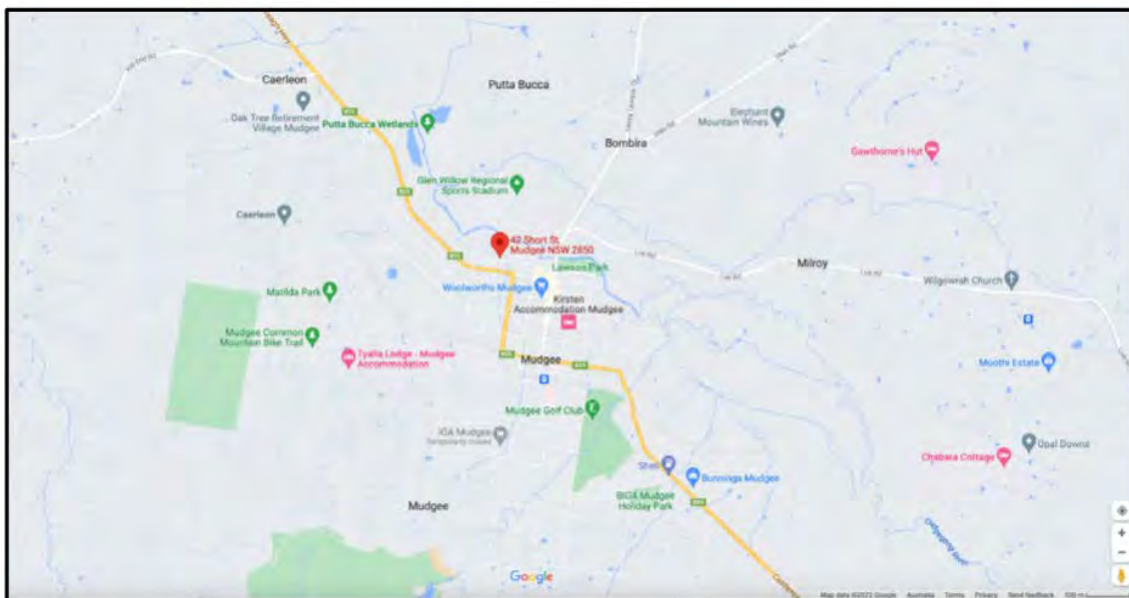


Figure 1 - Regional Location



Figure 2 - Subject Site - Aerial View



Figure 3 - Subject Site - Lot View



Figure 4 – Drone Photograph of Site

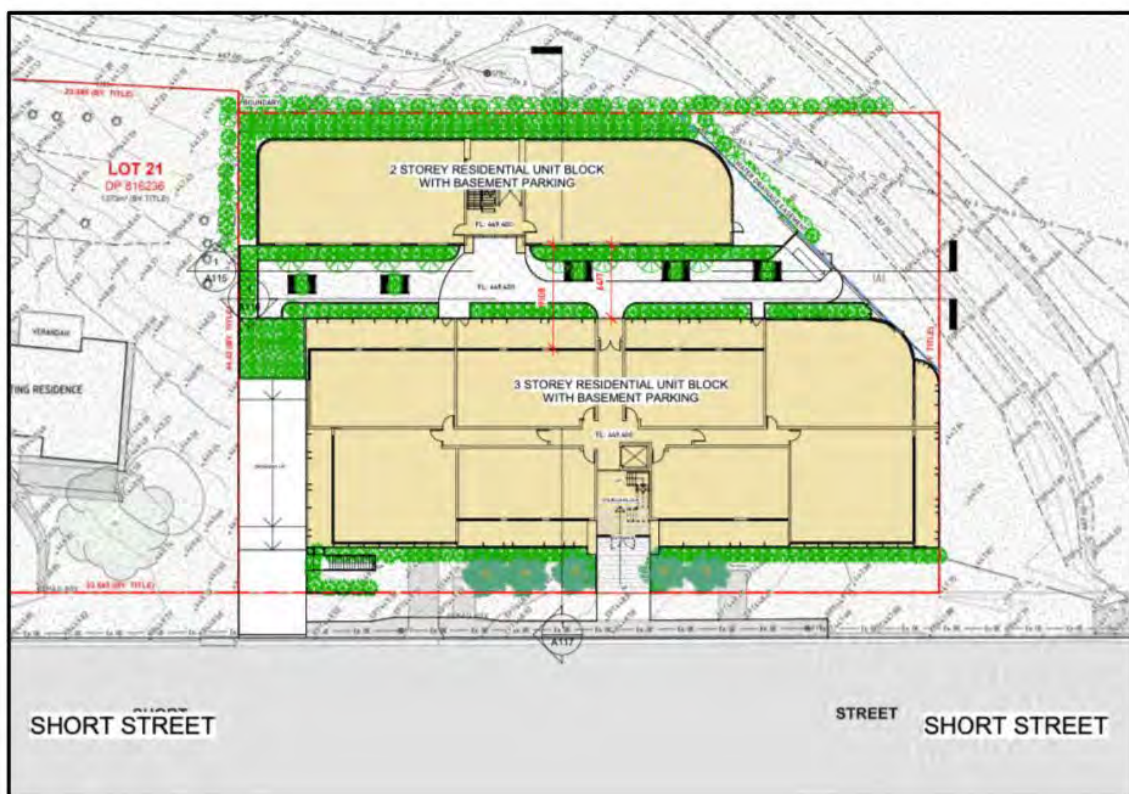


Figure 5 – Proposed Site Plan

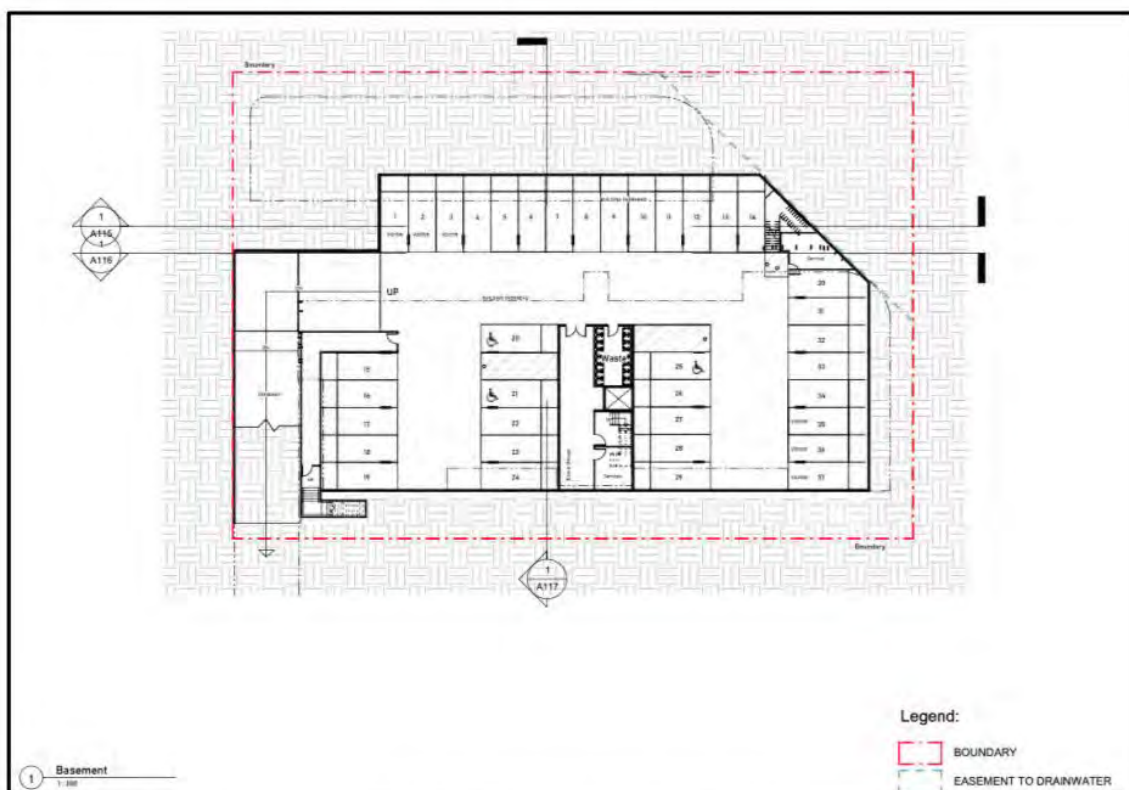


Figure 6 - Proposed Basement Level

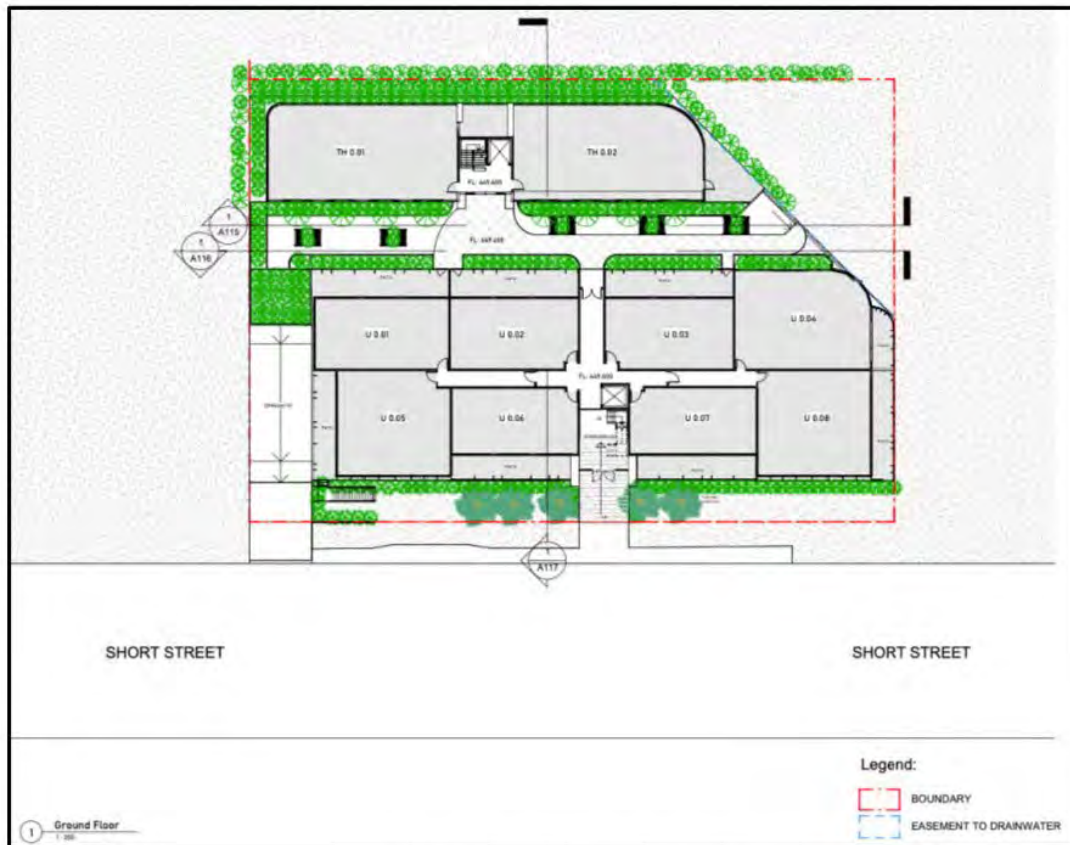


Figure 7 - Proposed Ground Floor

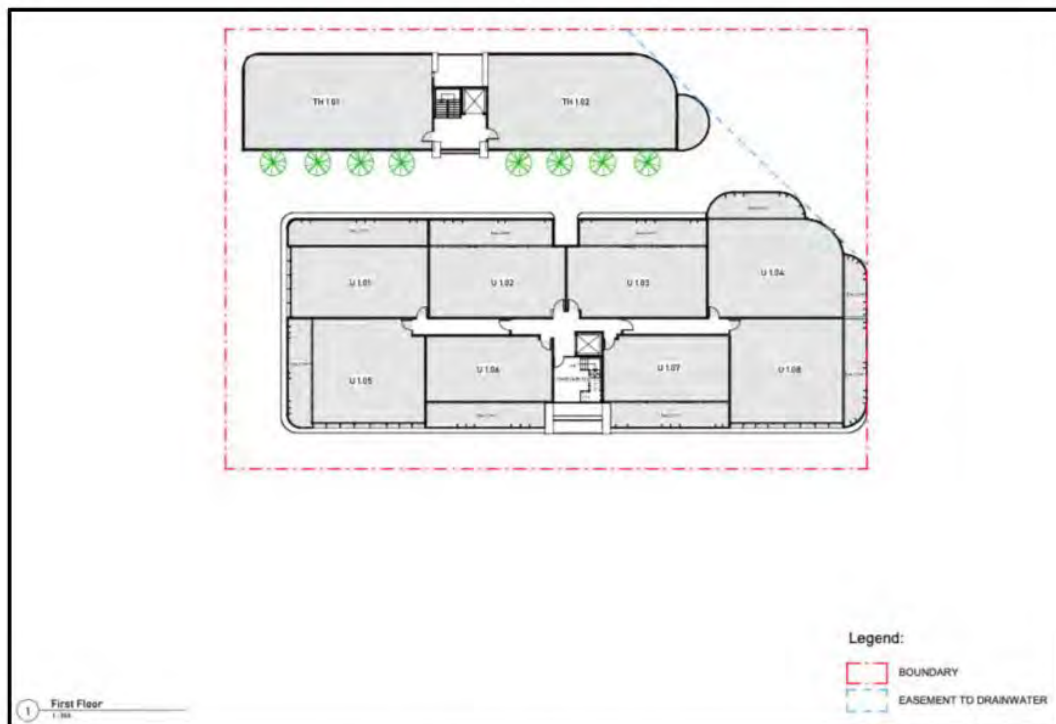


Figure 8 - Proposed First Floor

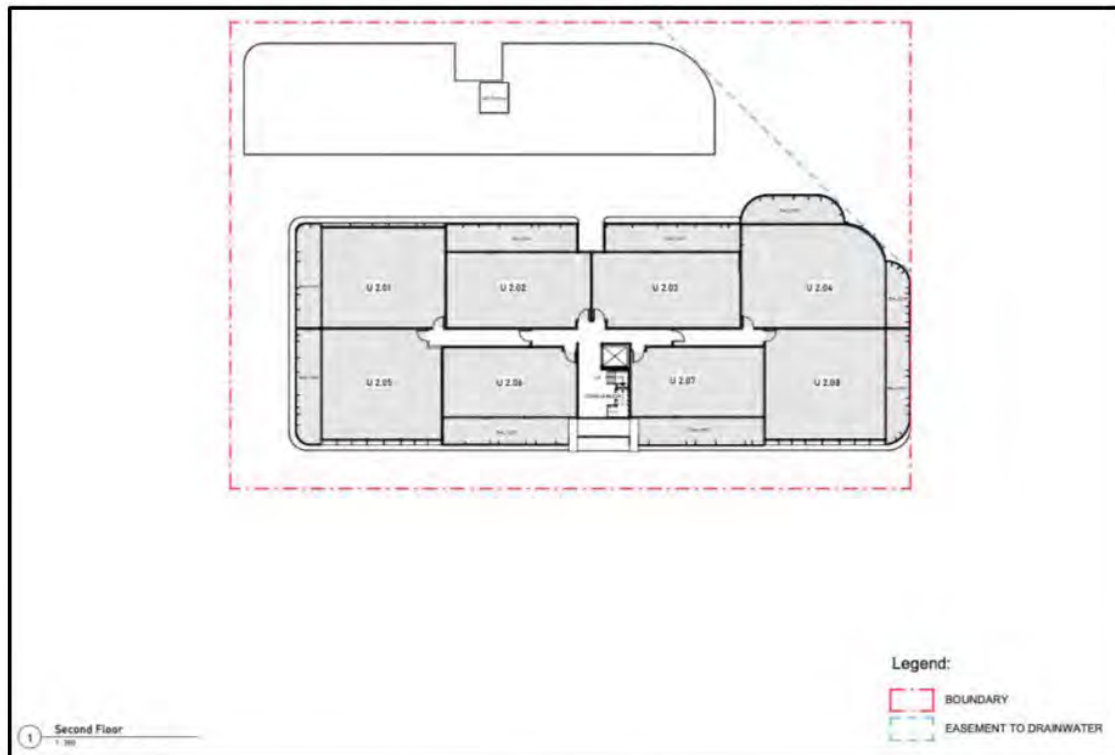


Figure 9 - Proposed Second Floor

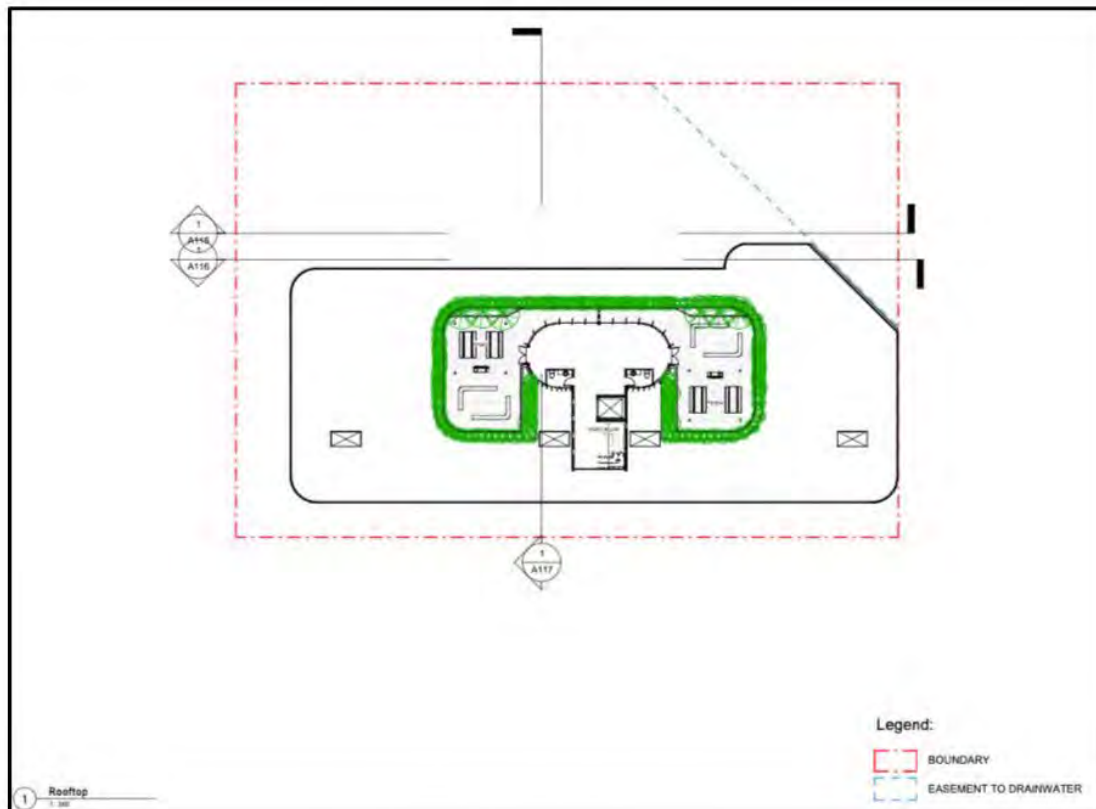


Figure 10 - Proposed Rooftop



Figure 11 - Proposed Short Street Elevation



Figure 12 - CGI Render showing Short Street view

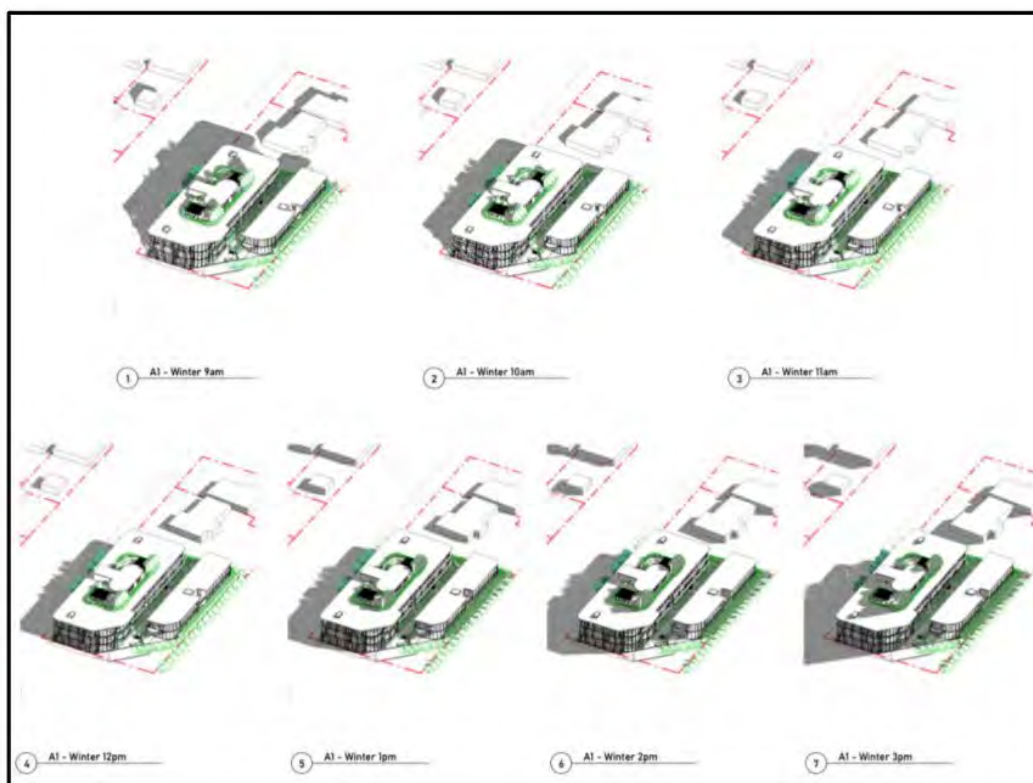


Figure 13 - Extract from Winter Shadow Analysis



Figure 14 - Extract from 3D View

Part 2 - Explanation of Provisions

(s.3.33(2)(b) An explanation of the provisions that are to be included in the proposed instrument)

The Site is currently zoned R1 General Residential and has a maximum Height of Building of 8.5m pursuant to MRLEP.

It is proposed to amend the maximum Height of Building for the Site pursuant to MRLEP to 10.5m.

The proposed outcomes of the Planning Proposal will be achieved by amending:

- MRLEP Height of Buildings Map – Sheet HOB_006G

The proposed amendment is included in Part 4.

Part 3 - Justification

(s.3.33(2)(c) Justification for the objectives or intended outcomes and the process for their implementation)

Section A – Need for the Planning Proposal

Q1. Is the Planning Proposal a result of any strategic study or report?

The Planning Proposal is a result of market pressures which are demanding more housing, not only in Mudgee but across the State and Country.

This housing pressure is recognised in several Strategic Plans and Strategies and also in a specific Housing Supply and Demand Analysis completed with this Planning Proposal.

Having established that there is clear demand for housing within Mudgee via the Strategic Studies and Housing Supply and Demand Analysis, we then examine the characteristics of the Site which make it suitable to accommodate additional residential density through the increase in height.

Strategic Studies

The Planning Proposal is consistent with relevant strategic plans including the Mid-Western Regional Comprehensive Land Use Strategy (MWRCLUS) and Central West and Orana Regional Plan 2041 (Regional Plan) is a direct result of commercial forces acting to address the identified housing crisis and lack of diversity in housing stock within the LGA.

In this regard, the Regional Plan makes the following statements regarding housing affordability:

While regional NSW continues to experience economic growth and industry diversification, there is growing evidence of housing stress and homelessness.

Housing affordability is becoming an increasing issue for the region. Between 2017 and 2020 average house prices in the region grew by 10%, which is above the NSW average of 6% for the same period.

Increasing average house sale price was most pronounced in Mid-Western Regional and Orange LGAs where prices rose by 23 and 22% respectively. The average weekly rents in the region also increased above the State average over the period, rising 9% compared to a reduction of one per cent for NSW. Greatest increases in weekly median rent were experienced in the Orange LGA which rose by 20% and the Mid-Western Regional and Cabonne LGAs which each rose by 18%.

The MWRC LUS is examined in detail under Section B, however this strategy document clearly identifies the need for medium density and more diversity in dwelling stock within Mudgee and identifies the Site for medium density in the Mudgee Town Structure Plan at Figure 3.1.

Housing Supply and Demand Analysis

A Housing Supply and Demand Analysis was completed in November 2023 to provide an independent housing supply and demand analysis to inform the need for the Planning Proposal.

The findings and conclusions from this Analysis are as follows (our emphasis):

A review of the local and regional context indicates that residential uses at the Subject Site would be aligned with, and highly complementary to facilities within the surrounding area. Future residents of the Subject Site would be able to access a range of retail, education, health services and facilities within Mudgee as well as employment opportunities both within Mudgee and in the surrounding region.

The Proposed Development is aligned with the strategic economic objectives and future vision for the MWRC. Through supporting diverse residential uses, the Proposed Development will help deliver on a number of strategic objectives, including development in Mudgee's medium density zones, providing multi-unit housing within walking distance of the Mudgee town centre, increasing housing supply and diversity of stock, and helping to deliver additional housing that can support local residents and workers.

A review of the economic context for the MWRC indicates that the delivery of residential uses at the Subject Site would be aligned to trends in the residential demographic profile and anticipated population growth. Mudgee is anticipated to be the key location for much of anticipated future residential population growth across MWRC. In order to accommodate future population growth in Mudgee, which is anticipated to be represent a much higher proportion of future growth than it has historically, the delivery of additional dwellings would be required. This includes alternative housing supply that is currently under represented in the market (such as apartments) and which could be provided through in-fill development such as the Subject Site.

The Proposed Development will align with trends and indicators observed across the housing market and will help to respond to the need to provide additional residential density helping to support housing supply and affordability. The Proposed Development has the ability to provide for increased housing stock and dwelling diversity in a high amenity and walkable location, in proximity to a range of goods and services.

This analysis indicates that identified future housing supply will only be able to accommodate half of projected implied dwelling demand expected to be required within the MWRC over the period to 2041. This shortfall in

housing supply will add to affordability pressures for households within the MWRC, with vulnerable segments of the community likely to be disproportionately impacted by increased housing stress and affordability pressures. Other economic impacts associated with an increasing housing shortfall may include the inability of businesses and future infrastructure projects within MWRC to attract and retain skilled workers as well as the loss of potential residential expenditure that could be directed to local businesses within MWRC.

This housing supply and demand analysis has demonstrated the need for additional housing to be delivered within MWRC. The Proposed Development will respond to the identified housing need, and will assist MWRC in the delivery of appropriate and much needed housing supply within a well-located and high amenity location within Mudgee.

The Analysis goes on to state that from an economic perspective, a moderate relaxation of height controls at the Site would provide a range of benefits to the MWRC and the local community including:

- increasing housing supply and diversity
- improving housing affordability through increased supply and dwelling typologies
- improving the alignment between typical household sizes and dwelling sizes currently provided
- reducing the anticipated housing shortfall helping to support overall growth in Mudgee and the region.

On this basis, it is clear that the Housing Supply and Demand Analysis is supportive of the Planning Proposal.

Why is this Site Suitable?

The Site has physical characteristics that suit the proposal in that it is:

- large enough to accommodate the quantum of units to make the project feasible;
- very close to Mudgee CBD and all the facilities and services it provides;
- relatively isolated from adjoining residential neighbours who could potentially be affected by amenity impacts resulting for the increased building height;
- one of a limited number of Sites over 2,500m² with a residential zone in close proximity to Mudgee CBD;

- environmentally suitable as supported by a Statement of Heritage Impact, Detailed AHIMS search, Flood Impact Assessment, Traffic and Parking Impact Assessment, Preliminary Site Investigation (Contamination), Geotechnical Investigation Report and Infrastructure Services Review; and
- owned by an entity willing to invest the significant capital to navigate the approval process to make the project a reality.

In summary, the Strategic Plans identify the LGA as being in a housing crisis and that more and diverse housing stock is needed. The Planning Proposal responds by providing well located medium density housing stock.

Q2. Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes, the Planning Proposal is the best and most efficient means of achieving the objective and intended outcomes.

Residential Flat Buildings and Multi dwelling housing are already permissible within the existing R1 General residential zone and it is only the Height of Building Control that needs to be amended to accommodate the proposed development.

The Act does not prevent a proponent from lodging, nor a consent authority considering a concurrent DA. As such, the Applicant is willing to lodge a Development Application to be considered in parallel to the Planning Proposal to demonstrate the built form proposed for the Site.

In terms of alternative options to facilitate the project, we note that the NSW planning system provides flexibility in planning controls by providing the ability for a council to vary development standards via clause 4.6 of all Standard Instrument LEPs in NSW to achieve better planning outcomes and where the objectives of the LEP are achieved.

In situations where the existing zoning permits a proposed development, it may be possible to seek a variation of the development standards to enable a development that would otherwise be incapable of satisfying those standards.

The Applicant explored this option for the Project with senior Council Officers and the use of Clause 4.6 of MWLEP to accommodate the third level of the units and was rejected; leaving a Planning Proposal the only avenue for the proposal to proceed.

Therefore, changing the Height of Building development standard for the Site is the only approach available to facilitate the project.

Section B – Relationship to Strategic Planning Framework

Q3. Will the planning proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including any exhibited draft plans or strategies)?

Yes. The Planning Proposal is assessed as consistent with the Central West and Orana Regional Plan 2041.

A summary of the Planning Proposal's consistency is provided in **Appendix 1** of this Planning Proposal.

Q4. Will the planning proposal give effect to Council's strategic planning statement or another endorsed local strategy or strategic plan?

Yes. This Planning Proposal is generally consistent with Council's Community Strategic Plan and other local strategic plans.

Mid-Western Region Community Plan (Community Plan)

The Community Plan sets out where the community wants to be in 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 relevant matters under the Community Plan for consideration within this Planning Proposal, are documented within the following table.

Community Plan	
Relevant Provision	Comment
Theme 1 – Looking After Our Community	
GOAL 2 - Vibrant towns and villages	
2.1 Respect and enhance the historic character of our region and heritage value of our towns and villages	The Planning Proposal is accompanied by a Statement of Heritage Impact; which supports the proposed built form.
2.3 Make available diverse, sustainable, adaptable and affordable housing options through effective land use planning	The proposal facilitates unit and townhouse development which will increase the supply of well located medium density housing in Mudgee and offer residents greater choice in housing typology to enable older residents to potentially downsize and an opportunity for smaller households to gain entry into the housing market.

2.4 Maintain and promote the aesthetic appeal of the towns and villages within the region	<p>The Project Architect has provided the following comments in relation to the proposed design;</p> <p><i>The form of the proposal comprises of two buildings in the round on the edge of the Mudgee CBD.</i></p> <p><i>The contemporary architectural style presents a point in time which will contribute to the history of Mudgee.</i></p> <p><i>The penthouse style town houses overlook the green space to the north providing multi-dwelling residential housing whereas the 3 level apartment building, is set away to the south of the smaller building looking over the top with a magnificent roof top architectural common open space engaging with the vista.</i></p>
Theme 2 – Protecting Our Natural Environment	
GOAL 1 - Protect and enhance our natural environment	
1.1 Ensure land use planning and management enhances and protects biodiversity and natural heritage	The Site is highly modified and poses no environmental concerns and is accompanied by Statement of Heritage Impact and a recent AHIMS Search.
Theme 4 – Connecting Our Region	
GOAL 3 - An active travel network within the region	
3.1 Develop and enhance walking and cycling networks across the region	The proposal will have dedicated bike parking and storage.

As such, this Planning Proposal aligns with the Planning Priorities of the Community Plan.

Mid-Western Regional Comprehensive Land Use Strategy – Part C (MWRCLUS)

The MWRCLUS Revision E was prepared with the financial assistance of the NSW Department of Planning.

It appears it was original drafted in 2008 and has had various Revisions, with the most recent being February 2017.

The MWRCLUS provides a basis for identifying options for Mid-Western Regional local government area to meet long term urban and rural growth needs.

Among the underlying purposes of the MWRCLUS are;

- *Provide clear long term strategic planning direction - the Strategy provides a method for Council to be proactive to ensure a sustainable future.*
- *Determine the optimal location for development - the Strategy ensures that future development is appropriately located and sensitive to surrounding land uses.*
- *Achieve infrastructure certainty - the Strategy will assist Council in determining infrastructure and service requirements for future development and plan with certainty future infrastructure and service needs.*
- *Achieve more liveable communities - the Strategy will promote vibrant, high amenity communities to be enforced via local planning controls.*

The relevant matters under the MWRCLUS for consideration within this Planning Proposal, are documented within the following table.

MWRCLUS

Provision

Comment

1. Introduction

Table 1-1Mid-Western Regional Council housing types

Mid-Western Regional local government area

NSW

Dwelling types

Separate detached dwellings

93.7%

77.4%

Semi-detached, row, terrace houses or townhouses

1.5%

8.0%

Flats, units or apartments

2.1%

12.8%

Ownership

Dwellings fully owned or being purchased

67.4%

63.7%

Dwellings rented

21.0%

27.5%

Dwellings rented from the Public Housing Authority

3.4%

4.9%

Source: Australian Bureau of Statistics, 2001

*Note this data includes 100% of the former Mudgee and Rylstone Shire Councils

We note from Table 1.1 that within the Mid-Western Regional local government area total housing stock, only 1.5% is either semi-detached, row, terrace house or townhouses, and only 2.1% is flats, units or apartments.

On this basis, the Proposal will add diversity to the existing housing stock.

Table 1-2 Possible implications of demographic change		<p>We note from Table 1.2 that the demographic changes within Mid-Western Regional local government area result in the population generally is increasing and getting older. In addition, households are getting smaller.</p> <p>All of these factors lead to an appropriate planning response being to provide more medium density housing in appropriate locations.</p>
Demographic issues for Mid-Western Regional local government area	Implications	
Increasing population	The Mid-Western Regional local government areas population is representative of many local government areas in the Central West. Need to ensure that necessary residential, employment and open space land requirements and infrastructure services are provided.	
Increasing average age	The average age has increased by 2 years since 1996. The large amount of tertiary age people migrating from the area is contributing to this as well as the ageing population. Department of Planning estimates that the median age will increase from 37 in 2001 to 47 in 2031.	
Smaller household sizes	Smaller household sizes with fewer people living in each house will have an impact on the supply and demand of dwellings. As a result of the declining household sizes, it is likely that more dwellings will be required to accommodate for the increasing population.	
Increasing amount of people aged over 65	In 2001, 13.7 percent of the population were aged over 65 and this is estimated to increase to 27% by 2031. Facilities and services need to be provided to accommodate for the ageing population. This may include retirement homes, medical facilities and public transport options for the elderly.	
Large proportion of detached dwellings in the local government area compared to NSW	The desire for detached dwellings means more land will be required for any new potential residential development. This will accommodate larger amounts of space required for detached dwellings compared to medium density dwellings.	
1. Guiding Principles for the Strategy		
2.2 Urban Land		
Defining a physical limit to Mudgee's future growth <p>One of the key principles identified for Mudgee is to develop a 'hard edge' for the urban area.</p> <p>A 'hard edge' is representative of the future growth boundary of the urban area and effectively provides a limit to growth. The long term boundaries for urban growth (i.e. 'hard-edge') are shown on the Mudgee Structure Plan (Refer Figure 3-1).</p>		<p>Facilitating increased density within a short distance from the CBD will take the pressure off the need to provide green fields housing developments that lead to urban sprawl.</p> <p>As such, the proposal will assist in containing the "hard edge" to the existing urban area.</p>
Encouraging contained town centres <p>New retail and service facilities should be developed within the existing core commercial area of each town in order to facilitate consolidation of development and maintain the settlement hierarchy as identified geographically on Figure 4-1 Rural Areas Map and in Figure 2-1 below.</p>		<p>Greater residential density close to the Mudgee CBD will assist in supporting new retail and service facilities.</p>
Concentrating development in locations with access to services <p>Maintain the settlement hierarchy where services are available and accessible. Future development in the minor rural settlements should only occur to feasible thresholds for service provision including water supply, effluent management, waste management, access and road upgrading and community facilities.</p>		<p>The Site is within a very easy walk from Mudgee CBD where services are available and accessible.</p>
Avoiding environmentally sensitive areas <p>Manage environmentally sensitive areas in a sustainable manner so as to ensure that they are not affected by inappropriate development. Future development should</p>		<p>The Site is not environmentally sensitive.</p>

have regard to and minimise risk to identified environmentally sensitive areas.	
2. Urban Area – Local Area Strategies	
3.1 Residential Development	
3.1.1 Infill Development and housing diversity	
<p>Medium density housing types, such as townhouses and villas, should be encouraged in Mudgee through sympathetic redevelopment of older housing stock and in infill areas, so as not to compromise built heritage. The highest housing densities will need to be located within close proximity to the Mudgee CBD. A 5 to 10 minute walkable distance from the CBD is considered acceptable for more intensive housing development.</p> <p>To achieve these objectives, it is considered that the land defined by the Mudgee heritage conservation area retain a medium density land use. The land outside of this, which is currently zoned Medium Density under the Interim Local Environmental Plan 2008, should be identified for general residential purposes. The general residential use should permit dual occupancies and possibly villas, where appropriate, as identified in a relevant DCP having regard to lots size and capability. A Lot Size Map will be used to control subdivision and redevelopment within the general residential area.</p>	<p>According to this Strategy, Mudgee has only approximately 3.6% of its housing stock as any form of medium density typology. The proposal will facilitate medium density housing within a 5 minute walk of the Mudgee CBD and is therefore “considered acceptable”.</p> <p>The age of this paragraph is apparent by the reference to LEP 2008; which was superseded by MWLEP 2012, which itself is now over 11 years old.</p> <p>We note that the Site is within the heritage conservation area, accompanied by Statement of Heritage Impact and the Planning Proposal will facilitate efficient medium density land use.</p> <p>Residential flat buildings are permissible with development consent within the Site's current zone.</p> <p>All consistent outcomes with these paragraphs.</p> <p>Further, there is no relevant definition of High Density Housing in MWLEP or MWRCLUS and it cannot be reasonably asserted that an additional 2m of building height, in these circumstances, crosses a threshold to take the proposal from medium density housing to high density housing.</p> <p>The Australian Housing and Urban Research Institute defines housing density in the following terms (our emphasis):</p>

	<p><i>Housing density refers to the number of dwellings on an area of land. Density is typically referred to as high-density (characterised as multi-storey apartment buildings), <u>medium-density (characterised as attached townhouses and three or four storey low level apartment buildings)</u>, and low density (characterised as stand alone, detached housing).</i></p> <p>Even if the proposal was defined as High Density Housing (which we do not agree that it does) MWRCLUS is silent in relation to High Density Housing; and is therefore the Proposal is not inconsistent.</p> <p>The clear objective of this section of MWRCLUS is to encourage residential density, that is sympathetic to the applicable heritage values, close to Mudgee CBD. This Planning Proposal achieves that objective.</p> <p>That is a good planning outcome, particularly in a housing crisis.</p>
3.1.2 Housing for the ageing	
<p>As identified in Part A (refer Section 8 Demographic and socio-economic profile), the local government area has an aging population which is expected to significantly increase over the next 25 years. In order to manage the increasingly aging population, land close to existing services and facilities is most appropriate for seniors living. State Environmental Planning Policy (Housing for seniors or people with a disability) 2004 provides for more housing for the ageing population.</p> <p>Mudgee is ideal for the location for Senior's housing with its role as the District Centre and the proximity to existing services, facilities and transport.</p> <p>A site in Perry Street, Mudgee, located adjacent to the Mudgee CBD is considered to be suited for seniors living subject to an</p>	<p>The provision of town houses and units provides older residents an opportunity to down size and move to a home that has less upkeep and maintenance. The corollary of this is that housing stock is made available for families and larger households, which may take the pressure off green fields subdivisions.</p>

analysis of land capability. Generally housing for seniors should be provided through the facilitation of multi-unit housing within walking distance of the Mudgee CBD. This Strategy encourages housing diversity, which will go some way towards providing additional housing choices to the community.	
Figure 3.1 Mudgee town structure plan	The Site is shown on the Structure Plan as "Medium Density Residential" and the proposal is consistent with this Structure Plan.
3.1.4 Development Staging	
<p>The following are considered short term supply options: (refer Mudgee Town Structure Map)</p> <ul style="list-style-type: none"> Infill development within the existing urban area, including town houses and villas, where appropriate. 	The proposal is for infill development within an existing urban area on an appropriate Site.

Mid-Western Regional Local Strategic Planning Statement (LSPP)

The LSPP is dated May 2020 and sets out the 20 year vision for land use within the Local Government Area, outlining how growth and change will be managed into the future.

The LSPP identifies 12 Planning Priorities to guide the focus of future strategic planning work within the Region. These 12 Planning Priorities are consistent with the applicable directions of the Central West and Orana Regional Plan and Council's Community Strategic Plan Mid-Western Region Community Plan – Towards 2030.

The relevant matters under the LSPP for consideration within this Planning Proposal, are documented within the following table.

LSPP	
Provision	Comment
Theme 1 – Looking After Our Community	
Planning Priority 1 – Respect and enhance the historic character of our Region and heritage value of our towns.	
<p>Council will;</p> <ul style="list-style-type: none"> Support and assist preservation of important historical sites in the Region 	The Planning Proposal is accompanied by Statement of Heritage Impact.

Planning Priority 2 - Make available diverse, sustainable, adaptable and affordable housing options through effective land use planning.	
<p>Rationale A diversity of housing is important to attract new residents to the Region and to ensure existing residents have a choice of housing to suit their needs as their circumstances change.</p> <p>Varying forms of housing options are evident across the Region in the four towns, villages and rural areas. It is important that this variety is maintained and the Region continues to cater for different dwelling sizes and prices.</p>	<p>According to the MWRCLUS only 2.1% of the LGAs housing stock is flats, units or apartments. The LSPP calls for greater diversity of housing and this Planning Proposal provides 28 dwellings in the lowest represented housing typology.</p>
<p>Council will:</p> <ul style="list-style-type: none"> Promote affordable housing options across the Region 	<p>Providing greater housing choice and supply can only assist in address affordability issues within the Region.</p>
Planning Priority 3 - Maintain and promote the aesthetic appeal of the towns and villages within the Region.	
<p>Council will:</p> <ul style="list-style-type: none"> Apply appropriate building and development controls to protect and enhance the natural and built environment in the Region 	<p>The Project Architect has provided the following comments in relation to the proposed design;</p> <p><i>The form of the proposal comprises of two buildings in the round on the edge of the CBD.</i></p> <p><i>The contemporary architectural style presents a point in time which will contribute to the history of Mudgee.</i></p> <p><i>The smaller 2 level town houses overlook the green space to the north providing multi-dwelling residential housing whereas the 3 level apartment building, is set away to the south of the smaller building looking over the top with a magnificent roof top architectural common open space engaging with the vista.</i></p>

Theme 2 – Protecting Our Natural Environment	
Planning Priority 5 - Ensure land use planning and management enhances and protects biodiversity and natural heritage.	
<p>Land Use Actions</p> <ul style="list-style-type: none"> a. Locate and map the locations of high environmental assets in the Region. c. Update the LEP Flood Mapping. d. Review DCP and include provisions relating to water sensitive urban design. 	<p>This Planning Proposal is accompanied by a Flood Impact Assessment.</p>

As such, this Planning Proposal aligns with the Planning Priorities of the LSPP.

Q5. Is the Planning Proposal consistent with applicable State Environmental Planning Policies?

The Planning Proposal is assessed to be generally consistent with applicable State Environmental Planning Policies.

A summary of the Planning Proposal's consistency with applicable State Environmental Planning Policies is provided in **Appendix 2** of this Planning Proposal.

Q6. Is the Planning Proposal consistent with applicable Ministerial Directions (s.9.1 directions)?

The Planning Proposal is assessed to be generally consistent with applicable s.9.1 Ministerial Directions.

A summary of the Planning Proposal's consistency with relevant s.9.1 Ministerial Directions is provided in **Appendix 3** of this Planning Proposal.

Section C – Environmental, Social and Economic Impact

Q7. Is there any likelihood that critical habitat, or threatened species populations or ecological communities, or their habitats will be adversely affected as a result of the Proposal?

There is no change to the existing zoning and no clearing or vegetation removal required to facilitate the development foreshadowed for the Site.

As such, the Proposal does not trigger the requirements for production of a Biodiversity Development Assessment Report (BDAR) and the proposal is appropriate from an ecological perspective.

Q8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

To assess the potential environmental impacts of the planning proposal, the following specialist reports have been prepared:

- Housing Supply and Demand Analysis
- Statement of Heritage Impact
- AHIMS search
- Flood Impact Assessment
- Traffic and Parking Assessment
- Preliminary Site Investigation (Contamination)
- Geotechnical Investigation Report
- Infrastructure Services Review

The findings of these reports support the outcome of the Planning Proposal and are summarised below, with a specific assessment and consideration of any additional land use conflict resulting from the Planning Proposal.

It is important to note however that the findings of any of these Reports as they relate 42A & 44 Short Street, Mudgee, NSW 2850 is to be disregarded as these properties do not form part of this Planning Proposal.

Housing Supply and Demand Analysis

The Proponent has prepared a detailed Housing Supply and Demand Analysis. This is reviewed in detail in Section A and includes the following relevant finding (our emphasis);

This analysis indicates that identified future housing supply will only be able to accommodate half of projected implied dwelling demand expected to be required within the MWRC over the period to 2041. This shortfall in housing supply will add to affordability pressures for households within the MWRC, with vulnerable segments of the community likely to be disproportionately impacted by increased housing stress and affordability pressures. Other economic impacts associated with an increasing housing shortfall may include the inability of businesses and future infrastructure projects within MWRC to attract and retain skilled workers as well as the loss of potential residential expenditure that could be directed to local businesses within MWRC.

This housing supply and demand analysis has demonstrated the need for additional housing to be delivered within MWRC. The Proposed Development will respond to the identified housing need, and will assist MWRC in the delivery of appropriate and much needed housing supply within a well-located and high amenity location within Mudgee.

On this basis, the Housing Supply and Demand Analysis supports the outcome of the Planning Proposal.

Statement of Heritage Impact

A Statement of Heritage Impact was completed in November 2023 to assess the impacts of the Planning Proposal on the Heritage Significance of the locality and accompanies this Planning Proposal.

This Statement concludes that:

Heritage 21 is therefore of the opinion that the planning proposal would comply with pertinent heritage controls and would engender minimal impact on the heritage significance of the subject site, the Mudgee heritage conservation area and heritage items in the vicinity. We therefore recommend that Mid-West Regional Council view the planning proposal favourably on heritage grounds.

On this basis, the heritage impact of the Planning Proposal is considered acceptable.

AHIMS Extensive Search

AHIMS Extensive Search was conducted on 6 November 2023 and showed no Aboriginal Sites or Places within 200m of the Site.

Flood Impact Assessment

A Flood Impact Assessment was completed in November 2023 to assess to provide an assessment of the impacts of flooding for Planning Proposal and a detailed assessment of the Planning Proposal's compliance with the Ministerial Direction Focus Area 4: Resilience and Hazards.

This Report makes the following conclusions (our emphasis):

The site and surrounding area sit within the Cudgegong River catchment. Inundation within the site and surrounding area drains into the formed channel to the east of the site, which discharges into Cudgegong River, approximately 450 m north west of the site. The existing conditions as presented in the Mudgee Flood Study (WMAwater, 2021), was reviewed and deemed appropriate for the purpose of this assessment.

The proposed scenario for the 1% AEP event showed that the development results in a reduction in flood water, and no change for the 5% AEP event. In addition, there is no change in flood behaviour on the surrounding land or

neighbouring properties for both the 1% and 5% AEP events, as a result of the proposed development.

The proposed development is located within the flood planning area, as defined in the Mid-Western Regional Council LEP (2012). The assessment has determined that the proposed development appropriately meets the directions outlined in Focus Area 4: Resilience and Hazards, as required by the Ministerial Local Planning Directions.

On this basis, the flood impact is not only acceptable, but the situation is improved as a result of the Planning Proposal, and it is in compliance with the Ministerial Direction Focus Area 4: Resilience and Hazards.

A detailed analysis of the proposal's compliance with the Ministerial Direction Focus Area 4: Resilience and Hazards is contained in Appendix 3.

Traffic and Parking Assessment

An assessment of the Traffic and Parking Assessment has been carried out and accompanies this Planning Proposal.

This assessment is based on a yield of 28 dwellings on the Site and relevantly concludes in relation to the relevant parking ;

The proposed development satisfies these requirements with the provision of 36 off-street car parking spaces comprising 30 resident spaces and 6 visitor spaces.

The basement carpark and vehicular access arrangements will be designed to satisfy the following requirements of the Australian Standards AS/NZS2890.1:2004:

In terms of traffic generating potential, it finds that traffic will be reduced by the proposal and concludes that:

*It will be readily appreciated that in circumstances where a proposal will potentially generate less traffic than an existing development, it can be concluded that the planning proposal will not have any noticeable or unacceptable effect on the road network serving the site in terms of road network capacity or traffic-related environmental effect.
In the circumstances, it can be concluded that the planning proposal has no unacceptable traffic or parking implications.*

On this basis, there are sufficient parking spaces shown in the concept plan and traffic impacts will, in fact, be improved.

As such, there are no traffic or parking reasons why the Planning Proposal should not proceed.

Preliminary Site Investigation (Contamination)

A Preliminary Site Investigation (PSI) was completed in October 2023 to assess potential contamination risks across the Site. The PSI makes the following conclusions and recommendations:

Based on the results of this investigation it is considered that the risks to human health and the environment associated with soil and groundwater contamination at the site are moderate in the context of the proposed use of the site. The site can be made suitable for the proposed development, subject to the following recommendations:

- *Preparation of a Detailed Site Investigation (Phase 2 Environmental Site assessment) by a suitably qualified Environmental Consultant.*
- *A hazardous materials assessment is recommended to be completed prior to demolition of the buildings on site.*
- *Any soil requiring removal from the site, as part of future site works, should be classified in accordance with the "Waste Classification Guidelines, Part 1: Classifying Waste" NSW EPA (2014).*

If during any potential site works any significant unexpected occurrence is identified, site works should cease in that area, at least temporarily, and the environmental consultant should be notified immediately to set up a response to this unexpected occurrence.

On this basis, subject to Phase 2 Environmental Assessment being completed at DA stage and appropriate conditions of any ensuing Consent, there are no contamination reasons why the Planning Proposal should not proceed.

Infrastructure Services Review

An Infrastructure Services Review was completed in October 2023 to assess infrastructure capability to support the Planning Proposal.

This Report concludes there are services and capacity for the Planning Proposal in relation to water supply, sanitation, NBN, telephone and power.

Geotechnical Investigation Report

A Geotechnical Investigation Report was completed in October 2023 to assess surface and subsurface conditions and to provide geotechnical recommendations for the design and construction of the proposed development.

This Report makes the following conclusion:

It is considered that the proposed development is feasible in this site if the recommendations provided in this report are adopted and considered relevant during the design and construction phase of this development.

Potential for Land Use Conflict

The Site is currently zoned R1 General Residential under MWLEP 2012. Within this zone, the proposed development is currently permissible with development consent.

That is, if the Proponent wished to lodge a DA that complied with the existing 8.5m height of building limit, there would be no need for this Planning Proposal.

As such, given the land use is currently permissible, the only possible and potential source of land use conflict created by the Planning Proposal is related to the physical amenity impacts from the built form resulting from the additional 8 x 2 bedroom units the Planning Proposal facilitates. These are amenity impacts are matters such as over shadowing, privacy and streetscape and traffic impacts.

In terms of overshadowing, the Project Architect has prepared shadow diagrams which show no impact on adjoining properties. This is partly as a result of its location on the north eastern corner of an intersection and adjacent to open space zone, meaning it has no immediate southern neighbours and the majority of shadowing falls onto streets. This is relatively unusual and supports the proposition that the Site is an appropriate location for increased height.

Given the Site has no direct adjoining, privately owned neighbours (Lot 21 DP 816236 is owned by a related entity to the Owner of the Site), having RE1 Public Recreation land adjoining to the north and east and Court and Short Street adjoining to the west and south, there are no privacy impacts resulting from the Planning Proposal.

The existing structures on the Site are unremarkable and have no positive impact on the streetscape. The concept plan shows a modern building that will contribute to the streetscape and the Heritage Impact Statement supports this position. Further, it should also be noted that there are several buildings within Mudgee that are over the 8.5m height limit. On this basis, there is no land use conflict created because of streetscape issues.

The Site's primary current use is as a gymnasium. The Traffic and Parking Impact assessment demonstrates the Planning Proposal will result in less traffic than is currently generated; meaning any existing land use conflict is reduced and the situation is improved.

In summary, the general land use is currently permissible with development consent, there are no overshadowing impacts, there are no privacy impacts the concept plans have been assessed and are acceptable from a heritage impact and streetscape perspective and the proposal improves traffic impact.

In conclusion, there is no land use conflict created by the Planning Proposal.

Q9. Has the Planning Proposal adequately addressed any social and economic effects?

The social and economic impacts of the Planning Proposal are positive for the Local Government Area and the local community; many of which are examined and discussed in the Housing Supply and Demand Analysis.

In summary, amending the Height of Building development standard will to facilitate high quality medium density residential development and will have the following positive social and economic effects:

- Providing housing within walking distance of the Mudgee CBD which will provide increased population to support existing businesses and service.
- Providing housing stock of an underrepresented housing typology which will help relieve the well documented housing affordability pressure within Mudgee and provide residents with housing choice.
- Create of economic activity through the building and development process.
- Support population growth, business opportunities, providing a catalyst for economic growth.
- Support jobs in local industry, supporting a walkable community, helping to enhance Mudgee's economic.
- Revitalising an underutilised, well-located site.

Section D – State and Commonwealth Interests

Q10. Is there adequate public infrastructure for the Planning Proposal?

The Site is currently being used as a gymnasium and dwelling houses and is within the Mudgee CBD. As such, all required essential services are currently provided to the Site and available.

Nevertheless, an Infrastructure Services Review was completed in October 2023 to assess infrastructure capability to support the Planning Proposal.

This Report concludes there are services and capacity for the Planning Proposal in relation to water supply, sanitation, NBN, telephone and power.

Q11. What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway Determination?

Formal consultation has not yet been undertaken with State and Commonwealth agencies and given the recent focus on the housing crisis at all levels of

Government, we would expect a project such as this to be strongly endorsed.

We note that the Gateway Determination states:

No consultation is required with public authorities or government agencies under section 3.34(2)(d) of the Act.

Part 4 - Mapping

(s.3.33(2)(d) Maps to be adopted by the proposed instrument)

The proposed outcomes of the Planning Proposal will be achieved by amending:

- MRLEP Height of Buildings Map – Sheet HOB_006G

Extracts of both the existing Height of Buildings Map Sheet HOB_006G (with the Site outlined) and the proposed Height of Buildings Map amendments are included below.

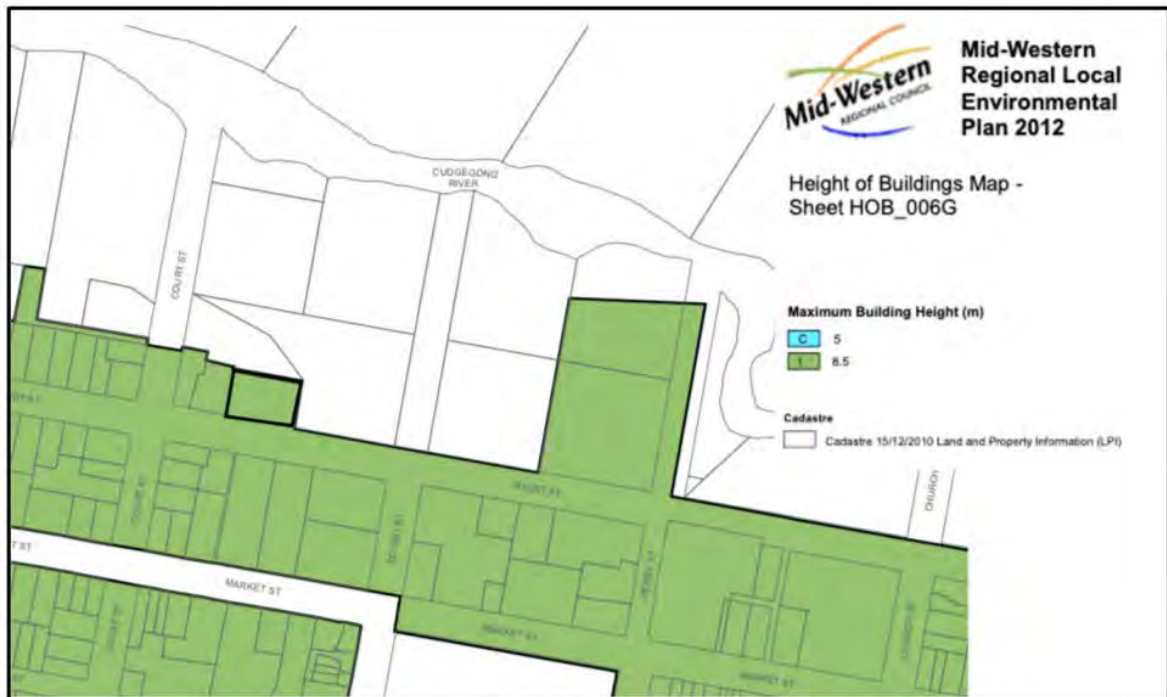


Figure 15 - Extract from existing Height of Buildings Map with Site outlined

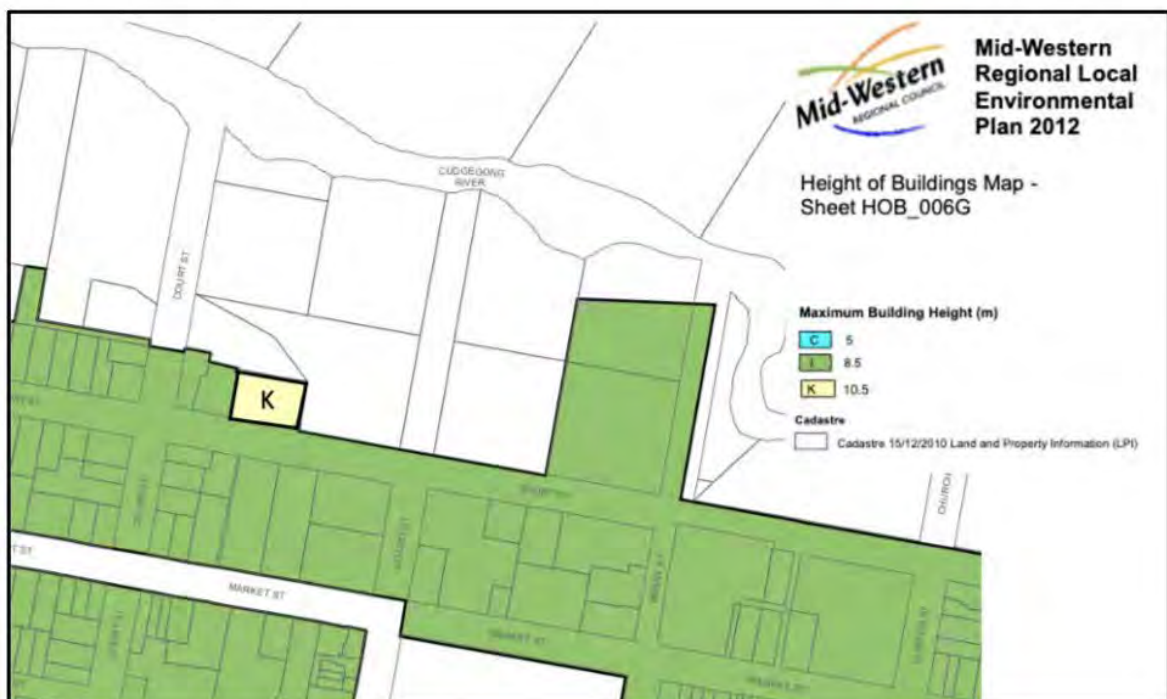


Figure 16 – Proposed amendment to the Height of Building Map

Part 5 - Community Consultation

(s.3.33(2)(e) community consultation required)

In accordance with Section 3.34(2)(c) of the *Environmental Planning and Assessment Act 1979*, and the Gateway Determination this Planning Proposal will be made available for public comment for a minimum of 20 working days.

In accordance Council's adopted consultation protocols the following will also be undertaken:

- Direct mail notification to adjacent and adjoining land owners;
- Exhibition material and all relevant documents will be available at Council's Administration Offices;
- Exhibition material and all relevant documents will be available on NSW Planning Portal
- Exhibition material and all relevant documents will be available on Council's website.

Part 6 - Project Timeline

In accordance with the Department of Planning and Environment guidelines, the following timeline is provided, which includes the tasks deemed necessary for the making of this local environmental plan.

Task	Responsibility	Timeframe	Date (approximate)
Council resolution to support the Planning Proposal	Council	-	July 2024
Lodgement of Planning Proposal for Gateway Determination	Council	-	July 2024
Gateway Determination Issued	Minister for Planning	-	October 2024
Public exhibition of Planning Proposal	Council	Minimum 20 working days	February 2025
Report to Council	Council	-	April 2025
Making of local environmental plan	Council as delegate	4-8 weeks	June 2025

Part 7 – Conclusion

The primary aim of the Planning Proposal is to amend the MRLEP as it relates to the Site to allow a maximum Height of Building development standard to 10.5m.

The proposal has been subject to extensive investigation and found to be appropriate in terms of:

- Housing Supply and Demand Analysis
- Heritage Impact
- Flood Impact Assessment
- Traffic and Parking impact Assessment
- Contamination
- Geotechnical
- Infrastructure Availability

The Proposal is consistent with MWRCLUS, the Regional Plan and all other relevant planning policies and Ministerial Directions.

It should also be noted that none of the Strategies specifically prohibit the amendment of the Height of Building development standard.

It is considered the proposal has strategic merit as it will:

- Utilise a suitable site to provide medium density housing to service the local community, responding to a significant and proven supply deficit.
- Provide positive social and economic impacts.
- Result in no undue amenity impacts or land use conflict.
- Have no unacceptable environmental impacts.
- Have no unacceptable heritage impact.
- Improve impacts on traffic.
- Improve flooding impacts.

On this basis, it is recommended that Council adopt and finalise this Planning Proposal.

Appendix 1 – Consistency with Regional Plan

The primary purpose of the Regional Plan is to guide the NSW Government's land use planning priorities and decisions to the year 2041.

The Regional Plan establishes a strategic framework, vision and direction for land use, addressing future needs for housing, jobs, infrastructure, a healthy environment, access to green spaces and connected communities.

The Regional Plan is not intended to be a step-by-step approach to all land use planning. Rather, it is an overarching framework to guide more detailed land use plans, development proposals and infrastructure funding decisions.

Whilst many of the Strategies are not specifically relevant to this Planning Proposal, it is consistent with the overall Vision of the Plan.

The relevant matters under the Regional Plan for consideration within this Planning Proposal, are documented within the following table.

Regional Plan	
Part 2 - A sustainable and resilient place	
Objective 6: Support connected and healthy communities	
Strategy 6.2 Strategic planning and local plans should consider opportunities to: <ul style="list-style-type: none"> ensure new residential areas provide sufficient public and open space and link to existing pedestrian and cycle networks demonstrate how the quantity of, and access to, high quality and diverse existing public space is maintained, embellished and improved. 	The location of the Site, adjacent to the CBD, will provide easy walking access to many services and facilities and the proposed development will incorporate bicycle storage facilities.
OBJECTIVE 7: Plan for resilient places and communities	
Strategy 7.1 Reducing the level of vulnerability and risk for communities will involve early consideration of natural hazards and avoidance and mitigation for both existing and new development areas. To achieve this strategic and local planning must:	The Planning Proposal is accompanied by a Flood Impact Assessment; which shows the Planning Proposal and concept plans improve the flood risk.

<ul style="list-style-type: none"> locate development away from areas of known high bushfire, salinity and flooding risk 	
<p>Strategy 7.3 Strategic planning and local plans should encourage:</p> <ul style="list-style-type: none"> energy efficient building design and practices that respond to the natural environment initiatives that reduce carbon emissions through the application of low carbon strategies. 	<p>The proposed building will have the appropriate BASIX Certification and it provides an opportunity for electric vehicle charging points to be included as well as energy and water efficient fittings.</p> <p>These measures can be adopted more widely within a new development as opposed to retro-fitting existing housing stock.</p>
<p>OBJECTIVE 8: Secure resilient regional water resources</p>	
<p>Strategy 8.1 Strategic water and land use planning, at the regional and local scale, must consider opportunities to:</p> <ul style="list-style-type: none"> encourage the re-use of water in new development, for irrigation purposes, including dual water systems improve provision for stormwater management and the application of green infrastructure 	<p>The development will reuse water as far as possible and include water efficient fittings.</p> <p>The new development will also provide an opportunity to review and improvement stormwater management for the Site.</p>
<p>OBJECTIVE 9: Ensure site selection and design embraces and respects the region's landscapes, character and cultural heritage</p>	
<p>Strategy 9.1 Strategic and local planning will strengthen the amenity in centres across the region by:</p> <ul style="list-style-type: none"> identifying and protecting scenic and cultural landscapes providing guidance for new development to ensure that views of scenic and cultural landscapes, particularly views from the public realm, are protected elevating the importance of design quality and design excellence reflecting local built form, heritage and character in new and intensified housing areas. 	<p>The Planning Proposal is accompanied by a supportive Statement of Heritage Impact and Detailed AHIMS Search which show no sites nearby.</p>

Part 3 – People, centres, housing and communities	
<p>The region's centres will provide a mixture of housing that meets the population's changing needs and reflects the unique local character and needs of each community.</p> <p>The housing mix will include diverse and affordable housing, with a variety of smaller housing types, shop top housing and higher-density development to provide housing for seniors, students and key workers.</p>	<p>The proposal will provide housing in Mudgee that is currently very underrepresented which will assist in providing diversity of housing to meet the needs of the changing population.</p>
OBJECTIVE 11: Strengthen Bathurst, Dubbo and Orange as innovative and progressive regional cities	
<p>The region's projected population growth will be greatest in the regional cities, with a combined growth of 30,062 people (in the regional cities and surrounding LGAs) over the next 20 years. The regional cities of Bathurst, Dubbo and Orange share the common strategic vision of sustainable growth supported by well-planned infrastructure and open space that embraces local character and cultural and built heritage.</p> <p>The regional cities provide regional-scale health, education, transport, civic and administrative functions for dispersed rural communities. They are a focal point for aged care, community services and government jobs, while also being sporting, tourism and event destinations.</p>	<p>The Site is located in Mudgee. Mudgee is not included in any provisions within this Objective and the proposed increase in height on the Site has no impact or relevance to relative strength of Bathurst, Dubbo and Orange as innovative and progressive regional cities.</p>
OBJECTIVE 12: Sustain a network of healthy and prosperous centres	
<p>Strategy 12.2 Use local strategic planning and local plans to strengthen commercial cores by:</p> <ul style="list-style-type: none"> reinforcing the centres hierarchy when planning for commercial and retail development incentivising medium density residential and mixed-use 	<p>The Planning Proposal provides increased population within walking distance to the CBD, which will help support and reinforce commercial and retail development.</p> <p>The Planning Proposal offers incentive to the Owner of the Site to be able to feasibility construct medium density residential housing within walking distance of the Mudgee CBD.</p>

development in appropriate locations in and around centres	
<p>Strategy 12.4 Use strategic planning and local plans to strengthen connectivity within centres by:</p> <ul style="list-style-type: none"> • promoting redevelopment and higher densities within walking distance to town centres, public spaces and transport interchanges • enabling provision of secure bicycle parking and end-of-trip facilities 	<p>The Planning Proposal will facilitate medium density development within walking distance of the Mudgee CBD and associated facilities.</p> <p>The proposal will have dedicated bike storage facilities.</p>
<p>OBJECTIVE 13: Provide well located housing options to meet demand</p>	
<p>The Central West and Orana region needs an adequate supply of affordable, well-designed housing in the places where people want to live. Future residential growth will be predominantly accommodated in existing urban areas or in new development areas identified in local housing strategies. Regional cities and strategic centres will be the focus of growing populations and service provision for the region. The region's centres will support housing by making efficient use of existing infrastructure and services. This will involve identifying areas for intensification and renewal, prioritising the development of unused or underutilised land and identifying new areas for growth.</p>	<p>The Planning Proposal will facilitate medium density residential development walking distance from Mudgee's CBD on a Site that is currently underutilised.</p> <p>The Housing Supply and Demand Analysis proves there is demand for the proposed development.</p>
<p>Strategy 13.1 To ensure an adequate and timely supply of housing, in the right locations, strategic and local planning should:</p> <ul style="list-style-type: none"> • respond to environmental, employment and investment considerations, and population dynamics when identifying new housing opportunities • provide new housing capacity where it can use existing infrastructure capacity or support the timely delivery of new infrastructure. 	<p>The Planning Proposal will facilitate additional yield on the Site which makes the proposal feasible; and shows that the local planning is responding to investment considerations in facilitating new housing opportunities.</p> <p>The Proposal uses existing infrastructure capacity and is supported by an Infrastructure Report which confirms availability of services.</p>

<p>Infill development and renewal projects</p> <p>While the conservation of historic town centres is a challenge, higher-density development can still be encouraged in and around the centres of the regional cities and strategic centres to take advantage of existing services and infrastructure and to help revitalise central areas.</p> <p>Re-using and repurposing sites where the historic land use is no longer needed, or buildings have been abandoned or destroyed, avoids the cost of developing new infrastructure. This process is as important in larger centres where greater housing choice is needed as it is for smaller centres where well-located development can sustain rural services and communities.</p>	<p>The Planning Proposal will facilitate medium density development on an infill Site within walking distance to Mudgee CBD which can utilise existing services and infrastructure and to contribute to Mudgee's vitality.</p> <p>The Proposal creates a greater mix of housing within Mudgee.</p>
<p>Strategy 13.3</p> <p>Use strategic planning and local plans to facilitate a diversity of housing in urban areas by:</p> <ul style="list-style-type: none"> • creating flexible and feasible planning controls, including a greater mix of housing in new release areas • aligning infrastructure and service provision to housing supply needs • exploring public space improvements to encourage higher densities near town centres and transit orientated development along key passenger transport routes. • reviewing policies and processes to improve certainty and streamline development processes. 	<p>The Proposal creates a diversity of housing within Mudgee; and in effect, flexible and feasible planning controls.</p>
<p>OBJECTIVE 14: Plan for diverse, affordable, resilient and inclusive housing</p>	
<p>Housing affordability is becoming an increasing issue for the region. Between 2017 and 2020 average house prices in the region grew by 10%, which is above the NSW average of 6% for the same period.</p> <p>Increasing average house sale price was most pronounced in Mid-Western Regional and Orange LGAs where</p>	<p>Housing affordable in MWRC is at lower levels than NSW.</p> <p>The Housing Supply and Demand Study highlights this issue and the massive undersupply that MWRC is facing.</p> <p>The Planning Proposal will facilitate increased housing stock in the most</p>

<p>prices rose by 23 and 22% respectively. The average weekly rents in the region also increased above the State average over the period, rising 9% compared to a reduction of one per cent for NSW. Greatest increases in weekly median rent were experienced in the Orange LGA which rose by 20% and the Mid-Western Regional and Cabonne LGAs which each rose by 18%.</p> <p>The size of households is changing, with more single person households and a decrease in the average number of occupants in each household. Planning for a diversity of housing choices for existing and future residents will give people more options at different stages of life.</p>	<p>underrepresented form of housing in the LGA; which will help provide a diversity of housing choices for residents and give people more housing options at different stages of life.</p>
<p>Strategy 14.1 To improve housing diversity, strategic and local planning should:</p> <ul style="list-style-type: none"> • allow a diversity of housing, including affordable housing, student housing, shop top housing, more dense housing types and housing choices for seniors close to existing services, and on land free from hazards • improve certainty of development outcomes and streamline development processes. 	<p>This Planning Proposal is a genuine and tangible opportunity for local planning to allow diversity of housing within Mudgee.</p> <p>The Planning Proposal is supported by a detailed Housing Supply and Demand Analysis.</p>
<p>Strategy 14.2 Plan for a range of sustainable housing choices in strategic planning and local plans including:</p> <ul style="list-style-type: none"> • a diversity of housing types and lot sizes, through appropriate development standards, including minimum lot sizes, minimum frontage and floor space ratio • housing that is more appropriate for seniors, including low-care accommodation • innovative solutions for older people, multigeneration families, group housing, people with special needs or people from different cultural backgrounds • sustainable housing solutions that can reduce costs and 	<p>The Planning Proposal is an opportunity to facilitate sustainable housing choices and diversity through amending a development standard.</p> <p>The proposed units have lift access and common community facilities making them ideal for seniors.</p>

environmental impacts of household operations.	
Local Government Narratives – Mid-Western Regional	
Priorities	
making available diverse, sustainable, adaptable and affordable housing options through effective land use planning	<p>The Planning Proposal will make feasible a development that will improve stock and provide much needed diversity to the Mudgee housing market.</p> <p>The Planning Proposal is supported by a detailed Supply and Demand Analysis which clearly demonstrates the need for the project.</p>
respecting and enhancing the historic character and aesthetic appeal of the towns and villages within the Region	The Planning Proposal is supported by Statement of Heritage Impact.

Appendix 2 – Consistency with State Environmental Planning Policies

Consistency of the Planning Proposal with State Environmental Planning Policies is assessed in the following Table with specific comments in relation to the more relevant SEPPs provided after the Table.

State Environmental Planning Policies	Consistency with SEPP
State Environmental Planning Policy (Primary Production) 2021	N/A
State Environmental Planning Policy (Resources and Energy) 2021	N/A
State Environmental Planning Policy (Resilience and Hazards) 2021	✓ See below
State Environmental Planning Policy (Industry and Employment) 2021	N/A
State Environmental Planning Policy (Transport and Infrastructure) 2021	✓
State Environmental Planning Policy (Biodiversity and Conservation) 2021	✓ See below
State Environmental Planning Policy (Planning Systems) 2021	N/A
State Environmental Planning Policy (Precincts - Eastern Harbour City) 2021	N/A
State Environmental Planning Policy (Precincts - Central River City) 2021	N/A
State Environmental Planning Policy (Precincts - Western Parkland City) 2021	N/A
State Environmental Planning Policy (Precincts – Regional) 2021	N/A

State Environmental Planning Policy (Resilience and Hazards) 2021

Chapter 4 of this SEPP aims to promote the remediation of contaminated land for the purpose of reducing risks to people and the environment by specifying certain considerations that are relevant in rezoning land and in determining development applications in general.

Clause 4.6 of the SEPP provides that the Council must not grant consent unless it has considered whether the land is contaminated and, if so, whether it is suitable for the use.

In these circumstances, the zone of the land is not proposed to be changed and there is currently no DA lodged for consideration. This Planning Proposal simply alters a development standard to an already permissible use; as such an assessment pursuant to this SEPP is not triggered.

Nevertheless, a Preliminary Site Investigation (PSI) was completed in October 2023 to assess potential contamination risks across the Site. The PSI makes the following conclusions and recommendations:

Based on the results of this investigation it is considered that the risks to human health and the environment associated with soil and groundwater contamination at the site are moderate in the context of the proposed use of the site. The site can be made suitable for the proposed development, subject to the following recommendations:

- *Preparation of a Detailed Site Investigation (Phase 2 Environmental Site assessment) by a suitably qualified Environmental Consultant.*
- *A hazardous materials assessment is recommended to be completed prior to demolition of the buildings on site.*
- *Any soil requiring removal from the site, as part of future site works, should be classified in accordance with the "Waste Classification Guidelines, Part 1: Classifying Waste" NSW EPA (2014).*

If during any potential site works any significant unexpected occurrence is identified, site works should cease in that area, at least temporarily, and the environmental consultant should be notified immediately to set up a response to this unexpected occurrence.

On this basis, subject to Phase 2 Environmental Assessment being completed at DA stage and appropriate conditions of any ensuing Consent, there are no contamination reasons why the Planning Proposal should not proceed.

State Environmental Planning Policy (Biodiversity and Conservation) 2021

The Site is developed and highly modified and the proposal does not require the removal of native vegetation and does not contain any vegetation declared by a development control plan to be vegetation to which Part 2 of this SEPP applies. On this basis the Planning Proposal is consistent with this SEPP.

Appendix 3 – Consistency with s.9.1 Ministerial Directions

s.9.1 Ministerial Direction	Comment
Focus area 1: Planning Systems	
1.1 Implementation of Regional Plans	The Planning Proposal is consistent with the relevant Regional Plan as demonstrated in Appendix 1.
1.2 Development of Aboriginal Land Council land	N/A
1.3 Approval and Referral Requirements	This Planning Proposal does not increase concurrence or referral requirements on the Site.
1.4 Site Specific Provisions	No restrictive site-specific provisions are proposed for this Site.
Focus area 1: Place-based	
1.5 Parramatta Road Corridor Urban Transformation Strategy	N/A
1.6 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	N/A
1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N/A
1.8 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N/A
1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor	N/A
1.10 Implementation of the Western Sydney Aerotropolis Plan	N/A
1.11 Implementation of Bayside West Precincts 2036 Plan	N/A
1.12 Implementation of Planning Principles for the Cooks Cove Precinct	N/A

s.9.1 Ministerial Direction	Comment
1.13 Implementation of St Leonards and Crows Nest 2036 Plan	N/A
1.14 Implementation of Greater Macarthur 2040	N/A
1.15 Implementation of the Pymont Peninsula Place Strategy	N/A
1.16 North West Rail Link Corridor Strategy	N/A
1.17 Implementation of the Bays West Place Strategy	N/A
Focus area 2: Design and Place	
Blank	
Focus area 3: Biodiversity and Conservation	
3.1 Conservation Zones	N/A
3.2 Heritage Conservation	<p>This Planning Proposal proposes no change to the Heritage Conservation provisions within MRLEP and is accompanied by Statement of Heritage Impact.</p> <p>In additional the Planning Proposal is also accompanied by a recent AHIMS Search.</p>
3.3 Sydney Drinking Water Catchments	N/A
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	N/A
3.5 Recreation Vehicle Areas	N/A
3.6 Strategic Conservation Planning	N/A
Focus area 4: Resilience and Hazards	
4.1 Flooding	<p>A Flood Impact Assessment accompanies this Planning Proposal The assessment has determined that the proposal appropriately meets the directions outlined in Focus Area 4: Resilience and Hazards, as required by the Ministerial Local Planning Directions.</p> <p>A Section by Section analysis is included in that Assessment.</p>

s.9.1 Ministerial Direction	Comment
4.2 Coastal Management	N/A
4.3 Planning for Bushfire Protection	N/A
4.4 Remediation of Contaminated Land	N/A
4.5 Acid Sulfate Soils	N/A
4.6 Mine Subsidence and Unstable Land	N/A
Focus area 5: Transport and Infrastructure	
5.1 Integrating Land Use and Transport	The Planning Proposal does not create, alter or remove a zone or a provision relating to urban land; the land zoning remains the same and therefore this Direction does not apply.
5.2 Reserving Land for Public Purposes	N/A
5.3 Development Near Regulated Airports and Defence Airfields	N/A
5.4 Shooting Ranges	N/A
Focus area 6: Housing	
6.1 Residential Zones	<p>The Planning Proposal is consistent with this Direction as it will;</p> <ul style="list-style-type: none"> - Increase the variety and choice of housing types available in Mudgee, - utilise existing infrastructure and services as the Site is an easy walk from Mudgee CBD; - reduce the consumption of land for housing and associated urban development on the urban fringe, and - be of good design. <p>This Planning Proposal will increase the permissible residential density of the Site.</p>
6.2 Caravan Parks and Manufactured Home Estates	N/A

s.9.1 Ministerial Direction	Comment
Focus area 7: Industry and Employment	
7.1 Business and Industrial Zones	N/A
7.2 Reduction in non-hosted short-term rental accommodation period	N/A
7.3 Commercial and Retail Development along the Pacific Highway, North Coast	N/A
Focus area 8: Resources and Energy	
8.1 Mining, Petroleum Production and Extractive Industries	N/A
Focus area 9: Primary Production	
9.1 Rural Zones	N/A
9.2 Rural Lands	N/A
9.3 Oyster Aquaculture	N/A
9.4 Farmland of State and Regional Significance on the NSW Far North Coast	N/A

Attachment 1 - Concept Architectural Plans

Concept Architectural Plans are to exclude 42a & 44 Short Street, Mudgee as per Gateway Determination.



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Proposed Development

36-42A SHORT STREET, MUDGEE

Planning Proposal

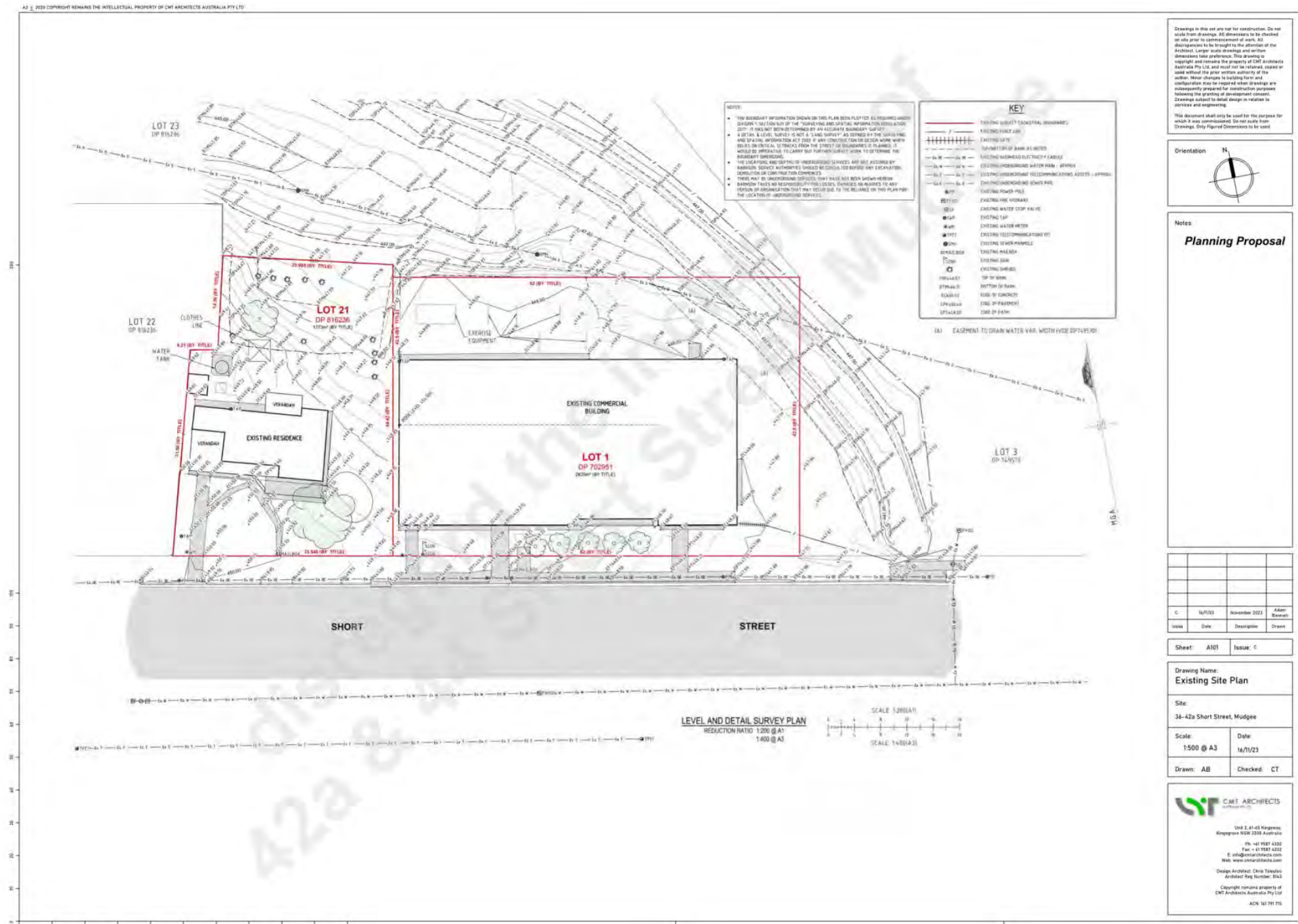


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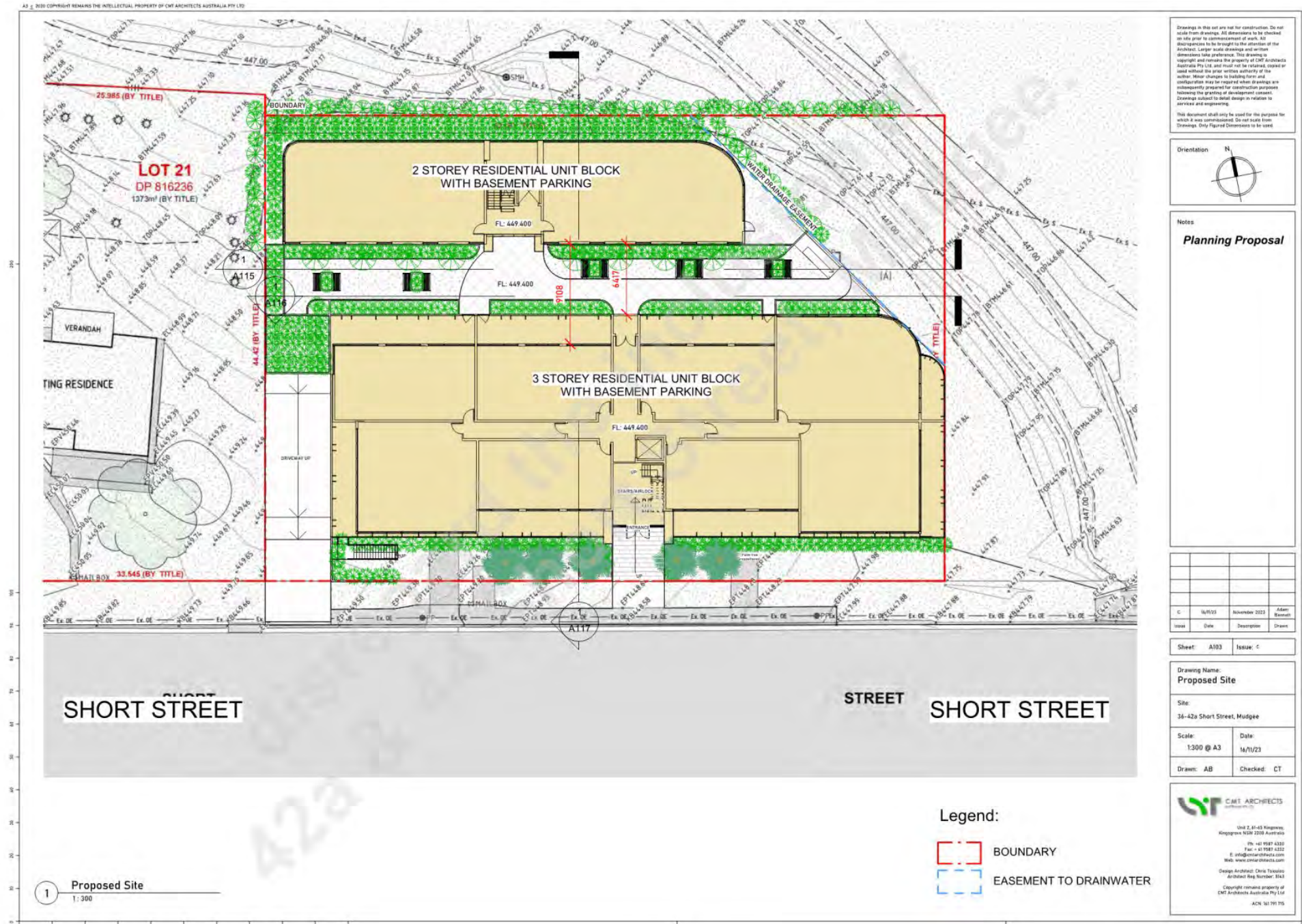


Sheet List		
Sheet Number	Sheet Name	Current Revision
A000	Cover Sheet	C
A100	Site Location	C
A101	Existing Site Plan	C
A102	Demolition Plan	C
A103	Proposed Site	C
A104	Proposed Site Plan	C
A105	Boundary/Easement Plan	C
A106	Site Analysis	C
A107	Basement	C
A108	Ground Floor	C
A109	First Floor	C
A110	Second Floor	C
A111	Rooftop	C
A112	North Elevation	C
A113	South Elevation	C
A114	East and West Elevation	C
A115	Section 1	C
A116	Section 2	C
A117	Section 3	C
A118	Section 4	C
A119	Common Open Space	C
A120	GFA Calculations	C
A121	Deep Soil	C
A122	Cross Ventilation	C
A123	Solar Access	C
A124	Summer Shadows	C
A125	Autumn Shadows	C
A126	Winter Shadows	C
A127	Spring Shadows	C
A128	Heat Diagrams	C
A129	3D VIEW 1	C
A130	3D VIEW 2	C
A131	3D VIEW 3	C

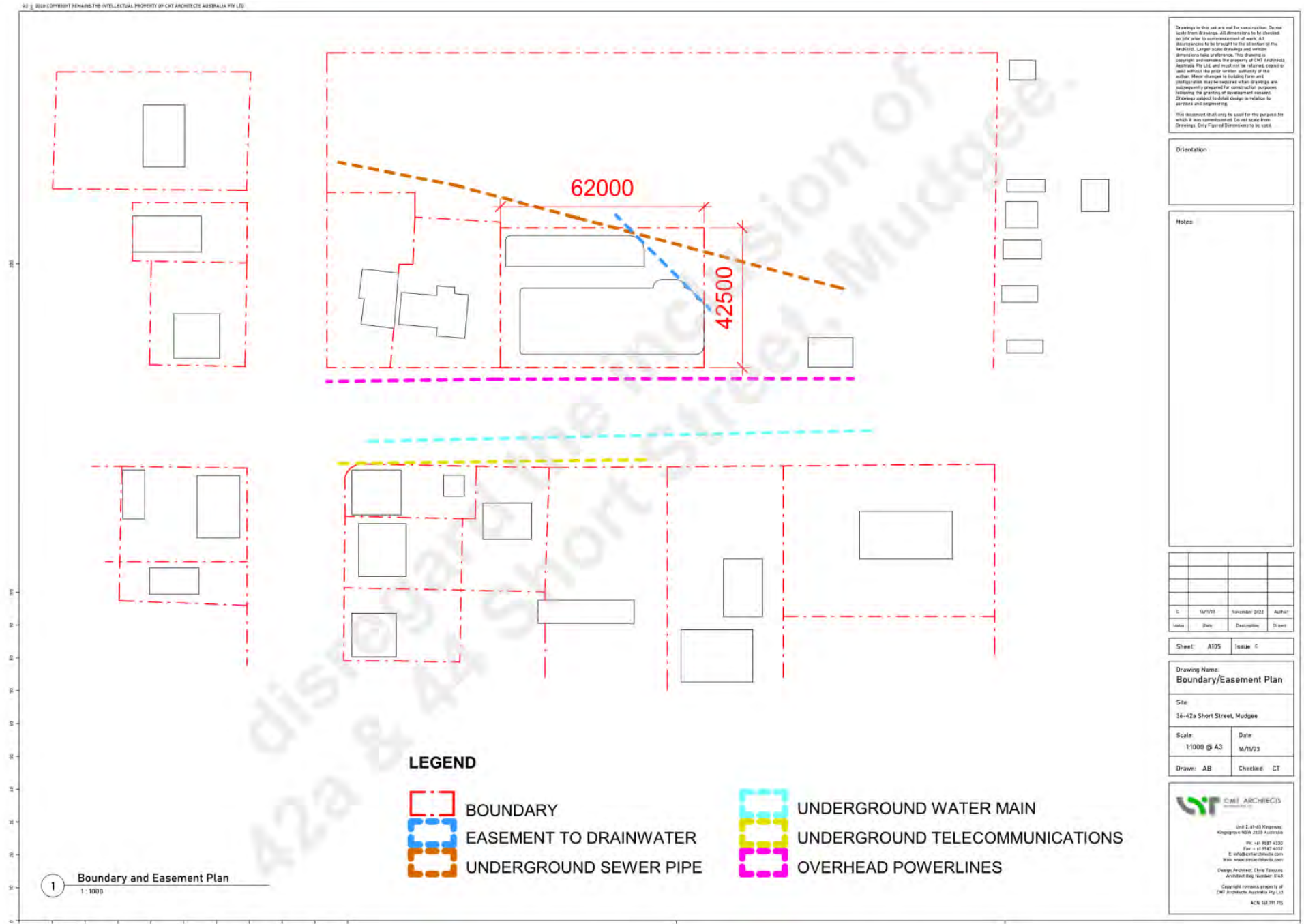


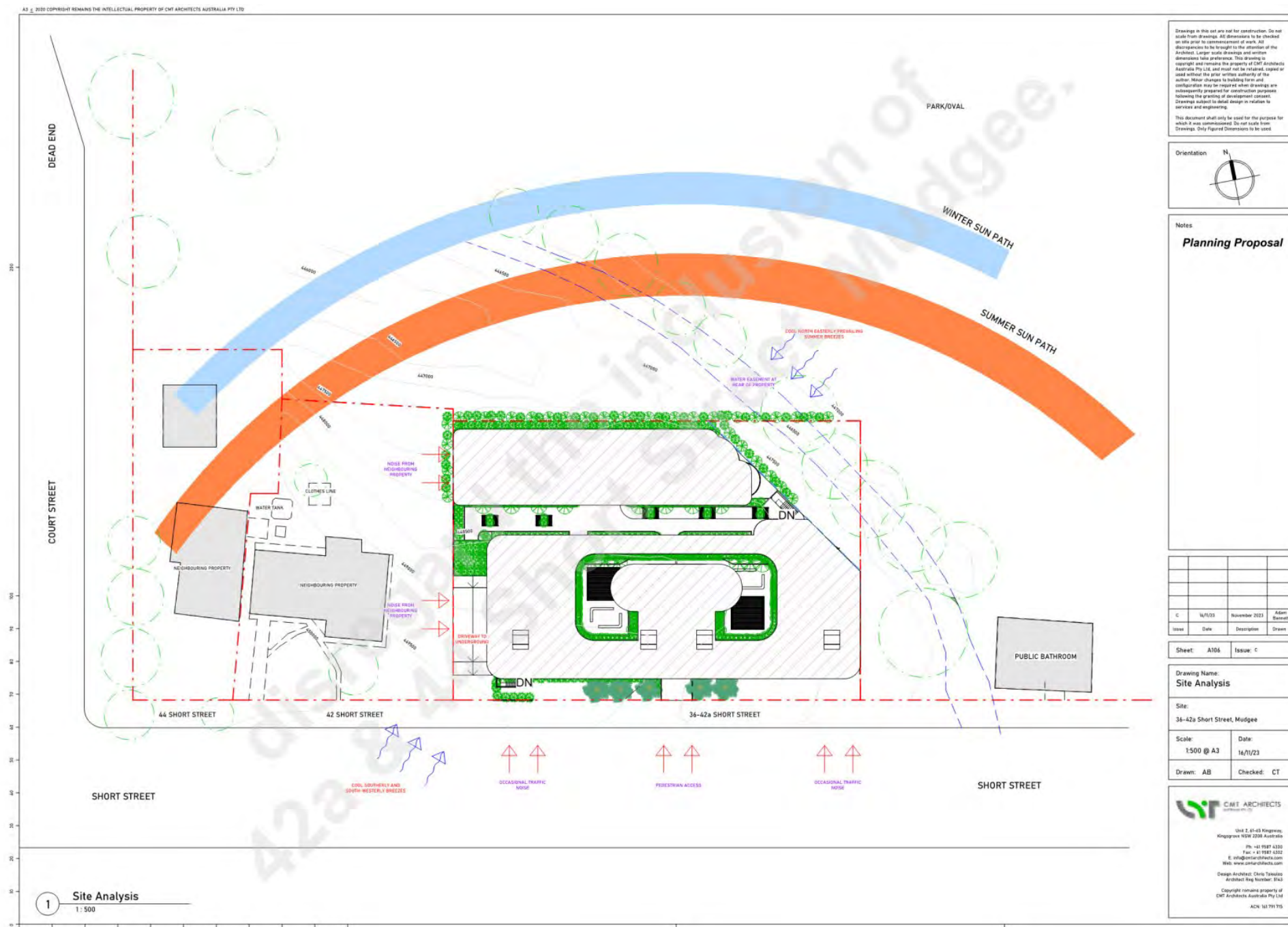




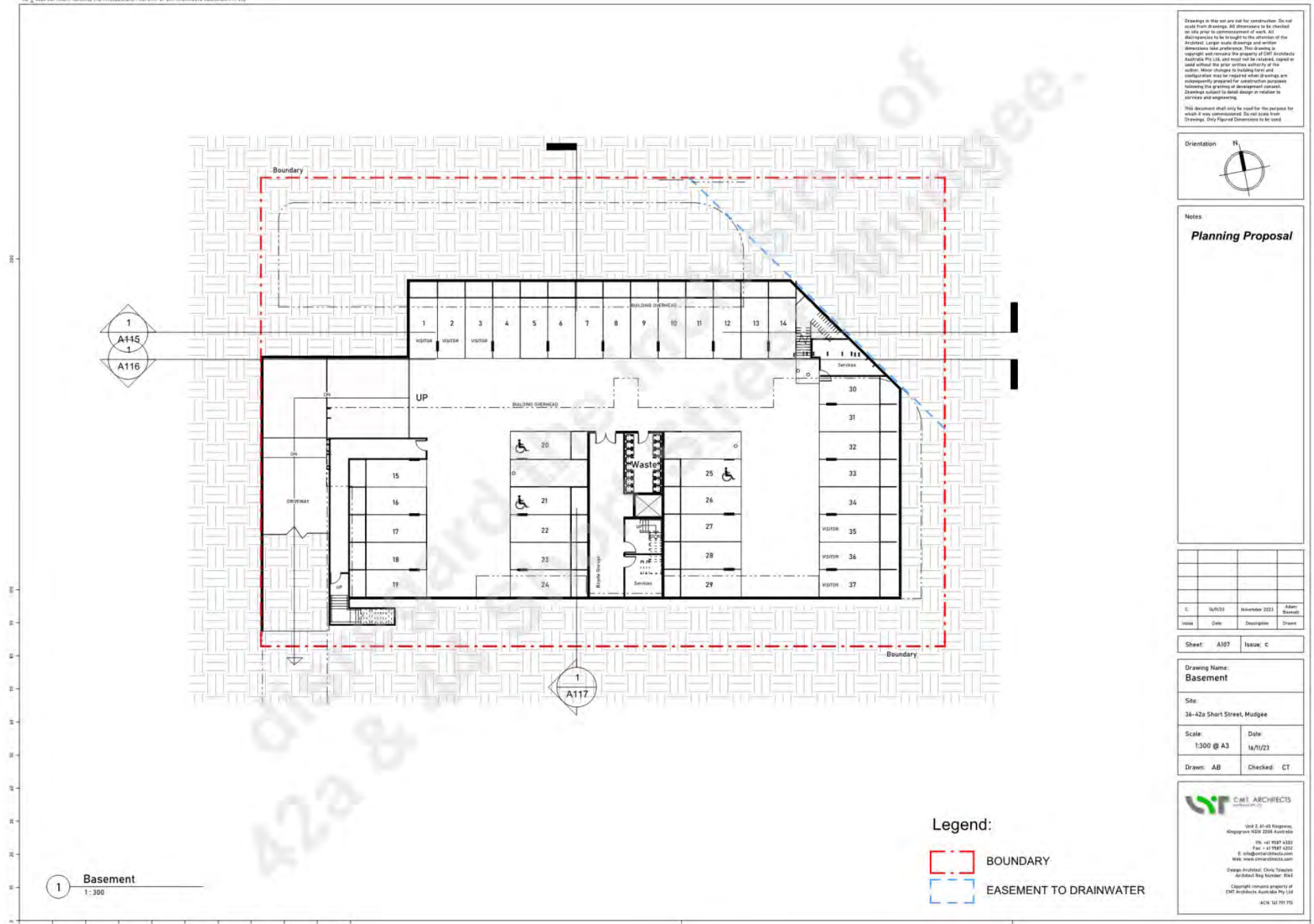


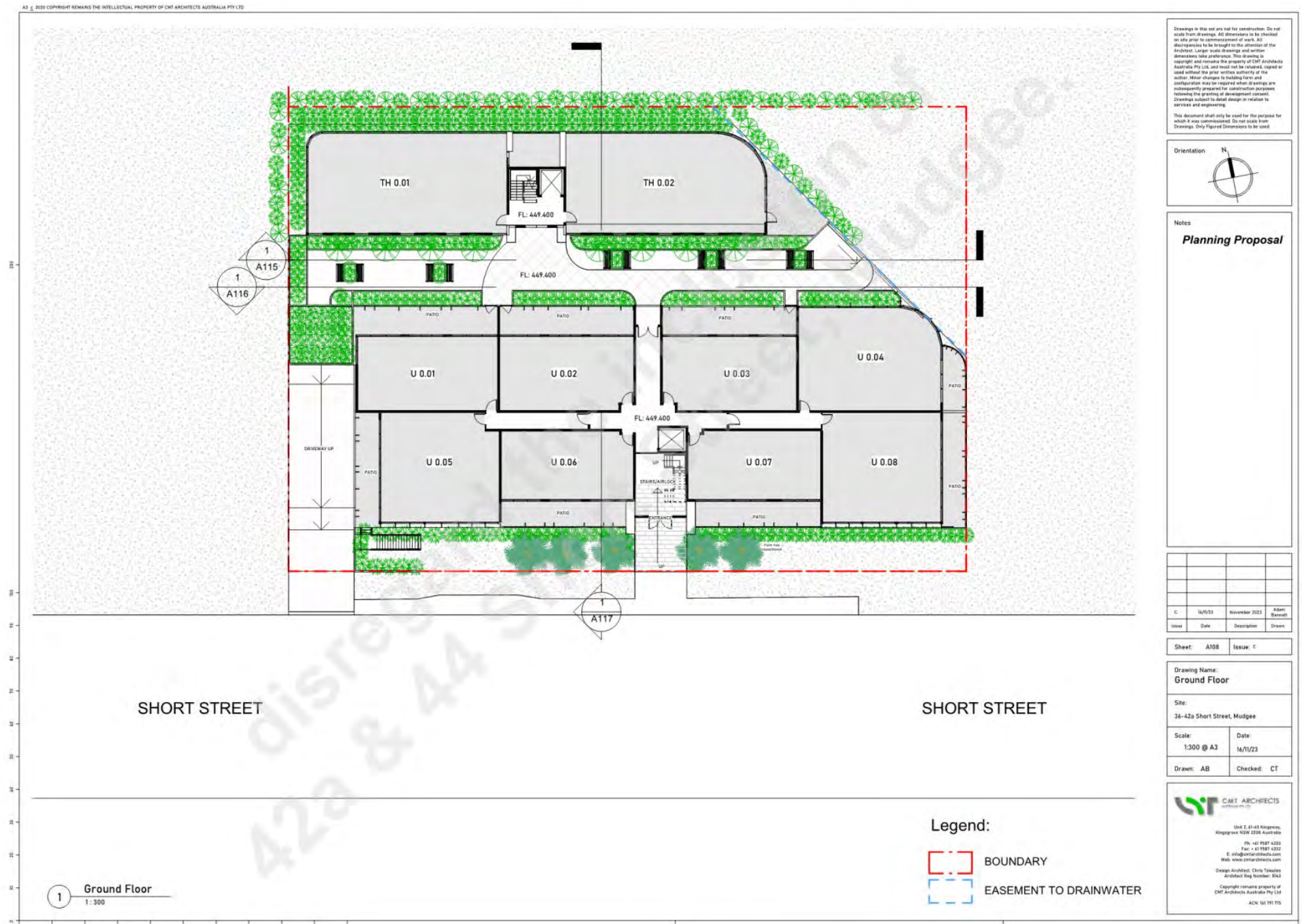




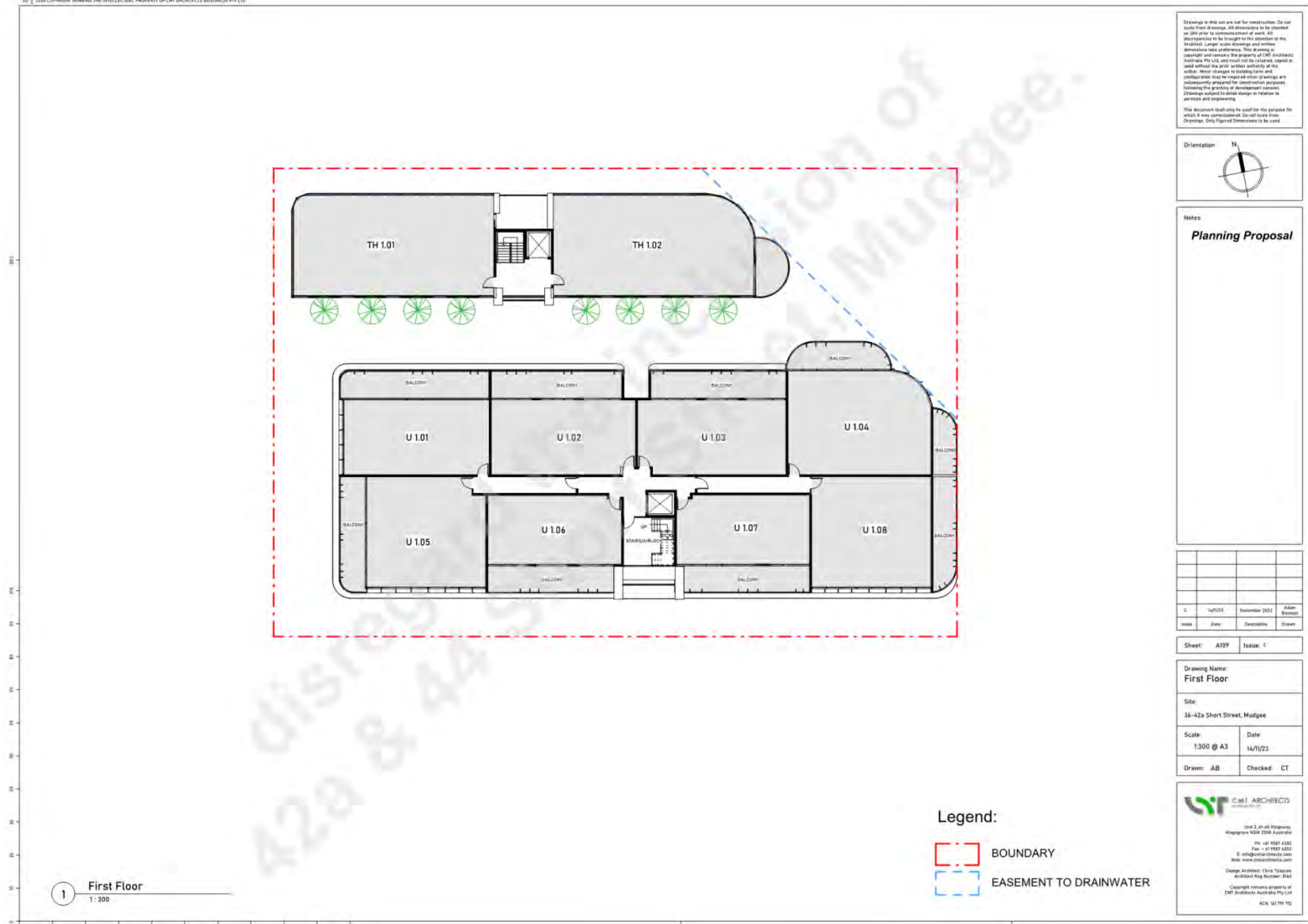


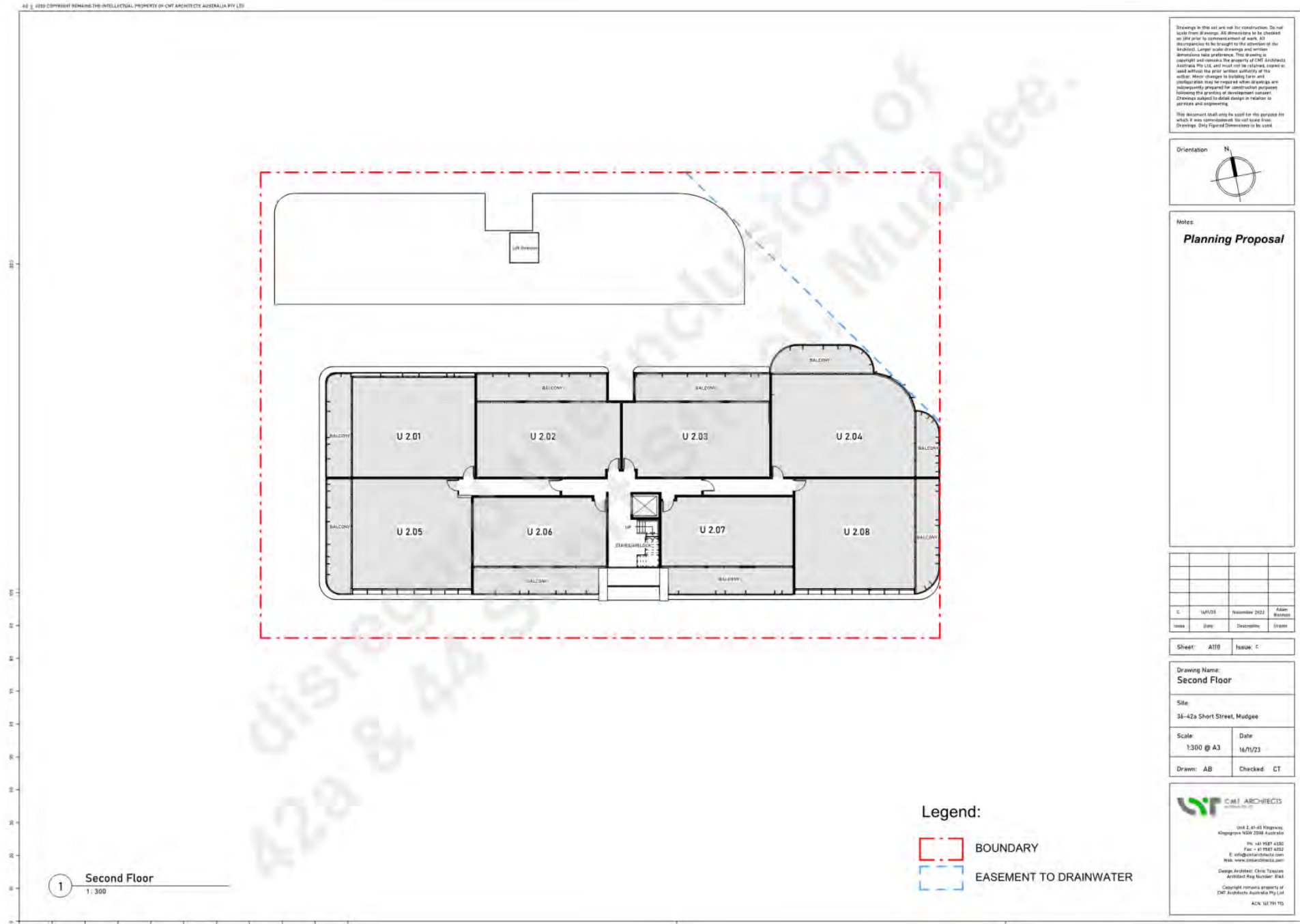
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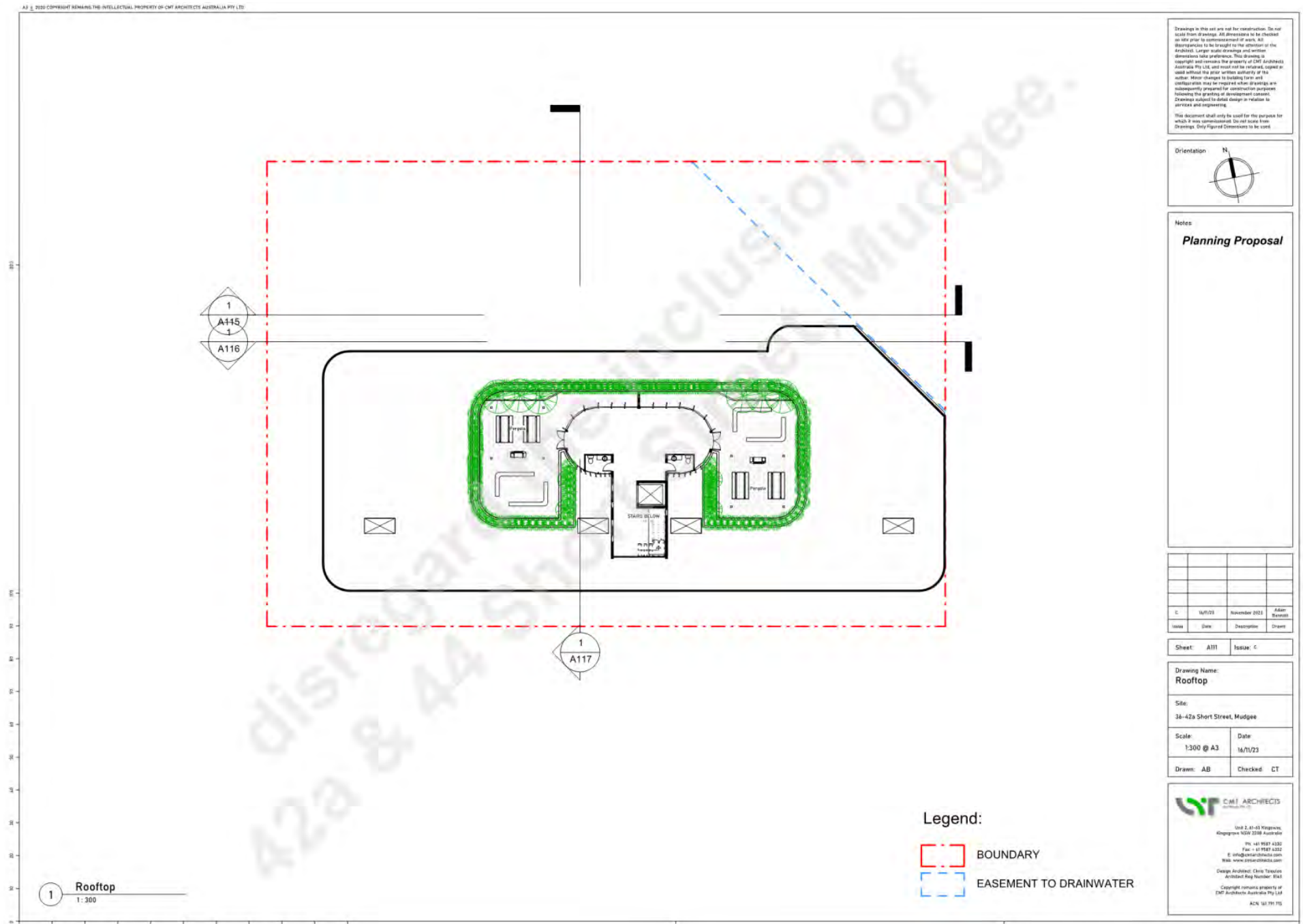


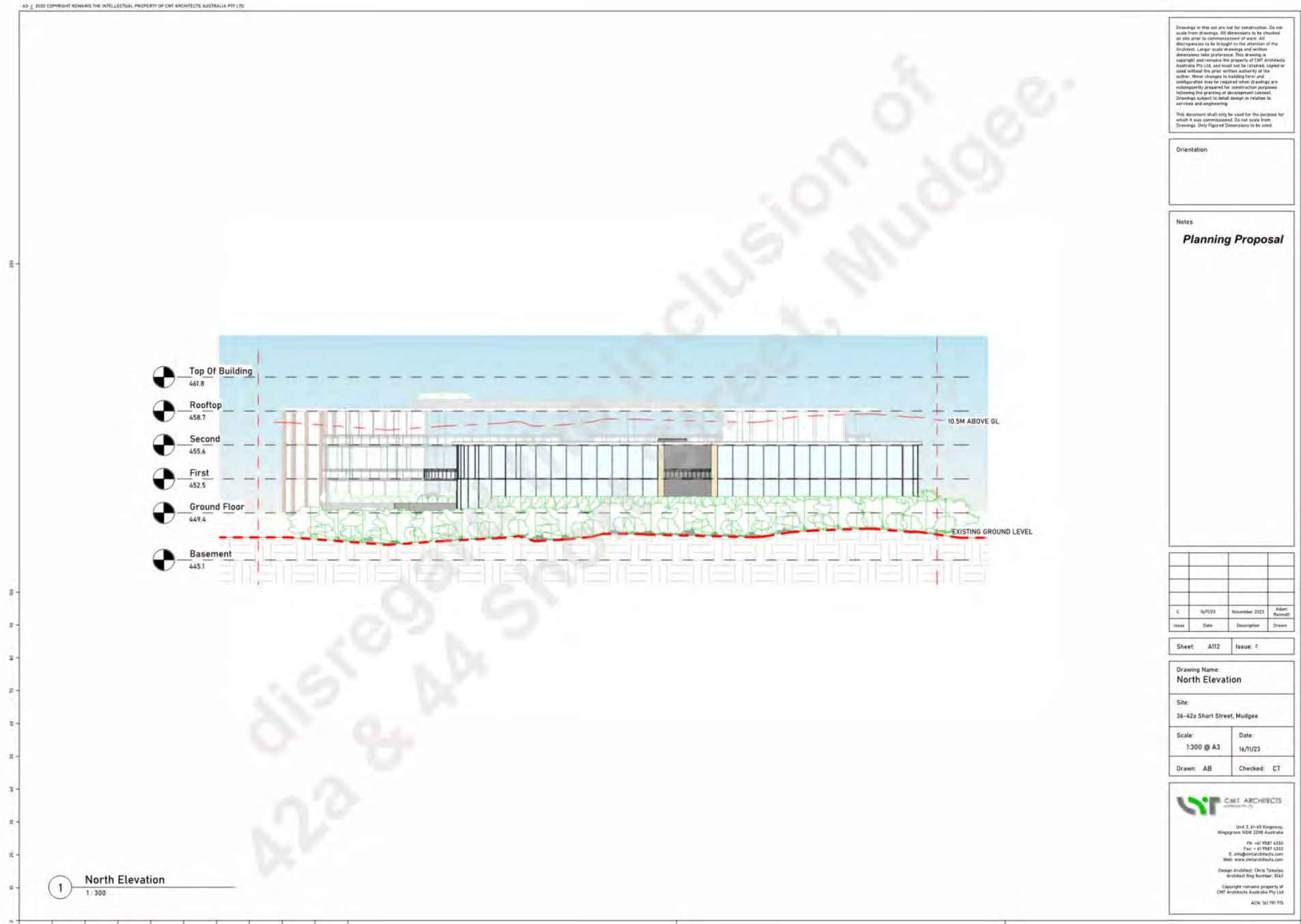


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Orientation

Notes

Planning ProposalCOPPER
PATTERN

C	16/11/23	November 2023	Adam Bennett
Issue	Date	Description	Drawn

Sheet: A113 Issue: C

Drawing Name:
South ElevationSite:
36-42a Short Street, MudgeeScale:
1:300 @ A3Date:
16/11/23

Drawn: AB

Checked: CT



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Architect Reg Number: 8143
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1 South Elevation
1:300

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1 East Elevation
1:300



2 West Elevation
1:300

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Sheet: A114 Issue: C

Drawing Name:
East and West Elevation

Site:
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Scale:
1:300 @ A3

Date:
16/11/23

Drawn: AB Checked: CT

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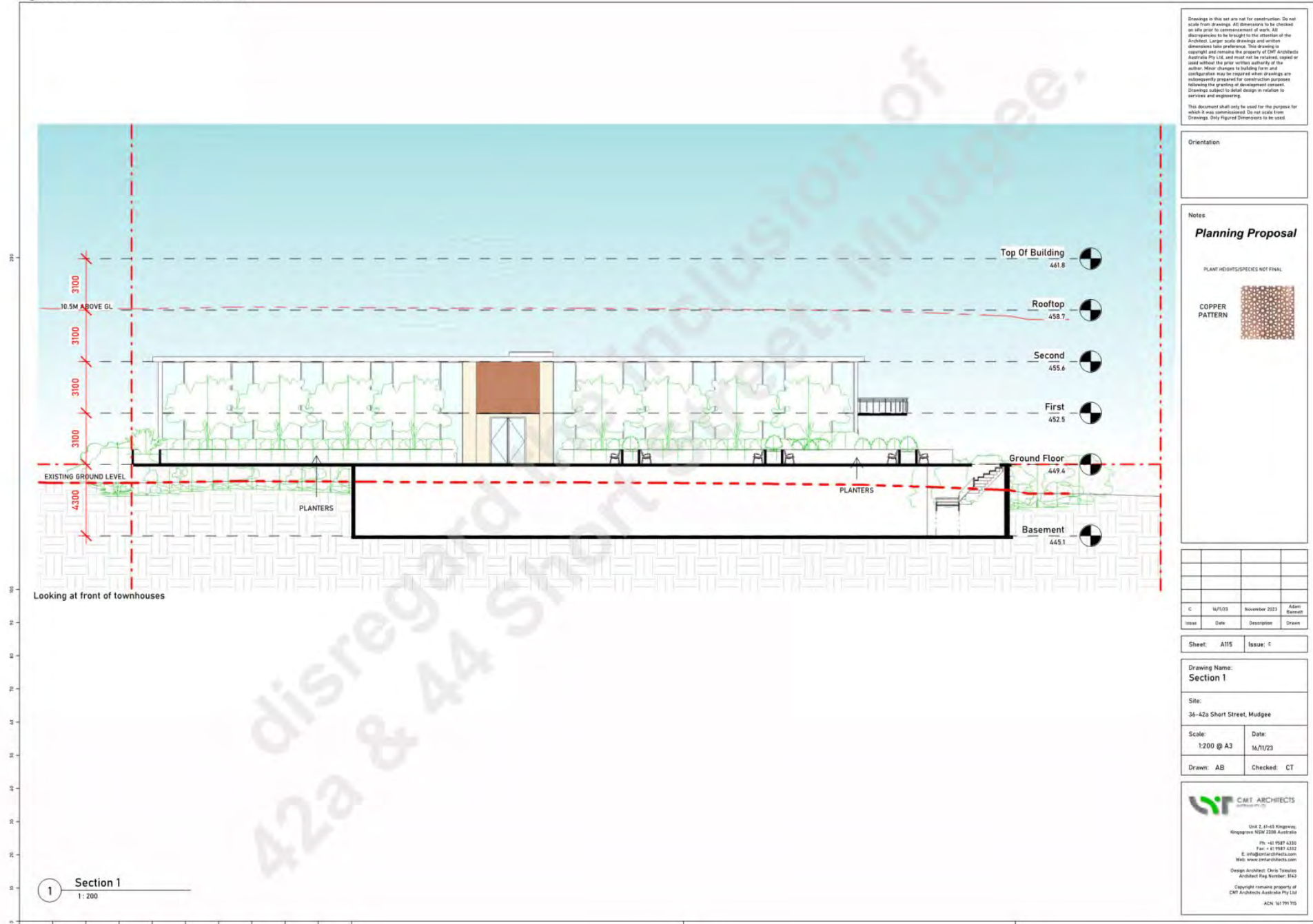
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Looking at rear of unit block

1 Section 2
1:200

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Issue	Date	Description	Drawn

Sheet: A16 Issue: C

Drawing Name:
Section 2

Site:
36-42a Short Street, Mudgee

Scale:
1:200 @ A3

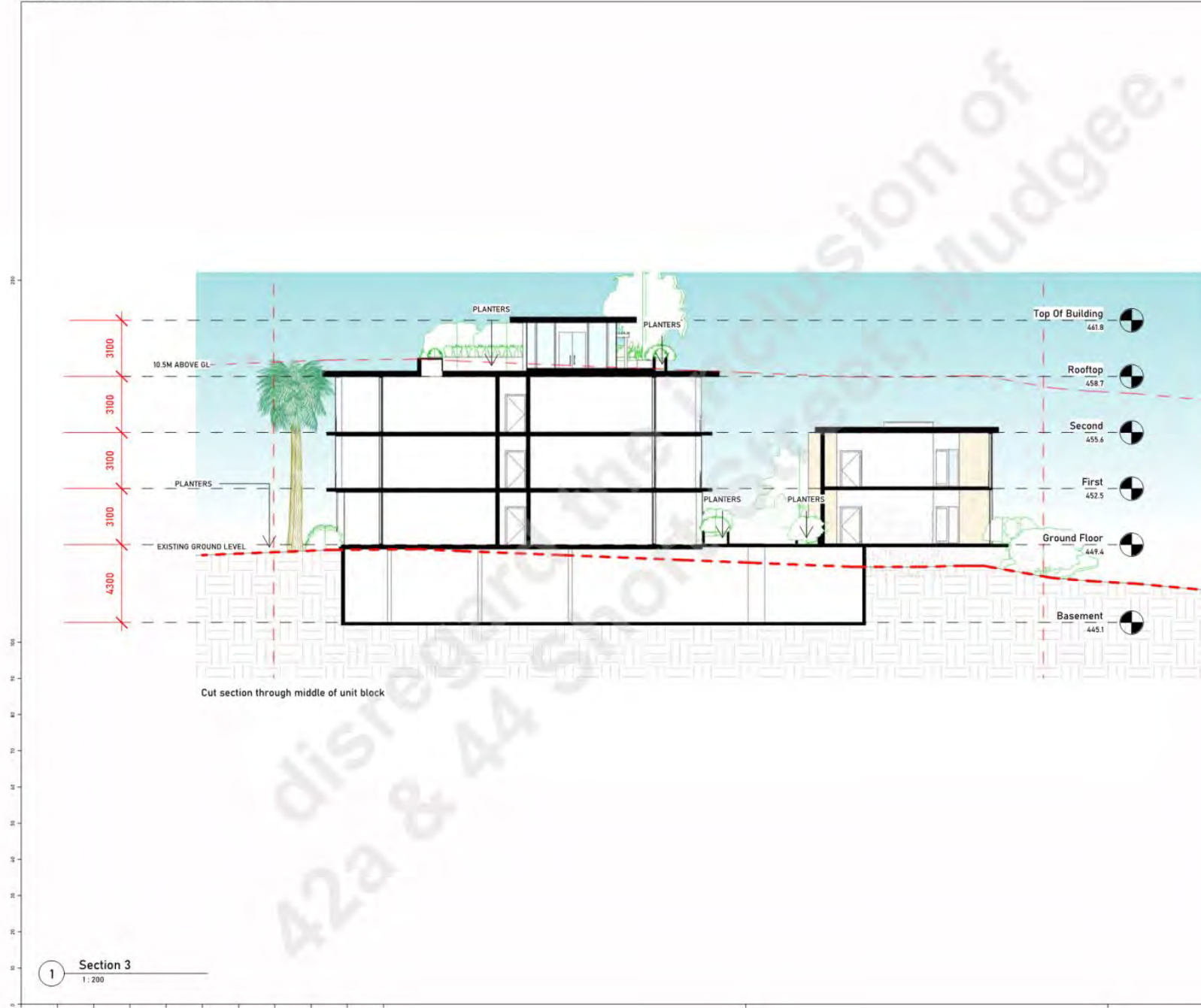
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Issue	Date	Description	Drawn

Sheet: A117 Issue: C

Section 3

Site:
36-42a Short Street, Mudgee

Scale: 1:200 @ A3 Date: 16/7/23

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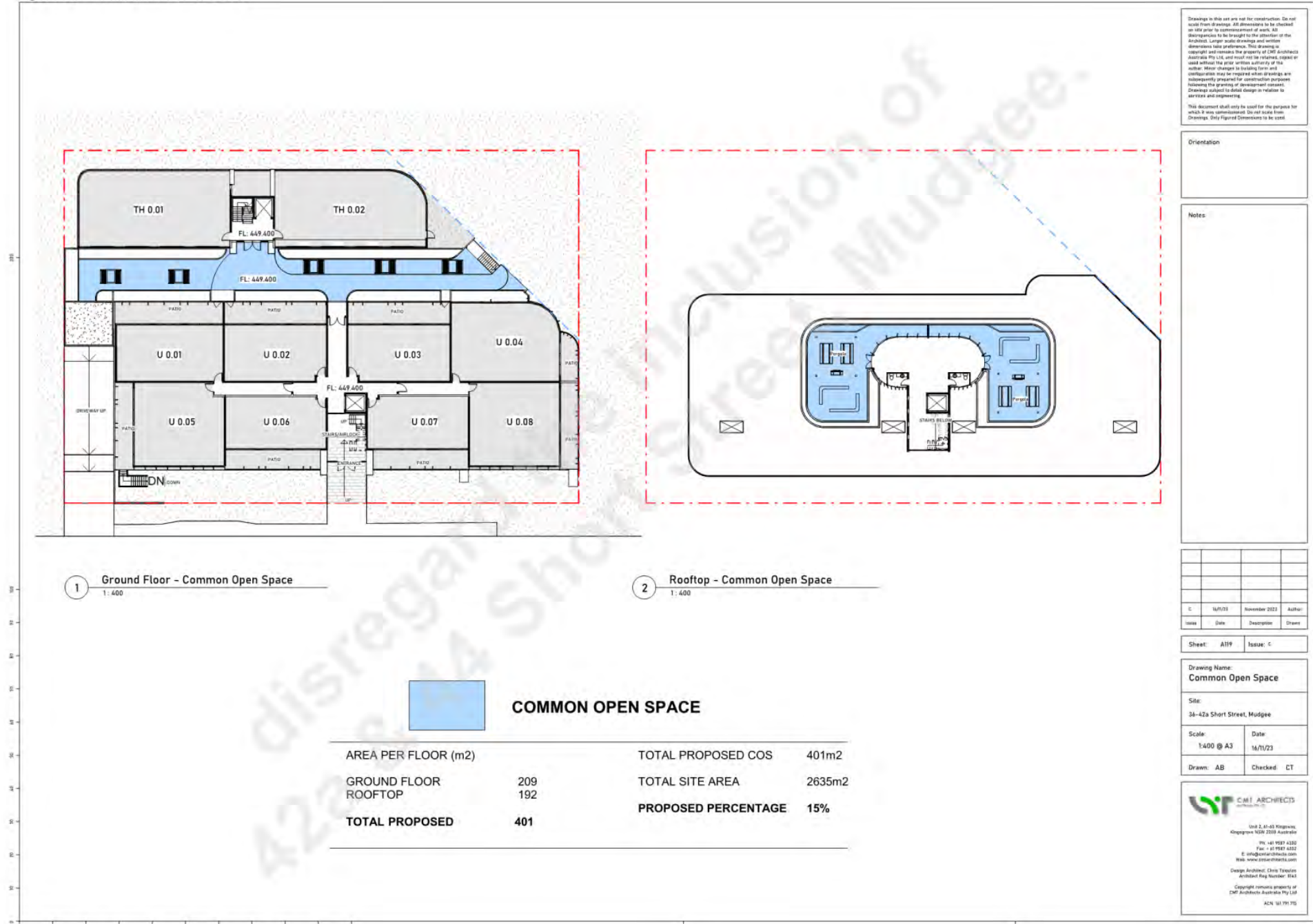
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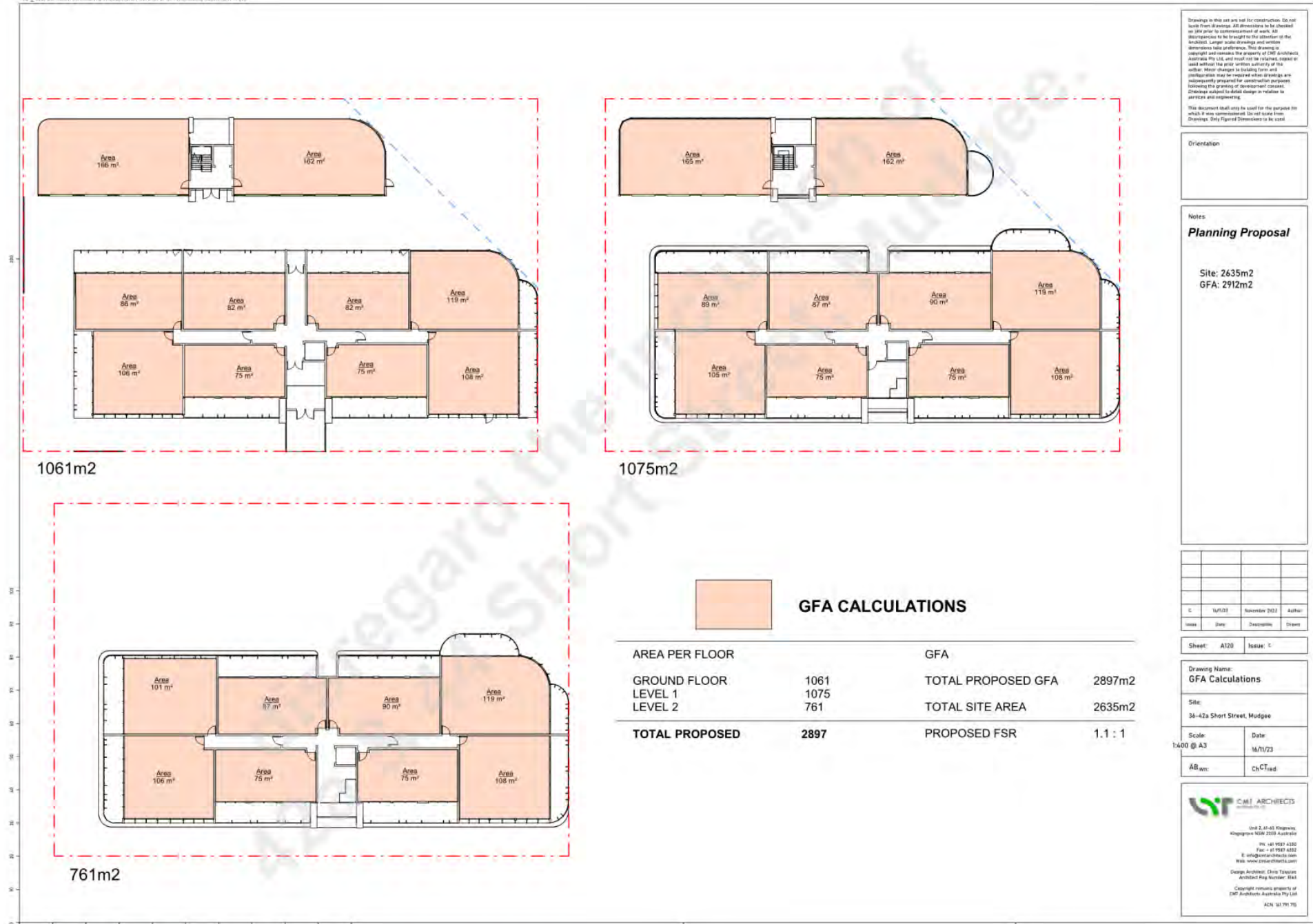
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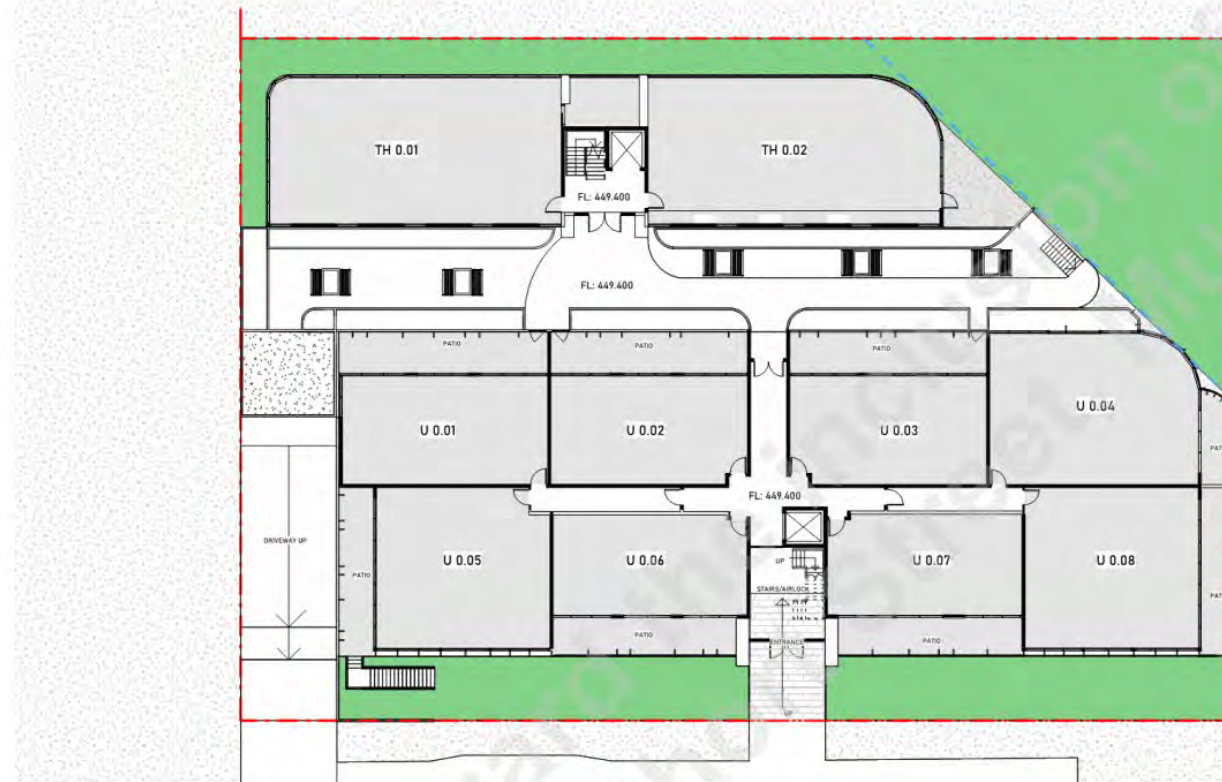


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SHORT STREET

SHORT STREET

**DEEP SOIL CALCULATION**

GROUND FLOOR	571	TOTAL PROPOSED DEEP SOIL	571m ²
TOTAL PROPOSED	571m²	TOTAL SITE AREA	2635m²
		PROPOSED PERCENTAGE	21.6%

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Issue	Date	Description	Drawn

Sheet: A121 Issue: C

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1:300 @ A3Date:
16/7/23

Drawn: AB

Checked: CT

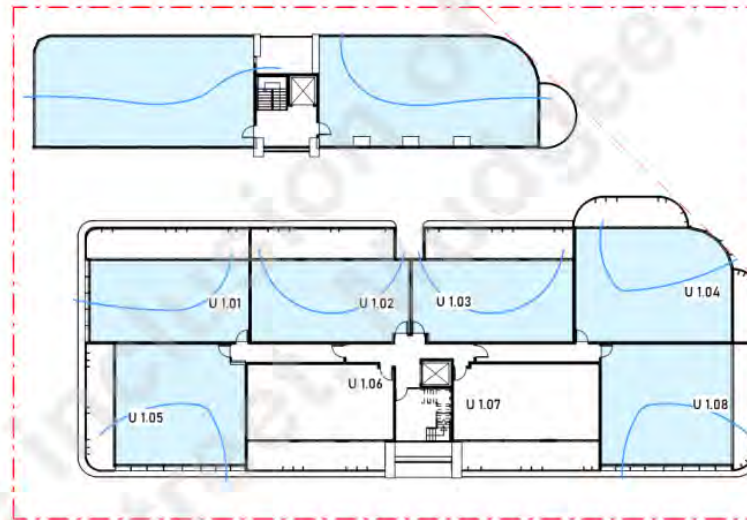
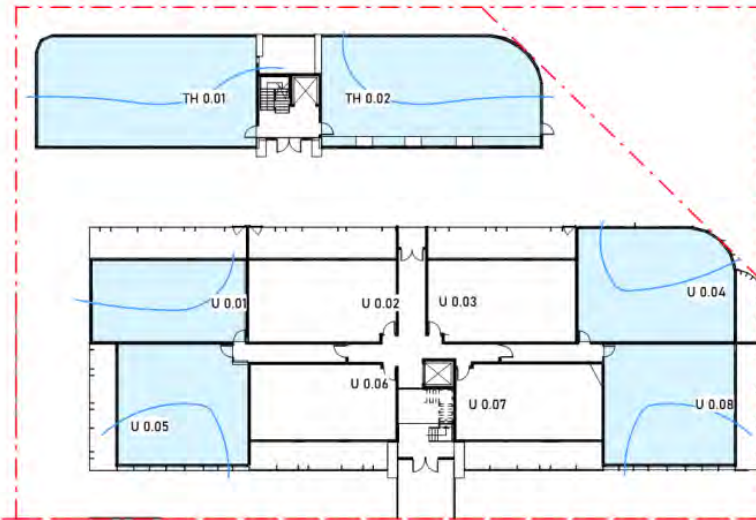


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CROSS VENTILATED UNITS

	CROSS VENTILATED	TOTAL UNITS	PERCENTAGE
GROUND FLOOR	6	10	60%
LEVEL 1	8	10	80%
LEVEL 2	6	8	75%
TOTAL	20	28	71%

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Issue	Date	Description	Drawn

Sheet: A122 Issue: C

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Cross Ventilation

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36-42a Short Street, Mudgee

Scale:
1:400 @ A3

Date:
16/11/23

Drawn: AB Checked: CT

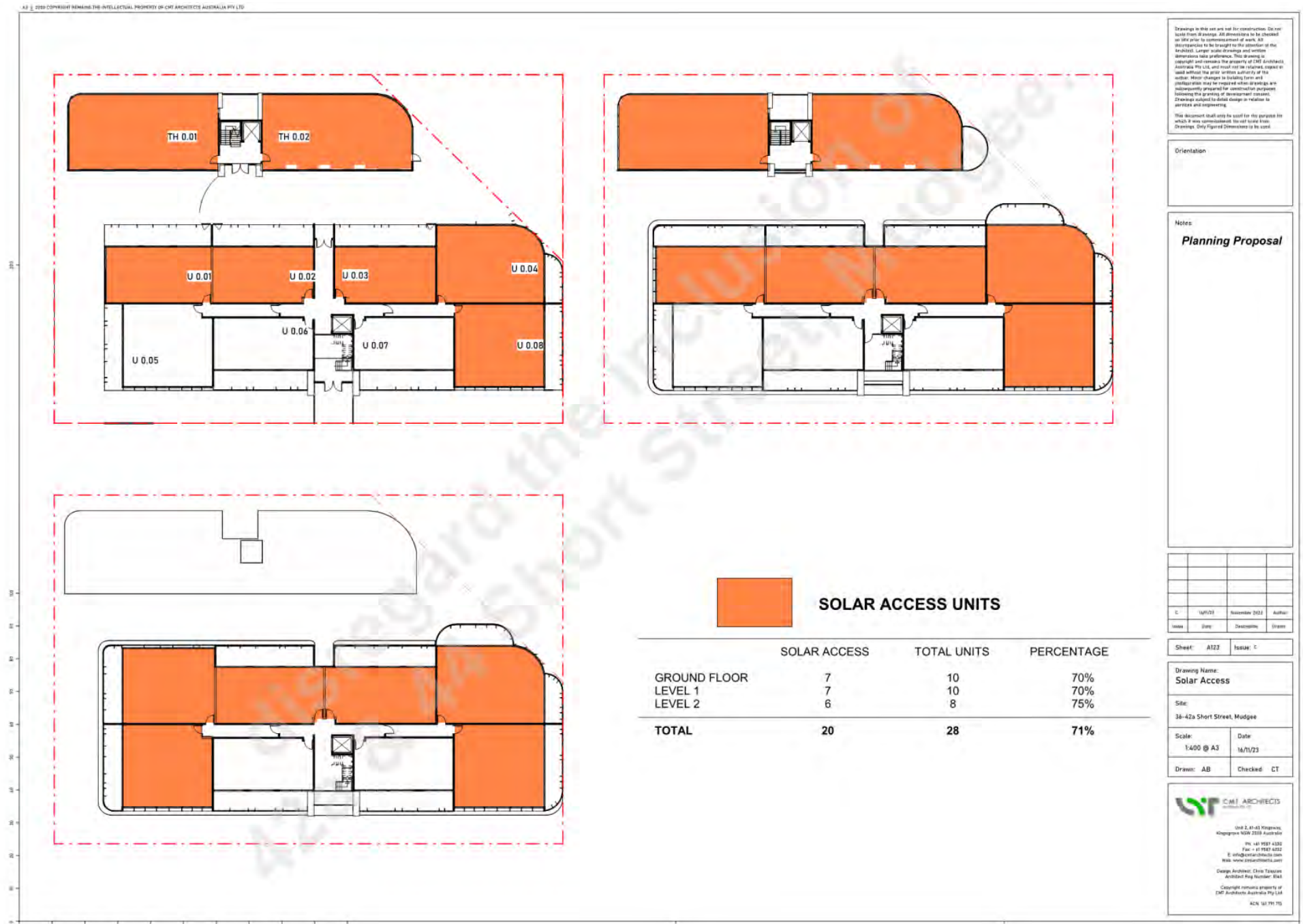
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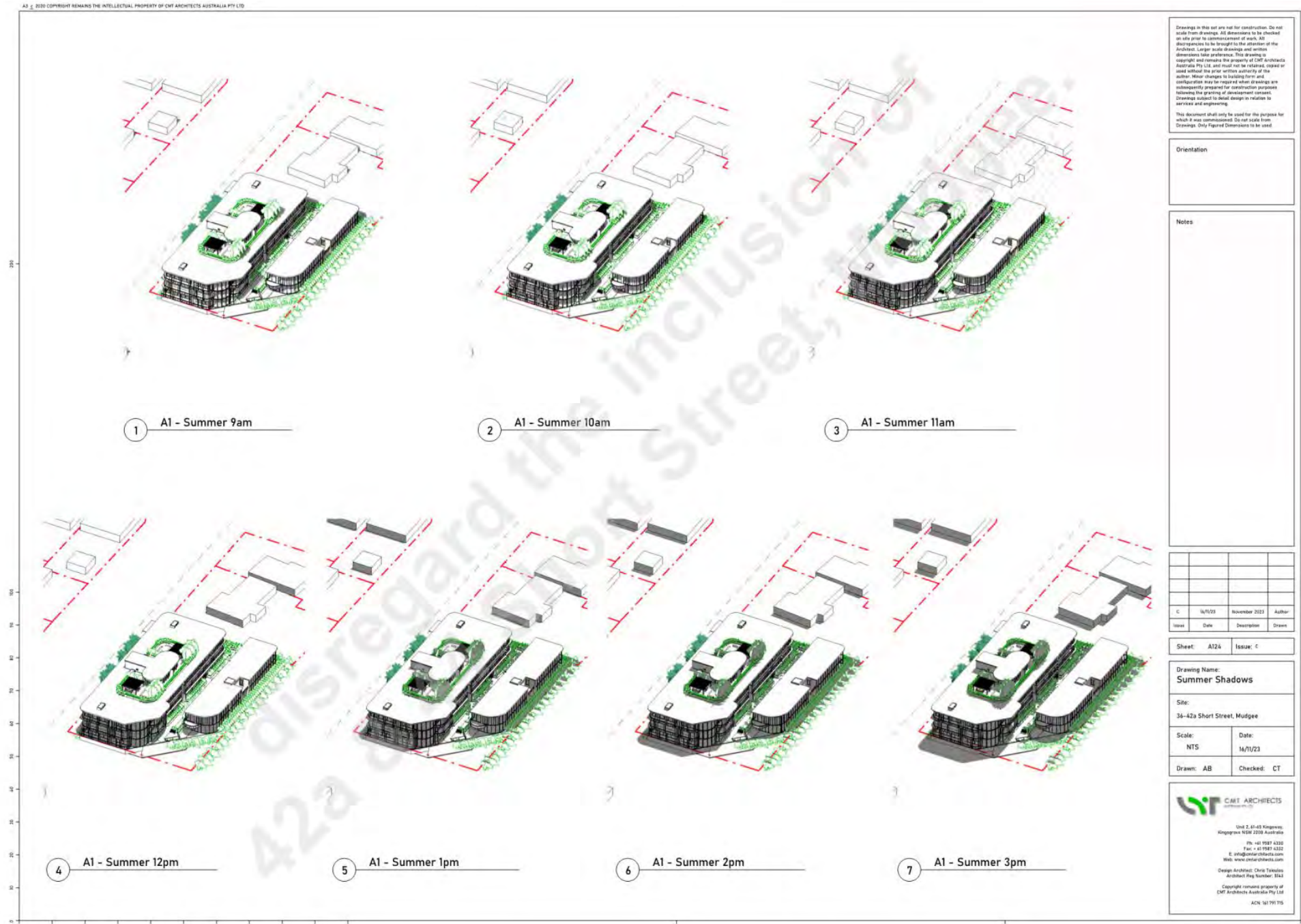
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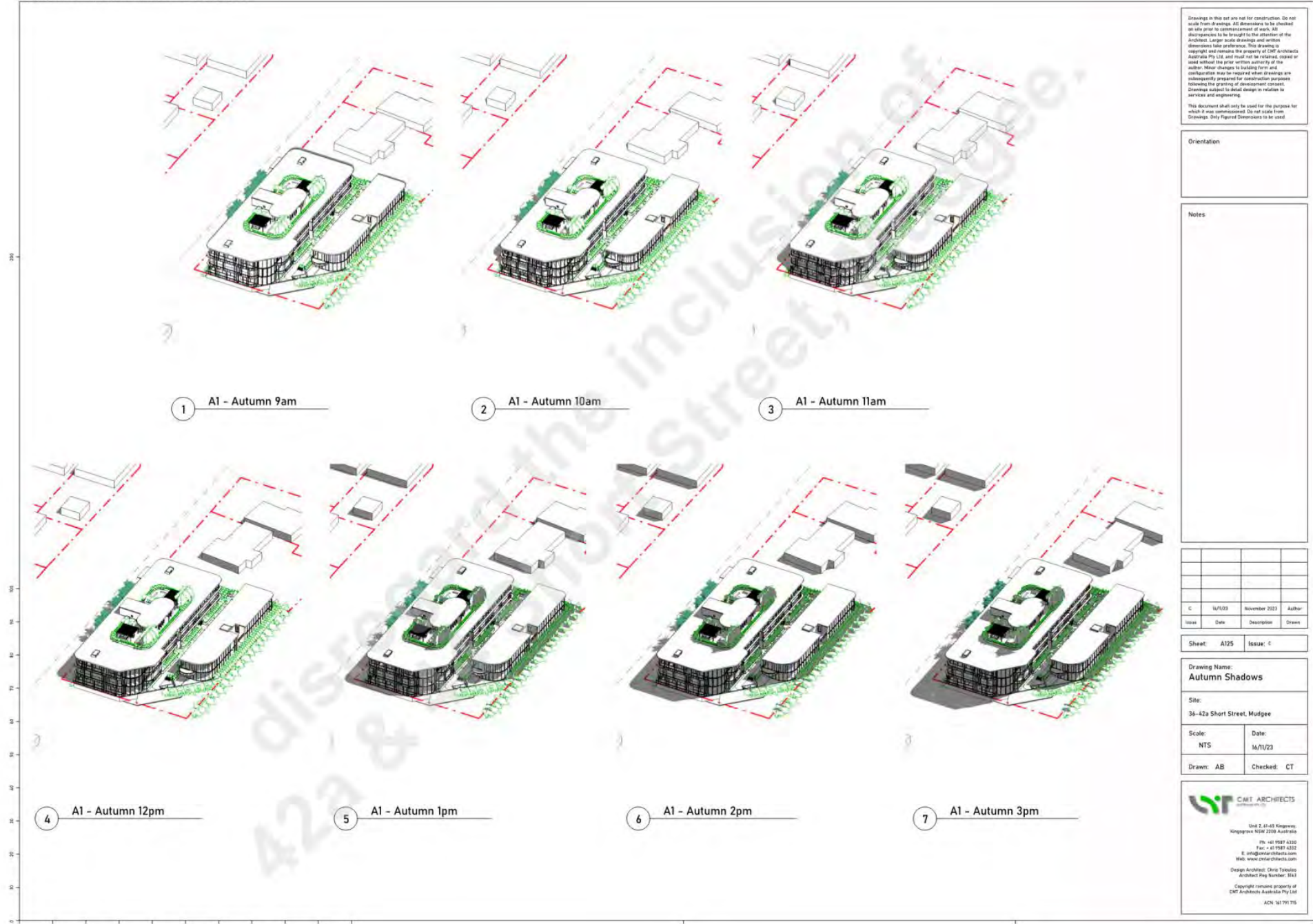
Design Architect: Chris Tuncat
Architect Reg Number: 8164

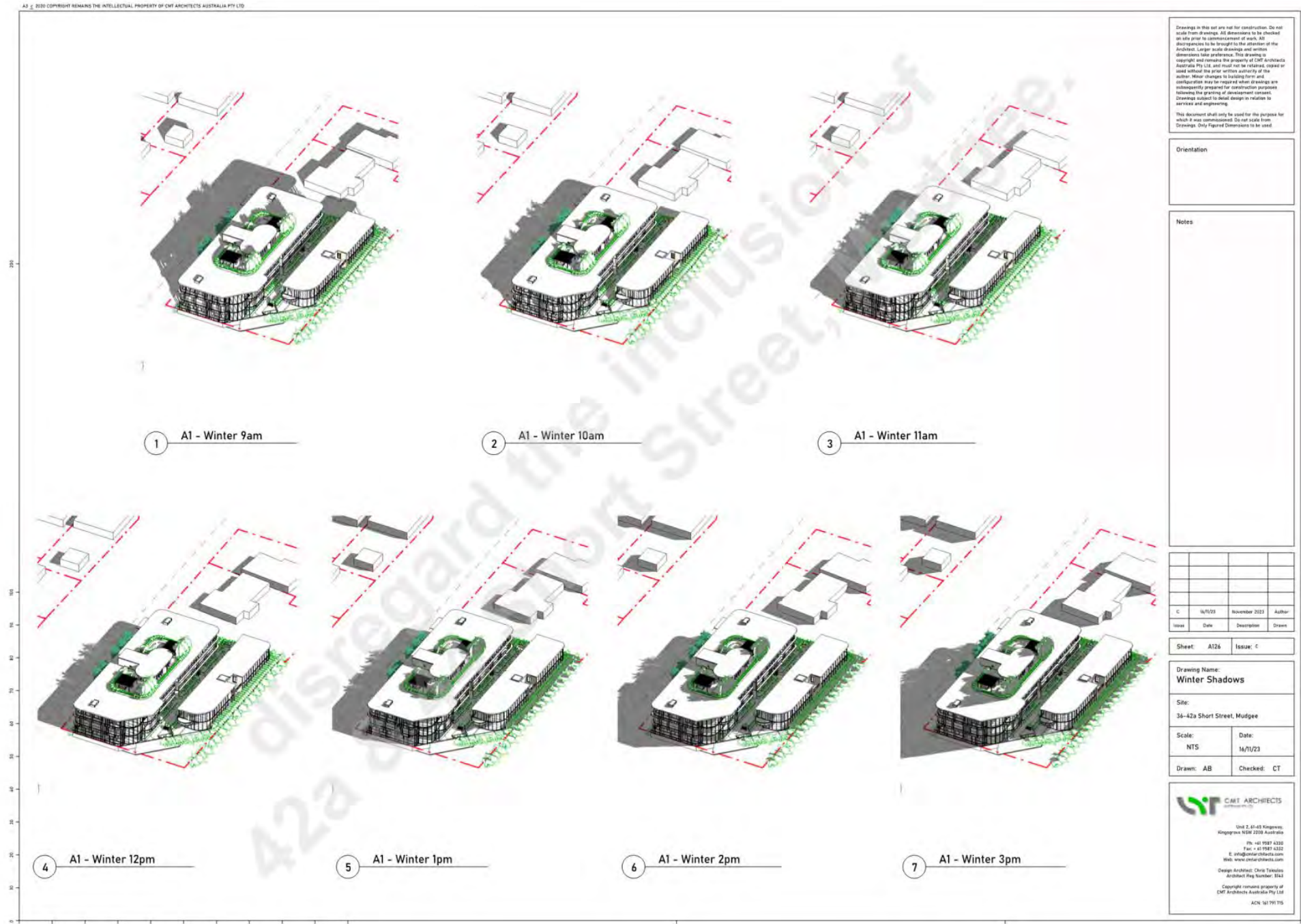
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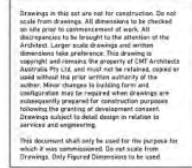




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Drawing Name:
3D VIEW 1

Site:
36-42a Short Street, Mudgee

Scale: NTS	Date: 16/11/23
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Drawn: AB	Checked: CT
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Issued	Date	Description	Drawn

Sheet: A131 Issue: C

Drawing Name:
3D VIEW 3

Site:
36-42a Short Street, Mudgee

Scale:
NTS

Date:
16/10/23

Drawn: AB

Checked: CT

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Attachment 2 - Housing Supply and Demand Analysis

Housing Supply and Demand Analysis to exclude 42a & 44 Short Street, Mudgee
as per Gateway Determination.

Housing Supply and Demand Analysis

36-42, 42A & 44 Short Street, Mudgee

Submitted to: Mid-Western Regional Council

Submitted on behalf of: CMT Architects Australia



'Gura Bulga'

Liz Belanjee Cameron

'Gura Bulga' – translates to Warm Green Country. Representing New South Wales.



'Dagura Buumarri'

Liz Belanjee Cameron

'Dagura Buumarri' – translates to Cold Brown Country. Representing Victoria.



'Gadalung Djarri'

Liz Belanjee Cameron

'Gadalung Djarri' – translates to Hot Red Country. Representing Queensland.

Ethos Urban acknowledges the Traditional Custodians of Country throughout Australia and recognises their continuing connection to land, waters and culture.

We pay our respects to their Elders past, present and emerging.

In supporting the Uluru Statement from the Heart, we walk with Aboriginal and Torres Strait Islander people in a movement of the Australian people for a better future.

Contact:

Lee Clkuts
Director

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0422 042 652

This document has been prepared by:

Hamish Watkins/Mark McManus 18/08/2023

This document has been reviewed by:

Project Reviewer 18/08/2023

Version No.

Date of issue

Prepared by

Approved by

1.0 (DRAFT)

18/08/2023

HW/MM

LC

2.0 (FINAL)

08/11/2023

MM

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Ethos Urban Pty Ltd | ABN 13 615 087 931 | , (), ethosurban.com

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Executive Summary

Purpose and Background

The purpose of this Report is to provide an independent housing supply and demand analysis to inform the need for additional multi-unit dwellings and an increase in building height at 36-42, 42A & 44 Short Street, Mudgee (the Subject Site).

CMT Architects are seeking to deliver a medium density, residential development consisting of two buildings (providing 28 dwellings), basement level for car parking and private recreational spaces. In order to deliver this housing, an increase in height is required to accommodate the lift tower and roof top open space (which exceed the current height controls).

A Planning Proposal was issued to Mid-Western Regional Council (MWRC) in December 2022 which sought to amend the Mid-Western Regional Local Environmental Plan 2012 (MRLEP) to change the maximum Height of Building development standard to 10.5m (up from 8.5m).

In response, MWRC have requested a *detailed supply and demand analysis for the additional residential land, specifically, for residential flat building and multi-unit housing, generated from an increased height of buildings.*

Summary of Findings

Local Context and Proposed Development

- **Subject Site:** The Subject Site is located at 36-42, 42A & 44 Short Street, Mudgee and is situated approximately 600m from the Mudgee Commercial Core focused around Church Street.
- **Local Context:** The Subject Site is located at the northern end of the existing town which is characterised as a regional centre within the municipality. There are a range of community uses within proximity to the Subject Site including retail, health, education, social and community facilities as well as open space.
- **Regional Context:** The Subject Site and Mudgee is positioned in a central location within the MWRC and is surrounded by a diverse range of uses within the broader region, including industrial, recreation, retail, education and commercial uses. There are a number of regionally significant centres such as Dubbo, Lithgow, Bathurst and Orange in the broader area and which provide access to higher order goods and services, employment opportunities, retail facilities, as well as health and education services.
- The **Proposed Development** of the Subject Site seeks to deliver a mix of residential dwellings consisting of townhouses and apartments, delivering a total of 28 dwellings. In addition, the scheme provides for basement car parking, bicycle spaces and a communal rooftop area.

A review of the local and regional context indicates that residential uses at the Subject Site would be aligned with, and highly complementary to facilities within the surrounding area. Future residents of the Subject Site would be able to access a range of retail, education, health services and facilities within Mudgee as well as employment opportunities both within Mudgee and in the surrounding region.

Strategic Context

- A review of the strategic policy context from an economic perspective emphasises a range of key economic themes and policy drivers of relevance to the Proposed Development including:
 - **Role and Function.** Mudgee is identified as a strategic centre and is anticipated to accommodate the majority of future resident population growth within the MWRC. It provides a range of goods and services for the residents of Mudgee and the surrounding region.
 - **Diversity of housing for residents and workers.** Strategic policy documents highlight the need to provide diverse housing to ensure existing residents have a choice of housing to suit their needs including as their circumstances change, and to attract new residents to the region. Strategic policy documents also highlight that businesses may not be able to attract and retain skilled workers unless adequate housing and housing choice is provided. If not address, this may result in broader negative economic impacts to the community.
 - **Growth of the Central West and Orana region.** The MWRC is one of regional NSW's fastest growing areas. Strategic policies focus on supporting continued growth in the region with +33,870 additional residents anticipated in the broader Central West and Orana region by 2041. There is a

key focus on the delivery of major investment projects in the region that will help to support growth, including renewable energy projects and the inland freight rail line.

The Proposed Development is aligned with the strategic economic objectives and future vision for the MWRC. Through supporting diverse residential uses, the Proposed Development will help deliver on a number of strategic objectives, including development in Mudgee's medium density zones, providing multi-unit housing within walking distance of the Mudgee town centre, increasing housing supply and diversity of stock, and helping to deliver additional housing that can support local residents and workers.

Economic Context

- The administrative boundaries of the MWRC has been adopted as the primary study area and local housing market that has been assessed for the purposes of this housing supply and demand analysis.
- A review of the residential demographic profile for the MWRC area reveals that residents are typically younger and live in higher income households. These households tend to be slightly larger and represented by a higher proportion of couple families with children and lone person households. Most dwellings comprise separate houses, with a relatively limited provision of apartment, flats and units.
- A review of official population projections for the MWRC area indicates that the resident population is anticipated to grow in the years to 2041 with an additional +3,940 residents. The vast majority of population growth in MWRC is anticipated to occur within Mudgee (83.0%). This is well above the historic share of growth that has occurred in Mudgee which accounted for 56.1% of MWRC growth during the period from 2011 to 2023. This implies the need for a greater rate of housing delivery in the coming years than has historically occurred in Mudgee in order to accommodate this future population growth.

A review of the economic context for the MWRC indicates that the delivery of residential uses at the Subject Site would be aligned to trends in the residential demographic profile and anticipated population growth. Mudgee is anticipated to be the key location for much of anticipated future residential population growth across MWRC. In order to accommodate future population growth in Mudgee, which is anticipated to be represent a much higher proportion of future growth than it has historically, the delivery of additional dwellings would be required. This includes alternative housing supply that is currently under represented in the market (such as apartments) and which could be provided through in-fill development such as the Subject Site.

Housing Market Overview

- Key regional centres across regional NSW are continuing to evolve with areas of medium density residential development. This trend will remain as the population of these centres continues to grow, and with the focus for growth in the town centres and urban areas, rather than on surrounding agricultural and productive lands. Proximity to a range of services and facilities is critical to ensure the viability of medium density residential uses.
- A review of the trend in house and unit sales and rents demonstrates the strong demand and potential for additional medium density living in MWRC. There is a premium attached to house and unit sales prices and rents for dwellings within MWRC, which highlights strong market demand to live within the MWRC.
- A review of housing suitability indicates that there is currently a misalignment between typical household sizes and dwelling sizes within MWRC, which is leading to overcrowding within dwellings for certain segments of the community, and underutilised houses with spare bedrooms for other segments of the community. This could be addressed through the increased provision of smaller units and apartments in appropriate locations, allowing additional opportunities for households to move to more suitable accommodation options – by supporting down-sizing opportunities and more affordable accommodation options through townhouses, units and apartments, as compared to separate dwellings (houses).
- Housing affordability in NSW remains a social, economic and political challenge. A review of housing affordability indicators shows that 33.4% of households who are renting are facing rental stress, and 11.9% of households who own a property on a mortgage are facing mortgage stress, with these households facing housing costs that exceeded 30% of household income. In recent years, household stress is likely to have increased further as mortgage interest rates have increased along with increases in rental levels. This is likely impacting the most vulnerable segments of the community.
- Housing undersupply remains a critical challenge across NSW with a projected undersupply of 100,000 dwellings expected by 2038. The effects of housing undersupply will add pressure to housing markets across the state, including regional area, through reduced housing affordability and availability. Residents that are unable to locate in a preferred location or centre due to housing affordability, may

consider locate to other less preferred areas based on what that they can afford. This in turn will add to widespread housing affordability pressures. Restrictions on housing supply is identified by the Productivity Commission as the primary cause of housing affordability pressure.

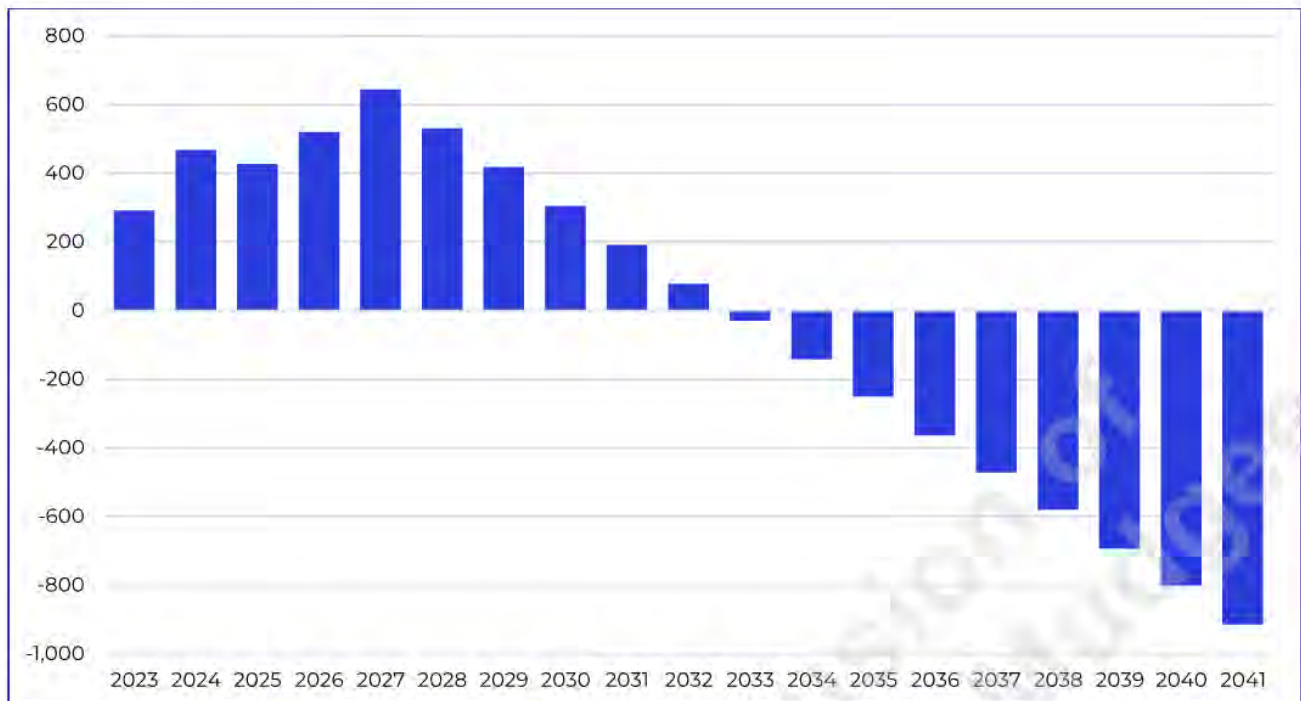
The Proposed Development will align with trends and indicators observed across the housing market and will help to respond to the need to provide additional residential density helping to support housing supply and affordability. The Proposed Development has the ability to provide for increased housing stock and dwelling diversity in a high amenity and walkable location, in proximity to a range of goods and services.

Housing Supply and Demand

- A review of Australian Bureau of Statistics (ABS) building approvals data indicates that in the period 2016 to 2019, the delivery of housing supply in MWRC was relatively low, averaging just 18 approvals a year. Since 2020, the number of approvals has increased to an average of 90 approvals a year. Approvals for multi-unit dwellings has also increased from 8.3% in 2016 to 2019, to 35.2% of approvals since 2020.
- A review of the future residential development pipeline within the MWRC highlights that some 1,215 dwellings are identified in the pipeline. A number of projects (28.7% of the development pipeline) have no estimated year of completion and have remained at the development approval stage (or early stages within the development process) for several years. For the purposes of the housing supply and demand analysis, these projects are anticipated to still be delivered in the near term.
- A review of implied dwelling demand, which has been derived using assumptions from Department of Planning and Environment (DPE) and expected future population growth (as outlined in Chapter 4), indicates that there is anticipated to be implied demand for an additional +2,130 dwellings within the MWRC over the period from 2023 to 2041.
- As a result, it is anticipated that there will be insufficient supply of housing in MWRC by 2041, with a shortfall of -915 dwellings. As Mudgee is anticipated to accommodate the majority of future population growth within MWRC by 2041 (at 82.9% of all MWRC growth), it will be important to Mudgee to unlock additional dwelling supply in order to address this housing shortfall.

This analysis indicates that identified future housing supply will only be able to accommodate half of projected implied dwelling demand expected to be required within the MWRC over the period to 2041. This shortfall in housing supply will add to affordability pressures for households within the MWRC, with vulnerable segments of the community likely to be disproportionately impacted by increased housing stress and affordability pressures. Other economic impacts associated with an increasing housing shortfall may include the inability of businesses and future infrastructure projects within MWRC to attract and retain skilled workers as well as the loss of potential residential expenditure that could be directed to local businesses within MWRC.

This housing supply and demand analysis has demonstrated the need for additional housing to be delivered within MWRC. The Proposed Development will respond to the identified housing need, and will assist MWRC in the delivery of appropriate and much needed housing supply within a well-located and high amenity location within Mudgee.



Cumulative Shortfall in Housing Supply (Dwellings) within Mid-Western Regional Council

Source: Ethos Urban

Opportunities for the Subject Site

- The Proposed Development will respond to the trend and requirement for medium density living through the delivery of some 28 dwellings at the Subject Site. The Subject Site is well located and has a number of attributes that make it suitable for medium density residential use, including being under single ownership on a relatively flat site that is located in proximity to range of services and facilities, accessible to employment opportunities, and provides high levels of amenity including supporting walkability.
- This housing supply and demand review shows that from an economic perspective, a moderate relaxation of height controls at the Subject Site would provide a range of benefits to the MWRC and the local community including:
 - increasing housing supply and diversity
 - improving housing affordability through increased supply and dwelling typologies
 - improving the alignment between typical household sizes and dwelling sizes currently provided
 - reducing the anticipated housing shortfall helping to support overall growth in Mudgee and the region.

The Proposed Development will deliver an array of economic benefits to the local and regional community. This would include supporting population growth, business opportunities, providing a catalyst for economic growth, supporting jobs in local industry, supporting a walkable community, helping to enhance Mudgee's economic role and function, and revitalising an underutilised well-located site. Furthermore, development of the Subject Site is aligned with key strategic objectives and growth targets for MWRC and the broader region.

It should be noted that there may be capacity to deliver additional dwellings on the Subject Site at a later through partnerships with adjoining owners.

Overall, a modest relaxation of height controls at the Subject Site to 10.5m (up from 8.5m) is recommended on the basis on this housing supply and demand analysis. There is a demonstratable need for additional residential supply, particularly medium density housing.

1.0 Introduction

The purpose of this Report is to provide an independent housing supply and demand analysis to inform the need for additional multi-unit dwellings and an increase in building height at 36-42, 42A & 44 Short Street, Mudgee (the Subject Site).

This Chapter provides a summary of the background to the Report, the aim and objectives, approach and data sources and assumptions used throughout the Report. This Report adopts industry best practice including review of official and industry data sources.

1.1 Background

CMT Architects are seeking to deliver a medium density, residential development consisting of two buildings (providing 28 dwellings), basement level for car parking and private recreational spaces. In order to deliver this housing, an increase in height is required to accommodate the lift tower and roof top open space (which exceed the current height controls).

A Planning Proposal was issued to Mid-Western Regional Council (MWRC) in December 2022 which sought to amend the Mid-Western Regional Local Environmental Plan 2012 (MRLEP) to change the maximum Height of Building development standard to 10.5m (up from 8.5m).

In response, MWRC have requested a *detailed supply and demand analysis for the additional residential land, specifically, for residential flat building and multi-unit housing, generated from an increased height of buildings.*

1.2 Approach

The key objective of this Report is to respond to MWRC's request for additional information and determine housing need for residential flat building and multi-unit housing, generated from an increase in the height of buildings from 8.5 to 10.5m.

To complete this Report and to address the aims and objectives, a methodology that follows industry best practice has been applied and is set out as follows:

1. Summary of the existing site, location and key site attributes with a focus on residential uses and the growth outlook for Mudgee and MWRC.
2. A high-level review and commentary of key strategic planning policy documents to inform an understanding of MWRC's strategic priorities.
3. Defining a local housing market for the purposes of understanding demographic profile and housing need as well as a review of the socio-economic characteristics of the local market
4. High-level commentary on key housing market issues and trends of relevance to the Proposed Development.
5. High-level demand and supply analysis of the local housing market that considers the need for medium-density residential uses at the Subject Site.
6. Commentary on the key economic benefits associated with the Proposed Development and the suitability of the Subject Site.

1.3 Report Structure

This Report contains the following chapters:

- **Chapter 1** – Introduction
- **Chapter 2** – Local Context and Proposed Development
- **Chapter 3** – Strategic Context
- **Chapter 4** – Economic Context
- **Chapter 5** – Housing Market Overview
- **Chapter 6** – Housing Supply and Demand
- **Chapter 7** – Opportunities for the Subject Site

1.4 Data Sources and Assumptions

A list of data sources used in this report include:

- ABS Census 2016 and 2021
- ABS 2023 Estimated Resident Population
- ABS 2023 Building Approvals
- CordellConnect 2023 Residential Development Pipeline (accessed August 2023)
- Pricefinder 2023 house and unit sales data (accessed August 2023)
- Transport for NSW. 2022 Population projections
- Department of Planning. 2022 Population, household and implied housing demand projections.

Key assumptions applied in undertaking this Report are outlined as follows:

- The key findings of the background studies and technical reports are accurate.
- Socio-economic data for each study area accurately reflects the community demographic profile.
- ABS ERP provides an accurate estimate of historic population.
- Transport for NSW population projections data provide an accurate outlook for future population growth for each of the study areas.
- Pricefinder data accurately reflects state of housing market (trends in prices and rents).
- CordellConnect provides an accurate representation of the residential development pipeline.
- DPE household sizes and implied housing demand assumptions and projections accurately reflect future demographic profile for the study areas.
- Industry data and other publicly available information compiled for the assessment accurately reflects current and future residential market conditions in the MWRC and Mudgee.

2.0 Local Context and Proposed Development

This Chapter provides a review of the Subject Site, the regional and local context and site attributes as they relate to potential uses at the Subject Site.

Key Findings:

- **Subject Site:** The Subject Site is located at 36-42, 42A & 44 Short Street, Mudgee and is situated approximately 600m from the Mudgee Commercial Core focused around Church Street.
- **Local Context:** The Subject Site is located at the northern end of the existing town which is characterised as a regional centre within the municipality. There are a range of community uses within proximity to the Subject Site including retail, health, education, social and community facilities as well as open space.
- **Regional Context:** The Subject Site and Mudgee is positioned in a central location within the MWRC and is surrounded by a diverse range of uses within the broader region, including industrial, recreation, retail, education and commercial uses. There are a number of regionally significant centres such as Dubbo, Lithgow, Bathurst and Orange in the broader area and which provide access to higher order goods and services, employment opportunities, retail facilities, as well as health and education services.
- The **Proposed Development** of the Subject Site seeks to deliver a mix of residential dwellings consisting of townhouses and apartments, delivering a total of 28 dwellings. In addition, the scheme provides for basement car parking, bicycle spaces and a communal rooftop area.
- **A review of the local and regional context indicates that residential uses at the Subject Site would be aligned with, and highly complementary to facilities within the surrounding area. Future residents of the Subject Site would be able to access a range of retail, education, health services and facilities within Mudgee as well as employment opportunities both within Mudgee and in the surrounding region.**

2.1 Subject Site

The Subject Site is located at 36-42A, 42 & 44 Short Street, Mudgee, in the central west of NSW. Adjoining the site to the north and east is Walkers Oval, which is zoned RE1 Public Recreation.

The Subject Site contains 3 lots legally described as Lot 1 DP 702951 (2,625m), Lot 21 DP 816236 (1,373m) and Lot 22 DP 816236 (1,028m). Height controls at the Subject Site permit heights up to 8.5m and the site is currently zoned R1 General Residential. A summary of relevant Subject Site attributes is provided below.

Address and Title	<ul style="list-style-type: none">• 36-42, 42A & 44 Short Street, Mudgee• Located 660m from the Mudgee CBD within the MWRC.• Legally described as:<ul style="list-style-type: none">– Lot 1 DP 702951 (2,625m)– Lot 21 DP 816236 (1,373m)– Lot 22 DP 816236 (1,028m) (under different ownership)
Site Area	<ul style="list-style-type: none">• 5ha
Zoning and Relevant Controls	<ul style="list-style-type: none">• R1 – General Residential• Height Controls: 8.5m
Existing Uses	<ul style="list-style-type: none">• Lot 1 currently operates as a gymnasium• Lot 21 and Lot 22 each have a dwelling house on them
Ownership	<ul style="list-style-type: none">• Lot 1 and Lot 21 are currently under single ownership• Lot 22 is currently under different ownership; however, this lot could be consolidated into the development at a later stage.
Site Attributes	<ul style="list-style-type: none">• Relatively flat with existing structures in place.• Surrounded by open oval and park space to the north and east of the site• Subject Site has good exposure to Short Street; which connects residents living north-east of the Mudgee to its town centre.



Figure 1 Subject Site

Source: QGIS; Nearmap

2.2 Local Context

The Subject Site is located within the Mudgee town centre and located 660m northwest of the Mudgee CBD.

There are a range of uses and services within proximity and walking distance to the Subject Site including open space, retail, education, health and social and community facilities and infrastructure.

Short Street is located between the Cudgegong River and Castlereagh Highway and currently acts as an extension of the Mudgee CBD, with the Mudgee Police Station, Mudgee Arts Precinct, Walker Oval and Mudgee Local Court being located within close proximity to the Subject Site. The MWRC Chambers is located 250m south-east of the Subject Site and several home businesses as well as accommodation providers are located south of the Castlereagh Highway. Further North and West of the Subject Site exists small primary production lots and acreage transition zones.

A summary of the local context is outlined below.

North	<p>Immediately North of the subject site is Walkers Oval, Mudgee Bike and Walking Path as well as the Cudgegong River.</p> <p>Beyond the river is the Glen Willow Sporting Complex which includes an off-leash dog park, a playground, a Regional Sports Stadium, several playing fields, soccer and rugby clubhouses as well as several netball courts.</p>
South	<p>Immediately South of the Subject Site are low density residential dwellings, with several accommodation operators located within this vicinity of Mudgee.</p> <p>Castlereagh Highway, which is orientated in an east-west direction, is also south of the site.</p>
East	<p>To the East of the Subject Site is Mudgee Riverside Caravan and Tourist Park and beyond that is a new 27 lots residential subdivision.</p> <p>South-east of the Subject Site lies Mudgee CBD and its main street laid out in a grid pattern. Further to the east is the Lawson Park and Mudgee Swimming Pool.</p>
West	<p>To the West of the Subject Site are low density residential dwellings, with several accommodation operators located along Castlereagh Highway and Market Street.</p> <p>Further to the West are several small new residential housing developments with larger lot residential areas separating newer housing subdivisions.</p>

2.3 Regional Context

The Subject Site is in a central location surrounded by a diverse range of uses within the broader regional area, including open space and recreation, retail, education, industrial and commercial uses.

The Subject Site forms part of the existing town structure and is a part of existing residential zone boundary. In addition, the site is also within the heritage conservation area and has been identified as being a part of Mudgee's broader medium density residential zone which could provide a key role for housing and accommodating smaller household sizes.

Mudgee is located approximately 100km north of Bathurst and 100km southeast of Dubbo and is located within the Central West and Orana region of NSW, west of the Hunter.

Located within the MWRC, Mudgee is a largely self-contained regional centre that functions as the district centre providing access to higher order goods and services, employment opportunities, retail facilities, and health and education services. The economy of MWRC is strong with significant representation from the primary production industries including agriculture and mining.

MWRC is part of the broader Central West and Orana Region has evolved into a valuable economic region for the NSW economy. Some \$12.6 billion of investment expected to occur in major projects within the region over the next 5 years. The region is set to hugely benefit from the projects such as the Parkes Special Activation Precinct (Parkes SAP), Inland Rail, Great Western Highway Upgrade and the Fast Rail. These projects will a significant number of workers to be complete, with part of the workforce likely to comprise of temporary workers. These temporary workers will add to demand for housing within the broader region.

The Central West and Orana region is also one of five regions identified as being transformed into transforming the NSW energy grid, with a Renewable Energy Zone (REZ) being located within the region, capturing the townships of Dubbo, Wellington, Narromine and Mudgee. It is predicted that the Central West and Orana REZ will produce 3 gigawatts of new network capacity to power 1.4 million homes by the mid-2020s.

A summary of regional attributes is summarised below and **Figure 2** illustrated the broader region.

Public Transport Infrastructure	<p>Subject Site has good accessibility to key public transport infrastructure. Key public transport infrastructure includes:</p> <ul style="list-style-type: none"> • Mudgee Town Coach Stop – provides residents with good connectivity to nearby regional centres. Currently all 13 bus routes travel to or from Lithgow. • Mudgee Airport – is a council owned and managed asset which connects locals and visitors with regular passenger services to Mudgee and several other regional centres, in addition to Sydney <p>Railway reactivation has been identified as a priority in the Central West and Orana Regional Plan. Whilst passenger trains have not been running through Mudgee for nearly 40 years, there has been recent feasibility being conducted in 2023 to determine the viability of rail services.</p>
Road Infrastructure	<p>The Subject Site has good accessibility to key roads infrastructure. Key infrastructure includes:</p> <ul style="list-style-type: none"> • Castlereagh Highway. Provides good northwest to southeast connectivity across the MWRC, which links to other key centres and highways • Church Street/Ulan Road. Is a major road providing north-south connectivity between the Golden Highway and Mudgee
Key Regional Centres	<p>Like much of regional NSW, Mudgee functions as a relatively self-contained centre. Various regional centres exist within the Central West and Orana region, all with a different economic base and with different employment opportunities. Key Centres include:</p> <ul style="list-style-type: none"> • Lithgow (128km) • Bathurst (129km) • Dubbo (135km) • Orange (183km)
Health facilities and infrastructure	<p>There are a number of key health facilities and infrastructure within the Central West and Orana region. These include:</p> <ul style="list-style-type: none"> • Mudgee Hospital (2.3km) • Lithgow Hospital (128km) • Bathurst Base Hospital (130km)
Education	<p>There are a number of key education facilities and precincts in the Central West and Orana region, including:</p> <ul style="list-style-type: none"> • TAFE Mudgee (3.8km) • TAFE Dunedoo (73.2km) • Western Sydney University, Lithgow Campus (128km) • University of Notre Dame (128km)
Retail	<p>There is a small provision of shopping centres and a large selection of retailers within the Mudgee commercial core, which includes:</p> <ul style="list-style-type: none"> • Mudgee Metroplaza – Neighbourhood centre with 1 major retail anchor tenant and 8 speciality stores • The Town Centre, Mudgee – Neighbourhood centre with 1 major retail anchor tenant and 18 speciality stores

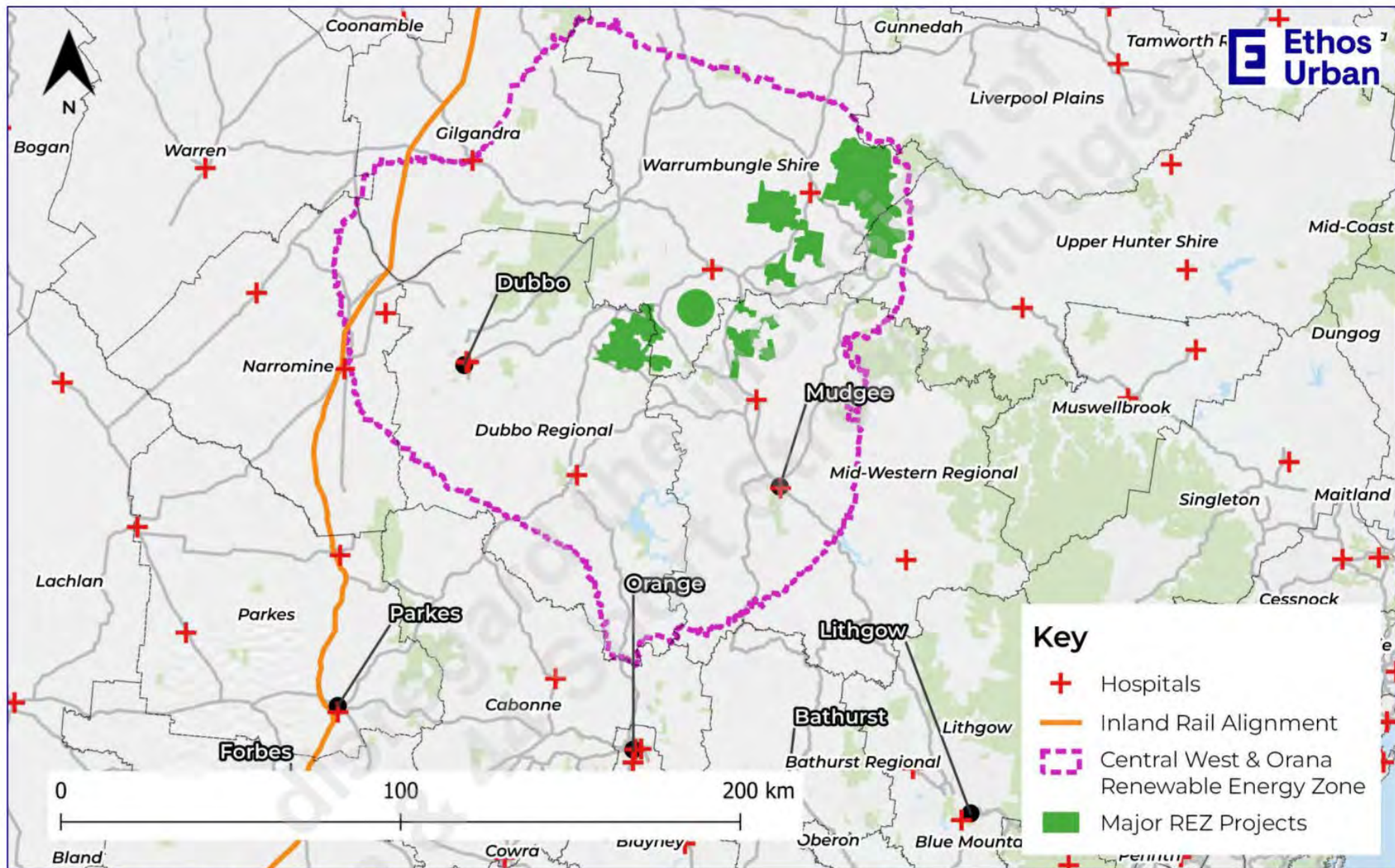


Figure 2 Regional Context

Source: QGIS; Ethos Urban

2.4 Proposed Development

The Proposed Development of the Subject Site seeks to deliver a mix of residential dwellings consisting of townhouses and units as well as an underground carpark and rooftop communal space. Key details of the proposed development include:

- Construction of a new residential development comprising of two new buildings ranging between two to three storeys specifically, the following is proposed:
 - 24 apartments and 8 townhouses, a total of 28 dwellings,
 - Communal residential amenity facilities located throughout the building.
- Basement carparking, comprising car parking spaces as well as several bicycle spaces
- Vehicular access provided via Short Street for residential use and waste removal.
- Associated landscaping and public domain works; and
- Augmentation of, and connection to, existing utilities as required.

For a detailed project description refer to the Draft Planning Proposal prepared by Catalyze Property Consulting.



Figure 3 *Proposed Development*

Source: CMT Architects

3.0 Strategic Context

This Chapter provides a high-level review of the strategic policies and objectives from an economic perspective for the local area and the role of the Proposed Development.

Key Findings:

- A review of the strategic policy context from an economic perspective emphasises a range of key economic themes and policy drivers of relevance to the Proposed Development including:
 - **Role and Function.** Mudgee is identified as a strategic centre and is anticipated to accommodate the majority of future resident population growth within the MWRC. It provides a range of goods and services for the residents of Mudgee and the surrounding region.
 - **Diversity of housing for residents and workers.** Strategic policy documents highlight the need to provide diverse housing to ensure existing residents have a choice of housing to suit their needs including as their circumstances change, and to attract new residents to the region. Strategic policy documents also highlight that businesses may not be able to attract and retain skilled workers unless adequate housing and housing choice is provided. If not address, this may result in broader negative economic impacts to the community.
 - **Growth of the Central West and Orana region.** The MWRC is one of regional NSW's fastest growing areas. Strategic policies focus on supporting continued growth in the region with +33,870 additional residents anticipated in the broader Central West and Orana region by 2041. There is a key focus on the delivery of major investment projects in the region that will help to support growth, including renewable energy projects and the inland freight rail line.
- **The Proposed Development is aligned with the strategic economic objectives and future vision for the MWRC. Through supporting diverse residential uses, the Proposed Development will help deliver on a number of strategic objectives, including development in Mudgee's medium density zones, providing multi-unit housing within walking distance of the Mudgee town centre, increasing housing supply and diversity of stock, and helping to deliver additional housing that can support local residents and workers.**

3.1 Strategic Policy Review

A range of regional and local strategic plans and policies exist which collectively outline the future growth and development vision for the local area. Analysing this framework from an economics perspective provides an understanding of the strategic objectives for the area, as well as identifying potential growth drivers, opportunities and policy settings that will influence the potential for different uses at the Subject Site. Ultimately, from an economic perspective, developments that align with strategic policy priorities and vision have a higher chance of success both through the approval process and in the future once the project is complete and operational.

Government plans, policies and guidelines relevant to the Project's strategic context include:

- Housing 2041
- Future Transport 2056 – *Central West and Orana Regional Transport Plan* (Transport for NSW, 2018)
- Central West and Orana Regional Plan 2041
- Mid-Western Regional Local Strategic Planning Statement – *Our Place* (LSPS, 2040)
- Mid-Western Regional Comprehensive Land Use Strategy 2010
- Mid-Western Regional Economic Development Strategy – 2023 Update
- Mid-Western Regional Community Plan 2030

Key strategic themes and concepts of relevance to the Subject Site are now summarised.

Housing 2041	<p>Housing 2041 is a whole-of-government housing supply approach that establishes a 20-year vision for the people of NSW. It sets a long-term strategy for better housing outcomes, focusing on supply, affordability, diversity and resilience.</p> <p>The strategy also acknowledges that housing needs change over time in line with a person's stage in life, life events, goals and capacity.</p> <p>Across Regional NSW, the strategy highlights that increased demand for housing has resulted in prices and rents rising throughout 2020. In addition to this, Regional NSW is home to about 40% of the NSW's population, with important consideration to be given to accessing greater housing diversity and choice.</p>
Future Transport 2056 – Central West and Orana Regional Transport Plan	<p>The Plan supports the goals and objectives of NSW Future Transport 2056 as they relate to the Central West and Orana region. The plan provides a blueprint for transforming the way people and goods travel within, to and through the Central West region over the next 20 years. There are opportunities to deliver a safer, more efficient, and more accessible transport network to better support the region.</p> <p>The Plan has outlined that key regional centre, such as Mudgee, will be provided with more travel choices and at times of their choosing. The strategy has also specifically stated that Transport NSW will continue to investigate enhancing public transport catchments in and around Mudgee.</p>
Central West and Orana Regional Plan 2041	<p>The Central West and Orana Regional Plan is a document that establishes a strategic framework vision and direction for land use, addressing future needs for housing, jobs, infrastructure, a healthy environment, access to green spaces and connected communities.</p> <p>The plan has identified Mudgee as a centre that is set to grow and benefit from its proximity to Newcastle. It also states that one of the main priorities for MWRC are making available diverse, sustainable, adaptable and affordable housing options through effective land use planning.</p> <p>The document further states that the regions centres will support housing by making efficient use of existing infrastructure and services. This will involve identifying areas for intensification and renewal, prioritising the development of unused or underutilised land and identifying new areas for growth.</p> <p>This is highlighted in Strategy 13.1 and Strategy 13.3, with heavy emphasis placed on new housing opportunities created through infill development which would result in taking advantage of already existing infrastructure.</p> <p>In order to improve housing diversity, strategy 14.1 states that strategic and local planning should, "allow a diversity of housing, including ... more dense housing types ... close to existing services and on land free from hazards"</p>
Our Place 2041	<p>Our Place 2041 the MWRC Local Strategic Planning Statement (LSPS) and sets out the 20-year vision for land use planning within the MWRC boundaries.</p> <p>To support a growing community, the LSPS has reiterated MWRC will continue to ensure a range of residential housing options are available. A diversity of housing is important to attract new residents to the region and to ensure existing residents have a choice of housing to suit their needs as their circumstances change.</p> <p>This includes housing choice for seniors and delivering a range of accommodation options for seasonal, itinerant and mining workforces as identified in object 14 and 16 of the Central West and Orana Regional Plan.</p> <p>This is of particular importance for the MWRC as the ageing population of the region is predicted to significantly increase over the next 25 years and as the Central West and Orana, while the Renewable Energy Zone (REZ) brings new jobs and a more fluctuating workforce and resident population.</p> <p>These trends are supported by land use actions under Planning Priority 2 in the LSPS which aim to amend the land and housing supply monitor to include medium density residential to ensure adequate supply.</p> <p>Additionally, the LSPS states that, "The region has a sufficient supply of low density residential zoned land across the four towns to meet the long term 20 year demand ... Medium density housing is encouraged in Mudgee"</p>

<p>Mid-Western Regional Comprehensive Land Use Strategy 2010</p>	<p>The Mid-Western Regional Comprehensive Land Use Strategy provides a basis for identifying options for the council to meet long term urban and rural needs. The plan has since been incorporated into the existing statutory framework, being the LEP, however, not all recommendations have been adopted.</p> <p>The strategy makes clear that Mudgee is a district centre and acknowledges that in the case of Mudgee, the demand and ad-hoc nature of supply makes it difficult to achieve development in the most appropriate locations all of the time.</p> <p>Suggestions brought forward in the strategy were that medium density housing types, such as townhouses and villas, should be encouraged in Mudgee through sympathetic redevelopment of older housing stock and in infill areas, so as not to comprise built heritage.</p> <p>The strategy has added further detail on this suggestion by stating that, "higher densities will need to be located within proximity to the Mudgee CBD. A 5 to 10 minute walkable distance from the CBD is considered acceptable for more intensive housing development".</p> <p>As a summary, the strategy outlined that as a result of this type of development, "there should be a gradual reduction in housing densities with distance from the town centre and the future residential release areas should be low density in nature."</p> <p>This strategy encourages housing diversity, which will go some way towards providing additional housing choices to the community. This includes housing for seniors which the strategy says, "should be provided through the facilitation of multi-unit housing within walking distance of the Mudgee CBD."</p> <p>With the strategy identifying vacant large lot residential land as having an estimated supply of 253-273 lots over a combined 64-68 years, the various precincts identified in the structure plan have the potential to provide for the housing needs of Mudgee for the next 37 years.</p> <p>This does not include infill development and redevelopment within the medium density areas, despite, infill development within the existing urban area, including town houses and villas, being considered by the strategy as short and medium term residential supply options.</p> <p>The strategy aims to protect areas suitable for continuing agricultural land uses and to minimise potential for land use conflicts. This can be seen in defining a physical limit to Mudgee's future growth, with one of the key principles being to develop a 'hard edge' for the urban area resulting in a more contained town centre, which is another objective for urban lands within the strategy.</p> <p>Under the Mudgee town structure plan (within the strategy), the proposal has been supported with the subject site located inside the town centres desired medium density residential zone.</p>
<p>Mid-Western Regional Economic Development Strategy 2023</p>	<p>The Mid-Western Regional Economic Development Strategy has been developed by the NSW Government to provide an updated evidence base to guide governments in making policy and investment decisions.</p> <p>The 2023 updated stressed that, "declining housing availability and affordability may constrain the ability of businesses to attract and retain skilled workers".</p> <p>The strategy cites that the issues is likely due to population growth as well as increased worker housing demand associated with planned major projects, in particular, the Central West-Orana REZ. As a result, residential vacancy rates dropped from 2.7% in 2018 to 0.7% in August 2022.</p> <p>The strategy outlines that due to heightened demand, median house prices grew by 62% between June 2018 and June 2022, in the Mid-Western Region and that sustained price increases such as these were likely to contribute to the inability to retain key workers for major project delivery and meet demand in population-serving industries.</p>
<p>Mid-Western Regional Community Plan 2030</p>	<p>The Mid-Western Regional Community Plan sets out the community's vision for the future across a range of categories including good governance, environmental protection, infrastructure, community and economics.</p> <p>The plan highlights that under Theme 1, Goal 2, Strategy 2.3, that the creation of diverse, sustainable, adaptable and affordable housing options through effective land use planning will be necessary in creating vibrant towns and villages.</p>

3.2 Implications for the Proposed Development

The Proposed Development is aligned to the key strategic documents and objectives including:

- Delivering additional housing supply.
- Delivery of additional housing choice and diversity, in particular medium density housing.
- Support local workers with a place to live, and support a range of workers through providing additional housing diversity.
- Support population growth and investment in MWRC and Regional NSW.
- May help to assist businesses to attract and retain skilled workers through supporting additional dwelling supply.

4.0 Economic Context

This Chapter provides an overview of the economic context for the Subject Site including population trends, and population projections.

Key Findings:

- The administrative boundaries of the MWRC has been adopted as the primary study area and local housing market that has been assessed for the purposes of this housing supply and demand analysis.
- A review of the residential demographic profile for the MWRC area reveals that residents are typically younger and live in higher income households. These households tend to be slightly larger and represented by a higher proportion of couple families with children and lone person households. Most dwellings comprise separate houses, with a relatively limited provision of apartment, flats and units.
- A review of official population projections for the MWRC area indicates that the resident population is anticipated to grow in the years to 2041 with an additional +3,940 residents. The vast majority of population growth in MWRC is anticipated to occur within Mudgee (83.0%). This is well above the historic share of growth that has occurred in Mudgee which accounted for 56.1% of MWRC growth during the period from 2011 to 2023. This implies the need for a greater rate of housing delivery in the coming years than has historically occurred in Mudgee in order to accommodate this future population growth.
- **A review of the economic context for the MWRC indicates that the delivery of residential uses at the Subject Site would be aligned to trends in the residential demographic profile and anticipated population growth. Mudgee is anticipated to be the key location for much of anticipated future residential population growth across MWRC. In order to accommodate future population growth in Mudgee, which is anticipated to be represent a much higher proportion of future growth than it has historically, the delivery of additional dwellings would be required. This includes alternative housing supply that is currently under represented in the market (such as apartments) and which could be provided through in-fill development such as the Subject Site.**

4.1 Study Area Definition

A study area has been defined to represent the resident demographic profile of the general area surrounding Subject Site. Factors considered to define the boundary of the primary study area in this Report include the following:

- Location of the Subject Site;
- Existing and future regional transport network which influences travel time to and from the Subject Site;
- Location of natural and engineering boundaries such as local conservation areas, national parks, waterways and heavy infrastructure;
- Perceptual and psychological boundaries which affect perceptions of convenience, accessibility, community and relationship to the Subject Site and surrounding communities;
- Existing provision and demand for retail and commercial at the Subject Site;
- Location and nature of existing town centres, activities and surrounding key land uses; and
- Statistical and administrative boundaries such as ABS statistical areas.

For the purposes of this Report a primary study area has been defined along with secondary study area for the purposes of identifying unique attributes and drivers of relevance to the immediate locality around the Subject Site. The study areas adopted in this Report have been defined as follows (see **Figure 2**):

Primary	<ul style="list-style-type: none"> • Mid-Western Regional Council (MWRC) – defined as the SAIs that best align with the 2021 administrative boundary.
Secondary	<ul style="list-style-type: none"> • Mudgee – defined as the SAIs that best align with 2021 ASGS Edition 3 Suburbs and Localities (SALs) boundary for the suburb of Mudgee
Benchmark	<ul style="list-style-type: none"> • Regional NSW – defined using the 2021 Greater Capital City Statistical Area (GCCSA) boundary for the Rest of NSW.

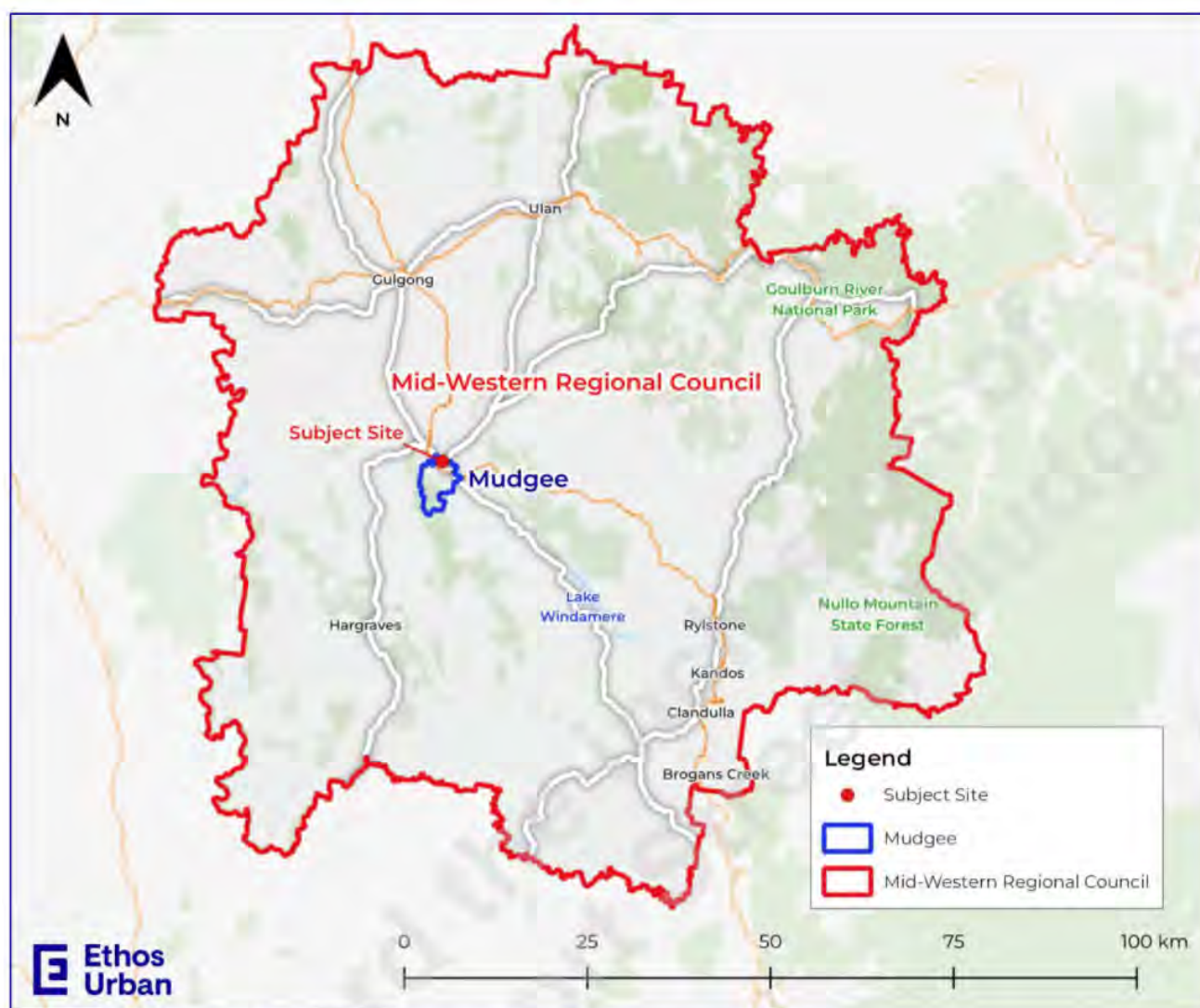


Figure 5 Study Area Map

Source: QGIS; Ethos Urban

4.2 Residential Demographic Profile

This sub-section provides a summary of the local resident population characteristics of the identified study areas is presented in **Table 1** below. Demographic data has been drawn from the ABS Census of Population and Housing 2021. The analysis provides a general overview of the demographic characteristics of residents within the MWRC and is compared to the Regional NSW benchmark. Key demographic characteristics of the study area include:

- **Household Income:** The median household income within the MWRC was \$80,180. This was +6.5% higher compared to the for Regional NSW median of \$75,280.
- **Age Structure:** The median age of residents within the MWRC was 41.9 years. This is 0.5 years younger than the Regional NSW benchmark of 42.4 years. A notable share of residents were aged 0-19 years within the MWRC (25.4%), when compared to the Regional NSW average of 23.6%. The share of residents aged 35-64 was also slightly greater at 38.3%, compared to the Regional NSW share of 37.2%.
- **Household Composition:** Within the MWRC, a relatively high share of households were couple families with no children at 27.5%, which was greater than the Regional NSW benchmark of 26.6%. The share of lone person households (28.5%) was also slightly higher in the MWRC compared to the Regional NSW benchmark (28.0%), while the share of one parent families was lower (10.2% compared to 11.7% in Regional NSW).
- **Dwelling Type:** the majority of dwelling within the MWRC were separate houses which comprised 91.8% of all occupied dwellings, which was well above the Regional NSW benchmark of 82.9%. The share of

semi-detached, row or terrace house, townhouses (6.3%) was lower than the Regional NSW benchmark (9.9%). The average household size of the MWRC was 2.5 persons per households, which was slightly higher than the Regional NSW benchmark of 2.4 persons per household.

- **Tenure Type:** Within the MWRC a higher share of households were purchased outright (40.0%) or with a mortgage (33.3%) when compared to Regional NSW at 38.9% and 32.0%, respectively.
- **Mortgage costs:** The median monthly mortgage repayments within the MWRC was \$1,679 and comprised 25.1% of median household income and was -2.1% lower than the Regional NSW benchmark of \$1,715.
- **Rental costs:** Within the MWRC, median weekly rents were \$346, and were +1.6% higher than the Regional NSW benchmark of \$340. Median rent made up 22.4% of median household income within the MWRC.
- **Occupation:** Residents of the MWRC tended to work in white collar occupations at 57.6%, which was well below the Regional NSW share of white-collar workers at 67.1% and highlights the significant of blue collar occupations for residents of the MWRC.
- **Industry of Employment:** Within the MWRC, the two largest industries of employment among residents was mining, at 16.6%, and health care and social assistance, at 11.6%. Mining made up a notably higher share of employment compared to the Regional NSW share of 2.5%. After health care and social assistance, retail and construction industries were also common industries of employment across the MWRC.

Overall, residents within the MWRC are slightly younger with a high share working in blue collar occupations. Residents live in households that earn higher incomes compared to Regional NSW and these households tend to be slightly larger and represented by couple families and lone person households, as compared to the balance of Regional NSW. Nearly all dwellings were separate residential dwellings and more than a third of dwellings were being rented.

By comparison to the MWRC, residents within Mudgee specifically were more likely to:

- Live in households with higher median household incomes.
- Be of a younger age.
- Live in more diverse dwelling structures.
- Live in couple family with children and lone person households.
- Rent their place of residence.
- Pay more in mortgage repayments and rental payments.

A review of key changes in the MWRC demographic profile can be undertaken by investigating trends which have occurred between the 2016 and 2021 Census (see **Figure 6** below). Key findings include:

- **Household incomes have increased:** Between 2016 and 2021, annual household income within the MWRC increased by +\$21,040. By comparison, median household incomes across Regional NSW have risen by +\$14,080 indicating incomes has risen more quickly in the MWRC than the balance of Regional NSW.
- **Younger age structure:** The median age decreased by -1.1 years from 43.0 years in 2016. However, the share of residents aged 65-85 years increased by +0.7pp between 2016 and 2021, which was the largest growth by share across all age groups. By comparison, Regional NSW saw a +1.6pp share increase in the same age group.
- **An increase in couple families with no children:** this household type increased by +1.3pp, while the share of most other household types declined. By comparison, couple families with no children across Regional NSW only increased by +0.5% between 2016 and 2021.
- **An increase in semi-detached dwellings and a decline in apartment dwellings:** Between 2016 and 2021, the share of semi-detached dwellings increased by +2.5%, whilst the share across Regional NSW only increased by +0.7%. On the other hand, Flat, unit or apartment type dwellings within the MWRC declined by -4.1% over the same period.
- **A decline in dwellings rented:** The share of dwellings rented between 2016-2021 declined by -4.1% whilst dwelling ownership with a mortgage and dwelling ownership outright both increased by +1.7% and +0.8%, respectively.

Table 1 Residential Demographic Profile, 2021

Category	Mudgee	MWRC	Regional NSW
Income			
Median household income (annual)	\$89,960	\$80,180	\$75,280
Variation from Regional NSW median	+19.5%	+6.5%	n.a.
Age Structure			
Median Age (years)	37.3	41.9	42.4
Household Composition			
Couple family with no children	27.2%	30.2%	29.7%
Couple family with children	27.7%	27.5%	26.6%
One parent family	11.7%	10.2%	11.7%
Other families	0.7%	0.6%	0.8%
Family households - Total	67.3%	68.5%	68.8%
Lone person household	29.0%	28.5%	28.0%
Group household	3.7%	3.0%	3.2%
Dwelling Structure (Occupied Private Dwellings)			
Separate house	84.8%	91.8%	82.9%
Semi-detached, row or terrace house, townhouse etc.	12.7%	6.3%	9.9%
Flat, unit or apartment	0.9%	0.7%	6.2%
Occupancy rate	87.5%	84.9%	88.8%
Average household size	2.4	2.5	2.4
Tenure Type (Occupied Private Dwellings)			
Owned outright	31.0%	40.0%	38.9%
Owned with a mortgage	33.0%	33.3%	32.0%
Rented	35.5%	24.5%	26.9%
Housing Costs			
Median monthly mortgage repayment	\$1,708	\$1,679	\$1,715
Variation from Regional NSW median	-0.4%	-2.1%	n.a.
Median mortgage as a share of median household income	22.8%	25.1%	27.3%
Median weekly rents	\$377	\$346	\$340
Variation from Regional NSW median	+10.9%	+1.6%	n.a.
Median rent as a share of median household income	21.8%	22.4%	23.5%
Occupation			
Blue-collar	42.6%	42.4%	32.9%
White-collar	57.4%	57.6%	67.1%
Industry of Employment (employed persons aged 15 years and over)			
Agriculture, forestry and fishing	1.7%	7.3%	5.3%
Mining	18.7%	16.6%	2.5%
Manufacturing	4.5%	4.6%	5.9%
Electricity, gas, water and waste services	0.8%	0.8%	1.2%
Construction	8.7%	8.9%	9.8%
Wholesale trade	2.5%	2.1%	2.0%
Retail trade	10.6%	9.7%	9.9%
Accommodation and food services	9.5%	8.2%	7.9%
Transport, postal and warehousing	2.1%	2.7%	3.9%
Information, media and telecommunications	0.4%	0.4%	0.6%
Financial and insurance services	1.0%	0.8%	1.9%
Rental hiring and real estate services	1.2%	1.2%	1.2%
Professional, scientific and technical services	3.4%	3.7%	5.1%
Administrative and support services	3.6%	3.2%	3.3%
Public administration and safety	4.7%	4.5%	7.5%
Education and training	8.5%	8.4%	9.7%
Health care and social assistance	12.5%	11.6%	17.1%
Arts and recreation services	1.1%	1.1%	1.2%
Other services	4.6%	4.2%	4.0%

Source: ABS, 2021; Ethos Urban



Figure 6 Change in Demographic Trends between 2016 and 2021 Census period

Source: ABS, Ethos Urban

4.3 Residential Population Trends and Projections

Resident population projections have been prepared using latest official projections from Transport for NSW (TfNSW) and rebased to account for the latest ABS historic population estimates. These projections have been crossed checked against the Department of Planning (DPE) population projections to ensure consistency.

A detailed summary of population projections is presented in **Table 2**, and the key findings include:

- In 2023, the MWRC had an estimated resident population of 25,980, having increased from 23,040 residents in 2011.
- The Population of MWRC is projected to increase by +3,940 residents between 2023 and 2041. This will result in a residential population of 29,920 residents by 2041.
- The vast majority of population growth in MWRC is anticipated to occur within Mudgee (83.0%). This is well above the historic share of growth occurring in Mudgee (56.1%) for the period 2011 to 2023.
- Future growth is anticipated to be weaker than historic growth across the balance of the MWRC with anticipated average annual growth below historic. However, within Mudgee, future growth is anticipated to be stronger than historic growth.

A review of population trends and projections highlights the importance of the Mudgee in accommodating future population growth with MWRC.

Residential population growth within the MWRC will generate demand for new and diverse housing stock, both over the short, medium and long term. Greater levels of housing delivery will be required primarily in Mudgee in order to support this future population growth.

Table 2 Official Population Projections, 2016-2041

	2011	2016	2023	2026	2036	2041	2011-2023	2023-2041
Population (no.)								
Mudgee	10,160	11,240	11,810	12,360	14,180	15,080	+1,650	+3,270
MWRC	23,040	24,570	25,980	26,670	28,850	29,920	+2,940	+3,940
Rest of NSW	2,609,580	2,707,940	2,879,200	2,941,190	3,172,490	3,297,470	+171,260	+418,270
Average Annual Growth (no.)		2011 - 2016	2016 - 2023	2023 - 2026	2026 - 2036	2036 - 2041	2016 - 2023	2023 - 2041
Mudgee		+220	+80	+180	+180	+180	+140	+180
MWRC		+310	+200	+230	+220	+210	+250	+220
Rest of NSW		+19,672	+24,466	+20,663	+23,130	+24,996	+24,470	+23,240
Average Annual Growth Rate (%)		2011 - 2016	2016 - 2023	2023 - 2026	2026 - 2036	2036 - 2041	2016 - 2023	2023 - 2041
Mudgee		2.0%	0.7%	1.5%	1.4%	1.2%	1.3%	1.4%
MWRC		1.3%	0.8%	0.9%	0.8%	0.7%	1.0%	0.8%
Rest of NSW		0.7%	0.9%	0.7%	0.8%	0.8%	0.9%	0.8%

Source: ABS, 2023; TfNSW, 2022; Ethos Urban

Note: Figures rounded

4.4 Implications for the Proposed Development

A review of the economic context for the MWRC indicates that the delivery of residential uses at the Subject Site would be supported by observed trends in the residential demographic profile for MWRC and anticipated population growth. Mudgee is anticipated to be a key location for much of the future residential population growth across MWRC and this population growth in Mudgee is anticipated to be greater than historic. As a result, rate of housing delivery in Mudgee will need to exceed historic rates in order to adequately accommodate this future residential population.

Currently, Mudgee and MWRC does not provide a diversity of housing stock, with only 0.7-0.9% of all dwellings classified as flats/units and apartments, well below the Regional NSW average of 6.2%. The result is limited range of price points and dwelling typology that can align with the demographic requirements and help to support future growth.

5.0 Housing Market Overview

This Chapter provides a high-level overview of broad housing market indicators and trends within the MWRC that are of relevance to the Proposed Development.

For the purposes of highlight unique trends within the MWRC some market indicators have been compared against other local government areas within the Central West and Orana region.

Key Findings:

- Key regional centres across regional NSW are continuing to evolve with areas of medium density residential development. This trend will remain as the population of these centres continues to grow, and with the focus for growth in the town centres and urban areas, rather than on surrounding agricultural and productive lands. Proximity to a range of services and facilities is critical to ensure the viability of medium density residential uses.
- A review of the trend in house and unit sales and rents demonstrates the strong demand and potential for additional medium density living in MWRC. There is a premium attached to house and unit sales prices and rents for dwellings within MWRC, which highlights strong market demand to live within the MWRC.
- A review of housing suitability indicates that there is currently a misalignment between typical household sizes and dwelling sizes within MWRC, which is leading to overcrowding within dwellings for certain segments of the community, and underutilised houses with spare bedrooms for other segments of the community. This could be addressed through the increased provision of smaller units and apartments in appropriate locations, allowing additional opportunities for households to move to more suitable accommodation options – by supporting down-sizing opportunities and more affordable accommodation options through townhouses, units and apartments, as compared to separate dwellings (houses).
- Housing affordability in NSW remains a social, economic and political challenge. A review of housing affordability indicators shows that 33.4% of households who are renting are facing rental stress, and 11.9% of households who own a property on a mortgage are facing mortgage stress, with these households facing housing costs that exceeded 30% of household income. In recent years, household stress is likely to have increased further as mortgage interest rates have increased along with increases in rental levels. This is likely impacting the most vulnerable segments of the community.
- Housing undersupply remains a critical challenge across NSW with a projected undersupply of 100,000 dwellings expected by 2038. The effects of housing undersupply will add pressure to housing markets across the state, including regional area, through reduced housing affordability and availability. Residents that are unable to locate in a preferred location or centre due to housing affordability, may consider locate to other less preferred areas based on what that they can afford. This in turn will add to widespread housing affordability pressures. Restrictions on housing supply is identified by the Productivity Commission as the primary cause of housing affordability pressure.
- **The Proposed Development will align with trends and indicators observed across the housing market and will help to respond to the need to provide additional residential density helping to support housing supply and affordability. The Proposed Development has the ability to provide for increased housing stock and dwelling diversity in a high amenity and walkable location, in proximity to a range of goods and services.**

5.1 Medium Density Living in Regional NSW

Key regions and centres across regional NSW are continuing to evolve with areas of medium density residential uses, particularly within regional centres. This trend will remain as the population of these centres continues to grow. In addition, regional towns typically face the challenge of managing and protect productive rural lands from encroachment of other uses such as residential. The result is increased demand for locations where people can reside that is close to employment, amenities, as well as community and social infrastructure.

Some of the key success factors attributed to a vibrant medium density precinct in regional NSW include:

- Walkability and access to key services and facilities.
- Adjacent to retail facilities.
- Accessibility to employment opportunities (town centre and surrounding region).

- Accessibility to education and health facilities.
- Vibrancy and amenity.
- Access to quality public open spaces.

The Proposed Development responds to this trend by providing for medium density housing at a site that is well located within Mudgee. Mudgee is a highly self-contained regional centre with job opportunities provided within the town centre and surrounding region. Within proximity of the site is access to retail, community, education.

5.2 Market Prices

House prices provide an indication of demand by residents who want to live in a particular area and provide an indication of how supply may be responding to demand.

A review of house and unit sales price trends within the MWRC has been sourced from Pricerfinder and shows the following key trends over the past 15 years:

- As of 2022, the median sales price for a house in the MWRC was \$660,000. Since 2009, the median price has increased by +\$392,000 with strong price growth recorded since 2020 in part driven by the impacts of COVID-19 and increased internal net migration from capital cities to the regions (see **Figure 7**)
- Compared to other LGAs, house price trends in MWRC broadly align to the trends experienced in other key LGAs including Orange City Council and Bathurst Regional Council. There is a large premium attached to houses in these LGAs compared to other LGAs (e.g. Lithgow and Dubbo) and this highlights the relatively high levels of demand and relative scarcity of available detached dwellings available in these LGAs.
- Units within the MWRC are more affordable compared to house, with the median sales price for a unit of \$515,000 in MWRC in the year 2022. While unit prices have experienced some volatility, overall, there has been a positive trend with the median unit price increase by +295,000 since 2009 (see **Figure 8**)
- Compared to other LGAs within the surrounding region, there has been a slight premium attached unit prices within MWRC; however, overall, unit price trends have been broadly comparable price trends in Orange City Council and Bathurst Regional Council.
- This unit price premium and trend likely highlights strong demand for units within MWRC including Mudgee and relatively scarcity of available multi-unit dwellings.
- Since 2022, and based on current available data for 2023, median prices growth has started to weaken and even decline. These price declines are relatively broad based and are also being experienced in the capital city housing markets and likely reflect the impacts of high interest rates on the willingness and capacity of borrowers to purchase housing.

Notwithstanding recent weaknesses in median price growth, examination of house and unit prices and trends demonstrate demand to live within MWRC and in centres such as Mudgee. The Proposed Development responds to this demand by providing a much needed housing within a high amenity area close to retail and community facilities.

The Proposed Development at the Subject Site will ensure a range of price points and products are delivered to Mudgee to the benefit a larger segment of the population, than if exclusively lower density dwellings were delivered.

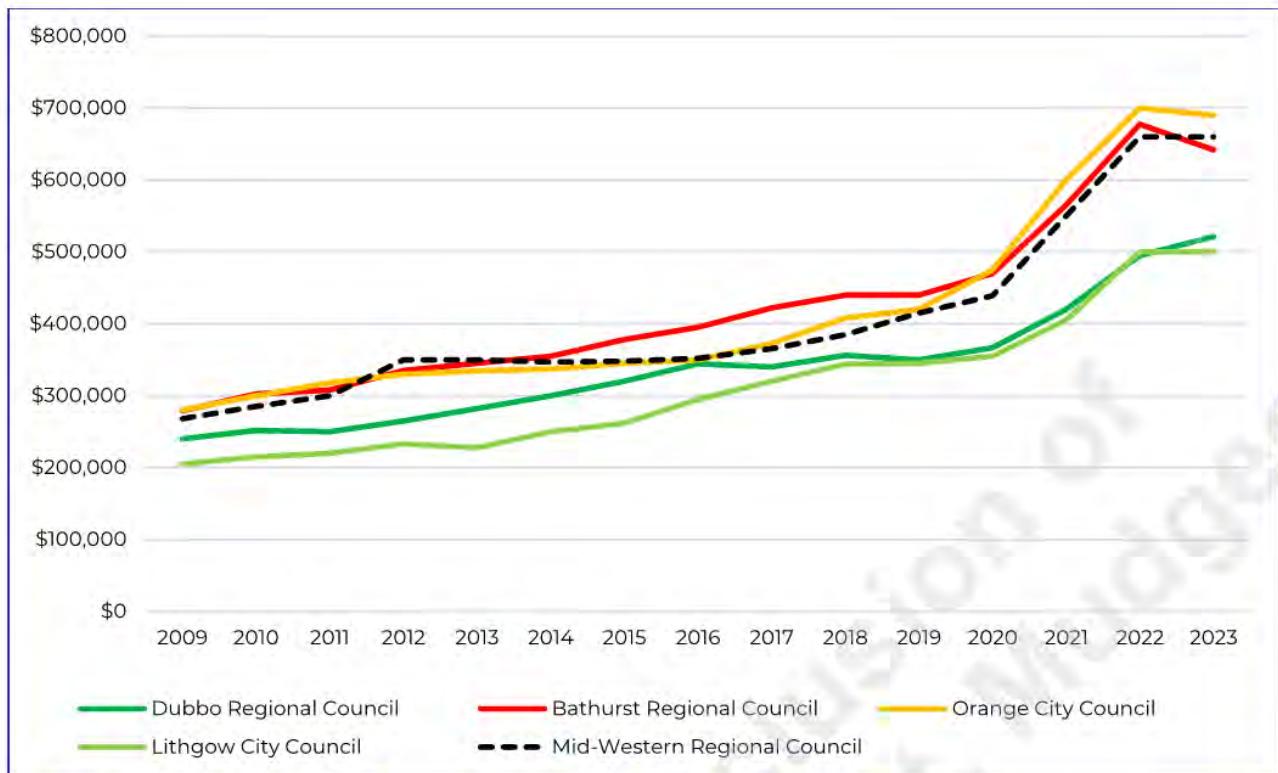


Figure 7 House Price Trends Across Selected LGAs, 2009 – 2023 (YTD)

Source: Pricefinder (2023); Ethos Urban

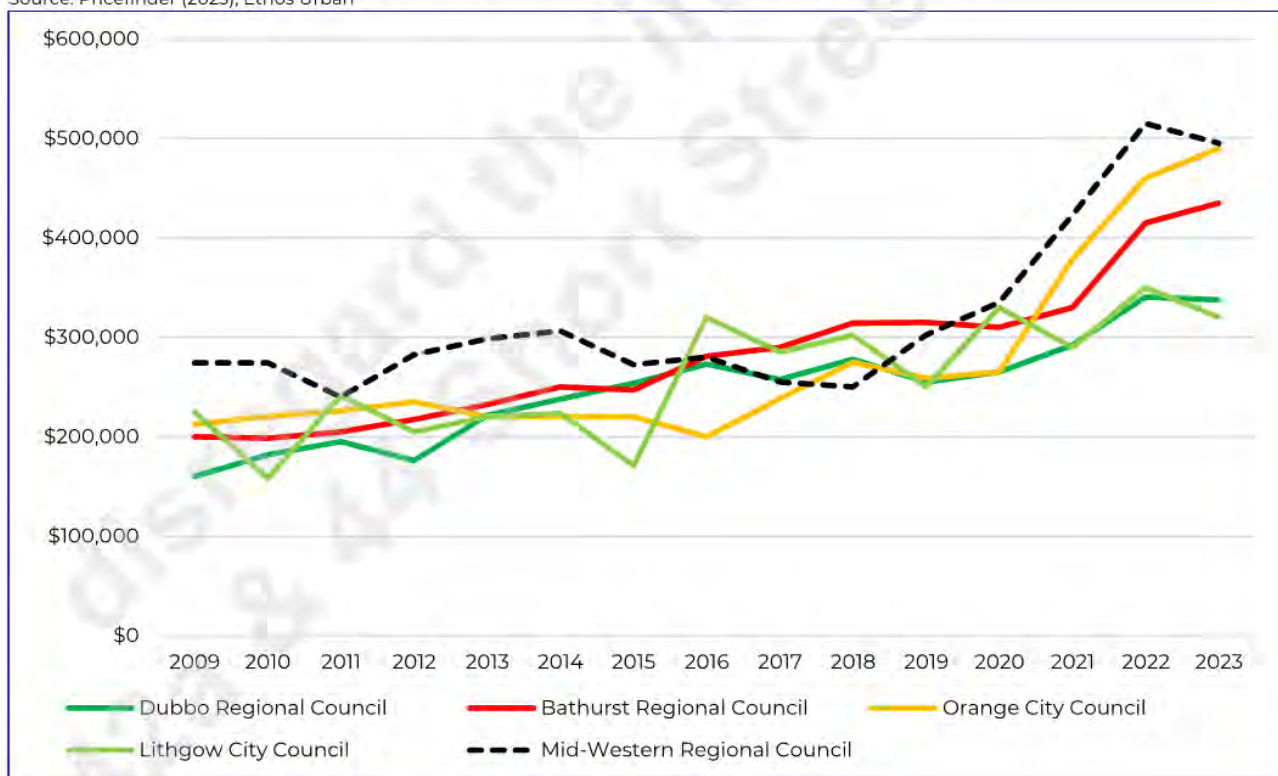


Figure 8 Unit Price Trends Across Selected LGAs, 2009 – 2023 (YTD)

Source: Pricefinder (2023); Ethos Urban

5.3 Market Rents

Overall, a review of market trends indicates that tight conditions within the housing market, premium attached to housing within the MWRC.

Market rent data can be used as an indicator of the demand and desirability to live within a local area. Rental data is sourced from the Department of Family and Community Services (FACS) which provides median weekly rents for all dwelling types, houses, flat/units, and townhouses. Median rental data was examined for 2019 and 2022, a summary of the findings is as follows (see **Table 3**):

- Across both the MWRC and Regional NSW weekly median rents have increased across all dwelling types, with dwellings with 3 or more bedrooms typically experiencing the largest increases in median rental growth.
- Median rents within MWRC have increased faster than compared to the Regional NSW benchmark across all dwelling types and dwelling sizes. Similarly, there is a premium attached to rented dwellings in the MWRC compared to Regional NSW.
- Across both the MWRC and Regional NSW, median rents are typically higher for houses and lower than flat/units, indicating better rental affordability for flat/units.

In the first half of 2023, median rents have increased only slightly within MWRC, most of the recorded rental growth has been in flat/units compared to houses. Median rental growth has been higher in MWRC compared to Regional NSW.

Overall, rental data indicates that MWRC is a desirable place to live and rent. It is noted that rental growth in recent years has likely contributed to reduced rental affordability for households within MWRC. These rental affordability challenges are likely to continue to increase in the near term on the back of strong population growth driven by strong net overseas migration and net internal migration.

Table 3 Median Rents MWRC to Rest of NSW, 2019 and 2022

Dwelling Size	Total	House	Flat/Unit	Town Houses	Total	House	Flat/Unit	Town Houses
	2019				2022			
MWRC								
Bedsitter	-	-	-	-	-	-	-	-
1 bedroom	\$219	-	-	-	\$308	-	-	-
2 bedrooms	\$289	\$288	\$288	-	\$392	\$396	\$375	-
3 bedrooms	\$374	\$373	\$350	-	\$489	\$488	-	-
4 or more	\$448	\$451	-	-	\$599	\$603	-	-
Total	\$374	\$385	\$288	\$408	\$483	\$494	\$348	-
Regional NSW^a								
Bedsitter	\$218	-	\$204	-	\$259	-	-	-
1 bedroom	\$215	\$219	\$213	\$303	\$283	\$274	\$283	\$361
2 bedrooms	\$284	\$294	\$274	\$335	\$365	\$369	\$350	\$428
3 bedrooms	\$355	\$353	\$353	\$405	\$461	\$454	\$457	\$533
4 or more	\$443	\$443	\$408	\$454	\$570	\$573	\$486	\$586
Total	\$343	\$364	\$271	\$380	\$435	\$465	\$350	\$478

Source: FACS, Ethos Urban

a. Rest of State defined as NSW excluding Greater Metropolitan Region of Sydney (which includes Greater Sydney and Wollongong)

5.4 Housing Suitability

There is a current misalignment between the typical household size and dwelling size provided in MWRC, which is leading to overcrowding for certain segments of the community, and underutilisation of houses for other segments of the community.

Data from the 2021 Census provides a measure of the alignment of dwelling size to household size. This measure of housing suitability compares the number of bedrooms required (based on population) with the actual number

of bedrooms provided in the dwelling. This measure considers factors such as number of residents within a household, their relationship with each other, their age and their sex. This measure helps to identify if a dwelling is either under or over utilised based on the needs of the residents/household.

This housing suitability data for MWRC compared to the Regional NSW benchmark is illustrated in **Figure 9**, which classifies dwellings in terms of housing suitability and bedroom requirements. Key findings are as follows:

- Of the dwellings within the MWRC, 13.1% of dwellings are in 'equilibrium' which indicates that all bedrooms are fully utilised. This share is below the NSW regional benchmark indicating that a lower share of dwellings are being fully utilised across the MWRC.
- The vast majority (84.7%) of dwellings have at least one bedroom spare, with 35.2% of dwellings having at least two bedrooms spare. This share is above the NSW benchmark which indicates that a higher share of dwellings within the MWRC are not being fully utilised compared to the balance of NSW and this could indicate barriers to downsizing for these households.
- A smaller share of households (2.1%) require at least one additional bedroom. This segment of the community are likely facing overcrowded housing conditions and are living in dwellings that are over utilised. This share of households is slightly below the NSW Regional benchmark.

A further detailed analysis of households requiring at least one additional bedroom is illustrated in **Figure 10**. Overall, this analysis indicates that the vast majority of households requiring at least one additional bedroom consist of family households.

As a result, the Proposed Development will assist in helping to alleviate the misalignment between typical household size and dwelling size within the MWRC through providing increased smaller dwellings helping to provide for downsizing opportunities to the benefit of the overall community.

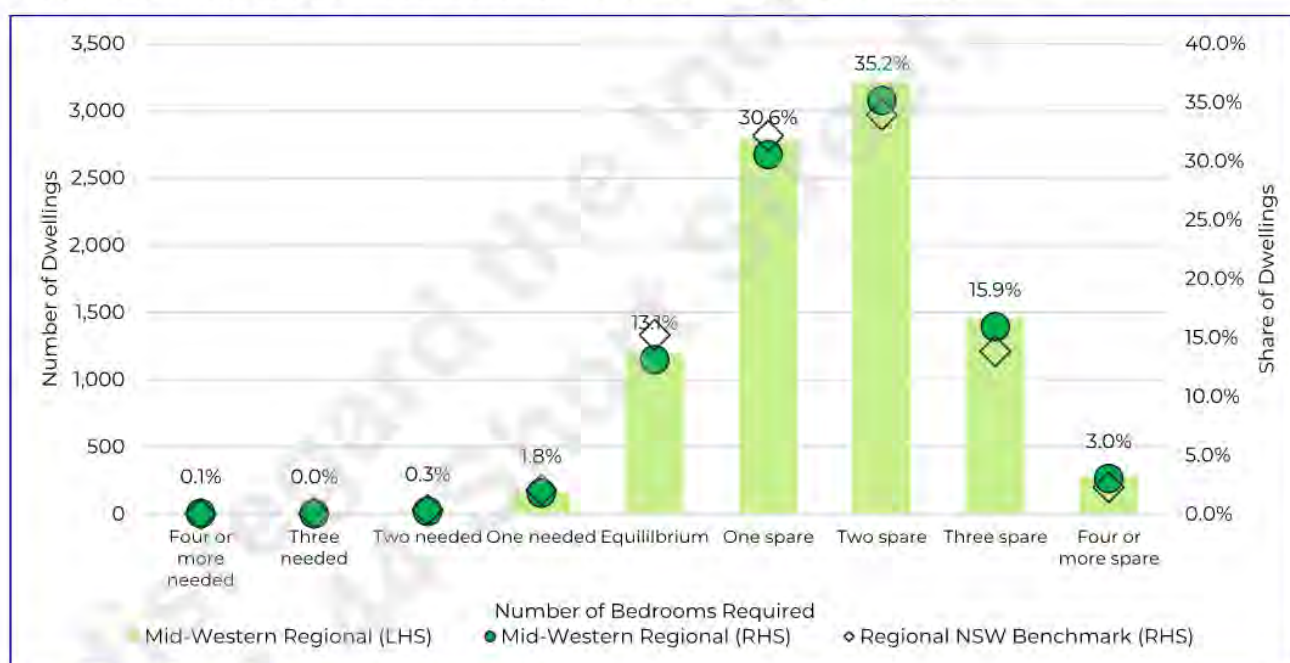


Figure 9 Housing Suitability in MWRC, 2021

Source: ABS, 2021; Ethos Urban

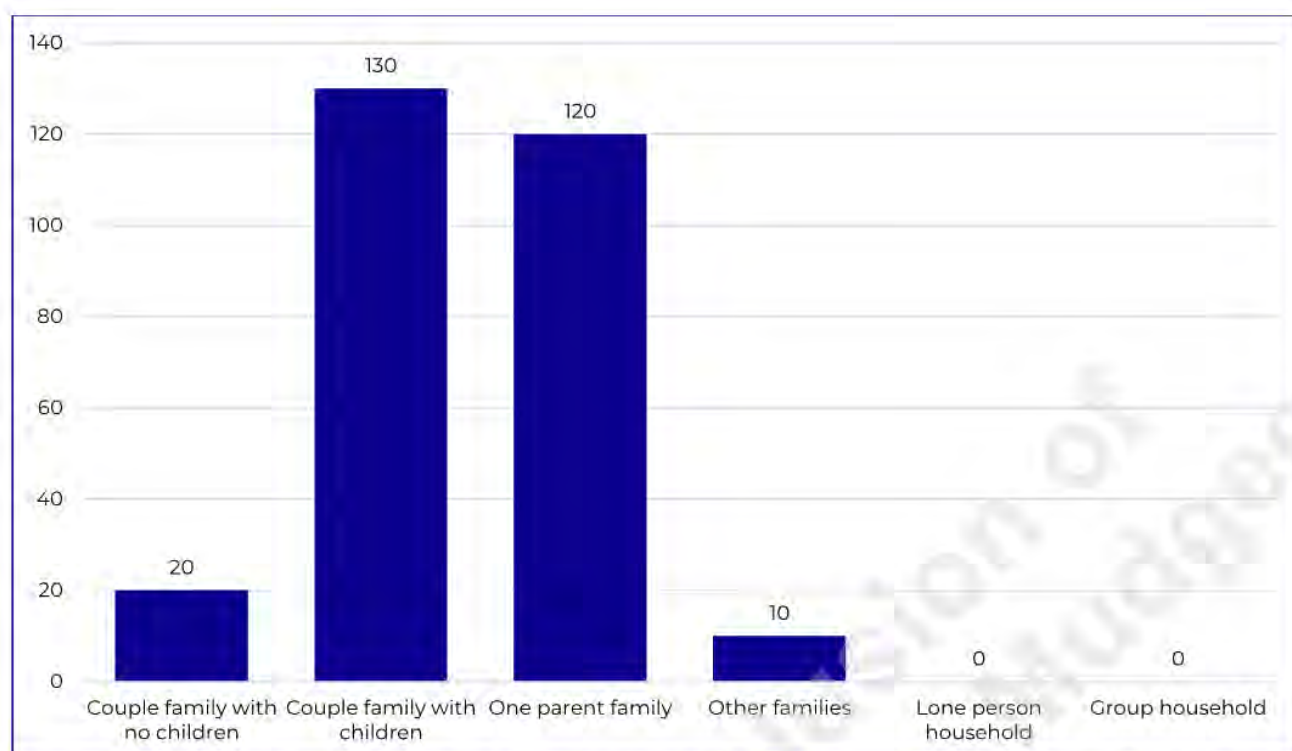


Figure 10 Dwellings Requiring At Least One Additional Dwelling by Household Composition, MWRC, 2021

Source: ABS, 2021; Ethos Urban

5.5 Housing Affordability and Stress

Housing affordability in NSW remains a social, economic and political challenge. The ability to provide for increased housing stock and diversity (across a range of sizes and price points) in key strategic centres and regional centres, will support affordability and result in increased community benefits.

Measuring housing affordability is a key metric to provide an insight into household welfare and there are a number of different ways to measure housing affordability. A typical measure of reviewing housing affordability is expressed as the ratio of housing costs to gross household income.¹ At each Census period, the ABS releases this measure, with 2021 results summarised in **Table 4**. Key insights from this data include:

- Of dwellings being rented in MWRC, 33.4% of households were facing rental stress with rents greater than 30% of household income. This was below the Regional NSW benchmark of 36.3% indicating that while a higher share of households were facing rental stress, this share is lower than the balance across Regional NSW.
- Of the dwellings owned with a mortgage in MWRC, 11.9% of households were facing mortgage stress, with mortgage repayments greater than 30% of household income. This is slightly below the Regional NSW benchmark.

Since the 2021 Census, household stress is likely to have increased in line with rising mortgage interest rates and increases in weekly rents. As such, it is likely the figures summarised below likely understate the housing affordability challenge for households in both MWRC and Regional NSW.

The ability to provide for increased housing supply and additionally dwellings across a range of sizes and price points will help deliver more affordable housing options for the local community.

In this context, the Proposed Development will assist in reducing housing stress and help to improve housing affordability by delivering additional housing stock at lower price points due to the provision of units/apartments. This will benefit the local community and in particular more vulnerable segments of community.

¹ See ABS (Australian Bureau of Statistics) 2019. Housing occupancy and costs, 2017–18-. Canberra: ABS; and <https://www.aihw.gov.au/reports/australias-welfare/housing-affordability> (accessed January 2023)

Table 4 Measures of Housing Stress, 2021

Measure	MWRC	Regional NSW
Weekly rent payments		
Renter households where rent payments are less than or equal to 30% of household income	56.4%	54.1%
Renter households with rent payments greater than 30% of household income	33.4%	36.0%
Unable to determine ^a	10.0%	9.9%
Monthly mortgage repayments		
Owner with mortgage households where mortgage repayments are less than or equal to 30% of household income	76.0%	75.6%
Owner with mortgage households with mortgage repayments greater than 30% of household income	11.9%	12.7%
Unable to determine ^a	12.2%	11.7%

Source: ABS, 2021

Notes: ^a Unable to determine includes those households in which income and/or housing costs were not, or were only partially stated, by persons in the household.

5.6 Housing Undersupply

The Productivity Commission 2021 White Paper details how NSW can reboot its economy in a post-COVID-19 world. Of relevance to this report is the analysis and findings related to housing. A key finding of the report is that since 2006, NSW (including Regional NSW) has not kept pace with demand or state targets, resulting in dwelling shortage, as illustrated in **Figure 11**.

The undersupply of housing began to decline around 2014 this was driven by record high residential approvals and completions. More recently, declines in net immigration due to border closures associated with COVID-19 has further reduced the undersupply to 54,000 dwellings in 2020. The Productivity Commission, having published the white paper in May 2021, anticipated that this trend of negative net immigration would likely continue for a few more years, which would further result a reduction in the undersupply of housing.

The Productivity Commission anticipates that once conditions return to normal in a Post-COVID-19 environment, that the undersupply of housing will continue to worsen, with a projected undersupply of 100,000 dwellings by 2038.

While much of this undersupply will be located in Greater Sydney, the effects of housing undersupply will add pressure to housing markets across the state through reduced housing affordability and availability. Residents that are unable to locate in one housing market, may consider relocating to locations that they can afford. This in turn will add to housing affordability pressures in these locations.

A key driver behind the undersupply of housing in NSW is due to the market not being able to quickly respond to shifts in demand for housing. The Productivity Commission notes recent housing market activity in recent years as an example of the inability of the market to respond to increases in demand for housing associated with faster than expected population growth and record low interest rates. In consequence, house prices and rents have increased significantly, and housing affordability has worsened.

Restrictions on the ability of the market to deliver housing in terms of location, typology and density is noted as the primary cause of the market not being able to respond to shifts in housing demand. Furthermore, the Productivity Commission notes that development applications is also further restricting supply, by increasing the length of time it takes for a residential investment to become construction complete and occupied by residents.

In consequence, the undersupply of housing in NSW has raised the cost of living for households and made NSW a less attractive place to live and work. Residents are forced to locate further away from their desired locations, and away from places of work, and other critical retail, community and social facilities and infrastructure.

For self-contained regional centres such as Mudgee, the consequences of housing undersupply will be immediately felt through inability of residents to live within Mudgee and for businesses to no longer adequately

source workers. For some segments of the community that are unable to relocate, housing affordability pressures could lead to less than desirable housing conditions such as overcrowding.

Overall, the Productivity Commission note the following in regard to housing undersupply and household welfare:

Restrictions on the location, nature and density of housing are limiting choice and leaving people with less income to spend on other goods and services (Productivity Commission 2021 White Paper, 2021, p. 40).

In this context, the Proposed Development at the Subject Site, can assist in reducing housing undersupply, improve affordability, and improve household welfare for current and future residents of MWRC and Mudgee.

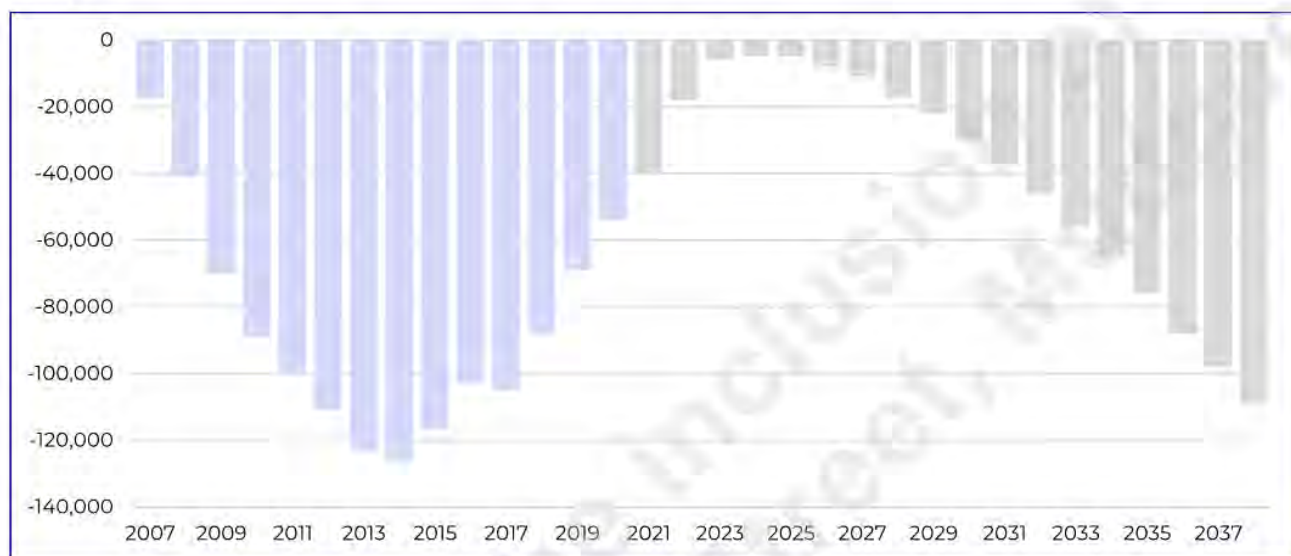


Figure 11 NSW Cumulative Undersupply of Housing, 2006-2038

Source: Productivity Commission 2021 White Paper

5.7 Implications for the Proposed Development

This Chapter has considered some of the key trends that are shaping the residential sector. The Proposed Development responds to many of these trends, for example through providing medium density living in a key location in proximity to a range of services and facilities.

Long term trends in house and unit prices and rents indicate that MWRC is a desirable place to live, and this is likely to remain in the future based on the role and function of the region, current key investment projects, and role and function of key centres including Mudgee.

The Proposed Development aligns with these trend and the need to provide additional residential density in locations such as Mudgee. The Proposed Development has the ability to provide for increased housing stock and dwelling diversity (across a range of sizes and price points) in a highly walkable location in proximity to a range of goods and services.

6.0 Housing Supply and Demand

This Chapter provides a high-level supply and demand analysis to determine need for additional house supply within the MWRC and Mudgee.

Key Findings:

- A review of Australian Bureau of Statistics (ABS) building approvals data indicates that in the period 2016 to 2019, the delivery of housing supply in MWRC was relatively low, averaging just 18 approvals a year. Since 2020, the number of approvals has increased to an average of 90 approvals a year. Approvals for multi-unit dwellings has also increased from 8.3% in 2016 to 2019, to 35.2% of approvals since 2020.
- A review of the future residential development pipeline within the MWRC highlights that some 1,215 dwellings are identified in the pipeline. A number of projects (28.7% of the development pipeline) have no estimated year of completion and have remained at the development approval stage (or early stages within the development process) for several years. For the purposes of the housing supply and demand analysis, these projects are anticipated to still be delivered in the near term.
- A review of implied dwelling demand, which has been derived using assumptions from Department of Planning and Environment (DPE) and expected future population growth (as outlined in Chapter 4), indicates that there is anticipated to be implied demand for an additional +2,130 dwellings within the MWRC over the period from 2023 to 2041.
- As a result, it is anticipated that there will be insufficient supply of housing in MWRC by 2041, with a shortfall of -915 dwellings. As Mudgee is anticipated to accommodate the majority of future population growth within MWRC by 2041 (at 82.9% of all MWRC growth), it will be important to Mudgee to unlock additional dwelling supply in order to address this housing shortfall.
- **This analysis indicates that identified future housing supply will only be able to accommodate half of projected implied dwelling demand expected to be required within the MWRC over the period to 2041. This shortfall in housing supply will add to affordability pressures for households within the MWRC, with vulnerable segments of the community likely to be disproportionately impacted by increased housing stress and affordability pressures. Other economic impacts associated with an increasing housing shortfall may include the inability of businesses and future infrastructure projects within MWRC to attract and retain skilled workers as well as the loss of potential residential expenditure that could be directed to local businesses within MWRC.**
- **This housing supply and demand analysis has demonstrated the need for additional housing to be delivered within MWRC. The Proposed Development will respond to the identified housing need, and will assist MWRC in the delivery of appropriate and much needed housing supply within a well-located and high amenity location within Mudgee.**

6.1 Housing Supply

This sub-section considers housing supply within the MWRC. Housing supply is considered in terms of ABS building approvals data, which provides an indication of historic trends in housing delivery, and a review of the future housing delivering based on the residential development pipeline (sourced from the CordellConnect database).

ABS building approvals

A review of building approvals over the last seven years is illustrated in **Figure 12** and key insights are as follows:

- Prior to 2020, there was an average of 18 approvals each year; however, since 2020, the average number of approvals each year has increased to 90 approvals a year. In 2020, there were 38 approvals, and this has increased to 178 approvals in 2022.
- Detached dwellings have comprised the majority of approvals, accounting for 70% of approvals since 2016.
- There has been a shift to towards multi-unit developments with the multi-unit approvals accounting for 35.2% of approvals since 2020 compared to 8.3% for the period 2016 to 2019. This indicates the market appetite for the delivery of multi-unit dwellings inline with the viability of this multi-unit dwellings across the MWRC.

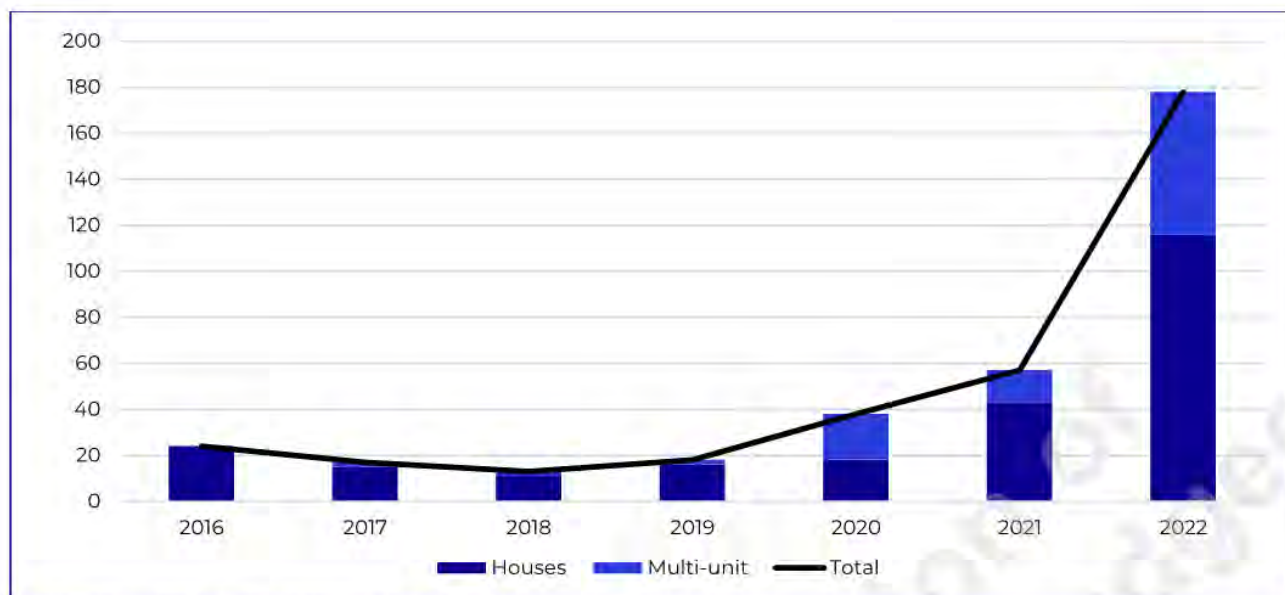


Figure 12 Building Approvals 2016 to 2022

Source: ABS, 2023; Ethos Urban

Notes: first half of 2016 estimated based on approvals in second half

Residential Development Pipeline

A review of the development pipeline as sourced from the CordellConnect database reveals the following insights regarding anticipated future housing supply (see **Figure 13**):

- There is some \$151.4 million of residential investment within the development pipeline comprising an estimated 1,215 dwellings.
- The development pipeline is comprised of multi-units (44.3%), residential subdivision (34.2%), and retirement living, aged care and seniors living (21.1%).
- A number of projects have no estimated year of completion and have remained at the development approval stage or other early stages within the development process for several years. These projects account for 349 dwellings or 28.7% of the development pipeline. For the purposes of analysing supply and demand, these projects are assumed to be able to be completed at any time depending on implied demand.

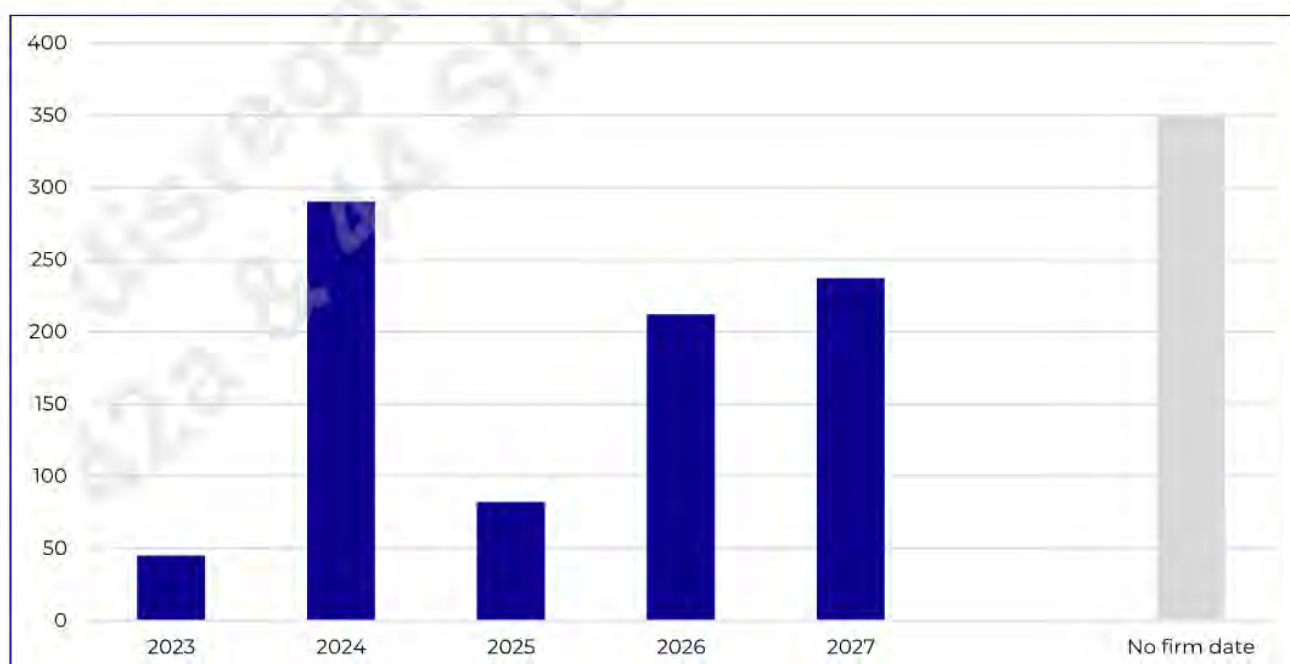


Figure 13 Residential Development Pipeline, MWRC, 2023 to 2027

Source: CordellConnect, 2023; Ethos Urban

6.2 Housing Demand

This sub-section considers the implied demand for housing within the MWRC. Implied demand figures have been calculated from assumptions regarding average household sizes and dwelling occupancy. These assumptions have been based on 2021 Census and DPE projections and assumptions for MWRC.

Based on the above assumptions and future population growth as outlined in **Chapter 4**, there is anticipated to be implied housing demand for an +2,130 dwellings within the MWRC (see **Table 5**). The vast majority of this implied demand is anticipated for Mudgee which will account for 82.9% of the implied housing demand across the MWRC.

Table 5 Implied Housing Demand

	Anticipated Population Growth (2022 to 2041) ^a	Average Household Size ^b	Occupancy Rate ^b	Implied Housing Demand
Mudgee	+3,430	2.3	84.5%	+1,770
MWRC	+4,140	2.3	84.5%	+2,130

Source: ABS, 2023; TfNSW, 2022; DOE, 2022; Ethos Urban

Note: Figures rounded

- Demand analysis includes additional
- Average household size and occupancy rate assumptions derived from 2021 Census and DPE household size and implied housing demand assumptions and projections for the MWRC.

6.3 Housing Need

This sub-section considers the interaction of housing supply and demand to determine future housing need for the MWRC.

Based on implied pipeline of residential developments, and assuming that projects with no confirmed completion date can be readily delivered to respond to housing demand, it is anticipated that there will be insufficient supply of housing by 2033 with a shortfall of -30 dwellings (see **Figure 14**). By 2041, the undersupply of housing is anticipated to increase to -915 dwellings. As Mudgee is anticipated to accommodate 82.9% of implied housing demand much of this housing shortfall will be located in Mudgee.

The housing supply and demand analysis indicates that there is housing supply to accommodate only half of projected implied dwelling demand within the MWRC. This shortfall in housing supply will add to affordability pressures for households within the MWRC with more vulnerable segments of the community likely to be more impacted by housing stress and affordability pressures. Other economic impacts associated with housing shortfall could include the ability of businesses and key infrastructure projects within MWRC to attract and retain skilled workers and loss of residential expenditure that could be directed to businesses within MWRC.

Overall, this projected undersupply of housing represents a highly conservative estimate of housing need for the following reasons:

- Assumes market is in equilibrium in 2022; however, as findings of **Chapter 5** demonstrate, there is significant levels of undersupply across NSW. Furthermore, there is a premium attached to housing and units within the MWRC which likely indicates existing unmet demand (i.e. there already exists an undersupply of housing).
- Nearly all projects within the development pipeline are anticipated to be delivered across the projection time horizon and projects with no anticipated delivery date are still expected to be delivered.
- Excludes demand for housing by temporary workers including workers on major investment projects and seasonal workforce.

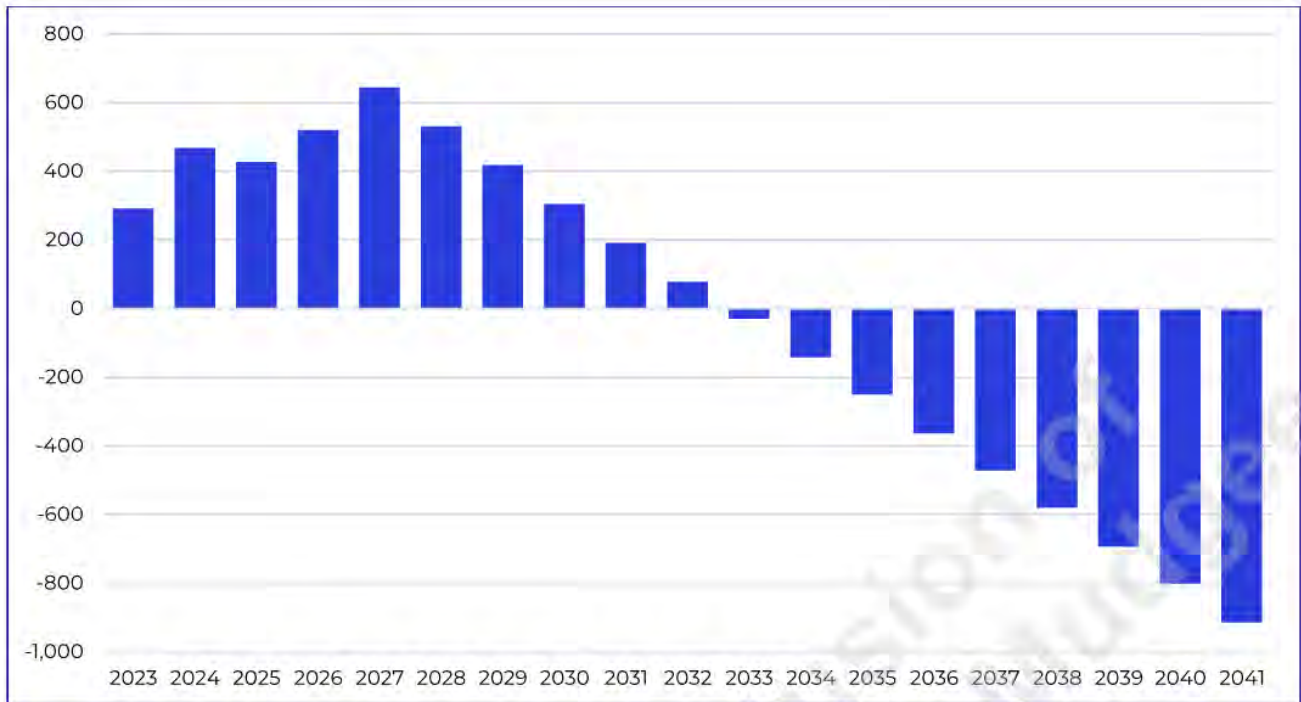


Figure 14 Cumulative Shortfall in Housing Supply (Dwellings) within Mid-Western Regional Council

Source: Ethos Urban

6.4 Implications for the Proposed Development

This Chapter has demonstrated based on housing supply and demand analysis the need for additional housing to be delivered within MWRC. The Proposed Development will respond to this housing need and will assist MWRC in delivery of much needed housing supply at a well located site within Mudgee.

7.0 Opportunities for the Subject Site

The previous Chapters of this Report have demonstrated the need for additional housing, in particular medium density housing in MWRC and Mudgee. This Chapter provides an overview of the suitability of the Proposed Development at the Subject Site for residential development, and the benefits to the local community and region if the Subject Site were developed in line with the proposed masterplan.

Key findings:

- The Proposed Development will respond to the trend and requirement for medium density living through the delivery of some 28 dwellings at the Subject Site. The Subject Site is well located and has a number of attributes that make it suitable for medium density residential use, including being under single ownership on a relatively flat site that is located in proximity to range of services and facilities, accessible to employment opportunities, and provides high levels of amenity including supporting walkability.
- This housing supply and demand review shows that from an economic perspective, a moderate relaxation of height controls at the Subject Site would provide a range of benefits to the MWRC and the local community including:
 - increasing housing supply and diversity
 - improving housing affordability through increased supply and dwelling typologies
 - improving the alignment between typical household sizes and dwelling sizes currently provided
 - reducing the anticipated housing shortfall helping to support overall growth in Mudgee and the region.
- The Proposed Development will deliver an array of economic benefits to the local and regional community. This would include supporting population growth, business opportunities, providing a catalyst for economic growth, supporting jobs in local industry, supporting a walkable community, helping to enhance Mudgee's economic role and function, and revitalising an underutilised well-located site. Furthermore, development of the Subject Site is aligned with key strategic objectives and growth targets for MWRC and the broader region.
- It should be noted that there may be capacity to deliver additional dwellings on the Subject Site at a later through partnerships with adjoining owners.
- **Overall, a modest relaxation of height controls at the Subject Site to 10.5m (up from 8.5m) is recommended on the basis on this housing supply and demand analysis. There is a demonstratable need for additional residential supply, particularly medium density housing.**

7.1 Suitability of the Subject Site

The Proposed Development responds to the trend towards medium and higher density living through the delivery of 28 dwellings at the Subject Site. The Subject Site also has the capacity to deliver additional dwellings at a future stage. The Subject Site is well located and has a number of attributes that make it suitable for medium density residential including:

- Single ownership and relatively large flat site.
- Walkable distance and in proximity to key retail, health, education and social and community facilities and infrastructure all within walking distance of the Subject Site.
- Accessible to key employment opportunities within Mudgee and within the surrounding region.
- Overall high levels of amenity in the Mudgee, supporting walkability.

A moderate relaxation of height controls at the Subject Site would provide the following benefits of relevance to this housing supply and demand review:

- **Increasing housing supply and diversity** and improving choice through the proposed 28 dwellings comprising apartments and townhouses.
- **Improve housing affordability** including through the delivery of new housing supply opportunities and price points in a highly suitable and logical location for housing.

- **Reduce the misalignment between typical household size and dwelling size.** Through providing additional housing across a range of dwelling sizes in a highly logical and suitable location. This will assist households seeking more appropriate dwelling sizes such as downsizes, which will in turn free up larger dwellings for other segments of the community. The need to deliver smaller dwelling sizes to accommodate smaller households have been recognised as a strategic priority.
- **Reduce anticipated housing shortfall within the MWRC.** There is anticipated to be a housing shortfall of -915 dwellings by 2041. This indicates that just under half (45.1%) of future implied housing demand would be able to be accommodated. As such, residential projects need to be considered to support growth and deliver much needed housing supply.
- **Attract and retain skilled workers.** The above benefits will also enable Mudgee and MWRC to better attract and retain skilled workers for the benefit of businesses and the local community.

Overall, the Proposed Development represents an opportunity to assist MWRC in supporting growth, providing additional housing supply, reducing the misalignment between typical household size and dwelling size as well as promoting a number of other benefits including housing affordability and housing diversity and choice.

7.2 Other Benefits

A high-level summary of key benefits that the Proposed Development is likely to produce include:

- **Supporting local business opportunities** through increased activity associated with increased visitation from additional future residents at the Subject Site. These customers will support additional activity and retail expenditure throughout MWRC and Mudgee enhancing local employment and business opportunities during weekdays and also after-hours and on weekends. In addition, it will assist in the ability of businesses to attract and retain skilled workers.
- **Providing a catalyst for economic growth**, through stimulating investment, construction and business activity.
- **Supporting jobs in the construction industry** and flow-on economic activity during the construction phase of the Proposed Development.
- **Supporting walkable communities** by providing residential in proximity and walkable distance to nearby retail, social, education, health, and employment facilities and infrastructure.
- **delivering highest and best use** development of the Subject Site, transforming the site into a medium density residential, community for the benefit of the local community and future residents.
- **Enhancing Mudgee's role and function as regional centre** and support the local community by enhancing the centre's vibrancy and amenity, and providing a location for residents to live close to their place of work.
- **Revitalising the site** that has become dated and need of revitalisation. The Proposed Development will enhance local amenity through the delivery of a modern residential development.

There is also capacity to accommodate additional housing delivery at the Subject Site should additional housing delivery be sought on Lot 22.

Overall, a modest relaxation of height controls at the Subject Site to 10.5m (up from 8.5m) is recommended based on this housing supply and demand analysis. There is demonstrable need for additional residential supply particularly medium density housing.

Attachment 3 - Statement of Heritage Impact

Statement of Heritage Impact to exclude 42a & 44 Short Street, Mudgee
as per Gateway Determination.

STATEMENT OF HERITAGE IMPACT

Proposed Development at 36-42, 42A & 44 Short Street MUDGEE



Job No. 9763
November 2023

Heritage21
CULTURAL BUILT HERITAGE IN THE 21ST CENTURY

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Heritage Approvals & Reports

Schedules of Conservation Work

Statement of Heritage Impact – 36-42, 42A & 44 Short Street, Mudgee

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Statement of Heritage Impact – 36-42, 42A & 44 Short Street, Mudgee

Acknowledgement of Country

Heritage 21 wishes to acknowledge the Traditional Owners of country throughout Australia and recognise their continuing connection to land, waters and community. We pay our respects to them and their cultures and to elders both past and present.

Cover page: Subject site at 36-42A Short Street, Mudgee, from Short Street looking to the front façade.
(Source: Client, 11 December 2022)

The following table forms part of the quality management control undertaken by Heritage 21 regarding the monitoring of its intellectual property as issued.

Issue	Description	Date	Written by	Reviewed by	Issued by
1	Draft report (D1) issued for comment.	04.08.2023	KT	AP	KT
2	Report Issued (RI).	06.11.2023	KT	-	KT
3	Report Issued (RI 2).	20.11.2023	KT	-	KT

Statement of Heritage Impact – 36-42, 42A & 44 Short Street, Mudgee

1.0 INTRODUCTION

1.1 Background

This Statement of Heritage Impact (“SOHI” or “report”) has been prepared on behalf of CMT Architects Australia Pty Ltd who have been engaged to submit a Planning Proposal to provide the framework for future development on the site.

The Planning Proposal seeks to amend Mid-Western Regional Local Environmental Plan 2012 (MRLEP) in relation to 36-42, 42A & 44 Short Street, Mudgee, NSW, 2850 being Lot 1 DP 702951 (2,635m²), Lot 21 DP 816236 (1,373m²) and Lot 22 DP 816236 (1,028m²)(Site); to amend the maximum Height of Building development standard to 10.5m.

The Site, located on the north eastern corner of Short Street and Court Street, approximately 150m to the north west of the edge of the Mudgee CBD. Adjoining the Site to the north and east is Walkers Oval, which is zoned RE1 Public Recreation. Lot 1 DP 702951 is currently used as a gymnasium and Lots 21 and 22 DP 816236 have dwelling houses on them. As such, it is highly modified and has no significant native vegetation.

Lot 1 DP 702951 and Lot 21 DP 816236 are in single ownership; and it is proposed to construct medium density housing on Lot 1 DP 702951. The Owner has commissioned architectural plans for this development that are included with this Planning Proposal for information purposes. It should be noted that the landowner is willing to lodge a Development Application (DA) in parallel to this Planning Proposal to give Council and the community certainty as to the built form outcome for the Site.

Lot 22 DP 816236 is currently in different ownership. However, it is also included in the Planning Proposal as it could ultimately form another significant development site if consolidated with Lot 21 DP 816236; at a timing that suited that suited both landowners.

1.2 Site Identification

The subject site is located at 36-42, 42A and 44 Short Street, Mudgee, which falls within the boundaries of the Mid-Western Regional Local Government Area (“LGA”) and it comprises Lot 1 DP 702951, Lot 21 DP 816236 and Lot 22 DP 816236. As depicted in Figure 1 below, the site is located on the northern side of Short Street, near the intersection of Short Street and Court Street and opposite the Mudgee Local Court and Mudgee Police Station. The setting and topography of the site will be more fully described in Section 3.0 below.

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Figure 1. Aerial view of the subject site, which is highlighted in yellow (Source: NSW Spatial Services, "SIX Maps," accessed 03 August 2023 <http://maps.six.nsw.gov.au/>, annotated by Heritage 21).

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1.3 Heritage Context

1.3.1 Heritage Listings

The subject site is **not** listed as an item of environmental heritage under Schedule 5 of the *Mid-Western Regional Local Environmental Plan* (“MWRLEP”) 2012. It is **not** listed on the NSW State Heritage Register, the National Heritage List, the Commonwealth Heritage List, the National Trust Register (NSW), or the former Register of the National Estate.¹



Figure 2. Detail from Heritage Map HER_006B. The site is outlined in blue, heritage items shaded brown and heritage conservation areas are hatched red (Source: NSW Legislation Online, https://eplanningdlprod.blob.core.windows.net/pdfmaps/5270_COM_HER_006G_010_20120618.pdf, annotated by Heritage 21).

1.3.2 Heritage Conservation Areas

As depicted in Figure 2 above, the subject site is located within the boundaries of the Mudgee Heritage Conservation Area (“HCA”), listed under Schedule 5 of the *Mid-Western Regional LEP* 2012.

Statutory List – Legislative Requirements				
List	Item Name	Address	Significance	Item No.
Mid-Western Regional Local Environmental Plan 2012	Mudgee Heritage Conservation Area	-	Local	C1

¹ The Register of the National Estate ceased as a statutory heritage list in 2007, but it continues to exist as an inventory of Australian heritage places.

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Properties located within Heritage Conservation Areas typically fall into one of the three classifications:

- **Contributory Item** – The property makes a positive contribution to the character and heritage significance of the HCA.
- **Neutral Item** – The property does not contribute nor detract from the character and heritage significance of the HCA.
- **Non-Contributory Item** – The property detracts from the character and heritage significance of the HCA.

Heritage 21 is of the opinion that the subject site is a neutral item within the context of the Mudgee Heritage Conservation Area. This is because the residence and commercial buildings appear to be contemporary dwellings and were not constructed during the Victorian and Federation periods.

1.3.3 Heritage Items in the Vicinity

As depicted in Figure 2 above, the subject site is situated within the general vicinity of the following heritage items listed under Schedule 5 of the *MWRLEP 2012*. The details of the listings follow:

Item/HCA Name	Address	Significance	Item Number
Pitched stone kerb and gutter	West side Court Street, between Nos 50 and 76	Local	I187
Terrace Houses	8-10 Court Street	Local	I132
House	14-16 Court Street	Local	I133
Government Offices (old Council Chambers)	90 Market Street	Local	I136
Court House Annex	94 Market Street	Local	I137
Court House	98 Market Street	Local	I138
River Red Gum tree	Short Street, Police Station Property	Local	I184

Among the heritage items in the vicinity listed above, the subject site is adjacent to or within the visual catchment of Item I187, I132, I138, I137 and I184, all of which are listed under Schedule 5 of the *MWRLEP 2012*.

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1.4 Purpose

The subject site is located within the Mudgee Heritage Conservation Area and is located in the vicinity of heritage items, all of which are listed under Schedule 5 of the *MWRLEP 2012*. Sections 5.10(4) and 5.10(5) of the *MWRLEP 2012* require Mid-Western Regional Council to assess the potential heritage impact of non-exempt development, such as the proposed works (refer to Section 5.0), on the heritage significance of the abovementioned heritage items and heritage conservation area and, also, to assess the extent (whether negative, neutral or positive) to which the proposal would impact the heritage significance of those heritage items and heritage conservation area. This assessment is carried out in Section 6.0 below.

Accordingly, this SOHI provides the necessary information for Council to make an assessment of the proposal on heritage grounds.

1.5 Methodology

The methodology used in this SOHI is consistent with *Statements of Heritage Impact 1996* and *Assessing Heritage Significance 2001* published by the Heritage Division of the NSW Office of Environment and Heritage and has been prepared in accordance with the principles contained in the most recent edition of *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance 2013*.

1.6 Authors

This Statement of Heritage Impact ("SOHI" or "report") has been prepared by Kieran Moss, reviewed by Ankita Powale and overseen by Paul Rappoport, of Heritage 21, Heritage Consultants.

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1.7 Limitations

- This SOHI is based upon an assessment of the heritage issues only and does not purport to have reviewed or in any way endorsed decisions or proposals of a planning or compliance nature. It is assumed that compliance with non-heritage aspects of Council's planning instruments, the BCA and any issues related to services, contamination, structural integrity, legal matters or any other non-heritage matter is assessed by others.
- This SOHI essentially relies on secondary sources. Primary research has not necessarily been included in this report, other than the general assessment of the physical evidence on site.
- It is beyond the scope of this report to address Indigenous associations with the subject site.
- It is beyond the scope of this report to locate or assess potential or known archaeological sub-surface deposits on the subject site or elsewhere.
- It is beyond the scope of this report to assess items of movable heritage.
- Any specifics regarding views should be assessed by a view expert. Heritage 21 does not consider itself to be a view expert and any comments in this report are opinion based.
- Heritage 21 has only assessed aspects of the subject site that were visually apparent and not blocked or closed or to which access was not given or was barred, obstructed or unsafe on the day of the arranged inspection.

1.8 Copyright

Heritage 21 holds copyright for this report. Any reference to or copying of the report or information contained in it must be referenced and acknowledged, stating the full name and date of the report as well as Heritage 21's authorship.

2.0 HISTORICAL CONTEXT

2.1 Local History

The following historical information has been sourced from the Heritage Inventory Sheet for the Mudgee Railway Precinct:²

The official opening of the Mudgee line in September 1884 was the culmination of over twenty years effort on the part of the Mudgee community to secure a rail line to Mudgee and surrounding districts. Agitation for a railway service to Mudgee was led by a committee of local residents which was formed in 1870 and later became the Mudgee Railway League (Sheedy, 1988). A line from Bathurst to Mudgee and Walgett was proposed in 1873 but never constructed, with a later survey (in 1876) confirming the eventual route via Wallerawang and Capertee.

By 1879 the NSW Government confirmed that the line to Mudgee would be built and on 15 May 1881 the line opened as far as Capertee. In the same year a contract was awarded for construction of the remaining section of the line (from Capertee to Mudgee) and in 1883 a contract let for construction of the passenger station, Station Master's house, two gatekeepers' cottages, accommodation for guards, engine drivers and porters, a goods shed, engine house, coal stage, water tank and a 50-foot turntable (Sheedy, 1988).

The arrival of the mail train on 10 September 1884 marked the opening of the line and the beginning of two days of festivities, including a large picnic at Market Square (now Robertson Park) which was attended by most of the population of Mudgee. Six trains arrived from Sydney with dignitaries including the Premier, Edmund Barton, the Railway Commissioner, and local members of Parliament. On the next day, 11 September, despite heavy rain there was a procession, outdoor feast, banquet and ball to celebrate the opening of the railway line (Sheedy, 1988; Cottee, 2004). The station building was, at the time of its opening, regarded as one of a select group of significant railway structures in NSW, surpassed only by regional stations in Newcastle, Albury and Hay and categorised as one of approximately twenty 'first class' stations built between 1870 and 1890 (Sheedy, 1988).

Between 1884 and 1987, various buildings and other structures were erected, and numerous changes made to the original station and yard. These included the addition of a loco store and engine shed in 1891, installation of a 60 foot turntable and picket fence in 1903, a truck weighbridge in 1909, railway refreshment rooms and a parcels office in 1911, a foot warming furnace in 1912, railway refreshment room in 1917, conversion of the 'Out of' room into a bar and provision of a new 'Out of' room and lamp room in 1917, and the construction of a Railway Institute building and telegraph office in 1920. Electric power and lighting were switched on in 1924 (Sheedy, 1988; Cottee, 2004). The line was extended to Gulgong and Dunedoo in 1910

² NSW Environment and Heritage, Mudgee Railway Precinct,
<https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=3150064>

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and to Coonabarabran in 1917. By the late 20th century several structures were demolished, including the Station Master's residence in 1973, but as late as 1987 a new barracks building was erected. Mudgee Station was classified by the National Trust (NSW) in 1977 and listed on the Register of the National Estate in 1978. Passenger train services ceased in 1985 but in subsequent years the station building has been used as accommodation for Freightcorp and Pacific National and has been leased by community groups. In 2005, much of the station building was repaired and the main part of the station building converted into a restaurant, café, and bar which opened in February 2006.

Although, initial research did not bring to light the exact date when the subject lot was subdivided and removed from the state significant Mudgee Railway Station precinct, it is plausible that the existing train crew facility would have been moved from the main Railway Station Building when the redevelopment and reuse to the restaurant and bar was undertaken in the 1990s.



Figure 3. Excerpt from an 1884 Parish Map of Mudgee. The approximate location of the subject site is outlined in red (Source: NSW Historic Land Records Viewer, <https://hlrv.nswlrs.com.au/>).

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Figure 4. An excerpt from an 1896 Parish Map of Mudgee (Source: NSW Historic Land Records Viewer, <https://hlrv.nswlrs.com.au/>).

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2.2 Site Specific History

The land containing the subject site was initially dedicated as part of the planned Town of Mudgee. An 1893 map of the Town of Mudgee indicates that the parcels designated 24A were initially owned by George Cox via Crown Grant in 1839 (see Figure 5 below). Parcels within the Town of Mudgee were being subdivided and sold during this period, with land to the south of the subject site being reserved for the Mudgee Court House and Police Station being purchased and reserved in 1891.³

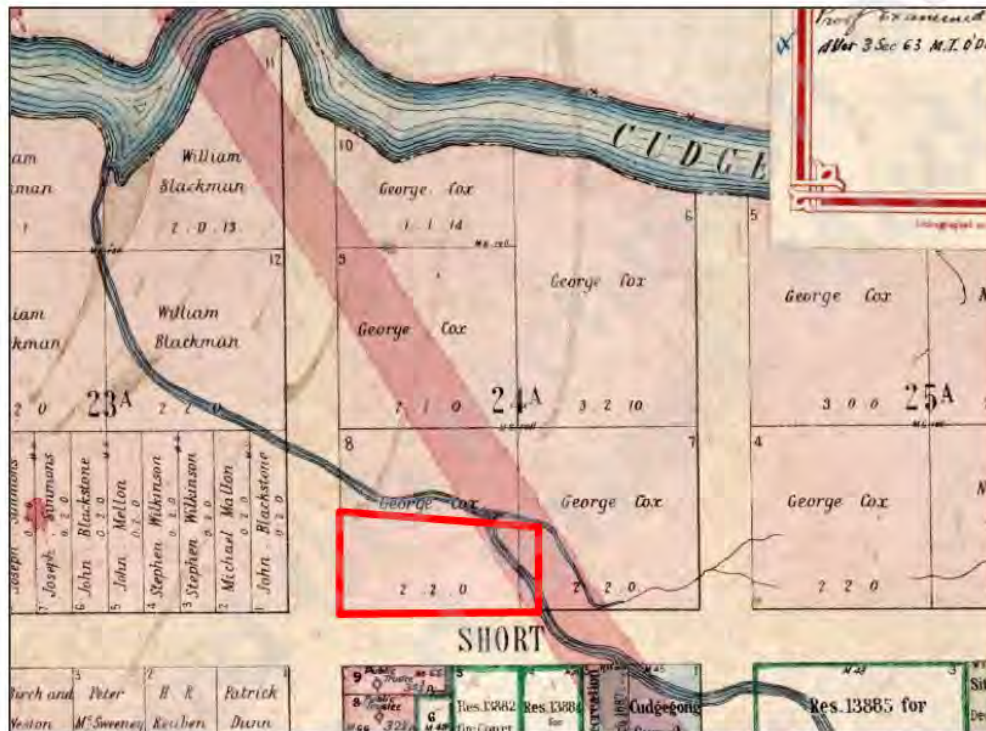


Figure 5. Extract from a 1893 Map of the Town of Mudgee, showing part of the estate owned by George Cox. The approximate location of the subject site is outlined in red (Source: NSW Land Registry Services, <https://hlrv.nswlrs.com.au/>, annotated by Heritage 21).

As the town attracted new residents, lots that were part of the Town of Mudgee were progressively subdivided and sold between 1893 and 1903.⁴ A map of the Town of Mudgee indicates that George Cox retained his ownership of the site during this period (refer to Figure 6 below). By this period, the majority of the parcels within the Mudgee township had been subdivided and sold. The subject site most likely remained undeveloped during this period. It should be noted that George Cox passed away in 1901, Town of Mudgee maps do not indicate subsequent owners of the subject site.

³ NSW Land Registry Services, *NSW Historic Land Records Viewer*, Town of Mudgee, 1893, accessed 03 August 2023.

⁴ NSW Land Registry Services, *NSW Historic Land Records Viewer*, Town of Mudgee, 1903, accessed 03 August 2023.

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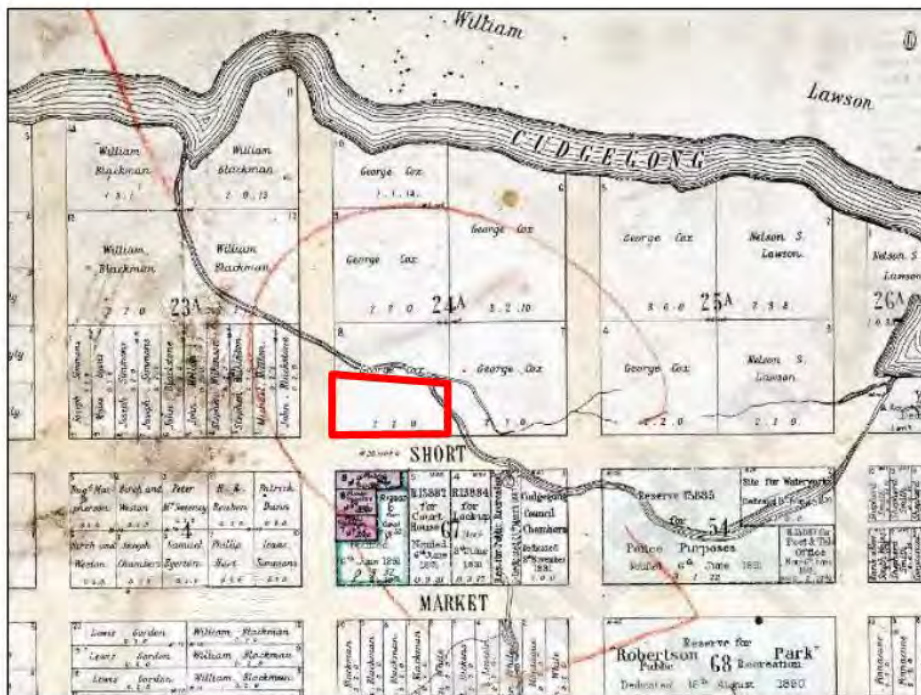


Figure 6. Extract from a 1903 map of the Town of Mudgee, showing part of the estate first owned by George Cox. The approximate location of the subject site is outlined in red (Source: NSW Land Registry Services, <https://hlrv.nswlrs.com.au/>, annotated by Heritage 21).



Figure 7. Extract from 1924 map of the Town of Mudgee, showing part of the estate owned by George Cox. The approximate location of the subject site is outlined in red (Source: NSW Land Registry Services, <https://hlrv.nswlrs.com.au/>, annotated by Heritage 21).

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1965 aerial photography indicates that the subject site remained relatively undeveloped since the original crown grant to George Cox in 1839. It appears that a residence at the north-east corner of Court and Short Streets was present, and an auxiliary shed may have been present within the bounds of the subject site (refer to Figure 8 below).



Figure 8. Extract from 1964 aerial photography, showing the approximate location of the subject site, outlined in red (Source: NSW Historical Imagery, https://portal.spatial.nsw.gov.au/download/historic/1296/1296_02_123.jp2.jpeg, annotated by Heritage 21).

1970 aerial photography indicates that the subject site continued to remain relatively undeveloped (see Figure 9 below). It appears that the nearby structure at the north-east corner of Court and Short Streets had been demolished and replaced with two new buildings. By 1987, the existing commercial structure had been constructed (refer to Figure 10 below).

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Figure 9. Extract from 1970 aerial photography, showing the approximate location of the subject site, outlined in red (Source: NSW Historical Imagery, https://portal.spatial.nsw.gov.au/download/historic/1962/1962_02_085.jp2.jpeg, annotated by Heritage 21).



Figure 10. Extract from 1987 aerial photography, showing the approximate location of the subject site, outlined in red (Source: NSW Historical Imagery, https://portal.spatial.nsw.gov.au/download/historic/3601/3601_02_172.jp2.jpeg, annotated by Heritage 21).

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Figure 11. Extract from 1993 aerial photography, showing the approximate location of the subject site, outlined in red (Source: NSW Historical Imagery, https://portal.spatial.nsw.gov.au/download/historic/4234/4234_03_147.jp2.jpeg, annotated by Heritage 21).

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3.0 PHYSICAL EVIDENCE

3.1 The Setting

The site is located at 36-42A Short Street, Mudgee. The town of Mudgee is located 261 kilometres north-east of Sydney and is the largest town in the Mid-Western Regional Council local government area.

The portion of Short Street within the vicinity of the subject site is wide, with rear-to-curb street parking on its northern side. The street features a gentle downhill slope to the east. Short Street features green verges on either side of the road, with a concrete footpath on the northern side. The northern side of Short Street features sparse residential developments, with Walkers Oval occupying much of the northern side of the road. The southern side of Short Street features some residential development, with the Mudgee Local Court and Mudgee Police Station being bounded to the rear by Short Street.

3.2 Physical Description

The site at 36-42, Short Street, Mudgee consists of a single storey commercial building constructed of face brick, built between 1970 and 1987. The primary façade features vertically proportioned windows and recessed doorways. The front garden of the site features five palm trees and a short setback of the building from Short Street. The rear garden of the site includes contemporary exercise equipment. The roof of the commercial building includes solar panels.

The site at 42A Short Street, Mudgee consists of a single storey dwelling constructed between 1964 and 1970. The façade of the dwelling features horizontal cladding and a carport integrated under the flat roof form. The residence is placed at an angle to Short Street, with a large setback. The site includes an irregular lot shape, with a large rear garden.

3.3 Condition and Integrity

The current form of the buildings has retained legibility of their original scale and character. The exterior of the sites appear to have been modified since their original construction and are in a good to fair condition.

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3.4 Images

The following photographs have been taken by the client during a site inspection undertaken on 11 August 2022, unless stated otherwise.



Figure 12. Exterior view of the site at 36-42 Short Street, Mudgee. Taken from Short Street, facing north-east.



Figure 13. Exterior view of the site at 36-42 Short Street, Mudgee. Taken from Short Street, facing north-west.



Figure 14. Exterior view of the site at 36-42 Short Street, Mudgee. Taken from Short Street, facing north.



Figure 15. Exterior view of the site at 36-42 Short Street, Mudgee. Taken from Short Street, facing north.



Figure 16. Exterior view of the site at 42A Short Street, Mudgee. Taken from Short Street, facing north.



Figure 17. Exterior view of the nearby Walkers Oval. Taken from Short Street, facing north-east.

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Figure 18. Exterior view of the properties in the vicinity of the subject site. Taken from Short Street, facing west.

4.0 HERITAGE SIGNIFICANCE

In order to assess the impact of the proposed works on the heritage significance of the subject site, the Mudgee Heritage Conservation Area (in which the subject site is located) and heritage items in the vicinity of the site, it is necessary to first ascertain the heritage significance of these places. Accordingly, Statements of Significance for the subject site (refer to Section 4.2), the Mudgee HCA (refer to Section 4.1.1), and items I187, I32, I33, I136, I137, I138 and I184 (refer to Sections 4.1.2 through to 4.1.6) are provided below. The significance of these places, will form part of our considerations in the assessment of heritage impact, undertaken in Section 6.0 below.

4.1 Established Significance

4.1.1 The Mudgee HCA (Item C1)

The following Statement of Significance is available for the Mudgee Heritage Conservation Area (C1), extracted from the NSW State Heritage Inventory:⁵

The settlement of Mudgee, located along the banks of the Cudgegong River, demonstrates the principal characteristic of early government town layout in NSW. Designated land uses include the Anglican and Catholic churches in key central positions, with reserved land for law and order, education and recreation, following government practice of the day.

Initial settlement occurred in 1822 with many pioneer families still represented in the town today.

The Heritage Conservation Area of Mudgee closely follows the 1884 parish map of the town and retains many key heritage buildings especially in the central business area of Church and Market Streets. Historically significant buildings on corners include the Post Office, the Anglican and Catholic churches, hotels and banks, all of which help frame the central shopping area. Many impressive commercial, civic and religious buildings of similar late Victorian style and scale, such as the former Town Hall, banks, hotels and churches, form the core of the Conservation Area, creating an aesthetically significant NSW country town. Remnants of early road works, stone kerbs and gutters, are extant and contribute to the setting.

Two excellent parks, Robertson Park and Lawson Park, set aside in the initial surveys of the town, provide partial boundaries to the commercial core. The town setting is also framed by the backdrop of the hills, reminding residents of the original meaning of Mudgee: the 'nest in the hills'.

⁵ Heritage NSW, "Mudgee Heritage Conservation Area," State Heritage Inventory, Heritage Item ID:2070402, accessed 21 November 2022, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2070402>.

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Mudgee also has a good stock of heritage listed houses beyond the central business area. In a special category are those buildings designed by Mudgee architect Harold Hardwick in the 1890s to 1920s because of their quality. (Ref: Snapshot MWRC).

4.1.2 The Pitched Stone Kerb and Gutter (Item I187)

The following Statement of Significance is available for the Pitched stone kerb and gutter (Item I187), extracted from the NSW State Heritage Inventory:⁶

The river-stone and slate dish drains of Court Street are rare vernacular examples of early road construction c. 1870-1900, valued by residents and enhancing the setting of this historic streetscape.

The local Council managed the road system and this example demonstrates mid to late nineteenth century road construction practices and is an excellent example of the work of early road makers. Using local materials and skills it demonstrates distinctive processes of early road engineering for transport and stormwater reticulation, no longer practiced today.

Elongated river stones, laid as a soldier course, line the gutter with broader flat sandstone at the base forming a spoon drain.

Roads were often impassable, and many council meetings were spent debating repairs and maintenance 'for the lives and limbs of pedestrians and vehicle-travellers were jeopardised.' (1912) (Ref: Snapshot MWRC).

4.1.3 The Terrace Houses (Item I32)

The following Statement of Significance is available for the Terrace Houses (Item I32), extracted from the NSW State Heritage Inventory:⁷

Possibly the oldest residence in Mudgee dated c. 1842 built on land originally owned by Patrick Dunn of Parramatta. The first part of the house faced Short Street and then the property was sold to William Blackman in 1843. He built the Court Street wing. In the period 1874-78 it was used as a convent and girls school run by the Sisters of Mercy. The building has had other purposes including possibly as an hotel and a store.

Now addressing Court Street, and set close to the street, the face brick house in English bond has a steeply pitch iron roof with dormer windows. There is a full width veranda, an extension of the main roof, supported on chamfered timber posts. Openings are double hung windows with 6 panes per sash and French doors opening onto the veranda.

⁶ Heritage NSW, "Pitched stone kerb and gutter," State Heritage Inventory, Heritage Item ID:2070187, accessed 21 November 2022, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2070187>.

⁷ Heritage NSW, "Terrace Houses," State Heritage Inventory, Heritage Item ID:2070032, accessed 21 November 2022, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2070032>.

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The cottage garden and timber picket fence enhance the setting of the building that contributes strongly to the two streetscapes. (Ref: Snapshot MWRC).

4.1.4 The Court House (Item I138)

The following Statement of Significance is available for the Court House (Item I138), extracted from the NSW State Heritage Inventory:⁸

The building is an exceptionally early courthouse for country NSW, being constructed c.1862. It was designed and modified by several government architects including Alexander Dawson, James Barnet and Walter Liberty Vernon, with the original colonial style building still recognisable.

The Court House is a very tall masonry building with mock stone quoins at corners, with a gabled roof with parapet walls at each end. The high set tall windows are double hung with 9 lights per sash, with half round arches over and deep rendered bands all round. The central porch that is possibly an early addition has moulded render detail and an arched entry. The building retains fine interiors with original layout and cedar joinery.

Well set back from the street, the Court House makes a strong contribution to the streetscape and to the grouping of Law & Order buildings in its vicinity. (Ref: Snapshot MWRC).

4.1.5 The Court House Annex (Item I138)

The following Statement of Significance is available for the Court House Annex (Item I138), extracted from the NSW State Heritage Inventory:⁹

Constructed in 1883, this building was initially a lock up and then police accommodation. Now it serves as the main Police Station and, with the Court House, with much of the lock-up now demolished. It forms part of the 'law an order' precinct.

Constructed in face English brickwork with a hipped and gabled corrugated iron roof, it has return wings either side of a long veranda set on simple posts. The building retains a high level of original fabric, including moulded and rendered chimneys, circular gable vent at the gable end, and double hung windows set in pairs with rendered sills. A large brick wall to the west of the police station was probably part of the earliest structure.

Although set well back from the road, it makes a strong contribution to the streetscape. (Ref: Snapshot MWRC).

⁸ Heritage NSW, "Court House," State Heritage Inventory, Heritage Item ID:2070579, accessed 21 November 2022, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2070579>.

⁹ Heritage NSW, "Court House Annex," State Heritage Inventory, Heritage Item ID:2070137, accessed 21 November 2022, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2070137>.

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4.1.6 The River Red Gum Tree (Item I184)

The following Statement of Significance is available for the River Red Gum tree (Item I184), extracted from the NSW State Heritage Inventory:¹⁰

This large River Red Gum, although heavily pruned, was over 20 m high in 2018 but had since been fully cut down. It was located close the police station in Mudgee off Short Street, not far from a small water course that leads into the Cudgegong River.

Eucalyptus Camaldulensis, the river red gum, is a tree of the genus Eucalyptus. It is one of around 800 species within the genus. There are many advanced River Red gums along the Cudgegong River that may be 200 to 300 years of age with girths in excess of 3000mm diameter.

The CSIRO states that the river red gum has the most widespread natural distribution of any eucalypt species in Australia, forming extensive forests and woodlands in the south-east and providing the structural and functional elements of important floodplain and wetland ecosystems. Along ephemeral creeks in arid central Australia it forms narrow corridors, providing vital refuge in the form of habitat and food resources for a whole host of animals in an otherwise hostile, arid environment. (Ref: Snapshot MWRC).

4.2 The Subject Site

4.2.1 Assessment of Significance

In order to make an assessment of whether the proposed development to the subject site would have either a negative, neutral or positive impact upon the significance of the subject place, it is necessary first to ascertain the significance of the subject site. The assessment is based upon criteria specified by the NSW Office of Environment and Heritage.¹¹

Criterion	Assessment
A. Historical Significance <i>An item is important in the course, or pattern, of NSW's (or the local area's) cultural or natural history.</i>	<p>The site was previously part of a crown grant provided to George Cox in 1839 and remained relatively unchanged for most of its history. The site included some auxiliary buildings for a short period, but these were since demolished. The current structures were each built in the late twentieth century and have remained largely intact, with minimal evident changes.</p> <p>As such, the site does not meet the criterion for historic significance at the state or local level.</p>

¹⁰ Heritage NSW, "River Red Gum tree," State Heritage Inventory, Heritage Item ID:2070184, accessed 21 November 2022, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2070184>.

¹¹ NSW Heritage Office, "Statements of Heritage Impact," in *NSW Heritage Manual* (Paramatta: Department of Planning and Environment, 1996).

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Criterion	Assessment
B. Associative Significance <i>An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's (or the local area's) cultural or natural history.</i>	<p>There is no known significant human occupation or any event, person or group of importance which lived on the site or was associated with it since its construction.</p> <p>As such, the item does not meet the criterion for associative significance at the state or local level.</p>
C. Aesthetic Significance <i>An item is important in demonstrating aesthetic characteristics and/or high degree of creative or technical achievement in NSW (or the local area).</i>	<p>The subject buildings are both contemporary buildings which do not demonstrate visually distinct architectural forms and features. The structures use contemporary materials and colours and there are multiple examples of these type of buildings within NSW and the Mudgee area.</p> <p>As such, the site does not meet the criterion for aesthetic significance at the state or local level.</p>
D. Social Significance <i>An item has a strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons.</i>	<p>To our knowledge, the subject site has no known association with an identifiable group in the area or was used by a particular community for social, cultural or spiritual purposes.</p> <p>As such, the site does not meet the criterion for social significance at the state or local level.</p>
E. Technical/Research Significance <i>An item has potential to yield information that will contribute to an understanding of NSW's (or the local area's) cultural or natural history.</i>	<p>There is no evidence to suggest that the building demonstrates construction techniques other than those commonly employed at the time.</p> <p>As such, the subject site does not meet the requirements of this criterion at the state or local level.</p>
F. Rarity <i>An item possesses uncommon, rare or endangered aspects of NSW's (or the local area's) cultural or natural history.</i>	<p>Dwellings and structures built in the contemporary architectural style are not currently rare in Sydney and there are numerous examples in the Mudgee area.</p> <p>As such, the subject site does not attain the requisite standard of significance under this criterion.</p>
G. Representativeness <i>An item is important in demonstrating the principal characteristics of a class of NSW's (or the local area's) cultural or natural places or cultural or natural environments.</i>	<p>The residence and commercial building evident on the site are a recent addition and is of contemporary construction. The landscape and setting of the subject site do not indicate a strong association with the architectural development of Mudgee.</p> <p>As such, the site does not meet the criterion for representative significance at the state or local level.</p>

Notwithstanding the historical development of the subject site, there is no evidence to suggest that the existing structures located at 36-42, 42A and 44 Short Street, Mudgee constructed in the late twentieth century, demonstrates any of the criteria against which heritage significance is assessed.

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5.0 WORKS PROPOSED

5.1 Proposal Description

The proposal entails a planning proposal, for the site at 36-42 Short Street Mudgee, 42A Short Street, Mudgee and 44 Short Street, Mudgee. The planning proposal requests the following amendments to the *MWRLEP 2012*:

- Increasing the height limit of the subject site from 8.5 metres to 10.5 metres.

Additionally, CMT Architects have prepared an indicative development concept to address the design feasibility of the planning proposal:

- Demolition of all buildings.
- Construction of a unit block.

5.2 Drawings

Our assessment of the proposal is based on the following drawings by CMT Architects dated 14 November 2023 and received by Heritage 21 on 14 November 2023. These are reproduced below for reference only; the full set of drawings accompanying the planning proposal should be referred to for any details.

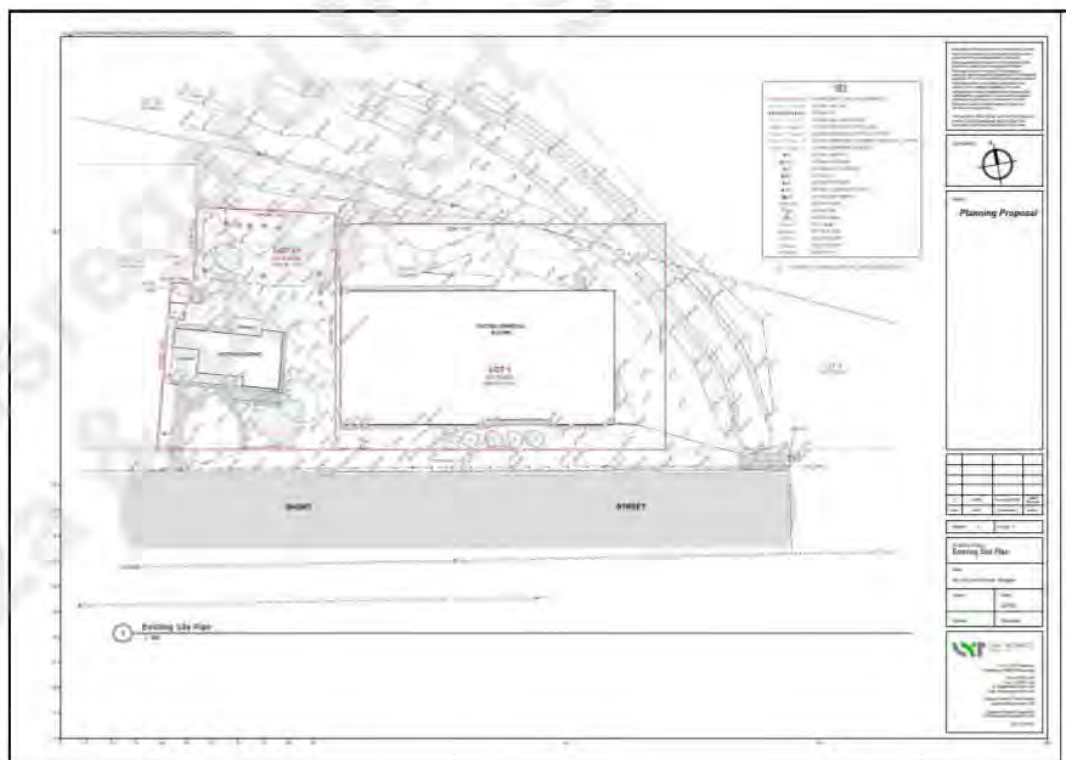


Figure 19. Existing Site Plan.

Statement of Heritage Impact – 36-42, 42A & 44 Short Street, Mudgee

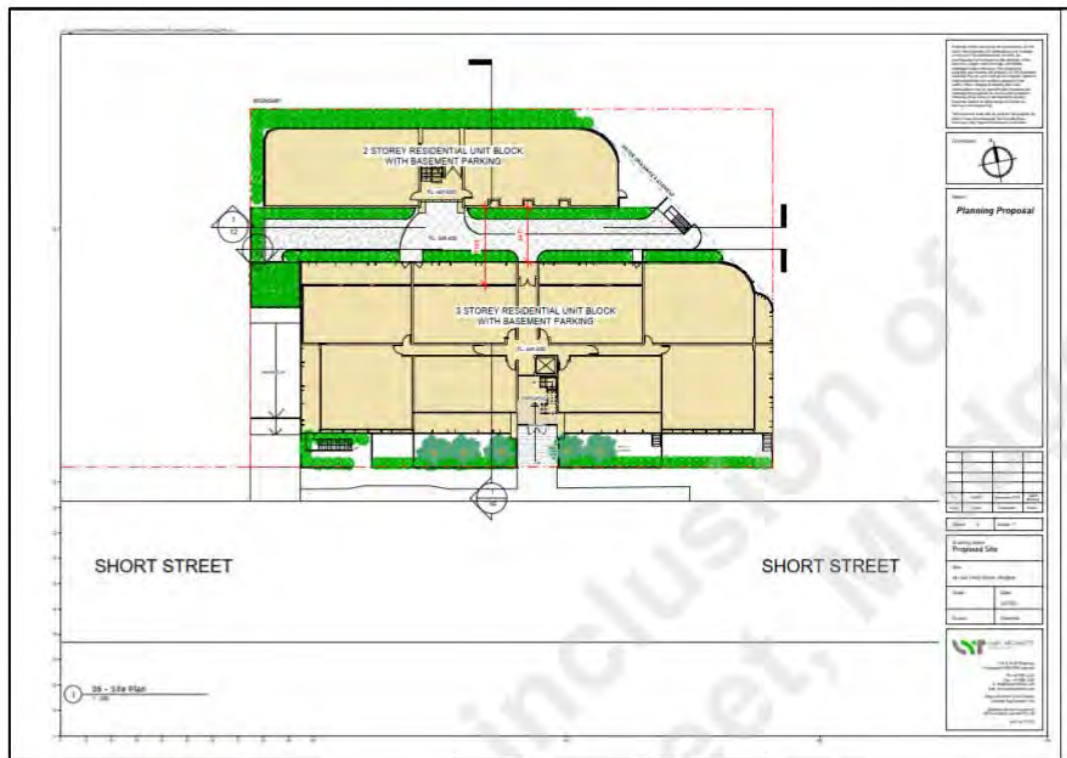


Figure 20. Proposed Site Plan.



Figure 21. Proposed Demolition Plan.

Statement of Heritage Impact – 36-42, 42A & 44 Short Street, Mudgee

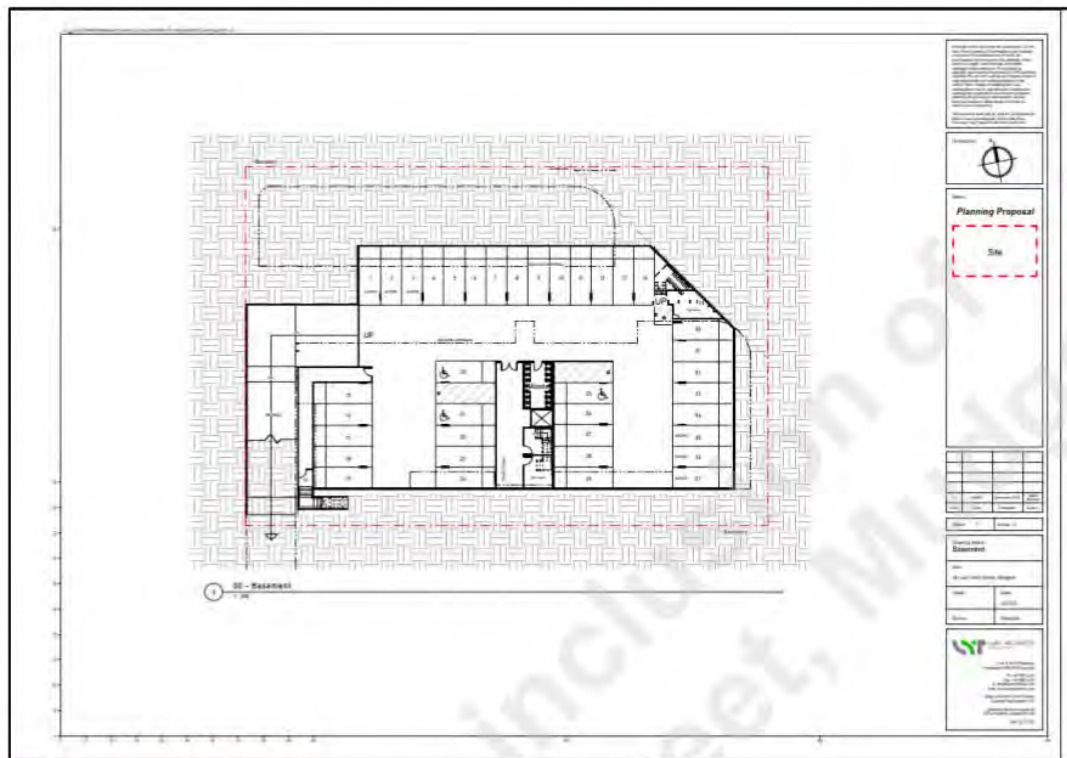


Figure 22. Proposed Basement Plan.

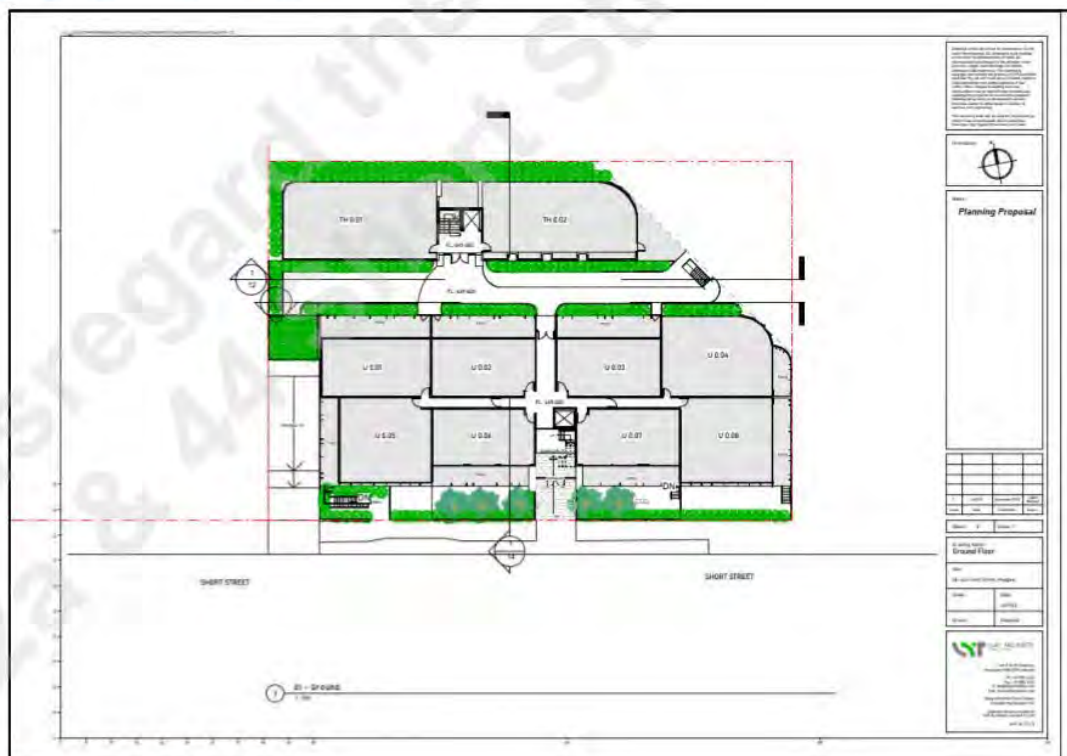


Figure 23. Proposed Ground Floor.

U 2.01 - Second Floor

12.35m

12.35m

U 2.01

U 2.02

U 2.03

U 2.04

U 2.05

U 2.06

U 2.07

U 2.08

U 2.09

North Arrow

Legend

U 2.01 - Second Floor

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Statement of Heritage Impact – 36-42, 42A & 44 Short Street, Mudgee

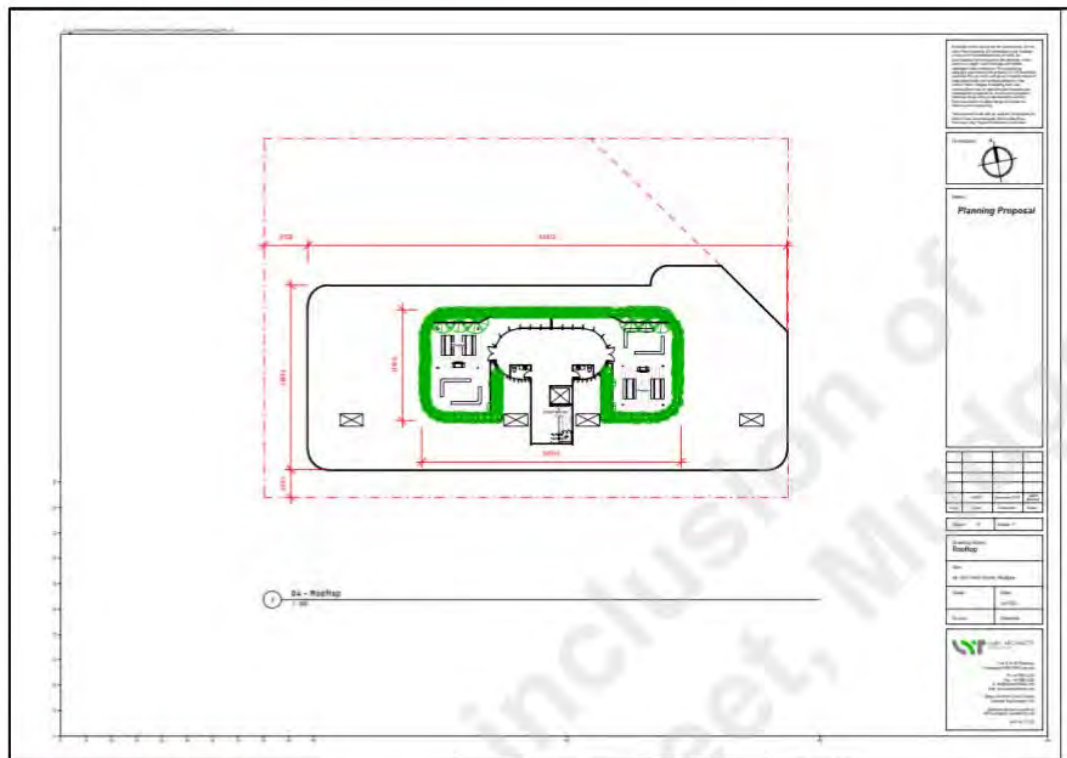


Figure 26. Proposed Rooftop.

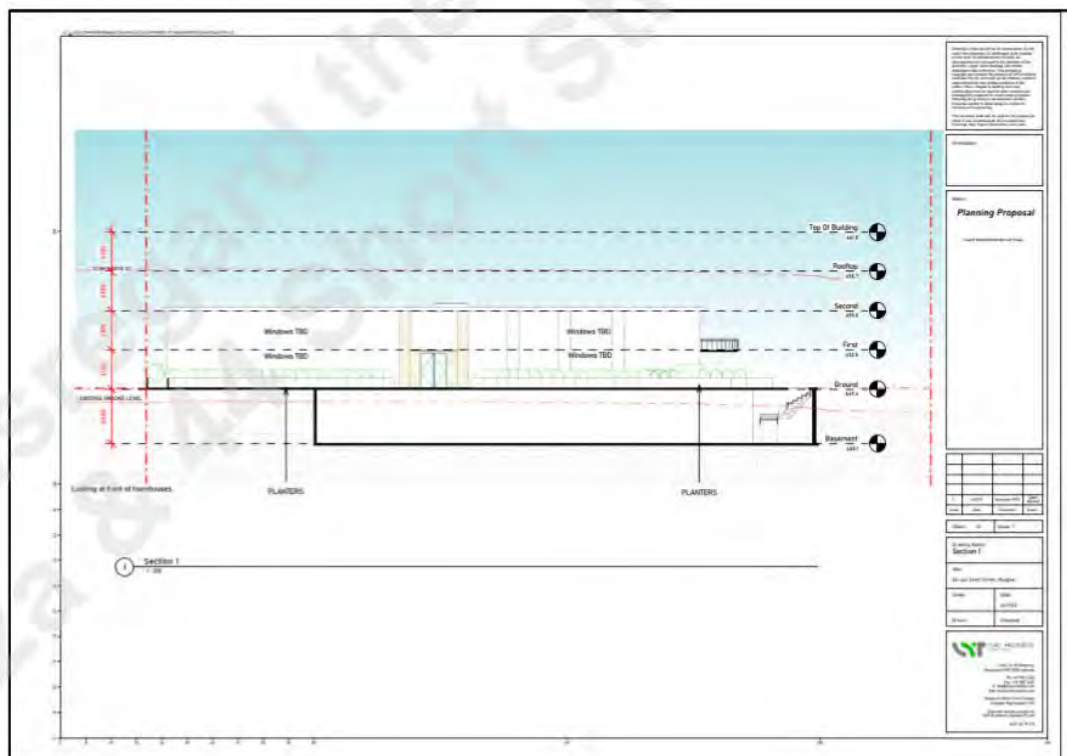


Figure 27. Proposed Section 1.

Statement of Heritage Impact – 36-42, 42A & 44 Short Street, Mudgee

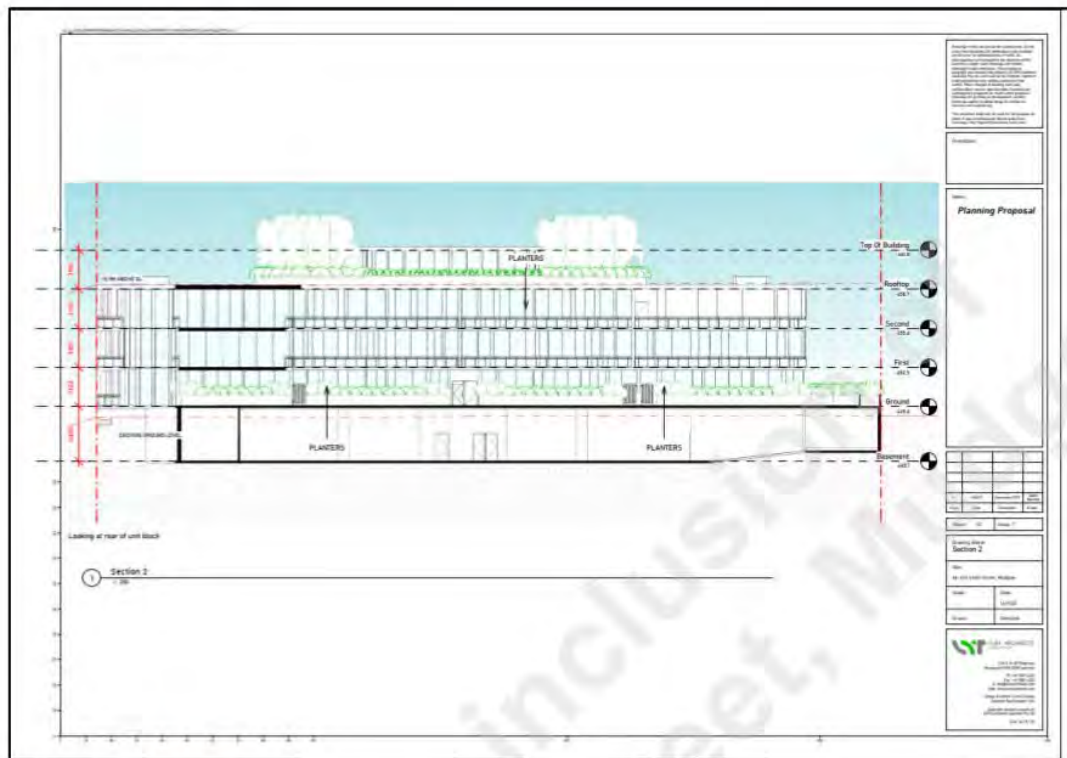


Figure 28. Proposed Section 2.

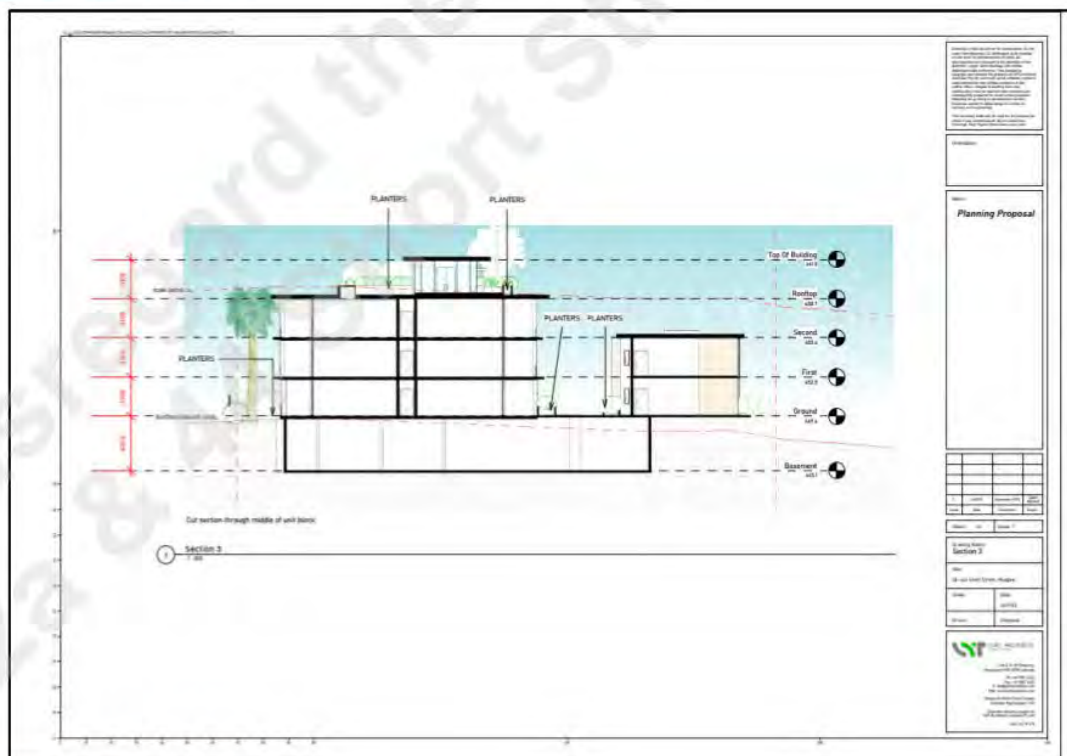


Figure 29. Proposed Section 3.

Statement of Heritage Impact – 36-42, 42A & 44 Short Street, Mudgee

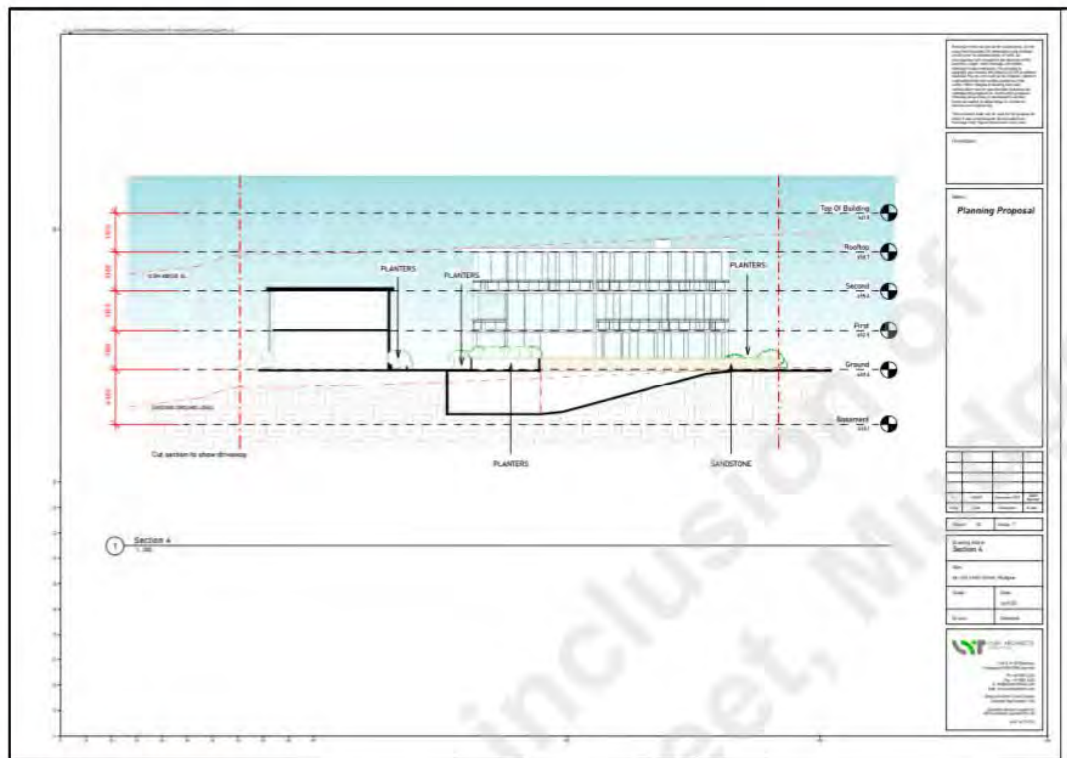


Figure 30. Proposed Section 4.

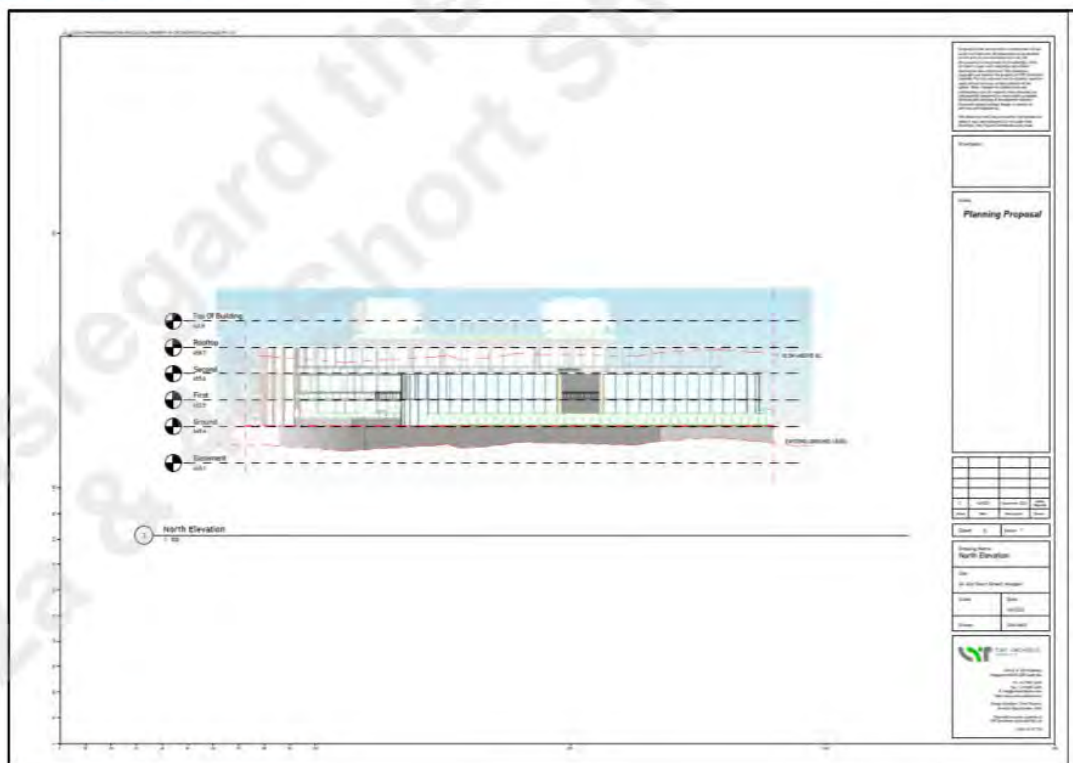


Figure 31. Proposed North Elevation.

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6.0 ASSESSMENT OF HERITAGE IMPACT

6.1 Heritage Management Framework

Below we outline the heritage-related statutory and non-statutory constraints applicable to the subject site including the objectives, controls and considerations which are relevant to the proposed development as described in Section 5.0 above. These constraints and requirements form the basis of this Heritage Impact Assessment.

6.1.1 Mid-Western Regional Local Environmental Plan 2012

The statutory heritage conservation requirements contained in Section 5.10 of the *Mid-Western Regional Local Environmental Plan* ("MWRLEP") 2012 are pertinent to any heritage impact assessment for future development on the subject site. The relevant clauses for the site and proposal are outlined below:

- (1) *Objectives*
- (2) *Requirement for consent*
- (4) *Effect of proposed development on heritage significance*
- (5) *Heritage assessment*

6.1.2 Mid-Western Regional Development Control Plan 2013

Our assessment of heritage impact also considers the heritage-related sections of the Mid-Western Regional Development Control Plan ("MWRDCP") 2013 that are pertinent to the subject site and proposed development. These include:

Part 4 Specific Types of Development

4.1 Multi Dwelling Housing

Built Form

Design

Building Scale, Height and Bulk

6.1.3 NSW Office of Environment & Heritage guidelines

In its guidelines for the preparation of Statements of Heritage Impact, the NSW Office of Environment & Heritage provides a list of considerations in the form of questions aiming at directing and triggering heritage impact assessments. These are divided in sections to match the different types of proposals that may occur on a heritage item, item in a heritage conservation area or in the vicinity of heritage. Below are listed the considerations which are most relevant to the proposed development as outlined in Section 5.0 of this report.

Statement of Heritage Impact – 36-42, 42A & 44 Short Street, Mudgee

Demolition of a building or structure

- *Have all options for retention and adaptive re-use been explored?*
- *Can all of the significant elements of the heritage item be kept and any new development be located elsewhere on the site?*
- *Is demolition essential at this time or can it be postponed in case future circumstances make its retention and conservation more feasible?*
- *Has the advice of a heritage consultant been sought? Have the consultant's recommendations been implemented? If not, why not?*

New development adjacent to a heritage item (including additional buildings and dual occupancies)

- *How is the impact of the new development on the heritage significance of the item or area to be minimised?*
- *Why is the new development required to be adjacent to a heritage item?*
- *How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?*
- *How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?*
- *Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?*
- *Is the new development sympathetic to the heritage item? In what way (e.g. form, siting, proportions, design)?*
- *Will the additions visually dominate the heritage item? How has this been minimised?*
- *Will the public, and users of the item, still be able to view and appreciate its significance?*

Statement of Heritage Impact – 36-42, 42A & 44 Short Street, Mudgee

6.2 Heritage Impact Assessment

Below we assess the impact that the proposed development would have upon the subject site, the Mudgee Heritage Conservation Area in which it is located, and the heritage items area in the vicinity. This assessment is based upon the Historical Context (refer to Section 2.0), the Physical Evidence (refer to Section 3.0), Heritage Significance (refer to Section 4.0) the Proposal (refer to Section 5.0), a review of the Heritage Management Framework (refer to Section 6.1) and the impact of the proposal on the relevant heritage items situated in the vicinity of the site (refer to Sections 1.3 and 3.4).

6.2.1 Impact Assessment against the MWRLEP 2012

The statutory heritage conservation requirements contained in Section 5.10 of the *Mid-Western Regional LEP 2012* are pertinent to any heritage impact assessment for future development on the subject site. We assess the proposal against the relevant clauses below.

CLAUSE	ASSESSMENT
(1) Objectives	The proposal does not entail any work to sites and places listed as heritage items under Schedule 5 of the <i>Mid-Western Regional LEP 2012</i> . It is our general assessment that the proposed height, scale, massing and materials proposed (as detailed in Section 5.0 above) would not engender a negative impact on the heritage significance of the heritage items located in the vicinity of the site as well as the Mudgee HCA in which the subject site is located, including their contributory fabric and general setting.
(2) Requirement for consent	This planning proposal is lodged to Council to gain consent for the works proposed in the vicinity of heritage items and the Mudgee HCA in which the subject site is located, all of which are listed under Schedule 5 of the <i>Mid-Western Regional LEP 2012</i> .
(4) Effect of proposed development on heritage significance	This Statement of Heritage Impact accompanies the planning proposal in order to enable the Mid-Western Regional Council, as the consent authority, to ascertain the extent to which the proposal would affect the heritage significance of the heritage items and HCA located in the vicinity of the site.
(5) Heritage assessment	

6.2.2 Impact Assessment Against the MWRDCP 2013**Heritage Assessment of Future Demolition of the Subject Buildings on Site**

The subject site is not a heritage listed item listed under Schedule 5 of the *Mid-Western Regional LEP 2012*. The observations made by Heritage 21, the physical evidence on site and historical research indicate that other than the historical development of the site for residential and commercial purposes within the Mudgee locality, the site does not illustrate any heritage significant development, nor is it deemed to be of heritage significance.

The site at 36-42 Short Street, Mudgee consists of a single storey commercial building constructed of face brick, which was most likely built between 1970 and 1987. The site at 42A Short Street, Mudgee

Statement of Heritage Impact – 36-42, 42A & 44 Short Street, Mudgee

consists of a single storey dwelling most likely constructed between 1964 and 1970. The buildings are nondescript structures that do not positively contribute to the heritage significance of the Mudgee HCA, which is predominantly occupied by Victorian and Federation style residential and commercial buildings.

Thus, it is the opinion of Heritage 21 that any future demolition of the subject buildings located on site would not engender a negative impact on the heritage significance of the subject site or the heritage items and HCA in which it is located.

Heritage Impact Assessment of the Planning Proposal

The planning proposal would allot for new medium density development on the subject site, as indicated by the concept development drawings prepared by CMT Architects and shown in Section 5.0 of this report. As per the proposed amendments to the *Mid-Western Regional LEP 2012*, the concept drawings shown in Section 5.0 of this report depict the height and scale of potential future proposed developments with the proposed 10.5 metre height limit. Heritage 21 notes that the new buildings would be visible from within the Mudgee HCA and nearby heritage items.

However, the provisions within the planning proposal would allow for any new development to be sympathetically designed such that it assimilates with the Mudgee HCA and heritage items in the vicinity. Heritage 21 understands that CMT Architects wishes to construct a contemporary building, not necessarily reflecting the surrounding heritage items and the general forms comprised in the HCA but intends to respectfully address the heritage items as a point of difference rather than emulation. This is not an unusual approach and if carried out with design excellence, can be achieved. The concept drawings indicate the incorporation of curved corners as opposed to angular corners typical of Victorian and Federation style buildings. Heritage 21 is of the opinion that these design details would soften the perceived massing and bulk of the new development. The horizontal fenestration pattern would also break up the vertical massing of the potential new development.

The planning proposal would seek to modify the height controls of the *Mid-Western Regional LEP 2012* for the subject site from 8.5 metres to 10.5 metres. This would result in potential future works being visible from within the Mudgee HCA and nearby heritage items. However, Heritage 21 is of the opinion that the following measures can be employed by the architect of the potential future development to ensure that the new development would relate to the surrounding heritage context:

- Potential materials that reflect those of the Mudgee HCA such as face brick masonry, timber detailing, terracotta tiling, sandstone, shingles, off-white colour schemes, etc. Heritage 21 strongly encourages that these materials find their way into the design as an acknowledgement of the heritage values comprised in the Mudgee HCA as well as the heritage items in the vicinity of the site.
- Landscaping elements should incorporate native plantings to improve the visual relationship between the site and the Mudgee HCA. Native landscaping would also provide a sympathetic

Statement of Heritage Impact – 36-42, 42A & 44 Short Street, Mudgee

interpretation of the former River Red Gum tree listed as heritage item I184. The following listed tree species are native flora from the Mudgee area:

- *Corymbia maculata* (Spotted Gum).
- *Eucalyptus elata* (River Peppermint).
- *Eucalyptus nicholii* (Willow Peppermint).
- *Brachychiton populneus* (Kurrajong).
- *Callistemon citrinus* (Crimson Bottlebrush).
- *Grevillea barklyana* (Gully Grevillea).
- *Acacia spectabilis* (Mudgee Wattle).

The above listed native species could be utilised as landscaping for a potential future development at the site.

6.2.3 Impact Assessment Against the NSW Office of Environment & Heritage guidelines

As acknowledged in Section 6.1.3, the NSW Office of Environment & Heritage has identified a list of considerations in the form of questions aiming at directing and triggering heritage impact assessment. Below, we assess the planning proposal against the most pertinent of these questions.

Question	Assessment
Demolition of a building or structure	
<i>Have all options for retention and adaptive re-use been explored?</i>	The existing buildings at 26-42 Short Street, Mudgee and 42A Short Street, Mudgee are not listed as heritage items under Schedule 5 of the <i>Mid-Western Regional LEP 2012</i> . The buildings are not of heritage significance and as such, their demolition would not impact the heritage significance of the subject site and the Mudgee HCA within which it is located.
<i>Can all of the significant elements of the heritage item be kept and any new development be located elsewhere on the site?</i>	The buildings proposed to be demolished do not feature any significant heritage feature or fabric and as such, the potential future development as shown in Section 5.0 of this report would not engender any negative impact to the heritage significance of the site and Mudgee HCA.
<i>Is demolition essential at this time or can it be postponed in case future circumstances make its retention and conservation more feasible?</i>	The potential demolition of the existing residential and commercial buildings on site would facilitate the development of a future unit block. The proposed unit block would result in a neutral impact to the heritage significance of the Mudgee HCA, and its contemporary, yet sympathetic design as shown in Section 5.0 of this report, would minimise potential impacts to nearby heritage items and their significance.

Statement of Heritage Impact – 36-42, 42A & 44 Short Street, Mudgee

<i>Has the advice of a heritage consultant been sought? Have the consultant's recommendations been implemented? If not, why not?</i>	Heritage 21 has prepared this statement of heritage impact report as part of the planning proposal. Heritage 21 is of the opinion that the proposed demolition of the existing buildings within the subject site would not engender a negative heritage impact to the Mudgee HCA and nearby heritage items.
New development adjacent to a heritage item (including additional buildings and dual occupancies)	
<i>How is the impact of the new development on the heritage significance of the item or area to be minimised?</i>	As discussed above, the proposed development would aim to break up the height and bulk of the proposed unit block by incorporating a horizontal fenestration pattern, ensuring that the height and bulk of the potential future development would break up the vertical massing of the potential new development.
<i>Why is the new development required to be adjacent to a heritage item?</i>	The site of the planning proposal is located in the vicinity of heritage items listed under Schedule 5 of the <i>MWRLEP 2012</i> , as well as being situated within the Mudgee HCA. The proposed new 10.5 metre height would allow for any new development to be sympathetically designed such that it assimilates with the Mudgee HCA and heritage items in the vicinity.
<i>How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?</i>	The provisions within the planning proposal would allow for any new development to be sympathetically designed such that it assimilates with the Mudgee HCA and heritage items in the vicinity. The concept drawings indicate the incorporation of curved corners as opposed to angular corners typical of Victorian and Federation style buildings. The horizontal fenestration pattern would also break up the vertical massing of the potential new development. Heritage 21 is of the opinion that these design details would soften the perceived massing and bulk of the new development. When viewed from within the Mudgee HCA and from nearby heritage items, ensuring that heritage significant fabric and sites within the Mudgee HCA remain the dominant element.
<i>Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?</i>	An archaeological assessment is beyond the scope of this report.
<i>Is the new development sympathetic to the heritage item? In what way (e.g. form, siting, proportions, design)?</i>	As discussed above, the horizontal fenestration pattern and curved corners shown in the concept design by CMT Architects would ensure that a potential future development at the site would be clearly contemporary. While the use of sympathetic materials, colours and landscaping would ensure that a potential future proposal would blend into the materials and colours of the Mudgee HCA. This would minimise the potential visual impact of a future unit block within the subject site.

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<p><i>Will the additions visually dominate the heritage item? How has this been minimised?</i></p>	<p>The concept drawings indicate the incorporation of curved corners as opposed to angular corners typical of Victorian and Federation style buildings. Heritage 21 is of the opinion that these design details would soften the perceived massing and bulk of the new development. The horizontal fenestration pattern would also break up the vertical massing of the potential new development. Heritage 21 is of the opinion that the use of sympathetic materials and native plantings could be employed by the architect of the potential future development to ensure that the new development would relate to the surrounding heritage context, while clearly articulating itself as a contemporary addition to the Mudgee HCA.</p>
<p><i>Will the public, and users of the item, still be able to view and appreciate its significance?</i></p>	<p>Heritage 21 is of the opinion that the public would be able to view the heritage listed items and contributory buildings within the Mudgee HCA.</p>

7.0 CONCLUSION & RECOMMENDATIONS

7.1 Impact Summary

The NSW Office of Environment & Heritage's guidelines require the following aspects of the proposal to be summarised.¹²

7.1.1 Aspects of the proposal which respect or enhance heritage significance

In our view, the following aspects of the proposal would respect the heritage significance of the subject site, the Mudgee heritage conservation area and heritage items in the vicinity:

- Any future demolition of the existing structures on the subject site would not result in the loss of any heritage buildings or fabric deemed to be of heritage significance.
- As demonstrated in the design and articulation of the concept design prepared by CMT Architects, any future development could potentially adopt measures such as curved corners and horizontal fenestration pattern, native plantings and sympathetic materials and colours to mitigate the impact of the potential new bulk and height.
- The introduction of plantings, using species germane to the Mudgee locality, would allow for any new development to blend into the existing plantings of the Mudgee HCA.
- The incorporation of traditional materials such as face brick, shingles, terracotta tiles, sandstone and timber would allow for any new development to be visually compatible with the prevailing visual character within the Mudgee HCA.

7.1.2 Aspects of the proposal which could have detrimental impact on heritage significance

In our view, the scale of any new development as a result of the planning proposal could generate a minor visual impact on the HCA and nearby heritage items. However, a concept design that incorporates the forms and architectural detailing as shown in Section 5.0 above, would soften the impact of a potential new development and would blend well into the ensemble of heritage nearby heritage items within the Mudgee HCA.

7.1.3 Sympathetic alternative solutions which have been considered and discounted

No solutions of greater sympathy with the significance of the subject site, heritage conservation area or heritage items in the vicinity have been discounted to our knowledge.

Mitigation measures are provided for consideration in Section 7.2 of this report which are based on our initial recommendations.

¹² NSW Heritage Office, "Statements of Heritage Impact."

Statement of Heritage Impact – 36-42, 42A & 44 Short Street, Mudgee

7.2 Mitigation Measures/Recommendations

To ensure maximum conservation of the significance of the subject site, heritage conservation area and heritage items in the vicinity, Heritage 21 also recommends the following:

- A heritage architect or consultant should be engaged to guide the design of any future development for the subject site and to ensure that the building assimilates well with the HCA and heritage items in the vicinity of the site.

7.3 General Conclusion

Heritage 21 is therefore of the opinion that the planning proposal would comply with pertinent heritage controls and would engender minimal impact on the heritage significance of the subject site, the Mudgee heritage conservation area and heritage items in the vicinity. We therefore recommend that Mid-West Regional Council view the planning proposal favourably on heritage grounds.

Statement of Heritage Impact – 36-42, 42A & 44 Short Street, Mudgee

8.0 SOURCES

Apperley, Richard, Robert Irving, and Peter Reynolds. *A Pictorial Guide to Identifying Australian Architecture Styles and Terms from 1788 to the Present*. Sydney: Angus & Robertson, 1994.

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Attachment 4 - Detailed AHIMS search

Detailed AHIMS search to exclude 42a & 44 Short Street, Mudgee
as per Gateway Determination.



AHIMS Web Services (AWS) Search Result

Your Ref/PO Number : Short St

Client Service ID : 836879

Catalyze Property Consulting Pty Ltd

Date: 06 November 2023

PO Box 44

Islington New South Wales 2296

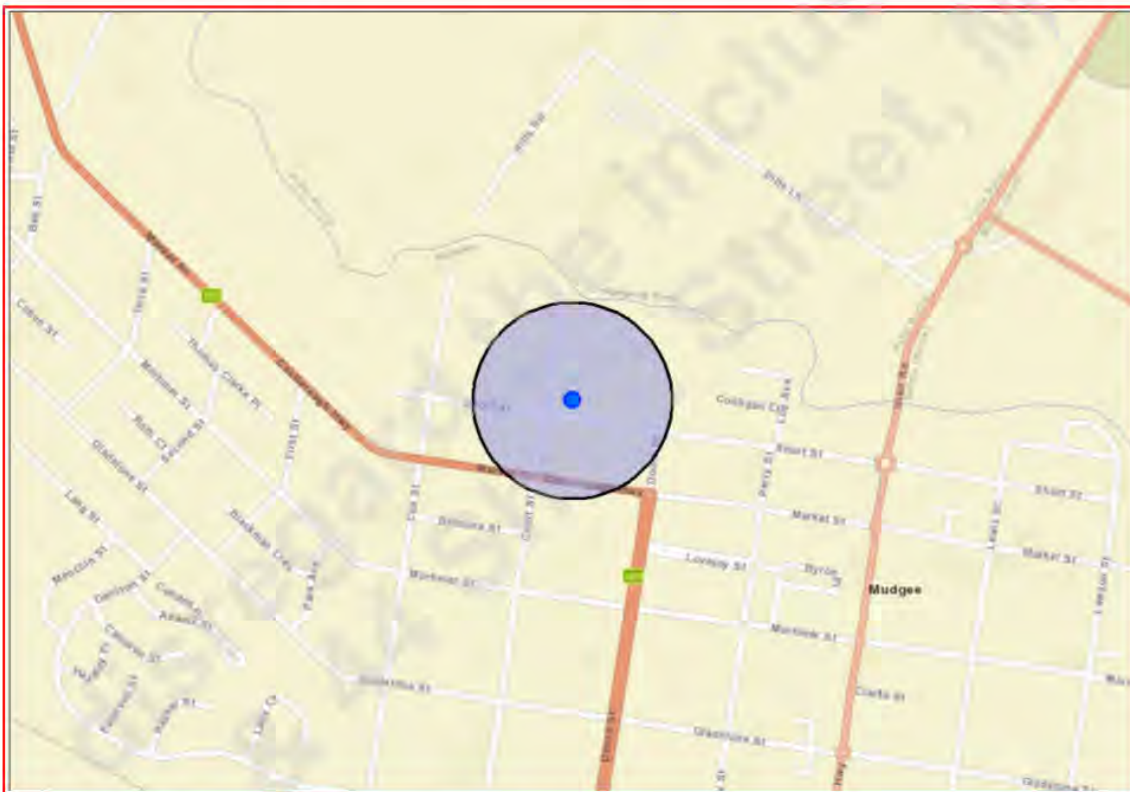
Attention: Crig McGaffin

Email: cjm@catalyze.net.au

Dear Sir or Madam:

AHIMS Web Service search for the following area at Address : 42A SHORT STREET MUDGEE 2850 with a Buffer of 200 meters, conducted by Crig McGaffin on 06 November 2023.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

0	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *

If your search shows Aboriginal sites or places what should you do?

- You must do an extensive search if AHIMS has shown that there are Aboriginal sites or places recorded in the search area.
- If you are checking AHIMS as a part of your due diligence, refer to the next steps of the Due Diligence Code of practice.
- You can get further information about Aboriginal places by looking at the gazettal notice that declared it. Aboriginal places gazetted after 2001 are available on the [NSW Government Gazette](https://www.legislation.nsw.gov.au/gazette) (<https://www.legislation.nsw.gov.au/gazette>) website. Gazettal notices published prior to 2001 can be obtained from Heritage NSW upon request

Important information about your AHIMS search

- The information derived from the AHIMS search is only to be used for the purpose for which it was requested. It is not to be made available to the public.
- AHIMS records information about Aboriginal sites that have been provided to Heritage NSW and Aboriginal places that have been declared by the Minister;
- Information recorded on AHIMS may vary in its accuracy and may not be up to date. Location details are recorded as grid references and it is important to note that there may be errors or omissions in these recordings,
- Some parts of New South Wales have not been investigated in detail and there may be fewer records of Aboriginal sites in those areas. These areas may contain Aboriginal sites which are not recorded on AHIMS.
- Aboriginal objects are protected under the National Parks and Wildlife Act 1974 even if they are not recorded as a site on AHIMS.
- This search can form part of your due diligence and remains valid for 12 months.

Attachment 5 - Flood Impact Assessment

Flood Impact Assessment to exclude 42a & 44 Short Street, Mudgee
as per Gateway Determination.



Westwood Capital Pty
Ltd
61-65 Kingsway
NSW 2208
Kingsgrove

[123047/L123047_L003_Flood_Impact_Assessment.docx]

20 November 2023

Attention: Mr Con Filis

Re: 36-42, 42A and 44 Short Street, Mudgee – Flood Impact Assessment

1. INTRODUCTION

WMAwater has been engaged by Westwood Capital Pty Ltd to provide an assessment of the impacts of flooding to support a planning proposal to increase the height of building to facilitate for a proposed development at 36-42, 42A and 44 Short Street, Mudgee NSW (Lot 1 DP702951, Lot 21 DP816236 and Lot 22 DP816236), herein referred to as the site. The site is located on Short Street, approximately 1.2 km north north-west of the Mudgee town centre, and currently comprises of a single commercial dwelling and two single residential dwellings. The location of the site is presented in Figure 1.

The proposed development comprises of two residential buildings. One building will be two-stories containing 4 units and the second building will be three-stories containing 24 units. Both residential buildings will have an underground carpark.

The Mid-Western Regional Council flood planning area is currently defined by the Local Environmental Plan 2012 map 5270_COM_CL1_006G_010_20120621. The site sits within the Cudgegong River catchment and is within the flood planning area defined by this map. The flow behaviour at the site and surrounding area is defined by the Mudgee Flood Study (Flood Study, WMAwater, 2021).

An assessment of potential flood impacts from the proposed development on the surrounding lots has been undertaken. The assessment considers the impact occurring as the result of changes to the site and considers the development in the context of relevant planning controls.

WMAwater Pty Ltd

DIRECTORS
M K Babister, RPEQ
E J Askew
F L Ling, RPEQ

SENIOR ASSOCIATES
D. Wood, RPEQ

ASSOCIATES
S. Blundy

ABN 14 600 315 053

Level 3, 340 Adelaide Street, Brisbane QLD 4000
Phone: 07 3151 2660 Fax: 02 9262 6208
Email: enquiry@wmawater.com.au
Website: wmawater.com.au

2. EXISTING FLOOD ENVIRONMENT

The site is subject to inundation, as defined by the Mudgee Flood Study (WMAwater, 2021). The hydrologic and hydraulic models established as part of the Flood Study have been reviewed for the purposes of a local assessment to assess the impacts of the proposed development.

The site and surrounding area sit within the Cudgegong River catchment. A formed channel is located to the east of the site, which conveys flows in a north west direction, discharging into the Cudgegong River. The channel receives overland flow from the upstream reaches of the local catchment through a culvert under Short Street, located to the south east of the site. Downstream of the site, overtopping of the Cudgegong River results in overland flow occurring in the surrounding low lying landscape.

Under conditions presented in the Flood Study (WMAwater, 2021), a maximum flood depth of 1.4 m occurs in the 1% AEP event in the north east corner of the site, within the drainage channel, with depths in other areas of the site typically less than 0.3 m. The drainage channel receives flows from the upstream areas of the local catchment through a culvert under Short Street. Inundation occurs along Short Street, at an average flood depth of 0.05 m (in the 1% AEP event) in the vicinity of the site and flows towards the east into the formed channel. The commercial and residential dwellings on the site are not impacted by flooding under existing conditions in the 1% AEP event.

The shallow depths along the site boundary means that the hydraulic hazard, predominantly defined by the Flood Study (WMAwater, 2021) (utilising the method described in Managing the floodplain: a guide to best practice in flood risk management in Australia (AIDR)), for the 1% AEP event (Figure 6) is H1 – generally safe for people, vehicles and buildings. A small pocket of H2 – unsafe for small vehicles occurs on the north western boundary. In the north eastern corner of the site, where flows are conveyed through the formed channel, the hydraulic hazard is H5 – unsafe for all people and all vehicles, with buildings requiring special engineering design and construction. These categorisations indicate that the flood behaviour, with exception to the flood behaviour within the formed channel, is generally safe for vehicles, people and buildings and is not likely to impose risk to life or property damage in the 1% AEP event.

Hazard defined by the NSW Government Floodplain Development Manual (FDM) is no longer considered best practice as it provides a less granular and less descriptive definition of hydraulic hazard. The Mid-Western Regional Council utilises the FDM hazard categories within their planning policies due to the hazard mapping available when the policy was developed. FDM hazard mapping is not available for the site. AIDR provides guidance for grouping hazard categories H1 to H6, into different scales of risk H1, H2 – H4, H5 and H6. This allows AIDR hazard categories to be aligned with planning controls using the FDM hazard categories.

3. FLOOD IMPACT ASSESSMENT

3.1. Methodology

The proposed development will alter the site from its current condition, with the removal of the existing building on Lot 1 DP702951 for the construction of two separate buildings (one will be comprised of 4 units and the other of 24 units). Modelling has been carried out to establish the potential flood impacts that may occur for the proposed development.

The following steps were undertaken:

1. The existing conditions presented in the Mudgee Flood Study (WMAwater, 2021) were reviewed to ensure that at a local scale, the model was representative. This reviewed model establishes the baseline scenario against which the impacts of the development can be determined.
2. The proposed development (shown in Diagram 1) was represented into the reviewed baseline model.
3. The proposed development model was run for the 1% and 5% AEP events. The results of the pre-development (reviewed baseline) and post-development case (Figures 2-13) were compared to determine the changes in flood level (flood impacts); and
4. Impact maps were produced (Figures 14-16), indicating changes in flood level for the 1% and 5% AEP events due to the proposed development.



Diagram 1 Proposed Site Layout (CMT Architects, 2023)

3.2. Results

The resulting peak flood depths due to the proposed development for the 1% and 5% AEP events are shown on Figure 3 and Figure 9, the peak flood velocities for the 1% and 5% AEP events are shown on Figure 5 and Figure 11 and the flood hazards for the 1% and 5% AEP events are shown on Figure 7 and Figure 13. The peak flood level impacts for the 1% and 5% AEP events are shown on Figure 14 and Figure 16.

Majority of the site is not impacted by flooding for either the existing or proposed 1% and 5% AEP events. In both scenarios, inundation occurs in the north east corner of the site, as a result of flows through the drainage channel (maximum depth approximately 1.4 m), on the north western site boundary (maximum depth approximately 0.4 m) and along the southern boundary on Short Street (maximum depth approximately 0.3 m), discharging into the drainage channel.

The proposed scenario for the 1% AEP event shows that the development results in a removal of floodwater on the east of the site, with no change in flood behaviour occurring on the surrounding land or neighbouring properties. There is no impact from the proposed development on the flood behaviour in the 5% AEP event.

4. FLOOD RELATED DEVELOPMENT CONTROLS

Appropriate planning restrictions ensure that development is compatible with flood risk and can significantly reduce flood damages. Planning instruments can be used as tools to guide new development away from high flood risk locations and ensure that new development does not adversely affect flood behaviour. Mid-Western Regional Council apply flood planning controls through the Mid-Western Regional Local Environmental Plan 2012 (LEP 2012).

The site is located on flood prone land, as defined in the LEP (2012), and is therefore subject to the directions outlined in Focus Area 4: Resilience and Hazards of the NSW Department of Planning and Environment's Local Planning Directions (DPE, 2023). Focus Area 4: Resilience and Hazards of the Local Planning Directions aims to:

- ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005, and
- ensure that the provisions of an LEP that apply to flood prone land are commensurate with flood behaviour and includes consideration of the potential flood impacts both on and off the subject land.

Table 1 outlines how the proposed development meets the Local Planning Directions (DPE, 2023).

Table 1 Local Planning Directions

Local Planning Directions	
Focus Area 4: Resilience and Hazards Direction 4.1	Response
(1) A planning proposal must include provisions that give effect to and are consistent with: (a) the NSW Flood Prone Land Policy, (b) the principles of the Floodplain Development Manual 2005,	An assessment of the impacts of the development on flood behaviour has been undertaken in accordance with provisions and principles outlined in the NSW Flood Prone Land Policy, the Floodplain Development Manual 2005 and in the Considering flooding in land use planning guideline 2021.

<p>(c) the Considering flooding in land use planning guideline 2021, and</p> <p>(d) any adopted flood study and/or floodplain risk management plan prepared in accordance with the principles of the Floodplain Development Manual 2005 and adopted by the relevant council.</p>	<p>The Mudgee Flood Study (WMAwater, 2021) was considered in the preparation of this assessment.</p>
<p>(2) A planning proposal must not rezone land within the flood planning area from Recreation, Rural, Special Purpose or Conservation Zones to a Residential, Employment, Mixed Use, W4 Working Waterfront or Special Purpose Zones.</p>	<p>Not applicable. The land use zone of the site is currently R1: General Residential. The proposed Planning Proposal does not change the land use zoning.</p>
<p>(3) A planning proposal must not contain provisions that apply to the flood planning area which:</p> <p>(a) permit development in floodway areas,</p> <p>(b) permit development that will result in significant flood impacts to other properties,</p> <p>(c) permit development for the purposes of residential accommodation in high hazard areas,</p> <p>(d) permit a significant increase in the development and/or dwelling density of that land,</p> <p>(e) permit development for the purpose of centre-based childcare facilities, hostels, boarding houses, group homes, hospitals, residential care facilities, respite day care centres and seniors housing in areas where the occupants of the development cannot effectively evacuate,</p> <p>(f) permit development to be carried out without development consent except for the purposes of exempt development or agriculture. Dams, drainage canals, levees, still require development consent,</p> <p>(g) are likely to result in a significantly increased requirement for government spending on emergency management services, flood mitigation and emergency response measures, which can include but are not limited to the provision of road infrastructure, flood mitigation infrastructure and utilities, or</p> <p>(h) permit hazardous industries or hazardous storage establishments where hazardous materials cannot be effectively contained during the occurrence of a flood event.</p>	<p>The flood function classification for the site is defined in the Mudgee Flood Study (WMAwater, 2021). The majority of the site is not flood affected and therefore defined. The north east corner of the site, in the location of the formed channel is classified as “floodway”. The proposed development will not be located in this area.</p> <p>An assessment of the impacts of the development on flood behaviour has been undertaken and the results are presented in Section 3. The assessment showed that the development results in either no change or positive changes to flood behaviour including the removal of inundation in the eastern area of the site, with no change in the impact on the flood behaviour on neighbouring properties.</p> <p>Under both current and proposed conditions, the proposed development on the site will not be inundated in the 1% AEP or the 5% AEP events and therefore no flood hazard exists at the building. Under the current and proposed conditions, the formed channel in the northeast corner of the site will be inundated, with a resulting flood hazard of up to H5: unsafe for all people and all vehicles, with buildings requiring special engineering design and construction. However, the proposed development will not be located in this area.</p> <p>The proposed development will have a similar footprint to the existing building and will therefore not cause a significant increase in the development density of the land.</p> <p>A number of surrounding roads have shallow inundation. Low hydraulic hazard (H1 – relatively benign flow conditions. No vulnerability constraints) will allow for sufficient evacuation during a flood event, if required. Possible evacuation routes may be to the west along Short Street and to the south along Court</p>

	<p>Street, where the hydraulic hazard is predominantly H1.</p> <p>This Flood Impact Assessment will accompany the development application to the Mid-Western Regional Council for the proposed development.</p> <p>The development is considered to be compatible with the flood function on the land. Under proposed conditions, the development will not have significant inundation in the 1% AEP or 5% AEP events and is therefore unlikely to require government spending.</p> <p>The proposed development will be for residential purposes.</p>
<p>(4) A planning proposal must not contain provisions that apply to areas between the flood planning area and probable maximum flood to which Special Flood Considerations apply which:</p> <ul style="list-style-type: none"> (a) permit development in floodway areas, (b) permit development that will result in significant flood impacts to other properties, (c) permit a significant increase in the dwelling density of that land, (d) permit the development of centre-based childcare facilities, hostels, boarding houses, group homes, hospitals, residential care facilities, respite day care centres and seniors housing in areas where the occupants of the development cannot effectively evacuate, (e) are likely to affect the safe occupation of and efficient evacuation of the lot, or (f) are likely to result in a significantly increased requirement for government spending on emergency management services, and flood mitigation and emergency response measures, which can include but not limited to road infrastructure, flood mitigation infrastructure and utilities. 	<p>Not applicable. Special Flood Considerations do not apply to the proposed development.</p>
<p>(5) For the purposes of preparing a planning proposal, the flood planning area must be consistent with the principles of the Floodplain Development Manual 2005 or as otherwise determined by a Floodplain Risk Management Study or Plan adopted by the relevant council.</p>	<p>The flood planning area of the site is defined by the Mudgee Flood Study (WMAwater, 2021).</p>

5. SUMMARY

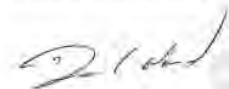
WMAwater has undertaken a Flood Impact Assessment for the Planning Proposal and proposed development at 36-42, 42A and 44 Short Street, Mudgee. The proposed development comprises of two buildings, with one building will be two-stories containing 4 units and the second building will be three-stories containing 24 units. Both buildings will have an underground carpark.

The site and surrounding area sit within the Cudgegong River catchment. Inundation within the site and surrounding area drains into the formed channel to the east of the site, which discharges into Cudgegong River, approximately 450 m north west of the site. The existing conditions as presented in the Mudgee Flood Study (WMAwater, 2021), was reviewed and deemed appropriate for the purpose of this assessment.

The proposed scenario for the 1% AEP event showed that the development results in a reduction in flood water, and no change for the 5% AEP event. In addition, there is no change in flood behaviour on the surrounding land or neighbouring properties for both the 1% and 5% AEP events, as a result of the proposed development.

The proposed development is located within the flood planning area, as defined in the Mid-Western Regional Council LEP (2012). The assessment has determined that the proposed development appropriately meets the directions outlined in Focus Area 4: Resilience and Hazards, as required by the Ministerial Local Planning Directions.

Yours Sincerely,

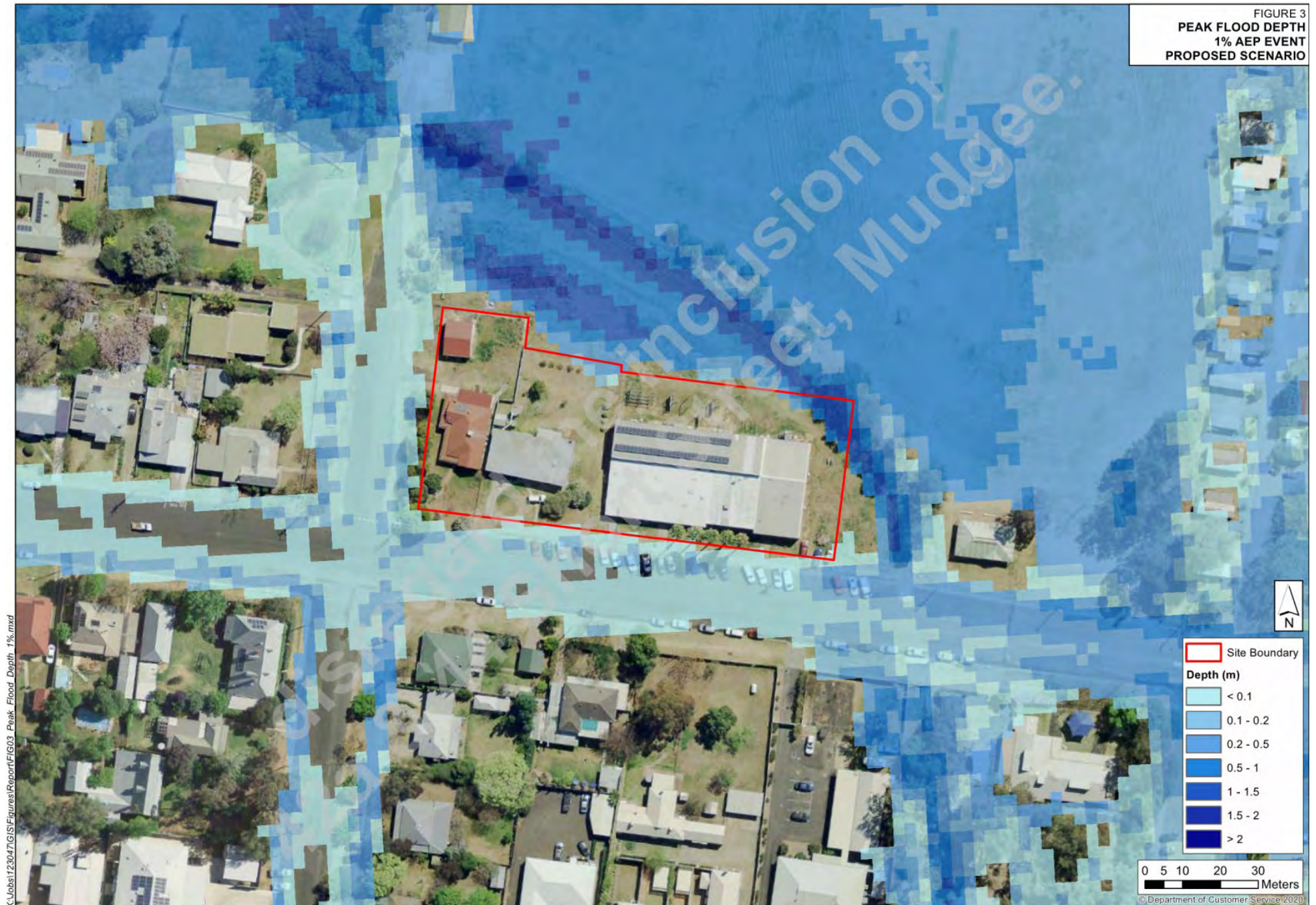


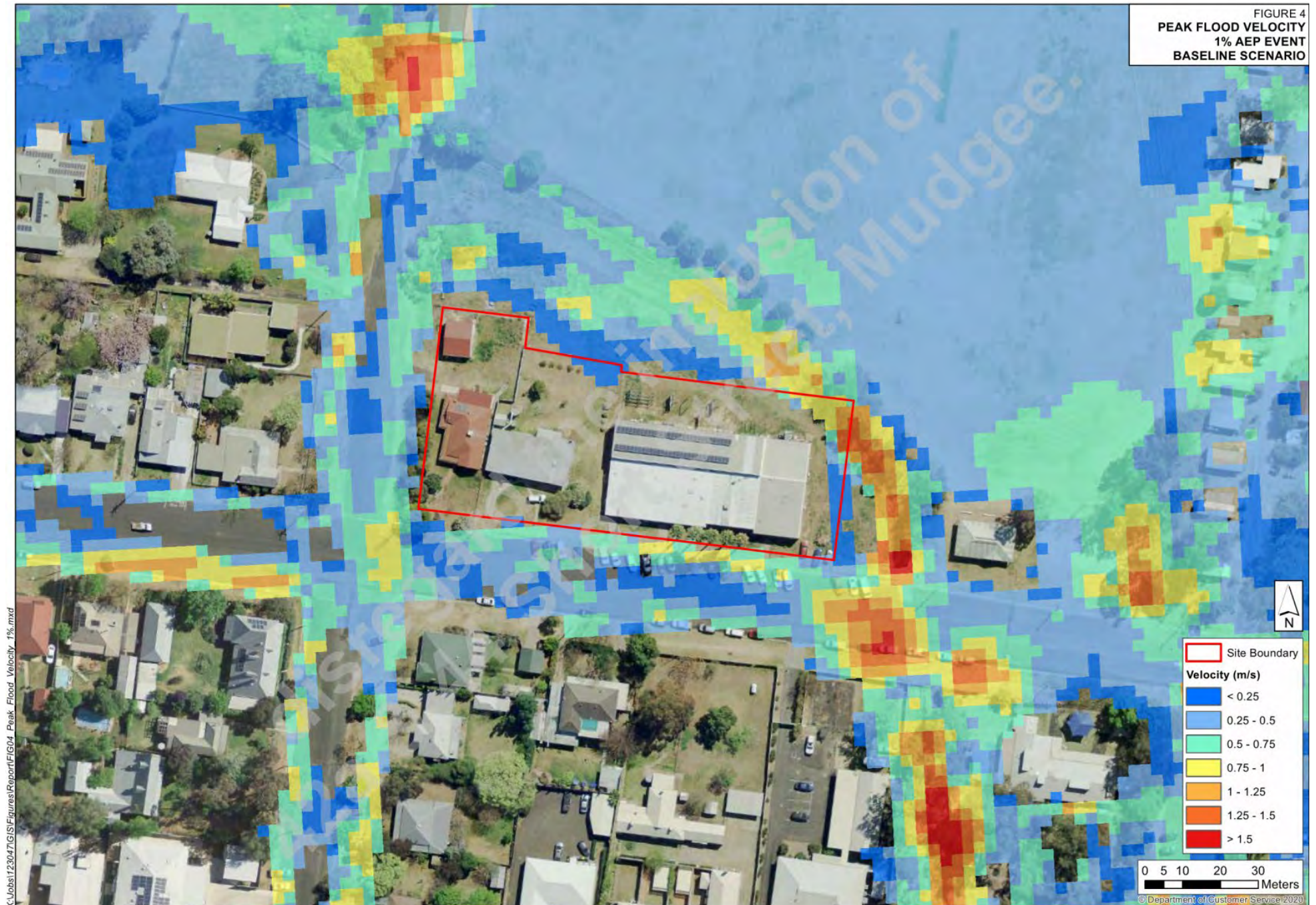
Daniel Wood

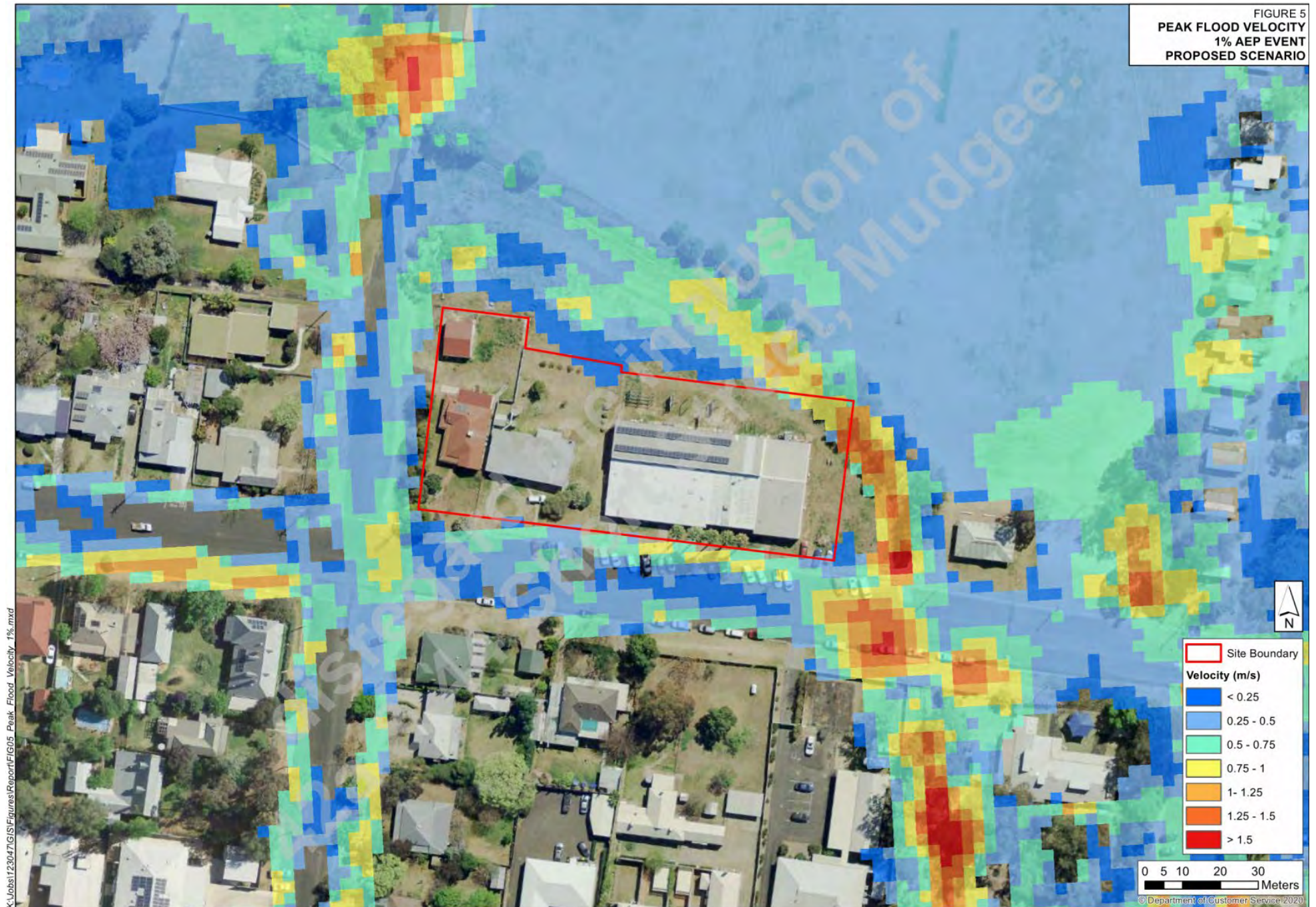
WMAwater

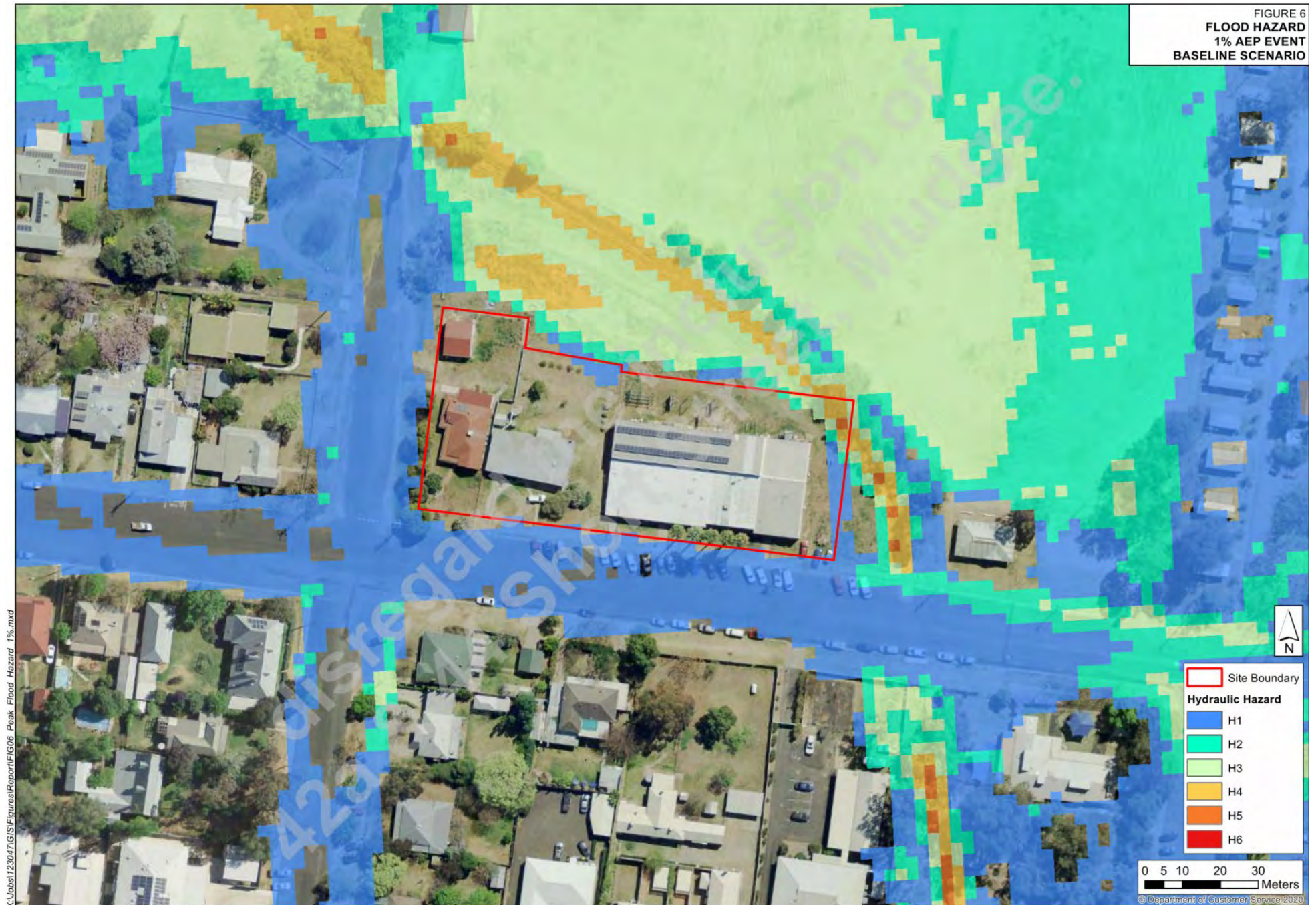


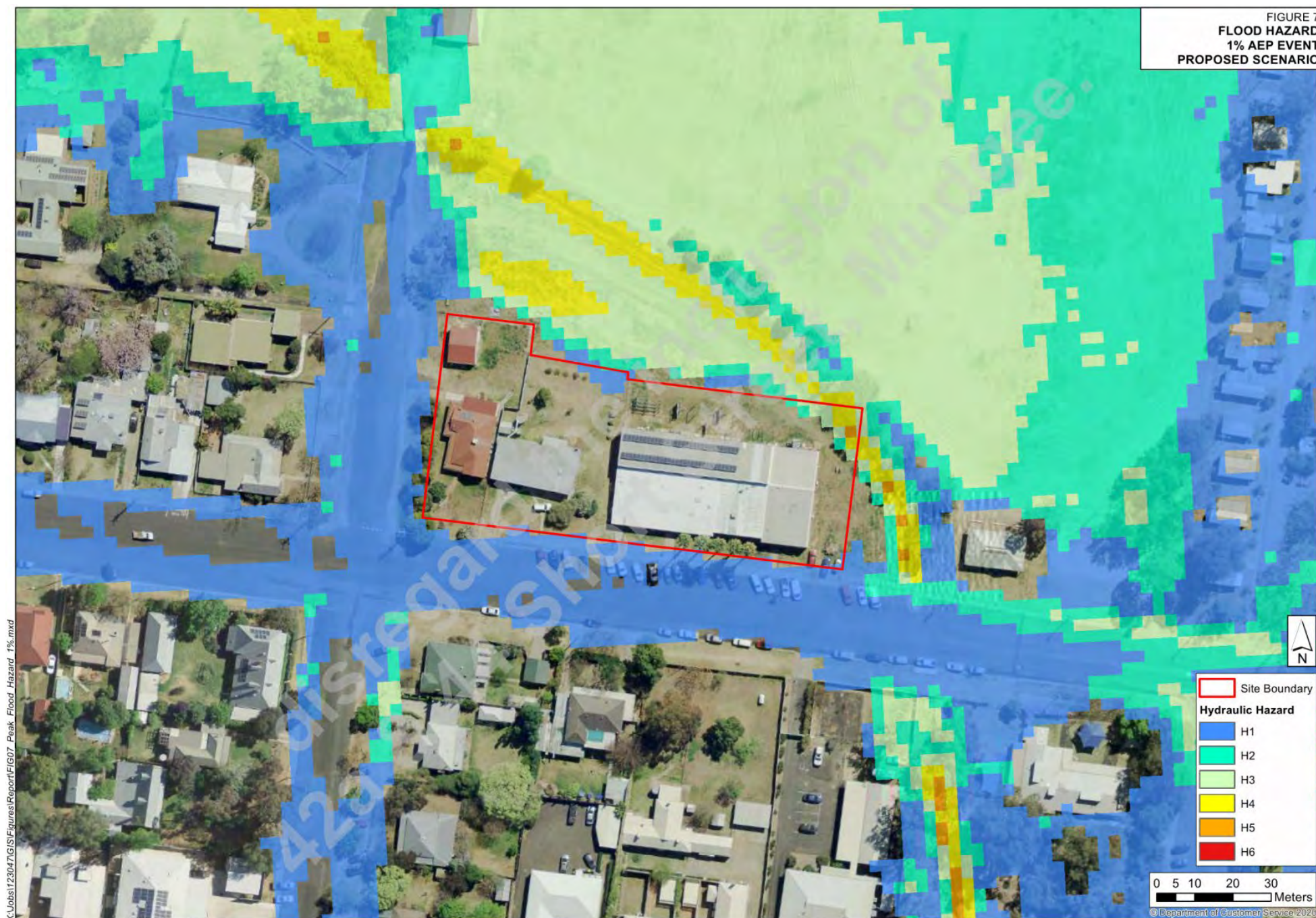






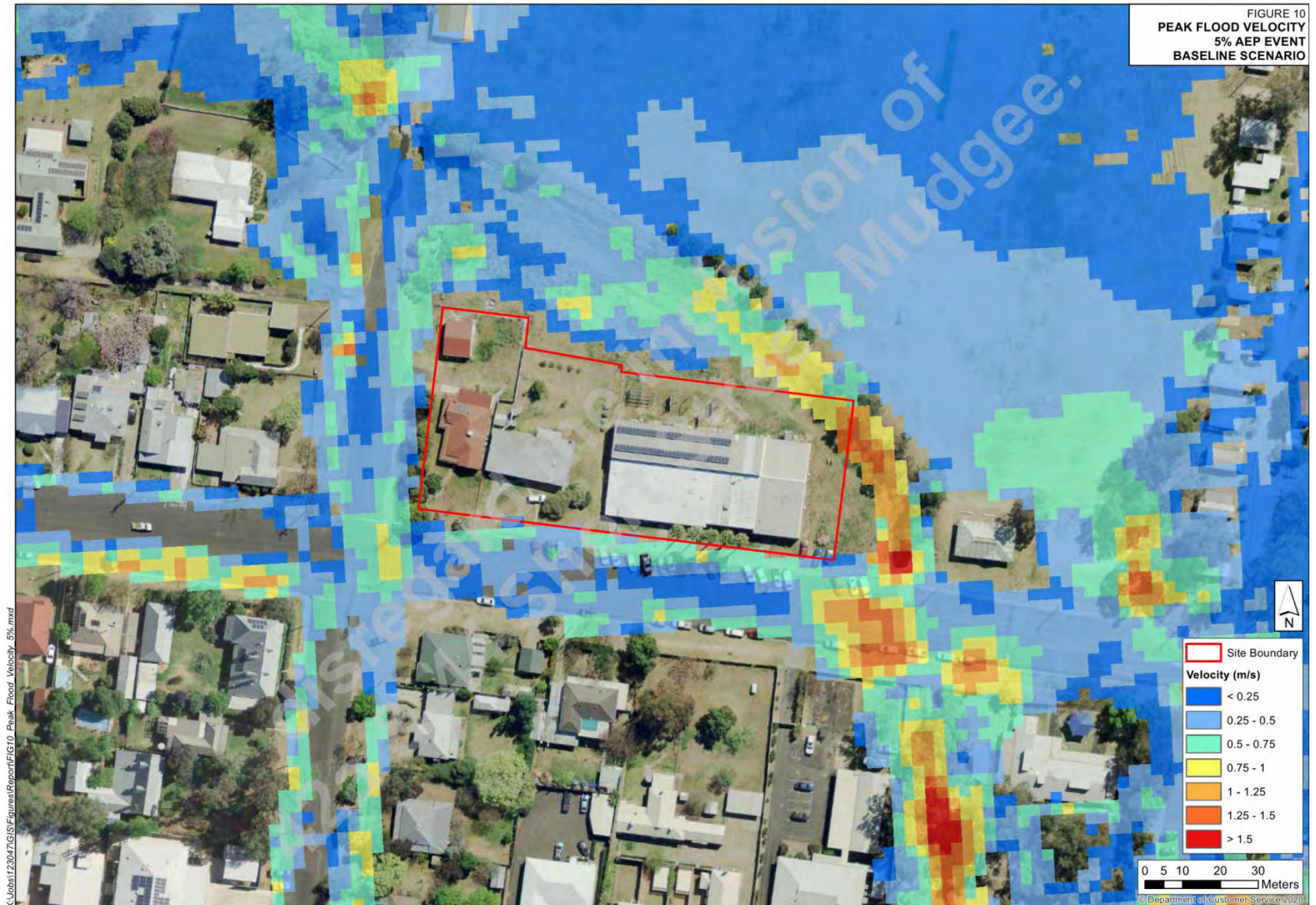


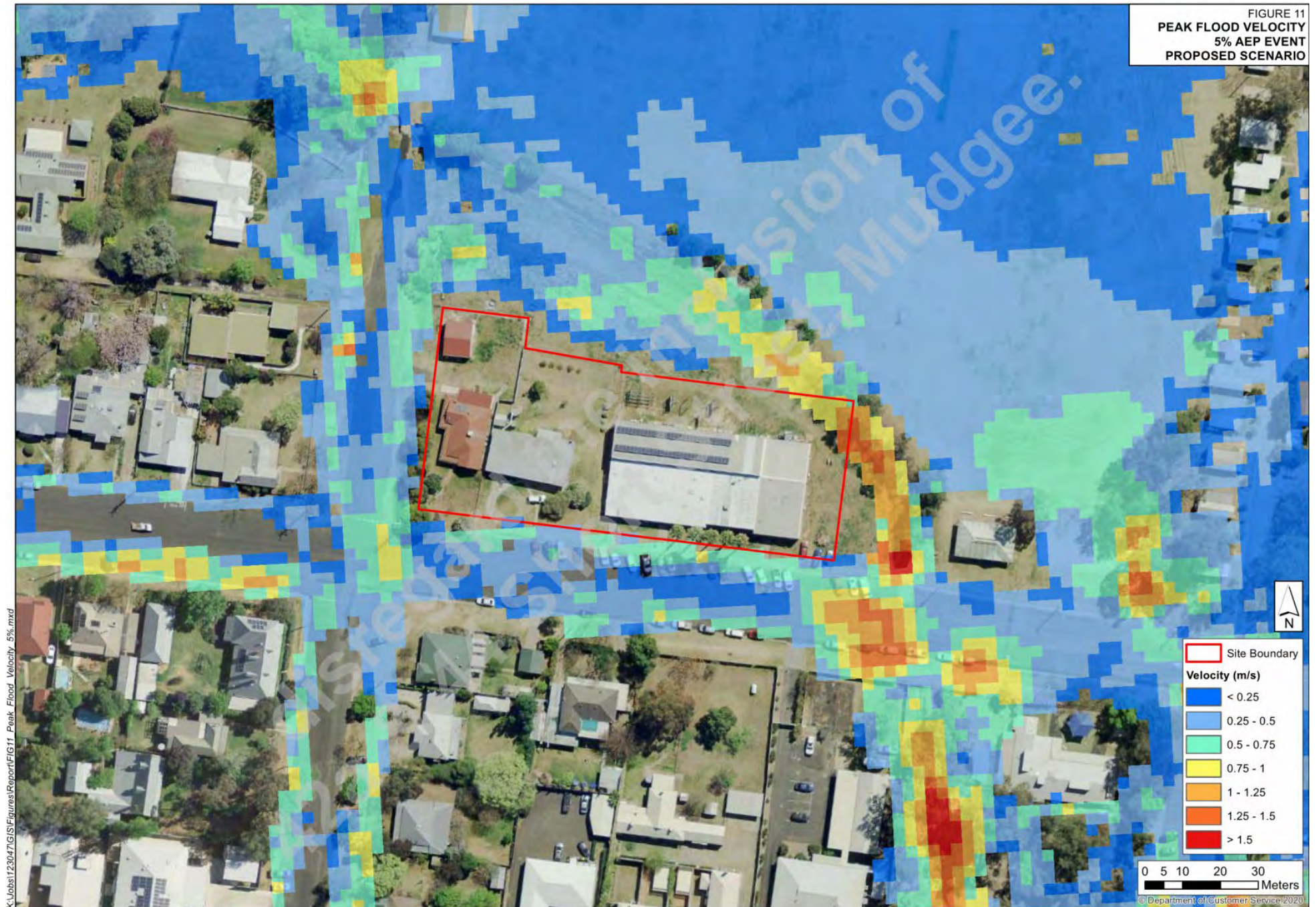


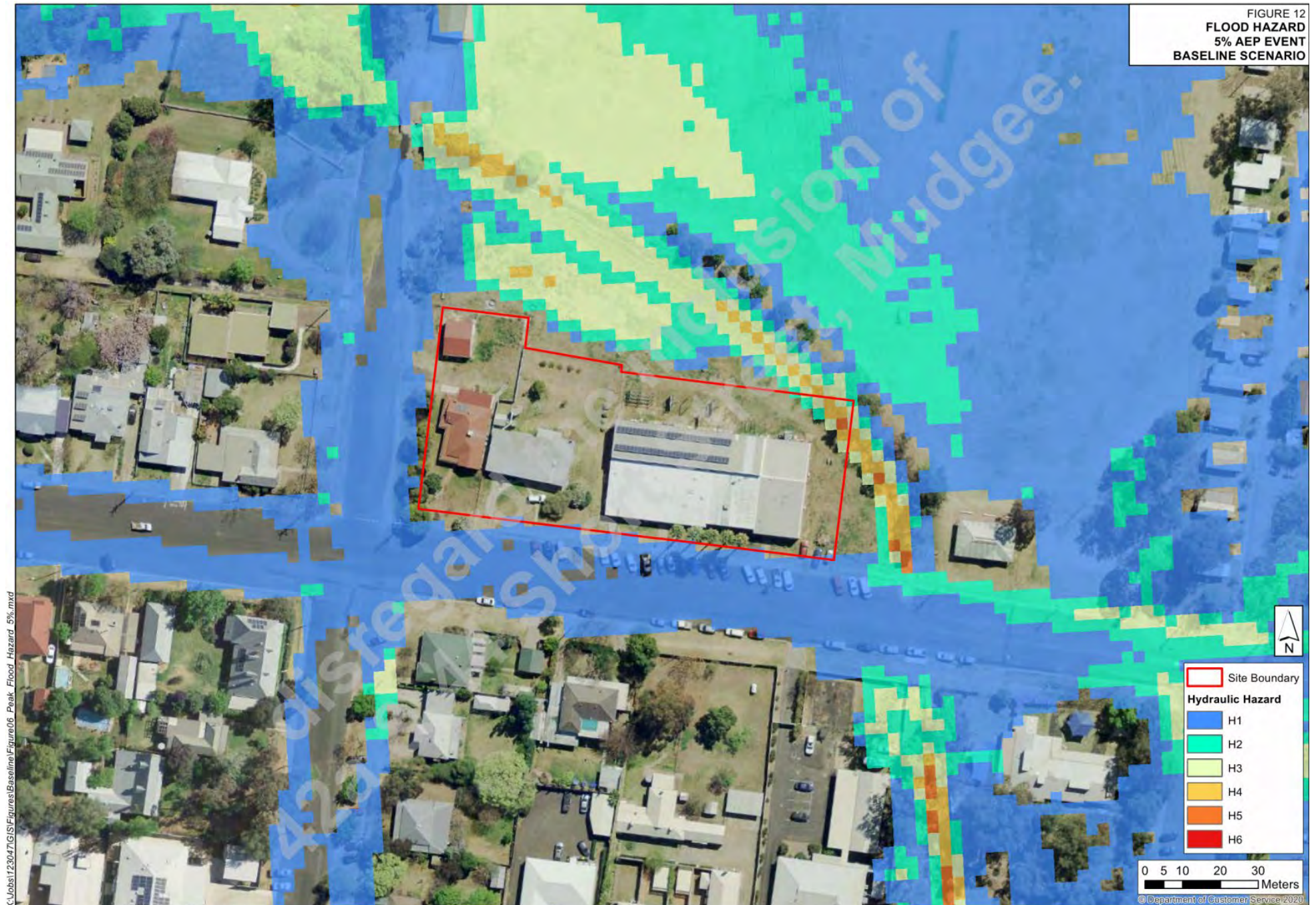


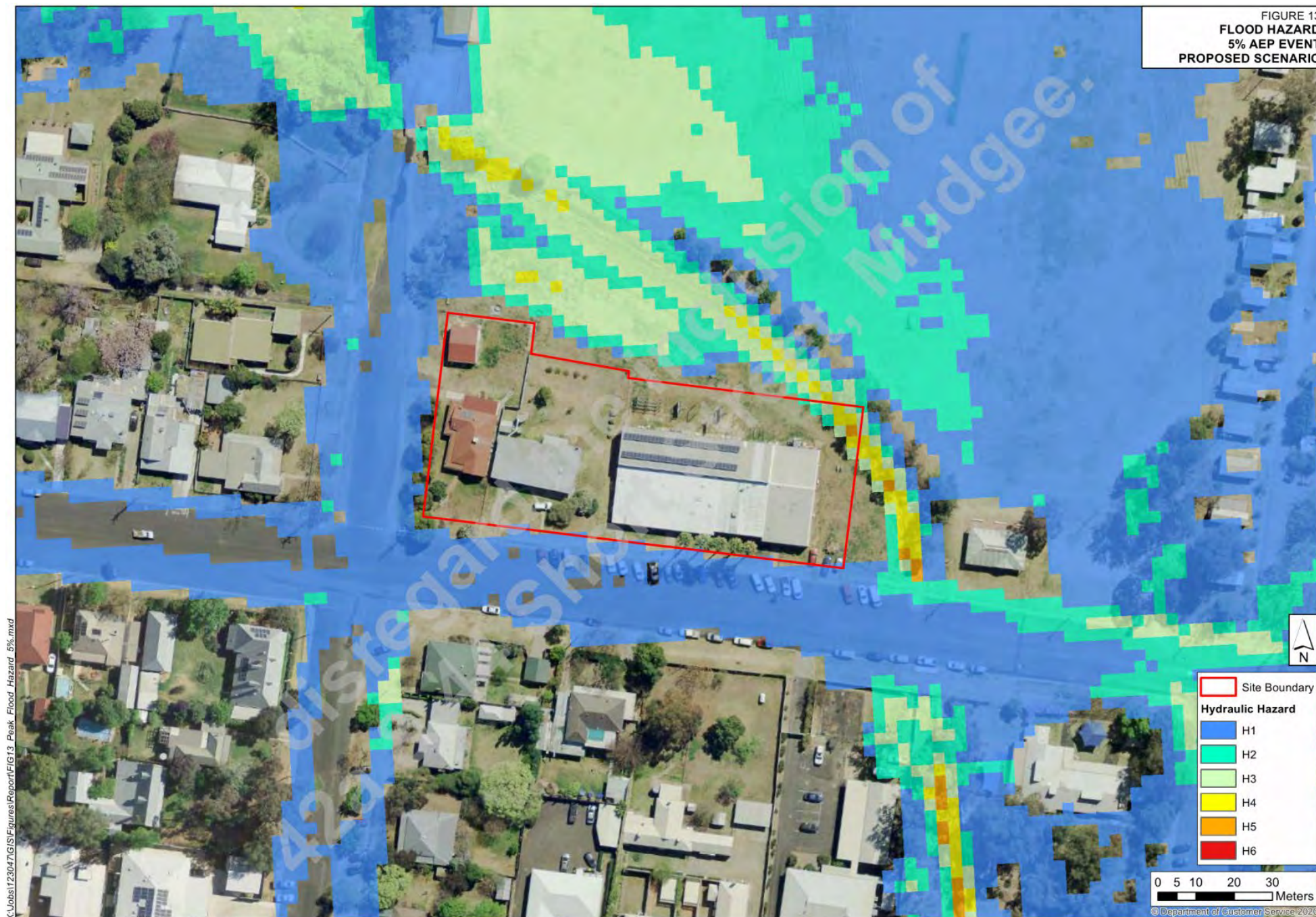


















Attachment 6 - Traffic and Parking Impact Assessment

Traffic and Parking Impact Assessment to exclude 42a & 44 Short Street, Mudgee
as per Gateway Determination.



Terraffic Pty Ltd

Traffic and Parking Consultants

ABN 83 078 415 871

13th July 2023

Ref 22084

CMT Architects

Level 1, 61-65 Kingsway

Kingsgrove NSW 2208

Attention: Chris Tsioulos

Dear Chris,

PROPOSED RESIDENTIAL FLAT BUILDING 36-42A SHORT STREET, MUDGEE TRAFFIC AND PARKING ASSESSMENT

This Traffic and Parking Assessment has been prepared to accompany Planning Proposal to Mid-Western Council for a proposed residential flat building at 36-42A Short Street, Mudgee (Figures 1 and 2).

The development site is located on the northern side of Short Street approximately 60m east of Court Street. It has a total site area of 2,635m² with a frontage of 62m to Short Street. The site is zoned R1 General Residential under the controls of the Mid-Western Regional Local Environmental Plan 2012. The site is also located within Mudgee Conservation Area.

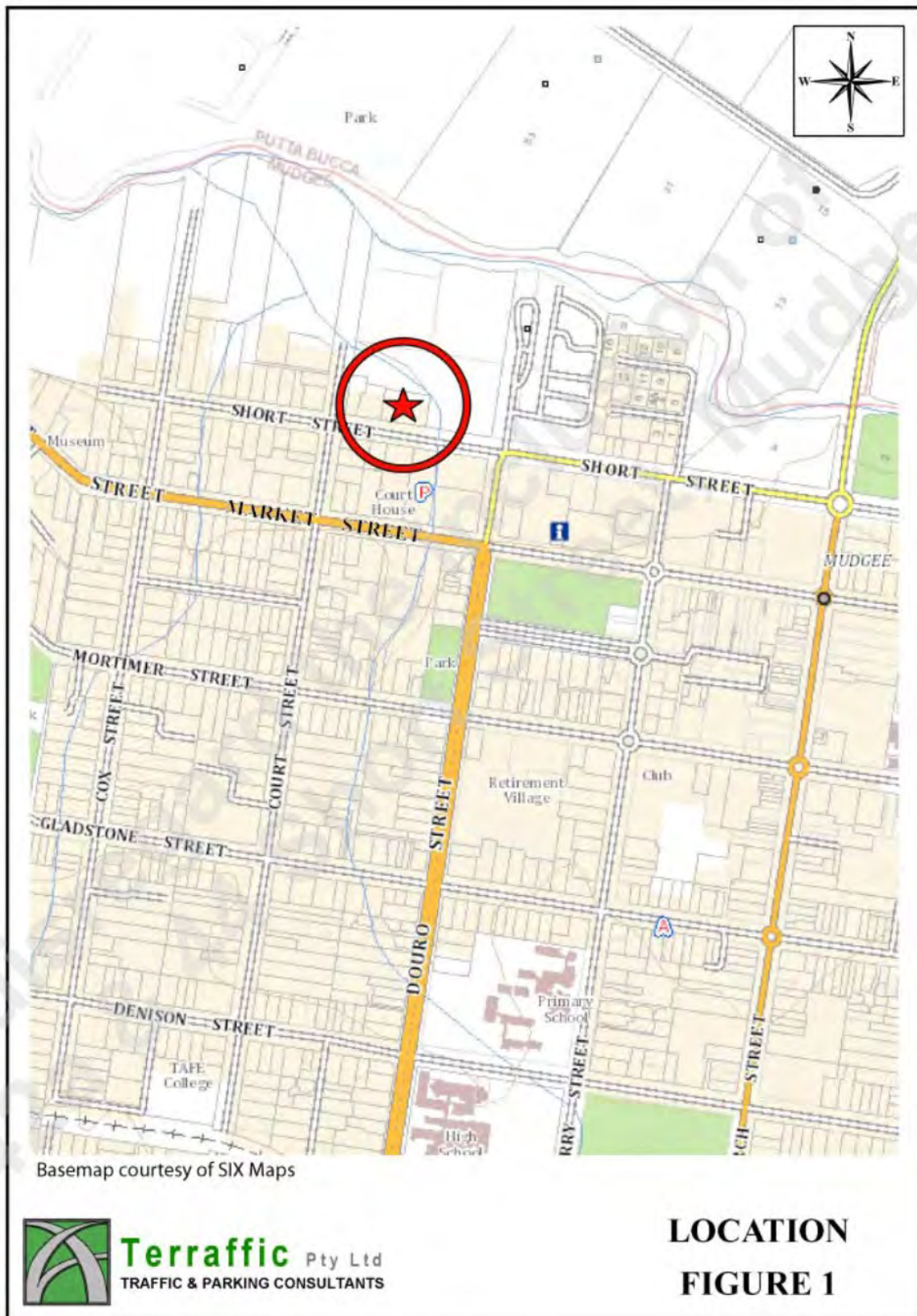


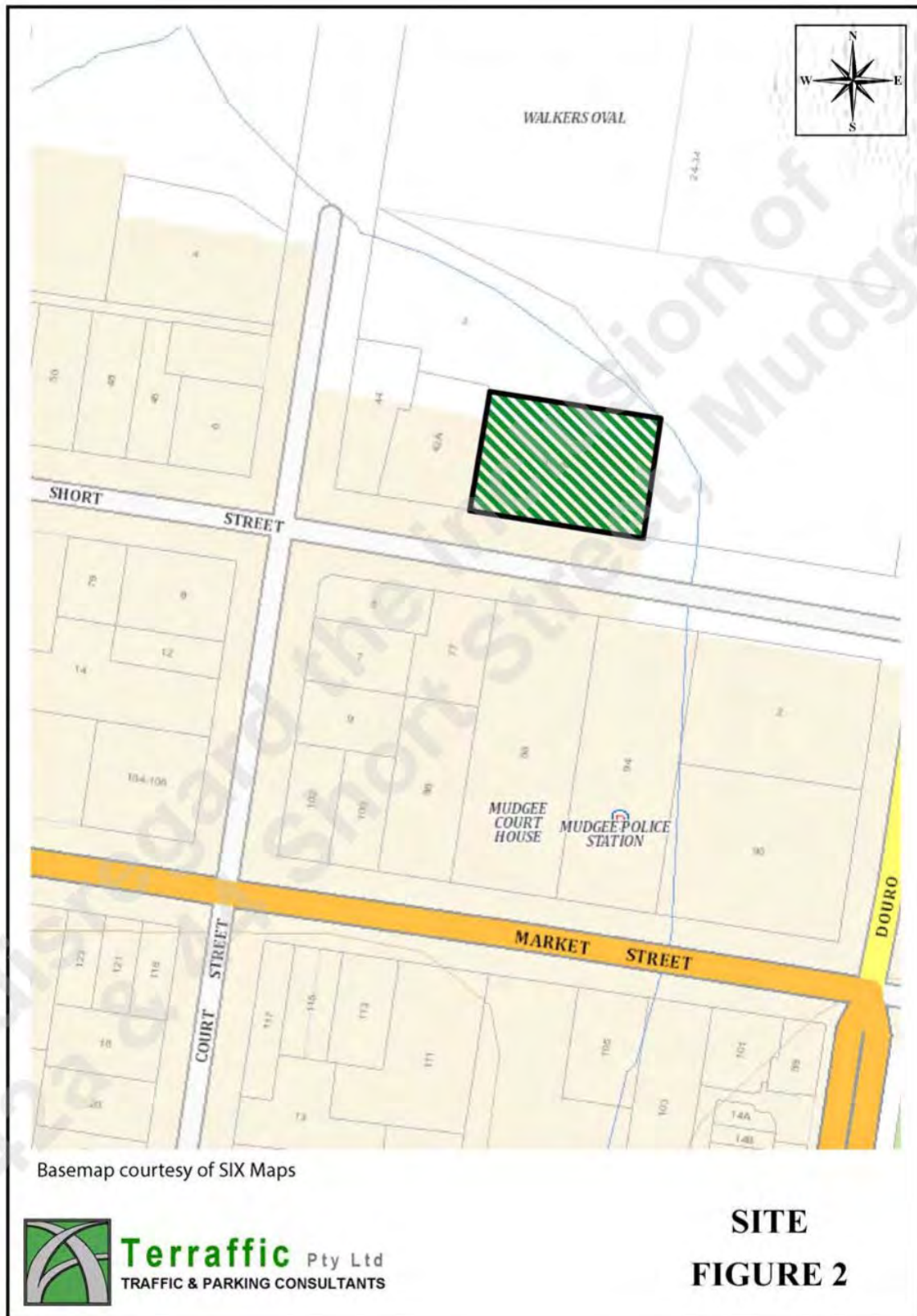
Aerial photograph of the Site courtesy of SIX Maps

Terraffic Pty Ltd ABN 83 078 415 871

PO Box 563 Sylvania Southgate NSW 2224 Mob: 0411 129 346

Email: logan@terraffice.com.au Web: www.terraffice.com.au





Existing Site Development

The existing site development comprises a single level commercial building with a floor area of approximately 1,200m². The site is only served by 3 off-street parking facilities and primarily relies on the availability of approximately 20 angled parking spaces along the site frontage.

Bicycle connectivity within the Mudgee Region





In April 2008, Mid-Western Regional Council assisted local bicycle groups to prepare a booklet containing 20 rides in and around the Mudgee, Gulgong and Rylstone areas. Of the 20 rides, 14 start and finish at the Clock Tower at the corner of Church and Market Streets in Mudgee. The rides have been prepared for tourists looking for “good places to ride” and to encourage local residents to explore and enjoy their local area by bicycle.

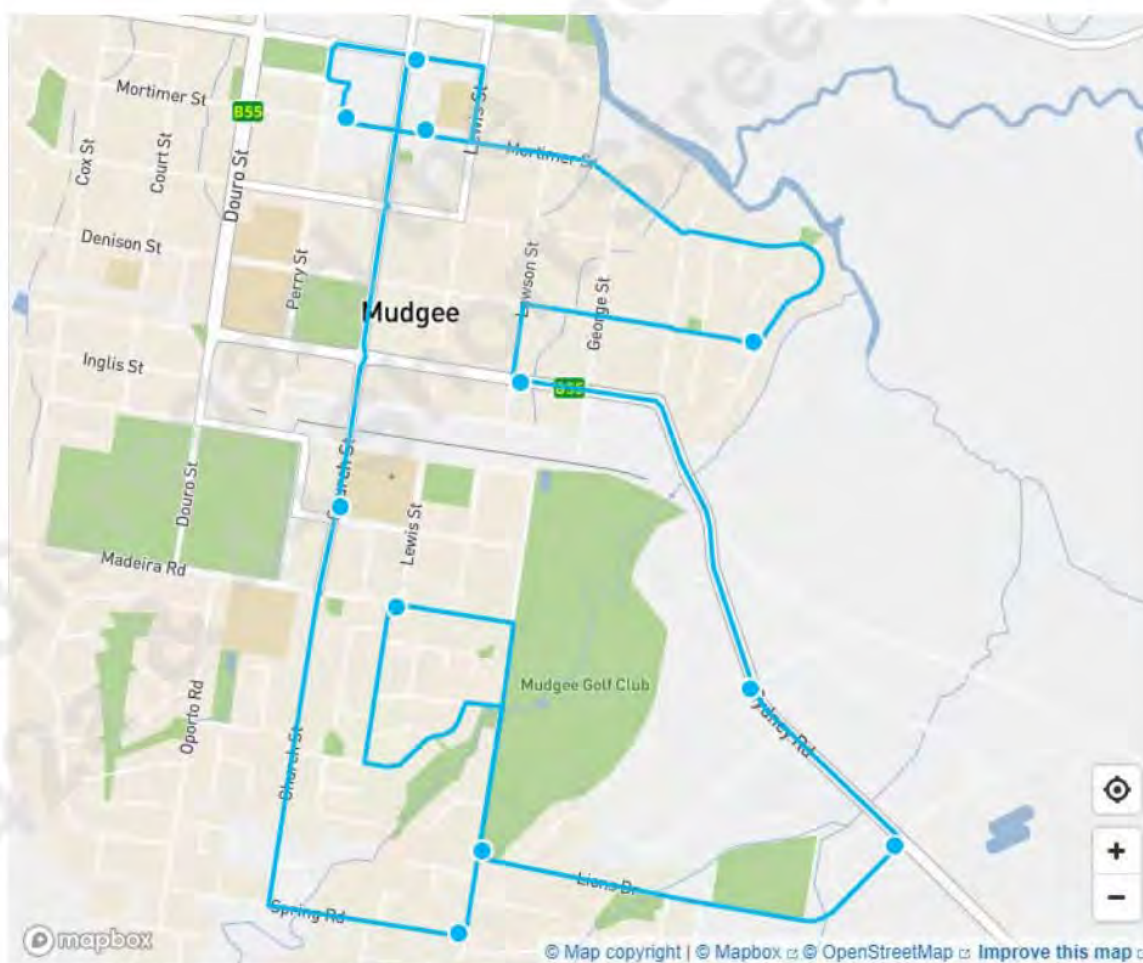
A list of the 14 rides in and around Mudgee is as follows:

Ride Route	Total Distance	Sealed/Unsealed
1. Winery ride	variable	All bitumen
2. Redbank Dam	11.3	1.1 km unsealed
3. Rocky Waterhole Road	18.1	All bitumen
4. Wilbertree Road	9.8	All bitumen
Longer option	26.8	5.1 km unsealed
5. Mt Pleasant Lane	24.6	7.6 km unsealed
6. Spring Flat Road	28.1	8.2 km unsealed
7. Lowes Peak Road	37.7	All bitumen
8. Queen's Pinch Road	49.9	10.1 km unsealed
9. Green Gully Road	66.0	12.0 km unsealed
10. Hayes Gap Road	51.3	15.6 km unsealed
Longer option	72.3	26.6 km unsealed
11. Cooyal Pub	54.4	All bitumen
Longer option	65.6	All bitumen
12. Mudgee – Gulgong return	65.6	All bitumen
13. Burrendong Dam	76.4	12.8 km unsealed
Shorter option	48.6	12.8 km unsealed
14. Windeyer circuit	79.5	11.0 km unsealed

Public Transport in Mudgee

Mudgee is served by a single bus service that connects Mudgee CDB to Mudgee East. The route and timetable for the service are reproduced below:

Monday to Friday				
Mortimer Centre, Mortimer St, Mudgee	10:02	11:40	14:39	16:15
Town Centre Shopping, Mortimer St, Mudgee	10:03	11:41	14:40	16:16
Market St and Church St, Mudgee	10:04	11:42	14:41	16:17
Mudgee District Hospital, Church St, Mudgee	10:08	11:46	14:45	16:21
Spring Rd at Robertson St, Mudgee	10:11	11:49	14:48	16:24
Madeira Rd at Bawden Rd, Mudgee	10:13	11:51	14:50	16:26
Robertson St at Lions Dr, Mudgee	10:16	11:54	14:53	16:29
Homeworks Centre, Lions Dr, Burrundulla	10:18	11:56	14:55	16:31
Sydney Rd opp Industrial Rd, Mudgee	10:20	11:58	14:57	16:33
Horatio St at Lawson St, Mudgee	10:22	12:00	14:59	16:35
Cedar Ave at Mulgoa Way, Mudgee	10:23	12:01	15:00	16:36
Market St and Church St, Mudgee	10:27	12:05	15:04	16:40
Mortimer Centre, Mortimer St, Mudgee	10:30	12:08	15:07	16:43



The Planning Proposal

The Planning Proposal comprises the demolition of the existing site development and construction of 28 x 2 bedroom dwellings as follows:

- A 3 level residential flat building fronting Short Street containing 24 x 2 bedroom units
- 4 x 2 bedroom townhouses at the rear of the site

The Proposal will be served by a single level basement containing a total of 36 spaces comprising 30 resident spaces (min 1 space per unit) and 6 visitor spaces. Vehicular access to the basement is via a 6.1m wide two-way access ramp located adjacent to the western site boundary.

Council Off-Street Parking Requirements

Part 5.1 of the Mid-Western Regional Development Control Plan 2013 specifies the following parking requirements for multi unit housing:

Resident parking	1 space per 1 bedroom flat
	2 spaces 2 bedroom flat (other than in the Conservation Areas of Mudgee and Gulgong and Village Zones ion Rylstone and Kandos where the provision is 1 space per 2 bedroom flat)
	2 spaces per 3 bedroom flat or cluster dwelling
Visitor Parking	1 space per 5 units

As noted in the foregoing, the subject site is located within the Mudgee Conservation Area.

Application of these parking rates to the Planning Proposal yields a total parking requirement of 34 spaces calculated as follows:

28 x 2 bedroom units/townhouses @ 1 space per unit	28.0 resident spaces
28 units @ 1 spaces per 5 units for visitors	5.6 spaces (say 6 spaces)
Total requirement	33.6 spaces (rounded to 34 spaces)

The proposed development satisfies these requirements with the provision of 36 off-street car parking spaces comprising 30 resident spaces and 6 visitor spaces.

The basement carpark and vehicular access arrangements will be designed to satisfy the following requirements of the Australian Standards AS/NZS2890.1:2004:

- Parking spaces have a minimum length of 5.4m and width of 2.4m
- An additional 0.3m to be provided for spaces adjacent to a wall or obstruction
- A 5.8m wide access/manoeuvring aisles
- A 1.0m wide blind aisle extension as per Figure 2.3 of the Standard
- Structural columns to be set back from the access aisle in accordance with Clause 5.2
- Pavement cross-falls at parking spaces not to exceed 5% (1 in 20) in any direction
- The access ramp to have a minimum width of 6.1m wall to wall comprising a 5.5m wide roadway and 2 x 300mm wide kerbs
- The maximum grade for the first 6.0m into the site from the property boundary to not exceed 5% (1 in 20)
- The maximum grade of the access ramp does not exceed 25% (1 in 4)
- 2.0m long transitions of 12.5% (1 in 8) have been provided on the ramp
- A minimum headroom clearance of 2.2m has been provided
- 2.5m x 2.0m pedestrian sight line triangles to be provided

Projected Traffic Generating Potential

An indication of the traffic generation potential of the proposed development is provided by reference to the Roads and Maritime Services publication *Guide to Traffic Generating Developments, Section 3 - Landuse Traffic Generation (October 2002)*. The RMS *Guidelines* are based on extensive surveys of a wide range of land uses and nominates the following traffic generation rates for medium density residential flat buildings:

Smaller units and flats (up to 2 bedrooms)	0.4-0.5 peak hour vehicle trips per unit
Larger units and Townhouses (3 or more bedrooms)	0.5-0.65 peak hour vehicle trips per unit

Application of the above traffic generation rates to the proposed development yields a traffic generation potential of approximately 14vtph during commuter peak periods as set out below:

28 x 2 bedroom units @ 0.5vtph per dwelling	14vtph
---------------------------------------------	--------

The traffic generation of the proposed development should be discounted by the traffic generating potential of the 1,200m² commercial building on the site. Based on the RMS traffic generation rate of 2vtph per 100m² for commercial offices, the existing site development will generate in the order of 24vtph during peak periods as follows:

1,200m ² office @ 2vtph per 100m ²	24vtph
----------------------------------------------------------	--------

To that end the proposed development will generate approximately 10 less vehicle trips during the peak periods as follows:

Existing Development	24vtph
Proposed Development	14vtph
Reduction in traffic generating potential	10vtph

It will be readily appreciated that in circumstances where a proposal will potentially generate less traffic than an existing development, it can be concluded that the planning proposal will not have any noticeable or unacceptable effect on the road network serving the site in terms of road network capacity or traffic-related environmental effect.

In the circumstances, it can be concluded that the planning proposal has no unacceptable traffic or parking implications.

Should you wish to discuss this matter further, please do not hesitate in contacting Michel Logan on 0411 129 346 during normal business hours.

Yours faithfully



Michael Logan *MTraff* (Monash University)
Director
Terraffic Pty Ltd

Attachment 7 - Preliminary Site Investigation (Contamination)

Preliminary Site Investigation (Contamination) to exclude 42a & 44 Short Street, Mudgee as per Gateway Determination.



PRELIMINARY SITE INVESTIGATION (PSI)

Property Address

36-42A Short Street, Mudgee NSW

Prepared for

DGE AU Pty Ltd

Date

13th October 2023

October 2023

Preliminary Site Investigation, Ref: E3097

Site: 36-42A Short Street, Mudgee NSW

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DOCUMENT CONTROL REGISTER

Document Information	
Job Number	E3097
Document Number	0
Report Title	Preliminary Site Investigation (PSI)
Site Address	36-42A Short Street, Mudgee NSW
Prepared for	DGE AU Pty Ltd

Document Review			
Revision Number	Date Issued	Description	Issued By
0	13/10/2023	Initial Issue	Ben Buckley

Distribution Register		
Distribution Method	Custodian	Issued to
Electronic	B. Buckley	Foundation Earth Sciences Office
Electronic	-	DGE AU Pty Ltd

Authorisation and Release			
	Signature	Name	Date
Author	<i>Ben Buckley</i>	Ben Buckley	13/10/2023

October 2023

Preliminary Site Investigation, Ref: E3097

Site: 36-42A Short Street, Mudgee NSW

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ABBREVIATIONS

AIP	Australian Institute of Petroleum Ltd	QA/QC	Quality Assurance, Quality Control
ANZECC	Australian and New Zealand Environment and Conservation Council	RAC	Remediation Acceptance Criteria
AST	Aboveground Storage Tank	RAP	Remediation Action Plan
BGL	Below Ground Level	RPD	Relative Percentage Difference
BTEX	Benzene, Toluene, Ethyl benzene and Xylene	SAC	Site Assessment Criteria
COC	Chain of Custody	SVC	Site Validation Criteria
DA	Development Approval	SWL	Standing Water Level
DP	Deposited Plan	TCLP	Toxicity Characteristics Leaching Procedure
DQOs	Data Quality Objectives	TPH	Total Petroleum Hydrocarbons
EPA	Environment Protection Authority	UCL	Upper Confidence Limit
ESA	Environmental Site Assessment	UST	Underground Storage Tank
HIL	Health-Based Soil Investigation Level	VHC	Volatile Halogenated Compounds
LGA	Local Government Area	VOC	Volatile Organic Compounds
NEHF	National Environmental Health Forum	DPI	Department of Primary Industries
NEPC	National Environmental Protection Council		
NHMRC	National Health and Medical Research Council		
OCP	Organochlorine Pesticides		
OPP	Organophosphate Pesticides		
PAH	Polycyclic Aromatic Hydrocarbon		
PCB	Polychlorinated Biphenyl		
PID	Photo Ionisation Detector		
PQL	Practical Quantitation Limit		

October 2023

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Site: 36-42A Short Street, Mudgee NSW

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October 2023
Preliminary Site Investigation, Ref: E3097
Site: 36-42A Short Street, Mudgee NSW

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EXECUTIVE SUMMARY

Foundation Earth Sciences was appointed by DGE AU Pty Ltd to undertake a Preliminary Site Investigation (PSI) for the property situated 36-42A Short Street, Mudgee NSW (“the site”).

A site visit was undertaken on the 14th of August 2023. Fieldwork and reporting were conducted in general accordance with the Foundation Earth Sciences proposal and with reference to relevant regulatory criteria and Foundation Earth Sciences fieldwork protocols.

The proposed development includes a three-storey residential apartment complex with multiple rooms including a communal space, living areas and a single level basement for car parking.

Several potential areas of environmental concerns were identified at the site, particularly:

- Historical and current uses (residential and commercial – car park).
- Surrounding land uses; (residential and commercial)
- Imported fill of unknown quality or origin.
- Carpark area where leaks and spills from cars may have occurred.
- Degrading of former building features.

Founded on the investigation including the proposed land use, previous site history, underground services plans, land title information & site inspection, the potential for significant soil and/or groundwater impact is considered a moderate risk. In applying the NEPM 2013 Schedule B2 “Guideline on Site Characterisation”; there is sufficient

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evidence, uncertainty and/ or suspicion of contamination, therefore further investigation is recommended.

The following data gaps were identified:

- The soil and groundwater quality at the site have not been investigated.
- The SafeWork NSW records have not been searched and/or records received at the time of writing this report.

Based on the results of this investigation it is considered that the risks to human health and the environment associated with soil and groundwater contamination at the site are moderate in the context of the proposed use of the site. The site **can be made suitable** for the proposed development, subject to the following recommendations:

- Preparation of a Detailed Site Investigation (Phase 2 Environmental Site assessment) by a suitably qualified Environmental Consultant.
- A hazardous materials assessment is recommended to be completed prior to demolition of the buildings on site.
- Any soil requiring removal from the site, as part of future site works, should be classified in accordance with the “Waste Classification Guidelines, Part 1: Classifying Waste” NSW EPA (2014).

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1.0 INTRODUCTION

Foundation Earth Sciences was appointed by DGE AU Pty Ltd to undertake a Preliminary Site Investigation (PSI) for the property situated at 36-42A Short Street, Mudgee NSW ("the site").

This PSI has been requested to determine the potential for onsite contamination arising from any areas of concern located within the site and its surrounding area. This report shall provide a preliminary assessment of any site contamination and, if required, provide a basis for a more detailed investigation.

A site visit was undertaken on the 14th of August 2023. Fieldwork and reporting were conducted in general accordance with the Foundation Earth Sciences proposal and with reference to relevant regulatory criteria and Foundation Earth Sciences fieldwork protocols.

The format of this report closely follows that recommended in the NSW Environment Protection Authority (EPA), "*Consultants Reporting on Contaminated Land*" – 2020.

2.0 OBJECTIVE

The objective of this PSI was to assess the potential for the soils and groundwater at the site to have been impacted by previous and current activities undertaken at, or adjacent to, the site and to assess the site suitability for the proposed development.

This report may also recommend additional investigations and / or remediation works and possible strategies for the management of the site.

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3.0 SCOPE OF WORKS

The scope of works for this PSI included:

- Research and review of the information available, including previous environmental investigations, past and current titles, aerial photographs, EPA records and anecdotal evidence, site survey, site records on waste management practices.
- Site walkover, including research of the location of sewers, drains, holding tanks and pits, spills, patches of discoloured vegetation, etc.
- Quality Assurance/Quality Control (QA/QC): work will be undertaken in accordance with relevant regulations and are consistent with industry standards.

4.0 SITE IDENTIFICATION

4.1 Site identification

The site is identified as follows:

Table 1: Site Identification Review

Site Identifier	Site Details	
Site Location	36-42A Short Street, Mudgee NSW	
Lot/DP	Lot 1 in DP 702951 – 36 to 42 Short Street Lot 21 in DP 816236 – 42A Short Street	
Site Coordinates #	NW Corner: Latitude: -32.588419, Longitude: 149.581987	
Parish	Mudgee	
County	Wellington	
Site Area	Approximately 4,074m ²	
Local Government Area (LGA)#	Mid-Western Regional Council	
Zoning##	R1 – General residential	
Surrounding Land Uses	North	Walker oval, Cudgegong River, then rural residential
	South	Short street, then residential, police station and local court
	East	Tourist Park, then residential and vacant areas
	West	Residential buildings and vacant areas

Notes:
Refer to NSW LPI “Six Maps” <https://maps.six.nsw.gov.au/>
<https://www.planningportal.nsw.gov.au/find-a-property>

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5.0 SITE HISTORY AND PROPOSED DEVELOPMENT

5.1 Underground Services

‘Dial Before You Dig’ plans were requested and reviewed for the site. Plans were provided by Essential Energy, NBN Co & Telstra. The plans did not indicate the presence of any major underground service or utilities easements at the site.

The plans provided by Telstra indicates some minor cables running into site from front / Short St from the located southwestern corner of the site. It is noted that the associated underground service is considered as a potential preferential pathway.

Refer to **Appendix A** – DBYD Plans.

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5.2 Review of Aerial Photographs

Several aerial photographs obtained from the NSW Department of Lands and/or the Land and Property Information Spatial Information Exchange website “Six maps” were reviewed as part of this PSI. The results of this review are presented in the following table:

Table 2 Review of Aerial Photographs

Year	Site		Surrounding areas
1962	Vacant	The site appears to be mostly vacant with large, grassed areas.	N: Mostly vacant areas and rural residential properties S: Street then residential properties E: Residential type properties and vacant areas W: Residential type properties and vacant areas
1971	Vacant	No major changes	No major changes
1980	Rural residential	A small residential property appears to have been developed on lot 21.	N: No major changes S: some residential developments E: some residential developments W: No major changes
1995	Commercial	A large commercial building appears to have been developed on lot 1 of the site, with paved driveways	N: No major changes S: residential developments E: No major changes W: residential developments
Current	As per inspection	The site is as inspected (section 7.1)	As per inspection.

The aerial photographs indicate the site appeared to be mostly vacant with large, grassed areas up until at least 1971. Between 1971 and 1980 there appeared to be no major changes to the eastern side of the site however the property located at lot 1

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appeared to have a small residential property developed on site. Between 1980 and 1995 a large commercial building was developed on lot 21 with paved driveways and garden areas. From 1995 to the present this site appears to have remained generally unchanged.

Prior to 1971 the surrounding land appeared to have been dominated by rural residential type properties, and vacant areas. Between 1971 and 1980 some of the vacant areas appear to have been established into residential type properties in the south and east. Between 1980 and 1995 there was some further residential developments in the surrounding areas, however generally there was no major changes except for a substation and several residential properties developed in the south. From 1995 until the present the surrounding areas appears to have remained generally unchanged.

Refer to **Appendix B** – Historical Aerial Photographs.

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5.3 Title search

A review of historical documents held at the NSW Department of Lands offices was undertaken to characterise the previous land use and occupiers of the site.

Table 3a Historical land title data

Lot 1 in DP 702951 (36-42A Short Street, Mudgee NSW)		
Year	Year	Year
10/01/2022 - Current	DGE AU Pty Ltd	
4/11/1997	Glenn Charles Maynard	
6/10/1986	Glenn Charles Maynard & Stanley George Aylett	
2/06/1986	Desmond John Walker, Diana Joy Walker & John Philip Walker	
5/05/1978	Joffre Alexander Walker & Bridget Teresa Walker	
28/02/1971	Australian and New Zealand Banking Group Limited	
27/08/1976	Alexander William Walker	
29/06/1839	George Cox	

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Table 3b Historical land title data

Lot 21 in DP 816236 (42A Short Street, Mudgee NSW)		
Year	Proprietor	Company/ Personal occupation / notes
13/01/2022 - Current	42A Pty Ltd	
27/06/1994	Elaine Nerida Carter	
13/05/1992	Frank Louis Knight & Pamela Kay Knight	
5/05/1978	Joffre Alexander Walker & Bridget Teresa Walker	
28/02/1971	Australian and New Zealand Banking Group Limited	
27/08/1976	Alexander William Walker	
29/06/1839	George Cox	

The land titles have indicated the properties were owned by private individuals from at least 1839 to 1971. It was then transferred to a commercial entity between 1971 to 1978. The properties were then owned by private individuals from 1978 until 2022. From 2022 it has been transferred to commercial entities. The land titles have not indicated any land uses of concern.

Refer to **Appendix C – Land Title Information**.

5.4 NSW EPA Contaminated Land Records, List of Notified Sites and POEO Records

5.4.1 NSW EPA Records

The NSW EPA published records of contaminated sites under Section 58 of the Contaminated Land Management (CLM) Act 1997. The notices relate to investigation

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and/or remediation of site contamination considered to pose a significant risk of harm under the definition in the CLM Act.

A search of the database revealed that the subject site was not listed. There was one property listed within the suburb of Mudgee with former notices. However, the property was located more than 500m from the subject site and therefore of low concern.

It should be noted that the NSW EPA record of Notices for Contaminated Land does not provide a record of all contaminated land in NSW.

Refer to **Appendix D** – NSW EPA Records.

5.4.2 NSW EPA POEO Register

A search of the POEO Register revealed that the site was not listed. There were 3 other properties listed with the suburb of Mudgee, however these sites were located more than 500m from site.

Refer to **Appendix D** – NSW EPA Records.

5.4.3 NSW EPA List of Notified Sites

The NSW EPA published a list of notified contaminated sites each month. The list of notified sites contain land that has been notified to the EPA as being potentially contaminated.

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A search of the list was completed on the 14th of August 2023. The search indicated the site was not listed. There were several properties listed within the suburb of Mudgee. The listed properties were located more than at least 500m from this site and therefore of low concern.

Refer to **Appendix D** – NSW EPA Records.

5.4.4 Preliminary PFAS Screen

NSW EPA requires that PFAS is considered when investigating land contamination. The preliminary screen is based on guidelines from the PFAS National Environmental Management Plan (NEMP 2020). From this screen a decision can be made as to whether PFAS sampling of soil and groundwater is required.

Preliminary Screen	Risk of Occurrence
Any past or present site activity listed in NEMP 2020 as being activity associated with PFAS contamination? No	L
Any past or present off-site activity up-gradient/adjacent to the site listed in NEMP 2020 as being activity associated with PFAS contamination?	L
Did fire training involving the use of suppressants occur from 1970 to 2010?	L
Have fuel fires ever occurred on site from 1970 to 2010?	L
Have PFAS been used in manufacturing or stored on site?	L
Could PFAS have been imported to the site in fill material from a site activity listed in NEMP 2020?	L
Could PFAS contaminated groundwater or run-off migrated to the site?	No Suspected
Is the site or adjacent site listed in the NSW EPA PFAS Investigation Program?	No

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If the risk is medium or high in any of the above, does the inclusion of preliminary sampling/testing of PFAS in soil (including ASLP) and water need to be included?	No
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------	----

- Note 1
 - Risk: L – low (all necessary documentation has been reviewed and there is no recorded instance or compelling rationale),
 - M – medium/moderate (all necessary documentation has been reviewed and there is potential evidence of a recorded instance with compelling rationale).
 - H – high (all necessary documentation has been reviewed and there is evidence of a recorded instance with compelling rationale), r
 - Risk, N/A – not applicable (or “- “)].
 - No /Yes
- Note 2 Activities listed in Appendix B of the NEMP (2020).
- Note 3 Runoff from up-gradient PFAS use may impact surface water, soil, sediment, and groundwater.
- Note 4 PFAS is used wide range of industrial processes and consumer products, including in the manufacture of non-stick cookware, specialised garments, and textiles, Scotchguard™ and similar products (used to protect fabric, furniture, leather and carpets from oils and stains), metal plating and in some types of fire-fighting foam.
- Note 5 <https://www.epa.nsw.gov.au/your-environment/contaminated-land/pfas-investigation-program>

The potential for PFAS to be present on-site was considered low and subsequently preliminary PFAS sampling / analysis of soil is not considered warranted during the DSI.

Refer to **Appendix D** – NSW EPA Records.

5.5 Previous Reports

No previous environmental investigation reports could be identified as part of the site works.

5.6 Anecdotal evidence

No Anecdotal evidence was found for this site.

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5.7 Integrity Assessment

The information found in the historical sources has been found to be in general concurrence. It is therefore considered that accuracy of this data is acceptable for this investigation.

5.8 Proposed Development

The proposed development includes a three-storey residential apartment complex with multiple rooms including a communal space, living areas and a single level basement for car parking.

Refer to **Appendix G** – Proposed Development Plan.

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6.0 SITE CONDITION AND SURROUNDING ENVIRONMENT

Table 4: Site Condition and Surrounding Environment Review

Site Information	Descriptions
Sensitive Receivers	The nearest sensitive human receptors are the current and future users of the site, construction workers during the site redevelopment and the public. The nearest downgradient waterbody is Cudgegong River located approximately 232m North of the site.
Soil Landscape <i>Review of NSW Soil and Land Information website ESPADE.</i>	The Soil Landscape Map viewed on NSW ESPADE indicates that the site is 112 km ² alluvial high terraces of the Cudgegong River, and Eurundury and Wialdra Creeks. 20 m above the modern floodplain. Relief to 40 m; slopes <2 %. Noncalcic Brown Soils (Dr2.12; Dr2.13; Dr2.42; Dr3.42) and Red Earths (Gn2.15; Gn2.16) on very old Quaternary alluvium. Yellow Podzolic-Solodic Soils intergrades (Dy3.42) on lower lying areas. Some Alluvial Soils (Uc1) and leached loams (Um4.21) on lower terraces adjacent to major streams.
Topography	The high terrace is at an elevation of 460 to 475 m. It has developed south-east of the confluence of the Cudgegong River and Eurundury Creek, and also south-east of the point where the Cudgegong Valley narrows from approximately 10 km wide to only 2 km wide as the river, turns and traverses the western margin of the Capertee Rise.
Geological Profile	The Geological Map of Mudgee (Geological Series Sheet 8832, Scale 1:100,000, 2000), published by the Department of Mineral Resources indicates the residual soils within the site to be underlain Cainozoic Quaternary age Alluvial silt, clay and sand, variable humic content, sporadic pebble – to cobble – sized unconsolidated conglomeratic lenses.

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Site Information	Descriptions					
Presence of Acid Sulphate Soils <i>Review of NSW ESPADE</i>	A review of the NSW ESPADE 'Acid Sulphate Soil Risk Mapping' ASS probability maps indicated that the site is in an area of "No Known Occurrence" of acid sulphate soils.					
Localised Hydrogeology Review of DPI (Office of Water) Database. Appendix F – DPI (Office of Water) Database Records.	Number	Location from Site	Depth (m BGL)	SWL (m BGL)	Use	Water Bearing Zones
	GW062228	239m NW	3.6	0.8	Town Water Suppl.	-
	GW020316	633m NE	9.1	-	Town Water Suppl.	-
	GW801448	235m S	15.0	2.44	Monitoring Bore	-
Nearest Surface Water Body	The nearest downgradient waterbody is Cudgegong River located approximately 232m North of the site.					
Local Meteorology (Bureau of Meteorology BOM website) Appendix E – BOM Data.	The monthly rainfall of the local surrounding area is represented by the data collected from the BOM rainfall gauge located in Mudgee (George Street), which is approximately 2.3km from Mudgee. The records indicate that the annual mean rainfall recorded for the month of August was 52.5mm (date of fieldwork).					
Nearest Active Service Station & Dry Cleaner (Google Maps Search)	Service station is 749m south-east of the site. Dry Cleaners is 2.8km south-east of the site.					

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7.0 SITE INSPECTION

7.1 Site observations

The site was visited on the 14th of August 2023 to inspect the site for any potential sources of contamination. The following observations were made:

Table 5: Site Inspection Review

Factors Considered	Description of Sites
Buildings & Structures on Site	The property at 36-42 Short Street, Mudgee NSW is a commercial property and is formerly occupied by a gym facility including multiple weight rooms, squash court, office, workshop, toilets and daycare / creche facility. There is also fitness equipment / obstacle course at the rear of the building and grassed areas surrounding the building. The property at 42A Short Street, Mudgee NSW is occupied by residential house, awning, and driveway.
Percentage Hard-standing surface	70%
Concrete Condition	Average
Chemical Storage	Chemical storage areas were not noted at the time of the site inspection in accessible areas.
Above and Underground Storage Tanks	No above or underground storage tanks areas were noted at the time of the site inspection in accessible areas.
Trade Waste Pits	No trade waste pits were identified at the site.
Nearby Electrical Transformers	There was a transformer adjacent to site to the northeast.
Asbestos	No fibro cement sheeting was identified within the accessible areas during the inspection.
Site Vegetation	Appeared healthy.
Soil Staining and Odours	No odours were identified within the property. No significant soil staining was noted during the inspection.
Stormwater and Sewer	Stormwater and sewer were connected to the local utilities.

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8.0 CONCEPTUAL SITE MODEL (CSM)

Based on the above information, site history and site walkover, the areas of potential concern and associated contaminants for the site CSM were identified. These are summarised in the following table.

Table 6: Areas and Contaminants of Concern

Known and potential contamination source	Associated Contaminants
Historical & Current Site Uses (Residential and commercial including parking areas)	Heavy Metals, TRH, BTEX, PAH, OCP, OPP, PCB & Asbestos
Surrounding land Uses (Residential)	Heavy Metals, TRH, BTEX, PAH, OCP, OPP, PCB & Asbestos
Imported Fill	Heavy Metals, TRH, BTEX, PAH, OCP, PCB & Asbestos
Car parking Areas	TRH, BTEX, PAH
Building degradation/ Demolition	Heavy Metals and Asbestos

Table 7: Potentially Contaminated Media

Known and potential contamination source	Associated Contaminants
Fill Material	There is the potential for contamination to be present in the upper fill material.
Groundwater	There is the potential for the leaching of contaminants into groundwater onsite and migration of the contaminants.

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Potential for Migration

Contaminants generally migrate from site via a combination of windblown dusts, rainwater infiltration, groundwater migration and surface water runoff. The potential for contaminants to migrate is a combination of:

- The nature of the contaminants (solid/liquid and mobility characteristics).
- The extent of the contaminants (isolated or widespread).
- The location of the contaminants (surface soils or at depth); and
- The site topography, geology, hydrology, and hydrogeology.

The potential contaminants identified as part of the site history review & site inspection are present in solid (e.g., impacted fill, asbestos) and liquid (e.g., dissolved in water) forms.

Aerial photography has indicated that there are unsealed ground surfaces and therefore there is a low potential for the migration of contaminants via wind blown dust.

Rainfall infiltration at the site is expected to occur in unsealed areas. As the site will be mostly sealed there is a low potential that soil contamination could result in impacts to shallow groundwater.

Potential Exposure Pathways

Potential exposure pathways include:

- Dermal.
- Ingestion; and

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- Inhalation.

Due to the limited exposure of potentially impacted soil/fill on ground surfaces, dermal exposure is considered low potential exposure pathway.

There is the potential for vapour to be present in the underlying profile within the site. As such, these gases potentially pose a risk to human health via the inhalation pathway.

The potential for ingestion of soil is considered as a potential exposure pathway.

Receptors

Potential receptors of environmental impact present within the site which will be required to be addressed with respect to the suitability of the site for the proposed use include:

- Excavation/construction/maintenance workers conducting activities at the site, who may potentially be exposed to COPCs through direct contact with impacted soils, Vapour Intrusion and/or groundwater present within excavations and/or inhalation of dusts/fibres associated with impacted soils.
- Future occupants/users of the site may potentially be exposed to COPCs through direct contact with impacted soils and/or ingestion of impacted soils and/or inhalation of dusts/fibres associated with impacted soils and/or exposure to vapour; and/or
- Offsite sensitive receptors of groundwater.
- Flora species to be established on vegetated areas of the site; and
- Cudgegong River

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Preferential Pathways

For the purpose of this assessment, preferential pathways have been identified as natural and/or man-made pathways that result in the preferential migration of COPCs as either liquids or gases.

Man-made preferential pathways are present throughout the site, generally associated with fill materials and services present beneath existing ground surface. Fill materials and service lines are anticipated to have a higher permeability than the underlying natural soil and/or bedrock.

The plans provided by Telstra indicates some minor cables running into site from front / Short St from the located southwestern corner of the site. It is noted that the associated underground service is considered as a potential preferential pathway.

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9.0 QUALITY ASSURANCE / QUALITY CONTROL

9.1 General QA/QC

The frequency required for each field quality assurance / quality control (QA/QC) sample is presented in the table below.

Table 8: QA/QCs Frequencies

	Intra Lab	Inter Lab	Rinsate	Spikes	Blanks
Sampling Frequency	1 in 20	1 in 20	1/day	1/day	1/day

During the contamination assessment the integrity of data collected is considered vital. With the assessment of the site, several measures were taken to ensure the quality of the data. These are as follows:

9.2 Sample Containers

Soil samples collected during subsequent investigations are to be placed immediately into laboratory prepared glass jars with Teflon lid inserts. Standard identification labels are to be adhered to each individual container and labelled according to depth, date, sampling team and media collected.

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9.3 Decontamination

All equipment used in the sampling program is to be decontaminated prior to use and between samples to prevent cross contamination. Decontamination of equipment involved the following procedures:

- Cleaning equipment in potable water to remove gross contamination.
- Cleaning in a solution of Decon 90.
- Rinsing in clean demineralised water then wiping with clean lint free cloths.

Foundation Earth Sciences will also adopt a sampling gradient of lowest to highest potential contamination to minimise the impact of cross contamination. This gradient is determined from the historical review and the on-site inspection to be carried out prior to sampling.

Although Foundation Earth Sciences maintains consistent sampling procedures, a rinsate sample is obtained to ensure false positive samples are not generated and that decontamination procedures are effective in preventing cross contamination. The Rinsate water is collected after being in contact generally with the trowel used for sampling. Analytical results that target the contaminants of concern are compared to a blank sample, which is taken directly from the rinsate water container supplied by the laboratory.

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9.4 Sample Tracking, Identification and Holding Times

All samples are to be forwarded to Envirolab under recognised chain of custodies with clear identification outlining the date, location, sampler, and sample ID. All samples are to be recorded by the laboratory as meeting their respective holding times. The sample tracking system is considered adequate for the purposes of sample collection.

9.5 Sample Transport

All samples are to be packed into an esky with ice from the time of collection. A trip blank and trip spike are collected where appropriate. These were transported under chain of custody from the site to Envirolab Pty Ltd, a NATA registered laboratory.

Samples are too kept below 4°C at all times, soil samples submitted for asbestos analysis are not required to be kept below 4°C.

9.6 Trip Spike

Trip Spike samples are to be obtained from the laboratory prior to conducting field sampling where volatile substances are suspected. Foundation Earth Sciences QA/QC procedures for the collection of environmental samples involves the collection of trip blanks, trip spikes and duplicate samples both intra and inter laboratory.

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9.7 Trip Blank

A trip blank is to accompany the sampling for the sampling process and is not separated from the sample collection and transportation process. The purpose of the trip blank is to identify whether cross-contamination is occurring during the sample collection and transport process.

9.8 Laboratory QA/QC

The integrity of analytical data provides the second step in the QA/QC process for total data compliance. The data validation techniques adopted by Foundation Earth Sciences are based upon techniques published by the US EPA and in line with methods and guidelines adopted by the NSW EPA and outlined in the NEPM, 2013.

Descriptions are provided of the specific mechanisms used in the assessment of accuracy, precision, and useability of analytical data within the project.

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10.0 SITE ASSESSMENT CRITERIA

10.1 SOILS

10.1.1 Health Investigation Levels (HILs)

To assess the contamination status of soils at a site, the NSW EPA refers to the document entitled National Environmental Protection (Assessment of Site Contamination) Measure (NEPM) (Amendment 2013).

During any future soil investigations, the site will be assessed against the NEPM exposure scenario 'Residential B' Health Investigation Levels of the above-mentioned guidelines and specifically refers to the following:

HIL 'B' Residential with minimal opportunities for soil access, includes dwellings with fully and permanently paved yard space such as high-rise buildings and flats.

The soil regulatory guidelines are presented in the table below.

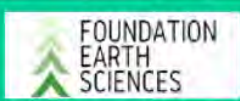
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Table 9: Health Investigation Levels (HIL) Criteria for Soil Contaminants

 FOUNDATION EARTH SCIENCES	Residential B	Reference
Heavy Metals		
Arsenic	500	NEPM 2013 - Table 1(A)1 HILs
Beryllium	90	NEPM 2013 - Table 1(A)1 HILs
Boron	40000	NEPM 2013 - Table 1(A)1 HILs
Cadmium	150	NEPM 2013 - Table 1(A)1 HILs
Chromium (VI)	500	NEPM 2013 - Table 1(A)1 HILs
Cobalt	600	NEPM 2013 - Table 1(A)1 HILs
Copper	30000	NEPM 2013 - Table 1(A)1 HILs
Lead	1200	NEPM 2013 - Table 1(A)1 HILs
Manganese	14000	NEPM 2013 - Table 1(A)1 HILs
Mercury (Inorganic)	120	NEPM 2013 - Table 1(A)1 HILs
Methyl Mercury	30	NEPM 2013 - Table 1(A)1 HILs
Nickel	1200	NEPM 2013 - Table 1(A)1 HILs
Selenium	1400	NEPM 2013 - Table 1(A)1 HILs
Zinc	60000	NEPM 2013 - Table 1(A)1 HILs
Cyanide (Free)	300	NEPM 2013 - Table 1(A)1 HILs
Polycyclic Aromatic Hydrocarbons (PAHs)		
Carcinogenic PAHs (as Bap TEQ)	4	NEPM 2013 - Table 1(A)1 HILs
Total PAHs	400	NEPM 2013 - Table 1(A)1 HILs
Organochlorine Pesticides		
DDT + DDE + DDD	600	NEPM 2013 - Table 1(A)1 HILs
Aldrin + Dieldrin	10	NEPM 2013 - Table 1(A)1 HILs
Chlordane	90	NEPM 2013 - Table 1(A)1 HILs
Endosulfan	400	NEPM 2013 - Table 1(A)1 HILs
Endrin	20	NEPM 2013 - Table 1(A)1 HILs
Heptachlor	10	NEPM 2013 - Table 1(A)1 HILs
HCB	15	NEPM 2013 - Table 1(A)1 HILs
Methoxychlor	500	NEPM 2013 - Table 1(A)1 HILs
Mirex	20	NEPM 2013 - Table 1(A)1 HILs
Toxaphene	30	NEPM 2013 - Table 1(A)1 HILs
Polychlorinated Biphenyls (PCBs)		
PCBs	1	NEPM 2013 - Table 1(A)1 HILs
Other Organics		
PDBe (Br1-Br9)	2	NEPM 2013 - Table 1(A)1 HILs

Note - All values are in mg/kg.

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10.2 Health Screening Levels (HSLs)

The HSLs are applicable to generic land uses such as residential, commercial/industrial, or recreational/public open space and different soil types between the ground surface and soils >4 metres below ground level. The HSLs have been applied to assess human health risks via the inhalation and direct contact pathways of exposure.

It should be noted that HSL D can be used in lieu of HSL B for buildings that comprise car parks or commercial properties on the ground floor. For selection of the health screening criteria an assessment of the in-situ soil profile should be undertaken.

Table 10: Health Screening Levels (HSL) Criteria

	HSL A & HSL B	HSL A & HSL B	HSL A & HSL B	HSL A & HSL B	Soil Saturation Concentration (Csat)	Reference
	0m to <1m	1m to <2m	2m to <4m	4m+		
SAND						
Toluene	160	220	310	540	560	NEPM 2013 - Table 1(A) 3 HSLs
Ethylbenzene	55	NL	NL	NL	64	NEPM 2013 - Table 1(A) 3 HSLs
Xylenes	40	60	95	170	300	NEPM 2013 - Table 1(A) 3 HSLs
Naphthalene	3	NL	NL	NL	9	NEPM 2013 - Table 1(A) 3 HSLs
Benzene	0.5	0.5	0.5	0.5	360	NEPM 2013 - Table 1(A) 3 HSLs
F1	45	70	110	200	950	NEPM 2013 - Table 1(A) 3 HSLs
F2	110	240	440	NL	560	NEPM 2013 - Table 1(A) 3 HSLs
SILT						
Toluene	480	NL	NL	NL	640	NEPM 2013 - Table 1(A) 3 HSLs
Ethylbenzene	NL	NL	NL	NL	69	NEPM 2013 - Table 1(A) 3 HSLs
Xylenes	110	310	NL	NL	330	NEPM 2013 - Table 1(A) 3 HSLs
Naphthalene	5	NL	NL	NL	10	NEPM 2013 - Table 1(A) 3 HSLs
Benzene	0.7	1	2	3	440	NEPM 2013 - Table 1(A) 3 HSLs
F1	50	90	150	290	910	NEPM 2013 - Table 1(A) 3 HSLs
F2	280	NL	NL	NL	570	NEPM 2013 - Table 1(A) 3 HSLs
CLAY						
Toluene	480	NL	NL	NL	630	NEPM 2013 - Table 1(A) 3 HSLs
Ethylbenzene	NL	NL	NL	NL	68	NEPM 2013 - Table 1(A) 3 HSLs
Xylenes	110	310	NL	NL	330	NEPM 2013 - Table 1(A) 3 HSLs
Naphthalene	5	NL	NL	NL	10	NEPM 2013 - Table 1(A) 3 HSLs
Benzene	0.7	1	2	3	430	NEPM 2013 - Table 1(A) 3 HSLs
F1	50	90	150	290	850	NEPM 2013 - Table 1(A) 3 HSLs
F2	280	NL	NL	NL	560	NEPM 2013 - Table 1(A) 3 HSLs

Note - All values are in mg/kg.

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10.3 (EILs) and (ESLs)

Ecological Investigation Levels (EILs) -

The NEPM 2013 states that "Ecological Investigation Levels" (EILs) for the protection of terrestrial ecosystems have been derived for common contaminants in soil based on a species sensitivity distribution (SSD) model developed for Australian conditions. EILs have been derived for As, Cu, CrIII, DDT, naphthalene, Ni, Pb and Zn.

Insufficient data was available to derive ACLs for arsenic (As), DDT, lead (Pb) and naphthalene. As a result, the derived EILs are generic to all soils and are presented as total soil contaminant concentrations in Tables 1B (4) and 1B (5) within the NEPM 2013.

For the purposes of EIL derivation, a contaminant incorporated in soil for at least two years is aged for the purpose of EIL derivation. Most contaminated sites are likely to be affected by aged contamination. Fresh contamination is usually associated with current industrial activity and chemical spills".

The following process describes the method for calculation of site specific EILs.

A. EILs for Ni, Cr III, Cu, Zn and Pb aged contamination (>2 years)

Steps 1–4 below describe the process for deriving site-specific EILs for the above elements using Tables 1B (1) – 1B (4), which can be found at the end of the NEPM 2013.

1. Measure or analyse the soil properties relevant to the potential contaminant of concern (pH, CEC, organic carbon, clay content). Sufficient samples need to be taken for these determinations to obtain representative values for each soil type in which the contaminant occurs.

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2. Establish the sample ACL for the appropriate land use and with consideration of the soil-specific pH, clay content or CEC. The ACL for Cu may be determined by pH or CEC and the lower of the determined values should be selected for EIL calculation. Note that the ACL for Pb is taken directly from Table 1(B) 4.
3. Calculate the contaminant ABC in soil for the contaminant and location from a suitable reference site measurement or other appropriate method.
4. Calculate the EIL by summing the ACL and ABC:

$$\text{EIL} = \text{ABC} + \text{ACL}$$

B. EILs for As, DDT and naphthalene

EILs for aged contamination for DDT and naphthalene are not available and the adopted EIL is based on fresh contamination taken directly from Table 1B (5). The EILs for As, DDT and naphthalene are generic i.e., they are not dependent on soil type and are taken directly from Table 1B (5). Only EILs for fresh contamination are available for As, DDT and naphthalene due to the absence of suitable data for aged contaminants.

Ecological Screening Levels (ESLs) -

Ecological screening levels (ESLs) are presented based on a review of Canadian guidance for petroleum hydrocarbons in soil and application of the Australian methodology (Schedule B5b) to derive Tier 1 ESLs for BTEX, benzo(a)pyrene and F1 and F2 (Warne 2010a, 2010b)

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The Canadian Council of the Ministers of the Environment (CCME) has adopted risk-based TPH standards for human health and ecological aspects for various land uses in the *Canada-wide standard for petroleum hydrocarbons (PHC) in soil* (CCME 2008) (CWS PHC). The standards established soil values including ecologically based criteria for sites affected by TPH contamination for coarse- and fine-grained soil types.

Table 11: Ecological Investigation Levels (EIL) and Ecological Screening Levels (ESL) Criteria

FOUNDATION EARTH SCIENCES	Contaminant Age/Soil Texture	National parks and areas of high conservation value	Urban residential and open public spaces	Commercial and industrial	Reference
Ecological Investigation Levels (EILs)					
Heavy Metals					
Arsenic	Fresh	20	50	80	NEPM 2013 - Table 1(B) 1-5 EILs
	Aged	40	100	160	NEPM 2013 - Table 1(B) 1-5 EILs
Chromium (III)	Fresh	Site Specific Calculation Required			NEPM 2013 - Table 1(B) 1-5 EILs
	Aged	Site Specific Calculation Required			NEPM 2013 - Table 1(B) 1-5 EILs
Copper	Fresh	Site Specific Calculation Required			NEPM 2013 - Table 1(B) 1-5 EILs
	Aged	Site Specific Calculation Required			NEPM 2013 - Table 1(B) 1-5 EILs
Lead	Fresh	110	270	440	NEPM 2013 - Table 1(B) 1-5 EILs
	Aged	470	1100	1800	NEPM 2013 - Table 1(B) 1-5 EILs
Nickel	Fresh	Site Specific Calculation Required			NEPM 2013 - Table 1(B) 1-5 EILs
	Aged	Site Specific Calculation Required			NEPM 2013 - Table 1(B) 1-5 EILs
Zinc	Fresh	Site Specific Calculation Required			NEPM 2013 - Table 1(B) 1-5 EILs
	Aged	Site Specific Calculation Required			NEPM 2013 - Table 1(B) 1-5 EILs
Polycyclic Aromatic Hydrocarbons (PAHs)					
Naphthalene	Fresh	10	170	370	NEPM 2013 - Table 1(B) 1-5 EILs
	Aged	10	170	370	NEPM 2013 - Table 1(B) 1-5 EILs
Organochlorine Pesticides					
Ecological Screening Levels (ESLs) and Management Limits					
F1 (C ₁₂ -C ₁₈)	Coarse				NEPM 2013 - Table 1(B) 6-7 EILs
	Fine	125*	180*	215*	NEPM 2013 - Table 1(B) 6-7 EILs
F1 (C ₁₂ -C ₁₈) (Management Limit)	Coarse		700	700	NEPM 2013 - Table 1(B) 6-7 EILs
	Fine		800	800	NEPM 2013 - Table 1(B) 6-7 EILs
F2 (>C ₁₉ -C ₂₅)	Coarse				NEPM 2013 - Table 1(B) 6-7 EILs
	Fine	25*	120*	170*	NEPM 2013 - Table 1(B) 6-7 EILs
F2 (>C ₁₉ -C ₂₅) (Management Limit)	Coarse		1000	1000	NEPM 2013 - Table 1(B) 6-7 EILs
	Fine		1000	1000	NEPM 2013 - Table 1(B) 6-7 EILs
F3 (>C ₂₆ -C ₃₄)	Coarse		300	1700	NEPM 2013 - Table 1(B) 6-7 EILs
	Fine		1300	2500	NEPM 2013 - Table 1(B) 6-7 EILs
F3 (>C ₂₆ -C ₃₄) (Management Limit)	Coarse		2500	3500	NEPM 2013 - Table 1(B) 6-7 EILs
	Fine		3500	5000	NEPM 2013 - Table 1(B) 6-7 EILs
F4 (>C ₃₅ -C ₄₁)	Coarse		2800	3300	NEPM 2013 - Table 1(B) 6-7 EILs
	Fine		5600	6600	NEPM 2013 - Table 1(B) 6-7 EILs
F4 (>C ₃₅ -C ₄₁) (Management Limit)	Coarse		10000	10000	NEPM 2013 - Table 1(B) 6-7 EILs
	Fine		10000	10000	NEPM 2013 - Table 1(B) 6-7 EILs
Benzene	Coarse	10	50	75	NEPM 2013 - Table 1(B) 6-7 EILs
	Fine	10	65	95	NEPM 2013 - Table 1(B) 6-7 EILs
Toluene	Coarse	10	65	135	NEPM 2013 - Table 1(B) 6-7 EILs
	Fine	65	105	135	NEPM 2013 - Table 1(B) 6-7 EILs
Ethylbenzene	Coarse	1.5	70	165	NEPM 2013 - Table 1(B) 6-7 EILs
	Fine	40	125	185	NEPM 2013 - Table 1(B) 6-7 EILs
Xylenes	Coarse	10	105	180	NEPM 2013 - Table 1(B) 6-7 EILs
	Fine	1.6	45	95	NEPM 2013 - Table 1(B) 6-7 EILs
Benzof(a)pyrene	Coarse	0.7	0.7	0.7	NEPM 2013 - Table 1(B) 6-7 EILs
	Fine	0.7	0.7	0.7	NEPM 2013 - Table 1(B) 6-7 EILs

Notes

- 1 Urban residential/public open space is broadly equivalent to the III(A, III(B) and III(C) land use categories in Table 1(A) footnote 1 and as set out in Schedule B7.
- 2 Aged values are applicable to arsenic contamination present in soil for at least two years. For fresh contamination refer to Schedule B5C.
- 3 Insufficient data was available to calculate aged values for BDT and naphthalene, consequently the values for fresh contamination should be used.
- 4 Insufficient data was available to calculate ACSL for AL, BDT and naphthalene. The ESL should be given directly from Table 1(B).
- 5 ESLs are of low reliability except where indicated by * which indicates that the ESL is of moderate reliability.
- 6 - indicates that insufficient data was available to derive a value.
- 7 To obtain F1, subtract the sum of BTEX concentrations from C6-C10 fractions and subtract naphthalene from C10-C16 to obtain F2.
- 8 Management limits are applied after consideration of relevant ESLs and HSLs.
- 9 Specific management limits for BTEX and naphthalene are not available hence these should not be subtracted from the relevant fractions to obtain F1 and F2.

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10.4 Asbestos

Table 12: Health Screening Levels for Asbestos

	Health Screening Levels (w/w)			
Form of Asbestos	Residential A	Residential B	Recreational C	Commercial/Industrial D
Bonded ACM	0.01%	0.04%	0.02%	0.05%
FA and AF (Friable Asbestos)	0.001%			
All forms of asbestos	No visible asbestos for surface soil			

10.5 Aesthetic Considerations

Schedule B1 in NEPC (2013) requires the consideration of aesthetic issues arising from soils and groundwater within the site. The following assessment criteria are to be adopted when considering aesthetics:

- no persistently malodourous soils or extracted groundwater.
- no persistent hydrocarbon sheen on surface water.
- no staining or discolouration in soils, taking into consideration the natural state of the soil; and
- no large or frequently occurring anthropogenic materials present (to the extent practicable).

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11.0 DISCUSSION

11.1 SOILS

Several potential areas of environmental concerns were identified at the site, particularly:

- Historical and current uses (residential and commercial – including car park).
- Surrounding land uses (residential and commercial).
- Imported fill of unknown quality or origin.
- Carpark areas / driveways where leaks and spills from cars may have occurred.
- degrading of former building features.

Founded on the investigation including the proposed land use, previous site history, underground services plans, land title information & site inspection, the potential for significant soil and/or groundwater impact is considered a moderate risk. In applying the NEPM 2013 Schedule B2 “Guideline on Site Characterisation”; there is sufficient evidence, uncertainty and/ or suspicion of contamination, therefore further investigation is recommended.

11.2 DATA GAPS

The following data gaps were identified:

- The soil and groundwater quality at the site have not been investigated.
- The SafeWork NSW records have not been searched and/or records received at the time of writing this report.

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12.0 CONCLUSION AND RECOMMENDATION

Based on the results of this investigation it is considered that the risks to human health and the environment associated with soil and groundwater contamination at the site are moderate in the context of the proposed use of the site. The site ***can be made suitable*** for the proposed development, subject to the following recommendations:

- Preparation of a Detailed Site Investigation (Phase 2 Environmental Site assessment) by a suitably qualified Environmental Consultant.
- A hazardous materials assessment is recommended to be completed prior to demolition of the buildings on site.
- Any soil requiring removal from the site, as part of future site works, should be classified in accordance with the “Waste Classification Guidelines, Part 1: Classifying Waste” NSW EPA (2014).

If during any potential site works any significant unexpected occurrence is identified, site works should cease in that area, at least temporarily, and the environmental consultant should be notified immediately to set up a response to this unexpected occurrence.

Thank you for the opportunity of undertaking this work. We would be pleased to provide further information on any aspects of this report.

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12.1 Limitations

To the best of our knowledge information contained in this report is accurate at the date of issue, however, subsurface conditions, including groundwater levels and contaminant concentrations, can change in a limited time. This should be borne in mind if the report is used after a protracted delay.

There is always some disparity in subsurface conditions across a site that cannot be fully defined by investigation. Hence it is unlikely that measurements and values obtained from sampling and testing during environmental works carried out at a site will characterise the extremes of conditions that exist within the site.

There is no investigation that is thorough enough to preclude the presence of material that presently or in the future, may be considered hazardous at the site. Since regulatory criteria are constantly changing, concentrations of contaminants presently considered low may, in the future, fall under different regulatory standards that require remediation.

Opinions expressed herein are judgements and are based on our understanding and interpretation of current regulatory standards and should not be construed as legal opinions.

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REFERENCES

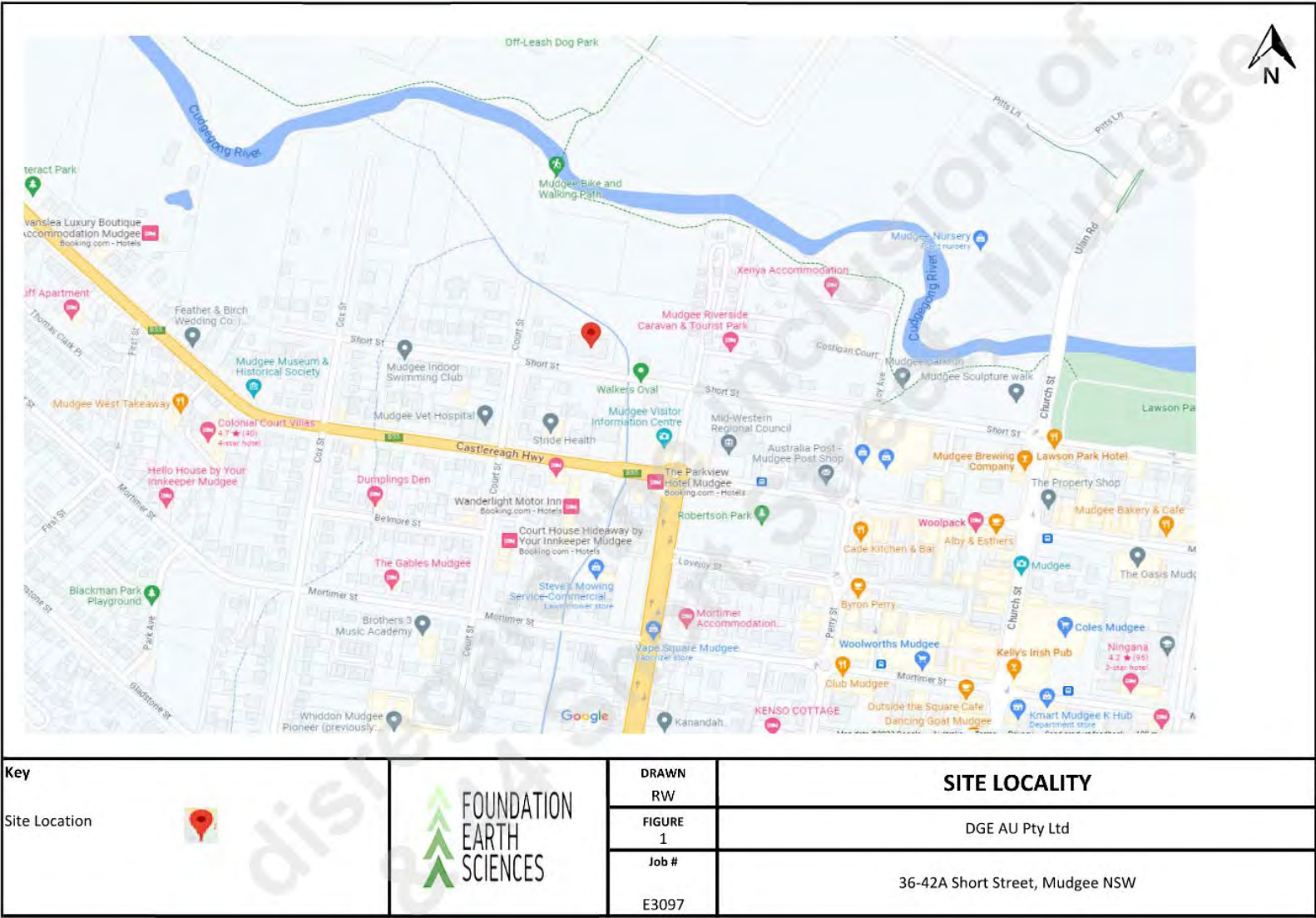
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- National Environmental Protection Council (NEPC) (1999) – *National Environmental Protection (Assessment of Site Contamination) Measure. Amendment 2013*
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- NSW EPA (2009) *“Guidelines on Significant Risk of Harm from contaminated land and the duty to report”*.
- NSW EPA “Consultants Reporting on Contaminated Land” (2020). NSW Environment Protection Authority, Parramatta, April 2020.
- NSW DEC, “Guidelines for the Assessment and Management of Groundwater Contamination” (March 2007).
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- NSW EPA (2014) “Guidelines on the Duty to Report Contamination under the Contaminated Land Management Act 1997”.
- NSW EPA “Sampling Design Guidelines – Part 1: Application” (2022). NSW Environment Protection Authority, Sydney.
- NSW EPA “Sampling Design Guidelines – Part 2: Interpretation” (2022). NSW Environment Protection Authority, Sydney.

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FIGURE 1: SITE LOCALITY

disregard the inclusion of
42a & 44 Short Street, Mudgee,



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FIGURE 2: SITE FEATURES PLAN

disregard the inclusion of
42a & 44 Short Street, Mudgee.

Feature No	Details
a	Driveway
b	Residential property
c	Shed



Key
Site Location



DRAWN RW
Figure 2
Job #
E3097

Site Features Plan
DGE AU Pty Ltd
36-42A Short Street, Mudgee NSW

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APPENDIX A: DBYD PLANS

disregard the inclusion of
42a & 44 Short Street, Mudgee,



Job No 34952110

Phone: 11
www.byda.com.au

Caller Details

Contact: reece wallace
Company: foundation earth sciences
Address: 119/14 loyalty road
north rocks NSW 2151
Caller Id: 3311766
Phone: 0402 180 632
Email: reece@foundations.com.au

Dig Site and Enquiry Details

WARNING: The map below only displays the location of the proposed dig site and does not display any asset owners' pipe or cables. The area highlighted has been used only to identify the participating asset owners, who will send information to you directly.



User Reference: 42 Short Street
Working on Behalf of: Private
Enquiry Date: 31/08/2023
Start Date: 07/09/2023
End Date: 07/09/2023

Address:
42 Short Street
Mudgee NSW 2850

Job Purpose:
Design

Location of Workplace:
Private

Onsite Activities:
Planning & Design

Location in Road:

- Check that the location of the dig site is correct. If not you must submit a new enquiry.
- Should the scope of works change, or plan validity dates expire, you must submit a new enquiry.
- Do NOT dig without plans. Safe excavation is your responsibility. If you do not understand the plans or how to proceed safely, please contact the relevant asset owners.

Notes/Description of Works:
Not supplied

Your Responsibilities and Duty of Care

The lodgement of an enquiry does not authorise the project to commence. You must obtain all necessary information from any and all likely impacted asset owners prior to excavation.

If plans are not received within 2 working days, contact the asset owners directly & quote their Sequence No.

ALWAYS perform an onsite inspection for the presence of assets. Should you require an onsite location, contact the asset owners directly. Please remember, plans do not detail the exact location of assets.

Pothole to establish the exact location of all underground assets using a hand shovel, before using heavy machinery.

Ensure you adhere to any State legislative requirements regarding Duty of Care and safe digging requirements.

If you damage an underground asset you MUST advise the asset owner immediately.

By using this service, you agree to Privacy Policy and the terms and disclaimers set out at www.byda.com.au

For more information on safe excavation practices, visit www.byda.com.au

Asset Owner Details

Asset owners listed below have been requested to contact you with information about their asset locations within 2 working days.

Additional time should be allowed for information issued by post. It is **your responsibility** to identify the presence of any underground assets in and around your proposed dig site. Please be aware, that not all asset owners are registered with the Before You Dig service, so it is **your responsibility** to identify and contact any asset owners not listed here directly.

Asset owners highlighted by asterisks ** require that you visit their offices to collect plans.

Asset owners highlighted with a hash # require that you call them to discuss your enquiry or to obtain plans.

Seq. No.	Authority Name	Phone	Status
9056247	Essential Energy	13 23 91	NOTIFIED
9056246	NBN Co NSW Act	1800 687 626	NOTIFIED
9056248	Telstra NSW Central	1800 653 935	NOTIFIED

OF UTILITIES LIST

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APPENDIX B: HISTORICAL AERIAL PHOTOGRAPHS

disregard the inclusion of
42a & 44 Short Street, Mudgee,

Historical Aerial Photographs

36-42A Short Street, Mudgee
NSW

1962:



1971



1980:



1995:



Current (SIX Maps):



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APPENDIX C: LAND TITLE INFORMATION

disregard the inclusion of
42a & 44 Short Street, Mudgee,

**Title Search**

31/08/2023 01:11 PM

Client Reference: DI-E3097

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 1/702951

SEARCH DATE	TIME	EDITION NO	DATE
31/8/2023	1:10 PM	12	10/1/2022

LAND

LOT 1 IN DEPOSITED PLAN 702951

AT MUDGEE

LOCAL GOVERNMENT AREA MID-WESTERN REGIONAL

PARISH OF MUDGEE COUNTY OF WELLINGTON

TITLE DIAGRAM DP702951

FIRST SCHEDULE**DGE AU PTY LTD**

(T AR783724)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 DP749570 EASEMENT TO DRAIN WATER VARIABLE WIDTH AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN DP749570

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



Historical Search

31/08/2023 01:12 PM

Client Reference: DI-E3097

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

31/8/2023 1:11PM

FOLIO: 1/702951

First Title(s): OLD SYSTEM

Prior Title(s): VOL 13263 FOLS 41-42

Recorded	Number	Type of Instrument	C.T. Issue
11/5/1984	DP702951	DEPOSITED PLAN EDITION 1	FOLIO CREATED
7/8/1985	V828656	CAVEAT	
27/6/1986	W387507	WITHDRAWAL OF CAVEAT	
27/6/1986	W387508	DISCHARGE OF MORTGAGE	
27/6/1986	W387509	REQUEST	
27/6/1986	W387510	TRANSFER	EDITION 2
3/11/1986	W554598	MORTGAGE	EDITION 3
22/10/1987	DP749570	DEPOSITED PLAN	EDITION 4
25/10/1989	Y668787	DISCHARGE OF MORTGAGE	
25/10/1989	Y668788	TRANSFER	
25/10/1989	Y668789	MORTGAGE	EDITION 5
14/11/1989	Y714870	DEPARTMENTAL DEALING	EDITION 6
29/7/1994	U484368	MORTGAGE	EDITION 7
9/1/1998	3719659	DISCHARGE OF MORTGAGE	
9/1/1998	3719660	DISCHARGE OF MORTGAGE	
9/1/1998	3719661	TRANSFER	
9/1/1998	3719662	MORTGAGE	
9/1/1998	3719663	MORTGAGE	EDITION 8
11/11/1998	5386228	CAVEAT	
11/10/2007	AD482563	WITHDRAWAL OF CAVEAT	



15/11/2007 AD568229 DISCHARGE OF MORTGAGE
15/11/2007 AD568230 MORTGAGE EDITION 9

27/5/2013 AH749182 TRANSFER OF MORTGAGE

27/6/2016 AK547708 DEPARTMENTAL DEALING

7/12/2016 AK981435 TRANSFER OF MORTGAGE

END OF PAGE 1 - CONTINUED OVER

DI-E3097 PRINTED ON 31/8/2023

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

31/8/2023 1:11PM

FOLIO: 1/702951

PAGE 2

Recorded	Number	Type of Instrument	C.T. Issue
15/9/2018	AN713161	DEPARTMENTAL DEALING CORD ISSUED	EDITION 10
14/10/2019	AP605356	DISCHARGE OF MORTGAGE	EDITION 11
1/6/2021	AR101218	CAVEAT	
10/1/2022	AR783724	TRANSFER	EDITION 12

*** END OF SEARCH ***

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NEW SOUTH WALES

C **STATE OF TITLE**
PROPERTY ACT, 1900



13263041

IVA NO. 21134



Vol. **13263** Fol. **41**

Edition issued 28-2-1977

I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

[Signature]

Registrar General.



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



IVA 21134 *[Signature]*

REDUCTION RATIO 1:2000

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Allotment **7** of Section 24A at Mudgee in the Municipality of Mudgee Town and Parish of Mudgee and County of Wellington granted to **George Cox** on 29-6-1839.

FIRST SCHEDULE

AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED.

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. CAUTION. The land within described is held subject to any subsisting interest (as defined in Section 28A of the Real Property Act, 1900).
3. Caveat No. **P969757** by the Registrar General. Withdrawn **Q667642**

WARNING: THIS DOCUMENT MUST NOT BE REMOVED FROM THE LAND TILES OFFICE.

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

[illegible][illegible]

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED

NEW SOUTH WALES

C **STATE OF TITLE**
PROPERTY ACT, 1900



13263042

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IWA NO. 21134



Vol. 13263 Fol. 42

Edition issued 28-2-1977

I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

[Signature]

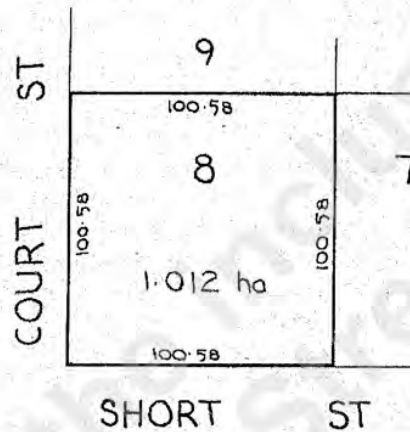
Registrar General.



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES

CANCELLED



IWA 21134 *[Signature]*

REDUCTION RATIO 1:2000

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Allotment 8 of Section 24A at Mudgee in the Municipality of Mudgee Town and Parish of Mudgee and County of Wellington granted to George Cox on 29-6-1839.

FIRST SCHEDULE

AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED.

SECOND SCHEDULE

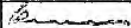
1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. CAUTION. The land within described is held subject to any subsisting interest (as defined in Section 28A of the Real Property Act, 1900).
3. Caveat No. P969757 by the Registrar General. Withdrawn Q667642

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

WARNING: THIS DOCUMENT MUST NOT BE REMOVED FROM THE LAND TILES OFFICE.

[illegible]

Q657642 1/2
3 1/2
T 2037291
CIT 15 MAR 19
DP 7029
reg'd 9-53

SECOND SCHEDULE (continued)							
INSTRUMENT			PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION	
NATURE	NUMBER	DATE					
T208729	Mortgage to The Commercial Banking Company of Sydney Limited.	Registered 31-8-1982					

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED

RP 13



STAMP DUTY



W387510

TRANSFER

REAL PROPERTY ACT, 1900

T

3	4 ⁰	4	X
\$ 33			R 4 of c

DESCRIPTION
OF LAND
Note (a)

*****1.00 STAMP-DUTY

6/05/86

TRANSFEROR
Note (b)

12534

ESTATE
Note (c)

TRANSFEE
Note (d)

X CHG

TENANCY
Note (e)

B

Torrens Title Reference	If Part Only, Delete Whole and Give Details	Location
Identifier 1/702951	WHOLE	Parish: Mudgee County: Wellington

JOFFRE ALEXANDER WALKER AND BRIDGET MARY TERESA WALKER

(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$ 12,000.00
and transfers an estate in fee simple
in the land above described to the TRANSFEE

DESMOND JOHN WALKER of Mudgee, Concreting Contractor and
DIANNA JOY WALKER of the same place, his wife as Joint Tenants
as to an undivided half share and as Tenants in Common with
JOHN PHILLIP WALKER of Mudgee, Builder as to the other
undivided half share
~~as joint tenants tenants in common~~

OFFICE USE ONLY

over

PRIOR
ENCUMBRANCES
Note (f)

subject to the following PRIOR ENCUMBRANCES 1.
2. 3.

DATE **2nd June 1986**

We hereby certify this dealing to be correct for the purposes of the Real Property Act, 1900.

EXECUTION
Note (g)

Signed in my presence by the transferor who is personally known to me

[Signature]
Witness
CHRISTOPHER HENRY COX
Name (BLOCK LETTERS)
79 MARKET ST MUDGE
Address and occupation of Witness
SOLICITOR

B. M. Walker

[Signature]
Signature of Transferor

Note (g)

Signed in my presence by the transferee who is personally known to me

.....
Signature of Witness
.....
Name of Witness (BLOCK LETTERS)
.....
Address and occupation of Witness

[Signature] **C.H. Cox**
Signature of transferee
Solicitor for Transferee

TO BE COMPLETED
BY LODGING PARTY
Notes (h)
and (i)

OFFICE USE ONLY

LODGED BY		LOCATION OF DOCUMENTS	
24J COMMONWEALTH BANK 24J OF AUSTRALIA BRANCH SECURITIES PITT STREET & MARTIN PLACE SYDNEY. PHONE 238-3155 D.X. 1020 SYDNEY 24J		CT	OTHER
			Herewith.
			In L.T.O. with
			Produced by
Delivery Box Number	24J		
Checked <i>[Signature]</i>	Passed		
Signed	Extra Fee	Secondary Directions	
		Delivery Directions	
REGISTERED -19			
27 JUN 1986			

RP 13
1985

INSTRUCTIONS FOR COMPLETION

This dealing should be marked by the Commissioner of Stamp Duties before lodgment by hand at the Land Titles Office.

Typewriting and handwriting should be clear, legible and in permanent dense black or dark blue non-copying ink.

Alterations are not to be made by erasure; the words rejected are to be ruled through and initialled by the parties to the dealing in the left-hand margin.

If the space provided is insufficient, additional sheets of the same size and quality of paper and having the same margins as this form should be used. Each additional sheet must be identified as an annexure and signed by the parties and the attesting witnesses.

If it is intended to create easements, covenants, &c., use forms RP13A, RP13B, RP13C as appropriate.

Rule up all blanks.

The following instructions relate to the SIDE NOTES on the form.

(a) Description of land:

(i) **TORRENS TITLE REFERENCE** — For a manual reference insert the Volume and Folio (e.g., Vol. 8514 Fol. 125) — For a computer folio insert the folio identifier (e.g., 12/701924)

(ii) **PART-WHOLE** — If part only of the land in the folio of the Register is being transferred, delete the word "WHOLE" and insert the lot and plan number, portion, &c. See also sections 327 and 327AA of the Local Government Act, 1979.

(iii) **LOCATION** — Insert the locality shown on the Certificate of Title/Crown Grant, e.g., at Chullora. If the locality is not shown, insert the Parish and County, e.g., Pt. Lismore Co. Ross.

(b) Show the full name of the transferor(s).

(c) If the estate being transferred is a lesser estate than an estate in fee simple, delete "fee simple" and insert appropriate estate.

(d) Show the full name, address and occupation or description of the transferee(s).

(e) Delete if only one transferee. If more than one transferee, delete either "joint tenants" or "tenants in common", and, if the transferees hold as tenants in common, state the shares in which they hold.

(f) In the memorandum of prior encumbrances, state only the registered number of any mortgage, lease, charge or writ to which this dealing is subject.

(g) Execution:

GENERALLY (i) Should there be insufficient space for the execution of this dealing, use an annexure sheet.

(ii) The certificate of correctness under the Real Property Act, 1900, must be signed by all parties to the transfer, each party to execute the dealing in the presence of an adult witness, not being a party to the dealing, to whom he/she is personally known. The solicitor for the transferor may sign the certificate on behalf of the transferor, the solicitor's name (not that of his/her firm), to be typewritten or printed adjacent to the signature. Any person falsely or negligently certifying is liable to the penalties provided by section 117 of the Real Property Act, 1900.

ATTORNEY (iii) If the transfer is executed by an attorney for the transferor/transferee pursuant to a registered power of attorney, the form of attestation must set out the full name of the attorney, and the form of execution must indicate the source of his/her authority, e.g., "All by his attorney (or receiver or delegate, as the case may be) XY pursuant to power of attorney registered Book 1234".

AUTHORITY (iv) If the transfer is executed pursuant to an authority (other than specified in (iii)) the form of execution must indicate the statutory, judicial or other authority pursuant to which the transfer has been executed.

CORPORATION (vi) If the transfer is executed by a corporation under seal, the form of execution should include a statement that the seal has been properly affixed, e.g., in accordance with the Articles of Association of the corporation. Each person attesting the affixing of the seal must state his/her position (e.g., director, secretary) in the corporation.

(h) Insert the name, postal address, Document Exchange reference, telephone number and delivery box number of the lodging party.

(i) The lodging party is to complete the LOCATION OF DOCUMENTS panel. Place a tick in the appropriate box to indicate the whereabouts of the Certificate of Title. List, in an abbreviated form, other documents lodged, e.g., stat. dec. for statutory declaration, pble for probate, L/A. for letters of administration, &c.

OFFICE USE ONLY

FIRST SCHEDULE DIRECTIONS

A) FOLIO IDENTIFIER	B) DIRECTION	C) NAME
1/702951	Prop.	Desmond John WALKER and Dianna Joy WALKER as joint tenants, $\frac{1}{2}$ share, and John Phillip WALKER, $\frac{1}{2}$ share, as tenants in common.

SECOND SCHEDULE AND OTHER DIRECTIONS

J) FOLIO IDENTIFIER	(E) DIRECTION	(F) NOTFN TYPE	(G) DEALING NUMBER	(H) DETAILS
1/702951	CT		24 J	

RP 13

STAMP DUTY

OFFICE (N.S.W.)
1988/29
\$100
\$44
DUTY

TRANSFER
REAL PROPERTY ACT, 1900

T 3 2^{or} 3
\$ 44
R 2/3

DESCRIPTION OF LAND
Note (a)

TRANSFEROR
Note (b)

ESTATE
Note (d)

TRANSFeree
Note (d)

TENANCY
Note (e)

PRIOR ENCUMBRANCES
Note (f)

EXECUTION
Note (g)

Vote (g)

TO BE COMPLETED BY LODGING PARTY
Notes (h) and (i)

OFFICE USE ONLY

Identifer 1/702951

WHOLE

Mudgee

DESMOND JOHN WALKER and DIANNA JOY WALKER and JOHN PHILLIP WALKER

(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$ 232,570.00 and transfers an estate in fee simple in the land above described to the TRANSFeree S

GLENN CHARLES MAYNARD of 13/33 Bruce Road, Woodridge, Queensland, Gym Instructor, and STANLEY GEORGE AYLETT of "Hollyoak", Mudgee, Builder, as tenants in common in the shares of 60/100ths parts and 40/100ths parts respectively

OFFICE USE ONLY
PROP.

subject to the following PRIOR ENCUMBRANCES 1. Nil. 2. 3.

DATE 6 October 1989

We hereby certify this dealing to be correct for the purposes of the Real Property Act, 1900.

Signed in my presence by the transferor who is personally known to me

Signature of Witness
CHRISTOPHER H COX
79 MARKET ST. MUDGE
SOLICITOR

Signed in my presence by the transferee who is personally known to me

Signature of Witness
Name of Witness (BLOCK LETTERS)
Address and occupation of Witness

Signature of Transferor
Dianna J. Walker
John Walker

Signature of Transferor
Solicitor for (B.A. Hannaford)

LODGED NATIONAL AUSTRALIA BANK LIMITED
National Australia Bank Limited
255 George Street, Sydney
237-1111 FAX 237-1284
45A

LOCATION OF DOCUMENTS
CT OTHER
1 Herewith.
In L.T.O. with
Produced by

Checked Passed
Signed Extra Fee

REGISTERED -19
25 OCT 1989

Secondary Directions
Delivery Directions

Form: 97-01T
Licence: 026CN/0526/96

TRANSFER
New South Wales
Real Property Act 1900



Instructions for filling out
this form are available
from the Land Titles Office

Office of State Revenue use only

OFFICE OF STATE REVENUE
1996/97 STAMP DUTY (N.S.W. TREASURY) N7
DUTY \$ 2.00 1ST REC N° 800 719088

A) LAND TRANSFERRED

Show no more than 20 titles.
If appropriate, specify the
share or part transferred.

1/702951

3) LODGED BY

LTO Box	Name, Address or DX and Telephone
205	ANZ
REFERENCE (15 character maximum):	

C) TRANSFEROR STANLEY GEORGE AYLETT (as to his 40/100th SHARE)

- 2) acknowledges receipt of the consideration of ONE HUNDRED AND SEVEN THOUSAND FIVE HUNDRED DOLLARS
3) and as regards the land specified above transfers to the transferee an estate in fee simple.
3) Encumbrances (if applicable) 1. 2. 3.

7) TRANSFEE

T
TS
(s713
LGA)
TW
(Sheriff)

GLENN CHARLES MAYNARD

TENANCY:

1) We certify this dealing correct for the purposes of the Real Property Act 1900. DATE 4TH NOVEMBER 1997

Signed in my presence by the transferor who is personally known to me.

Signature of Witness

STEPHEN FLYNN
Name of Witness (BLOCK LETTERS)

PERRY ST MUDGEE
Address of Witness

Signature of Transferor

Signed in my presence by the transferee who is personally known to me.

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

Solicitor for Transferee 's Solicitor
STEPHEN PAUL FLYNN

System Document Identification

Form Number: 01T-e
Template Number: t_nsw18
ELN Document ID: 879136945
ELN NOS ID: 879136947

TRANSFER

New South Wales
Real Property Act 1900

Land Registry Document Identification

AR783724

Stamp Duty: 10299812-001

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar General to collect the information required by this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

LODGED BY:

Responsible Subscriber: JORDAN DJUNDJA LAWYERS ABN 90484216032
Address: 23A Regent ST
Kogarah 2217
Email: joanna@jordandjundja.com.au
ELNO Subscriber Number: 22164
Customer Account Number: 502420B
Document Collection Box: 1W
Client Reference: DGE AU PTY LTD

LAND TITLE REFERENCE

1/702951

TRANSFEROR

GLENN CHARLES MAYNARD

TRANSFeree

DGE AU PTY LTD ACN 649618093
Registered company
Tenancy: Sole Proprietor

CONSIDERATION

The transferor acknowledges receipt of the consideration of \$1,100,000.00

ESTATE TRANSFERRED

FEE SIMPLE

The Transferor transfers to the Transferee the Estate specified in this Instrument and acknowledges receipt of any Consideration shown.

SIGNING FOR TRANSFEROR

I certify that:

1. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.
2. The Certifier has retained the evidence supporting this Registry Instrument or Document.
3. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to verify the identity of the transferor or his, her or its administrator or attorney.

Party Represented by Subscriber:

GLENN CHARLES MAYNARD

Signed By: Emma Louise Best
ELNO Signer Number: 43254

Signer Capacity: Practitioner Certifier
Digital Signing Certificate Number:

Signed for
Subscriber: PARTNERS OF FLYNNS SOLICITORS ABN 36978896824
FLYNN'S SOLICITORS

Subscriber Capacity: Representative Subscriber

ELNO Subscriber Number: 9401

Date: 10/01/2022

Customer Account Number: 501433

SIGNING FOR TRANSFEREE

I certify that:

1. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.
2. The Certifier has retained the evidence supporting this Registry Instrument or Document.
3. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to verify the identity of the transferee or his, her or its administrator or attorney.

Party Represented by Subscriber:

DGE AU PTY LTD

Signed By: James Jordan

ELNO Signer Number: 49993

Signer Capacity: Practitioner Certifier

Digital Signing Certificate Number:

**Signed for
Subscriber:**

PARTNERS OF JORDAN DJUNDJA LAWYERS ABN 90484216032

JORDAN DJUNDJA LAWYERS

Subscriber Capacity: Representative Subscriber

ELNO Subscriber Number: 22164

Date: 10/01/2022

Customer Account Number: 502420



Document Inquiry

31/08/2023 02:32 PM

Client Reference: DI-E3097

NEW SOUTH WALES LAND REGISTRY SERVICES - DOCUMENT INQUIRY

Document Number: FA21134

Document Type: CONVERSION ACTION

Document Status: ACTION COMPLETE

Document Status Date: 6/7/2005

Affected Titles: BK 3243 NO 806

Titles Created: 13263-40

13263-41

13263-42

13263-43

13263-44

*** END OF SEARCH ***

<p>FORM 81/103 MORTGAGE— FREEHOLD— GENERAL LAW New South Wales— C/P and other lands in N.S.W.</p> <p>Insert name(s), address(es), occupation(s), registered office of Mortgagor in full.</p> <p>Insert name(s), address(es), occupation(s), registered office of Customer in full. If the account is in the name of a firm insert the firm of</p> <p>If in a business name used by a sole trader insert "carrying on business under the name of" after the name and description of the customer.</p> <p>Pay Demand.</p> <p>Interest.</p> <p>Condition where Surety.</p> <p>Whole of Balance of Account.</p> <p>Sums Paid after Demand.</p> <p>Incurred Prior to Demand.</p> <p>Preference.</p> <p>Bank's Right to Re- cover Not to be Prejudiced.</p> <p>2953-10/73</p>	<p style="text-align: right;">NEW SOUTH WALES</p> <p style="text-align: center;">No. <u>806</u> Book <u>3245</u> Mortgage \$=<u>65.00</u> STAMP DUTY</p> <p>This Deed made the <u>TWENTY SEVENTH</u> day of <u>AUGUST</u></p> <p>One thousand <u>nine hundred and SEVENTY SIX</u> (in pursuance of the Conveyancing Act 1919) BETWEEN ALEXANDER WILLIAM WALKER OF MUDGEES IN THE STATE OF NEW SOUTH WALES FARMER</p> <p>(hereinafter called "the Mortgagor") of the one part and AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED whose registered office in the State of New South Wales is at <u>20 Martin Place Sydney</u> (hereinafter called "the Bank") of the other part WITNESSETH that in consideration of all or any loans advances credits or banking accommodation whether made created or given on the signing hereof or that may hereafter be made created or given in its discretion by the Bank to for or on account of the Mortgagor and/or to for or on account of THE FIRM OF J.A. WALKER AND SONS OF MUDGEES IN THE STATE OF NEW SOUTH WALES FARMERS</p> <p>(hereinafter called "the Customer") or at the request of either the Mortgagor or the Customer by any means whatsoever and/or of forbearance on the part of the Bank to immediately demand and sue for payment of any moneys now owing by the Mortgagor and/or the Customer to the Bank and/or for other valuable consideration moving from the Bank to the Mortgagor and/or the Customer (as the Mortgagor doth hereby admit) AND for the purpose of securing to the Bank the payment in manner hereinafter mentioned of all the principal interest and other moneys herein covenanted or agreed to be paid to the Bank the Mortgagor doth hereby for the consideration aforesaid covenant and agree with the Bank in manner following that is to say:</p> <p>A. THAT the Mortgagor will on demand in writing pay to the Bank free from all deductions the amount or balance which shall for the time being be owing or unpaid by the Mortgagor and/or the Customer to the Bank (and that although the whole or some part of such amount or balance be then represented and/or secured by any mortgages bonds covenants guarantees bills of exchange promissory notes leasing agreements or other securities or agreements then current or under any letters of credit or other documents (whether or not similar to the above or any of them) issued by the Bank or Australia and New Zealand Bank Limited or The English Scottish and Australian Bank Limited to or for the benefit of or at the request of the Mortgagor and/or the Customer either alone or jointly or in common with any other or others and whether or not default shall have been made by the Mortgagor and/or the Customer in respect thereof) for or in respect of all loans advances credits or banking accommodation heretofore made created or given by the Bank or Australia and New Zealand Bank Limited or The English Scottish and Australian Bank Limited or now or which may hereafter be made created or given by the Bank to for or on account of or at the request of the Mortgagor and/or the Customer or in respect of any indebtedness from the Mortgagor and/or the Customer to the Bank on any account whether now existing or which may hereafter be opened or by any means whatsoever including all sums in which the Mortgagor and/or the Customer is or may hereafter become liable immediately or contingently to the Bank upon or in respect of any account or accounts in which the Mortgagor and/or the Customer is now or may hereafter be interested or concerned either alone or jointly or in common as aforesaid or in respect of any guarantee undertaking or obligation which has been given or incurred for or at the request of the Mortgagor and/or the Customer by the Bank or Australia and New Zealand Bank Limited or The English Scottish and Australian Bank Limited or by the Mortgagor and/or the Customer to the Bank or Australia and New Zealand Bank Limited or The English Scottish and Australian Bank Limited or which may hereafter be given or incurred for or at the request of the Mortgagor and/or the Customer by the Bank or by the Mortgagor and/or the Customer to the Bank either alone or jointly or in common as aforesaid or in respect of any bills or bill of exchange promissory notes or note heretofore purchased discounted or paid by the Bank or Australia and New Zealand Bank Limited or The English Scottish and Australian Bank Limited or hereafter purchased discounted or paid by the Bank for or at the request of the Mortgagor and/or the Customer either alone or jointly or in common as aforesaid or in respect of any bill or bill of exchange or promissory notes or note bearing the Mortgagor's and/or the Customer's name or the name of any partnership or firm of which the Mortgagor and/or the Customer may be a member or members and which are or is now or may hereafter be held by the Bank and whether such bills of exchange and promissory notes as aforesaid or any of them shall have arrived at maturity or not And for interest commission stamp and other duties postages and other lawful and accustomed charges in respect of the said loans advances credits accommodation indebtedness guarantee undertaking or obligation or any of them and for any other money principal or interest now due or owing under or secured by or hereafter to become due or owing under or secured by this Mortgage and including also all costs expenses and outgoings incurred by the Bank in consequence of default in payment of any moneys intended to be hereby secured or the breach of any covenant condition or stipulation herein contained or implied and all other moneys which the Mortgagor and/or the Customer may now or hereafter be liable to pay to the Bank (including all moneys which by law or under any provision hereof the Bank may be entitled to pay on account of the Mortgagor and/or the Customer or to charge to any account which the Mortgagor and/or the Customer may have with the Bank) under any covenant or provision herein or in any collateral security contained or implied.</p> <p>B. THAT so long as any principal money shall be owing or unpaid under or by virtue of this security the Mortgagor will pay interest thereon as follows namely at the rate or rates and in the manner from time to time usually charged by the Bank to its other customers on accounts of a similar nature or in the case of so much (if any) of the principal money as to which the Bank hereunder or in pursuance of any agreement between the Bank and the Mortgagor and/or the Customer has the right at any time or from time to time to determine the rate or rates applicable thereto (irrespective of the rate or rates usually charged by the Bank to its other customers on any accounts of a similar nature) at the rate or rates from time to time applicable thereto which interest shall be considered as accruing from day to day and be payable upon demand but until demanded shall be payable half yearly on the usual half yearly days for balancing the books of the Bank from time to time the first of such payments to be made on the first of such half yearly days following the date of these presents and any interest remaining unpaid on any such half yearly day of payment may together with all customary charges and whether or not the relation of Banker and Customer may for the time being be existing be turned into principal and shall thenceforth be deemed part of the principal money intended to be hereby secured and carry interest at the rate or rates from time to time applicable to the account or respective accounts to which such unpaid interest shall be debited but such accrued and unpaid interest shall not by reason of such capitalisation be deemed to have been advanced by the Bank or to have been actually paid for any purpose whatsoever And it is declared that a certificate in writing signed by any of the Officers of the Bank certifying to the rate or rates of interest from time to time or at any time charged by the Bank or applicable as aforesaid shall be conclusive evidence of the rate or rates therein certified to and payable hereunder and that a statement of the indebtedness on any account of the Mortgagor and/or the Customer to the Bank signed in like manner shall be conclusive evidence against all parties interested hereunder of the amount of such indebtedness.</p> <p>C. THAT if the Mortgagor shall be surety for the Customer then—</p> <p>(a) Without in any way limiting any of the other provisions of this Mortgage this Mortgage shall be security to the Bank for</p> <p>(i) the whole of the amount or balance referred to in Clause A hereof whether or not the Customer shall be legally liable to pay the same to the Bank and whether or not demand shall have been made on the Customer in respect thereof;</p> <p>(ii) all sums of money which the Bank may after the date of any demand made hereunder or of the Mortgagor determining this security as to future transactions as hereinafter provided pay to or for the Customer in respect of cheques drafts bills or other negotiable or other instruments drawn before such demand or determination on any account in which the Customer may be interested or concerned either alone or jointly or in common as aforesaid or in respect of any other obligations incurred by the Bank or Australia and New Zealand Bank Limited or The English Scottish and Australian Bank Limited with or on behalf of or on account of the Customer either alone or jointly or in common as aforesaid prior to such demand or determination. And also for all sums of money received by the Bank or Australia and New Zealand Bank Limited or The English Scottish and Australian Bank Limited for credit of any account in which the Customer may be interested or concerned either alone or jointly or in common as aforesaid and for which the Bank may be obliged to account or may in its discretion account to any official receiver trustee liquidator official manager or other person in the administration or winding up of the estate or affairs of the Customer in any liquidation bankruptcy or official management of the Customer or under any assignment for the benefit of or arrangement or compromise with creditors of the Customer or otherwise Together with interest on all such sums of money at such rate or rates as may from time to time be determined by the Bank being a rate or rates not exceeding the highest of the rates for the time being charged on any other part of the principal money hereby secured or in the event of no other principal money being hereby secured then at such rate as may from time to time be charged by the Bank on accounts of a similar nature to the account to which such sums of money are debited.</p> <p>(b) No assurance security or payment which may be avoided under any statutory provision or enactment (whether relating to bankruptcy the winding up or official management of Companies or any other matter whatsoever) and no release settlement discharge or arrangement which may have been given or made on the faith of any such assurance security or payment shall prejudice or affect the Bank's right to recover from the Mortgagor to the full extent of his liability under this Mortgage as if such assurance security payment release settlement discharge or arrangement (as the case may be) had never been granted given or made and any such release settlement discharge or arrangement shall as between the Bank and the Mortgagor be deemed to have been given or made upon the express condition that it shall become and be wholly void and of no effect if the assurance security or payment on the faith of which it was made or given shall at any time thereafter be avoided under any statutory provision or enactment (whether relating to bankruptcy the winding up or official management</p>
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of Companies or any other matter whatsoever) to the intent and so that the Bank shall become and be entitled at any time after such avoidance to exercise all or any of the rights in this Mortgage expressly conferred upon the Bank and/or all or any other rights which by virtue and as a consequence of this Mortgage the Bank would have been entitled to exercise but for such release settlement discharge or arrangement. And further that notwithstanding anything herein or (so far as the same can lawfully be excluded) in any rule of law or equity or any statutory provision to the contrary and without prejudice to any other right which the Bank may have to retain this Mortgage the Bank shall be at liberty at its absolute discretion to retain this Mortgage for a period of seven months after the repayment of all the principal interest and other moneys hereby secured or the granting or giving of any assurance or security by the Customer to the Bank notwithstanding any release settlement discharge or arrangement given or made by the Bank on or as a consequence of such repayment or the granting or giving of any such assurance or security and if at any time within the period of six months after such repayment or the granting or giving of any such assurance or security either a bankruptcy petition shall be presented against or filed by the Customer or a petition shall be presented for an Order for the winding up of the Customer (being a Company) or the Customer (being a Company) shall commence to be wound up voluntarily or shall be placed under official management the Bank shall be at liberty and notwithstanding as before mentioned to continue to retain this Mortgage for and during such further period as the Bank in its absolute discretion shall determine. And the Mortgagee agrees that this Mortgage shall be deemed to have been and to have remained held by the Bank as and by way of security for the payment to the Bank of the principal interest and other moneys secured hereby in the event of and upon or after any avoidance of any assurance security or payment under any statutory provision or enactment (whether relating to bankruptcy the winding up or official management of Companies or any other matter whatsoever).

(e) All compositions dividends and payments which the Bank may receive in cash in respect of any moneys in or for which the Customer is now or may hereafter be indebted or liable to the Bank on any account whatsoever (other than any moneys paid in cash by the Mortgagee hereunder) and all moneys which the Bank may receive in respect of any other security which the Bank may now or hereafter hold for the principal interest and other moneys hereby secured or any part thereof shall be taken and applied as payments in gross and shall as regards the Mortgagee go or be taken to reduce the liability of the Mortgagee hereunder only by the amount actually received by the Bank after deducting the costs and expenses of or incidental to obtaining payment thereof and all moneys paid by the Mortgagee or received by the Bank on account of the Mortgagee in pursuance of this Mortgage may (at the option of the Bank) be carried to a suspense account and the Bank shall not be bound to give credit in account in reduction of the moneys secured hereby until the Bank shall have been paid one hundred cents in the dollar in respect of all the principal interest and other moneys secured hereby. And the Mortgagee shall not prove in or against the estate of the Customer in bankruptcy insolvency liquidation or official management or in or under any assignment for the benefit of or composition or arrangement with the creditors of the Customer or in or under any administration in equity or otherwise of the estate or assets of the Customer in competition with the Bank or seek in any way to deprive the Bank of or hold the Bank accountable to the Mortgagee for any dividends or sums of money the Bank may receive or be entitled to in any such bankruptcy insolvency liquidation official management assignment composition arrangement or administration. And the Bank shall be entitled to prove against the estate of the Customer for any moneys received by the Bank from the Mortgagee in pursuance of this Mortgage.

(d) This Mortgage shall be a security for all loans advances credits and banking accommodation together with interest thereon made created or given by any Branch of the Bank at which any account in which the Customer may be interested or concerned either alone or jointly or in common as aforesaid shall for the time being be kept to or for the Customer after the death lunacy mental incapacity or bankruptcy of the Mortgagee or any one or more of them (if more than one) and before notice in writing of such death lunacy mental incapacity or bankruptcy signed by one or more of the personal representatives of the deceased or the Public Trustee or Official Receiver shall have been received by the Manager for the time being of such Branch.

(e) If the Mortgagee shall not be in default under any of the provisions of this Mortgage and the Bank shall not at the time of the service of the notice of determination be under any obligation to make any further payments or advances to for or on account of the Customer the Mortgagee may determine this Mortgage as to future transactions at any time by service of notice in writing of such determination signed by the Mortgagee or all of them (if more than one) upon the Manager for the time being at every Branch of the Bank at which any account hereby secured is then kept and upon payment to the Bank of the whole of the moneys hereby secured.

Notwithstanding anything in this Clause contained the Mortgagee shall be considered principal debtor to the Bank for the moneys intended to be hereby secured.

AND THIS DEED FURTHER WITNESSETH that for the purpose aforesaid the Mortgagee as bonafide owner doth hereby convey unto the Bank and its assigns ALL and SINGULAR the lands hereditaments and premises short particulars whereof are specified and set forth in the First Schedule hereunder written TOGETHER with all deeds and other Muniments of Title in anywise relating to the said lands hereditaments and premises which are now in the possession of the Mortgagee or which the Mortgagee can obtain without action or suit TO HAVE and TO HOLD the said lands hereditaments and premises with their and every of their appurtenances hereinafter expressed to be conveyed unto and to the use of the Bank and its assigns forever but as to any premises of leasehold tenure other than Leases held under the Crown Lands Act and Western Lands Acts less the last three days of the respective terms for which the Mortgagee holds the same subject to the prior encumbrances (if any) specified in the Second Schedule hereto and to the proviso for redemption hereinafter contained

PROVIDED ALWAYS and it is hereby agreed and declared that if the Mortgagee shall immediately upon demand as aforesaid pay to the Bank all the principal interest and other moneys intended to be hereby secured and shall also observe and perform all and every the covenants conditions and agreements of the Mortgagee herein or in any security collateral hereto contained or implied then the Bank will at any time thereafter upon the request and at the cost of the Mortgagee either execute a Certificate of Satisfaction or a Statutory form of receipt or Discharge or reconvey or surrender such of the said lands hereditaments and premises hereinafter expressed to be hereby conveyed as shall then be vested in the Bank unto and to the use of the Mortgagee or as the Mortgagee shall direct free from any encumbrances created by the Bank AND that if default shall be made by the Mortgagee in payment of the principal interest and other moneys hereby secured or any part thereof upon demand as aforesaid or in the performance or observance of any of the covenants conditions or agreements herein contained or implied and on the part of the Mortgagee to be performed or observed it shall be lawful for but not obligatory upon the Bank or any of the Officers of the Bank immediately thereupon or at any time or times thereafter and notwithstanding any previous neglect or waiver of any right to sooner exercise any of the powers herein mentioned or any act of abandonment or waiver whatsoever by the Bank and notwithstanding any acceptance by the Bank of any money or interest or any negotiations between or on behalf of the Customer and/or the Mortgagee and the Bank after the happening of any such default as aforesaid and notwithstanding the currency of any promissory note or bill of exchange or any other negotiable or other security that now is or may at any time hereafter be held by the Bank on account of any part of the moneys hereby secured all of which promissory notes bills of exchange and other negotiable or other securities and guarantees shall immediately on the happening of any such default as aforesaid and for the purposes of these presents be considered to become immediately due and payable and notwithstanding any other matter or thing whatsoever and without the necessity of any further consent or concurrence on the part of the Mortgagee and without the necessity of any notice being given to or expiration of time being allowed the Mortgagee to enter upon and take possession of the mortgaged property or any part or parts thereof in the name of the whole and into receipt of the rents and profits thereof and to manage the mortgaged property or any part thereof with power to erect make remove or alter any fences buildings or other improvements or additions whatsoever upon the mortgaged property and with liberty at any time to abandon such possession and also to sell or otherwise dispose of any produce of the mortgaged property and to do all such acts and purchase all such things as may be necessary for the efficient working of the mortgaged property or for deriving or obtaining an income or return therefrom and at the risk of the Mortgagee to carry on any business for the time being carried on thereon or any other business which the Bank may think proper and for all such purposes to employ such managers overseers workmen servants or agents and to expend such moneys as the Bank may think fit and from time to time either with or without entering into such possession or after abandoning such possession to let or demise the same or any part thereof either with or without an option of renewal to any person for any term at such rent with such powers and subject to such covenants and conditions as the Bank shall think fit and either with or without taking any fine or premium and either for the purpose of occupation building agriculture grazing mining or for any other purpose whatsoever and either together with or separately from any other property real or personal comprised in any other security for the time being held by the Bank from the Mortgagee or otherwise for all or any part of the same moneys as are intended to be hereby secured. And further the Bank shall be at liberty in case any other property than that comprised in these presents shall be included in any such lease to apportion the costs and expenses of such lease and the rent between the properties leased. And to accept surrenders of any leases or tenancies now existing or which may hereafter be created of such mortgaged property or any part thereof and also to determine such leases and tenancies or any of them and to compromise with or make any concessions or arrangements with the lessees or tenants or occupiers thereof or with the holders of any encumbrances liens or charges whatsoever over the mortgaged property or any part thereof or with any caveator or person claiming any charge or interest over or in respect of the mortgaged property or any part thereof or over or in respect of any rents or profits or income derived therefrom in all cases as the Bank may from time to time think fit and so as to bind the Mortgagee and all persons claiming through or under the Mortgagee. AND that the powers hereby conferred upon the Bank shall be in addition to or enlargement of the powers conferred upon Mortgagees by any Act of Parliament now or at any time hereafter in force in the State of New South Wales (hereinafter called "the said State") and affecting the mortgaged property or any part thereof AND ALSO that during the continuance of this security none of the restrictions imposed upon Mortgagees under or by virtue of any such Act as aforesaid shall apply to these presents and the Mortgagee shall not be entitled to exercise any powers of leasing or of accepting surrenders of leases which are or may be conferred by any such Act as aforesaid. And that any Receiver appointed under Section 109 of the Conveyancing Act 1919 shall in addition to the powers conferred by such Act have power in his own name but as the Agent of the Mortgagee to manage the mortgaged property and in the course of such management from time to time to grant any such leases or tenancies or to accept surrenders of any such leases or tenancies as aforesaid and that for any purpose within the powers of the Receiver the Bank may at his request advance to him such moneys as the Bank thinks fit and all moneys so advanced shall be deemed cash advanced at the request of the Mortgagee and shall form part of the principal money hereby secured and bear interest at such rate or rates as may from time to time be determined by the Bank being a rate or rates not exceeding the highest of the rates for the time being charged on any part of the principal money hereby secured.

PROVIDED ALWAYS that any notice or expiration of time required under the Conveyancing Act 1919 previously to the exercise of any such powers rights or remedies is hereby waived and negated.

AND THAT it shall be lawful for the Bank at any time thereafter without any further notice or demand from time to time to sell the mortgaged property or any parts thereof and/or the estate and interest which the Bank can dispose of therein either together or in parcels and either by public auction or by private contract or by tender and either at one or several times in one lot or in such separate lots as the Bank may think fit and at such prices in such way and manner and upon and subject to such terms and conditions in all respects as to the Bank shall seem expedient including conditions for obtaining bidding or allowing compensation for any errors in the description of the property or other matters in any contract or particulars of sale and that on any such sale any time may be allowed for the payment of the whole or any part of the purchase money either with or without interest in the meantime and if with interest then at any rate or rates and either with or without security as the Bank may think fit and also with power to buy in or rescind or vary any Contract for Sale and to resell without being answerable for any loss occasioned thereby and to otherwise exercise all or any of the rights powers and remedies of a Mortgagee under or by virtue of the Conveyancing Act and/or other Act or Acts now or at any time hereafter in force in the said State as the Bank shall think proper.

AND THAT the said power of sale may be exercised notwithstanding any previous neglect or waiver of any right to make any sale under the said power or any act of abandonment or waiver whatsoever by the Bank and notwithstanding any acceptance by the Bank of any money or interest or any negotiations between or on behalf of the Customer and/or the Mortgagee and the Bank subsequently to the service of any such demand and before the power of sale is exercised and notwithstanding the currency of any promissory note or bill of exchange or any other negotiable or other security or

Payments in Gross.
Suspense Account.

Mortgagee Not to Prove
in Bankruptcy, etc.

Security for all Loans,
etc.
Any Account.
Notice of Death, etc.

Termination as to
Future Transactions.

Mortgagee Principal
Debtor.

Grant.

Habendum.

Proviso for
Redemption.

Power after Default.

Enter and Take
Possession.

Manage.

Carry on Business.

Lease.

Mortgagee not to Lease.

Receiver.

Power of Sale.

Power of Sale
Exercisable at any
Time after default.

	<p>guarantee that now is or may at any time hereafter be held by the Bank on account of any part of the moneys hereby secured all of which promissory notes bills of exchange and other negotiable or other securities and guarantees shall immediately on default being made by the Mortgagor in payment of the principal interest and other moneys hereby secured or any part thereof upon demand as aforesaid or in the performance or observance of any of the covenants conditions or agreements herein contained or implied and on the part of the Mortgagor to be performed or observed and for the purposes of these presents are considered to become immediately due and payable and notwithstanding any other matter or thing whatsoever and that any such sale may be made either in conjunction with or separately from any other property real or personal over which the Bank may have any mortgage or other security for the payment of the principal interest and other moneys hereby secured or any part thereof by one Contract and at one price or in any other manner as the Bank may think fit AND further the Bank shall be at liberty in case any other property than that comprised in these presents shall be included in any such sale to apportion the costs and expenses of sale and the purchase moneys between the properties sold.</p> <p>AND THAT upon any such sale it shall be lawful for the Bank at the sole discretion of the Bank from time to time to reserve land for roads and to grant any rights or easements of carriage or other way or passage or drainage or any other easements or rights and to impose building or other restrictive covenants over upon or in respect of the mortgaged property or any part thereof and/or to acquire easements or rights of any description at the cost of the Mortgagor as the Bank may think fit and also at the like cost apply for and proceed to obtain any amendment of any title relating to the mortgaged property or any part thereof and/or make or cause to be made a subdivision or resubdivision of the mortgaged property or any part thereof and make or cause to be made all such surveys plans and applications and execute and do all such instruments acts and things and register such Plan or Plans of Subdivision of the mortgaged property or any part or parts thereof under Section 196 of the Conveyancing Act 1919 as may be necessary or expedient for that purpose.</p> <p>AND THAT it is hereby declared and agreed that the covenants implied against Mortgagors by virtue of any Act now or at any time hereafter in force in the said State shall be implied by these presents save and except so far as the same are hereby altered modified or negated and that all covenants rights and remedies implied in favour of or given to Mortgagors by virtue of any Act now or at any time hereafter in force in the said State shall be implied and given by these presents save and except so far as the same are hereby altered modified or negated AND Further that the Bank shall not be under any obligation to exercise any of the powers or rights hereby or by any such Act or Acts conferred on it and the Bank shall not nor shall any of the Officers of the Bank or any agent or servant of the Bank be answerable or accountable for any loss which may happen in the exercise or execution or attempted exercise or execution or through the non-exercise of any of the powers or rights conferred by this Mortgage or any Act or Acts now or hereafter in force in the said State or in doing anything hereby or by any such Act or Acts as aforesaid authorised or directed to be done nor shall the Bank or any of the Officers of the Bank or any agent or servant of the Bank be liable as mortgagee in possession.</p> <p>AND THAT every receipt which shall be given by the Bank or its agent for any rent or purchase money or interest on any lease or sale or for any other money payable hereunder shall be an effectual and complete discharge to the person paying the same and such person shall not be liable to see to the application or be answerable for the loss or misapplication or non-application of the same or any part thereof and no person who purchases or otherwise shall be entitled to enquire into the propriety or regularity of any sale or any other act deed or thing which may be made executed done or performed or purported so to be under any of the powers by this Mortgage or by law conferred upon the Bank nor shall any such person dealing with the Bank with respect to the mortgaged property or any part thereof be concerned or bound to enquire whether the moneys hereby secured or any part thereof have been paid by means of any other security or whether any money is in fact owing hereunder or whether any default has been made hereunder and no such person shall be affected by notice express or constructive that all moneys hereby secured have been actually paid and all such sales deeds and things shall be valid and effectual notwithstanding any impropriety or irregularity AND Further that the moneys to arise from the collection of rents and profits of the mortgaged property or from any such sale as aforesaid or otherwise coming into its hands hereunder shall subject to the rights of any prior encumbrances be applied by the Bank in the first place in or towards defraying the costs charges and expenses of or connected with the said lease or sale and the getting in of such moneys and in the next place in or towards payment of the principal interest and other moneys hereby secured (whether or not represented by any bills of exchange or promissory notes or other negotiable or other securities or guarantees and whether then actually due or current) and subject thereto any surplus (but without interest) shall be paid upon application therefor to the Mortgagor or other the persons entitled thereto according to their rights and interests respectively as appearing by the Register Book.</p> <p>AND THAT in applying the purchase money to arise from any sales by the Bank hereunder towards satisfaction of the principal interest and other moneys hereby secured the Bank shall be accountable for or chargeable with so much only of the said purchase money available for that purpose as it shall actually receive in cash and from the time of such receipt notwithstanding that it may have transferred the property sold to the purchaser and taken a mortgage from him to secure so much of the said purchase money as shall not have been then actually paid or may have sold the mortgaged property or any part thereof to a purchaser on terms without transferring it to such purchaser and that the Mortgagor shall remain liable for the moneys hereby secured beyond the amount of the moneys actually received as aforesaid.</p> <p>AND THAT the Mortgagor will on demand as aforesaid pay to the Bank the balance which shall be due to the Bank after any sale shall be effected under the powers herein contained or implied in the event of the proceeds of such sale not being sufficient to pay and satisfy to the Bank the whole of the principal interest and other moneys hereby secured.</p> <p>AND THAT it shall be lawful for the Bank at any time after default by the Mortgagor in payment of the principal interest and other moneys hereby secured or any part thereof to surrender to the Crown all or any part of the mortgaged property and to exchange with the Crown or with any person or corporation all or any part of the same for other lands of any tenure either with or without giving or receiving any cash for the purpose of equalising the exchange and to exercise and obtain the benefit of all or any rights powers or privileges which the holder mortgagee or owner of any land of similar tenure to the mortgaged property might exercise and obtain the benefit of and otherwise to deal with the mortgaged property or any part thereof in the same manner as the Mortgagor could do if these presents had not been executed and the lands so acquired shall thereupon be held by the Bank on account of the Mortgagor as further collateral security for the principal interest and other moneys hereby secured.</p> <p>PROVIDED ALWAYS AND IT IS HEREBY AGREED AND DECLARED that the powers hereby conferred on the Bank shall be in addition to any powers conferred on Mortgagors by the Conveyancing Act 1919 and the provisions of such Act regulating the exercise of the powers thereby conferred shall be deemed to be varied or extended as the case may require in the manner and to the extent provided by these presents And the particular sub-sections 3, 5, 6, 7 and 8 of Section 106 of the said Act shall not nor shall any of the conditions and restrictions on the Bank's power of leasing contained in such Section apply to any lease granted by the Bank under the powers of leasing conferred on it by the said Act or by this instrument AND Also that the Mortgagor shall not be entitled to exercise the statutory powers of leasing or of accepting Surrenders of Leases conferred by such Section without the previous written consent of the Bank.</p> <p>AND THIS DEED FURTHER WITNESSETH that for the purpose aforesaid the Mortgagor hereby covenants and agrees with the Bank —</p> <ol style="list-style-type: none">(1) That the giving by the Bank of any time or any other indulgence to or the entering into any arrangement or negotiation with or the taking of any bill of exchange or promissory note or other security from or accepting any composition from or any dividend in or upon the estate of or releasing wholly or partially or in any manner dealing with the Customer or any other person now or at any time hereafter liable to the Bank for or in respect of the principal interest and other moneys secured hereby or any part thereof or the abandoning or releasing wholly or partially or exchanging varying giving up or in any way dealing with any security whatsoever which the Bank now holds or which the Bank may hereafter hold in respect of the principal interest and other moneys hereby secured or any part thereof shall not in anywise discharge the Mortgagor from any liability under the covenants herein contained or implied or otherwise prejudice this Mortgage and the Mortgagor hereby waives all defences (whether or not of the aforesaid description) of a surety.(2) That the Mortgagor will insure all buildings fences fixtures and other improvements which shall for the time being be erected on the said land hereditaments and premises and which shall be of a nature or kind capable of being so insured against fire in their full value and against such other risks as the Bank may from time to time require in the name of the Bank and the Bank alone shall have power to settle compromise and recover any claim against any Insurance Company PROVIDED THAT for the purpose of construing this Clause the words "and such other risks as the mortgagee or his executors administrators or assigns may from time to time require" shall be deemed to be inserted after the words "against loss or damage by fire" in the form of words set out and numbered two in the first column of part one of the Fourth Schedule of the Conveyancing Act 1919 AN BS SP and the words "fences fixtures and other improvements" shall be deemed to be inserted after the word "buildings" twice appearing in such Schedule and the words "either of the principal money hereby secured or" shall be deemed to be deleted from such Schedule.(3) That the Mortgagor will at all times during the continuance of this security promptly and duly pay or cause to be paid all taxes rates assessments impositions and outgoings whatsoever now or at any time hereafter payable or chargeable in respect of the mortgaged property or any part thereof AND all principal interest and other moneys payable under any mortgage or encumbrance specified in the Second Schedule hereto and will perform and observe all Mortgagor's covenants conditions and agreements contained or implied in any such mortgage or encumbrance AND also will at the expense of the Mortgagor comply with all Acts Statutes and Ordinances regulations and requirements now or hereafter in force in the said State affecting the mortgaged property and all regulations requirements by laws and orders heretofore or which may hereafter be made by any Public Municipal or other Authorities or Bodies in respect of the mortgaged property now or at any time hereafter in force in the said State AND that upon any breach or non-observance of this covenant the Bank shall be at liberty (but without any obligation so to do) at any time and from time to time to make and do all or any of such payments acts and things as aforesaid on behalf of the Mortgagor.(4) That the Mortgagor and every person having or claiming any estate right title or interest in or to the mortgaged property or any part thereof (other than by virtue of any prior encumbrance specified in the Second Schedule hereto) will at all times hereafter at the request of the Bank and until foreclosure or sale at the cost of the Mortgagor and afterwards at the cost of the person or persons requiring the same execute every such document deed instrument or assurance and do every such thing for further or more effectually securing the rights or interests of the Bank to the mortgaged property or any part thereof pursuant to these presents as shall by the Bank be from time to time required AND the Mortgagor authorises the Bank or any of the Officers of the Bank for and on behalf of the Mortgagor to sign or execute every such document deed instrument and assurance and do every such thing so as to perfect or attempt to perfect the security intended to be hereby given and also for and on behalf of the Mortgagor to comply with all or any requisitions of the Registrar General.(5) That nothing herein contained or implied shall discharge abate or prejudice any other security now held or which may hereafter be held or taken by the Bank or any other right or remedy which the Bank now has or may hereafter have for payment of the principal interest and other moneys hereby secured or any part thereof or waive extinguish prejudice or affect any claim or demand which the Bank now has or may hereafter have against the Mortgagor and/or the Customer or any other person whomsoever or whatsoever as surety for or party to any bill of exchange or promissory note or other negotiable or other security or guarantee or otherwise nor shall any other security abate or prejudice this Mortgage or any of the powers and provisions herein contained or implied nor shall the Mortgagor and/or the Customer having given or hereafter giving any bill of exchange promissory note or other negotiable security or guarantee to the Bank operate as a payment of the principal interest and other moneys hereby secured or any part thereof until the same shall have been actually paid in cash AND that this Mortgage and the covenant for payment herein contained shall be a collateral security only and shall not operate as a merger of the remedy upon any negotiable or other security or guarantee as aforesaid or upon any simple contract AND That all the powers
Grant of Easements etc.	
Implied Covenants.	
Involuntary Loss.	
Application of Moneys Received after Default.	
Application of Purchase Money.	
Payment of Balance After Sale.	
Bank may Surrender.	
Powers.	
Indulgence to Customer.	
Insurance.	
Rates, Taxes.	
Compliance with Acts.	
Further Assurance.	
Not to Prejudice other Security.	
Non-Merger.	

and authorities herein contained or implied may respectively be exercised notwithstanding the currency of any such negotiable or other security or guarantee or simple contract as aforesaid. And notwithstanding any judgment or order being obtained in respect of the principal interest or other moneys hereby secured or any part thereof the Mortgagee at the rate or rates and calculated in the manner and with the rests aforesaid on the amount of the principal money for the time being remaining unpaid under this Mortgage.

- (6) That until finally discharged this Mortgage shall be and remain a continuing security for the due payment of all the principal interest and other moneys hereby secured and for the time being remaining unpaid irrespective of any sums which may from time to time be paid to the credit of any account of the Mortgagee and/or the Customer with the Bank and that notwithstanding the account of the Mortgagee and/or the Customer may at any time appear to be in credit and notwithstanding any settlement of account or any other matter or thing whatsoever. And the Bank shall be at liberty without any notice to or consent of the Mortgagee to apply in or towards satisfaction of any of the moneys hereby secured all or any moneys which may from time to time be paid in or may be standing to the credit of any current account of the Mortgagee and/or the Customer with the Bank. And Also that nothing herein contained or implied shall render it in any way obligatory upon the Bank to make any further advances or give any further credits or banking accommodation and this whether any agreed limit of overdraft has or has not been reached.

- (7) That for the purpose of giving full effect to this Mortgage the Mortgagee doth hereby irrevocably during the continuance of this security appoint the Bank and each of the Officers of the Bank jointly and each of them severally the Attorneys and Attorney of the Mortgagee for and on behalf of the Mortgagee and without the Bank being liable as Mortgagee in possession to enter into and execute all such documents deeds instruments assurances agreements and leases and to do all such acts matters deeds and things as such Attorneys or Attorney may deem expedient for carrying out all or any of the powers or authorities herein contained or conferred upon the Bank and also to demand sue for recover and receive all or any rents or sums of money from time to time owing to the Mortgagee in respect of the mortgaged property under any present or future tenancy and to accept surrenders and make concessions to or compromise with tenants upon terms or gratuitously and otherwise with respect to such tenancies and lands to have all the powers of an absolute owner. And the Mortgagee hereby ratifies and agrees to ratify all and whatsoever the said Attorneys or Attorney shall lawfully do or cause to be done in or about the premises under or by virtue of these presents.

- (8) That the Mortgagee will from time to time and at all times during the continuance of this security at the sole expense in all things of the Mortgagee keep the mortgaged property free from noxious weeds rabbits and other noxious animals pests or vermin and comply with the law for the time being in force relating to such matters and for any of such purposes will erect or maintain such fencing and do such other acts and things as shall be required by the Bank and if any fence shall be erected by the owner or occupier of the adjoining land then will pay the Mortgagee's share and proportion of the expense of erecting and maintaining the same and also will farm cultivate and manage in a proper and husbandmanlike manner and preserve and maintain in a good and efficient state of improvement and cultivation the mortgaged property or such part (if any) as is or has been usually cultivated or which may be brought into cultivation or is of a nature or kind capable of or suitable for cultivation and also will well and sufficiently to the satisfaction of the Bank repair and keep both in tenable and also in good and substantial repair all fences buildings and other improvements now erected or made and which may hereafter be erected or made on the mortgaged property and will keep all drains and sewers in good repair order and condition. And that the Mortgagee will not without the prior consent in writing of the Bank make or suffer or permit to be made any structural alteration to any buildings or other improvements now or hereafter to be on the mortgaged property. And will not without the like consent remove or attempt to remove such buildings or other improvements or any part thereof or any fixtures or fittings from the mortgaged property. And will permit the Bank and the Officers agents and servants of the Bank at all times to enter upon the mortgaged property and all buildings and improvements thereon to inspect the state and condition thereof and the report of the person so inspecting the same shall be conclusive evidence of any default or otherwise under this covenant or otherwise under this Mortgage. And also that the Bank or any of the Officers of the Bank or the agents servants or workmen of the Bank may (but without any obligation so to do) enter upon the mortgaged property (without the Bank thereby becoming liable as Mortgagee in possession) and at the expense of the Mortgagee make good any breaches of this or any other covenant on the part of the Mortgagee herein contained or implied and at such expense do and execute all such works repairs acts and things and incur and pay such costs charges and expenses as the Bank may deem requisite.

- (9) That if the whole or any part of the principal money shall be advanced or lent or agreed to be advanced or lent to enable the Mortgagee and/or the Customer to erect construct or complete any buildings and/or improvements on the mortgaged property the Mortgagee and/or the Customer shall duly erect construct or complete the same or cause the same to be erected constructed or completed upon the mortgaged property within such period (if any) as the Bank shall stipulate and in a good and workmanlike manner to the satisfaction in all respects of the Bank and of the Architect or servant of the Bank (if any) nominated by the Bank for the purposes of this Clause. And that in default of the Mortgagee and/or the Customer so doing (as to which default a certificate under the hand of any of the Officers of the Bank shall be conclusive evidence) or if the said power of sale shall become exercisable it shall be lawful for but not obligatory upon the Bank at any time thereafter to enter upon the mortgaged property and to erect construct and complete the said buildings and/or improvements or such of them as the Bank may think fit with any and such variations or omissions or additions as the Bank shall think proper (with power to vary the original design) and for that purpose to use any material including any material on the mortgaged property and to engage and employ upon such terms and conditions as the Bank shall think fit such contractors workmen agents or servants and to enter into such contracts or agreements as the Bank shall consider necessary or proper. Provided Always that the Bank shall not by reason of any approval given or satisfaction expressed by the Bank or by any officer architect or servant of the Bank or by reason of the exercise of any of the powers conferred by this clause or otherwise howsoever be under any responsibility in respect of the proper erection construction or completion of the said buildings and/or improvements or in any way liable or responsible to the Mortgagee or any other person for any defects therein of any nature whatsoever or howsoever arising. And Provided Further that the Bank shall not by reason of the exercise of any of the powers conferred by this clause be deemed to be a Mortgagee in possession.

- (10) That the Mortgagee will not during the continuance of this security without the previous consent in writing of the Bank signed by any of the Officers of the Bank sell or agree to sell or otherwise dispose of or subdivide or give any lien charge or mortgage over or lease the mortgaged property or any part thereof or give any lien bill of sale charge or mortgage over any crop growing or to be grown or over any live stock sheep or chattels being on the mortgaged property or any part thereof.

- (11) That the Mortgagee shall not without the previous written consent of the Bank during the continuance of this security apply for or obtain from the Crown or any Statutory Authority any moneys or material or otherwise do or suffer anything whereby any charge liability or encumbrance shall or might be imposed upon the mortgaged property or any part thereof in priority to or in derogation of this security.

- (12) That the several documents of title to the mortgaged property shall at all times during the continuance of this security remain in the custody of the Bank but subject to the right of any prior mortgagee or encumbrance (if any) to hold the same during the currency of any prior mortgage or encumbrance.

- (13) That this Mortgage shall not be discharged or affected by the death lunacy mental incapacity or bankruptcy of the Customer or any one or more of them (if more than one) or any principal debtor or by the death lunacy mental incapacity or bankruptcy of the Mortgagee or any one or more of them (if more than one) or by any change which may take place in the person or persons now or hereafter comprising any partnership or Firm for the time being constituting the Customer or the Mortgagee and notwithstanding the incorporation of such partnership or Firm (if the Customer or the Mortgagee is a company) any reconstruction or other change in the constitution of such company or its amalgamation with or its absorption of or by any other company or by any change which may take place in the constitution of the Bank or by any other circumstance or event but shall continue to be operative until actually discharged by the Bank. And that in the event of there being more than one Mortgagee the Bank may give such release discharge or indulgence to any one or more of them as the Bank may think fit and such release discharge or indulgence shall not discharge or affect in anyway the rights and remedies of the Bank under these presents or otherwise against the other or others of them.

- (14) That the Bank shall not in any event or in any circumstances be concerned to enquire into the powers of the Customer (being a Company) or its Officers or other persons purporting to act on its behalf and no objection shall be taken by the Mortgagee with regard to the liability of the Customer to the Bank or with regard to the liability of the Mortgagee to the Bank on the ground of the borrowing or other act in respect of which any demand or claim of the Bank may be made having been outside or in excess of the powers of the Customer or of any such Officer or other person as aforesaid or having been in any way irregular defective or informal and that this security and the liability of the Mortgagee hereunder shall extend to all advances made or to be made by the Bank as aforesaid and to all other moneys or accommodation made available to the Customer or any such person or persons as aforesaid notwithstanding that the Bank may have no legal right or claim to recover from the Customer all or any of such advances moneys or accommodation.

- (15) That all costs charges expenses and outgoings which may be incurred by the Bank in or about the preparation completion stamping and registration and the discharge or partial discharge of this Mortgage and all securities collateral herewith or in or about any consent to any transfer or other dealing with the mortgaged property or any part thereof or in or about any survey valuation or report of or concerning the mortgaged property or any part thereof pursuant to or for the purpose of giving effect to this Mortgage or any security collateral herewith or in consequence of any default which may be made in the payment of any moneys intended to be hereby secured or in the performance or observance of any covenant or agreement on the part of the Mortgagee and/or the Customer expressed or implied in this Mortgage or any security or securities collateral herewith or which may be incurred in or about or in relation to the exercise or enforcement or attempted exercise or enforcement of any of the powers rights or remedies conferred on the Bank hereunder or by any such collateral security or securities as aforesaid or by any Act or Acts now or at any time hereafter in force in the said State shall from the time of payment of the same sums respectively be treated as if they were new advances by the Bank to the Mortgagee and/or the Customer under this Mortgage and bear interest at such rate or rates as may from time to time be determined by the Bank being a rate or rates not exceeding the highest of the rates for the time being charged on any other part of the principal money hereby secured and the same sums and all interest thereon shall be a charge upon the mortgaged property and shall be considered as principal money secured with such interest by this Mortgage and may be placed by the Bank to the debit of any account of the Mortgagee secured hereby and all costs chargeable under this or any other provision of this Mortgage (including costs of and incidental to any proceedings in any Court) shall be computed as between solicitor and own client.

- (16) That any demand or notice required to be given to the Mortgagee under or by virtue of these presents may be signed by any of the Officers of the Bank or by the Solicitors of the Bank or by any servant or agent of the Bank expressly or impliedly authorised to sign the same or whose authority so to do may be subsequently ratified by the Bank and may be served upon the Mortgagee by being delivered personally to the Mortgagee or any one or more of them (if more than one) or by leaving the same upon the mortgaged property or by posting the same in a registered letter at any public Post Office addressed to the Mortgagee or any one or more of them (if more than one) at his or their address or the address of any of them above appearing or at his or their place of abode or business or the place of abode or business of any of them last recorded in the books of the Bank or addressed to other then registered proprietor of the mortgaged property at his address appearing in the Register Book and the production of the receipt of the Post Office for such registered letter shall be conclusive proof of the service of any demand or notice so sent at the time when the same ought to be delivered in due course of post and although such letter may be returned through the Post Office undelivered and every such demand or notice shall be sufficient and bind the person or persons entitled to any right equity of redemption or benefit in or to the mortgaged property or any part thereof if so served left or posted as aforesaid.

Continuing Security.

Power of Attorney.

Repair.

Noxious Weeds and Animals.

Farm and Cultivate.

Structural Alterations.

Inspections.

Bank may Enter and Make Good.

Erection of Buildings.

Nominated Architect.

Further Encumbrances.

Sale, Lien on Crop(s) Stock Mortgage.

Statutory Charge.

Documents of Title.

Death, Lunacy, Bankruptcy.

Partnership.

Bank not Concerned to Enquire into Powers of Customer, Servants or Agents.

Costs and Expenses.

Part of Principal Debt and Bear Interest.

Demands and Notices.

Covenants in Lease.	(17) That if or in so far as the mortgaged property is leasehold the lease or leases under which it is held are now valid and subsisting and that the Mortgagor has not done committed or suffered any act or thing whereby or in consequence whereof the said lease or any of them (if more than one) may be or become void or voidable. And that the rent fees and/or instalments of purchase money and interest and all other moneys (if any) payable under and all the covenants and conditions contained in the said lease or leases and on the part of the lessee or the purchaser to be paid observed or performed have been paid observed and performed up to the day of the date of this Mortgage. And that the Mortgagor now has power to mortgage the same. And also that the Mortgagor will at all times during the continuance of this security pay the rent fees or instalments of purchase money and interest and other moneys payable under the said lease or leases and every renewal or extension thereof on the first day on which the same shall be payable and will within seven days after each day on which the same shall become due deliver to the Bank the receipt for the same and will observe and perform all and every the covenants and conditions in the said lease or leases and every renewal or extension thereof contained and on the part of the lessee or the purchaser to be observed and performed and will keep the Bank indemnified against all actions suits proceedings costs damages claims and demands which may be incurred or sustained by reason of the non-payment of the said rent fees or instalments of purchase money and interest and other moneys or any part thereof or by the breach or non-observance or non-performance of the said covenants and conditions or any of them. And that upon any breach or non-observance of this covenant the Bank shall be at liberty (but without any obligation so to do) at any time and from time to time to make and do all or any of such payments acts and things as aforesaid on behalf of the Mortgagor.
Rent.	
Indemnity.	
New Lease(s).	(18) That if at the date on which any new lease of the mortgaged property or any part thereof is capable of being granted to or acquired by the Mortgagor pursuant to the provisions of any lease or leases of the mortgaged property or any part thereof there are any moneys secured hereby then the Mortgagor will if required by the Bank forthwith at his own expense apply for and endeavour to obtain such new lease. And whenever any new lease has been granted to or acquired by the Mortgagor he will when requested by the Bank execute at his own cost and expense a Mortgage in favour of the Bank over such lease to further secure the moneys hereby secured. And such Mortgage shall be in the usual printed form of Mortgage then used by the Bank in respect of lands of a similar tenure.
Collateral Security over Crop(s).	(19) That the Mortgagor will at his own cost at any time or times during the continuance of this security when required by the Bank so to do execute and give to the Bank by way of collateral security for any part of the principal money hereby secured a preferable lien or preferable liens over the then next ensuing crop or crops to be harvested from the mortgaged property every such lien to contain a power to sell and agreement to insure and such other provisions and be in such form as the Bank shall think fit.
Change of Use.	(20) That the Mortgagor will not without the previous written consent of the Bank change or permit to be changed any existing lawful non-conforming use of the mortgaged property or any part thereof under any Town Planning legislation ordinances or by-laws or similar legislation applicable thereto nor shall the Mortgagor without the prior written consent of the Bank apply for or consent to any application to re-zone or change the use of the mortgaged property or any part thereof under any Town Planning legislation ordinances or by-laws or similar legislation applicable thereto.
Notification of Resumption.	(21) That in case the Mortgagor shall receive notice of any intended resumption of the mortgaged property or any part thereof the Mortgagor will forthwith notify the Bank thereof and will furnish the Bank with a copy of such notice and will without delay upon the request of the Bank and after having first obtained the Bank's written approval to the amount and particulars thereof lodge a claim for compensation with the proper authority and proceed to obtain a prompt decision on such claim and will not reduce or compromise such claim without the consent in writing of the Bank first had and obtained. And that the Mortgagor will not lodge any such claim for compensation without first obtaining the written approval of the Bank to the amount and particulars of such claim which approval shall not be unreasonably withheld.
Moratorium Act(s).	(22) That the provisions of every Act of Parliament proclamation rule and regulation (whether in each case Federal or State) now existing or which may hereafter be enacted or come into force whereby or in consequence whereof the date or dates whereon any principal interest or other moneys hereby secured ought to be paid shall or may be postponed or stayed or the time for payment of such moneys or any of them shall or may be extended or enlarged or suspended or the amount of such moneys reduced or cancelled or the exercise by the Bank of any of the powers rights or remedies hereunder curtailed or precluded either absolutely or otherwise are hereby expressly (so far as the same lawfully can or may be) excluded from and shall not apply to these presents or the recovery of all or any of the moneys hereby secured.
Local Notes.	(23) That the directions and notes written or printed in the margin of these presents shall in nowise limit restrict or prejudice the rights powers and remedies conferred upon the Bank in the body of these presents or by any Statute Act or Ordinance now or at any time hereafter in force.
Crown Lands.	(24) That in the event of the land and premises specified and set forth in the First Schedule herunder written being Crown Lands then :- (a) That the Mortgagor shall in addition to his execution hereof execute Statutory Transfers of the said lands and premises. (b) That these presents shall comprise and extend not only to the mortgaged property herein described or referred to but also to all further or other lands and blocks of country which the Mortgagor may hereafter purchase take up or become entitled to on any tenure in connection with the said mortgaged property. (c) That the powers herein conferred upon the Bank shall be exercisable if default shall be made in the observance or performance of any of the provisions of the Crown Lands Acts Closer Settlement Acts Western Lands Acts or other Acts for the time being in force under or by virtue of which the mortgaged property is held or the regulations thereunder with respect to the mortgaged property or any part or parts thereof. (d) That the Mortgagor will observe and perform all necessary conditions and obligations of residence and improvement and make and do all necessary acts declarations and applications and attend all meetings of any Local Land Board where the mortgaged property or any part thereof is the subject of consideration and pay all moneys and fees and do all other acts matters and things requisite or necessary to obtain the issue of the Certificate of Fulfilment of Conditions and approval by the Minister for Lands for the time being for the said State or of the Chairman for the time being of the Local Land Board for the District in which the mortgaged property or any part thereof is situated that all conditions prescribed by law or regulations relating to the said Conditionally-purchased and other lands and premises (or for any of the said lands and premises in respect of which such Certificates shall not have already been issued) and every part thereof respectively have been duly complied with and completed and to enable the Bank to obtain the Deeds of Grant in respect of the said Conditionally-purchased lands respectively. AND ALSO will at the request at any time of the Bank convert all or any of the conditionally leased lands for the time being the subject of this security into conditional purchases or at the option of the Bank into perpetual leases and pay to the Government of the said State the balance of the purchase money Deed and Assurance Fees and Stamp Duty which shall at any time be due or payable or which the Crown may be willing to receive in respect of any of the Conditionally-purchased lands for the time being subject to this security (including any conditionally leased lands converted into conditional purchases as aforesaid) or will at the request of the Bank apply for and do all such things as may be necessary to obtain in the name of the Bank an extension or extensions of the term of any such conditionally leased lands or a renewal or renewals of the tenure of any such lands. (e) That the Mortgagor during the continuance of this security will not do or suffer to be done or be guilty of any act neglect omission or default whereby the mortgaged property or any part thereof shall or may be forfeited or forfeitable or become void or voidable or whereby the renewal of any lease or licence may be refused but will in all things duly observe and perform all conditions and regulations now or at any time hereafter by law or regulation established in the said State affecting or concerning the mortgaged property. AND will at the cost of the Mortgagor in all things obtain a renewal of any lease or licence or tenure under which the mortgaged property or any part thereof may be held. And that upon any breach or non-observance of this covenant the Bank shall be at liberty (but without any obligation so to do) at any time and from time to time to make and do all or any of such payments acts and things as aforesaid on behalf of the Mortgagor. (f) That the Mortgagor will furnish to the Bank particulars of all freehold and Conditionally-purchased lands adjacent to or connected with any of the land subject to these presents or any security collateral herewith which shall become vested in or be acquired by the Mortgagor by virtue of the mortgaged property and such land shall (so far as the same lawfully may be) be deemed to be included in the mortgaged property and be subject to all the provisions covenants and agreements herein contained or implied. AND that the Mortgagor will on being requested so to do make do and execute all such acts deeds and instruments as shall be necessary or proper for legally transferring and mortgaging such lands to the Bank accordingly and will attend before a duly authorized person for the purpose of having the Mortgagor's signature thereto properly verified. AND will sign Transfers to the Bank of all Conditionally-purchased and leased lands not at the time transferable in the books of the Lands Department or other proper authority together with any other authority in favour of the Bank or any Officer of the Bank to fill in and complete such Transfers and to lodge same in the proper office in due course.
Interpretation.	(25) IT IS HEREBY AGREED AND DECLARED that it shall be lawful for the Bank at any time after default by the Mortgagor in payment of the principal interest and other moneys hereby secured or any part thereof to apply for select and take up under the several statutes now or hereafter to be in force relating to Crown Lands in the said State or any of them such further Conditional purchases and Conditional leases and Homestead leases and other leases and licenses as the Bank may consider necessary for the benefit of the mortgaged property and to convert any Conditional purchase hereby mortgaged into Freehold and any Conditional lease hereby mortgaged or any part thereof into Perpetual leases or into Conditional purchase and therefrom into Freehold should it be so desired and to surrender to the Government all or any part of the mortgaged property and to exchange with the Government or with any person all or any part of the same for other lands of any tenure either with or without giving or receiving any cash for the purpose of equalising the exchange. AND to institute and carry through or at pleasure to discontinue any appeal or application for the reduction of the purchase price of any lands in special areas and elsewhere and for the reduction of the rents and reappraisalment of any other lands and generally to exercise and obtain the benefit of all or any rights powers or privileges which the holder Mortgagee or owner of any land of similar tenure to the mortgaged property might exercise and obtain the benefit of under any of the said Statutes and otherwise to deal with the mortgaged property or any part thereof in the same manner as the Mortgagor could do if these presents had not been given and the same lands shall thereupon be held by the Bank on account of the Mortgagor as further collateral and additional security for the said indebtedness. AND that all and singular the acts matters powers discretions and things which under any of the covenants herein contained or implied ought to be done performed or observed by the Mortgagor or which the Bank is hereby authorised or empowered to do may be done performed or observed by any of the Attorneys for the time being of the Mortgagor herein nominated and appointed at their or his discretion and either in the name of the Bank or in the name of the Mortgagor and according to circumstances as their or his act or acts deed or deeds and that all moneys expended for all or any such purposes under any of the powers or authorities herein contained shall be debited and charged to any account of the Mortgagor and shall be covered by these presents and carry interest accordingly.

- (b) The expression "the Mortgagor" used herein includes if this Mortgage is given by one person that person his executors administrators and transferees and if this Mortgage is given by more persons than one those persons jointly and every two or more of them jointly and each of them severally and their respective executors administrators and transferees and if a Company is a Mortgagor includes that Company its successors and transferees ;
- (c) If this Mortgage is given by more than one Mortgagor the covenants and agreements on the part of the Mortgagor herein contained or implied shall bind the Mortgagors jointly and every two or more of them jointly and each of them severally ;
- (d) The expression "the Customer" used herein includes when the Customer is a person such person his executors administrators and transferees and when the Customer consists of more persons than one such persons jointly and every two or more of them jointly and each of them severally and their respective executors administrators and transferees and when the Customer is a partnership or firm includes such partnership or firm and not only the persons constituting the partnership or firm at the date of this security but all and every person and person who for the time being and from time to time shall be members of such partnership or firm and their respective executors administrators and transferees and all successors in business of such partnership or firm and when a company is a Customer includes such company as constituted from time to time and its transferees and all successors in business of such company ;
- (e) The expression "the Bank" includes the successors and transferees of the Bank ;
- (f) The expression "the Officers of the Bank" shall include the following Officers for the time being of the Bank namely the Managing Director of the Bank the Chief General Manager of the Bank any General Manager of the Bank any Assistant General Manager of the Bank any Attorney of the Bank the Manager of any Branch of the Bank and the Accountant of any Branch of the Bank ;
- (g) Without in any way limiting any of the provisions of this Mortgage shall be a security for all moneys in which (if there be one Mortgagor only) the Mortgagor and (if there be more Mortgagors than one) the Mortgagors or any or either of them or any two or more of them and (if there be one Customer only) the Customer and (if there be more Customers than one) the Customers or any or either of them or any two or more of them shall be indebted or liable immediately or contingently to the Bank either alone or jointly or in common with any other or others on any account or by any means whatsoever ;
- (h) All references to Statutes shall refer also to Statutes amending modifying or re-enacting the Statutes referred to ;
- (i) In the event of the Mortgagor and the Customer being identical then notwithstanding anything herein this Mortgage shall not in any way be prejudiced by reason of the Mortgagor being sometimes called "the Customer" ;
- (j) The expression "mortgaged property" shall mean and include all and singular the lands hereditaments and premises comprised or intended to be comprised in these presents including after acquired property and all messuages houses buildings sheds outhouses fixtures improvements stockyards fences dams ways and watercourses upon the said lands or any other lands held with or in connection with the said lands and all rights easements and appurtenances and other things thereunto appertaining and all benefits of improvements already made or which during the continuance of this security may be made upon the said lands and the improvements which may be made or become obtainable in respect of any such improvements ; And also all leases and licenses held in connection with the said lands and the benefit of the right of renewal of the same and all other rights and benefits arising out of or connected with or incidental to the said lands ;

IN WITNESS WHEREOF the said parties to these presents have executed these presents the day and year first above written.

THE FIRST SCHEDULE HEREINBEFORE REFERRED TO

ALL AND SINGULAR the hereditaments and premises with the appurtenances described and comprised in a certain Deed dated the _____ day of _____ 19____ and made between _____

ALL THAT PIECE OR PARCEL OF LAND BEING LOTS 6, 7, 8, 9, AND 10 OF SECTION
24A IN THE TOWN AND PARISH OF MUDGEES COUNTY OF WELLINGTON HAVING A TOTAL
AREA OF APPROXIMATELY 4.9 HECTARES AND MORE FULLY DESCRIBED IN CONVEYANCE
NUMBER 793 BOOK 2791

a true copy of which Deed was duly received into the Office for the Registration of Deeds at Sydney the _____ day of _____ 19____ Numbered _____ Be _____

OR

[illegible]

General Law

Note. These particulars must be inserted before this Mortgage is presented for registration.

Crown Lands

Here insert full particulars of prior encumbrances (if any).

THE SECOND SCHEDULE HEREINBEFORE REFERRED TO

Where should fill in his name his address and occupation.

SIGNED SEALED AND DELIVERED by the said

ALEXANDER WILLIAM WALKER

in the presence of

BRIAN STEPHEN JP

172 MARKET ST MUGGER

BANK OFFICER

AW WALKER

(L.S.)

SIGNED SEALED AND DELIVERED by the said

in the presence of

(L.S.)

SIGNED SEALED AND DELIVERED by the said

in the presence of

(L.S.)

Note:

Where the Mortgagor is a Company care should be taken to see that the attestation clause is correctly filled in in accordance with the Company's Articles of Association.

THE COMMON SEAL OF



BRIAN STEPTON of 178 MARKET STREET,
MUDGEE NSW, being duly sworn makes oath and says — The writing
contained on the seven preceding pages has been compared by me with the original instrument and is a true copy thereof.

Sworn at MUDGEE NSW
this 27th day of AUGUST 1976. *[Signature]* S.P.
Before me: *[Signature]*
(Justice of the Peace, Commissioner for Affidavits, or
other authorised functionary).

Registered in the office of the Registrar General at Sydney, the 14th day
of September, 1976, at six minutes past ten o'clock and lodged by JILL SUSAN MARTIN,
clerk to Australia and New Zealand Banking Group of Limited of 20 Martin Place, SYDNEY,
Bankers, and numbered 806 Book 3243

[Signature]
Registrar General.



**Title Search**

04/09/2023 12:33 PM

Client Reference: DI-E3097

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 21/816236

SEARCH DATE	TIME	EDITION NO	DATE
4/9/2023	12:32 PM	6	13/1/2022

LAND

LOT 21 IN DEPOSITED PLAN 816236
AT MUDGEE
LOCAL GOVERNMENT AREA MID-WESTERN REGIONAL
PARISH OF MUDGEE COUNTY OF WELLINGTON
TITLE DIAGRAM DP816236

FIRST SCHEDULE

42A PTY LTD (T AR792931)

SECOND SCHEDULE (1 NOTIFICATION)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



Historical Search

04/09/2023 12:33 PM

Client Reference: DI-E3097

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

4/9/2023 12:32PM

FOLIO: 21/816236

First Title(s): OLD SYSTEM

Prior Title(s): 2/749570

Recorded	Number	Type of Instrument	C.T. Issue
28/4/1992	DP816236	DEPOSITED PLAN EDITION 1	FOLIO CREATED
27/5/1992	E484030	TRANSFER	
27/5/1992	E484031	MORTGAGE	EDITION 2
1/8/1994	U488536	DISCHARGE OF MORTGAGE	
1/8/1994	U488537	TRANSFER	
1/8/1994	U488538	MORTGAGE	EDITION 3
8/9/2018	AN695391	DEPARTMENTAL DEALING CORD ISSUED	EDITION 4
23/12/2021	AR766309	CAVEAT	EDITION 5
13/1/2022	AR792930	DISCHARGE OF MORTGAGE	
13/1/2022	AR792931	TRANSFER	EDITION 6

*** END OF SEARCH ***

**Historical Search**

04/09/2023 12:40 PM

Client Reference: DI-E3097

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

4/9/2023 12:39PM

FOLIO: 2/749570

First Title(s): OLD SYSTEM

Prior Title(s): 2/702951

Recorded	Number	Type of Instrument	C.T. Issue
22/10/1987	DP749570	DEPOSITED PLAN EDITION 1	FOLIO CREATED
28/4/1992	DP816236	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***



Historical Search

04/09/2023 12:41 PM

Client Reference: DI-E3097

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

4/9/2023 12:40PM

FOLIO: 2/702951

First Title(s): OLD SYSTEM

Prior Title(s): VOL 13263 FOLS 41-42

Recorded	Number	Type of Instrument	C.T. Issue
11/5/1984	DP702951	DEPOSITED PLAN EDITION 1	FOLIO CREATED
27/6/1986	W387508	DISCHARGE OF MORTGAGE	
27/6/1986	W387509	REQUEST	EDITION 2
22/10/1987	DP749570	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

RP13

**TRANSFER**
Real Property Act, 1900

484030 K

Office of State Revenue use only



10/+9952+002 40 82/4 765010

(A) LAND TRANSFERREDShow no more than 20 References to Title.
If appropriate, specify the share transferred.

Folio Identifier 21/816236

(B) LODGED BY

L.T.O. Box

205

Name, Address or DX and Telephone

ANZ

Knight Mudgee
REFERENCE (max. 15 characters):**(C) TRANSFEROR**

JOFFRE ALEXANDER WALKER and BRIDGET MARY TERESA WALKER

- (D) acknowledges receipt of the consideration of \$96,000.00
and as regards the land specified above transfers to the transferee an estate in fee simple

- (E) subject to the following ENCUMBRANCES 1. 2. 3.

(F) TRANSFEEFRANK LOUIS KNIGHT of 44 Short Street, Mudgee and
PAMELA KAY KNIGHT of the same address.

J12

as joint tenants/tenants in common

- (H) We certify this dealing correct for the purposes of the Real Property Act, 1900. DATE OF EXECUTION 13th May 1992
Signed in my presence by the transferor who is personally known to me.

Signature of Witness

C H COX

Name of Witness (BLOCK LETTERS)

MUDGE SOLICITOR

Address of Witness

J Walker

B M Walker

Signature of Transferor

Signed in my presence by the transferee who is personally known to me.

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

Solicitor for Signature of Transferee

G.J. Hockley

97-01T



TRANSFER
Real Property Act, 1900



U
488537 B

Office of State Revenue use only

00.25

220694 0805 31 800401402/02 FHP

(A) **LAND TRANSFERRED**

Show no more than 20 References to Title.
If appropriate, specify the share transferred.

21/816236

(B) **LODGED BY**

L.T.O. Box

Name, Address or DX and Telephone

374

Westpac

REFERENCE (max. 15 characters): 2653-44560-GS

(C) **TRANSFEROR**

FRANK LOUIS KNIGHT and PAMELA KAY KNIGHT

(D) acknowledges receipt of the consideration of \$95,000.00 (NINETY FIVE THOUSAND DOLLARS)

and as regards the land specified above transfers to the Transferee an estate in fee simple

(E) subject to the following **ENCUMBRANCES** 1. 2. 3.

(F) **TRANSFeree**

T

ELAINE NERIDA CARTER

(G) **TENANCY:**

(H) We certify this dealing correct for the purposes of the Real Property Act, 1900.

DATED 27th June 1984

Signed in my presence by the Transferor who is personally known to me.

[Signature]

Signature of Witness

RICHARD GERARD FLYNN

Name of Witness (BLOCK LETTERS)

can courier - 1000 Strickland Rd
NSW

Address of Witness

[Signature]

[Signature]

Signature of Transferor

Signed in my presence by the Transferee who is personally known to

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

[Signature]

Signature of Transferee's Solicitor

RICHARD GERARD FLYNN

[Signature]

System Document Identification

Form Number: 01T-e
Template Number: t_nsw18
ELN Document ID: 878157868
ELN NOS ID: 878157870

TRANSFER

New South Wales
Real Property Act 1900

Land Registry Document Identification

AR792931

Stamp Duty: 10299824-001

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar General to collect the information required by this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

LODGED BY:

Responsible Subscriber: JORDAN DJUNDJA LAWYERS ABN 90484216032
Address: 23A Regent ST
Kogarah 2217
Email: joanna@jordandjundja.com.au
ELNO Subscriber Number: 22164
Customer Account Number: 502420B
Document Collection Box: 1W
Client Reference: 42A PTY LTD (PU)

LAND TITLE REFERENCE

21/816236

TRANSFEROR

ELAINE NERIDA CARTER

TRANSFeree

42A PTY LTD ACN 654017240
Registered company
Tenancy: Sole Proprietor

CONSIDERATION

The transferor acknowledges receipt of the consideration of \$775,000.00

ESTATE TRANSFERRED

FEE SIMPLE

The Transferor transfers to the Transferee the Estate specified in this Instrument and acknowledges receipt of any Consideration shown.

SIGNING FOR TRANSFEROR

I certify that:

1. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.
2. The Certifier has retained the evidence supporting this Registry Instrument or Document.
3. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to verify the identity of the transferor or his, her or its administrator or attorney.

Party Represented by Subscriber:

ELAINE NERIDA CARTER

Signed By: Emma Louise Best
ELNO Signer Number: 43254

Signer Capacity: Practitioner Certifier
Digital Signing Certificate Number:

**Signed for
Subscriber:**

PARTNERS OF FLYNNS SOLICITORS ABN 36978896824
FLYNN'S SOLICITORS

Subscriber Capacity: Representative Subscriber

ELNO Subscriber Number: 9401

Customer Account Number: 501433

Date: 13/01/2022

SIGNING FOR TRANSFEREE

I certify that:

1. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.
2. The Certifier has retained the evidence supporting this Registry Instrument or Document.
3. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to verify the identity of the transferee or his, her or its administrator or attorney.

Party Represented by Subscriber:

42A PTY LTD

Signed By: James Jordan

ELNO Signer Number: 49993

Signer Capacity: Practitioner Certifier

Digital Signing Certificate Number:

**Signed for
Subscriber:**

PARTNERS OF JORDAN DJUNDJA LAWYERS ABN 90484216032

JORDAN DJUNDJA LAWYERS

Subscriber Capacity: Representative Subscriber

ELNO Subscriber Number: 22164

Customer Account Number: 502420

Date: 13/01/2022

October 2023
Preliminary Site Investigation, Ref: E3097
Site: 36-42A Short Street, Mudgee NSW

Page 49 of 53

APPENDIX D: NSW EPA RECORDS

disregard the inclusion of
42a & 44 Short Street, Mudgee,

[Home](#) [Public registers](#) [Contaminated land record of notices](#)

Search results

Your search for: Suburb: MUDGEE

Matched 9 notices relating to 1 site.

[Search Again](#)

[Refine Search](#)

Suburb	Address	Site Name	Notices related to this site
MUDGEE	47 DOURO STREET	Mobil Depot	8 current and 3 former

Page 1 of 1

Suburb	Site Name	Address	Contamination Activity Type	Management Class	Latitude	Longitude
MOUNT ANNAN	Great Southern Railways Aqueduct	Off Narellan ROAD	Unclassified	Regulation under CLM Act not required	-34.07308479	150.7707436
MOUNT ANNAN	Woolworths Caltex Mount Annan	157 Narellan (Corner Smeaton Grange Road) ROAD	Service Station	Regulation under CLM Act not required	-34.04685527	150.7610434
MOUNT COLAH	Caltex Service Station Mount Colah	603 Pacific HIGHWAY	Service Station	Regulation under CLM Act not required	-33.67034662	151.1151861
MOUNT COLAH	Foxglove Oval	Foxglove ROAD	Landfill	Contamination currently regulated under CLM Act	-33.65829855	151.1229638
MOUNT DRUITT	7-Eleven Mount Druitt	Lot 6 Luxford ROAD	Other Petroleum	Regulation under CLM Act not required	-33.76483839	150.8254157
MOUNT DRUITT	Caltex (former Mobil) Service Station, 17 Mount Street, Mount Druitt	17 Mount STREET	Service Station	Regulation under CLM Act not required	-33.76567994	150.8244544
MOUNT HUTTON	Woolworths Service Station	46 Wilsons ROAD	Service Station	Regulation under CLM Act not required	-32.9836378	151.67309
MOUNT PRITCHARD	7-Eleven Service Station	352 Elizabeth DRIVE	Service Station	Regulation under CLM Act not required	-33.90260656	150.8963326
MOUNT THORLEY	Bulga Surface Operations	Broke ROAD	Other Industry	Regulation under CLM Act not required	-32.68325751	151.1206158
MOUNT THORLEY	Lowes Petroleum (Former BP) Depot Mount Thorley	74 Mount Thorley ROAD	Other Petroleum	Regulation under CLM Act not required	-32.62443074	151.1025122
MOUNT VICTORIA	Caltex Service Station	36a Great Western HIGHWAY	Service Station	Regulation under CLM Act not required	-33.58436517	150.2465528
MOUNT VICTORIA	Former Mobil Service Station	81 Great Western HIGHWAY	Service Station	Regulation under CLM Act not required	-33.5889727	150.2511783
MUDGEE	BP Service Station Mudgee	77 Church STREET	Service Station	Regulation under CLM Act not required	-32.59545872	149.588123
MUDGEE	Caltex Service Station	114-116 Church STREET	Service Station	Regulation under CLM Act not required	-32.59428029	149.5876199
MUDGEE	Former Caltex Depot Mudgee	cnr Nicholson Street & Atkinson STREET	Other Petroleum	Regulation under CLM Act not required	-32.60125298	149.5851398

Suburb	Site Name	Address	Contamination Activity Type	Management Class	Latitude	Longitude
MUDGEE	Former Essential Energy Depot	27-31 Inglis STREET	Other Industry	Regulation under CLM Act not required	-32.60076552	149.5858905
MUDGEE	Mobil Depot	47 Douro STREET	Other Petroleum	Contamination currently regulated under CLM Act	-32.60023979	149.5823448
MUDGEE	Mudgee Gasworks	Mortimer Street and Court STREET	Gasworks	Regulation under CLM Act not required	-32.59168859	149.5817705
MUDGEE	Shell Coles Express Service Station	47 Church STREET	Service Station	Regulation under CLM Act not required	-32.59347493	149.5884623
MULGRAVE	7-Eleven (former Mobil) Service Station	Corner Windsor Road and Mulgrave ROAD	Service Station	Regulation under CLM Act not required	-33.61687781	150.8341809
MULLUMBIMBY	Station Street, Mullumbimby NSW 2482	Station STREET	Other Industry	Regulation under CLM Act not required	-28.55211357	153.5035218
MULWALA	Mulwala ADI Explosives Factory	Bayly STREET	Other Industry	Regulation under CLM Act not required	-35.97572689	145.9809786
MURWILLUMBAH	Murwillumbah Ambulance Depot	27 Queen STREET	Other Petroleum	Regulation under CLM Act not required	-28.32552576	153.4000182
MURWILLUMBAH SOUTH	Caltex Murwillumbah (formerly Puma)	182 Tweed Valley WAY	Service Station	Contamination formerly regulated under the CLM Act	-28.3263681	153.4103824
MURWILLUMBAH SOUTH	Former Norco Butter Factory (Eastern Portion)	230 Tweed Valley WAY	Other Petroleum	Regulation under CLM Act not required	-28.32791359	153.4073052
MUSWELLBROOK	Bayswater Power Station	New England HIGHWAY	Other Industry	Regulation under CLM Act not required	-32.3954046	150.9502683
MUSWELLBROOK	Caltex Muswellbrook Service Station	84-86 Maitland STREET	Service Station	Regulation under CLM Act not required	-32.27793094	150.8980938
MUSWELLBROOK	Caltex Service Station	12-16 Sydney STREET	Service Station	Regulation under CLM Act not required	-32.26785559	150.8879601
MUSWELLBROOK	Former Caltex Depot	1 Lower William STREET	Other Petroleum	Regulation under CLM Act not required	-32.26614257	150.8865136
MUSWELLBROOK	Former Caltex Depot	47-50 Victoria STREET	Service Station	Regulation under CLM Act not required	-32.26788823	150.8930609

The NSW Government PFAS Investigation Program

View a map of the sites in NSW that may be contaminated with PFAS, learn how to reduce your exposure to these dangerous chemicals, and read about our investigation of the issue.

The EPA is leading an investigation program to assess the legacy of PFAS use across NSW. With the assistance of the NSW PFAS Technical Advisory Group, which includes NSW Health, Department of Primary Industries and the Office of Environment and Heritage, we provide impacted residents with tailored, precautionary dietary advice to help them reduce any exposure to PFAS.

Current investigations are focused on sites where it is likely that large quantities of PFAS have been used. The EPA is currently investigating PFAS at these sites:

Map view

List view

Clear filters

☐ Only show sites within current map view

Showing 0 of 50 sites

Organisation	Address	Status
<input type="text" value="filter by organisation"/>	<input type="text" value="mudgee"/>	<input checked="" type="checkbox"/> PFAS investigation site

Tags: PFAS

[Home](#) [Public registers](#) [POEO Public Register](#) [Licences, applications and notices search](#)

Search results

Your search for: POEO Licences with the following criteria

Suburb - **mudgee**

Returned 3 results

[Report to excel](#)

1 of 1 Pages

[Search Again](#)

<u>Number</u>	<u>Name</u>	<u>Location</u>	<u>Type</u>	<u>Status</u>	<u>Issued date</u>
0328	COUNTRY SCRAP & STEEL PTY LIMITED	30 Industrial Avenue, MUDGEE, NSW 2850	POEO licence	Surrendered	11 Sep 2011
493	FLETCHER INTERNATIONAL EXPORTS PTY LTD	MUNNA ROAD, MUDGEE, NSW 2850	POEO licence	Surrendered	17 Oct 2000
588	R.K MURDOCH PTY LIMITED	BUCKAROO LANE, MUDGEE, NSW 2850	POEO licence	Issued	13 Dec 1999

October 2023
Preliminary Site Investigation, Ref: E3097
Site: 36-42A Short Street, Mudgee NSW

Page 50 of 53

APPENDIX E: BUREAU OF METEOROLOGY

disregard the inclusion of
42a & 44 Short Street, Mudgee.

Summary statistics for all years

Statistic	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Mean	68.1	62.5	54.7	44.5	48.4	54.6	53.0	52.3	52.5	60.2	62.6	64.0
Median	55.9	47.4	39.6	31.5	40.7	44.2	46.5	45.1	45.2	51.3	52.8	54.0
Highest Daily	95.3	169.0	115.0	86.9	73.9	57.4	70.6	68.0	70.6	68.1	102.9	118.0

Move mouse over highest daily rainfall to view data

 Plot statistics and this year

October 2023

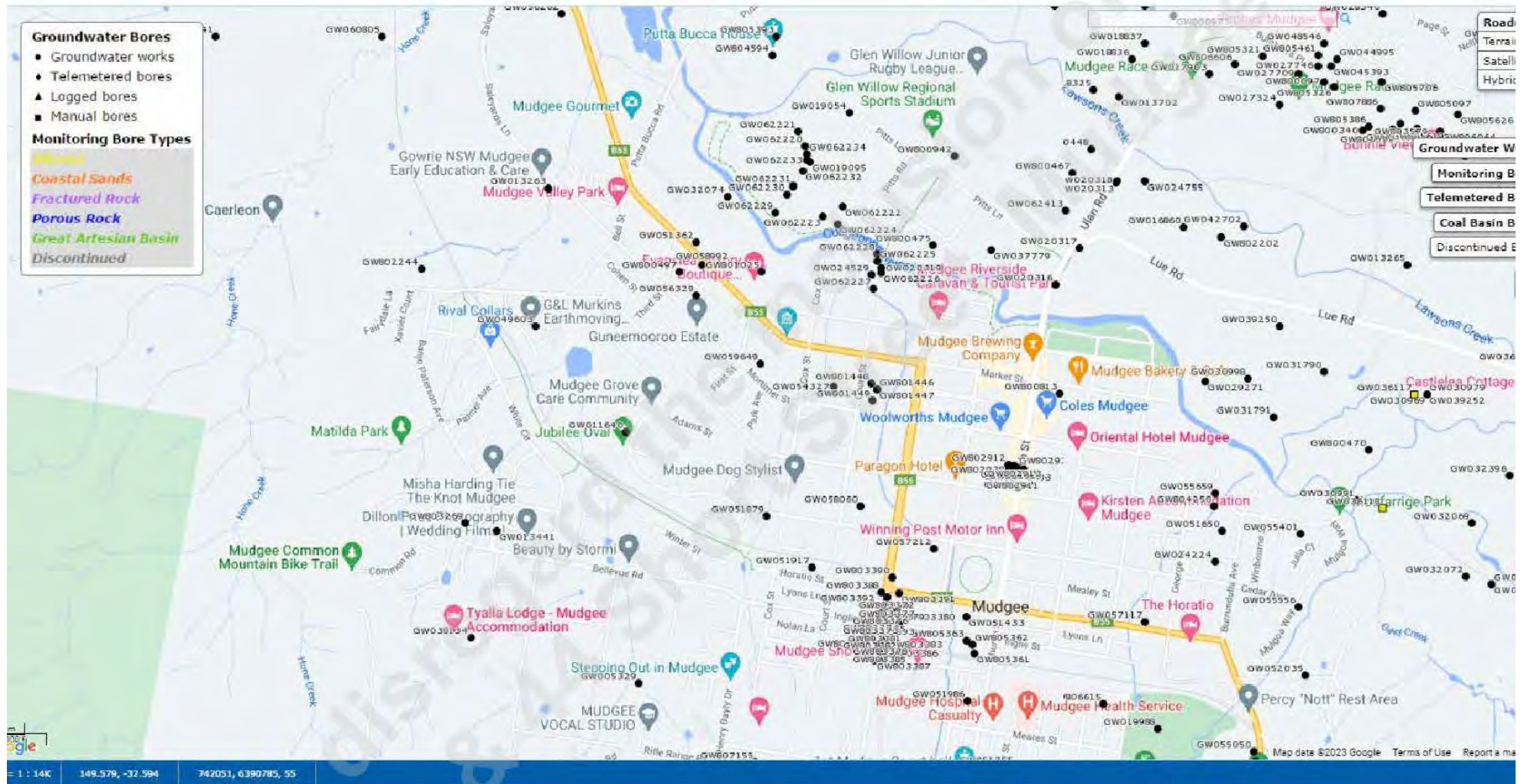
Preliminary Site Investigation, Ref: E3097

Site: 36-42A Short Street, Mudgee NSW

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APPENDIX F: DPI (OFFICE OF WATER) DATABASE RECORDS

disregard the inclusion of
42a & 44 Short Street, Mudgee.



WaterNSW Work Summary

GW020316

Licence:

Licence Status:

Authorised Purpose(s):
Intended Purpose(s): TOWN WATER SUPPL

Work Type: Well

Work Status: Supply Obtained

Construct.Method:

Owner Type: Local Govt

Commenced Date:

Completion Date: 01/01/1926

Final Depth: 9.10 m

Drilled Depth: 9.10 m

Contractor Name: (None)

Driller:

Assistant Driller:

Property:

GWMA:

GW Zone:

Standing Water Level (m):

Salinity Description: Hard

Yield (L/s):

Site Details

Site Chosen By:

County
Form A: PHILLIP
Licensed:

Parish
BOMBIRA

Cadastre
1/934996

Region: 80 - Macquarie-Western

CMA Map: 8832-4N

River Basin: 421 - MACQUARIE RIVER
Area/District:

Grid Zone:

Scale:

Elevation: 0.00 m (A.H.D.)
Elevation Source: Unknown

Northing: 6391483.000
Easting: 743057.000

Latitude: 32°35'15.0"S
Longitude: 149°35'22.3"E

GS Map: -

MGA Zone: 55

Coordinate Source: GIS - Geogra

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1	1	Casing	Concrete Cylinder	-0.60	-0.60	3048			

Remarks

20/07/1984: MUDGEE TOWN WATER SUPPLY.
18/01/2012: Nat Carling, 18-Jan-2012; Updated coordinates, as provided by Water Licensing Officer.

*** End of GW020316 ***

Warning To Clients: This raw data has been supplied to the WaterNSW by drillers, licensees and other sources. WaterNSW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

WaterNSW Work Summary

GW062228**Licence:****Licence Status:****Authorised Purpose(s):****Intended Purpose(s):** TOWN WATER SUPPL**Work Type:** Well**Work Status:** Supply Obtained**Construct.Method:****Owner Type:** Local Govt**Commenced Date:****Completion Date:** 01/01/1983**Final Depth:** 3.60 m**Drilled Depth:** 3.60 m**Contractor Name:****Driller:****Assistant Driller:****Property:****GWMA:****GW Zone:****Standing Water Level (m):** 0.800**Salinity Description:****Yield (L/s):** 20.000

Site Details

Site Chosen By:**County**
Form A: WELLINGTON
Licensed:**Parish**
MULYAN**Cadastre**
10//758721 (SEC 23A)**Region:** 80 - Macquarie-Western**CMA Map:** 8832-N**River Basin:** 421 - MACQUARIE RIVER
Area/District:**Grid Zone:****Scale:****Elevation:** 0.00 m (A.H.D.)
Elevation Source: Unknown**Northing:** 6391624.000
Easting: 742336.000**Latitude:** 32°35'11.0"S
Longitude: 149°34'54.5"E**GS Map:** -**MGA Zone:** 55**Coordinate Source:** GIS - Geogra

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	3.60	1500			(Unknown)
1	1	Casing	Concrete	0.00	3.60	1500			

Remarks

01/01/1983: Form A Remarks:
Figures given are for river flow conditions.
30/07/2012: Nat Carling, 30-July-2012; Updated coordinates, as provided by water licensing. Also updated missing information, based on existing details.

*** End of GW062228 ***

Warning To Clients: This raw data has been supplied to the WaterNSW by drillers, licensees and other sources. WaterNSW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

WaterNSW Work Summary

GW801448**Licence:****Licence Status:****Authorised Purpose(s):**
Intended Purpose(s): MONITORING BORE**Work Type:** Bore**Work Status:** Equipped**Construct.Method:** Rot. Rev. Circ. Air**Owner Type:** Private**Commenced Date:****Completion Date:** 31/05/2001**Final Depth:** 15.00 m**Drilled Depth:** 16.00 m**Contractor Name:** ENGINEERING EXPLORATIONS PTY
LTD**Driller:** Trevor Higgs**Assistant Driller:****Property:****GWMA:****GW Zone:****Standing Water Level (m):** 2.440**Salinity Description:****Yield (L/s):**

Site Details

Site Chosen By:**County**
Form A: WELLINGTON
Licensed:**Parish**
MUDGEES**Cadastre**
LT 2 DP 874233**Region:** 80 - Macquarie-Western**River Basin:** 421 - MACQUARIE RIVER
Area/District:**CMA Map:** 8832-N**Grid Zone:****Scale:****Elevation:** 452.91 m (A.H.D.)
Elevation Source: (Unknown)**Northing:** 6391100.000
Easting: 742296.000**Latitude:** 32°35'28.0"S
Longitude: 149°34'53.5"E**GS Map:** -**MGA Zone:** 55**Coordinate Source:** GPS - Global

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	16.00	120			Rot. Rev. Circ. Air
1		Annulus	Crushed Aggregate	11.00	16.00				Graded
1	1	Casing	Pvc Class 18	0.00	11.50	60			Screwed
1	1	Opening	Slots - Horizontal	11.50	14.50	60		0	Mechanically Slotted, PVC Class 18, SL: 3000.0mm, A: 0.40mm
1	1	Casing	Pvc Class 18	14.50	15.00	60			Screwed

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
11.20	16.00	4.80	Unknown						

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	1.00	1.00	Topsoil	Topsoil	
1.00	3.50	2.50	Clay, gravelly	Clay	
3.50	4.20	0.70	Claystone	Claystone	
4.20	16.00	11.80	Siltstone	Siltstone	

*** End of GW801448 ***

Warning To Clients: This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

October 2023

Preliminary Site Investigation, Ref: E3097

Site: 36-42A Short Street, Mudgee NSW

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APPENDIX G: PROPOSED DEVELOPMENT PLANS

disregard the inclusion of
42a & 44 Short Street, Mudgee.



CMT ARCHITECTS
AUSTRALIA PTY LTD

ACN: 161 791 715

Unit 1, 32-36 Premier St,
Kogarah NSW 2217 Australia

Ph: +61 2 9587 4330

Fx: +61 2 9587 4332

Em: info@cmtarchitects.com

Wb: www.cmtarchitects.com



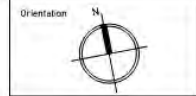
36-42A SHORT STREET, MUDGEE

Planning Proposal





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Notes

Planning Proposal

8	05/01/22	July 2022	Atom (Event)
Time	Date	Description	Drawn

Sheet	3	Issue	0
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Drawing Name:
Existing Site Plan

Site:
34-428 Short Street, Mudgee

Scale:	Date: 05/07/23
--------	-------------------

Drawn	Checked
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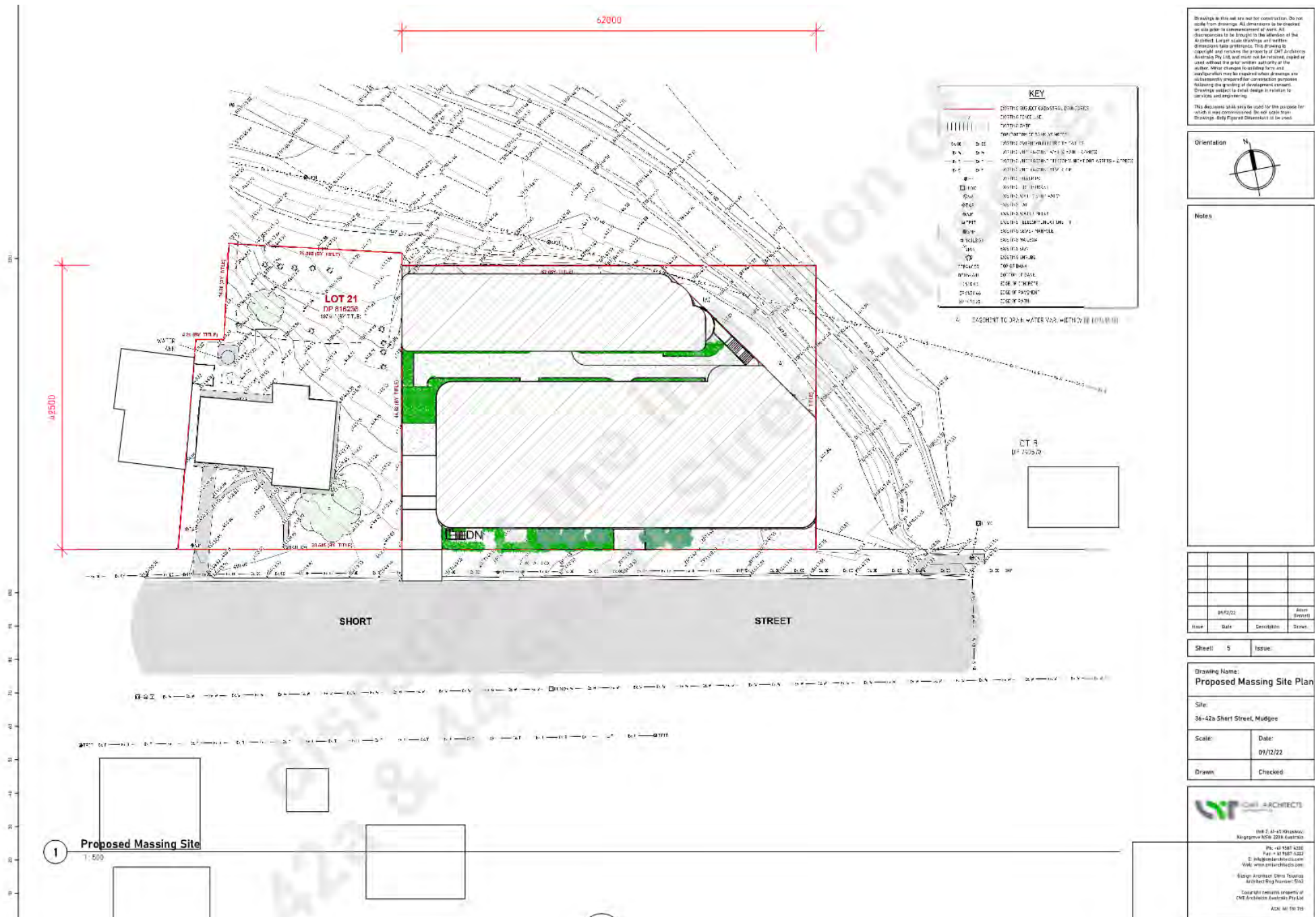
(118) 2, 45-45 Khaykovo,
Nizhnyaya Novgorod 2203, Australia
Ph: +61 9357 4330
Fax: +61 9357 4332
E: info@cmiarchitects.com
Web: www.cmiarchitects.com

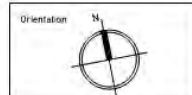
(Design Architect: Denis Tsipunov
Architect: Prof. Alexander Stok)

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ACSC No. 791 705







Notes

Planning Proposal

8	05/07/22	July 2022	Acad (Source)
Name	Date	Description	Drawn

Sheet 6	Issue 6
---------	---------

Drawing Name:
Demolition Plan

Site:
34. 42nd Street Station

Scale:	Date: 05/07/21
Drawn:	Checked:

CMF Architects
 (06) 7 41 45 0000
 118/120-122 St Georges Road
 Perth WA 6000
 Ph: +61 8 9487 4322
 Fax: +61 8 9487 4322
 E: info@cmfarchitects.com.au
 Web: www.cmfarchitects.com.au

Design Architect Denis Tolson
 Architect Reg No: 10001
 Tolson Architects
 118/120-122 St Georges Road
 Perth WA 6000
 Ph: +61 8 9487 4322
 Fax: +61 8 9487 4322
 E: info@cmfarchitects.com.au
 Web: www.cmfarchitects.com.au



CSPT CONCEPTS **ARCHITECTS**
CONCEPTS

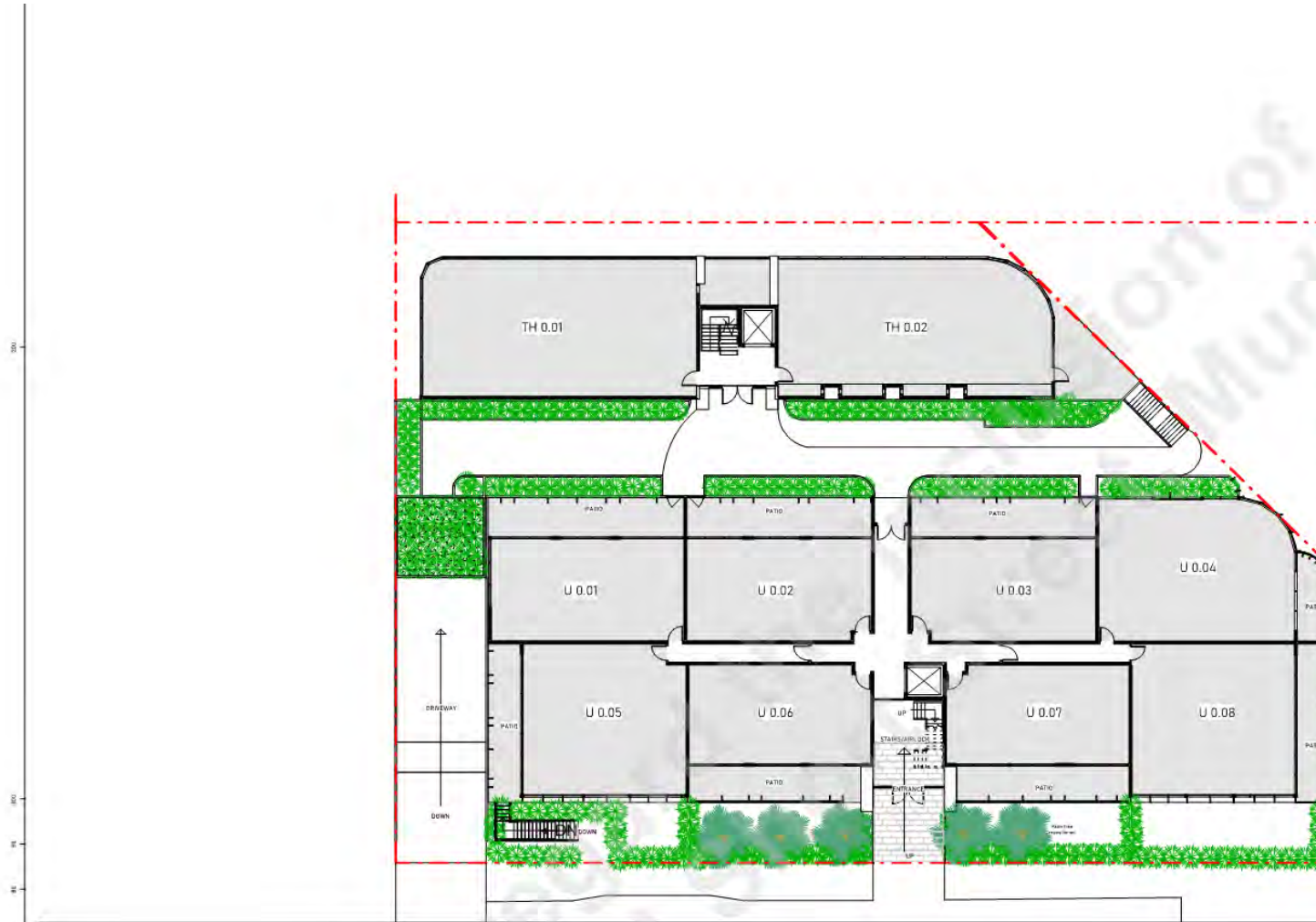
Unit 2, 45-47 Kingston,
Maitland NSW 2220, Australia

Ph: +61 0657 6200
Fax: +61 0657 6522
E: info@csptarchitects.com
Web: www.csptarchitects.com

(E)ason Architects, Orica Tasmania
Arch Ref: Reg Number: 5143

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ACN: 61 791 705



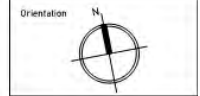
SHORT STREET

SHORT STREET

1 01 - Ground
1:300

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Notes
Planning Proposal

Issue	Date	Description	Drawn
1	05/07/23	July 2023	Adam Stewart

Sheet: 8 Issue: 0

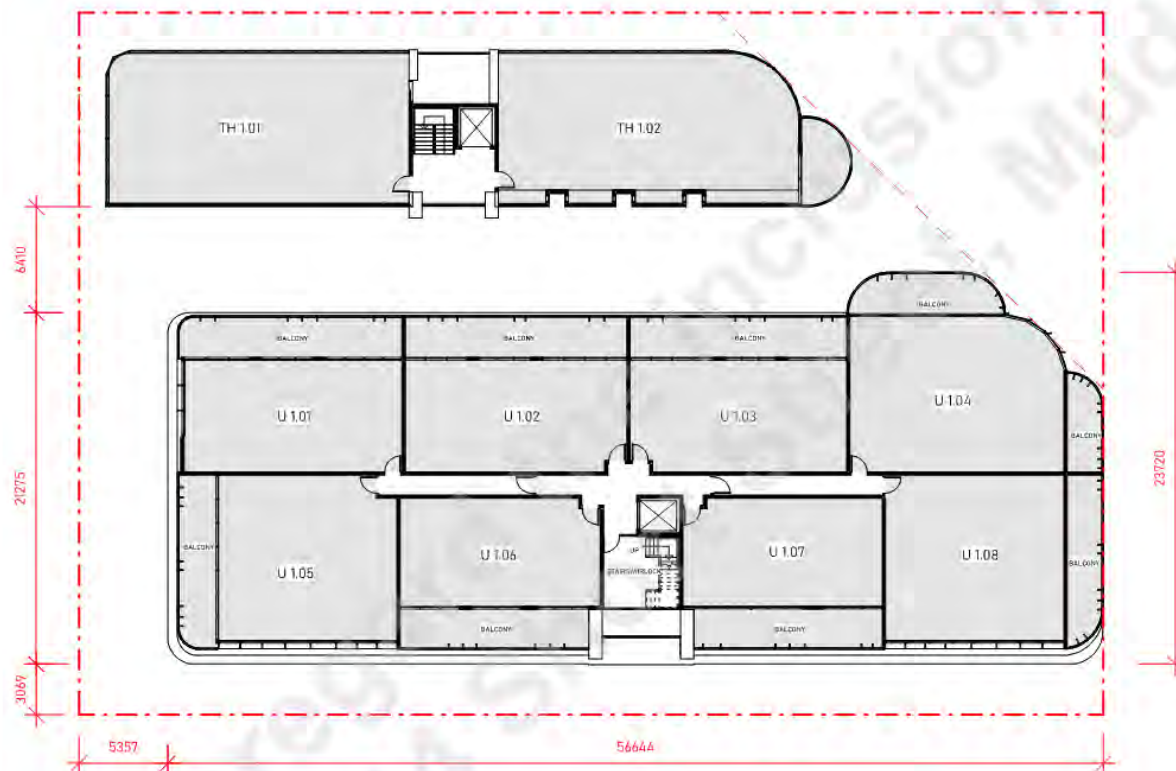
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Site:
34-42a Short Street, Mudgee

Scale: Date:
05/07/23

Drawn: Checked:

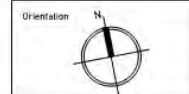
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Fax: +61 1581 4232
E: info@cht-architects.com
Web: www.cht-architects.com
Design Architect: Chris Towner
Architect Registration: 2013
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ACN: 501 731 215



1 02 - First
1:300

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Notes

Planning Proposal

U	05/07/23	July 2023	Alan Street
Issue	Date	Description	Drawn

Sheet: 9 Issue: 0

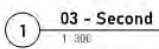
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34-42a Short Street, Mudgee

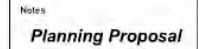
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05/07/23

Drawn: Checked:

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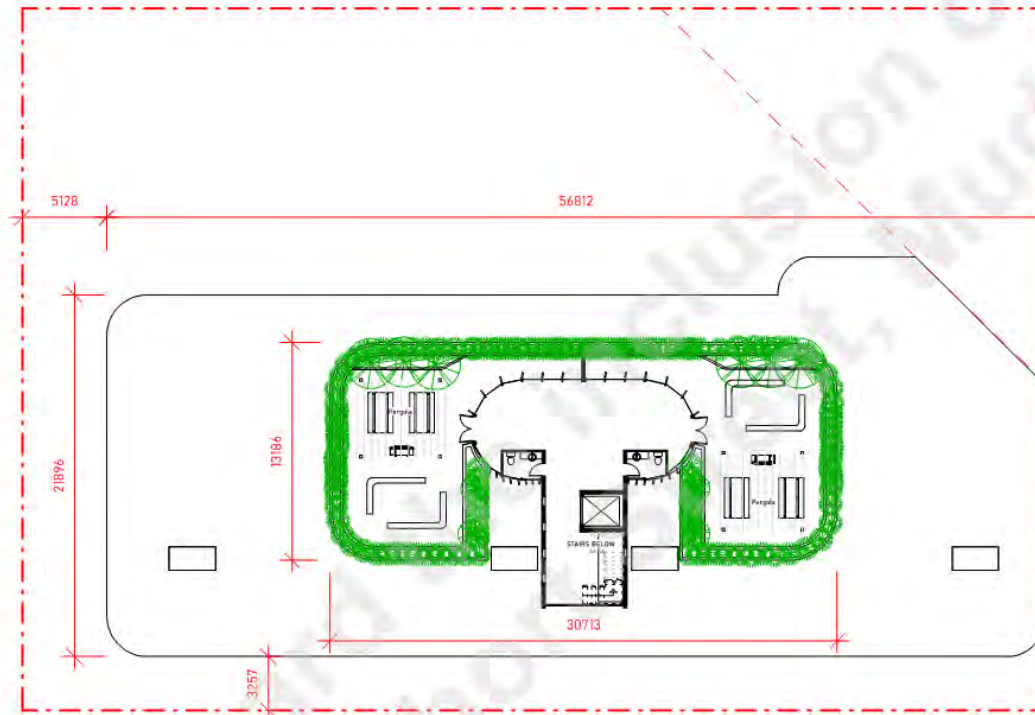


Sheet: 10	Issue: 0
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Site:
36-42a Short Street, Mudgee

Scale:	Date: 05/07/23
Drawn:	Checked:

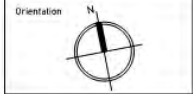
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1 04 - Rooftop
1:300

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Notes
Planning Proposal

Issue	Date	Description	Drawn
0	05/07/23	July 2023	Allen (Drawn)

Sheet: 11 Issue: 0

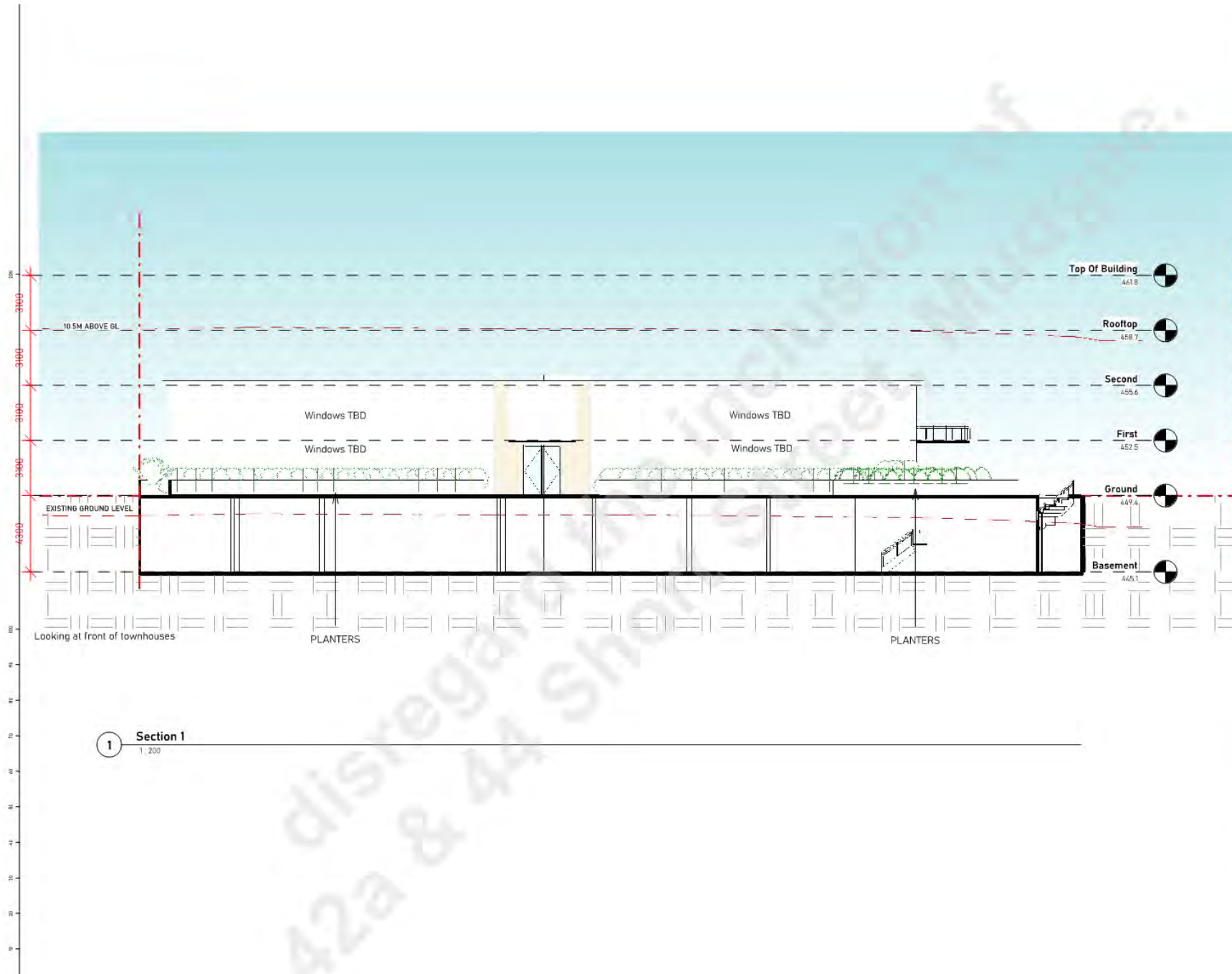
Drawing Name:
Rooftop

Site:
34-42a Short Street, Mudgee

Scale: Date:
05/07/23

Drawn: Checked:

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1 Section 1
1:200

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Orientation

Notes
Planning Proposal

PLANT HEIGHTS/SPECIES NOT FINAL

#	Date	Description	Drawn
1	05/07/23	July 2023	Adam Bennett

Sheet: 12 Issue: 0

Drawing Name:
Section 1

Site:
34-42a Short Street, Mudgee

Scale: Date:
05/07/23

Drawn: Checked:

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Architect Registration Number: 0003

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ACN: 561 791 705



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#	Date	Description	Drawn
1	05/07/23	July 2023	Adam Bennett

Sheet: 13 Issue: 0

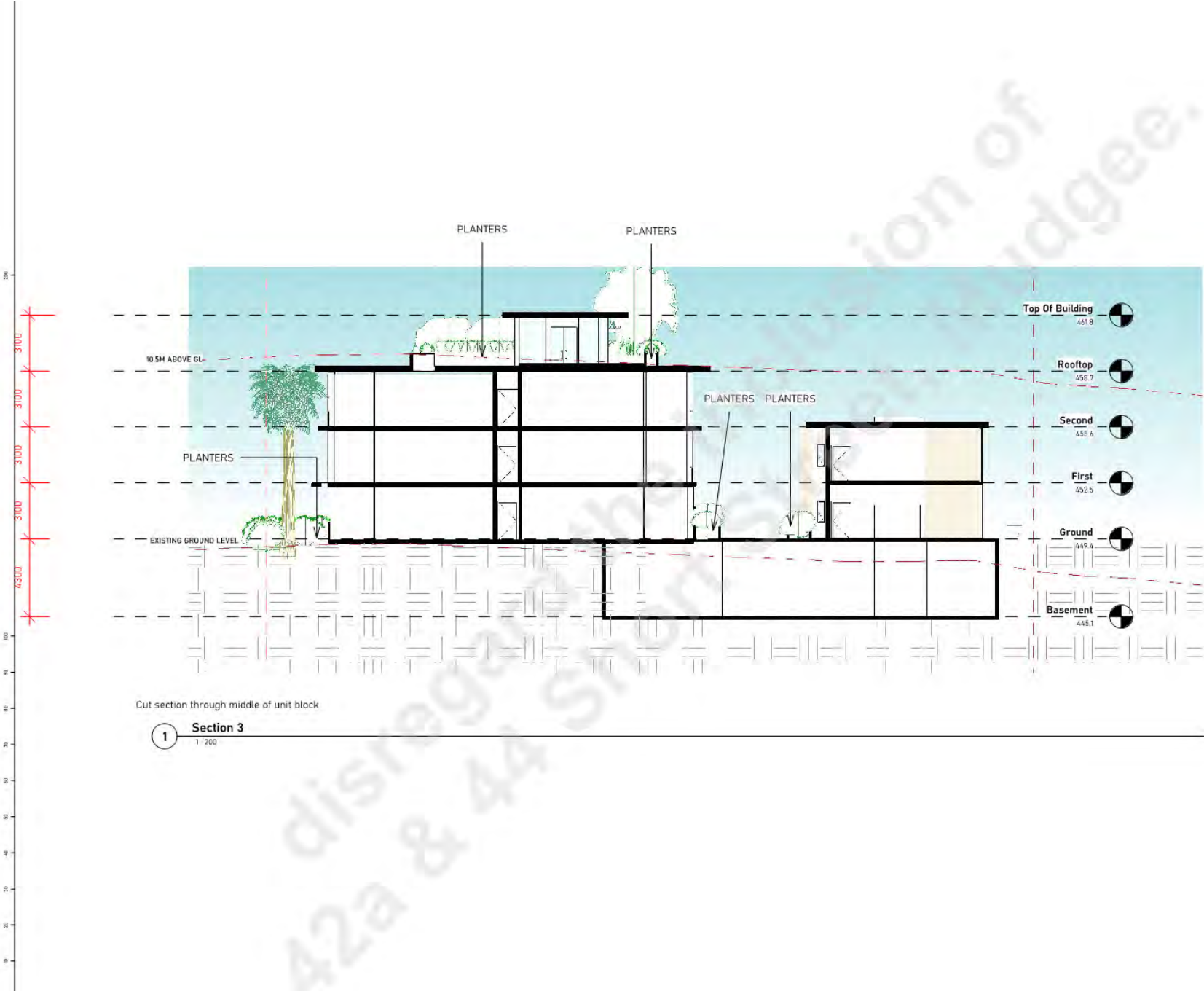
Drawing Name:
Section 2

Site:
36-42a Short Street, Mudgee

Scale: Date:
05/07/23

Drawn: Checked:

CMT ARCHITECTS
31/12-13/14 (13/14)
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Architect Registration: 0001
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Notes

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#	Date	Description	Drawn
1	05/07/23	July 2023	Adam Bennett

Sheet: 14 Issue: 0

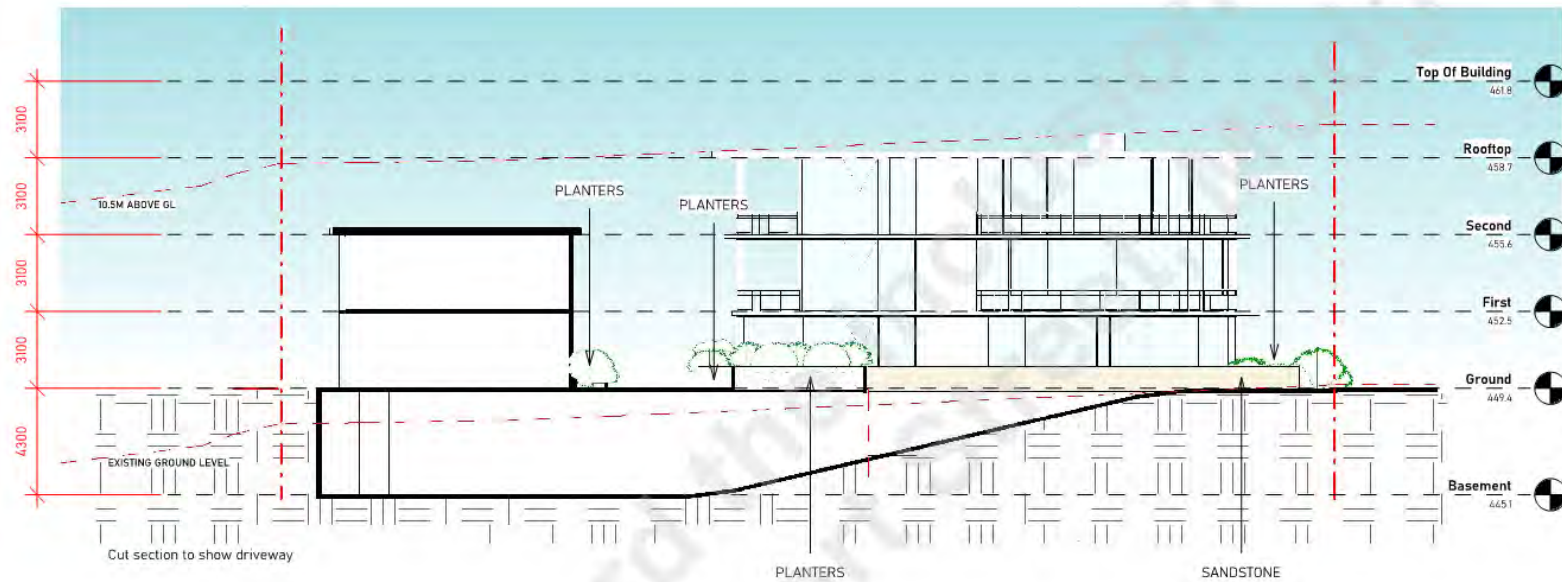
Drawing Name:
Section 3

Site:
34-42a Short Street, Mudgee

Scale: Date:
05/07/23

Drawn: Checked:

CMT ARCHITECTS
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Architect Reg Number: 0163
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1 Section 4
1:200

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Planning Proposal

#	Date	Description	Drawn
1	05/07/23	July 2023	Adam Bennett

Sheet: 15 Issue: 0

Drawing Name:
Section 4

Site:
36-42a Short Street, Mudgee

Scale: Date:
05/07/23

Drawn: Checked:

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Orientation

Notes

Planning Proposal

#	Date	Description	Drawn
1	05/07/23	July 2023	Adam Bennett

Sheet: 16 Issue: 0

Drawing Name:
North Elevation

Site:
36-42a Short Street, Mudgee

Scale: Date:
05/07/23

Drawn: Checked:

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Orientation

Notes

Planning Proposal



#	Issue	Date	Description	Drawn
1	05/07/23	July 2023	Adopt	Bennett

Sheet: 17 Issue: 0

Drawing Name:
South Elevation

Site:
36-42a Short Street, Mudgee

Scale: Date:
05/07/23

Drawn: Checked:

CMT ARCHITECTS
CMT ARCHITECTS
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E: info@cmtarchitects.com
Web: www.cmtarchitects.com
Design Architect: Chris Towner
Architect Registration: 0163
Copyright remains property of
CMT Architects Australia Pty Ltd
ACN: 501 791 705



1 East Elevation
1:300



2 West Elevation
1:300

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Orientation

Notes

Planning Proposal

#	Date	Description	Drawn
1	05/07/23	July 2023	Adam Bennett

Sheet: 18 Issue: 0

Drawing Name:
East and West Elevation

Site:
34-42a Short Street, Mudgee

Scale: Date:
05/07/23

Drawn: Checked:



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October 2023
Preliminary Site Investigation, Ref: E3097
Site: 36-42A Short Street, Mudgee NSW

Page 53 of 53

APPENDIX H: SITE PHOTOGRAPHS

disregard the inclusion of
42a & 44 Short Street, Mudgee,

SITE PHOTOGRAPHS

Client:	DGE Au Pty Ltd
Project:	PSI
Site Location:	36-42A Short Street, Mudgee NSW
Job No:	E3097



Photo 1



View of site
Looking North-West
Inspected 14.08.2023

Photo 2



View of site
Looking West
Inspected 14.08.2023

Photo 3



View of site
Looking South-West
Inspected 14.08.2023

Attachment 8 - Geotechnical Investigation Report

Geotechnical Investigation Report to exclude 42a & 44 Short Street, Mudgee
as per Gateway Determination.



GEOTECHNICAL INVESTIGATION REPORT

36-42A Short Street, Mudgee NSW

**Prepared for
DGE Australia Pty Ltd**

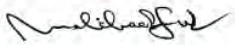

**Reference No. G672
October 2023**

Geotechnical Investigation Report
36-42A Short Street, Mudgee NSWOctober 2023
Ref: G672-1**DOCUMENT CONTROL REGISTER**

Document Information	
Reference No.	G672
Document No.	1
Report Title	Geotechnical Investigation
Site Address	36-42A Short Street, Mudgee NSW
Prepared for	DGE Australia Pty Ltd

Document Review Details			
Revision No.	Issue Date	Description	Issued By
0	12/09/2023	Initial Issue	Ben Buckley
–	–	–	–
–	–	–	–

Distribution Register		
Method	Custodian	Issued to
Electronic	Ben Buckley	Foundation Earth Sciences Office
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Authorisation and Release			
–	Signature	Name	Date
Author		Lubos Melicharek	23/10/2023
Author		Ben Buckley	23/10/2023

Geotechnical Investigation Report
36-42A Short Street, Mudgee NSW

October 2023
Ref: G672-1

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APPENDICES

- Appendix A:** Site Plan
- Appendix B:** Borehole Logs and DCP Tests Results
- Appendix C:** Guide to Home Owners CSIRO

1.0 INTRODUCTION

The purpose of geotechnical investigation on this site was to assess surface and subsurface conditions and to provide geotechnical recommendations for the design and construction of the proposed development. This report interprets and presents findings of the investigation that was carried out during the fieldwork conducted at this site in conjunction with PSI report. Details of the site are summarised in Table 1.

Table 1: Summary of Details of the Site

Site	Details
Location	36-42A Short Street, Mudgee NSW
Lot/DP	Lot 1 & 21 in DP 702951
Local Council	Mid-Western Regional Council
Area	Approximately 4,074m ²
Shape & Slope	Rectangular shape block of land sloping towards east.
Existing Structures	A two-storey brick building in use as residential apartments with paved driveways and a single residential building with a carport and garage, storage shed and backyard.
Closest Watercourse	Cudgegong River approximately 170m distance to the north-west
Special Features	The site is located near to the Cudgegong River.
Neighbouring Properties	East Residential type property and local creek West Residential and Court Street South Short Street and the residential properties North Vacant grassed land with creek and playgrounds
Geology Map	The Geological Map of Mudgee (Geological Series Sheet 8832, Scale 1:100,000, 2000) NSW.
Primary Geology	Qa- Cainozoic Quaternary Alluvial silt, clay, sand, variable humic content, sporadic pebble/cobbles sized conglomeratic lenses.
Secondary Geology	Dqs – Palaeozoic, Devonian age Sutchers creek formation underlain by Lithic sandstone, pebbly mudstone, allodapic and allochthonous limestone. located approximately 1.7km south of the site.
Proposed Development	Three-storey residential complex with multiple rooms including a communal space, living areas and a single level basement for car parking under the proposed structure to the depth of 4.3m

2.0 AVAILABLE INFORMATION

Following information was made available from DGE Australia Pty Ltd (“client”) to Foundation Earth Sciences (“Foundation ES”, “FES”) during the preparation of this report by :

- Architectural plans titled “Planning Proposal” for 36-42A Short Street, Mudgee, NSW prepared by CMT Architects, dated 05/07/2023.

3.0 FIELDWORK AND FIELD TESTING

Following scope of work was carried out during the investigation:

- Review of Dial-Before-You-Dig (“DBYD”) plans and service locating.
- Field drilling of two (2) manual auger boreholes, to limited depths.
- Dynamic Cone Penetrometer (“DCP”) testing performed at the vicinity of drilled boreholes and designated as DCP1 to DCP2.
- Contamination investigation and field testing and sampling carried out by FES on site and reported in FES report PSI / E3097.

The approximate locations of the DCP tests and boreholes are shown in a “Site Plan” and attached as Appendix A. The borehole logs and DCP testing results are in Appendix B and Guide to Home Owners is annexed as Appendix C. The subject site is on a level topography with gentle sloping from the west towards the east.

4.0 GROUND CONDITIONS

4.1 Ground Profile

Ground profiles encountered within the boreholes and DCP tests on the site are in Table 2. However, reference should be made to DCP test results for inferred residual soils level depths.

- TOPSOIL – Silty Clay, low plasticity, brown, moist, soft.
- RESIDUAL SOIL UPPER – Silty CLAY, low to medium plasticity, brown, moist, soft to very soft to 0.5m depth, stiff below 0.5m depths, moist.
- RESIDUAL SOIL LOWER – CLAY, medium to high plasticity, brown, stiff to very stiff at the depths below 1.2m depth.

Table 2: Summary of Ground Profile

Unit	Depth (m)	
	DCP1	DCP2
Ground Level (RL m AHD)	449.6	447.9
Fill	0.0 – 0.2	0.0 – 0.2
Residual Soil Upper Layer	0.2 – 0.5	0.2 – 0.6
Residual Soil Lower Layer	0.5 – 1.2	0.6 – 1.2

4.2 Groundwater

Groundwater seepage was not evident during the shallow boreholes BH1 to BH2 auger drilling in the surface fill layer and very top of upper layer of the residual soils profile. It is noted that due to geomorphology and surrounding landscape potential groundwater seepages may be expected at the depths below 1.3m to 1.5m depths. Further, it should be noted groundwater levels within the site may be subject to seasonal fluctuations, rainfall, prevailing weather conditions and future developments of the areas and landforms.

5.0 DISCUSSIONS AND RECOMMENDATIONS

5.1 Earthworks

Based on the provided information, the proposed site development will be demolition of the existing structures on the site, and then excavating and removal of the soils layer to an approximate depth of 4.3m. This will allow for placement of the concrete slabs at the street

levels with gentle rise towards the west. The entrance to the building complex and the proposed basement will be enabled via driveway from Short Street.

The proposed ground floor slab at approximate RL: 449.4m will require approximately 1.0m to 1.5m increase from the existing ground levels of RL: 449.5m - 447.8m. Approximate and only potential rock levels are estimated to be encountered below minimum 4m to 5m depths, and therefore basement slab footings of the proposed building are expected to be potentially placed at the very stiff clays layer at depth of 4.3m, or will have to be pierced to the depth of the underlying rock found at the later detailed field drilling.

The site shallow excavations can be achieved using a conventional earthmoving equipment such as backhoes or bobcats, tracked excavators without any limits and care needs to be taken not to cause disturbance to the neighbouring properties.

5.2 Dilapidation Survey

Dilapidation survey report on all structures and road carriageways located within the vicinity of the site is suggested to be carried out prior to commencement of construction.

5.3 Site Lot Classification

Field testing and assessment of the field soil samples and appraisal of lot classification were preliminary carried out in accordance with Australian Standard AS 2870-2011. Based on the ground conditions and expected soils profile, the site can be classified as "Class M - H1". The site is designated as a reactive clay site, which may experience ground movements from moisture changes.

This classification is applicable only for shallow footings placed on clay profile and not applicable for basement deep concrete slab placement construction. It is recommended that builder is aware of the recommendations given by the CSIRO publication, "Guide to Home Owners" annexed as Appendix C.

5.4 Foundations

The foundation level of the proposed development is anticipated to be within the residual soil ground profiles. It is recommended foundation system of the proposed building may consist of reinforced concrete raft slab together with piled foundations socketed into the underlying very stiff clay profile or rock. For shallow footings structures option only soft clays are present. Table 3 provides design parameters recommended for shallow and pile foundations.

Table 3: Foundation Design Parameters

Ground Profile	Allowable End Bearing Capacity (kPa)	Allowable Shaft Adhesion Compression (kPa)
Topsoil	N/A	N/A
Residual Soil Upper [Depth 0.2m – 0.5m]	50	N/A
Residual Soil Lower [Depth >1.1m]	250	10

Note: With a minimum embedment depth of 0.5m for deep foundations and 0.4m for shallow foundations.

Bored drilled piles are regarded as a suitable option for this site. Piles will also be used to increase the resistance against the lateral seismic and wind loads. Shallow and pile foundation can be designed in accordance with Australian Standards AS2870-2011 and AS2159-2009, respectively. It is recommended that all foundations are to be founded on the same stratum to minimise and avoid potential future differential settlement.

Foundation excavations should be cleaned, and wet spoils and debris should be removed prior to the concrete placement. Verification of the capacity of the prepared pile foundations by inspections is required.

5.5 Site Earthquake Classification

Based on the ground condition and details of the proposed development, in accordance with Australian Standard AS 1170.4-2007, the site can be classified as “Shallow soil site” (Class Ce) for design of foundations and retaining walls system. The Hazard Factor (Z) is 0.08.

Geotechnical Investigation Report
36-42A Short Street, Mudgee NSW

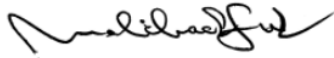
October 2023
Ref: G672-1

6.0 CONCLUSIONS

This report presents the findings of the geotechnical investigation and recommendations for the proposed development at 36-42A Short Street, Mudgee NSW. It is considered that the proposed development is feasible in this site if the recommendations provided in this report are adopted and considered relevant during the design and construction phase of this development.

For and on behalf of Foundation Earth Sciences

Prepared by



Lubos Melicharek

Senior Geotechnical Engineer

Reviewed by



Ben Buckley

Director

7.0 LIMITATIONS

The assessment of the subsurface profile within the proposed development area and the recommendations presented in this report are based on available information and field findings obtained on the site. The Foundation Earth Sciences recommendations and advice presented in this report on soil and rock conditions are indicative only as limited areas were assessed on site to date. Site inspection by a consulting geotechnical engineer or engineering geologist is recommended to be undertaken when construction works are to be carried out to confirm the conditions of founding materials in which this geotechnical assessment based above recommendations. Anecdotal evidence and information provided by client is assumed to be relevant and to the best of knowledge be appropriate for its interpretation.

There is a possibility that the actual geotechnical and groundwater conditions across the site may differ from the inferred geotechnical assumptions and derivations on which our recommendations are presented in this report. In that case, Foundation Earth Sciences should be contacted for further advice.

Foundation Earth Sciences does not accept any liabilities for the conditions not provided and/or not accessible during the preparation of this report. Any ensuring liability resulting from use of this report by third parties cannot be transferred to Foundation Earth Sciences.

8.0 REFERENCES

1. Australian Standard – AS1726-1993 “Geotechnical Site Investigation”.
2. Australian Standard – AS 1170.4-2007 “Structural Design Actions – Part 4: Earthquake actions in Australia”.
3. Australian Standard – AS 2870-2011 “Residential slabs and footings”.



Appendix A

Site Plan



Legend

- Approximate Test Locations

Not to scale

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EARTH
SCIENCES

Ref #

G672

RW

Site Plan

DGE Australia Pty Ltd

36-42A Short Street, Mudgee NSW



Appendix B

Borehole Logs and DCP Tests Results



FOUNDATION
EARTH
SCIENCES

BOREHOLE : BH1

PAGE 1 OF 1

CLIENT NAME: DGE Australia Pty Ltd

JOB NUMBER: G672

SITE ADDRESS: 36-42A Short Street, Mudgee NSW

PROJECT: Geotechnical Investigation

Date Started : 14/08/2023

Completed : 14/08/2023

Logged By : BB

Checked By : LM

Borehole Location : Refer to Site Plan

Surface RL : 449.69

Datum : m AHD

Equipment : Hand Auger

Borehole Size : 65mm

Slope : -90°

Method	Water	RL (m)	Depth (m)	Graphic Log	Classification Symbol	Material Description	Moisture	Consistence	Samples Tests Remarks	Additional Observations	Depth (m)
HA	Not Encountered					TOPSOIL, Silty Clay, low plasticity, brown	M	[S]		Topsoil	
		449.5	0.20			CL-CH Silty CLAY, low to medium plasticity, brown	M	[F]		Residual Soil	
		449.3	0.40					[St]			
		449.2	0.50			Borehole BH1 terminated at 0.50m					
			1.0								1.0
			1.5								1.5
			2.0								2.0

Comments:

D - Dry
M - Moist
W - Wet

VS - Very Soft
S - Soft
F - Firm
St - Stiff
VSt - Very Stiff
H - Hard

VL - Very Loose
L - Loose
MD - Medium Dense
D - Dense
VD - Very Dense



FOUNDATION
EARTH
SCIENCES

BOREHOLE : BH2

PAGE 1 OF 1

CLIENT NAME: DGE Australia Pty Ltd JOB NUMBER: G672

SITE ADDRESS: 36-42A Short Street, Mudgee NSW PROJECT: Geotechnical Investigation

Date Started : 14/08/2023 Completed : 14/08/2023 Logged By : BB Checked By : LM


Borehole Location : Refer to Site Plan Surface RL : 447.9 Datum : m AHD

Equipment : Hand Auger Borehole Size : 65mm Slope : -90°

Method	Water	RL (m)	Depth (m)	Graphic Log	Classification Symbol	Material Description	Moisture	Consistence	Samples Tests Remarks	Additional Observations	Depth (m)
HA	Not Encountered					TOPSOIL, Silty Clay, low plasticity, brown	M	[S]		Topsoil	
		447.7	0.20			CL-CH Silty CLAY, low to medium plasticity, brown	M	[F]		Residual Soil	
		447.5	0.40					[St]			
		447.4	0.50			Borehole BH2 terminated at 0.50m					0.5
			1.0								1.0
			1.5								1.5
			2.0								2.0

Comments:

D - Dry
M - Moist
W - Wet
VS - Very Soft
S - Soft
F - Firm
St - Stiff
VSt - Very Stiff
H - Hard
VL - Very Loose
L - Loose
MD - Medium Dense
D - Dense
VD - Very Dense

 FOUNDATION EARTH SCIENCES		Results of Dynamic Cone Penetration Tests							
Client:	DGE Australia Pty Ltd					Ref No:	G672		
Project:	Geotechnical Investigation					Test Date:	14/08/2023		
Location:	36-42A Short Street, Mudgee NSW					Sheet:	1 of 1		
Depths (mm)	Test No.				Depths (mm)	Test No.			
	DCP1 (BH1)	DCP2 (BH2)	-	-		-	-	-	-
0-100	1	1			0-100				
100-200	1	1			100-200				
200-300	1	1			200-300				
300-400	1	2			300-400				
400-500	3	1			400-500				
500-600	3	1			500-600				
600-700	4	3			600-700				
700-800	3	4			700-800				
800-900	3	4			800-900				
900-1000	4	3			900-1000				
1000-1100	3	4			1000-1100				
1100-1200	Terminated	Terminated			1100-1200				
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1300-1400					1300-1400				
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1500-1600					1500-1600				
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3300-3400					3300-3400				
3400-3500					3400-3500				
3500-3600					3500-3600				
3600-3700					3600-3700				
3700-3800					3700-3800				
3800-3900					3800-3900				
3900-4000					3900-4000				
Note: Refer to Site Plan for the test locations Terminated = DCP aborted at designated depth									
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Appendix C

Guide to Home Owners

Foundation Maintenance and Footing Performance: A Homeowner's Guide



BTF 18
replaces
Information
Sheet 10/91

Buildings can and often do move. This movement can be up, down, lateral or rotational. The fundamental cause of movement in buildings can usually be related to one or more problems in the foundation soil. It is important for the homeowner to identify the soil type in order to ascertain the measures that should be put in place in order to ensure that problems in the foundation soil can be prevented, thus protecting against building movement.

This Building Technology File is designed to identify causes of soil-related building movement, and to suggest methods of prevention of resultant cracking in buildings.

Soil Types

The types of soils usually present under the topsoil in land zoned for residential buildings can be split into two approximate groups – granular and clay. Quite often, foundation soil is a mixture of both types. The general problems associated with soils having granular content are usually caused by erosion. Clay soils are subject to saturation and swell/shrink problems.

Classifications for a given area can generally be obtained by application to the local authority, but these are sometimes unreliable and if there is doubt, a geotechnical report should be commissioned. As most buildings suffering movement problems are founded on clay soils, there is an emphasis on classification of soils according to the amount of swell and shrinkage they experience with variations of water content. The table below is Table 2.1 from AS 2870, the Residential Slab and Footing Code.

Causes of Movement

Settlement due to construction

There are two types of settlement that occur as a result of construction:

- Immediate settlement occurs when a building is first placed on its foundation soil, as a result of compaction of the soil under the weight of the structure. The cohesive quality of clay soil mitigates against this, but granular (particularly sandy) soil is susceptible.
- Consolidation settlement is a feature of clay soil and may take place because of the expulsion of moisture from the soil or because of the soil's lack of resistance to local compressive or shear stresses. This will usually take place during the first few months after construction, but has been known to take many years in exceptional cases.

These problems are the province of the builder and should be taken into consideration as part of the preparation of the site for construction. Building Technology File 19 (BTF 19) deals with these problems.

Erosion

All soils are prone to erosion, but sandy soil is particularly susceptible to being washed away. Even clay with a sand component of say 10% or more can suffer from erosion.

Saturation

This is particularly a problem in clay soils. Saturation creates a bog-like suspension of the soil that causes it to lose virtually all of its bearing capacity. To a lesser degree, sand is affected by saturation because saturated sand may undergo a reduction in volume – particularly imported sand fill for bedding and blinding layers. However, this usually occurs as immediate settlement and should normally be the province of the builder.

Seasonal swelling and shrinkage of soil

All clays react to the presence of water by slowly absorbing it, making the soil increase in volume (see table below). The degree of increase varies considerably between different clays, as does the degree of decrease during the subsequent drying out caused by fair weather periods. Because of the low absorption and expulsion rate, this phenomenon will not usually be noticeable unless there are prolonged rainy or dry periods, usually of weeks or months, depending on the land and soil characteristics.

The swelling of soil creates an upward force on the footings of the building, and shrinkage creates subsidence that takes away the support needed by the footing to retain equilibrium.

Shear failure

This phenomenon occurs when the foundation soil does not have sufficient strength to support the weight of the footing. There are two major post-construction causes:

- Significant load increase.
- Reduction of lateral support of the soil under the footing due to erosion or excavation.
- In clay soil, shear failure can be caused by saturation of the soil adjacent to or under the footing.

GENERAL DEFINITIONS OF SITE CLASSES

Class	Foundation
A	Most sand and rock sites with little or no ground movement from moisture changes
S	Slightly reactive clay sites with only slight ground movement from moisture changes
M	Moderately reactive clay or silt sites, which can experience moderate ground movement from moisture changes
H	Highly reactive clay sites, which can experience high ground movement from moisture changes
E	Extremely reactive sites, which can experience extreme ground movement from moisture changes
A to P	Filled sites
P	Sites which include soft soils, such as soft clay or silt or loose sands; landslip; mine subsidence; collapsing soils; soils subject to erosion; reactive sites subject to abnormal moisture conditions or sites which cannot be classified otherwise

Tree root growth

Trees and shrubs that are allowed to grow in the vicinity of footings can cause foundation soil movement in two ways:

- Roots that grow under footings may increase in cross-sectional size, exerting upward pressure on footings.
- Roots in the vicinity of footings will absorb much of the moisture in the foundation soil, causing shrinkage or subsidence.

Unevenness of Movement

The types of ground movement described above usually occur unevenly throughout the building's foundation soil. Settlement due to construction tends to be uneven because of:

- Differing compaction of foundation soil prior to construction.
- Differing moisture content of foundation soil prior to construction.

Movement due to non-construction causes is usually more uneven still. Erosion can undermine a footing that traverses the flow or can create the conditions for shear failure by eroding soil adjacent to a footing that runs in the same direction as the flow.

Saturation of clay foundation soil may occur where subfloor walls create a dam that makes water pond. It can also occur wherever there is a source of water near footings in clay soil. This leads to a severe reduction in the strength of the soil which may create local shear failure.

Seasonal swelling and shrinkage of clay soil affects the perimeter of the building first, then gradually spreads to the interior. The swelling process will usually begin at the uphill extreme of the building, or on the weather side where the land is flat. Swelling gradually reaches the interior soil as absorption continues. Shrinkage usually begins where the sun's heat is greatest.

Effects of Uneven Soil Movement on Structures

Erosion and saturation

Erosion removes the support from under footings, tending to create subsidence of the part of the structure under which it occurs. Brickwork walls will resist the stress created by this removal of support by bridging the gap or cantilevering until the bricks or the mortar bedding fail. Older masonry has little resistance. Evidence of failure varies according to circumstances and symptoms may include:

- Step cracking in the mortar beds in the body of the wall or above/below openings such as doors or windows.
- Vertical cracking in the bricks (usually but not necessarily in line with the vertical beds or perpend).

Isolated piers affected by erosion or saturation of foundations will eventually lose contact with the bearers they support and may tilt or fall over. The floors that have lost this support will become bouncy, sometimes rattling ornaments etc.

Seasonal swelling/shrinkage in clay

Swelling foundation soil due to rainy periods first lifts the most exposed extremities of the footing system, then the remainder of the perimeter footings while gradually permeating inside the building footprint to lift internal footings. This swelling first tends to create a dish effect, because the external footings are pushed higher than the internal ones.

The first noticeable symptom may be that the floor appears slightly dished. This is often accompanied by some doors binding on the floor or the door head, together with some cracking of cornice mitres. In buildings with timber flooring supported by bearers and joists, the floor can be bouncy. Externally there may be visible dishing of the hip or ridge lines.

As the moisture absorption process completes its journey to the innermost areas of the building, the internal footings will rise. If the spread of moisture is roughly even, it may be that the symptoms will temporarily disappear, but it is more likely that swelling will be uneven, creating a difference rather than a disappearance in symptoms. In buildings with timber flooring supported by bearers and joists, the isolated piers will rise more easily than the strip footings or piers under walls, creating noticeable doming of flooring.



As the weather pattern changes and the soil begins to dry out, the external footings will be first affected, beginning with the locations where the sun's effect is strongest. This has the effect of lowering the external footings. The doming is accentuated and cracking reduces or disappears where it occurred because of dishing, but other cracks open up. The roof lines may become convex.

Doming and dishing are also affected by weather in other ways. In areas where warm, wet summers and cooler dry winters prevail, water migration tends to be toward the interior and doming will be accentuated, whereas where summers are dry and winters are cold and wet, migration tends to be toward the exterior and the underlying propensity is toward dishing.

Movement caused by tree roots

In general, growing roots will exert an upward pressure on footings, whereas soil subject to drying because of tree or shrub roots will tend to remove support from under footings by inducing shrinkage.

Complications caused by the structure itself

Most forces that the soil causes to be exerted on structures are vertical – i.e. either up or down. However, because these forces are seldom spread evenly around the footings, and because the building resists uneven movement because of its rigidity, forces are exerted from one part of the building to another. The net result of all these forces is usually rotational. This resultant force often complicates the diagnosis because the visible symptoms do not simply reflect the original cause. A common symptom is binding of doors on the vertical member of the frame.

Effects on full masonry structures

Brickwork will resist cracking where it can. It will attempt to span areas that lose support because of subsided foundations or raised points. It is therefore usual to see cracking at weak points, such as openings for windows or doors.

In the event of construction settlement, cracking will usually remain unchanged after the process of settlement has ceased.

With local shear or erosion, cracking will usually continue to develop until the original cause has been remedied, or until the subsidence has completely neutralised the affected portion of footing and the structure has stabilised on other footings that remain effective.

In the case of swell/shrink effects, the brickwork will in some cases return to its original position after completion of a cycle, however it is more likely that the rotational effect will not be exactly reversed, and it is also usual that brickwork will settle in its new position and will resist the forces trying to return it to its original position. This means that in a case where swelling takes place after construction and cracking occurs, the cracking is likely to at least partly remain after the shrink segment of the cycle is complete. Thus, each time the cycle is repeated, the likelihood is that the cracking will become wider until the sections of brickwork become virtually independent.

With repeated cycles, once the cracking is established, if there is no other complication, it is normal for the incidence of cracking to stabilise, as the building has the articulation it needs to cope with the problem. This is by no means always the case, however, and monitoring of cracks in walls and floors should always be treated seriously.

Upheaval caused by growth of tree roots under footings is not a simple vertical shear stress. There is a tendency for the root to also exert lateral forces that attempt to separate sections of brickwork after initial cracking has occurred.

The normal structural arrangement is that the inner leaf of brickwork in the external walls and at least some of the internal walls (depending on the roof type) comprise the load-bearing structure on which any upper floors, ceilings and the roof are supported. In these cases, it is internally visible cracking that should be the main focus of attention, however there are a few examples of dwellings whose external leaf of masonry plays some supporting role, so this should be checked if there is any doubt. In any case, externally visible cracking is important as a guide to stresses on the structure generally, and it should also be remembered that the external walls must be capable of supporting themselves.

Effects on framed structures

Timber or steel framed buildings are less likely to exhibit cracking due to swell/shrink than masonry buildings because of their flexibility. Also, the doming/dishing effects tend to be lower because of the lighter weight of walls. The main risks to framed buildings are encountered because of the isolated pier footings used under walls. Where erosion or saturation cause a footing to fall away, this can double the span which a wall must bridge. This additional stress can create cracking in wall linings, particularly where there is a weak point in the structure caused by a door or window opening. It is, however, unlikely that framed structures will be so stressed as to suffer serious damage without first exhibiting some or all of the above symptoms for a considerable period. The same warning period should apply in the case of upheaval. It should be noted, however, that where framed buildings are supported by strip footings there is only one leaf of brickwork and therefore the externally visible walls are the supporting structure for the building. In this case, the subfloor masonry walls can be expected to behave as full brickwork walls.

Effects on brick veneer structures

Because the load-bearing structure of a brick veneer building is the frame that makes up the interior leaf of the external walls plus perhaps the internal walls, depending on the type of roof, the building can be expected to behave as a framed structure, except that the external masonry will behave in a similar way to the external leaf of a full masonry structure.

Water Service and Drainage

Where a water service pipe, a sewer or stormwater drainage pipe is in the vicinity of a building, a water leak can cause erosion, swelling or saturation of susceptible soil. Even a minuscule leak can be enough to saturate a clay foundation. A leaking tap near a building can have the same effect. In addition, trenches containing pipes can become watercourses even though backfilled, particularly where broken rubble is used as fill. Water that runs along these trenches can be responsible for serious erosion, interstrata seepage into subfloor areas and saturation.

Pipe leakage and trench water flows also encourage tree and shrub roots to the source of water, complicating and exacerbating the problem.

Poor roof plumbing can result in large volumes of rainwater being concentrated in a small area of soil:

- Incorrect falls in roof guttering may result in overflows, as may gutters blocked with leaves etc.

- Corroded guttering or downpipes can spill water to ground.
- Downpipes not positively connected to a proper stormwater collection system will direct a concentration of water to soil that is directly adjacent to footings, sometimes causing large-scale problems such as erosion, saturation and migration of water under the building.

Seriousness of Cracking

In general, most cracking found in masonry walls is a cosmetic nuisance only and can be kept in repair or even ignored. The table below is a reproduction of Table C1 of AS 2870.

AS 2870 also publishes figures relating to cracking in concrete floors, however because wall cracking will usually reach the critical point significantly earlier than cracking in slabs, this table is not reproduced here.

Prevention/ Cure

Plumbing

Where building movement is caused by water service, roof plumbing, sewer or stormwater failure, the remedy is to repair the problem. It is prudent, however, to consider also rerouting pipes away from the building where possible, and relocating taps to positions where any leakage will not direct water to the building vicinity. Even where gully traps are present, there is sometimes sufficient spill to create erosion or saturation, particularly in modern installations using smaller diameter PVC fixtures. Indeed, some gully traps are not situated directly under the taps that are installed to charge them, with the result that water from the tap may enter the backfilled trench that houses the sewer piping. If the trench has been poorly backfilled, the water will either pond or flow along the bottom of the trench. As these trenches usually run alongside the footings and can be at a similar depth, it is not hard to see how any water that is thus directed into a trench can easily affect the foundation's ability to support footings or even gain entry to the subfloor area.

Ground drainage

In all soils there is the capacity for water to travel on the surface and below it. Surface water flows can be established by inspection during and after heavy or prolonged rain. If necessary, a grated drain system connected to the stormwater collection system is usually an easy solution.

It is, however, sometimes necessary when attempting to prevent water migration that testing be carried out to establish watertable height and subsoil water flows. This subject is referred to in BTF 19 and may properly be regarded as an area for an expert consultant.

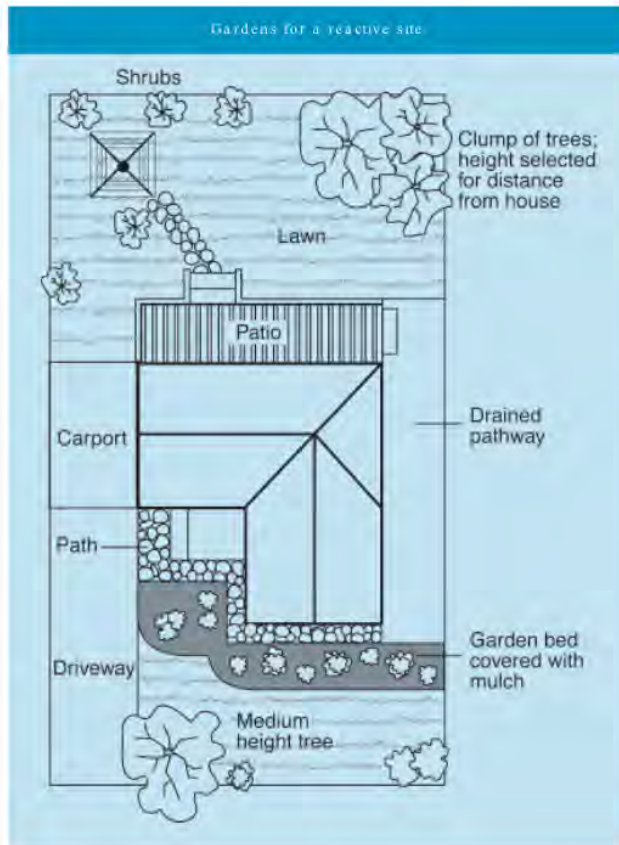
Protection of the building perimeter

It is essential to remember that the soil that affects footings extends well beyond the actual building line. Watering of garden plants, shrubs and trees causes some of the most serious water problems.

For this reason, particularly where problems exist or are likely to occur, it is recommended that an apron of paving be installed around as much of the building perimeter as necessary. This paving

CLASSIFICATION OF DAMAGE WITH REFERENCE TO WALLS

Description of typical damage and required repair	Approximate crack width limit (see Note 3)	Damage category
Hairline cracks	<0.1 mm	0
Fine cracks which do not need repair	<1 mm	1
Cracks noticeable but easily filled. Doors and windows stick slightly	<5 mm	2
Cracks can be repaired and possibly a small amount of wall will need to be replaced. Doors and windows stick. Service pipes can fracture. Weathertightness often impaired	5–15 mm (or a number of cracks 3 mm or more in one group)	3
Extensive repair work involving breaking-out and replacing sections of walls, especially over doors and windows. Window and door frames distort. Walls lean or bulge noticeably, some loss of bearing in beams. Service pipes disrupted	15–25 mm but also depend on number of cracks	4



- Water that is transmitted into masonry, metal or timber building elements causes damage and/or decay to those elements.
- High subfloor humidity and moisture content create an ideal environment for various pests, including termites and spiders.
- Where high moisture levels are transmitted to the flooring and walls, an increase in the dust mite count can ensue within the living areas. Dust mites, as well as dampness in general, can be a health hazard to inhabitants, particularly those who are abnormally susceptible to respiratory ailments.

The garden

The ideal vegetation layout is to have lawn or plants that require only light watering immediately adjacent to the drainage or paving edge, then more demanding plants, shrubs and trees spread out in that order.

Overwatering due to misuse of automatic watering systems is a common cause of saturation and water migration under footings. If it is necessary to use these systems, it is important to remove garden beds to a completely safe distance from buildings.

Existing trees

Where a tree is causing a problem of soil drying or there is the existence or threat of upheaval of footings, if the offending roots are subsidiary and their removal will not significantly damage the tree, they should be severed and a concrete or metal barrier placed vertically in the soil to prevent future root growth in the direction of the building. If it is not possible to remove the relevant roots without damage to the tree, an application to remove the tree should be made to the local authority. A prudent plan is to transplant likely offenders before they become a problem.

Information on trees, plants and shrubs

State departments overseeing agriculture can give information regarding root patterns, volume of water needed and safe distance from buildings of most species. Botanic gardens are also sources of information. For information on plant roots and drains, see Building Technology File 17.

Excavation

Excavation around footings must be properly engineered. Soil supporting footings can only be safely excavated at an angle that allows the soil under the footing to remain stable. This angle is called the angle of repose (or friction) and varies significantly between soil types and conditions. Removal of soil within the angle of repose will cause subsidence.

Remediation

Where erosion has occurred that has washed away soil adjacent to footings, soil of the same classification should be introduced and compacted to the same density. Where footings have been undermined, augmentation or other specialist work may be required. Remediation of footings and foundations is generally the realm of a specialist consultant.

Where isolated footings rise and fall because of swell/shrink effect, the homeowner may be tempted to alleviate floor bounce by filling the gap that has appeared between the bearer and the pier with blocking. The danger here is that when the next swell segment of the cycle occurs, the extra blocking will push the floor up into an accentuated dome and may also cause local shear failure in the soil. If it is necessary to use blocking, it should be by a pair of fine wedges and monitoring should be carried out fortnightly.

This BTF was prepared by John Lewer FAIB, MIAMA, Partner, Construction Diagnosis.

should extend outwards a minimum of 900 mm (more in highly reactive soil) and should have a minimum fall away from the building of 1:60. The finished paving should be no less than 100 mm below brick vent bases.

It is prudent to relocate drainage pipes away from this paving, if possible, to avoid complications from future leakage. If this is not practical, earthenware pipes should be replaced by PVC and backfilling should be of the same soil type as the surrounding soil and compacted to the same density.

Except in areas where freezing of water is an issue, it is wise to remove taps in the building area and relocate them well away from the building – preferably not uphill from it (see BTF 19).

It may be desirable to install a grated drain at the outside edge of the paving on the uphill side of the building. If subsoil drainage is needed this can be installed under the surface drain.

Condensation

In buildings with a subfloor void such as where bearers and joists support flooring, insufficient ventilation creates ideal conditions for condensation, particularly where there is little clearance between the floor and the ground. Condensation adds to the moisture already present in the subfloor and significantly slows the process of drying out. Installation of an adequate subfloor ventilation system, either natural or mechanical, is desirable.

Warning: Although this Building Technology File deals with cracking in buildings, it should be said that subfloor moisture can result in the development of other problems, notably:

The information in this and other issues in the series was derived from various sources and was believed to be correct when published.

The information is advisory. It is provided in good faith and not claimed to be an exhaustive treatment of the relevant subject.

Further professional advice needs to be obtained before taking any action based on the information provided.

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Attachment 9 - Infrastructure Services Review

Infrastructure Services Review to exclude 42a & 44 Short Street, Mudgee
as per Gateway Determination.



Planning Proposal
36-42, 42A & 44 Short St, Mudgee
Infrastructure Services Review

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Services Report
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1. Introduction

1.1. Purpose

This document is to form the basis of the infrastructure review to support a planning proposal for the site located at 36-42, 42A & 44 Short St Mudgee.

1.2. Site location



Figure 1.1 Proposed site – 36-42, 42A & 44 Short St Mudgee

1.3. Proposed development

The Planning Proposal seeks an increase in the maximum height of the building to 10.5m in order to accommodate approximately 28 apartments over three (3) levels with a level of basement parking.



Figure 1.2 Proposed development – 36-42, 42A & 44 Short St Mudgee

All assessments within this report have taken this configuration as a base case.

1.4. Author Details

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27/10/2023

Author: Dominic De Gioia
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Reviewer: Luke De Gioia

1.5. Information Sources

- Information provided through DBYD
- David Webster (Development & Design Engineer, Operations Mid-Western Regional Council)
- Meredith Mitchell (Administration, Water & Sewer Operations Mid-Western Regional Council)

1.6. Disclaimer of Liability

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1.9. Abbreviations

AS	Australian Standards
DBYD	Dial Before you Dig
CI	Cast Iron
CICL	Cast Iron Concrete Lined
DA	Development Application
Dia	Diameter (distance)
DICL	Ductile Iron Concrete Lined
kL	Kilolitres (volume)
kPa	Kilopascals (pressure)
L/s	Litres per second (flow)
LPG	Liquified petroleum gas
m	Meters (distance)
m ²	Meters squared (area)
mm	Millimetres (distance)
NY	Nylon
PE	Polyethylene

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SGV	Salt Glazed Ware
ST	Steel
uPVC	Unplasticised polyvinylchloride
VC	Vitrified clay

1.10. Revision History

Revision	Date Issued	Comment
A	31/07/2023	Draft Review
B	09/08/2023	Draft Review
C	11/08/2023	Client Issue
D	27/10/2023	Client Issue - Revised

2. Hydraulic Services

2.1. Existing infrastructure

The following outlines the existing hydraulic services adjacent to the proposed sites:

2.1.1. Water Supply

Based on the Mid-Western Regional Council mains plans, the site is serviced by a water main which runs along the northern side of Short St. This line is a 200mm DICL service.

We have made an application for a Statement of Pressure and Flow for the Mid-Western Regional Council 200mm mains. At the time of this report we were still awaiting a response from Council with the pressure and flow results.

The services map from Mid-Western Regional Council is included in Appendix A.



Figure 2.1 – Water main - 200mm pipework location shown in blue

2.1.2. Irrigation

Based on the Mid-Western Regional Council mains plans, the site is flanked by an irrigation main which runs along the northern side of Short St. This line is a 300mm DICL service. This service is for Council only and not for connection as part of this development.

The services map from Mid-Western Regional Council is included in Appendix A.

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Figure 2.3 – Irrigation main - 300mm pipework location shown in green

2.1.3. Gas Supply

There is no gas supply within the vicinity of the site. Any gas required for the site will need to be provided as a LPG supply.

2.1.4. Sanitary

Based on the Mid-Western Regional Council mains plans, the sewer reticulates on the northern side of the site, entering the site just east of the boundary between 36-42, 42A & 44 Short St. There are two lines which roughly run in parallel, cutting the northeastern corner of the site diagonally.

The line closest to the south is a 450mm concrete trunk gravity sewer main. This line is not permitted for connection and while there is no formal easement, there is still an implied easement in relation to the proximity of construction near the asset. From information provided by David Webster of Mid-Western Regional Council, no construction can occur within 1.5m of the trunk main. It should be further noted that the zone of influence will apply for any below ground structure that may affect the ground on which the trunk main sits.

The line closest to the north is a 375mm concrete gravity sewer main. This line is permitted for connection. On enquiries with Council, chamber A06 (located at the rear of 36-42 Short St) is 2.55m deep to invert. Chamber A05 (located at the rear of 42A Short St) is 2.15m deep to invert.

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Image 2.1 – Sewer access chambers



Image 2.2 – Sewer access chambers

Chamber CN16 (located on the trunk main, has a 4.0m depth to invert. At this depth there shouldn't be an impediment to crossing the line to connect to the service main, but this will require confirmation on site.

A full Mid-Western Regional Council mains map is available in Appendix A.

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Figure 2.4 – Sewer main

3. Telecommunications

3.1. Existing infrastructure

The following outlines the existing telecommunications services adjacent to the proposed site:

3.1.1. NBN Network

Based on the NBN dial before you dig plans, there is existing NBN infrastructure in the vicinity the project site. There are a number of NBN pits provided around the site along Short St and Court St. Final connection arrangement to be determined by formal application to NBN Co.

The figure below depicts NBN pits and pipes infrastructure is available on Short St and Court St along the development.



Figure 3.1 – NBN services located near development

Refer to Appendix B for NBN network in proximity to the development.

3.1.2. Telstra Network

Based on the Telstra dial before you dig plans, there is existing Telstra infrastructure entering the project site. There are a number of Telstra pits provided around the site along Short St and Court St which are now utilised by NBN to run fibre optic cabling. Final connection arrangement to be determined by formal application to NBN Co.

The figure below depicts existing Telstra pits and pipes infrastructure is available on Short St and Court St along the development.



Figure 3.1 – NBN services located near development

Refer to Appendix C for Telstra network in proximity to the development.

4. Electrical Services

4.1. Existing infrastructure

The following outlines the existing power services adjacent to the proposed site:

4.2. Essential Energy

Based on the Essential Energy DBYD data there are existing services available within the vicinity of the site.

An application for a new load connection will have to be submitted with a maximum demand calculation (Approx. 250A – 400A per phase) to determine the exact method of supply and the power supply arrangement.

The following figure shows the presence of existing overhead high voltage and low voltage infrastructure running along the project site on Short Street.

Refer to Appendix D for Essential Energy network in proximity to the development.

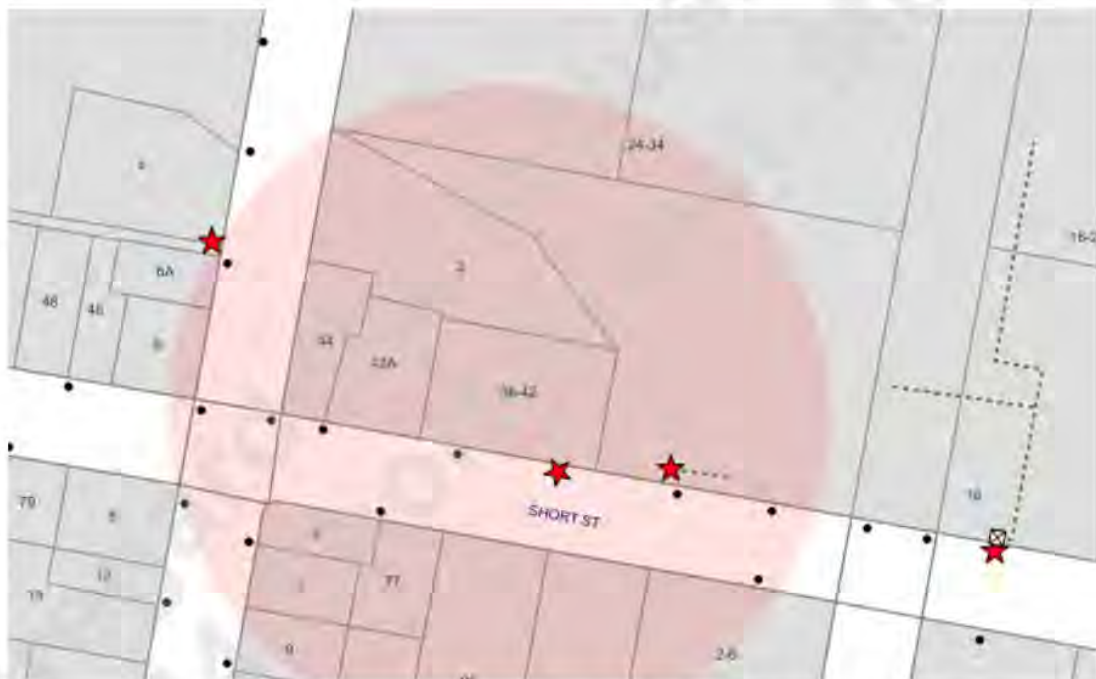


Figure 4.1- Essential Energy services located on Short Street

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5. Recommendations

5.1. Mid-Western Regional Council Applications

Prior to the submission of the Development Application, A full set of your development plans (including a site plan) need to be submitted to Mid-Western Regional Council for approval to ensure there is no impact on assets prior to the submission of a DA.

Further details on the Application requirements are available at <https://www.midwestern.nsw.gov.au/Services/Water-services>

5.2. Water Supply

Based on the information provided, and on discussion with our Mid-Western Regional Council, the connection may be made from the 200mm water service to the site. For a development as proposed, generally a 200mm main should be sufficient for the site as 40mm incoming water service would cater for the probable simultaneous demand to the apartments.

Further assessments will need to be conducted with Mid-Western Regional Council once the full extent of the development is known. This will allow us to confirm the requirements of any amplification or connections.

5.3. Sanitary

Based on the information provided, and on discussion with a Mid-Western Regional Council, the 375mm service will be the sewer line that the development will connect to. Based on the size of the development, we estimate a connection size of 150mm. The existing 375mm should be sufficient for a project of this size. Further assessments will need to be conducted with Mid-Western Regional Council once the full extent of the development is known to determine the line capacity. This will allow us to confirm the location of any amplification or connections.

The existing 450mm trunk main which runs parallel with the sewer service will need to be considered as part of the design. There will be a requirement to either locate any building clear of this line or protect the service depending on the final configuration of the proposed development. Protection of the service to allow for development closer to the service will need to be confirmed with Mid-Western Regional Council prior to the commencement of any design works.

5.4. NBN

There is NBN available within the vicinity of this development, therefore, can be easily reticulated into this development. Final application, confirmation, and liaison with NBN is required.

5.5. Telstra

Due to the availability of NBN, other network provider services to be confirmed by the developer.

5.6. Essential Energy

HV & LV network are available along the development and further investigation needs to occur to determine the power supply arrangement to site whether via a new pad mount substation on site or a pole mount transformer or via a LV distributor for the new development once a formal application is made to Essential Energy.

An application for a new load connection will have to be submitted with a maximum demand calculation.

Short St Mudgee
Revision [D] – 23206

Services Report
27/10/2023

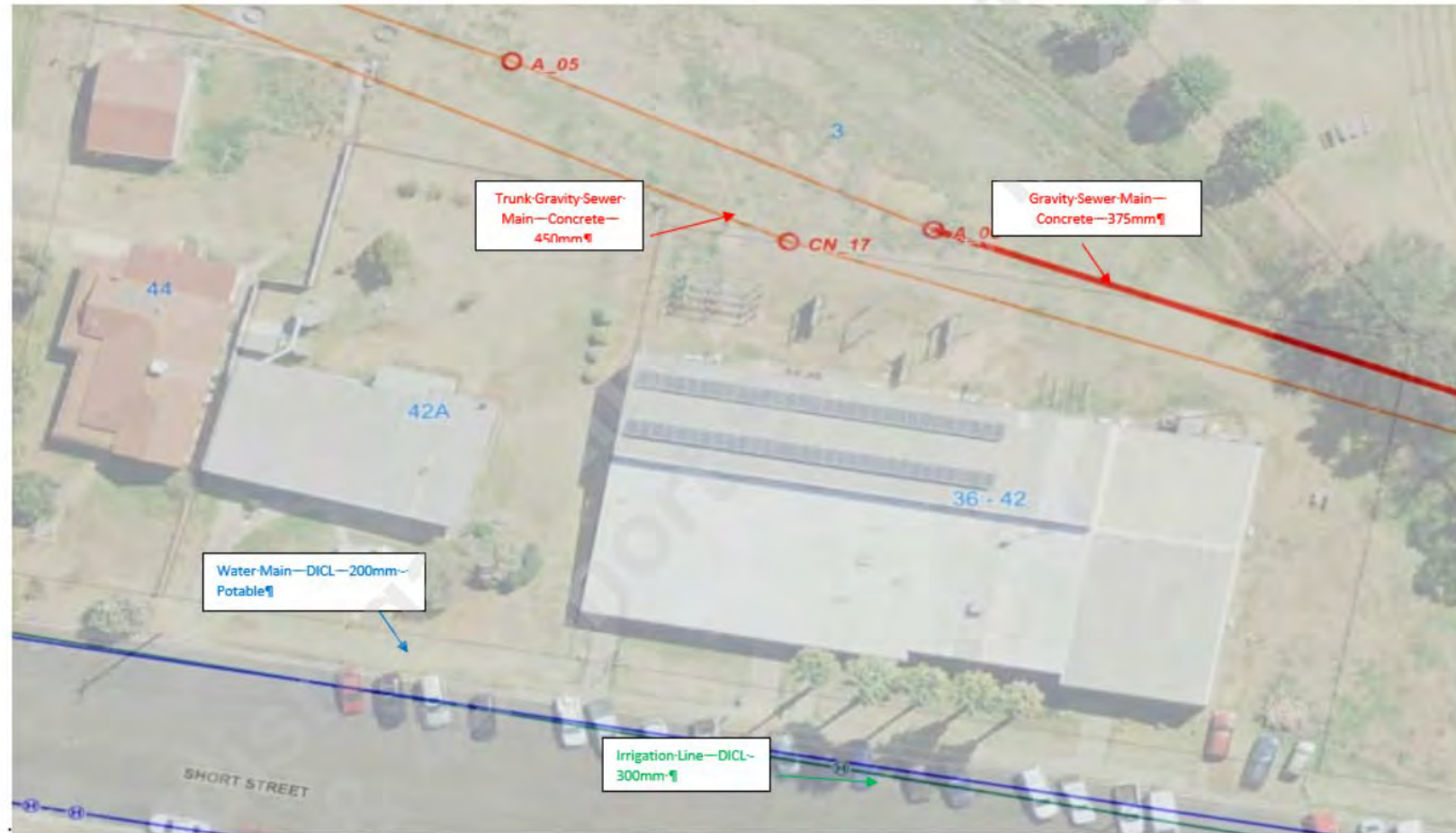
6. Appendix A – Mid-Western Regional Council Mains Maps

disregard the inclusion of
42a & 44 Short Street, Mudgee.

Short St Mudgee
Revision [DI] – 23206

Services Report
27/10/2023

Main Information – 36-42a Short Street, Mudgee

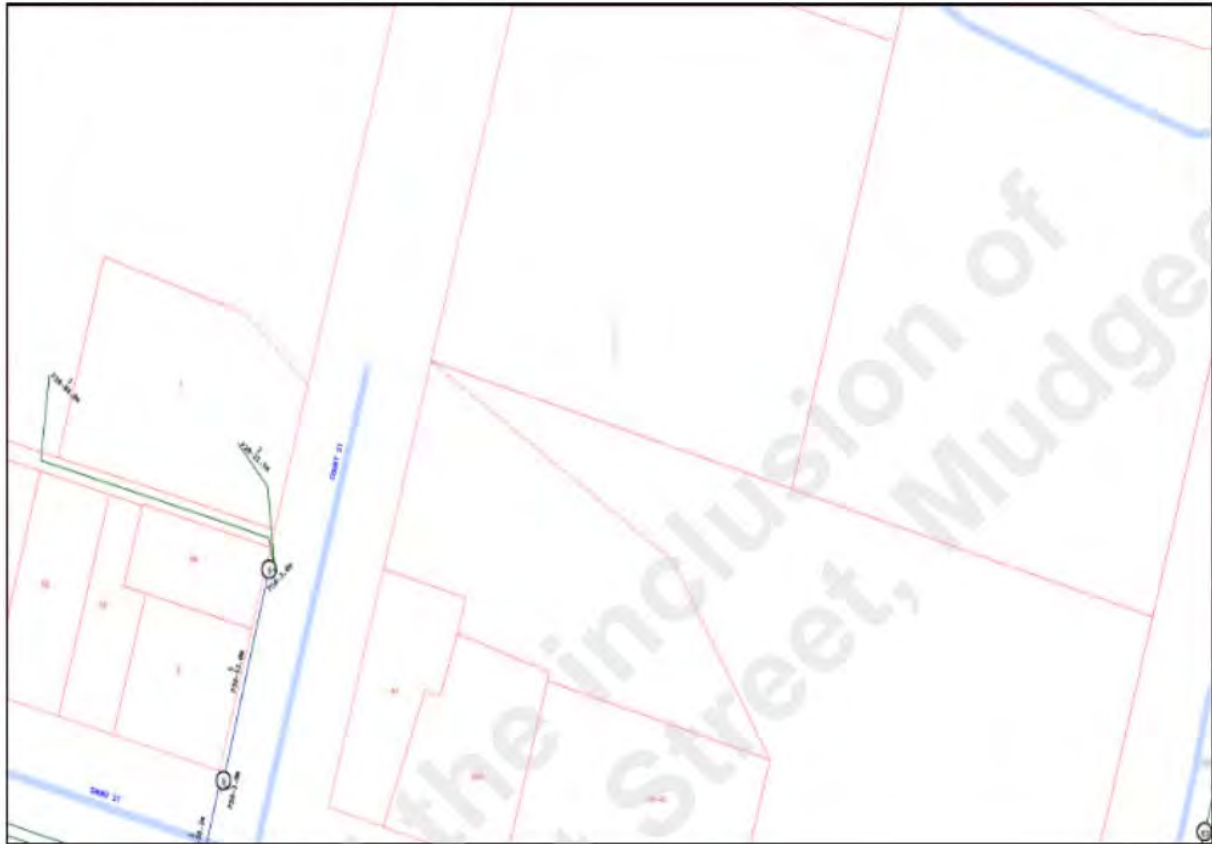


Short St Mudgee
Revision [D] – 23206

Services Report
27/9/2022

Services Report
27/10/2023

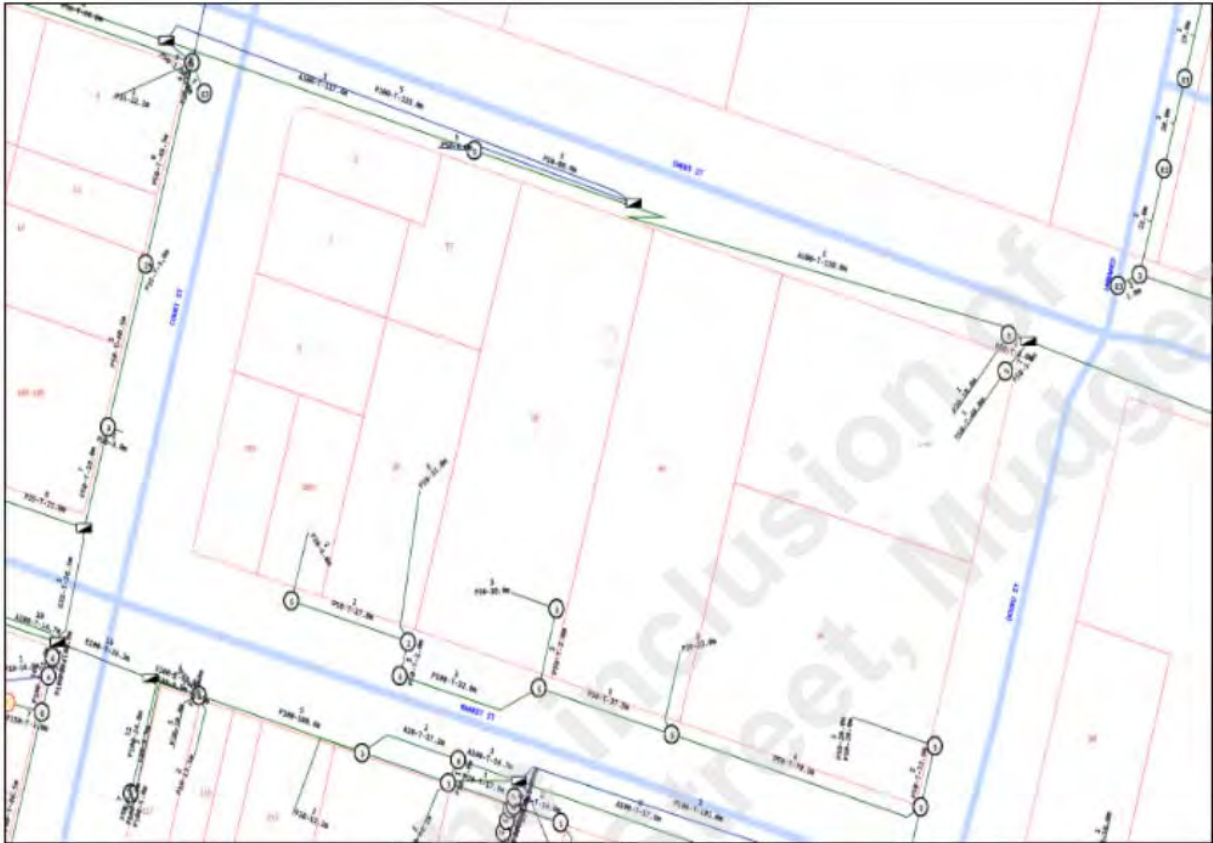
7. Appendix B – NBN Co Map



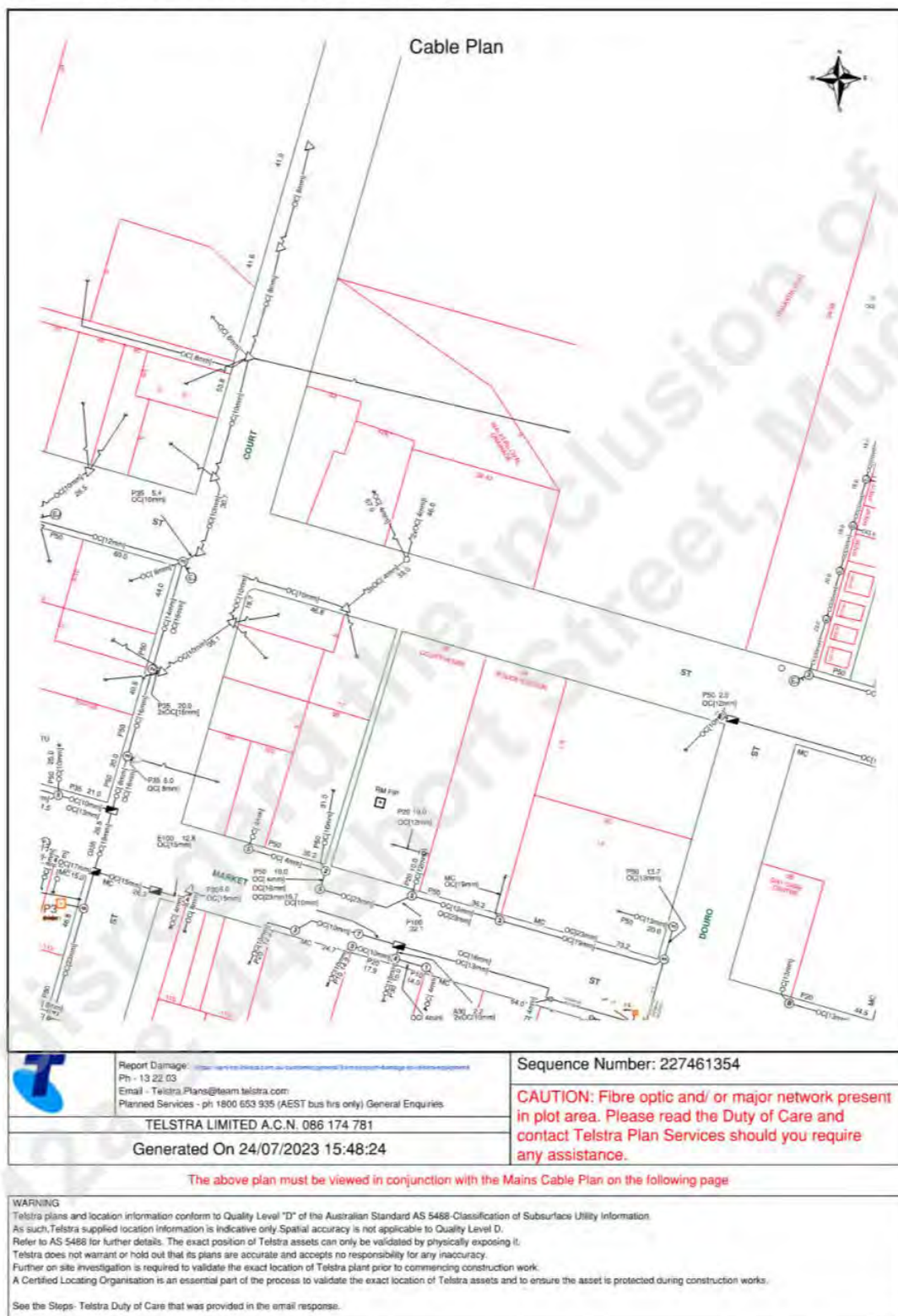
Short St Mudgee
Revision [D] – 23206

Services Report
27/9/2022

Services Report
27/10/2023



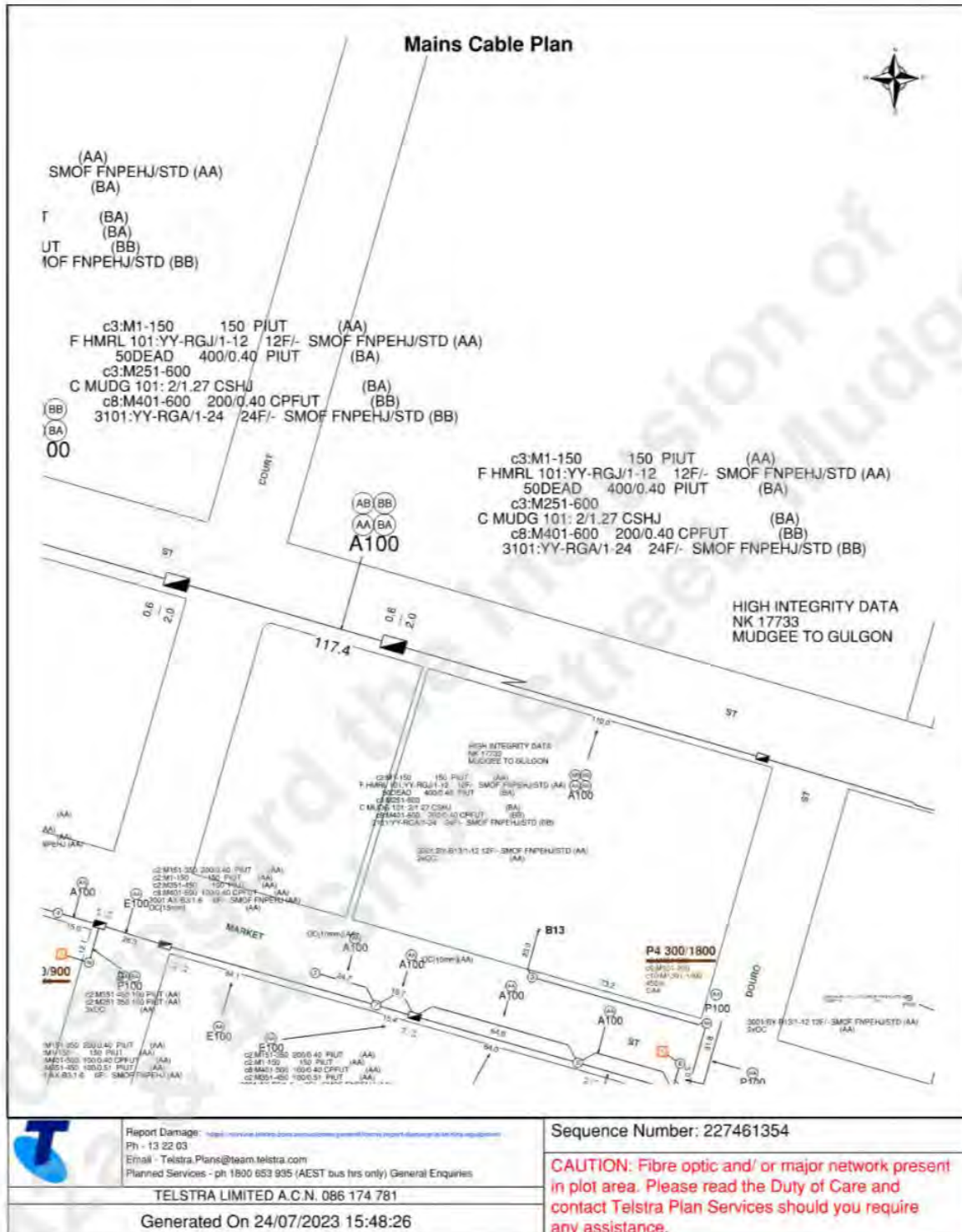
8. Appendix C – Telstra Maps



Short St Mudgee
Revision [D] – 23206

Services Report
27/9/2022

Services Report
27/10/2023



WARNING

Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5486-Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5486 for further details. The exact position of Telstra assets can only be validated by physically exposing it. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy. Further on site investigation is required to validate the exact location of Telstra plant prior to commencing construction work. A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the asset is protected during construction works.

See the Steps- Telstra Duty of Care that was provided in the email response.

Short St Mudgee
Revision [D] – 23206Services Report
27/9/2022Services Report
27/10/2023

9. Appendix D – Essential Energy Maps





Department of Planning, Housing and Infrastructure

Gateway Determination

Planning proposal (Department Ref: PP-2023-2573): to increase the height of buildings at 36-42 Short Street, Mudgee.

I, the Acting Director, Southern, Western and Macarthur Region at the Department of Planning, Housing and Infrastructure, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the Environmental Planning and Assessment Act 1979 (the Act) that an amendment to the Mid-Western Regional Local Environmental Plan 2012 to increase the height of buildings at 36-42 Short Street, Mudgee from 8.5m to 10.5m should proceed subject to the following.

Gateway Conditions

1. The planning proposal is to be updated prior to public exhibition to:
 - (a) limit its application to Lot 1 DP 702951,
 - (b) apply a proposed maximum building height of 10.5m,
 - (c) include an extract of the existing height of building map showing the subject land, and
 - (d) update the timeline to reflect the revised finalisation date
2. Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:
 - (a) the planning proposal is categorised as standard as described in the *Local Environmental Plan Making Guideline* (Department of Planning and Environment, August 2023) and must be made publicly available for a minimum of 20 working days; and
 - (b) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in *Local Environmental Plan Making Guideline* (Department of Planning and Environment, August 2023).

No consultation is required with public authorities or government agencies under section 3.34(2)(d) of the Act

3. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
4. The Council as planning proposal authority is authorised to exercise the functions of the local plan-making authority under section 3.36(2) of the Act subject to the following:
 - (a) the planning proposal authority has satisfied all the conditions of the gateway determination;

- (b) the planning proposal is consistent with applicable directions of the Minister under section 9.1 of the Act or the Secretary has agreed that any inconsistencies are justified; and
 - (c) there are no outstanding written objections from public authorities.
5. The LEP should be completed on or before 30/06/2025.

Dated 2 October 2024



Chantelle Chow
A/Director Southern, Western and
Macarthur Region
Local Planning and Council
Department of Planning, Housing and
Infrastructure

Delegate of the Minister for Planning and
Public Spaces

Document on Public Exhibition



Submitted on	18 March 2025, 12:47PM
Receipt number	2
Related form version	1

Your Details

First name	Aly
Last name	Howard
Email	[REDACTED]

A copy of your submission will be sent to this email address.

Your Submission

What document would you like to provide feedback on?	Planning Proposal - Lot 1 DP 702951, 36-42 Short Street, Mudgee
------------------------------------------------------	-----------------------------------------------------------------

Please provide a detailed description of your submission

NSW Department of Communities and Justice (DCJ) owns and operates Mudgee Courthouse. The Proposal is located across Short Street, to the rear of the Courthouse property.

Comment from DCJ is as follows:

- In principle DCJ supports improvements to medium density housing supply in the region.
- DCJ has no objection to the current Proposal (to increase maximum building height).

Regarding future plans which are likely to include construction of an apartment building at the Proposal site:

- DCJ has operational considerations – primarily the safety and security of the site, staff, and public attending Mudgee Courthouse.
- DCJ requests ongoing consultation from Council as future plans progress.
- Please copy in our direct email: planning@dcj.nsw.gov.au for ease of communication.
- DCJ requests that any future planning and design documentation for development in the vicinity of the courthouse will include a view / sight line analysis - for DCJ's review and comment.

Please feel free to contact us if further information is needed at this stage.

Declaration

Privacy Statement & Terms and Conditions

I have read and accept the [privacy statement](#) any above statements and applicable [terms and conditions](#) as listed on Council's website.

I have read and accept the above and any applicable terms and conditions.

Signature

Name of signatory: Aly Howard



[Link to signature](#)

Dear General Manager,

Subject: Objection to Planning Proposal – 36-42 Short Street, Mudgee (PP-2023-2573)

The below submission is in opposition to the abovementioned proposal currently before Council.

The crux of the Proposal in its current form is to increase the maximum height restriction from 8.5m to 10.5m. This is to enable what will effectively be a 5 level multi-dwelling complex.

The Developer states this development will assist with housing affordability in the Mudgee area and will have limited heritage conservation impacts within the area. Both of these arguments do not stand up to objective scrutiny.

There is no sensible reason as to why a more modest form the proposed development cannot take place in compliance with the existing height restriction of 8.5 metres. In reaching its determination we ask council to have regard to the following considerations: -

A. Heritage Conservation Considerations: -

1. 5.10 of the current LEP governs the Heritage Conservation considerations.
2. Council can reject the current proposal and permit a DA in compliance with the current maximum height restrictions. This would result in the development being able to comply with current heritage conservation considerations.
 - a. The proposal in its current form would dominate the streetscape. It would significantly impose on both the heritage aesthetic of the area along with dominating over actual heritage listed items in the immediate vicinity. This is of significant import in a highly visible and frequented area of Mudgee, being the CBD.
3. A more modest development, in compliance with current restrictions would limit the impact the proposed development will have on both the heritage conservation considerations of the area and also heritage listed items such as 8 Court street Mudgee. The development in its current form will not only dominate the streetscape but also obscure the line of view from 8 Court Street diminishing 8 Court streets current presence in the area.
 - a. Council has already set a precedent in restricting much more modest developments in the area, citing the impact such developments would have on the presence and aesthetic of 8 Court Street.
4. Council has also been diligently strict on developments in the immediate area regarding the potential impact they may have on heritage conservation considerations. This has included dissuading applicants from lodging and also rejecting applications for relatively modest two storey residential developments. If Council does an about face now and acquiesces to a proposal on this scale it will be insulting to local residents who have had far more modest proposals rejected on heritage conservation grounds.
 - a. An example in this respect is Council's requirement for setbacks on a number of two storey developments in the immediate vicinity of the proposed development so as to assimilate with the heritage aesthetic of the area. The current proposal reaches 10.5metres with no form of setback and is positioned in extremely close proximity to the street frontage. If approved, the proposal, with its physical supremacy over the streetscape will be completely antithetical with Council's heritage conservation compliance requirements to date.

5. Albeit a subjective view, the current development looks more at home on Miami beach than it does in the Mudgee CBD. In ensuring any approved development complies with the existing height restrictions council will be able to appropriately mitigate against the extent of the impact the development will have on the abovementioned heritage conservation considerations.
6. It is respectfully suggested that if Council is considering kowtowing to the Developer, it engages a local independent Heritage Consultant to provide an opinion as to the current proposal's impact on the area having regard to all relevant Heritage Conservation considerations. This report would address all relevant Heritage impact considerations not just the tokenistic matters raised in the Heritage Impact Statement contained in the current proposal.
7. Given the short notice timeframe, local residents have not had sufficient time to present their own Heritage Impact Statement in opposition to the proposal.

B. Suggestion the Proposal assists local Housing Affordability:

8. Basic economics informs that the introduction of 28 luxury units (2 bedroom) will not assist local housing affordability. It will likely result in the exact opposite. The units are perfectly designed for short term tourist accommodation investments. They would undoubtedly attract Purchasers from outside the Mid-Western regional council area given their short stay accommodation appeal. This in turn will undoubtedly perpetuate price increases for similar units in the area.
9. There is no justification as to how the proposed development in its current form will assist with housing affordability. In reality, it will likely have the opposite effect.
10. If a primary aim of the development is to assist with housing unaffordability in Mudgee, the development would not be focusing on two-bedroom units that are ideal for short term tourist accommodation. It is also not justified why the units require a party room/ communal roof top alfresco. Such an inclusion only furthers the appeal for the properties to be utilised for short term tourism.

C. Other Factors

11. We are aware of neighbouring properties concerned about sun light impacts/ noise abatement, privacy concerns and other "neighbourhood concerns". These are all factors worthy of council's due consideration. The noise abatement and privacy concerns are of significant import given the proposed height of the development. Such a high setting for both the party room alfresco and properties on the western side of the development will result in the properties overlooking the properties to the due west and impinging on their existing privacy.
12. Albeit more of a DA based consideration, the current site for the proposed development is subject to significant flooding. The lot was subject to significant flooding during the last major flooding event. Specifically, water that came down the easement through the lot backed up as it intersected water from the Court st drainage and rising river water. This caused the water to back up and inundate the current northern wall of the existing gym structure on the lot. It also caused localised flooding that in turn threatened the properties known as 2 and 4 Court Street.

13. We ask that Council give close consideration to any development in this flood prone area, in particular a development that will need to divert and concentrate water flow around the proposed development. Such consideration should be focused on safeguarding the properties further downstream.

The above submissions should not be taken as anti-development. A residential development that doesn't dominate and take over the area would be welcome. Respectfully, a development can be undertaken that enables Developer interests but ensures the longevity of heritage conservation considerations close to the Mudgee CBD. Such an approach would not require an extension to the maximum height restrictions as sought by the Developer.

The writer and anecdotally many other members of the community are hopeful Council continues to give due weight to Heritage Conservation considerations in rejecting the proposal in its current form and restrict the proposed development to comply with the existing standards.

Should it fail to do so it will send a very negative message to the Mudgee community that Heritage Conservation considerations are only relevant if they don't stand in the way of Developer interests.

Thank you for your anticipated thoughtful consideration of the above.

Yours Faithfully,

Simon Flynn, Mudgee Resident.

L N & S G Ramien

[REDACTED]
[REDACTED]
[REDACTED]

19th March 2025

General Manager

Mid-Western Regional Council
86 Market Street
Mudgee NSW 2850
Email: council@midwestern.nsw.gov.au

**Subject: Objection to Planning Proposal – 36-42 Short Street, Mudgee
(PP-2023-2573)**

Dear General Manager,

We are writing to formally object to the planning proposal for 36-42 Short Street, Mudgee, which seeks to increase the maximum building height from 8.5m to 10.5m. This proposed increase is unnecessary and will have significant negative impacts on privacy, noise levels, neighbourhood character, and heritage values.

A well-planned development within the existing 8.5m limit would allow for additional housing without compromising residents' quality of life or the integrity of the area. There is no justification for approving a development that exceeds existing height restrictions.

1. The Proposed Height Increase is Excessive

- The majority of buildings in the surrounding area are one or two stories, making this three-story structure (with an additional rooftop area) out of proportion.
- A 10.5m high building will visually dominate the streetscape and significantly alter the character of the neighbourhood.
- The current 8.5m limit was put in place to maintain a balanced streetscape—this proposal disregards those planning principles and sets a troubling precedent for future developments.

2. Loss of Privacy & Increased Noise Disturbance

- The height and design of this development will allow direct overlooking into neighbouring homes and backyards, causing a major invasion of privacy for existing residents.
- The rooftop communal area raises serious concerns about ongoing noise disturbance, especially in the evenings and on weekends.
- Residents who have enjoyed a peaceful and private living environment will now be exposed to potential loud gatherings, music, and late-night activity from an elevated entertainment space.
- The development proposal does not include any meaningful measures to address how noise and privacy concerns will be managed, such as setbacks, screening, or designated quiet hours.

3. Negative Impact on Neighbourhood Character & Heritage

- Mudgee is known for its heritage charm, and this development is out of place in the surrounding environment.
- Nearby heritage-listed properties, such as 8 Court Street, will be visually overwhelmed by this imposing structure, diminishing their prominence.
- Council has previously enforced strict height and setback requirements on smaller developments to protect the area's character—allowing this large, dominant structure would be inconsistent with those decisions.

4. No Clear Benefit to Housing Affordability

- The Developer claims the proposal will help address housing affordability, but there is no evidence to support this claim.
- The 28 proposed two-bedroom units are more likely to be marketed as premium apartments, appealing to short-term rental investors rather than local residents in need of affordable housing.
- Features such as a rooftop alfresco area suggest a luxury development, rather than a project designed to address local housing shortages.
- If the primary goal were affordability, the focus would be on diverse housing options, such as townhouses or family-friendly units, rather than high-density apartments.

5. Flooding & Infrastructure Concerns

- This site has a known history of flooding, particularly during extreme weather events.
- A development of this scale will significantly alter water flow patterns, potentially worsening drainage issues for surrounding properties.
- Any new development in this area should be carefully assessed for flood risks and include proper stormwater management to protect neighbouring properties.

Conclusion & Requested Actions

We strongly urge the Council to:

- Reject the height increase to 10.5m and maintain the existing 8.5m height restriction.
- Ensure any development incorporates privacy and noise protections for neighbouring properties.
- Require developments to align with Mudgee's heritage and character, rather than introducing an oversized, out-of-place structure.
- Prioritise genuine affordable housing solutions, rather than developments that primarily benefit investors.
- Fully assess flood risks and infrastructure concerns before allowing any major development in this location.

A well-planned development that respects the existing height limits can still provide housing without sacrificing privacy, neighbourhood character, or residents' quality of life. We ask Council to consider the long-term impact this proposal will have on the community.

Thank you for your time and consideration. Please confirm receipt of this submission.

Sincerely,
Noel and Sue Ramien



Department of Climate Change, Energy, the Environment and Water

Our ref: DOC25/175669

Your ref: Draft Mid-Western Housing Strategy

Zoe Gleeson
Coordinator, Strategic Planning
Mid-Western Regional Council
By email: Council@midwestern.nsw.gov.au

Dear Zoe,

CPHR Response – Draft Mid-Western Region Housing Strategy – February 2025 Exhibition

Thank you for your email dated 24 February 2025 to the Conservation Programs, Heritage & Regulation Group (CPHR) of the NSW Department of Climate Change, Energy, the Environment and Water (NSW DCCEEW) inviting comments on the exhibited draft Mid-Western Region Housing Strategy (the 'strategy').

We have reviewed the strategy and are supportive of the intent to ensure a diverse mix of housing options through a ready supply of well-located land for residential development that maximises the use of existing infrastructure and avoids environmentally sensitive areas. Prioritising avoidance of development in the floodplain and in areas of high environmental value (HEV) in the first instance is key to meeting this intent.

We are supportive of the approach of the strategy to increase housing supply through infill development (Objective 2) on vacant or undeveloped land, and greenfield land, with the aim to reduce the impact of urban sprawl by consolidating growth.

We have identified some areas within the residential precincts where additional investigation is recommended to identify and avoid impacts to the floodplain and HEV land. A summary of our recommendations is provided in **Attachment A**, and our detailed comments are in **Attachment B**. Please note this is not a comprehensive list, and we encourage Council to complete further studies before preparing any planning proposal or development application related to the strategy.

For any planning proposals which are prepared in relation to this strategy, we recommend our standard approach to avoiding and minimising impacts to biodiversity values, and assessing biodiversity impacts on HEV land. This approach is set out in the following attachments to this letter:

- **Attachment C** describes our recommended steps for assessing and addressing biodiversity as part of the strategy. This aims to ensure that a planning proposal demonstrates consistency with the strategic planning framework including the relevant Regional Plan, particularly in identifying and protecting HEV lands.
- **Attachment D** describes the HEV criteria and provides our recommended method for investigating lands for the presence of HEV criteria at the property scale as part of a planning proposal.
- **Attachment E** provides our recommended guidance for avoiding and minimising impacts on HEV land as part of a planning proposal.

We encourage ongoing communication with us to discuss HEV identification or preparation of any biodiversity studies associated with the strategy, or subsequent planning proposals.

Please do not hesitate to contact Michelle Howarth, Senior Conservation Planning Officer, via michelle.howarth@environment.nsw.gov.au or 6883 5339.

Yours sincerely,



Renee Shepherd
Principal Project Manager, North West Branch
Conservation Programs, Heritage & Regulation Group

21 March 2025

Attachment A – CPHR's Recommendations
Attachment B – CPHR's Detailed Comments & Recommendations
Attachment C - CPHR's Steps for Assessing Biodiversity in Planning Proposals
Attachment D – CPHR's HEV Criteria and Identification Methods
Attachment E – CPHR's Guidance for Avoiding & Minimising Impacts on HEV Land

Attachment A

CPHR's Recommendations

Draft Mid-Western Regional Housing Strategy

1. Biodiversity

- 1.1. Prioritise identification, avoidance and minimisation of impacts to high environmental value (HEV) and serious and irreversible impact entities via strategic master planning, prior to progressing any planning proposals or development applications.
- 1.2. Indicate within the strategy which areas will likely require further biodiversity investigations to determine suitability of residential intensification. In particular, areas that have been identified through state vegetation mapping as being likely to contain Box-Gum woodland CEEC. This could include, but is not limited to:
 - Caerleon
 - Lots south-west of Bruce Road and Robertson Road intersection, Mudgee
 - 33, 100 and 123 Cudgegong Road, Rylstone
 - 1841 Bylong Valley Way, Kandos.
- 1.3. Use a tailored approach to changes in minimum lot sizes (MLS) in areas of HEV. The MLS should reflect the biodiversity values on the land, for example areas more likely to be constrained by presence of biodiversity values should retain a higher lot size.
- 1.4. Update paragraph 2 of both the Rylstone Supply Gap Analysis (Section 10.9, page 45) and the Kandos Supply Gap Analysis (Section 10.10, page 47) *“the [Rylstone/Kandos] investigation areas are largely unconstrained”* to better reflect state vegetation mapping that indicates many lots comprise high conservation value woodland and grassland which represent significant biodiversity constraints.
- 1.5. Update the Mudgee Supply Gap Analysis (Section 10.7, page 41) to include a statement addressing potential biodiversity constraints in western Mudgee and Caerleon Estate.

2. Flooding

- 2.1. Consider whether flood-related development controls in proposed urban release areas in Mudgee subject to flooding will be sufficient to manage flooding impacts, or whether these areas should be considered as a development constraint.
- 2.2. Clarify if the proposed stormwater upgrades detailed in the Gulgong Stormwater Drainage Study, or other drainage improvements have been completed since 2009.
- 2.3. Consider revising the existing risk of flooding in Gulgong based on the current guidelines (ARR 2019 and the Flood Risk Management Manual 2023) and present-day landscape conditions.

Attachment B

CPHR's Detailed Comments & Recommendations

Draft Mid-Western Regional Housing Strategy

Introduction

CPHR is providing advice on the draft Mid-Western Region Housing Strategy (the 'strategy'), as we may be consulted if a planning proposal or development application is prepared which affects land with biodiversity or flooding constraints. CPHR has four areas of interest relating to strategic land use:

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

We generally support strategic planning proposals which:

- avoid settlement intensification in areas of HEV and environmental hazards
- aligns with state, regional and local strategic planning frameworks and includes objectives, such as 'no net loss of native vegetation'
- update planning controls to reflect the environmental values and constraints present, and
- minimise flood risk to human life, property and the local environment while maintaining floodplain connectivity for environmental benefit.

1. Biodiversity

CPHR has reviewed the draft strategy, which identifies potential areas of infill and greenfield residential development potential to meet the demand of 3,300 new dwellings over the next 15 years for the local government area (LGA). This will be achieved through increasing flexibility for residential development via amendments to the Mid-western Region Development Control Plan and Local Environmental Plan. We have reviewed satellite imagery, State Vegetation Type Mapping (SVTM) and BioNet threatened species records, to identify any biodiversity constraints in the proposed areas for future residential development within Mudgee, Gulgong, Kandos and Rylstone.

The strategy acknowledges that some potential growth areas have been identified for their strategic merit, feasibility and land use compatibility, others have been noted as more significantly constrained or complex, potentially hindering the viability of their development (Section 10.3). However, the strategy does not highlight which lots, or areas, are more significantly impacted by these constraints.

Early identification of biodiversity values is important at the land use strategy stage as it directly influences the development potential and yield of land at subsequent planning phases. If a future subdivision identified in the strategy will impact native vegetation and the clearing exceeds the biodiversity offsets scheme (BOS) thresholds (Part 7, *Biodiversity Conservation Regulation 2017* [BC Reg]); the Biodiversity Assessment Method (BAM) must be applied and a Biodiversity Development Assessment Report (BDAR) must be prepared to assess and calculate the biodiversity offset credit requirement.

The BAM requires proponents to demonstrate that biodiversity impacts have been avoided and minimised as far as possible, with residual impacts offset. Both the complexity of assessments, and the costs to the proponent associated with complying with the BOS, are lower where impacts on biodiversity are avoided and/or concentrated in areas of lower vegetation integrity.

Of note, reduction of minimum lot size (MLS), ranging from 400m² [R1 general residential] to a maximum of 2000m² [R2 low density residential], is recommended by the strategy across the LGA to meet projected future demand. The smaller lot sizes make avoidance of biodiversity impacts difficult, as each lot will be fully developed and subject to further ancillary clearing including for infrastructure, boundary fencing, roads, and bushfire asset protection. Master planning where design of lot layout considers adequate avoidance measures of biodiversity values for each development is recommended, as detailed below.

Remnant patches of native vegetation are present within residential precincts

Review of aerial imagery indicates many of the lots investigated for residential infill across the villages contain land that is partially cleared, with remnant paddock trees or open woodland, or contain an intact canopy. For the Mid-western Region LGA, regent honeyeater (*Anthochaera phrygia*), swift parrot (*Lathamus discolor*), and superb parrot (*Polytelis swainsonii*) breeding and/or foraging habitat and White Box - Yellow Box - Blakely's Red Gum critically endangered ecological community (Box-Gum Woodland CEEC) are often associated with the remnant vegetation. As the composition of groundcover or quality of vegetation cannot be reliably determined at a desktop level, the suitability of development of any precinct would require further on-ground investigation to identify and appropriately mitigate any impacts to biodiversity values. However, at a desktop level, there are isolated patches of remnant vegetation, in some cases with an intact canopy as shown in Figures 1 and 2 below. Avoiding clearing of intact vegetation at an early stage will not only protect biodiversity values, it will also simplify future development assessment and assist in reducing biodiversity credit obligations where the Biodiversity Offset Scheme (BOS) applies.

Kandos example

To the north-west of Kandos, Lot 7311/DP 1130635 and Lot 16/DP 1124704 contain approximately 25 ha of remnant woody vegetation which is predicted to contain PCTs associated with the Box-Gum Woodland CEEC. CPHR recommends these two lots be removed from the 'investigation area' for growth and be replaced with alternative appropriate lot/s in Kandos with fewer biodiversity constraints.



Figure 1: Aerial imagery showing remnant vegetation is present across most of Lot 7311/DP 1130635 and Lot 16/DP 1124704.

Rylstone example

The majority of growth investigation areas identified within Rylstone are currently zoned either R2 (low density residential; MLS 2-40 ha), or R5 (large lot residential; MLS 5-40 ha) and contain a mix of properties with remnant native vegetation (Figure 2 areas A and B) and predominantly cleared land (Figure 2 area C).

The draft strategy document suggests intensification of infill housing will be achieved by decreasing the MLS to $\leq 2000 \text{ m}^2$ for low density residential zone R2 and to 2 ha for large lot residential zone R5, but does not specify which lots will have these MLS changes applied. Albeit a reduction in MLS is likely to negatively impact biodiversity values from clearing required for erection of new dwellings, and establishment of asset protection zones and supporting infrastructure. Intensification of residential development to a maximum MLS of 2000 m^2 across the new R2 residential zone, as identified in Objective 3.4 of the strategy, is more appropriate for already cleared allotments (Figure 2 area C [R5]), where HEV is not a constraint to development.



Figure 2: Area A Lot 11/DP1216977 (R2) and Area B Lot 12/DP 1216977 (R2) on Cudgegong Road contain largely intact native vegetation and are likely to contain HEV. Compare this to Area C (Lot 5/DP 248786; R5) on Glen Alice Road which is predominantly cleared of woody vegetation.

Serious and Irreversible Impact entities may be present within the residential precincts

Available regional-scale native vegetation mapping indicates the potential for Box-Gum Woodland CEEC to be present within many potential growth areas in the strategy. These include but are not limited to North-West and South-West Mudgee, Rylstone and Kandos. It is important to note that the extent of predicted Box-Gum Woodland CEEC may be larger than expected. The CEEC also occurs in a derived native grassland form with few to no trees present, which is not represented in DCCEEW regional scale mapping products.

Box-Gum Woodland CEEC has been assessed by DCCEEW as an entity likely to be at risk of serious and irreversible impacts (SAIL) within the meaning of clause 6.7 of the Biodiversity Conservation Regulation 2017 (BC Reg). Entities at risk of SAIL have additional assessment requirements under the Biodiversity Assessment Method (BAM) when the BOS is triggered.

Under section 7.16 of the *Biodiversity Conservation Act 2016* (BC Act), the consent authority must refuse to grant consent if the approval of a proposed development is likely to have a serious and irreversible impact on SAIL entities. Further advice regarding determination of serious and irreversible impacts is available via the Department's website <https://www.environment.nsw.gov.au/topics/animals-and-plants/biodiversity-offsets-scheme/local-government-and-other-decision-makers/serious-and-irreversible-impacts-of-development>.

Section 10.5 of the strategy (Land Use Constraints and Opportunities) acknowledges a review of high-level constraints has been undertaken for each of the LGA's four main towns to identify factors that may influence future residential development and urban expansion, including biodiversity value. However, those environmental constraints are not addressed in each town's supply gap analysis or mapping of residential investigation areas.

NSW State Vegetation Type Mapping (STVM) indicates Mudgee, Kandos, Rylstone and to a lesser extent Gulgong, is likely to contain PCTs that are associated with Box-Gum Woodland CEEC within many of the identified residential investigation areas, which may be a constraint to development given it is a SAIL entity. Therefore, a more detailed description of biodiversity values and constraints should be addressed in either the 'Land use constraints and opportunities' section (section 10.5), or within the township supply gap analyses and mapping (pages 41 – 48). Investigating, avoiding and minimising impacts to Box-Gum Woodland CEEC at the strategic planning stage will reduce the likelihood of future development in the residential precincts having a SAIL determination and being unable to proceed, or incurring substantial biodiversity credit offset obligations.

Further strategic planning is recommended to adequately consider biodiversity constraints

Implementation of the draft strategy would require amendments to the Mid-western Region Local Environmental Plan 2012 (LEP) to enable multiple residential precincts to be developed. The preparation of a planning proposal to enable the LEP amendments would include an assessment of consistency within the State, regional and local strategic planning framework.

Identifying and avoiding HEV land is particularly important for consistency within the strategic planning framework which relates to biodiversity. This includes section 9.1 Ministerial Directions (Direction 3.1 Conservation Zones), the Central West and Orana Regional Plan 2041 (Objective 5 – Identify, protect and connect important environmental assets) and the Mid-Western Regional Council Local Strategic Planning Statement (Planning Priority 5).

Objective 5 of the Regional Plan advocates that housing strategies ensure new or more intensive development are located in areas of least biodiversity sensitivity and include actions to identify and protect HEV land. The HEV criteria applies to land that includes one or more of the following:

- sensitive biodiversity values
- native vegetation of high conservation value, including vegetation types that have been over-cleared or occur within over-cleared landscapes, threatened ecological communities, old growth forest and rainforest
- key habitat of threatened species
- important wetlands
- areas of geological significance.

When assessing potential impacts on HEV, it is important to note that native vegetation includes trees, understorey plants, and groundcover of a plant community that are native to New South Wales (including planted native vegetation), not just trees.

Where potential HEV is identified, further site-scale investigation of the precincts is recommended. Identifying and avoiding clearing of biodiversity values early in the strategic planning framework will help to avoid delays in meeting the requirements of any future planning proposal or development application resulting from the draft strategy.

Recommendations

- 1.1. Prioritise identification, avoidance and minimisation of impacts to high environmental value (HEV) and serious and irreversible impact entities via strategic master planning, prior to progressing any planning proposals or development applications.
- 1.2. Indicate within the strategy which areas will likely require further biodiversity investigations to determine suitability of residential intensification. In particular, areas that have been identified through state vegetation mapping as being likely to contain Box-Gum woodland CEEC. This could include, but is not limited to:
 - Caerleon
 - Lots south-west of Bruce Road and Robertson Road intersection, Mudgee
 - 33, 100 and 123 Cudgegong Road, Rylstone
 - 1841 Bylong Valley Way, Kandos.
- 1.3. Use a tailored approach to changes in minimum lot sizes (MLS) in areas of HEV. The MLS should reflect the biodiversity values on the land, for example areas more likely to be constrained by presence of biodiversity values should retain a higher lot size.
- 1.4. Update paragraph 2 of both the Rylstone Supply Gap Analysis (Section 10.9, page 45) and the Kandos Supply Gap Analysis (Section 10.10, page 47) "*the [Rylstone/Kandos] investigation areas are largely unconstrained*" to better reflect state vegetation mapping that indicates many lots comprise high conservation value woodland and grassland which represent significant biodiversity constraints.
- 1.5. Update the Mudgee Supply Gap Analysis (Section 10.7, page 41) to include a statement addressing potential biodiversity constraints in western Mudgee and Caerleon Estate.

2. Flooding

CPHR have reviewed both the *Mid-Western Region Housing Strategy* (the strategy) and the *Mudgee and Gulgong Urban Release Strategy 2023 Update* (the update).

The strategy recognises that future housing alternatives must consider existing planning instruments (Mid-Western Regional DCP 2012 and the Mid-Western Local Environmental Plan LEP 2012). For Mudgee, Kandos and Rylstone the 1% AEP (annual exceedance probability) Flood Planning Area (FPA) and the Flood Planning Level (FPL) have been defined in the Mudgee Flood Study (wmawater, February 2021) and Floodplain Risk Management Plan for Kandos and Rylstone (Jacobs, February 2017), respectively; however, a similar FPA for Gulgong has not been identified.

The strategy proposed several urban release area's (URA) where housing development has been considered feasible based on a wide array of existing factors (water supply, wastewater services, minimised risk of bushfires, minimised risk of flooding, elevation, among others). In Mudgee, considering the results from the Flood Study, all the proposed URAs are partially subject to flooding conditions of different magnitude (PMF, riverine flooding and/or overland flooding). Whilst it is noted that future housing in the 1% AEP FPA will be subject to flood-related development controls, Council should consider

whether these controls will be sufficient or whether these areas should be considered as a development constraint.

In Gulgong, the strategy assumes that none of the URAs are subject to flooding. Although no defined creeks are present, surface runoff is managed by a conventional stormwater network composed of gutters, inlets and underground pipes.

In Gulgong, the most recent flood investigation is the *Gulgong Stormwater Drainage Study* (Mid-Western Regional Council, June 2009). It was undertaken based on the Australian Rainfall Runoff ARR 1998 and the Floodplain Development Manual 2005. The Study was comprehensive and revised the hydraulic behaviour of the existing network at the time and defined the risk of flooding for storms ranging from between 5 and 100-year Annual Recurrence Intervals (ARI). It was found that most of the network had the capacity to convey 20-year ARI flood events, however street and gutter flow in the streets may lead to unsafe flooding conditions along some roads during major storms. Hence, a set of flood mitigation options was proposed to reduce overland flow conditions for a 100-year ARI storm. These options included pipelines augmentation, drainage swales, raising footpath and roadside works.

Council needs to clarify if the proposed upgrades or other drainage improvements have been completed since 2009 in Gulgong. Otherwise, it is highly recommended to revise the existing risk of flooding based on the current guidelines (ARR 2019 and the Flood Risk Management Manual 2023) and present-day landscape conditions. We note that the Update recognises the frequency of flooding events due to climate change modifies the suitability of land development.

The *Funding Round 2025-2026* in the NSW Government's Floodplain Management Program is open for applications and will close on 16 April 2025. The Senior Natural Resources Floodplain Management Officer in our North West Branch is available to review any application made by Council before the official submission.

It should be noted that large housing projects associated with the residential investigation areas will require master planning proposals. The following guidelines on the NSW SES website may be useful: [Reducing Vulnerability of Buildings to Flood Damage](#), [Designing Safer Subdivisions](#) and [Managing Flood Risk Through Planning Outcomes](#).

Recommendations

- 2.1 Consider whether flood-related development controls in proposed urban release areas in Mudgee subject to flooding will be sufficient to manage flooding impacts, or whether these areas should be considered as a development constraint.
- 2.2 Clarify if the proposed stormwater upgrades detailed in the Gulgong Stormwater Drainage Study, or other drainage improvements have been completed since 2009.
- 2.3 Consider revising the existing risk of flooding in Gulgong based on the current guidelines (ARR 2019 and the Flood Risk Management Manual 2023) and present-day landscape conditions.

Attachment C

CPHR North West Branch Steps for Assessing Biodiversity in Planning Proposals

Introduction

Planning proposals should demonstrate consistency with the State, regional and local strategic planning framework including the relevant Regional Plan and section 9.1 Ministerial Directions. To be consistent with the relevant Regional Plan for areas with High Environmental Value (HEV) (see **Attachment B** for identifying HEV), planning proposals should identify areas of HEV at the property scale and avoid intensification of development and land uses in those areas.

The s.9.1 Direction 2.1 Conservation Zones, require that Councils in preparing or amending a Local Environmental Plan (LEP) must include provisions that facilitate the protection and conservation of Environmentally Sensitive Areas (ESAs) zoned or otherwise identified for conservation. As a minimum, these provisions must aim to maintain the existing level of protection for ESAs within the local government area (LGA), as afforded by the current LEP.

Avoiding and minimising land use intensification in HEV areas may also facilitate future development by avoiding triggering the Biodiversity Offset Scheme (BOS) at the development application stage; or simplifying the application of the Biodiversity Assessment Method (BAM) and reducing the future biodiversity credit liability.

Biodiversity assessment for all planning proposals which affect HEV

Biodiversity assessment for planning proposals should implement the following steps:

Step 1: Identify HEV

The planning proposal should identify and map areas of HEV with desktop analysis and site investigations when required, as set out in **Attachment B**.

Step 2: Avoid and minimise impacts on HEV

The planning proposal should take into consideration any impacts throughout the life of the proposal and all possible future land uses. Once all impacts are identified, the proposal can be located and designed to maximise avoidance of land use intensification in HEV areas and adhere with the guidance in **Attachment C**.

Step 3: Protect HEV

The planning proposal should maintain or improve existing planning provisions to protect HEV, while permitting land use intensification on certain parts of the land suitable for development. Updates to planning controls should reflect the environmental values and constraints present on the land, rather than permitting development intensification uniformly across an entire site. Areas of HEV should instead be better protected by updating LEP provisions, such as through:

- an appropriate zone which has strong conservation objectives and limited land uses
- an appropriate minimum lot size (MLS) so the land cannot be subdivided
- updating terrestrial biodiversity mapping
- creating local provisions which:
 - contain site specific constraints such as buffers, objectives and considerations for future development consents and limits certain development or land uses

- identifies land with "high biodiversity significance"¹ to preclude exempt or complying development from occurring on any ESAs
- require future management actions through a Development Control Plan (DCP) or Biodiversity and Vegetation Management Plan (BVMP).

Optional step for large or complex planning proposals which affect HEV

Step 4: Identify biodiversity values and entities at risk of serious and irreversible impacts (SAII)

The planning proposal could apply Stage 1 of the Biodiversity Assessment Method (BAM) to identify plant community types, threatened species and ecological communities, as well as SAII entities likely to be present. Application of Stage 1 of the BAM can be beneficial at the planning proposal stage as, if in the opinion of Council any:

- Clearing associated with future subdivision or development of the land is likely to impact native vegetation and exceed the thresholds in Part 7 of the Biodiversity Conservation Regulation 2017, then a biodiversity development assessment report (BDAR) will be required at the development application stage.
- Future development is likely to have a serious and irreversible impact on a SAII entity, then under section 7.16 of the *Biodiversity Conservation Act 2016* a consent authority must refuse to grant consent to the development. Further advice regarding determination of serious and irreversible impacts is available via the [Guidance to assist a decision-maker to determine a serious and irreversible impact \(2019\)](#).

By applying Stage 1 of the BAM as part of the planning proposal, the proponent can further identify and avoid areas of biodiversity value that will generate a biodiversity credit liability or contain SAII entities in the development application planning phase. When biodiversity is considered strategically at planning stage, future development assessment can be simplified and credit obligations reduced.

¹ *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* – cl.1.5(g) and *Standard Instrument – Principal Local Environmental Plan (2006 EPI 155a)* cl.3.3(g) "environmentally sensitive area" includes land identified in an environmental planning instrument as being of high biodiversity significance.

Attachment D

CPHR North West Branch HEV Criteria and Identification Methods at the Property Scale

High Environmental Value (HEV) Criteria and Components		Property Scale HEV Identification Method
Criterion 1. Sensitive Biodiversity Mapped on the Biodiversity Values Map		
1.1 Biodiversity Values Map		<ul style="list-style-type: none"> a. Identify the parts of the land on the Biodiversity Values map which can be viewed at https://www.environment.nsw.gov.au/topics/animals-and-plants/biodiversity-offsets-scheme/about-the-biodiversity-offsets-scheme/when-does-bos-apply/biodiversity-values-map. b. Include any BV map areas as HEV.
Criterion 2. Native vegetation of high conservation value		
2.1 Vegetation in over-cleared landscapes (Mitchell landscapes)		<ul style="list-style-type: none"> a. Identify over-cleared Mitchell landscapes by viewing map data from the SEED portal https://www.seed.nsw.gov.au/ – selecting NSW (Mitchell Landscapes) – latest version, selecting 'Show on Seed Map' and viewing the 'View Over Cleared Land Status'. b. Map all native vegetation on the land as HEV if it is in an over-cleared Mitchell landscape.
2.2 Over-cleared vegetation types		<ul style="list-style-type: none"> a. Identify Plant Community Types (PCTs) on the land through field work. b. Register and visit the Vegetation Information System (VIS) database at vis@environment.nsw.gov.au. c. Use the VIS to determine whether the % cleared status of the PCTs identified through field work on the land is above 70%. d. Map all PCTs on the land with the % cleared above 70% as HEV.
2.3 Threatened Ecological Communities - any vulnerable, endangered, or critically endangered ecological community listed under the BC Act, the FM Act 1994 or the EPBC Act and not mapped on the BV map		<ul style="list-style-type: none"> a. Identify Plant Community Types (PCTs) on the land through field work. b. Register and visit the VIS database at vis@environment.nsw.gov.au. c. Use the VIS to determine whether the PCTs on the land have Threatened Ecological Community (TEC) Status. d. If not identified as a TEC from steps a – c above, then refer to the NSW Threatened Species Scientific Committee determinations to consider whether any of the PCTs accords with the determinations. e. Map all PCTs on the land that are TECs as HEV.
Criterion 3. Threatened species		
3.1 Key habitat for threatened species (vulnerable, endangered, or critically endangered species listed under BC Act)	Key breeding habitats with known breeding occurrence	<ul style="list-style-type: none"> a. Search BioNet for threatened species records on and within 10km of the land b. Undertake field work to identify potential breeding habitats on the land for threatened species. c. Either assume breeding occurrence and map identified breeding habitats on the land as HEV or undertake targeted surveys during the applicable breeding season(s) and map these habitats as HEV if breeding occurs there.
	Core Koala Habitat	<ul style="list-style-type: none"> a. Check council records for approved comprehensive or individual property Koala Plans of Management (KPoM). b. Identify areas of core koala habitat on the land mapped in any approved KPoM and map these areas as HEV. c. If there are no approved KPoMs, then undertake field work in accordance with the relevant State Environmental Planning Policy (SEPP) for koalas, e.g. SEPP (Biodiversity and Conservation) 2022, to determine whether Core Koala Habitat is present on the land.

High Environmental Value (HEV) Criteria and Components		Property Scale HEV Identification Method
		d. Map any core koala habitat identified on the land through field work as HEV.
	Habitat for known populations of flora and fauna species-credit-species and SAI entities (species-credit species and SAI entities are identified in the Threatened Biodiversity Data Collection)	<p>a. Search BioNet for threatened species records on and within 10km of the land.</p> <p>b. Undertake field work to identify populations of threatened species credit species on the land and their habitats.</p> <p>c. Map all habitats of known populations of species credit species on the land as HEV.</p> <p>The Biodiversity Assessment Method and the Department's survey assessment guidelines should be referred to for suitable habitat assessment methodologies and can be found here.</p> <p>If a recent Biodiversity Development Assessment Report has been prepared for the land, then this could be referred to in support of demonstrating how this criterion has been considered.</p>
	Key habitats for migratory species	<p>a. Search BioNet for threatened migratory species records on and within 10km of the land.</p> <p>b. Undertake field work to identify habitats of threatened migratory species on the land.</p> <p>c. Map all habitats of threatened migratory species on the land as HEV.</p>
Criterion 4. Wetlands, rivers, estuaries & coastal features of high environmental value		
4.1 Nationally important wetlands		
Note: Rivers and their riparian areas comprising HEV are already included in the Biodiversity Values Map under HEV Criterion 1 as protected riparian land		<p>a. Search the Directory of Important Wetlands in Australia for those occurring in NSW available at http://www.environment.gov.au/cgi-bin/wetlands/search.pl?smode=DOIW.</p> <p>b. Identify any nationally important wetlands listed in the directory that occur on the land and map these areas as HEV.</p>
Criterion 5. Areas of geological significance		
5.1 Karst landscapes		<p>a. Identify whether limestone outcrops or caves occur on the land.</p> <p>b. Consider any additional Karst landscapes that occur in the vicinity of the land, with reference to the NSW Government's <i>Guide to New South Wales Karst and Caves</i> available at https://www.environment.nsw.gov.au/-/media/OEH/Corporate-Site/Documents/Land-and-soil/nsw-karst-cave-guide-110455.pdf and any other available karst mapping, such as karst maps associated with local environmental plans.</p> <p>c. Map any limestone outcrops or caves on the land and any other karst landscapes that occur in the vicinity of the land as HEV.</p>
5.2 Sites of geological significance included in the State Heritage Register or Heritage Inventory		<p>a. Map any sites of geological significance that occur on, or in the vicinity of, the land as HEV. Refer to the State Heritage Inventory and map at https://www.environment.nsw.gov.au/topics/heritage/search-heritage-databases/state-heritage-inventory</p>

Attachment E

CPHR North West Branch HEV Guidance for Avoiding and Minimising Impacts on HEV Land

Decisions about the location of land use intensification in planning proposals should be informed by knowledge of biodiversity values including high environmental values (HEV) recognising that this is an iterative process that should consider the guidance provided below.

Locating land use intensification to avoid and minimise impacts on validated HEV

1. Planning proposal design, including the potential location of future temporary and permanent ancillary construction and maintenance facilities, should minimise direct impacts to clearing of native vegetation, habitat of threatened species and ecological communities, and validated HEV.
- Impacts can be avoided and minimised by locating land use intensification in areas:
 - (a) where there are no biodiversity values e.g. locating future development away from native vegetation, geological features of significance or waterbodies
 - (b) that avoid habitat for species and native vegetation communities in high threat status categories (i.e. endangered or critically endangered species or communities)
 - (c) where the native vegetation or threatened species habitat is in the poorest condition (e.g. areas that have already been disturbed)
 - (d) such that connectivity enabling movement of species and genetic material between areas of adjacent or nearby habitat is maintained e.g. further fragmenting or isolating habitat patches, and migratory flight paths to important habitat.
2. In selecting locations for land use intensification, the following alternatives should be addressed:
 - (a) optimising the locations of land use intensification to minimise future interactions with threatened species and ecological communities, e.g. allowing for buffers around features that attract and support aerial species, such as forest edges, riparian corridors and wetlands, ridgetops and gullies, and National Park estate²
 - (b) alternative locations that would avoid or minimise impacts on biodiversity values and justification for selecting the proposed location
 - (c) alternative sites within a property on which land use intensification is proposed that would avoid or minimise impacts on biodiversity values and justification for selecting the proposed site.
3. Justifications for decisions on the location of land use intensification should identify any other site constraints that the proponent has considered in determining the location and design of these areas, e.g. bushfire protection requirements including clearing for asset protection zones, flood planning levels, servicing constraints.
4. Actions taken to avoid and minimise impacts through locating areas for land use intensification must be documented and justified in the planning proposal.

² For more information, see the Developments adjacent to NPWS lands: Guidelines for consent and planning authorities (Environment, Energy and Science, 2020), accessible at <https://www.environment.nsw.gov.au/-/media/OEH/Corporate-Site/Documents/Parks-reserves-and-protected-areas/Development-guidelines/developments-adjacent-npws-lands-200362.pdf>

Other Impacts on validated HEV

Some future development to be enabled by a planning proposal may have other impacts on validated HEV in addition to, or instead of, impacts from clearing vegetation and/or loss of habitat. For many of these impacts, validated HEV may be difficult to quantify, replace or offset, making avoiding and minimising impacts critical.

Other impacts on validated HEV can include:

- (a) impacts of future development on the habitat of threatened species or ecological communities associated with:
 - i. karst, caves, crevices, cliffs and other geological features of significance, or
 - ii. rocks, or
 - iii. human made structures, or
 - iv. non-native vegetation
 - (b) impacts of future development on the connectivity of different areas of habitat of threatened species that facilitates the movement of those species across their range
 - (c) impacts of future development on movement of threatened species that maintains their life cycle
 - (d) impacts of future development on water quality, water bodies and hydrological processes that sustain threatened species and threatened ecological communities (including from subsidence or upsidence resulting from underground mining)
 - (e) impacts of wind turbine strikes on protected animals
 - (f) impacts of vehicle strikes on threatened species or on animals that are part of a Threatened Ecological Community.
- Within the *Biodiversity Conservation Act 2016*, these types of impacts are called 'prescribed impacts'. Where the Biodiversity Offset Scheme is triggered by a future development, the decision maker may increase the number of biodiversity credits to be retired (or other conservation measures to be undertaken) to compensate for residual prescribed impacts. Avoiding these types of impacts to HEV at the planning proposal stage can simplify future development assessment at the site.
-



The General Manager
Mid-Western Regional Council
Sent via email: council@midwestern.nsw.gov.au

Submission: Draft Mid-Western Region Housing Strategy

This submission is made by the Community Housing Industry Association NSW (CHIA NSW) in response to the draft Mid-Western Region Housing Strategy (the draft Strategy).

CHIA NSW is the industry peak body for registered, not-for-profit, community housing providers in NSW. The community housing sector builds and provides low-cost housing for individuals and families who cannot afford to rent or buy a home in the private market.

Our members own or manages more than 54,000 properties across NSW, including more than 400 homes in the Mid-Western local government area (LGA). Since 2012, community housing providers have delivered over 6,000 new homes across NSW, representing an investment of more than \$2 billion. Critically, these are new homes that the private sector cannot – or will not – deliver in response to housing need.

CHIA NSW welcomes the inclusion of affordable housing as a core focus of the draft Strategy. As the draft Strategy recognises, the Mid-Western LGA has experienced a rapid rise in the cost of housing over the past five years. This most acutely impacts lower income households, including those employed in jobs essential to supporting the community, such as nurses, teachers, and retail workers.

It is estimated that at least 600 lower income households in the LGA do not have access to secure, affordable housing¹. This represents 5.5% of all households. Without sufficient action, this situation will continue to worsen.

A lack of adequate affordable housing reinforces cycles of disadvantage. It can lead to lower income households being displaced from their communities, with the risk that they lose connections with families, friends, and support networks as well as schools and health services. Some people may have no option but to remain in unsafe or unhealthy circumstances, pay unaffordable rents, live in substandard housing, or, at worst, experience homelessness. An unaffordable housing market also has economic consequences, impacting an area's ability to attract and retain essential workers.

Delivering more affordable housing in the LGA is therefore critical to tackling housing affordability issues in the Mid-Western Region and supporting broader social and economic objectives.

While state and federal governments have a clear role to play, there are several mechanisms available to local councils to support the delivery of social and affordable housing. CHIA NSW strongly encourages Council to consider the following in the finalisation and implementation of the draft Strategy. To most effectively address housing needs, it is recommended that Council develop a comprehensive affordable housing strategy to compliment the Housing Strategy.

Establishing a clear affordable housing target

Strategic planning has historically focused on the overall quantum of housing needed. However, this has not been effective at increasing the proportion of supply that is genuinely affordable. The delivery of a diversity of housing is important. Alongside new low and medium density options, Council also needs to target the delivery of affordable rental housing products targeted at lower income households.

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To ensure that sufficient housing supply is provided across the housing continuum, the draft Strategy needs to set clear targets for net growth in social and affordable housing, based on local housing needs.

This approach will provide a clear indication of the scale of supply and the types of housing products required, and highlight where specific models are needed, such as delivery tailored to Aboriginal communities or other priority households.

Ensure planning settings support affordable housing feasibility

CHIA NSW supports Council's commitment to investigate LEP and DCP amendments that could enable greater supply of housing for key workers (Action 5.5). It is recommended that this review considers opportunities to support all forms of affordable housing, not just for key workers.

Housing that is genuinely affordable to lower income households has lower rates of return compared to build-to-sell market housing. As not-for-profit organisations delivering non-market housing, designing developments that are cost-effective is an integral component of a CHP's financial viability. Planning controls can pose an additional barrier to the delivery of social and affordable housing through a lack of flexibility or by increasing construction, operational and/or maintenance costs. This increases the subsidy required to make social and affordable housing schemes viable and/or reduces the amount of housing that can be delivered.

Additionally, affordable housing developments are often built to respond to identified gaps in provision with a specific tenant profile in mind. They can therefore have design requirements which can differ from at-market housing. This means that design requirements intended for private housing are not always a good fit for community housing schemes.

CHIA NSW recommends that Council reviews its local planning settings in consultation with CHPs to ensure they respond to the requirements of affordable housing. This includes:

- Consideration of how affordable housing can be incentivised through the adoption of planning concessions, such as floor space bonuses and reduced car parking rates in appropriate locations close to transport and services.
- Providing sufficient flexibility so affordable housing can be designed to meet the specific needs of target groups.
- Working with Aboriginal CHPs to identify planning settings that will support housing that is appropriate to the social and cultural requirements, living patterns, and preferences of Aboriginal households.

Collaborative working will leverage better outcomes

CHIA NSW supports the actions outlined in the draft Strategy aimed at forming and supporting partnerships with government agencies and CHPs to deliver affordable housing.

Partnerships with CHPs, such as through the development of council-owned land or the provision of grant funding, can unlock development opportunities and increase housing supply by leveraging the development capacity and significant financial benefits of CHPs, including lower cost finance available through the Housing Australia. As such CHPs can develop affordable rental housing at lower cost than for-profit developers, bringing cost savings to Council and increasing the amount of affordable housing that can be delivered.

For example, Argyle Housing is collaborating with Griffith City Council to deliver purpose-built low to middle income housing projects in Griffith. Argyle Housing is leveraging finance secured from Housing

Australia with land gifted by the Council to deliver new homes. This includes the Griffin Green project, which delivered 20 new affordable homes in 2024.ⁱⁱ

CHIA NSW strongly recommends that as part of finalising the draft Strategy, Council develops a joint-delivery plan with the community housing sector, government housing agencies and other partners that identifies all potential opportunities for the delivery of new supply. This needs to include engagement with Aboriginal CHPs and the Aboriginal Housing Office's Regional Aboriginal Housing Committees to better understand Aboriginal housing issues in the LGA, and opportunities identified by Local Aboriginal Land Councils in their Land and Business Plans.

Discount council fees and charges for community housing providers

CHIA NSW encourages Council to consider exempting or discounting developer contributions and other council fees for affordable housing development carried out by registered not-for-profit CHPs.

This will help manage the costs of delivering community housing projects, supporting viability, and reducing the subsidy needed to deliver schemes. This is especially critical at a time when land prices and operating costs, such as insurance premiums, are rising.

Improving access to land

Many CHPs have reported difficulties accessing appropriately located land as a barrier to delivering new community housing. Land owned by both state and local government presents a real opportunity to maximise the delivery of social and affordable housing in regional communities. Prioritising the use of this land will support development feasibilities and deliver opportunities for new supply.

CHIA NSW strongly encourages Council to undertake a land audit to identify publicly owned land which could support new affordable housing. Several councils, such as Central Coast Council are already starting to undertake this work.ⁱⁱⁱ

Affordable housing contributions schemes

CHIA NSW encourages Council to investigate the potential for establishing an affordable housing contributions scheme in the LGA, such as across residential land identified for rezoning. Affordable housing contributions schemes are an efficient and effective mechanism. They provide certainty to the community and developers, enabling local councils to plan for and fund affordable housing in partnership with not-for-profit organisations, such as CHPs. Any affordable housing contributions collected by Council can be co-invested with the lower-cost finance CHPs are able to obtain, to enhance the potential of affordable housing contributions to increase supply.

However, delays in the implementation of schemes will lead to missed opportunities for the delivery of much needed housing. Councils can support the feasibility and timely implementation of schemes by adopting a policy and framework that formally commits to schemes being introduced whenever a location is upzoned. This policy and framework needs to outline the expected contribution rate to provide advanced notice to the market of Council's intentions.

There is clear evidence that carefully implemented contributions requirements do not impede development, as developers incorporate the contribution into the land purchase price.^{iv} Council should take a strategic, long-term approach to setting affordable housing targets, phasing in higher rates over time as development feasibility improves. Introducing a clear policy position now will support the viability of future schemes and avoid opportunities being missed.

Implementation and monitoring of the Strategy

CHIA NSW recommends that the draft Strategy includes key performance indicators to assist with the monitoring and review of the housing outcomes sought. Targets need to be monitored annually to allow

mechanisms and initiatives to be amended as required if they are not delivering the housing that is required.

Council is also encouraged to identify a specific team or officer within Council who will be responsible for the implementation of the Strategy. This would include oversight of development applications and planning proposals to ensure compliance with affordable housing requirements, and identification of opportunities for partnership working with CHPs.

CHIA NSW appreciates the opportunity to provide feedback on the draft Housing Strategy. We would be happy to discuss any of the recommendations further with Council staff.

Kind regards



Michael Carnuccio
Manager – Policy

ⁱⁱ [Housing Need Dashboard](#) (December 2022) Prepared for the Community Housing Industry Association by Ryan van den Nouwelant, Laurence Troy, and Balamurugan Soundararaj; UNSW City Futures Research Centre.

ⁱⁱⁱ <https://argylehousing.com.au/griffingreen/>

^{iv} For more information visit: <https://www.yourvoiceourcoast.com/CAHL>

^v Gurran, N., Gilbert, C., Gibb, K., van den Nouwelant, R., James, A. and Phibbs, P. (2018) *Supporting affordable housing supply: inclusionary planning in new and renewing communities*, AHURI Final Report No. 297, Australian Housing and Urban Research Institute Limited, Melbourne, <http://www.ahuri.edu.au/research/final-reports/297>, doi: 10.18408/ahuri-7313201. See also: The Centre for International Economics, (2020) *Evaluation of infrastructure contributions reform in New South Wales - Final Report*, prepared for the NSW Productivity Commission.

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Mudgee NSW 2850

Attn: Zoe Gleeson, Coordinator Strategic Planning

Re: Draft Mid-Western Region Housing Strategy

20 March 2025

Dear Zoe,

Thank you for providing a copy of the Draft Mid-Western Housing Strategy to Transport for NSW (TfNSW) to review. Key interests for TfNSW include the safety and efficiency of the road network, public and active transport planning, land use, traffic management and ongoing integrity of infrastructure assets.

Transport for NSW has reviewed the draft Mid-Western Housing Strategy (The Strategy) to understand the future vision that the community and Council has for the Mid-Western LGA. Feedback from TfNSW about the Draft Mid-Western Housing Strategy is provided in **attachments A and B**. This also includes comments relating to the Mid-Western Development Control Plan update (DCP), which is operating concurrently. TfNSW is pleased to see an update of Council's Housing Strategy coordinated with updates to the DCP.

To discuss this feedback further, please contact Thomas Beckerton, Senior Transport Planner, Planning West via email at thomas.beckerton@transport.nsw.gov.au or on 0408 638 537.

Sincerely,



Anna Shaw
Director Planning West
Transport for NSW

Attachment A – Feedback on priorities and initiatives from the Mid-Western Housing Strategy

Updates to the Mid-Western Regional Council Development Control Plan (DCP)

Master-planning approaches for new land releases and site-specific DCP's should also be considered for larger developments. This approach helps to coordinate supporting infrastructure, and improve consistency of active transport and road networks, particularly where there are multiple developers within a precinct.

Updates to the DCP should also focus on improving the ability to deliver infill developments. Encouraging infill development can reduce infrastructure delivery costs and reduce travel demand, especially when located near existing services.

TfNSW has participated in agency consultation for the DCP and wishes to remain engaged as work progresses. Should new site-specific DCP's be developed, or master planning of new land releases be undertaken, TfNSW welcomes the opportunity to provide feedback and assist in refining how suitable transport infrastructure can be provided.

The role of roads, and active transport networks in new releases, should be considered at a similar level of regard to water, sewer and electricity networks commonly referenced as 'enabling infrastructure'.

Housing Objectives

Objective 1: Ensure delivery of sufficient housing supply for our growing population.

TfNSW is supportive of infill development, and where new land releases are proposed, utilising local network connections to improve the efficiency and reduce cost of new transport infrastructure.

Objective 2: Investigate appropriate forms of housing density in suitable locations

Infill development and higher density forms of development (such as residential flat buildings, townhouses, dual occupancies and villas), when located near services, can reduce private vehicle use for local journeys. This also complements Objective 3 (Provide a diverse range of housing options to cater to our community's needs). Consideration should also be given to opportunities for small-lot housing, where appropriate, which may assist with meeting Objective 4 (Deliver housing that is accessible and affordable).

Objective 6: Design and deliver sustainable and efficient housing and places

Provision of Active Transport, Public Transport and efficient use of the Local and State Road networks complement this objective. Infill development, when complemented with high-quality walking and cycling infrastructure, can help reduce private vehicle dependency.

Objective 10: Facilitate effective housing solutions to support essential industry needs

TfNSW encourages Council to work with DPHI and other key stakeholders to develop efficient and well-located temporary workforce accommodation and explore opportunities to minimise transport impacts of these facilities. Provision of workforce

transport and staggered shift times may reduce impacts of temporary worker accommodation on the road network.

Attachment B – Feedback on references, data and insights from the Mid-Western Housing Strategy

Settlement Hierarchy

TfNSW is pleased to see the Housing Strategy adopting a clear settlement hierarchy, from Regional Centre through to Rural Localities. This covers the broad range of settlement types within the LGA, and that residents and visitors also interact with. This approach could be strengthened when aligned with a clear road hierarchy. Settlements across the LGA are serviced by a range of State, Regional and Local roads. Alignment with a road hierarchy helps to illustrate the form and function of these corridors and how they relate to the various settlements and development types across the LGA.

Alignment of development principles with the road hierarchy can improve quality and affordability of housing supply. A 'bottom up' approach, where 'local streets' feed into 'collector roads' before joining 'arterial roads' can consolidate network impacts, and rationalise the network, reducing costs of road network infrastructure upgrades. This approach is most effective when combined with infill development around the urban core, which can take advantage of public and active transport.

The Housing Australia Future Fund (HAFF) was noted as an opportunity to seek funding for infrastructure to support the delivery of social and affordable housing. With much of Mudgee's future zoned residential land located to the West of the city, reliant on the Castlereagh Highway (HW18), a classified (State) road, consideration should be given to opportunities for HAFF, or other forms of developer contributions to improve efficiency and capacity for travel between Caerleon and the Mudgee CBD.

Continued growth around the Caerleon Estate reinforces the need to consider an alternative CBD connection to the Castlereagh Highway (such as an extension off Fairydale Lane). Continued development growth in Mudgee's West may warrant duplication of the Castlereagh Highway between the CBD and Hill End Road to improve capacity and operational efficiencies of the road network.

Road infrastructure Demand

The Draft Mid-Western Housing Strategy has limited analysis on road networks, connectivity within Mudgee and opportunities to consider the hierarchy of the road network. Continuing growth of Caerleon Estate impacts the performance and safety of the Castlereagh Highway and Hill End Road intersection.

Growth around the Caerleon Estate should utilise a combination of local and state road connections, and future stages of the development should prioritise a local-road connection into Mudgee CBD, such as an extension of Fairydale Lane. Consistency of the road environment should also be prioritised to minimise 'out of context' intersections.

TfNSW recommends that the Housing Strategy consider other key journeys, such as travel between Mudgee and major cities such as Newcastle and Sydney. With the expected increases in temporary workforces, there is significant potential for Drive In, Drive Out journeys to increase at workforce changeovers, which can impact traffic patterns for popular inter-regional trips.

Short-Term Population Peaks

The Draft Housing Strategy identifies short-term population peaks that can be attributed to Renewable Energy Zones and other infrastructure priorities in the surrounding region. In addition, temporary workforces also have the potential to generate short-term transport demand. TfNSW recognises that DPHI has 'Guidelines for Construction Workers Accommodation' alongside the State Environmental Planning Policy (Housing) 2021.

TfNSW is supportive of opportunities to reduce network impacts of temporary worker accommodation, through initiatives such as employee shuttle-buses and staggered shift times. Where short-term population growth is expected, and temporary workforce accommodation is expected to be a large component of population growth, alternatives to private vehicle travel should be prioritised.

Community Engagement

TfNSW is pleased to see a robust community engagement process being undertaken to inform the Housing Strategy. TfNSW would welcome the opportunity to participate in further engagement activities to refine the DCP and Housing Strategy as it progresses.

Dwelling Types/ Lot typology

Table 10 notes that 85% of future demand in Mudgee is expected to be lower-density forms of development, with lot sizes between 400sqm and 4000sqm. These trends are broadly consistent in other villages across the LGA, with no indication of future demand for smaller property types (e.g. townhouses, villas and units) in Gulgong, Rylstone and Kandos.

The definitions of 'Low density residential (standard)' being lot sizes of 2,000- 3,999sqm, and 'Low density residential (Large)', being lot sizes of 4,000 sqm to 1.9ha, are not consistent with how these terms are commonly interpreted. 50% of future lots are expected to exceed 1,000 sqm, which results in sprawling conditions, increased costs to provide utilities, footpath networks and increases demand for private vehicle travel.

Future land releases should consider the risks of 'sprawling' development patterns, which add significant costs for utilities upgrades and development of road infrastructure. Maximising opportunities within existing Urban Release Areas, and development of high-quality active transport networks can help reduce traffic demand.

Department of Primary Industries
and Regional Development



OUT25/3287

The General Manager
Mid-Western Regional Council
Mudgee NSW 2850

Attention: council@midwestern.nsw.gov.au

Draft Mid Western Regional Council (MWRC) Housing Strategy

Dear Mr Cam

Thank you for your correspondence of 6 February 2025 and the opportunity to comment on the draft MWRC Housing Strategy prepared by Council and Gyde Consulting (2025).

The NSW Department of Primary Industries and Regional Development, Agriculture and Biosecurity (the Department) collaborates and partners with our stakeholders to protect and enhance the productive and sustainable use and resilience of agricultural resources and the environment.

We have reviewed the draft MWRC Housing Strategy (draft Strategy) and congratulate Council for consolidating previous strategic work and applying a rational, sustainable approach to future housing supply in the MWRC local government area (LGA). Of particular interest to the Department is the adherence to the overarching strategic framework set by the Central West and Orana Regional Plan 2041 in guiding the protection of agricultural land in the location of new housing opportunities.

The Mid-Western Local Strategic Planning Statement (LSPS) (Our Place 2040) also provides strategic guidance to allocate residential land use in appropriate locations, with diversity and typologies to meet current and future housing needs (Planning Priority 2). The draft Strategy commits to the delivery of infrastructure in accordance with Planning Priority 4.

The draft Strategy provides a timely update on population growth projections and available land supply, and has objectives for orderly, compact settlement forms that advocate for housing diversity and affordability in the '*right place*'. Importantly, Objective 2 of the draft Strategy identifies the unsustainable outcomes associated with '*continual urban expansion...[and] detrimental sprawl, ... conflicting with existing agricultural land...*', and regards agricultural land as a constraint in strategic land use allocation.

The draft Strategy identifies the need for future rural dwellings to support commercial agricultural purposes. This will assist producers in continuing operations while giving certainty to new investors

in primary and secondary industries. We support the preparation of a Rural Lands Strategy as suggested in this regard.

The Department supports these outcomes.

Agricultural values

There is a large contiguous area of land in the Mudgee township and locality mapped as Biophysical Strategic Agricultural Land (BSAL) and as preliminary draft State Significant Agricultural Land (SSAL) by the Department, coincident with Land and Soil Capability (LSC) Class 3 land on the Cudgegong flood plain. For context, LSC Class 3 makes up 4% of all land in the LGA, and LSC Class 4, 13%.

Other LSC Classes are present around the main settlements of the LGA and support a range of valuable and productive agricultural industries. The Department's AgTrack tool shows Mid-Western Regional Council LGA produced 22 agricultural commodities, contributed \$98m to the NSW economy in 2020-21, employing 726 people. The highest-value commodity for the LGA is cattle/beef, followed by sheep, lambs and wool, hay, and grains. Viticulture for wine covered 284ha with 18 businesses, and 92% of secondary processing was associated with winemaking.

The Department's priority for land use planning in this context is the protection of agricultural land and related infrastructure from urban encroachment to enable ongoing production, intergenerational equity and food security.

Residential release areas

The draft Strategy provides for LGA wide population growth of around 3,000 people by 2041 and will focus new and infill housing on land already zoned for residential purposes in Mudgee, Gulgong, Rylstone and Kandos. We acknowledge the outcomes of community engagement as part of the draft Strategy and support the intention for masterplanning and community education in the delivery of sustainable settlement forms.

The proposed residential release areas in the draft Strategy largely reflect areas identified in the previous Comprehensive Land Use Strategy 2017, or land that is 'landlocked' by urban development or already zoned urban under the current instrument. The draft Strategy deemed the capacity of existing zoned and serviced land adequate for the expected short-term population influx. We support the proposed medium-term densification of the Mudgee Rifle Range/Albens Lane area as a precinct that will not impact significant agricultural resources.

The RU1 Primary Production and RU4 Primary Production Small Lots zoned land in the Spring Flat area to the southeast of Mudgee is of concern from the perspective of agricultural potential and as part of the Sydney Road entry to Mudgee. Approximately 48ha of rural-zoned land within this precinct between Bruce and Plenty Roads has high agricultural production potential due to land and soil capability. We acknowledge there is already some urban development 'creep' in this area. If possible, we suggest deferring the area through staging development and infrastructure delivery into other areas (where practical) into the longer term, to enable comprehensive master planning.

Finally, it is requested that the citation for the *Planning for Agriculture in Rural Land Use Strategies* guide on page 28 of the draft Housing Strategy be amended to reflect DPIRD (Agricultural Land Use Planning team) as author, not DPHI.

Should you require clarification on any information in this response, please contact Nita Scott on 0487023845 or by email at landuse.ag@dpird.nsw.gov.au.

Sincerely



Nita Scott

Agricultural Land Use Planning Team
Central West Orana Region

20 March 2025



12 March 2025

Contact: Stuart Little
Telephone: 0436 948 347
Our ref: D2025/21694

General Manager
Mid-Western Regional Council
PO Box 156
MUDGEE NSW 2850

Dear Sir/Madam,

RE: Mid-Western Region Housing Strategy

I refer to Council's email of 21 February 2025 notifying us of the public exhibition of the Draft Mid-Western Region Housing Strategy.

The Strategy is a high level document that considers social and demographic characteristics, drivers of economic and social change, and the environmental issues and constraints facing urban development in the Mid-Western Local Government Areas (LGA). The Strategy sets out how Council will deliver housing to meet population growth which is expected to grow across the LGA from 25,700 in 2021 to 33,000 in 2041.

Our main comment is that the Strategy may benefit by briefly canvassing the current water supply sources and arrangements for Mudgee, Gulgong, Rylstone and Kandos, and any implications of projected population growth on water demand and supply for these towns.

Our detailed comments on the Strategy are provided in Attachment 1.

If you have any questions regarding this letter, please contact Stuart Little at stuart.little@waterNSW.com.au.

Yours sincerely

A handwritten signature in black ink, appearing to read "Alison Kniha", with a stylized flourish at the end.

ALISON KNIHA
Environmental Planning Assessments and Approvals Manager

ATTACHMENT 1 – DETAIL

Implications on Water Demand

WaterNSW is responsible for operating the State's dams, including the capture, storage and supply of bulk raw water for distribution for the benefit of the environment, agriculture, industry and the community. Development in the region over the stated period is likely to increase the demand on supplying bulk raw water to Council.

There is currently little information in the Housing Strategy regarding the expected increase in water demand arising from the expected population growth and how this would be sourced. The document may benefit by including contextual information regarding the current sources of water supply for the towns of Mudgee, Gulgong, Rylstone and Kandos, and implications of population growth on water availability and supply for the four towns. Water security issues could also be considered.

Housing Supply

The strategy focuses on future housing supply for the four towns of Mudgee, Gulgong, Rylstone and Kandos (Pp. 39-48). While residential growth areas are identified (Figures 11-14), it is unclear if the land use zoning presented in these figures is showing the current land use zoning of the towns and the residential growth areas or the future intended land use zones. This should be clarified. Areas where rezoning is likely to be required could also be more clearly distinguished. This would then help support the statements made on page 40 regarding how the Strategy identifies residential growth areas including zoned (but not yet developed) land and areas identified for future growth (land not yet zoned).

Infrastructure and Servicing Constraints.

Council carries the responsibility for the treatment of supplied water and its distribution for domestic and other uses through the reticulated water network. The Draft Strategy discusses infrastructure and servicing constraints including the supply of potable water, sewerage and stormwater infrastructure. It identifies the importance of matching housing growth with the infrastructure delivery including water and sewer (P. 40). It particularly notes that Council has committed to progressing water and sewer servicing strategies to align with the residential growth areas identified in the Strategy. We support these statements and approaches.

The Strategy identifies how a Development Servicing Plan (DSP) details the water and sewer developer charges that apply when new development increases the demand on water supply and sewerage systems. However, it is silent on whether such a document currently exists for the LGA or is required be prepared and, if so, when this would occur (P. 40). The document may also benefit by an action committing to the preparation (or updating) of a DSP for the LGA.

Land Use Constraints and Opportunities

The Draft Strategy identifies how environmental constraints such as flood risk and groundwater vulnerability can impact development potential including future residential development areas (P. 40). The Strategy may benefit by including a high-level environmental constraints and opportunities map for the four towns showing how the constraints and opportunities (as listed in Section 10.5) relate to the residential growth area maps presented in Figures 11-14.

Department of Planning, Housing and Infrastructure



Our ref: IRF25/662

Mr Brad Cam
General Manager
Mid-Western Regional Council

To: council@midwestern.nsw.gov.au
Cc: brad.cam@midwestern.nsw.gov.au

Attention: Brad Cam, General Manager

Subject: Draft Mid-Western Region Housing Strategy

Dear Mr Cam

I refer to the public exhibition of the Draft Mid-Western Region Housing Strategy (Draft Strategy) and thank Council for the opportunity to review the Draft Strategy and provide input into the development of the final Strategy.


I would like to congratulate Mid-Western Regional Council on preparing the Draft Strategy and support Council's important commitment to strategically plan for and deliver much needed housing in the Mid-Western local government area (LGA) to 2041.

The Department is generally supportive of the draft Strategy, subject to the comments provided in Attachment A to this letter.

Addressing the Department's comments in Attachment A is particularly important if the Department is to endorse the final Strategy.

Should you have any questions, or would like to meet to discuss the comments, please contact Ms Llyan Smith, Senior Planner, Southern, Western and Macarthur Region, at the Department on 02 9274 6347.

Yours sincerely

21/3/2025

Chantelle Chow
A/Director, Southern, Western and Macarthur Region
Local Planning and Council Support

Department of Planning, Housing and Infrastructure



Attachment A

Section	DPHI comments
Executive Summary	-
1. Introduction	Some pages within the strategy cite a projected population of approx. 32k people in 2041, while other pages (including the introduction) cite 33k. These referenced should be clarified.
	The introduction would benefit from commentary stating the rationale for utilising population projections completed by Gyde, rather than 2024 DPHI projections.
2. Vision	-
3. Context	The Strategy has benefited from the inclusion of contextual information describing settlements. There are other sections of the Comprehensive Land Use Strategy (CLUS) that could be adapted for inclusion in this Strategy to build context around the local setting that has informed the Mid-Western Regional Local Environmental Plan 2012, for example the discussion around Town Gateways, Ridgelines and Rural Views.
	The Mid-Western LGA at a glance section (page 11) would benefit from the inclusion of a housing monitor performance snapshot. This would provide a baseline for existing housing take up over a nominated period since establishment of the monitor. This could include, for example, the number of houses approved and finalised (i.e. with an occupation certificate issued).
4. Community consultation	-
5. Planning and Policy Context	It may be of benefit to reference and summarise the findings of the relevant Council supported report which investigated the Central West and Orana Renewable Energy Zone (CWO REZ) impacts (economic and housing impacts) that have informed the bespoke population projections and strategy directions.
	The Mudgee and Gulgong Urban Release Strategy 2023 update has been used to inform this Strategy. It would be beneficial to include a clear statement regarding how the strategies are intended to inter-relate.

Department of Planning, Housing and Infrastructure



Section	DPHI comments
6. Mid-Western Regional Snapshot	It would be helpful in this section to provide the status of the housing pipeline for the LGA. This could then be used to inform more detailed discussion in the town sections and would supplement the demand and supply discussion within the later sections of the Strategy.
7. Key Drivers of Change	Increasing the supply of housing in existing areas, in targeted locations is supported. The Strategy would benefit by identifying these locations, or areas where Council will focus its initial investigation.
	This section references the minimum lot sizes for rural residential development. As this Strategy intends to repeal the CLUS, the criteria associated with the nominated rural residential allotment size should either be adopted in this Strategy, or alternatively, consider including an action that specifies the intent to adopt the criteria into Council's Development Control Plan.
	In relation to the CWO REZ (page 28), the Strategy states it will be essential to manage housing market strain, ensuring that housing solutions are bought online in a logical sequence and can transition once projects are complete. The Strategy would benefit from detailing where demand driven by the CWO REZ is expected, and associated sequencing. For example, it could more clearly identify zoned or unconstrained and serviced land, and/or comment on constraints and enabling infrastructure requirements.
	Council could consider an action to prepare principles for assessing proponent-initiated requests for planning proposals for residential or rural residential development, including out-of-sequence criteria to provide a framework for considering additional growth or urban renewal opportunities that are not identified in the Strategy.
8. Population projections	It is recommended the final Strategy use the latest 2024 DPHI population and implied dwelling projections throughout. This will help to ensure consistency when comparing the Strategy to other housing strategies which have used NSW Government population projections. Where population figures are included, it is

Department of Planning, Housing and Infrastructure



Section	DPHI comments
	important that the source (and date of release) be referenced. Should Council resolve to retain Council's adjusted data, DPHI's 2024 projections should be referenced including a brief comparison.
	<p>Section 8.1 the strategy notes:</p> <p><i>"This Strategy has drawn upon DPHI's projections, and has further revised for significant unaccounted for factors, key drivers of change as outlined in Section 7, that will influence growth in the LGA. In particular, the rise in the number of major projects occurring in the LGA as a result of the Central- West Orana REZ, and an anticipated decline in the mining industry as the nation transitions to renewable energy production."</i></p> <p>It would be beneficial to discuss the 'unaccounted for factors' specifically and what they represent in terms of population increase and implied dwelling demand in the short and long term.</p>
	As the strategy refers to 'mid-range' scenario growth, it would be helpful to include details of the low, medium and high growth scenarios created as part of the Strategy, and detail how conclusions regarding the workers associated with major projections have been drawn (i.e. how 1500+ implied demand was calculated). It would be helpful to include an annexure which shows the detail of the projections and the methodology used to create the predicted growth.
	The Strategy cites (in Section 6.3) that lone households are projected to increase by 45%. It would be beneficial to include projection data showing what the short/peak and long term (2041) projections are for household composition (by way of numbers rather than percentages) and household size. This inclusion would provide a better grounding to assess the effectiveness of strategy response to the projected change.
9. Housing Demand	Section 9.1 notes that the Strategy aims to enhance the mix of dwelling types and lot sizes. This aim is supported as it encourages an efficient use of land and infrastructure. While the difficulties in establishing take up for smaller lots, infill and higher density are acknowledged, Council could consider further mechanisms to achieve a mix of dwelling types including smaller minimum lot sizes, a mix of lot sizes or

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Section	DPHI comments
	dwelling density controls. Consultation with DPHI can be facilitated to discuss potential mechanisms for delivering a broader range of smaller housing options.
	The implied dwelling demand projected in the strategy (14,250 by 2041) allows for a 20% contingency plus 1500+ dwellings required to meet demand for a proportion of major projects population increase. This implied dwelling demand figure is lower than the 2024 DPHI projections, which predict an implied dwelling demand of 15,062 by 2041. As the strategy cites that these major projects and contingencies have not been considered as part of DPHI projections, it is suggested that the strategy projections and methodology is reviewed to ensure the implied dwelling demand is accurate.
	It is suggested that the Strategy include a short-term action to set a defined review period of Council's housing monitor and this strategy.
10 Housing Supply	The Figures in this section would benefit from more detailed information. In particular, they should identify developed land, current growth fronts and areas of short, medium and long-term supply. Reference is made to the Figures contained within the CLUS Structure Plans which could be revised and used for this purpose. This would assist in the delivery of Objective 1 (and others) seeking to deliver short term supply of land in a prioritised and efficient manner and more clearly show which areas represent the 'long term' growth areas identified in Actions 10.3 and 10.4 (relating to Objective 10 to support essential industry needs).
	Table 4-8 of the CLUS provides detailed information on the planning considerations for villages and rural centres, this is important context and could be included in the Strategy to inform planning for these communities.
	Section 10 of the Strategy identifies the need for Council to manage resistance to denser forms of development by ensuring planned infill areas are clearly identified and communicated. The Strategy does not

Department of Planning, Housing and Infrastructure



Section	DPHI comments
	currently achieve this clarity, and the document would benefit from a map/graphic which clearly identifies areas prioritised for infill and associated master planning for higher and medium density, including infill.
	The Strategy includes action to develop masterplans in the short term for growth areas. The Strategy would benefit from a map or graphic indicating the short-term areas prioritised for master planning. It would also be helpful to include a clear statement regarding Council's intention regarding development or rezoning of these growth areas prior to finalisation of masterplans.
	Section 10.3 discusses Urban Release Areas. The Strategy would benefit from providing more context, so that for each of the Urban Release Areas mapped for the four towns, there is general information about when these areas were identified, and the extent to which each is currently developed.
	Section 10.7 Mudgee Gap Analysis states Council will undertake master planning for the Mudgee town centre and surrounds. It would be beneficial to discuss and quantify the potential outcome of this work in terms of housing delivery (number of potential dwellings achieved through infill and compatible medium density development in the Mudgee town centre).
	It is recommended a table or graphic be included in the Strategy to clearly break down which of the growth areas require rezoning or service upgrade, as referenced, to meet short-term housing demand. This would be useful and make it easier to interpret the lot supply capacity outlined. Some discussion around key site-specific environmental constraints (or lack of) and infrastructure is recommended for inclusion. This approach should also be applied to the other three towns. Inclusion of information about the anticipated staging of development, would also be useful.
	The Strategy would benefit from further discussion around 'the work in planning and servicing' required to develop the supply of R2 and R5 zoned land in Rylstone. This section could reference potential for temporary and immediate housing demand from the CWO REZ. If more detail were provided on studies and services

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Section	DPHI comments
	needed, this could inform applications for funding to deliver this work, should it be required to support temporary workers accommodation.
	Some of the Gulgong Urban Release Areas are zoned R1 General Residential, but unlike the corresponding section for Mudgee, table 16 (p. 42) does not include figures for “Townhouse / villa / unit”. The Strategy would benefit from the inclusion of information about the type of development that has been occurring within zone R1 and specifically, whether multi dwelling housing or residential flat buildings are being developed.
	The strategy speaks towards growth centred around infrastructure committed to by Council. The Strategy would benefit from mapping which clearly shows the extent of existing infrastructure and planned infrastructure upgrades which have been committed to by Council. It should also include staging information regarding future planned upgrades.
	The Development Servicing Plan (DSP) referenced in 10.5 is supported, however it is unclear from the Strategy whether such plans are already in place or are sought to be created. If it is intended to create a DSP as a result of the adopted Strategy, it is suggested that the Strategy include a specific action to create a DSP concurrently with masterplans.
	The tables provided in Section 10 should be updated to include ‘+’ signs to identify when there is surplus supply.
11 Housing Objectives	-
Action 1.2	Consider amending this action to a short-term action. This is a core outcome of the Strategy and will facilitate delivery of other short-term action (such as Action 1.1).

Department of Planning, Housing and Infrastructure



Section	DPHI comments
Action 1.4	Consider if delaying the preparation of masterplans would hinder the Strategy's intention to provide diverse housing options in the short-term. It is suggested that areas for intended short-term release be supported by master planning prior to rezoning.
Consider additional action	Consider an action to explore planning mechanisms (LEP provisions – local clauses, lot sizes etc) that would deliver a variety of lot sizes.
Consider additional action	Consider creating an action to produce Development Servicing Plans to support master plans prior to rezoning occurring. This will assist with orderly development and infrastructure planning.
Action 3.1	Reference is made to the Pattern Book recently released by DPHI which may contribute to delivering this action - NSW Housing Pattern Book Planning .
Action 3.2	Council should consider if this action should be achieved prior to Council accepting proposals for rezoning. Master planning should occur prior to rezoning to ensure lot diversity (via minimum lot size controls and other relevant statutory controls).
Action 3.5	Is this land identified as a growth area? If not, consider including this site. See previous comments regarding the creation of a staging/sequencing plan for identified growth areas.
Action 10.3	Action 10.3 is supported as it encourages the location of accommodation for ongoing workers (on renewable energy projects) to be located in identified growth areas of Gulgong. The Strategy could also acknowledge that pursuing opportunities to locate housing for the construction workforce in identified growth areas could provide ongoing benefits, including the potential to make ongoing use of infrastructure installed to service such housing. Consider if it would be beneficial to provide a comment that reflects that there is potential for change/that there is potential for other areas of strong demand to present, for example Rylstone. Ensure that the Strategy identifies supply in terms of short, medium and long term so that this action is effective.

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Section	DPHI comments
Implementation and Delivery Plan	As noted above, the Strategy would benefit from sequencing/staging of land release. It is suggested a sequencing plan form part of the Implementation and Delivery Plan section. The staging of release could be linked to tangible triggers like infrastructure delivery/upgrades, growth thresholds etc. It is recommended the Strategy includes clear statements regarding when land identified in the Strategy is planned to be released (i.e. following the development x% of the stage, the delivery of a major piece of servicing infrastructure, population growth rate of x, pipeline supply of approved housing lots below x years).
Additional comments	Council has identified 24 short term actions within the Strategy. Council should consider creating a subsection of the Implementation Plan to prioritise (or order) the short-term actions for 2025-2030. This will assist in transparently identifying actions which need to occur ahead of others to facilitate orderly development, deliver priority housing outcomes, and manage Council resourcing.

[REDACTED]
[REDACTED]
[REDACTED]

11 March 2025

The General Manager
Mid-Western Regional Council
86 Market Street
MUDGEE NSW 2850

Dear Sir

**SUBJECT: PUBLIC EXHIBITION OF THE DRAFT MID-WESTERN REGIONAL HOUSING STRATEGY
SUBMISSION REGARDING 106 SPRING FLAT SOUTH LANE (OWNER: [REDACTED])**

Thank you for the opportunity to make a submission regarding the Draft Mid-Western Region Housing Strategy. I am the owner of 106 Spring Flat South Lane, Spring Flat (Lot 2, DP1266982).

I would like to request that my allotment be considered and included in the R5 Large Lot Residential Growth Area with a minimum lot size of 2ha or 5ha below:

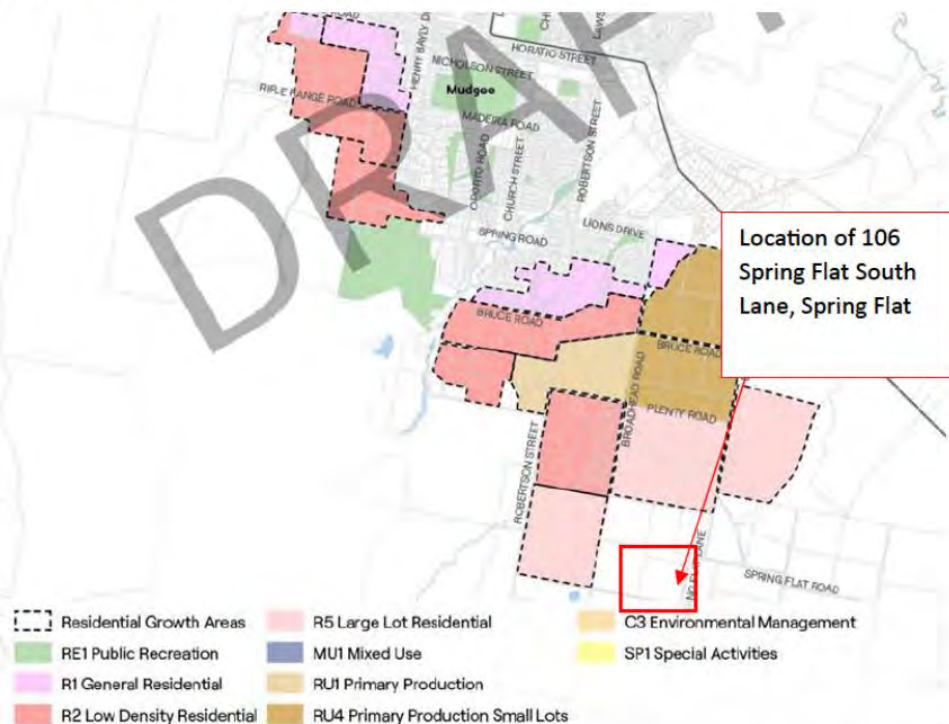


Figure 11: Mudgee Residential Growth Areas.

I believe my land is strategically positioned and is suitable for inclusion in the R5 Large Lot Residential area with a minimum lot size of 2ha or 5ha for the following reasons:

- My property is located close to the St Matthews Catholic High School in a strategic area where families will want to be located close to school areas.
- The block is located in a prime position close to the Broadhead Road subdivision and is located only 430m away from the other proposed R5 Large Lot Residential blocks.
- Access to existing infrastructure in the area (power, sewer, water) is potentially available via an existing unformed road to the north of 72 Spring Flat Road (only 400m away). Power and telecommunications are also available along Spring Flat South Lane (if water and septic are to be provided onsite).
- Including my land at 106 Spring Flat South Lane, Spring Flat and immediately surrounding blocks in the rezoning could facilitate a joint road upgrade of an existing road reserve which is current partly formed. Thereby allowing development to take place on either side of the road just south of the nominated R5 Large Lot Residential area. This would facilitate new blocks on either side of the road where a full road upgrade would be required.
- The properties at 106 Spring Flat South Lane and 72 Spring Flat Road are located across the unformed road/laneway from proposed rezoning blocks nominated as R5 Large Lot Residential. As they are on the fringe of the proposed rezoning lots, this could benefit from joint infrastructure upgrades extended from Broadhead Road approximately 400m away.
- My land at 106 Spring Flat South Lane will be surrounded by rezoned areas without the area being 'squared off' to allow the same size blocks in our area (see map below):

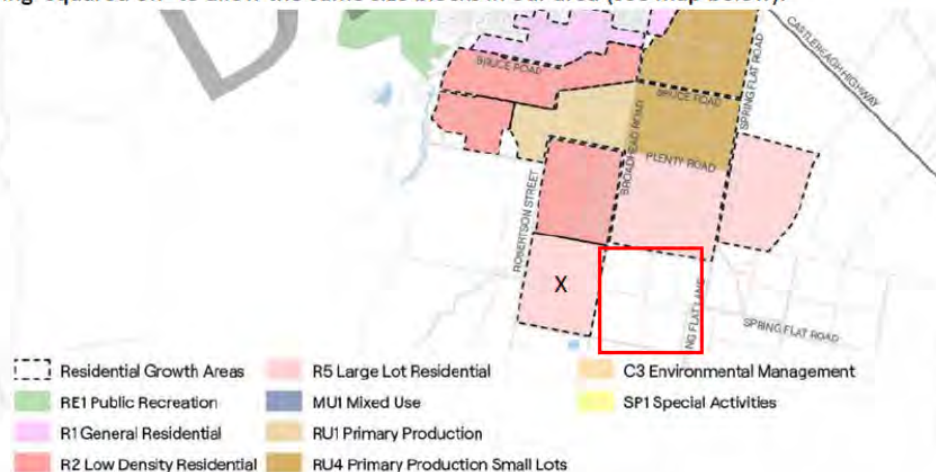


Figure 11: Mudgee Residential Growth Areas.

- In terms of the terrain, the land to the west of my block (that has been nominated as potential R5 Large Lot Residential marked as "X" above) is steeper, has greater slopes and is at the foot of the mountains, but it has been nominated as potential R5 Large Lot Residential. I would consider that my land is equally or more suitable in terms of its flat to undulating terrain for such a proposed rezoning.
- The land marked "X" may also be using the natural drainage of the land (Darkey's Gully) which ultimately runs through my property downstream. If my property is not nominated equally in this rezoning, the drainage would benefit the upstream owners and potential burden my property without any benefit to me as the landowner.

With the employment generating projects due to commence in the Mid-Western Local Government Area, I believe the uptake of land available for development may be affected by some of the owners of the land identified being either unwilling or unable to subdivide their property.

In recent years, there has been significant unavailability of land available in the Mudgee region which has had a major impact on property prices and rental availability, and this will be exacerbated with the employment generating projects due to commence in the Mid-Western Local Regional Area. I am personally willing and able to subdivide my land, and I would be grateful for Council to consider including my land in the proposed R5 Large Lot Residential with a minimum lot size of 2ha or 5ha area nominated in the Draft Mid-Western Region Housing Strategy.

I would therefore like to request that my land at 106 Spring Flat South Lane, Spring Flat be considered as potential R5 Large Lot Residential to enable a minimum lot size of 2ha to 5 ha with each of the lots to provide their own water and septic services.

Yours faithfully



Document on Public Exhibition



Submitted on	18 March 2025, 10:12AM
Receipt number	1
Related form version	1

Your Details

First name



Last name



Email

A copy of your submission will be sent to this email address.



Your Submission

What document would you like to provide feedback on?

Draft Mid-Western Region Housing Strategy

Please provide a detailed description of your submission

My client would like their land at 99 Mount Pleasant Lane, Buckaroo considered for a future R2 zoning given the close proximity to Bombira, ease of extension of services, unique adjoining land (cemetery, airport etc) that would not present as a landuse conflict and the numerous other lots in the immediate area that are <20ha and not able to be used for uses conducive with the existing RU4 zone.

This area appears to be better suited to R2 zoning than other lands in the Spring Flat area where extension of services and the Mudgee gateway visual impacts are significant concerns.

Additionally, the area bordered by Lewis, Meares and Lawson Street nearby the hospital appears relatively unconstrained and should be considered for higher density residential development in the form of 4 storey RFB's. The area is not heavily burdened by heritage considerations, is generally made up of older housing stock, made up of existing larger lots (less landowners) and is buffered to other landuses by the road reserves, parkland and the hospital. Additionally, the area is visually buffered to the downtown core by the railway line.

Close proximity to the hospital, schools and Mudgee core makes it a unique location for essential worker housing where impacts will be felt the least.

All towns eventually need to consider these options to ensure housing diversity for essential workers and to provide a significant input of housing stock in one centralised area rather than purely relying on urban expansion and smaller 450sqm lots.

Declaration

Privacy Statement & Terms and Conditions

I have read and accept the [privacy statement](#), any above statements and applicable [terms and conditions](#) as listed on Council's website.

I have read and accept the above and any applicable terms and conditions.

Signature

[Redacted Signature]

[Redacted Signature]

[Redacted Signature]



21/03/2025

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

**SUBMISSION IN RESPONSE TO THE DRAFT MID-WESTERN REGION HOUSING STRATEGY –
REZONING OF “THORNBURY” 2589 CASTLEREAGH HIGHWAY, GULGONG**

This Letter responds to:

- 1. The issues raised by DPIRD to Council’s General Manager.**
- 2. The Draft Regional Housing Study.**

Premise Australia Pty Ltd acts on behalf of Magesta Pty Ltd in relation to the rezoning of “Thornbury” and provides the following response firstly, to the letter dated 26 November 2024 from the Department of Primary Industries and Regional Development to the General Manager, and secondly the Draft Regional Housing Strategy.

The Thornbury Planning Proposal is a significant opportunity for Mid-Western Regional Council to capitalise on the current and proposed investment that is occurring within the Region because of the multitude of projects associated with the Central West Renewable Energy Zone and internal or rural migration looking for a rural/residential lifestyle.

In the circumstances and following review of the information provided below, we request a meeting at Council’s Administration Office in Mudgee with Council’s General Manager and Senior Planning and Engineering Officers to discuss the Thornbury Planning Proposal.

Subject to your advice, we propose that the Mayor may also wish to attend the Meeting given that the issues raised are critical to the Council ensuring that housing availability in the Region is able to meet the predicted demand. That currently appears not to be the case in Gulgong for the reasons outlined in this letter.

1. THE THORNBURY PLANNING PROPOSAL

The Thornbury Planning Proposal initially sought approval for a rezoning of land from RU4 Primary Production Small Lots to R5 Large Lot Residential with an associated minimum lot size resulting in 100 plus lots of approximately 2 hectares.

Having regard to the Conclusions reached in the URS 2023 and 2025 Draft Regional Housing Strategy pertaining to residential demand in the short term (five years) and longer term and that there is actually Zero serviced residential supply in Gulgong in the short to medium term to meet the demand stated in those Studies, the Proposed Development has been amended and is now is estimated to yield 200 or more R5 Large Lot Residential blocks, subject in due course to the final determination of the minimum



lot size and detailed design. The URS 2023 and 2025 Draft Regional Housing Strategy Conclusions are discussed in [Section 3](#) and [Section 6](#) below.

The Thornbury Planning Proposal would provide a Large Lot 200+ lot residential product averaging approximately 1.0 to 1.2 hectares per lot with rural lifestyle, together with the opportunity for small-scale intensive agricultural activity to supply the local housing market and will help to meet the short and longer-term demand for Large Lot residential housing options in Gulgong and the Mid-Western Region. A staged approach to the release of these lots would be implemented to meet market demand in the same manner as approved by Council for the Caerleon Development.

The Thornbury Development would deliver a unique large lot residential lifestyle development unlike any other offering in the Central West and Orana Region for the following reasons: –

- (i) its relative proximity to Gulgong,
- (ii) its direct access to the Castlereagh Highway,
- (iii) the gentle sloping topography and attractive vistas of the surrounding landscape,
- (iv) the existing secure pressurised and filtered non-potable domestic, stock and irrigation water supply via the Cudgegong Irrigation Association ('the CIA') at a price per megalitre which is a fraction of Gulgong Town water supply charges,
- (v) the absence of environmental constraints, and
- (vi) a recreational area and wet land area of more than 20 hectares surrounding the 4 hectare "Thornbury" Dam which holds 120 megalitres together with walking and mountain bike riding tracks along Three Mile Creek.
- (vii) a site-specific Development Control Plan that provides the development standards of the residential estate is of high quality and an attractive entrance to Historic Gulgong.

For the purposes of this submission, reference is made to *Large Lot Residential* and *Rural-Residential lifestyle lots*. The submission is not intended to categorise the proposed Minimum Lot Size (MLS) rather it should present a desirable MLS and discussion with Council.

2. STRATEGIC ASSESSMENT

The DPIRD letter to Council states the Thornbury Planning Proposal is inconsistent with the objectives of the Central West and Orana Regional Plan 2041 ('the Regional Plan' or "CWORP"). This alleged inconsistency is dealt with in [Section 2.1](#).

The DPRID letter to Council also states that "*additionally, the Proposal is considered inconsistent with the Mid-Western Region Local Strategic Planning (LSPS), the Comprehensive Land Use Strategy (CLUS), and the Mudgee and Gulgong Urban Release Strategy 2023 Update (URS 2023). The site has not been identified for future residential growth in any of Council's strategic planning documents*". These alleged inconsistencies are dealt with in the balance of this letter.

It is assumed that the only reason that the DPIRD letter considers the Proposal to be inconsistent with Council's Plans and Strategies is because "*the site has not been identified for future residential growth in any of Council's strategic planning documents*". If this is not the case, please advise us.

For all the reasons outlined in this letter, and the Egis "Proposed Thornbury Development Strategy" and the Premise Scoping Report entitled "Amendment to the Mid-Western Regional Local Environmental Plan 2012 – 2589 Castlereagh Highway, Gulgong" ("Scoping Report"), both of which were formerly



presented to Council, we believe that the Thornbury Planning Proposal is in no way inconsistent with Council's Plans and Strategies.

Instead, we believe that the Proposal will enable Council to substantially meet the short and longer-term residential demand in Gulgong described in the URS 2023, the 2025 Draft Regional Housing Strategy and the 2023 PWC Report, which on our understanding Council is not currently able to be met for reasons discussed in this letter.

If Council or the Department disagrees with our belief, we would like to specifically understand why.

2.1 THE CENTRAL WEST AND ORANA REGIONAL PLAN 2041

The Central West Regional Plan 2041 ('the Regional Plan') establishes a strategic framework, vision and direction for land use, addressing future needs for housing, jobs, infrastructure a healthy environment, access to green spaces and connected communities.

We are of the view that the Thornbury Planning Proposal is eminently consistent with the Regional Plan and provide the following responding comments to the specific issues raised in the DPIRD letter to Council:

2.1.1 CWORP OBJECTIVE 15 – STRATEGY 15.1 and STRATEGY 15.2

The overall objective is to "manage rural residential development".

CWORP STRATEGY 15.1

The Thornbury Planning Proposal is, unlike all other zoned or opportunity rural residential developments identified as URAs in the URS 2023 and has attributes which are fully compliant with Strategy 15.1. That Strategy requires consideration for new rural residential development of the following:

- *"Proximity to existing urban settlements to maximise the efficient use of existing infrastructure and services".* Thornbury is 2.7 kilometres from the centre of Gulgong and has direct access to the Castlereagh Highway. It has existing water reticulation infrastructure to enable all lots to be serviced with as much domestic, stock and irrigation water as those lots require.
- *"Avoiding primary production zoned agricultural land and mineral resources and consider land use conflict when in proximity to that land."* All other rural residential URAs identified in the URS 2023, as well as "Thornbury", are currently agricultural land and will need to consider and if necessary, address any land use conflict issues. Further, if the rural residential or residential demand associated with the REZ and local and rural migration is to be met properties like "Thornbury" which is 2.7 kilometres from Gulgong will need to be rezoned for residential use.
- *"Avoiding areas of high environmental, cultural or heritage significance, or areas affected by natural hazards".* This is not an issue for "Thornbury", however it is for some other URAs identified in the URS 2023, as stated therein. Three Mile Creek would be protected by a riparian zone with a minimum 40m width.

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- *"Provision of a sustainable water supply through reticulated water supply, roof catchment and/or accessing water from a river, lake or aquifer in accordance with the Water Management Act 2000".* "Thornbury" has a more than adequate reticulated water supply from the Cudgegong River. Obviously "roof catchment" alone would not supply a sustainable water supply for those URAs identified as Residential, Low Density Residential or referred to in the Strategy as "rural residential development". As far as we are aware no other URA identified for Large Lot Residential use is currently serviced and could not be serviced in the short or medium term by a reticulated water supply. If we are incorrect could Council, please advise us as to what lots are zoned and serviced for residential use in Gulgong.
- *"Impacts on the groundwater system".* The Thornbury Planning Proposal will have no impacts on the groundwater system. We note that some URAs identified in the URS 2023 would, however. "Thornbury" is not identified as "Groundwater Vulnerable" under the LEP and a Comprehensive Stormwater Management Plan would be implemented to manage surface water run-off from the development.
- *"Future growth opportunities of the closest local centre, nearby urban land uses and any across LGA-boundary landuse compatibility issues".* Mudgee is the closest local centre and itself is under stress to provide residential supply to meet the REZ and local and rural migration demand. The demand for residential lots in Gulgong appears to have been underestimated in the URS 2023 Report when compared to the 2023 PWC Report and the 2025 Draft Regional Housing Strategy and the current supply of residential lots in Mudgee is limited by the lack of sewerage and reticulated water servicing, as it is in Gulgong – but not at "Thornbury".
- *"Context in terms of supply and demand across the subregion".* The Thornbury Planning Proposal, unlike other areas identified as URAs is, subject to Council approval, ready to be marketed by Magesta to meet the pressing residential demand identified by Council in the URS 2023, the 2023 PWC Report and the 2025 Draft Regional Housing Strategy.
- *"Cost effective service supply".* The Thornbury Planning Proposal will not impose a cost on Council as it already has a water reticulation supply and its proposed minimum lot size of one hectare can be serviced by on site sewerage.

As stated, the Thornbury Planning Proposal is, unlike all other zoned or opportunity rural residential developments identified as URAs in the URS 2023 and has attributes which are fully compliant with Strategy 15.1,

CWORP STRATEGY 15.2

This Strategy is to *"enable new rural residential development only where it is identified in a local strategy prepared by the relevant council and endorsed by the department. Avoid unplanned or unsupported rezoning of land".*

This Strategy would be unworkable if strictly construed because CWORP, URS 2014, URS 2023 and the 2025 Draft Regional Housing Strategy are underpinned by the Urban Release Areas identified in the 2010 CLUS. The 2010 CLUS itself is based on data that can no longer be relied on for planning purposes



due to the passage of time since the strategy was produced and consequential changes to the regional housing dynamic and internal migration.

In essence we believe however that Strategy 15.2 of the *Central West and Orana Regional Plan 2041* focuses on promoting sustainable land use and urban development while supporting economic growth, environmental conservation, and community well-being in the region. The strategy encourages development that is well-planned, integrated with regional growth objectives, and responds to local needs, resources, and environmental considerations.

As outlined in Section 1 above, the Large Lot rural-lifestyle lots offered by "Thornbury" creates an ideal and unique development opportunity 2.7km from the township of Gulgong that proposes a sustainable and well-served Large Lot rural-residential subdivision that would satisfy all the above objectives.

What the Thornbury Planning Proposal provides is offered by no other Urban Release Area in the Mudgee/Gulgong Region and no other Comparable Urban Release Area in the Region.

2.1.2 CWORP OBJECTIVE 16 – STRATEGIES 16.1 and 16.2

Strategies 16.1 and 16.2 outline that strategic and statutory planning should consider the impact of the Renewable Energy Zone's overall impact on housing, infrastructure and housing typology for short-term accommodation.

The Thornbury Planning Proposal does not propose any form of temporary workers accommodation or short-term accommodation for employees during construction of the REZ projects in the LGA. "Thornbury" would however cater for the inevitable short and longer-term population migrating to the Region for various lifestyle and for REZ related employment reasons. Therefore, Strategies 16.1 and 16.2 are not directly applicable to this Proposal.

Even so, it would be short-sighted of Council not to capitalise on:

- the multiplier or knock-on effect that the influx of new residents, even if initially only seeking short to medium term accommodation (5 to 10 years), will have on the broader community in the provision of goods and services, and
- the spotlight the Mudgee/Gulgong Region will be under as the economy benefits from the REZ capital investment and the associated continuing employment opportunities and local and rural migration to the Region.

Unlike many of the other Urban Release Areas under Council's Strategies and Plans, "Thornbury" is characterised by an ideal site close to Gulgong with excellent access to the Castlereagh Highway and also boasting access to reliable and sustainable reticulated water.

Crucially, Thornbury is under the ownership of a willing developer who has already over the past 30 years invested heavily in the Region and is able to assist in meeting the residential demand identified in the URS 2023, the 2023 PWC Report and 2025 Draft Regional Housing Strategy, without the necessity for Council to provide servicing and without Council having to pay for that servicing.

2.1.2 CWORP OBJECTIVE 17 – STRATEGY 17.1

The aim of Objective 17 is to "*Coordinate smart and resilient utility infrastructure*".



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The infrastructure networks supplying reticulated water and sewerage to Mudgee and Gulgong are stretched and in need of repair, updating and extending. Further residential development in Mudgee and particularly in Gulgong, will require planning and substantial water reticulation and sewerage infrastructure works which will create delays in residential property being offered to market. This issue is dealt with further in Section 4 Water and Sewer Network Limitations.

Strategy 17.1 encourages the *"the use of strategic and local planning to maximise the cost-effective and efficient use of new or existing infrastructure by:"*

- *"Focusing development around existing infrastructure and promoting co-location of new infrastructure".* "Thornbury" has existing water reticulation infrastructure and over 538 megalitres of water allocation including 488 megalitres of Cudgegong River water and 50 megalitres of ground water. That infrastructure can supply pressurised filtered water from the Cudgegong River at 420 litres per second and is underutilised.

As already raised in the Egis Power Point Presentation to Council officers, Magesta has offered to discuss with Council how it might join with Council to assist it in providing reticulated water to other areas of Gulgong apart from "Thornbury". This offer has not been taken up by Council.

We also note that a National Water Grid Fund was launched in February 2025 where the NSW Government is calling for expressions of interest to participate in the Australian Government's next round of National Water Grid funding applications, likely in June 2025.

Has Council made an application for such a Grant? Magesta would as previously indicated be happy to discuss a joint venture with Council to supply reticulated water to the northern part of Gulgong. Please let us know.

- *"Undertaking infrastructure service planning and cost-benefit analysis prior to rezoning, to establish whether land can be efficiently serviced".* The Gulgong URA lots identified in the URS 2023 are to our knowledge and as confirmed by the URS 2023 currently not serviced, or, if they are, the number of lots that are currently serviced is minimal and in the medium term is noted in the URS 2023 as Zero. The timeframe for them to be serviced is as discussed in Section 4 not in the short or even medium term.

A cost-benefit analysis of the Thornbury Planning Proposal will show that there are Nil costs to Council of water and sewerage servicing for "Thornbury" and substantial benefits as the Thornbury residential lots can be marketed virtually immediately after Council Approval.

- *"Considering resilience in infrastructure planning at a local, intra-regional and cross border scale".* The "Thornbury" irrigation infrastructure is state-of-the-art and resilient and can provide a flow rate which is a substantial multiple of the Gulgong reticulated water supplied by Council.

The "Thornbury" irrigation and reticulated water infrastructure is currently very significantly under-utilised because of the dramatic land use changes in the Region resulting in the removal of 300 hectares of intensive agriculture crops previously irrigated by means of the "Thornbury" water infrastructure. That infrastructure is part of the Cudgegong Irrigation Association which was developed and is Managed by Magesta and where Magesta owns all the excess capacity of that irrigation infrastructure.

When Council's own water reticulation infrastructure is currently unable to supply water to Gulgong URAs, we contend that Magesta's and "Thornbury's" water infrastructure should be



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utilised, at the very least in supplying reticulated water to the Thornbury Planning Proposal residential lots.

2.1.3 CWORP OBJECTIVE 19 – STRATEGIES 19.1, 19.2 and 19.3

Objective 19 seeks to *"protect agricultural production values and promote agricultural innovation, sustainability and value-add opportunities"*.

Strategies 19.1, 19.2 and 19.3 identify planning mechanics to reduce the overall impact to the agricultural sector of the Region.

Strategy 19.1 encourages the "use of strategic planning and local plans to:

- *"Identify and enable emerging opportunities for higher-value agriculture, including agriculture innovation and value-add opportunities such as on-farm processing that includes provisions for intensification of industry, farm gate sales and small-scale value adding manufacturing that advantages the differentiation of the local produce"*.
- *"Encourage local food supply and consumption"*
- *"Protect agricultural land and industries from land use conflicts and fragmentation"*.
- *"Maintain and protect agricultural land and industries from land use conflicts and fragmentation, especially those lands identified as Class 1-3 using the NSW land and capability mapping, biophysical strategic agricultural land, those currently developed for irrigation, or other special use lands that support specialised agricultural industries."*

These Strategies are at the very essence of the Thornbury Planning Proposal for 200 plus residential/intensive agricultural lots with as much low-cost filtered and pressurised water as required by each lot for domestic, stock and agricultural uses and with a minimum lot size of 1 hectare.

All Thornbury lots will be able to undertake small-scale intensive agriculture pursuits and value add from that production. As such, the Thornbury Planning Proposal is an innovative and unique residential and small-scale intensive agriculture offering in the Mid-Western and Orana Regions. No URA identified in the URS 2023, other than Thornbury, will have the ability to undertake small-scale intensive agriculture because other URAs will not have sufficient water and at a price which enables them to do so.

As part of the Thornbury Community Title Residential development, Magesta proposes to retain rights associated with the use of Part Lot 1 adjoining the entrance to the Development. Subject to a sufficient level of interest expressed by owners of lots in the Thornbury Estate, Magesta would develop part of the Association Property as a Market, providing *"the purpose of selling, exposing or offering goods, merchandise or materials for sale by independent stall holders, and includes temporary structures and existing permanent structures used for that purpose on an intermittent or occasional basis."* Such an outlet would be like other Farmers' Markets in the Region, but more regularly open and selling local produce and locally value-added rural goods. Markets as a land use definition is permitted with consent in the R5 Large Lot Residential zone by virtue of the LEP.

As a means of minimising any potential land use conflict, Premise would prepare a Land Use Conflict Risk Assessment in support of the Planning Proposal. It is anticipated a buffer between future dwelling

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envelopes would be endorsed to mitigate any potential land use conflict with surrounding agricultural operations. Consistency with Strategy 19.1 of the Regional Plan would therefore be achieved.

It is not anticipated that there will be any material land use conflict. Council will also appreciate that other URAs in the Gulgong and Mudgee Region have potentially similar land use conflicts.

Whilst this Strategy seeks to protect the productive capacity of agricultural land in the Region, as outlined within Section 1.2 of the Scoping Report, this issue is at the front line of the changing land use dynamic in the Mid-Western Regional economy.

Strategy 19.2 of the Plan provides that *"strategic and local planning should maintain and protect the productive capacity of agricultural land in the region"*.

The protection of agricultural land close to existing residential areas is obviously not always possible since existing towns and villages in the Region have most often built on land which has *"productive capacity as agricultural land"*. That is the reason why historically those locations were chosen to become towns and villages. Naturally the land surrounding them also still has *"productive capacity as agricultural land"* but as the towns and villages expand, rather than have fragmented residential growth, the productive agricultural land close to existing towns and villages also becomes residential land as population increases.

Whilst the CWORP Objectives and Strategies do not acknowledge this truism, it is the natural consequence of increased population and the location of existing towns and villages.

The Thornbury Planning Proposal is at the front line of protecting agricultural land for an alternative but continuing agricultural use when demand for more residential lots requires land which is proximate to residential areas like "Thornbury" to be used for more intensive residential use.

Strategy 19.3 of the Plan provides that we should *"use strategic and local planning to consider the quality of the land for agriculture and the scarcity of productive agricultural land in the region when making decisions regarding:*

- *Minimum lot sizes, standards for dwellings and limiting land fragmentation,*
- *Identifying suitable areas for smaller agricultural holdings for activities such as horticulture, whether these areas are suitable for inclusion in the primary production small lot zone, and ensure they are not developed for residential use."*

"Thornbury" was DA approved over 20 years ago for 12 lots of minimum 20 hectares of intensive irrigated agriculture with ancillary residential building entitlements and subsequently developed by Magesta for 90 hectares of irrigated grapes and 65 hectares of irrigated lucerne. "Little Thornbury" immediately to the south of "Thornbury" was approved over 25 years ago for 6 lots of 20 hectares with ancillary residential building entitlements and developed by Magesta for 90 hectares of irrigated grapes. None of these intensive agriculture crops on "Thornbury" and "Little Thornbury" are still in production as they proved to be uneconomic, with the cost of production exceeding the returns year after year.

As Council is aware, the production in the Region of irrigated traditional agricultural pursuits such as grapes, olives and lucerne farming and the number of hectares of these agricultural activities previously



produced in the Region has more than halved because those crops are in general no longer economically viable due to financial implications, market trends and resource management.

Those smaller agricultural lot owners who are involved in much smaller scale irrigated intensive agriculture and who value add however are still potentially viable. This issue is dealt with in the Scoping Report and Paul Baguley's Report contained therein.

Those wishing to be involved in smaller-scale intensive agriculture also invariably wish to reside on the property. We contend that the rising development costs associated with the purchase of land, establishing dwellings and the agricultural investment required to produce a crop are cost prohibitive to most buyers within the intensive irrigated farming market, resulting in the current minimum approved lot size of Thornbury of 20 hectares, or even 12 hectares or 5 hectares or less, for its use as intensive agriculture lots, or even for "Thornbury" as a whole, no longer being sustainable.

As a result of these dramatic land use changes, those involved in developing intensive irrigated agriculture in the Region over the last thirty years, as encouraged by major Wine and Agricultural Companies, as well as NSW DPI and DPIRD, and Council itself, have during those thirty years, according to our client, incurred more than \$100 million in losses in development costs alone. Those costs are now lost to them and as an on-going investment to the Region. The overall losses to the developers, which include management and other costs, are far greater than \$100 million plus expended by them in establishment or development costs.

Magesta, as one of the five largest developers of intensive agriculture in the Mudgee/Gulgong Region during those 30 years, has incurred a substantial part of those losses.

One of the major contributors to Magesta's development costs and losses was the development of a state-of-the-art irrigation system and associated infrastructure which in current value terms would cost approximately \$15million. "Thornbury" as a result of irrigated intensive agriculture proving uneconomic has reverted to grazing land with an investment of up to \$15 million in irrigation infrastructure.

Magesta's irrigation system and associated infrastructure, which benefits "Thornbury" and other properties is, because of the dramatic land use changes in intensive agriculture and the minimal, or negative profitability of irrigated crops, now obviously very significantly underutilised.

The Thornbury Development Proposal will enable that valuable and underutilised investment in the Region's agricultural production and irrigation and water reticulation infrastructure to be utilised in part to protect the productive capacity of agricultural land on "Thornbury" by means of providing domestic, stock and irrigation water to intensive small-scale agricultural lots.

The Thornbury Development Proposal would also enable Council to meet the pressing demand for low density residential lots, which Council is not currently able to meet because of the lack of water reticulation infrastructure servicing Gulgong and the lead time in developing it.

There is we contend little doubt that a change in the use of "Thornbury" from intensive agriculture 20 hectare lots with building entitlements, which have proved to be expensive and are now not profitable as irrigated agriculture, to instead Large Lot residential use with an intensive irrigated small-scale agricultural production capability, will continue agricultural production on "Thornbury" and result in a

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minimal, or potentially less land use conflict. It must also be recognised that the existing zoning of “Thornbury” already allows multiple residences to be erected on it.

The opportunity for irrigated small-scale intensive agricultural practices and horticulture with abundant low-cost irrigation water on “Thornbury” would provide a unique means of farming productivity associated with the Planning Proposal. There are no similar existing or proposed developments in the Mudgee/Gulgong Regions or the Orana Region.

We also contend that all other low to medium density or large lot residential lots zoned as such or identified as residential opportunities and as URAs in the URS 2023 would not, as aspired or hoped for by Strategy 19.2, protect any existing or real productive capacity of agricultural land for those lots. Instead, those lots would be largely or entirely lost to agricultural production because they do not, or will not, have sufficient water and/or water at a price to justify small-scale intensive agricultural or intensive livestock grazing after subdivision.

If Council disagrees with this contention, would you please tell us why.

The “Thornbury” development would incorporate a rural-residential lifestyle with the capability of a small-scale irrigated intensive agricultural activity for all lots that would be benefited by the availability of reliable and abundant pressurised and filtered water at a fraction of the cost of Council’s reticulated Gulgong water supply.

The proposed average minimum lot size of 1 to 1.2 hectares with abundant water availability would for lot owners encourage intensive agriculture and horticulture and intensive livestock grazing for which they had paid in the purchase price, and could supplement off-farm income, therefore reinforcing the unique offering of “Thornbury” and being consistent with Objective 19 of the Regional Plan.

2.1.4 THE CWORP MID-WESTERN LOCAL GOVERNMENT PRIORITIES

The priorities for the Mid-Western Council Local Government Area are as follows:

- > Making available diverse, sustainable, adaptable and affordable housing options through effective land use planning;
- > Respecting and enhancing the historic character and aesthetic appeal of the towns and villages within the Region;
- > Providing infrastructure and services to cater for the current and future needs of our community;
- > Supporting the attraction and retention of a diverse range of businesses and industries;
- > Working with key stakeholders to minimise the impacts and leverage opportunities of State Significant Development; and
- > Identifying opportunities for Mid-Western Regional Council as the wider region’s economy diversifies, significant investment occurs in the Central–West Orana REZ and leveraging its accessibility to the Hunter Valley and Dubbo.

The Thornbury Planning Proposal is unquestionably consistent with the Mid-Western Local Government priorities set out in the Regional Plan. The “Thornbury” Proposal also aligns with the R5 zone objectives by allowing and encouraging an array of diverse residential accommodation options complementing the recreational facilities and rural-residential lifestyle.



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The Proposal uniquely provides water reticulation infrastructure and ample low-cost water as well as recreational facilities which are unmatched by any other offering in the Gulgong and Mudgee URAs and any other comparable URA or Region in the Mid-Western or Orana Region LGAs.

All this we believe supports the Thornbury Planning Proposal of 200+ lots which on average will have a minimum lot size of 1 hectare and over 20 hectares of recreational facilities to benefit them.

3. URBAN RELEASE STRATEGY 2023 UPDATE (URS 2023)

3.1 Magesta's request to include "Thornbury" as an Urban Release Area (URA) was rejected by Council.

While "Thornbury" is not currently identified in Mid-Western Regional Council's Development Strategies and Plans as an Urban Release Area, in June 2023 Magesta requested that the Thornbury site be included as an URA in the Draft Updated Urban Release Strategy 2023 while it was on Public Exhibition.

Council rejected the request on the recommendation of Council Officers. That rejection was not based on core strategic merit but rather on the explanation that the Scope of the updated Urban Release Strategy was being limited only to land that had previously been identified in the 2014 draft URS and the 2010 CLUS.

The reason for this rejection was confusing because the Scope of the Draft URS 2023 Update was not limited in this way and in fact a comparison of the URA plans in the URS 2014 and the URS 2023, and the CLUS 2010 shows that further or new URAs, either zoned or opportunity areas, were included in the Draft URS 2023.

The reason for Magesta's request for the Thornbury site to be included as an Urban Release Area in the Draft Updated Urban Release Strategy 2023, is further discussed in the [Section 5](#) below. Its inclusion would seem to have been very appropriate when an analysis of the URS 2023 shows that there are in effect Zero lots which are zoned and serviced for sale in Gulgong to meet the short and medium term demand for residential lots in Gulgong.

3.2 The Executive Summary of the URS 2023 on pages 18-20 states *"our analysis of these upcoming employment-generating projects suggests that over 6,500 workers from outside the MWR LGA will be based in or near Mudgee and Gulgong at the peak of several overlapping construction periods. This will have a significant impact on housing, with additional demand for market housing peaking at over 400 dwellings".*

The PWC Report commissioned by Council and presented at its Ordinary November Meeting 2023, reported that these worker numbers and dwellings would be substantially greater. The 2023 PWC Report was not however referenced in relation to the URS 2023, it being released two months after the URS 2023. Strangely though it was not referenced at all by the 2025 Draft Regional Housing Strategy which was exhibited 14 months after the PWC Report. Does Council reject the PWC Report Conclusions and if so, why?

The 2025 Draft Regional Housing Strategy predicts a far greater "additional demand for market housing peaking at over 400 dwellings" than the URS 2023 and the 2023 PWC Report.

The Housing Strategy concludes (pages 32 and 33) for the Mid-Western LGA that *"more than 60% of implied dwelling demand could be required within a short (potentially five-year)*



timeframe" and "the implied dwelling demand for the Mid-Western LGA to 2041 is estimated as an additional 3,300 dwellings".

For Gulgong however:

Table 9 on page 33 of the Housing Strategy shows that the "Short-term (five year) implied dwelling demand" is an additional 800 dwellings and Table 10 shows that the "Short-term and 2041 implied dwelling demand for Gulgong" is 800 and the "2041 implied dwelling demand" is also 800 dwellings.

The Housing Study justifies these conclusions by stating (page 32) that *"Due to the location of many of the major projects, these estimates suggest that Gulgong in particular could experience significant growth within a very short timeframe."*

The Housing Strategy "Housing Demand" conclusions must be of very considerable concern to Council as its actions and policies have to date been based on substantially less required dwelling numbers, particularly in Gulgong, where under the URS 2023 only 200 was the predicted Housing Demand and not 800 to 960 in the short term (five years).

3.3 The Executive Summary of the URS 2023 also states that over and above that demand for 400 dwellings *"our analysis projected demand for between (roughly) 2,000 and 3,000 additional residential lots in Mudgee over the period 2021-2041, and between (roughly) 170 and 330 additional residential lots in Gulgong over the same period. Consultation with local property and real estate experts, and market analysis suggests that most of this demand will be for land suitable for detached dwellings, with a majority of large-lot residential lots"* – [Note: "Large-lot residential lots" should read "Low Density residential lots" as a consequence of the confusion in the Draft URS 2023 and consequent changes in lot definitions when the Draft URS 2023 was adopted by Council.]

The majority of the *"upcoming employment-generation projects"* will be closer to Gulgong than Mudgee as noted in the PWC Report commissioned by Council and presented at the Ordinary November Meeting 2023, and as a result the PWC Report concluded that the workers numbers could well be much greater than predicted in the URS 2023 forecasts in Gulgong and lesser in Mudgee. These factors were not considered directly in the URS 2023. Consequently, the URS 2023 very significantly underestimates the residential demand in Gulgong as the Housing Strategy starkly concludes.

The 2025 Draft Regional Housing Strategy also acknowledges that residential demand in Gulgong will be greater than predicted because the majority of the *"upcoming employment-generation projects"* will be closer to Gulgong than Mudgee.

The reason put forward by Council to limit the Scope of the URS 2023 and its refusal to include further lands as URAs, also ignored the compelling and dramatic changes to land uses in the Region that were being triggered by significant events since the 2010 CLUS and which already had a serious effect on the Region's local economy, being: -

- (i) a changing agronomic landscape, with vast areas of grape production land removed or lying dormant as well as olive groves and irrigated lucerne being removed resulting in more than a 50% reduction in intensive agricultural crops in the Mudgee/Gulgong Region due to those crops being unviable as costs increased and returns diminished,



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- (ii) coupled with the significant increases in rural and regional land prices generally and also due to the COVID triggered green change movement from Sydney to closer LGAs like Mudgee and Gulgong, and
- (iii) the emergence (and gathering momentum) of the Central West Renewable Energy Zone and the consequential knock-on effects and massive opportunities that the REZ is having and will continue to have for 20 to 30 years on the regional economy.

3.4 The relationship of the URS 2014, URS 2023, the CLUS 2010 and the 2025 Draft Regional Housing Strategy

The 2010 CLUS was undertaken by Council as *"a comprehensive strategic project called the Mid-Western Regional Draft Comprehensive Land Use Strategy that will provide clear direction and guide future change in the area for the next 15-20 years. Work commenced on the project at the end of January 2007 ..."*

The data which underpins the CLUS however was originally collected, and research was undertaken in relation to the CLUS well prior to its release in 2010. This data is now not capable of validating or forming the basis of Council Strategic Planning Studies, as so much has changed in the Region over the last 5 years, let alone relying on data that is now nearly 20 years old when considering what should now be Urban Release Areas.

The CLUS 2010 also underpins the URS 2014, the URS 2023 and the 2025 Draft Regional Housing Policy which rely on the Urban Release Areas originally identified in the CLUS, even though the CLUS relies on data which is almost 20 years old and obviously does not take account of the dramatic land use changes which have occurred in that 20 years.

3.5 The Council has not as requested by the Department of Planning reviewed the 2010 CLUS

The Department of Planning wrote to Council on 23 January 2015 in relation to the URS 2014 noting that *"the Mid-Western Regional Comprehensive Land Use Strategy [2010] should be reviewed in consideration of the outcomes of the Mudgee and Gulgong Urban Release Strategy. The review should include strategic identification of land suitable for the provision of large lot residential allotments [which under the URS 2023 because of a redefinition of lot sizes in the adopted and Council approved URS 2023 now means or includes Low Density Residential] to meet the 20-year demand identified in the Mudgee and Gulgong Urban Release Strategy."*

We are not aware not aware of a substantive review which has been undertaken by Council which *"includes strategic identification of land suitable for the provision of large lot residential allotments [low density allotments]"*. The 2017 amendments to the CLUS were not a substantive Review and related only to the "Menah" subdivision.

In relation to the subsequent URS 2023 Update, the Department's January 2015 advice was also ignored by Council. Council Officers instead advised in their recommendation to Council's Ordinary Meeting on 19 July 2023 that *"it must be highlighted that many of the submissions [to the URS] sought the rezoning of land or the inclusion as an Urban Release Area, the scope of the URS was to consider land already zoned and opportunities identified in the adopted Comprehensive Land Use Strategy" 2010 ("CLUS").*

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The URS 2023 states (page 141) that *"Gulgong, however, would require land to be rezoned early in the study period in order to maintain an appropriate supply buffer" and "demand for large lot residential may not be sufficiently captured in this strategy. Council should carefully monitor and assess this situation on an ongoing basis to inform the next URS review".*

This recommendation in the URS 2023 would appear to be even more urgent than stated in the URS or by the Department's letter to Council, given firstly the findings of the PWC Report, which is also supported by the LSPS which indicates additional R5 land should be provided within the LGA.

Secondly, the Housing Strategy Housing Demand predictions are a significant multiple increase in Housing Demand which is also yet to be addressed by Council.

3.6 What number of residential lots are currently available for sale in Gulgong?

The short answer is Zero.

The URS 2023 Executive Summary also states in relation to Gulgong that *"We find that the supply of zoned and serviced residential land being exhausted within the first few years of the study period" or in other words by 2025".*

It also states that *"despite having a large amount of land within the URAs ...much of this land is constrained by environmental or infrastructure factors or has already been developed ... Gulgong's URA's are largely unconstrained, but their lack of servicing results in a low level of short-term supply. This analysis is shown in Chapter 7.0" ...*

Table 2 in the Executive Summary of the URS 2023 entitled "Gulgong: supply and status overview (by lot type), 2021 -2041" however shows that the zoned and serviced lots remaining as of 2031, six years away, are **Zero for "General Residential", Zero for "Low Density Residential" and 3 for "Large Lot Residential"**. As of 2041 the lots remaining are for all three residential categories, **Zero**.

The research and data on which these URS 2023 conclusions rely is already some years old and we are 6 years from the 2031 projections. The URS research and data is also prior to the PWC Report and research conclusions which report even greater residential demand in Gulgong.

3.7 The URS 2023 analysis of Lot supply capacity and projected future demand to 2041 in Gulgong is meaningless and contradictory

The URS 2023 then goes on to analyse in Table 56 *"Lot supply capacity and projected future demand to 2041, Gulgong"* and concludes that apparently there are 59 years of supply remaining for General residential, Low density residential and Large Lot residential.

This conclusion is made even though the Executive Summary and Table 2 state that there are **Zero** lots available for "General Residential", **Zero** for "Low Density Residential" and **3** for "Large Lot Residential".

The URS 2023 states in clause 7.2 (page 131) that *"the potential supply of lots the Gulgong URAs provide far exceed the demand anticipated over the study period". It then states that "of the approximately 585 hectares of zoned residential land within Gulgong's URA's, around 450 hectares are unconstrained and as yet undeveloped" and "Additionally, Gulgong URA's have a large surplus supply of large lot residential in comparison to the anticipated demand. As mentioned above in relation to large lot residential in Mudgee, a small shift in demand could rapidly change this."*

This URS analysis of Lot supply capacity and projected future demand to 2041 in Gulgong is meaningless because the URS could have concluded 100 or 200 years of lot supply remaining, instead of 59 years,



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merely by adding more opportunity lands as Urban Release Areas, which also would not be able to be sold in the short or medium term.

Table 57 of the URS 2023 in summary shows that there are currently supposedly 66 “zoned and serviced” lots that could possibly be available for sale in Gulgong to meet the residential demand referred to in the URS 2023 and the later PWC Report.

That conclusion is however contradicted by Table 2 in the Executive Summary of the URS 2023 entitled “*Gulgong: supply and status overview (by lot type), 2021 -2041*” as discussed in Section 3.6.

All those 66 lots are however quite obviously not for sale as a check of Domain or Real Estate. Com web sites will evidence, and in fact not all are serviced lots as stated and not all exist as subdivided lots. This “66” number is therefore overestimated and misleading.

Generally, Tables 56 and 57 of the URS 2023 confuse the “*potential supply of lots the Gulgong URAs provide*” with the likelihood of actual supply and do not take account of the other conclusions in the URS that the short-term supply of residential lots is effectively Zero and significantly constrained for the short to medium term because of lack of water and sewerage infrastructure.

In summary, these are significant deficiencies in the URS 2023 which mean that its conclusions of “*lot supply capacity*” and the “*years of supply remaining*” cannot confidently be relied upon for any definitive planning purposes – and certainly not in the short or even medium term when considering how the residential demand identified by Council’s Plans and Studies can be reliably met in Gulgong.

This could mean if it is not addressed by Council that the Gulgong LGA will not be able to take advantage of the predicted short or medium-term residential demand. The result would be a permanent loss of investment, and the associated benefits of the multiplier effect to Gulgong and Mudgee LGAs.

4. WATER AND SEWER NETWORK LIMITATIONS

4.1 NSW DPE’s advice to Council in relation to the URS 2023

As to the URS 2023 conclusions relating to “*projected future demand to 2041*” the NSW DPE advised Council in relation to the URS 2023 in its letter dated 19th July 2023 that “*there are a few matters which are required to be addressed by Council in advancing planning proposals to rezone land and/or amend minimum lot sizes. These include: Water and Sewer networks limitations – Prior to any rezoning occurring Council will need to address the limitation of the water and sewerage, relevant to each locality.... The Department acknowledges that the Mid-Western Regional Council area is facing housing pressure which is expected to be exacerbated in the coming years with an influx of workers in the construction of major renewable energy projects associated with the Central West Orana REZ. The URS would benefit from further clarifying how additional demand driven by employment generating projects has been incorporated into the projected future demand figures. The Department is available to assist in this process. Council should also continue to work with Energy Co, Regional NSW and the Department to determine housing needs and provision of temporary workers accommodation and other housing to mitigate the impact on urban release areas and understand the cumulative impact of employment generating projects in the area.*”

We are uncertain as to what extent these matters have been addressed by Council.

4.2 Council’s Plans and Studies gloss over Water and Sewer Network Limitations in reaching their conclusions relating to actual residential lot supply

The 2010 CLUS, the URS 2023 and the 2025 Draft Regional Housing Strategy do not take account or gloss over the Water and Sewer Network Limitations or how and how long it might take to resolve those



limitations so as not to restrict actual housing supply in meeting the urgent demand for residential lots in Gulgong.

As already noted in Section 2.2.6, Table 2 in the Executive Summary of the URS 2023 entitled "Gulgong: supply and status overview (by lot type), 2021 – 2041" shows that the zoned and serviced lots remaining as of 2031, six years away, are Zero for "General Residential", Zero for "Low Density Residential" and 3 for "Large Lot Residential". As of 2041 the lots remaining are for all three residential categories, Zero. The research and data on which these URS 2023 conclusions rely is already some years old and we are 6 years from the 2031 projections.

We also note that the "Asset Management Plan for Water Supply Systems in the Mid-Western Council Region dated 23 May 2016" states that "Gulgong's reticulation system comprises approximately 20km (1/3 of pipelines in Gulgong) of deteriorating unlined cast iron reticulation pipe that is having regular impact on the aesthetic quality of potable water received at the consumer in Gulgong" and that "we do **not** have funding to provide all services at the desired service levels or provide new services. Works and services that cannot be provided under present funding levels are: firstly, Renewal or replacement of all water supply system infrastructure currently older than its accepted/assessed 'useful life' in year one, and secondly, Extension of services to existing urban or village areas that are not experiencing growth."

In relation to water supply the URS 2023 states on page 99 that "Council has commenced preparing an updated water servicing model for Mudgee. Similar modelling for Gulgong is not prioritised for the short term".

The URS 2023 also states that "Potable water supply for Gulgong is [like Mudgee] also serviced from the Cudgegong River, stored off-river, and processed at the Gulgong Water Treatment Plant. The treatment plant currently has a capacity of four megalitres per day. Water is distributed to the Gulgong community via a system of reservoirs, pumping stations, and metered connections. ... Council staff have indicated that any significant additional residential development in Gulgong would trigger works to expand water supply capacity. Full development as outlined in the URS 2014 would require the construction of a new water storage reservoir and distribution works in Gulgong. This scenario would also require significant further works to determine upgrade requirements of the water treatment plant and associated infrastructure."

4.3 Likely consequences of Water Network Limitations for Gulgong

In summary, it is apparent that the ability of Council to supply reticulated water to Gulgong zoned or opportunity residential lots identified in the URS 2023 as Urban Release Areas is significantly restrained in the short term (the next five years) and the medium term.

As a result, the ability for water to be supplied to Gulgong URA's to enable the current and anticipated residential demand identified in the URS 2023, the PWC Report and the 2025 Draft Rural Housing Strategy to be met does not currently exist and in effect there are Zero lots available to meet that demand in the short to medium term.

On the other hand, the Thornbury Planning Proposal has an existing water reticulation system and an abundance of water and unique characteristics and is ready to be developed and marketed in stages immediately to meet the current and anticipated residential demand, subject to Planning Approval.

The cost of water servicing and future water supply to "Thornbury" would also be the developer's expense and not Council's and the proposed lot sizes would not require Council to supply sewerage service.



The Scoping Report previously provided to Council deals with the water reticulation to "Thornbury", which includes:

- state-of-the-art irrigation infrastructure capable of delivering water from the Cudgegong River via a 450mm pipeline with a pumping capacity of 420 litres per second which if fully utilised equates to over 36 megalitres per day,
- the Thornbury Storage dam holding 120 megalitres,
- 488 megalitres of Cudgegong River water, including 20 megalitres of high security water and 16 megalitres of stock and domestic water and in addition a 50 megalitre ground water allocation.

5. WHY WAS "THORNBURY" NOT INCLUDED AS A URA UNDER THE URS 2023?

5.1 Thornbury was not identified as a URA – Why?

Figure 58 of the URS 2023 does not consider "Thornbury" as residential developable land. As such the Thornbury site is not identified as an Urban Release Area (URA) and there is no precedence or criteria for a Minimum Lot Size (MLS) or servicing strategy for "Thornbury".

This issue has some significance because DPRID's letter to Council dated 26 November 2024 states that *"the Proposal is considered inconsistent with the Local Strategic Planning Statement (LSPS), the Comprehensive Land Use Strategy (CLUS), and the Urban Release Strategy (URS 2023). The site has not been identified for future residential growth in any of Council's strategic planning documents"*.

It is assumed that the only reason that the DPIRD letter considers the Proposal to be inconsistent with Council's Plans and Strategies is because *"the site has not been identified for future residential growth in any of Council's strategic planning documents"*. If this is not the case, please advise us.

"Thornbury" is however already fully serviced with non-potable filtered and pressurised water for domestic, stock and irrigation use and, subject to approval and rezoning, is ready to be developed and offered for sale as Low Density Residential Lots.

In relation to the CLUS and the URS 2023 Update it appears that the Department's advice referred to in Section 3.5 above was also not actioned by Council. Instead, Council Officers advised in their recommendation to Council's Ordinary Meeting on 19 July 2023 that *"it must be highlighted that many of the submissions [to the URS] sought the rezoning of land or the inclusion as an Urban Release Area, the scope of the URS was to consider land already zoned and opportunities identified in the adopted Comprehensive Land Use Strategy" 2010 ("CLUS")*.

The CLUS was undertaken by Council as *"a comprehensive strategic project called the Mid-Western Regional Draft Comprehensive Land Use Strategy that will provide clear direction and guide future change in the area for the next 15-20 years. Work commenced on the project at the end of January 2007 ..."*

An updated CLUS has not been undertaken by Council in order *"to consider land already zoned and opportunities identified in the adopted Comprehensive Land Use Strategy"* or for the Updated URS 2023 as recommended by the Department in its letter dated 23 January 2015.

As previously stated, the data was collected and research undertaken in relation to the CLUS from a few years prior to its release in 2010 and is historical and no longer capable of validating or forming the basis of Planning Studies.

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5.2 Council's decision to exclude "Thornbury" as a URA under the URS 2023 was unfair and unreasonable

An analysis of the Gulgong URA's referred to in the URS 2023 which are stated to be available for residential lot sales by 2026 and beyond shows that:

- There are no General Residential (400 to 1,999 square metres) lots which are zoned and serviced, and which are remaining at the period ending 2021-2026. These lots are required to be serviced with water and sewage connections.
- There are no Low Density Residential (2,000sqm – 1.9ha) lots which are zoned and serviced, and which are remaining at the period ending 2021-2026. These lots are required to be serviced with town water or a reliable supply of water.
- There are stated to be 8 Large Lot Residential (2+ha) lots which are zoned and serviced, and which are remaining at the period ending 2021-2026 and 3 remaining at the end of 2026-2031. These lots are required to be serviced with a reliable supply of water, and it is not clear from the URS what water is available to them.
- The reference to, or apparent adoption of a 2 ha Minimum Lot Size (MLS) for Large Lot Residential (LLR) in the LSPS, the "Menah" amendment to the LEP and the CLUS for the MWLGA is inconsistent when compared to other Comparable LGA's. LLR lots or Large Lot Residential Lots in other Comparable LGA's are typically less than 1.5 ha and not 2+ha.

Below is a Comparison Table of Minimum Lot Size and provision of services for neighbouring Local Government Areas.

Local Government Area	R5 Minimum Lot Size	R2 Minimum Lot Size	Water Services for R5 zone	Water Services for R2 zone
Gunnedah Shire Council	R5 Minimum Lot Size varies from 3,000m ² to 1.2ha.	R2 Minimum Lot Size varies from 650m ² to 800m ² .	Largely Council's reticulated water system is required for R5 Land. If Council's reticulated water infrastructure is not available, a minimum 45,000L is required.	All land zoned R2 requires Council's reticulated water infrastructure.
Tamworth Regional Council	R5 Minimum Lot Size of 1ha and 2ha.	R2 Minimum Lot Size varies between 1,000m ² , 2,000m ² and 4,000m ² .	All R5 land with a MLS of 2ha must be serviced by Council's reticulated water supply. However, certain land is exempt from this. Such land is located within the village zone.	All land zoned R2 requires Council's reticulated water infrastructure.
Orange City Council	R5 Minimum Lot Size of 2ha.	R2 Minimum Lot Size varies	Council's DCP and servicing strategy is	All land zoned R2 requires Council's



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		between 850m ² to 1ha.	not clear. However, typically the R5 land requires Council's reticulated water infrastructure.	reticulated water infrastructure.
Dubbo Regional Council	R5 Minimum Lot Size varies from 4,000m ² to 35ha.	R2 Minimum Lot Size varies from 600m ² to 4,000m ² .	Water supply must be capable of servicing domestic purposes, fire fighting and other development needs. Minimum 45,000L.	All land zoned R2 requires Council's reticulated water infrastructure.

We contend that for the reasons dealt with at length in this letter that Council's decision to exclude "Thornbury" as a URA under the URS 2023 Update was unfair and unreasonable. It has also caused delay and unnecessary expense in prosecuting a meritorious Planning Proposal, given DPIRD's letter stating that the Planning Proposal is inconsistent with Council's Plans and Studies.

6. CURRENT STRATEGIC ASSESSMENT – DRAFT REGIONAL HOUSING STRATEGY

At Mid-Western Regional Council's Ordinary Meeting on 19 February 2025, it tabled the Draft Regional Housing Strategy (**'the Housing Strategy'**) and resolved to place it on Public Exhibition for 28 days.

The Housing Strategy considers the provision of the quantity, location and type of residential development within the Mid-Western LGA.

6.1 Housing Strategy Executive Summary and Vision cannot fully and properly respond

The "**Executive Summary**" of the Housing Strategy states (page 5) that

- *The Strategy recognises and responds to the significant challenge of providing enough housing to meet the needs of the population, within both the short and long term future.*
- *The Strategy outlines actions that will prioritise the delivery of short term housing supply to alleviate housing pressure and support opportunity for investment.*
- *The Strategy will deliver residential land in an orderly manner consistent with planned infrastructure development, accommodating future growth within the existing zoned and identified opportunity areas.*

The "**Vision**" of the Housing Strategy states (page 8) that "*our housing will enable sustainable growth throughout the Mid-Western region, with high quality housing choices in the right locations to provide for the changing needs of our community*".

With respect, the Housing Strategy for Gulgong cannot fully or properly:

- *Respond to the significant challenge of providing enough housing to meet the needs of the population, within both the short and long term future.*

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- *Deliver residential land in an orderly manner consistent with planned infrastructure development, accommodating future growth within the existing zoned and identified opportunity areas.*

This is because:

1. Future residential growth is limited to “*the existing zoned and identified opportunity areas*” which are the Urban Release Areas in the CLUS 2010, the URS 2014, the URS 2023 and other Council Strategies and Plans, as well as the Housing Strategy itself.
2. Those URAs are the same URAs which were identified in Figure 3.2 of the 2010 CLUS which was based on data collected in 2007 and before then and which obviously took no account of the dramatic land use changes which have occurred since then. Even so this historical 2010 Study still underpins all Council Strategies and Studies including the LEP 2012 and the Housing Strategy.
3. Council cannot “*Deliver residential land in an orderly manner consistent with planned infrastructure development, accommodating future growth within the existing zoned and identified opportunity areas*” because the existing infrastructure cannot deliver servicing to the existing Urban Release Areas for Gulgong in the short or even medium term and there is, as we understand it no current planned and funded infrastructure upgrade of the reticulated water system.

In relation to the above conclusions and for additional information, we refer you to [Section 4](#) above.

That information demonstrates why we firmly believe that the Thornbury Planning Proposal can assist Council in meeting the urgent demand for residential lots at Gulgong in the short term and longer term so that Council can comply with its Vision and “*enable sustainable growth throughout the Mid-Western region, with high quality housing choices in the right locations to provide for the changing needs of our community*”.

6.2 Planning Policy and Context – State and Local

The Housing Strategy summarises the State and Local Planning Policies in pages 14 – 21 and states that it “*has been prepared to provide alignment with the vision and objectives of the wider strategic planning framework relevant to the housing in the Mid-Western LGA*”.

6.2.1 Housing 2041 – NSW Housing Strategy

Key goals include:

- “*Strengthening partnerships and reducing planning barriers*”.
- “*Aligning housing with infrastructure and community needs*”

The Thornbury Planning Proposal has invited Council to consider using its water reticulation system, which is described in the Scoping Report and [Section 4](#) above to assist in supplying water to Gulgong.

Our client believes the Thornbury water reticulation infrastructure and available water supply as described is superior in every way to Council’s water reticulation supply and could assist Council in meeting the urgent short- and medium-term supply of residential lots in Gulgong.

In any event, the approval of the Thornbury Planning Proposal would achieve a key goal of the NSW Housing Strategy in “aligning housing with infrastructure and community needs” by supplying



reticulated water for domestic, stock and irrigation purposes to 200 plus residential lots at no cost to Council.

6.2.2 NSW Government commitment to the National Housing Accord

The Housing Strategy states (page 14) that *"the NSW Government will be looking for all councils to identify a strong supply of new housing opportunities"*.

The Housing Strategy and the Urban Release Strategy as discussed in Section 5.1 above cannot adequately achieve the strong supply of new housing opportunities to meet the predicted short and longer-term demand at Gulgong and because there are effectively Zero residential lots that are serviced and zoned and can be brought to market in the short and medium term and the Strategies have not looked at new housing opportunities.

The Thornbury Planning Proposal can assist Council in that regard as it is serviced by a reticulated water supply and ready to be developed immediately.

6.2.3 NSW Regional Housing Taskforce and Government Response

The key recommendations adopted in August 2022 included (page 15 Housing Strategy):

- *Ensuring a supply of "development ready" land.*
- *Providing clarity on housing locations and timelines*

The Housing Strategy and the URS 2023 have not identified new Urban Release Areas and are still limiting their analysis to the URAs identified in the 2010 CLUS which is based on data that is nearly 20 years old. There is as a result in effect Zero supply of *"development ready"* land in the short to medium term in Gulgong.

The Thornbury Planning Proposal can assist Council in that regard as it is serviced by a reticulated water supply and ready to be developed immediately.

6.2.4 NSW Net Zero

The Housing Strategy (page 15) states that *"the Mid-Western LGA is located within the Central-West Orana REZ which is expected to bring up to \$20bn in private investment across the region"*.

This predicted investment is the most significant opportunity for the Mudgee/Gulgong LGAs since they were inhabited. For Gulgong it is greater even than the Gold Rush days 150 years ago and will create more lasting benefits.

If the Mudgee/Gulgong LGAs are to reap their fair share of this significant opportunity Council will need to ensure that the associated residential demand from the REZ opportunity can be taken full advantage of.

Without taking advantage of *"development ready"* residential supply the Mudgee/Gulgong LGAs will be unable to take that full advantage.

6.2.5 Central West and Orana Regional Plan 2041 (CWORP)

The CWORP Objectives and Strategies and how they relate to the Thornbury Planning Proposal are analysed in Section 2 above

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The Housing Strategy (page 16) states that the CWORP emphasises “*Local housing strategies that meet diverse needs, support medium density housing near urban centres, and integrate infrastructure*”.

“Thornbury” was not included as an Urban Release Area in the URS 2023 or the Housing Strategy for the reasons discussed in [Section 5](#) above.

However, the Thornbury Planning Proposal seeks to establish large lot residential housing lots near the urban centre of Gulgong and to integrate the existing water reticulation supply to provide as much non-potable domestic, stock and irrigation water to each lot as the owners of that lot require.

The cost of the water and the water irrigation infrastructure will be supplied by Magesta and at no cost to Council and at a fraction of the cost of water supplied by Council to Gulgong residential lots.

6.2.6 Our Place 2040: Mid-Western Regional Council Local Strategic Planning Statement – May 2020 (LSPS)

The LSPS has been analysed as it relates to the Thornbury Planning Proposal in **Section 5** above.

The Housing Strategy also analyses the LSPS and states (page 17) that “*the following Planning Priorities are of particular relevance to the Housing Strategy*”:

- *Expand medium-density residential zones and monitor housing supply.*
- *Identify large-lot residential opportunities.*
- *Update infrastructure and servicing provisions in planning controls.*
- *Assess and enhance water, sewer, and stormwater systems to support growth.*

The LSPS commits to review asset management plans and financial strategies to ensure infrastructure and assets meet current and future demands”.

As discussed above the number of residential lots which are serviced and zoned and can meet the urgent short and medium-term demand for residential lots in Gulgong is effectively Zero.

On that basis, it seems that the Planning Priorities under the LSPS are still a work in progress by Council.

The delay by Council in achieving or implementing these planning priorities may inhibit the ability of the Mudgee/Gulgong LGAs to take full advantage of its fair share of the “*\$20bn in private investment across the region*” and the further multiplier benefits that investment will undoubtedly bring to the Region.

Again, the Thornbury Planning Proposal can assist Council in that regard as it is serviced by a reticulated water supply and ready to be developed immediately at no cost to Council to meet the urgent recognised demand for residential lots in Gulgong.

6.2.7 Mid-Western Regional Comprehensive Land Use Strategy (2010 CLUS)

The Housing Strategy states (page 18) that the 2010 CLUS was “*updated in February 2017 [and] provides a framework for urban and rural growth in the Mid-Western LGA to 2031*”. The CLUS was not updated in 2017. Rather, it was amended to include provisions relating to the subdivision of part of “Menah” into 2 hectare lots. The CLUS has not been updated since it was approved in 2010.

The Housing Strategy also states (page 18) that key elements of the 2010 CLUS include:



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- *Detailed structure plans for Mudgee, Gulgong, Rylstone, and Kandos, outlining land use strategies, future growth areas, and infrastructure needs.*

At the risk of labouring the point, the detailed plans, particularly the plans in the form of Urban Release Areas showing future residential growth areas, have not been updated since the relevant data was collected in 2007. As such they take no account of the most dramatic land use changes in the history of the Mudgee/Gulgong land use since the data underlying them was collected and despite encouragement from the NSW DPI they have not been updated.

Despite this, all Council's Strategies and Plans are underpinned by the 2010 CLUS and the research and data that also underpins it and which is no longer relevant.

The Housing Strategy also states (page 18) that "***it is intended that this Housing Strategy will repeal the residential section of the CLUS, integrating its findings and strategies while updating them to address future housing needs***".

The underlying problem of the Housing Strategy with its intention to "*integrate the 2010 CLUS's findings and strategies*" is that many of them are less relevant now than they were then. Most importantly those findings identify Urban Release Areas that are not serviced by reticulated water and sewerage and do not take account of the most dramatic changes in land use since the Mudgee and Gulgong LGAs were inhabited.

Consequently, while the Housing Strategy is now paramount when addressing housing needs and meeting the urgent residential lot demand associated with REZ developments, it is based on Urban Release Areas that cannot deliver that demand and Council Policies and Studies that also cannot deliver on that demand for a number of reasons, chief among which is Water and Sewer Network Limitations.

Again, the Thornbury Planning Proposal can assist Council in that regard as it is serviced by a reticulated water supply and ready to be developed immediately at no cost to Council to meet the urgent recognised demand for residential lots in Gulgong.

6.2.8 Mudgee and Gulgong Urban Release Strategy 2023 Update (URS)

The Housing Strategy states (page 18) that:

- *"The findings of the URS form a foundation for this Housing Strategy, which addresses the land supply shortages and considerations identified by the URS and sets out a plan to respond to the diverse housing needs of the growing population".*

To the contrary, neither the Housing Strategy nor the URS form a foundation to properly address the land supply shortages identified by the URS. Those land supply shortages are even greater than predicted by the URS as the Housing Strategy and the PWC Report testify.

The URS concluded in effect that the supply of serviced and zoned lots in the short to medium time frame was Zero for Gulgong.

Neither the Housing Strategy nor the URS address that Zero conclusion of lot supply. To do so would require Council to address the Water and Sewer Network Limitations which the Department has alerted Council to, and which are discussed in Section 4 above.



6.3 The Draft Regional Housing Strategy and the Thornbury Planning Proposal

6.3.1 The Executive Summary of the Housing Strategy states that *"the strategy recognises and responds to the significant challenge of providing enough housing to meet the needs of the population, within both the short- and long-term future"*.

The development of "Thornbury" would deliver *"short term housing supply to alleviate housing pressures and support opportunity for investment"* and specifically aligns with the primary key objective of the Housing Strategy to deliver *"sufficient housing for the growing population, providing diverse housing options, creating a sustainable and efficient place and maintaining the unique lifestyle qualities of the LGAs"*.

The development of "Thornbury" would also incorporate an overall subdivision design with varied lot sizes resulting in a minimum yield of 200 lots. The development of "Thornbury" would assist Council in meeting the housing needs and manage the growing population. This development would prioritise the design and delivery of quality residential land that preserves the Mid-Western LGA's unique character, rich heritage and great places.

6.3.2 Page 39 states, *"coordinating the delivery of such growth requires careful planning to ensure efficient and sustainable use of resources, reduce land use conflicts and avoid environmental and other constraints"*.

The proposed development of "Thornbury" would be an exemplar of this notion in creating a special and sustainable subdivision through secure water infrastructure and maintaining agricultural production. The site is not environmentally constrained by groundwater vulnerability, biodiversity values and natural hazards. "Thornbury" has an adequate supply of non-potable water for domestic and ancillary uses.

6.3.3 Page 40 of the Housing Strategy states that *"Future development of any of identified residential growth areas will require consideration as to their capacity to be serviced and timeframe for delivery"*.

It is imperative to recognise the Thornbury Planning Proposal does not require the need for Council to progress with the water and sewer strategies (Page 40) of which there is no guarantee of timeframes for delivery. "Thornbury" can be supplied with non-potable water from the existing water scheme and would be suitable for on-site disposal of effluent.

6.3.4 Page 63 states *'due to the location of many of the major projects these estimates (14,250 dwellings by 2041) suggest that Gulgong in particular could experience significant growth within a very short timeframe'*. Page 33, Table 8 of the Housing Strategy identifies an additional 800 dwellings are required in the Gulgong area within a short time frame due to natural growth and influence of major projects. The release and staging of allotments at "Thornbury" would assist Gulgong and the Mid-Western LGA in providing residential land in a timely and effective manner.

6.3.5 Section 10.6 of the Housing Strategy states *"the development of land for residential purposes in urban areas requires connections to key infrastructure and services to support the community, including potable water, sewerage connections, stormwater infrastructure, roads, footpaths and parks"*.

"Thornbury" can provide water infrastructure and onsite sewerage management for residential development and assist with the resolution of the critical land supply and demand issues in the LGA. The development of Thornbury would also incorporate walking paths, cycle ways and recreational areas

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for the community, these being key services that Council might otherwise need to provide in other development areas.

6.3.6 Section 10.8 of the Housing Strategy concludes “... *much of the identified growth areas of Gulgong will require rezoning and servicing upgrades to reach potential (Housing supply gap)*”.

The Thornbury proposal intends to unlock a yield of 200 or more large lot residential blocks, subject in due course to the consideration of minimum lot size and detailed design. Non-potable water can be provided to the site by re-purposing the existing the water scheme servicing the land. “Thornbury” would provide a varied minimum lot size to benefit the market demand. A site-specific Development Control Plan would be created to establish a unique development of unmatched quality and offerings.

6.3.7 The ongoing actions of the Mid-Western Regional Housing Strategies are categorised based on delivery of specific objectives.

- **Objective 1** “ensures delivery of sufficient housing supply for our growing population”. This is a short deliverable for Mid-Western Council with the population growth currently occurring. Council should support the development of “Thornbury” as it clearly fulfils this objective in providing suitable residential land for the projected housing needs as reinforced by **Objective 1.1**.
- **Objective 1.4** actions “opportunities for Council to support the unlocking of residential land”. As above in **Section 2.2** of this Letter, Council has consistently deflected support for the “Thornbury” Planning Proposal without valid or justifiable reasons. The developer is eager to support the release of residential land in the Region with lot size diversity, a site-specific DCP for quality development and secure infrastructure resulting in the unlocking approximately 200 lots of residential land.
- **Objective 6** of the Housing Strategy aims to “design and deliver sustainable and efficient housing and places”. The detailed subdivision design of “Thornbury” would incorporate cycling and walking paths within the community property lot, creating a more liveable neighbourhood whilst protecting the existing Three Mile Creek environment. This is a key action of **Objective 6.4** of the Housing Strategy. Future requirements of the site-specific Development Control Plan would include the re-use of roof water and planting of street trees. The proponent’s intent is to make the Thornbury development a large lot residential estate unlike anything in the LGA or neighbouring LGAs.

6.4. LOCAL CHARACTER AND REGIONAL LIFESTYLE

The Housing Strategy states (page 28) that:

- “Strategic planning for increased housing density must consider the unique character of the Mid-Western LGA towns”.

Gulgong is a historic town that from a planning perspective needs preservation to retain its historic credentials. That preservation not only includes heritage items and heritage conservation areas, but it also needs to relate to the planning of the existing village residential area overall.

The same principles to a lesser extent applied to Mudgee and when Council was deciding how to meet the increased demand for residences and residential lots in Mudgee. Council approved the satellite residential area, Caerleon, which did not adjoin the existing northern residential area of the Mudgee township area, effectively creating a buffer from the older developed areas of the town. Over time, the

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gap between the established areas and the new areas would be expected to in-fill, however allowing for a managed transition between the housing styles.

The potential for separation of housing types has not occurred in Gulgong, with R1 residential zoning approved adjoining the southern edge of the existing township. The residential buildings and the nature of the residential subdivision which resulted are out of character and do not in many people's minds provide an attractive entrance on the Castlereagh Highway to historic Gulgong.

The Thornbury Planning Proposal would result in a separation of the higher-density Gulgong residential area in a similar manner to "Caerleon" being separated from the high-density Mudgee residential area. The Thornbury Planning Proposal would however further enhance the Castlereagh Highway entrance to Gulgong by an avenue of watered trees for its entire frontage, like the existing "Thornbury" Drive.

The Housing Strategy also states (page 28) that:

- *"Furthermore, the Mid-Western Housing Strategy must manage market demand for lower density and rural lifestyle housing. Parts of the Mid-Western LGA contain lots for rural residential development with a two hectare minimum lot size. These lots are primarily located adjacent to main towns and benefit from reasonable access to services and facilities.*
- *While presenting lifestyle attractions for residents, it is understood that such housing has the potential to undermine strategic land use planning and can result in the inefficient development of land and the disinclination of developers to fully realise potential lot yield."*
- *Council must continue to balance the delivery of housing in rural areas with careful consideration for orderly residential development, the logical provision of services throughout the LGA and the impacts of such development on long-term planning outcomes in rural lands"*

These statements are enlightening and refreshing as they recognise the reality, rather than repeating the Mantra of the 2010 CLUS and the Mantra of Council's other Plans and Studies.

It would be counter-productive to the Gulgong LGA if the Thornbury Planning Proposal was not taken full advantage of by a subdivision of at least on average of 1 hectare lots, because quite simply the Thornbury Planning Proposal can be more than adequately serviced without cost to Council and potentially enhance the current agricultural production of "Thornbury".

The Mantra is that Rural Land, even if located adjacent to main towns or townships, should be preserved as rural land, and if Council reluctantly permits it to be subdivided it should only be subdivided into larger lots with a two hectare minimum lot size – even though such a lot size has no real ability to be used as rural or agricultural land after subdivision; unless it has much more than a reliable water supply like "Thornbury".

In any event, the Thornbury Planning Proposal will potentially enhance agricultural production on "Thornbury" by way of small-scale intensive agriculture production as an adjunct to lot owners' off-farm income, as it has whatever water is required by lot owners for domestic, stock and irrigation purposes, at a fraction of the cost of Gulgong Town Water.

The alternative for "Thornbury" is, because larger scale Intensive agriculture, like more than half of similar intensive agriculture in the Mudgee/Gulgong LGAs proved to be unprofitable, that it remains as grazing land with unused irrigation infrastructure and water, conservatively valued at \$15m.



This *Rural Land Preservation Mantra*, while consistent with the various relevant Departments' general desire to protect the productivity of rural land needs to be recognised as only desirable where practicable.

It is however not practicable for necessary residential development in proximity to townships and when there is an unprecedented and Council recognised demand for the supply of residential lots, and where the Council's local provision of water reticulation and sewerage services is unable to meet the residential demand associated with the REZ and State Significant Developments' demand for residential lots.

This *Rural Land Preservation Mantra* is also undesirable where the consequence for Mudgee/Gulgong LGAs is that they will miss out on the investment benefits associated with the estimated expenditure of \$20bn in SSD and REZ developments in the Region.

Again, the Thornbury Planning Proposal can assist Council in that regard as it is serviced by a reticulated water supply and ready to be developed immediately at no cost to Council to meet the urgent recognised demand for residential lots in Gulgong.

6.5 HOUSING DEMAND

The Housing Demand as reported in pages 32 and 33 of the Housing Strategy is considerably higher than reported in the Urban Release Study 2023 and the 2023 PWC Report.

The Housing Strategy concludes for the Mid-Western LGA that *"more than 60% of implied dwelling demand could be required within a short (potentially five-year) timeframe" and "the implied dwelling demand for the Mid-Western LGA to 2041 is estimated as an additional 3,300 dwellings".*

For Gulgong however:

Table 9 on page 33 shows that the *"Short-term (five year) implied dwelling demand"* is an additional 800 dwellings and Table 10 shows that the *"Short-term and 2041 implied dwelling demand for Gulgong"* is 800 and the *"2041 implied dwelling demand"* is also 800 dwellings.

The Housing Strategy justifies these conclusions by stating (page 32) that *"Due to the location of many of the major projects, these estimates suggest that Gulgong in particular could experience significant growth within a very short timeframe."*

The Housing Strategy Headline states (page 32) that:

The projected change in population must be reflected in changes to the Mid-Western LGA's future housing supply, including how the market operates.

This is an accurate headline assessment. For it to be more meaningful, the corollary is that Council must also reflect on and implement the necessary changes and policy changes to ensure the projected increase in population is catered for by decisions, Plans and Strategies that ensure that future housing supply meets demand. If not, that increase in population will find places other than the Mudgee and Gulgong LGAs to reside.

The Housing Strategy also states under "Housing Demand" (page 32) that:

- *The implied dwelling demand for the Mid-Western LGA to 2041 is estimated as an additional 3,300 dwellings.*

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- *More than 60% of implied dwelling demand could be required within a short (potentially five-year) timeframe – [equating to more than 1,980 dwellings].*

Of these 1,980 dwellings required in the Mid-Western RGA and within a short (potentially five-year) timeframe, Gulgong accounts for 800 of them or 40%.

Currently Council could not go near enabling the supply of 800 or 960 dwellings within potentially five-year timeframe on the basis of serviced and unconstrained land.

The Housing Study in relation to “Housing Demand” also states (page 32) that:

- *To meet the basic needs of the projected population growth, an increased volume of supply must be simultaneously supported by structural changes that diversify the types and tenure of new homes available.*

The Thornbury Planning Proposal is to be supported by a Community Title Development where:

- Water infrastructure will supply domestic, stock and irrigation water via a joint water supply scheme at no cost to Council and at whatever volume is required by the community title lot owners.
- Sewerage service will be provided by the lot owners in the form of on-site sewerage disposal, also at no cost to Council.
- Recreational facilities, having an area more than 20 hectares and comprising the 4-hectare Thornbury dam containing 120 megalitres and walking and bike riding tracks along Three Mile Creek, will also benefit Community Title Lot Owners.

The Housing Study also states (page 36) that “*these population projections for Gulgong suggest an implied dwelling demand of:*

- *800 additional dwellings within a short (potentially five-year) time frame.*
- *960 additional dwellings inclusive of a 20% contingency buffer.”*

“Table 12: Implied dwelling demand by dwelling/lot type. Gulgong”, states that the estimated break up of these 960 additional dwellings is the same for the short term as it will be in 2041, and is as follows:

- General residential (400sqm-1,999sqm) – 560 equating to 70% of the additional dwellings.
- Low density residential (2,000sqm – 1.9ha) – 232 equating to 29% of the additional dwellings.
- Large lot residential (2ha) – 8 equating to 1% of the additional dwellings.

Clearly, Low density residential is a significant dwelling type to meet the urgent dwelling demand in Gulgong.

Again, the Thornbury Planning Proposal can assist Council in that regard as it is serviced by a reticulated water supply and ready to be developed immediately at no cost to Council to meet the urgent recognised demand for Low density residential lots in Gulgong.



6.6 HOUSING SUPPLY - Can Gulgong meet that 800 or 960 dwelling demand within the next five years?

The short answer is “No”.

The Housing Demand is clearly stated by the Housing Strategy and is summarised in Section 6.5 above.

In simple terms Gulgong needs an additional 800 dwellings, or possibly 960 dwellings taking account of the recommended 20% buffer, in the next five years.

If Gulgong cannot meet that demand, other LGAs will instead take advantage of the residential and dwelling demand associated with the Renewal Energy Zone and natural population increases.

If this occurred, the benefit of this REZ investment and the related multiplier benefits would be lost to Gulgong and the Mid-Western Region.

Before analysing whether housing or dwelling supply can meet concluded demand, the Housing Strategy considers the following issues (pages 39 and 40):

- The desire of Council *“to improve the function and quality of housing delivered, to ensure the housing needs of the community are better met in the future”*.
- *Ensuring sufficient supply of residential lands in the Mid-Western LGA will involve the coordinated delivery of undeveloped or ‘greenfield’ land; [being] residential supply outside an existing town footprint.*
- *Our analysis has involved the assessment of the Mid-Western LGA’s residential growth areas; those areas zoned or identified as potential locations for growth.*
- *While some areas have been identified for their strategic merit, feasibility and land use capability. Others have been noted as more significantly constrained or complex, potentially hindering the viability of their development within the next 20 years.*

Even without considering the most significant restraint of all, namely *“Infrastructure and Servicing Constraints”*, in advising how Council might climb the mountain of providing 800 or 960 dwellings in Gulgong, the Housing Strategy *“analysis has involved the assessment of the Mid-Western LGA’s residential growth areas; [and only] those areas zoned or identified as potential locations for growth”*.

In other words, the Housing Study was restricted by Council to existing Urban Release Areas. It is difficult to comprehend why the Housing Strategy, and the Urban Release Study 2023 Update were restricted by Council to only *“the assessment of the Mid-Western LGA’s residential growth areas; those areas [previously] zoned or identified as potential locations for growth”*.

Surely if Council was determined to ensure that it did all that was possible to meet the dwelling house demand and not lose it to other LGAs it would have entertained other residential growth areas and not only those areas zoned or identified as potential locations for growth twenty years earlier under the 2010 CLUS.

This however is not the case as the Housing Strategy states and as Section 5. Why was ‘Thornbury’ not included as a URA under the URS 2023 Update above discusses.



6.7 INFRASTRUCTURE AND SERVICING CONSTRAINTS

The Housing Strategy states (page 40) that:

- *Future development of any of the identified residential growth areas will require consideration of their capacity to be serviced and timeframe for delivery.*
- *It is essential that housing growth in the region is matched with delivery of infrastructure, including water and sewer.*
- *Council has committed to progressing water and sewer servicing strategies to align with the residential growth areas identified within this strategy ... some of these areas are not yet serviced by water and sewer infrastructure.*

As Council is aware, the Infrastructure and Servicing Constraints as discussed in Section 4 – Water and Sewer Network Limitations above, and as concluded in the Urban Release Study 2023 Update mean that there are in effect Zero Dwelling Lots which are serviced and zoned in the short term and beyond that.

As the Housing Strategy points out, *“Council has committed to progressing water and sewer servicing strategies to align with the residential growth areas identified within this strategy. That commitment will take in infrastructure delivery terms many years.*

In the meantime, while Council is committed to climb the mountain of providing 800 or 960 dwellings in the short term in Gulgong, it cannot do so because of all the reasons discussed above.

Again, the Thornbury Planning Proposal can assist Council in that regard as it is serviced by a reticulated water supply and ready to be developed immediately at no cost to Council to meet the urgent recognised demand for residential lots in Gulgong.

6.8 SUPPLY GAP ANALYSIS

The Housing Strategy Supply Gap Analysis confirms the primacy of the Housing Strategy over the Urban Release Strategy 2023 Update (page 41):

The Housing Strategy considers more up to date and accurate data relating to timing and location of major projects and development proposals within the Mid-Western LGA than the Urban Release Strategy, which has resulted in some difference in implied dwelling demand and theoretical lot yield.

The Supply Gap Analysis in “Table 16: Lot supply capacity and projected future demand to 2041, Gulgong” is for the same reasons as discussed in Sections 3.6 and 3.7 above meaningless and contradictory.

The Housing Strategy does not analyse however what is the lot supply capacity that could be marketed and sold in Gulgong in a short timeframe, instead of by 2041.

Why? Obviously, this is crucial to Council if it wishes the Gulgong LGA to take advantage of the urgent REZ demand for dwellings.

The Housing Strategy does however state (page 43) that:

- *This analysis concludes that housing supply in Gulgong is particularly constrained, with the peak demand required within a short timeframe (less than 5 years).*

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- *It is further noted that much of the identified growth areas of Gulgong will require rezoning and servicing upgrades to reach potential.*

With respect, this analysis is inexplicably under-stated because Figure 12 (page 44) shows that the “Gulgong Residential Growth Areas” are a further regurgitation or iteration of Figure 3.2 “Gulgong Town Structure Plan in the 2010 CLUS.

The fact is that the Urban Release Areas shown in Figure 3.2 of the 2010 CLUS are based on data and research that is almost 20 years old. Those URAs are however the same Residential Growth Areas identified in the Housing Strategy.

Those Residential Growth Areas certainly “*require rezoning and servicing upgrades to reach potential*”.

The URS 2023 Update found that:

- *We find that the supply of zoned and serviced residential land being exhausted within the first few years of the study period” or in other words by 2025*
- *Despite having a large amount of land within the URAs ...much of this land is constrained by environmental or infrastructure factors or has already been developed ... Gulgong’s URA’s are largely unconstrained, but their lack of servicing results in a low level of short-term supply.*

Table 2 in the Executive Summary of the URS 2023 entitled “*Gulgong: supply and status overview (by lot type), 2021 -2041*” found that that the zoned and serviced lots remaining as of 2031, six years away, are **Zero** for “General Residential”, **Zero** for “Low Density Residential” and **3** for “Large Lot Residential”. As of 2041 the lots remaining are for all three residential categories, Zero.

6.9 HOUSING OBJECTIVES

The Housing Strategy states (page 49) that:

The following key objectives will underpin Council’s delivery of housing for the Mid-Western LGA, supported by a series of actions that will ensure these objectives may be achieved, and the identification of options for additional housing supply to meet the needs of the community.

Two issues arise from this Headline Statement on Housing Objectives:

- Firstly, “*the identification of options for additional housing supply*” do not consider other likely Urban Release Areas even though the existing URAs are based on a regurgitation of URAs identified nearly 20 years ago. Why wasn’t the option of identifying other URAs considered?
- Secondly, the options mentioned are “*to meet the needs of the community*”, which is desirable, however equally or even more pressing for the benefit of that community and those who join it is to meet the demand for dwellings clearly identified in the Housing Strategy. In that regard, all options need to be looked at.

6.9.1 OBJECTIVE 1 – Ensure delivery of sufficient housing supply for our growing population

With respect, it is difficult to comprehend how Council will comply with Objective 1 and “*Ensure delivery of sufficient housing supply for our growing population*”.

The Housing Strategy makes several observations in this regard, namely (page 50), including:

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- *It is possible that the Mid-Western LGA may not be able to meet this high short-term demand.* This is not a Mid-Western LGA responsibility and Council can still act on and consider options which it has previously refused to do to make it possible.
- *Endeavouring to deliver a timely and sufficient supply of land for residential purposes is made available to suit the needs of the community is thus essential to enable the sustainable growth of the Mid-Western LGA.*
- *Council will continue to engage with landowners and key stakeholders to provide clarity around those lands prioritised for residential growth.*

The Housing Strategy concedes that *'it is possible that the Mid-Western LGA may not be able to meet this high short-term demand and ensure that sufficient supply of land which is essential to enable sustainable growth of the Mid-Western LGA and not to lose the opportunity of that sustainable growth'*.

The Obvious Question which arises is what is Council doing to ensure that it can meet the dwelling demand and not lose that dwelling demand to other LGAs and the multiplier benefits of the \$20bn being spent in REZ projects in the Region?

The answer appears to be that it could be doing more given the conclusions of the Housing Strategy.

- Council has presumably already been *"engaging with landowners and key stakeholders to provide clarity around those lands prioritised for residential growth"* since those same lands were identified and prioritised for residential growth in the 2010 CLUS, and the URS 2014 and the URS 2023.
- Council Officers also in their Recommendation to Council in relation to the Mudgee and Gulgong Urban Release Strategy 2023 Update for Council's Meeting on 19 July 2023 advised that *"staff will commence engagement with the URAs, including the education of the planning proposal and development application process for the relevant URAs with the aim to bringing lots to market"*.
- The URS 2023 Update indicated that in effect there were Zero dwelling lots available for potential market sale in Gulgong because they were not serviced and zoned, leaving aside the inclination or disinclination of the owners of URA identified land to fund development works or even sell.
- It appears that Council however will give existing URAs clear preference and that its *"staff will commence engagement with the URAs, including the education of the planning proposal and development application process for the relevant URAs with the aim to bringing lots to market"*.
- This is confirmed by Action 1.1 of Objective 1 which states (page 50) that Council will *"support the rezoning of an appropriate amount of residential land, as identified in this Strategy, to provide for the projected housing needs of our population, prioritising short term supply"*.

The actions being taken by Council to achieve its Number One Objective under the Housing Strategy to *"ensure delivery of sufficient housing supply for our growing population"*, seem to Magesta and Premise to be insufficient.

If Council has as stated an Objective to *"prioritise short term supply"* *"to ensure delivery of sufficient supply"* to meet and not lose the predicted demand for residential lots to other LGAs, Council could



achieve that Objective by not restricting itself to only considering existing URAs and take account of other dwelling lot areas and assess them on their Strategic Merits.

Otherwise, all indications in the Housing Strategy, the Urban Release Strategy 2023 Update and the 2023 PWC Report confirm the Housing Strategy's Statement that "*it is possible that the Mid-Western LGA may not be able to meet this high short-term demand*". That outcome is certainly more certain than possible.

The Thornbury Planning Proposal can assist Council in providing dwelling lots for sale now because "Thornbury" is already serviced by a reticulated water supply and ready to be developed immediately at no cost to Council to meet the urgent recognised demand for Low density residential lots in Gulgong.

7. VALUE OF AGRICULTURE TO MID-WESTERN LGA

The "Thornbury" site is largely mapped as Class 4 land by virtue of the Land and Soil Capability Assessment Scheme. In Gulgong, the majority of Urban Release Areas identified in the URS are mapped as Class 4 land; therefore, Thornbury is unconstrained in comparison. The "Thornbury" Planning Proposal meets key residential demand and properly benefits the community and local government with a largely unconstrained site. "Thornbury" is an exemplar for future development supported by secure water infrastructure, recreational facilities, and maintains and diversifies traditional agricultural practices.

The letter to Council from DPIRD incorrectly states the site has 'a 120 megalitre licence under the Cudgong Irrigation Association'. The 120 megalitres is storage capacity only. With additional water rights Thornbury has the availability of 468 megalitres via the CIA, which is the largest water holding in the area. The proposal incorporates water allocation mechanisms for gardens and landscaping, and other non-potable uses including horticulture, livestock management and other small-intensive agricultural practices.

The unique offering of Thornbury maintains the potential for agricultural productivity of the land in tandem with the residential use and recreational facilities. Rather than reporting the Thornbury proposal as a potential loss of agricultural land and production value, the proponent is intending to promote the development as an opportunity for small scale agricultural opportunities to be pursued due primarily to the unique offering of filtered water. These small-scale opportunities (compared with the current 20 hectare minimum lot size for intensive agricultural development) would be more reflective of what the broader market-place can bear, in terms of scale and related costs to establish and maintain a viable enterprise, even if a smaller one than the current zoning requires.

8. HOUSING SUPPLY

The CLUS and URS map does not identify "Thornbury" as an urban release area. However, this is a shortfall in Council's strategic plans and policies which lack consistency with the PWC Report and LSPS. Council references the temporary workers accommodation notion from the PWC Report; however, the "Thornbury" proposal is not intended exclusively for those individuals/families relocating to the Mid-Western region on a short-term basis.

This proposal seeks to take immediate advantage of the opportunities that are being presented in the region from all sources, including perhaps those looking for short to medium length tenure, together with people moving to the region for green or tree change or retirement motives and those who might



move to take up the opportunity of the knock-on effect stemming from the transient population that the REZ developments will generate.

Table 2 in the Executive Summary of the URS 2023 titled "*Gulgong: supply and status overview (by lot type), 2021 -2041*" shows the zoned and serviced lots remaining as of 2031, six years away, are Zero for "General Residential", Zero for Low Density Residential" and 3 for "Large Lot Residential".

By 2041 the URS states the lots remaining are for all three residential categories, Zero. The research and data on which these URS 2023 conclusions rely is already some years old and we are 6 years from the 2031 projections.

Furthermore, the URS 2023 does not rely upon any data generated within the *Managing the impacts of State Significant Development* prepared by PWC in January 2024. The PWC Report explicitly states a total additional population of 9,906 by 2026 and beyond. This requires an additional 1,493 dwellings in 2026 during peak construction and between 2023-2041 a median of 519 additional dwellings per annum. The URS 2023 does not analyse the impact of SSD on the region and yet still identifies there is restricted supply on readily and developable land in the LGA.

Given that the majority of the "*upcoming employment-generating projects*" will be closer to Gulgong than Mudgee as noted in the PWC Report commissioned by Council and presented to its November 2023 Meeting, and that the PWC Report concluded that the worker numbers would be over 40% more than predicted in the URS 2023, it is more likely than not that the projected demand for residential lots will be greater than the URS 2023 forecasts in Gulgong and lesser in Mudgee. These factors were not taken account of in the URS 2023. Consequently, it is reasonable to presume the URS 2023 underestimates the residential demand and housing supply in Gulgong.

9. LAND USE CONFLICT

The Proponent acknowledges that a Land Use Conflict Risk Assessment ('LUCRA') has not been provided within the Scoping Report. As stated within the Scoping Report, Premise would prepare a LUCRA addressing the Department's guidelines, particularly the four key steps in gathering information about the proposed land use change, evaluate the risk, identify mitigation and management strategies, and record the LUCRA results.

The lot layout design for the "Thornbury" development would need to incorporate lot sizes with sufficient dimensions to allow appropriate buffer zones to be established within the relevant lots to ensure the protection of adjoining land uses.

Premise has suitably qualified and experienced Environmental Planners who are proficient in such assessments. Additionally, the LUCRA would evaluate the 'agent of change' principle and provide recommendations for land use buffers and mechanisms to reduce any potential land use conflict.

10. EXECUTIVE SUMMARY

Mid-Western Regional Council, the NSW Department of Planning, Housing and Infrastructure, and the NSW Department of Primary Industries and Regional Development have each stated the proposal cannot be supported based on "*inconsistencies with the Local and Regional strategic framework*". However, our opinion which is supported by the analysis and discussion provided in this letter, is the



"Thornbury" Planning Proposal is largely consistent with the relevant strategies and policies and is an opportunity for Council to capitalise on the significant regional land use changes that are occurring.

Premise and Magesta request a meeting with Council's General Manager and senior planning and engineering officers at the earliest availability, at Council's Administration Building in Mudgee in the near future.

Should you have any questions or require further clarification, please contact the undersigned on [REDACTED] or jack.morrissey@premise.com.au.

Yours sincerely

Jack Morrissey
Senior Town Planner



Mid-Western Region Housing Strategy

April 2025



Funded by:

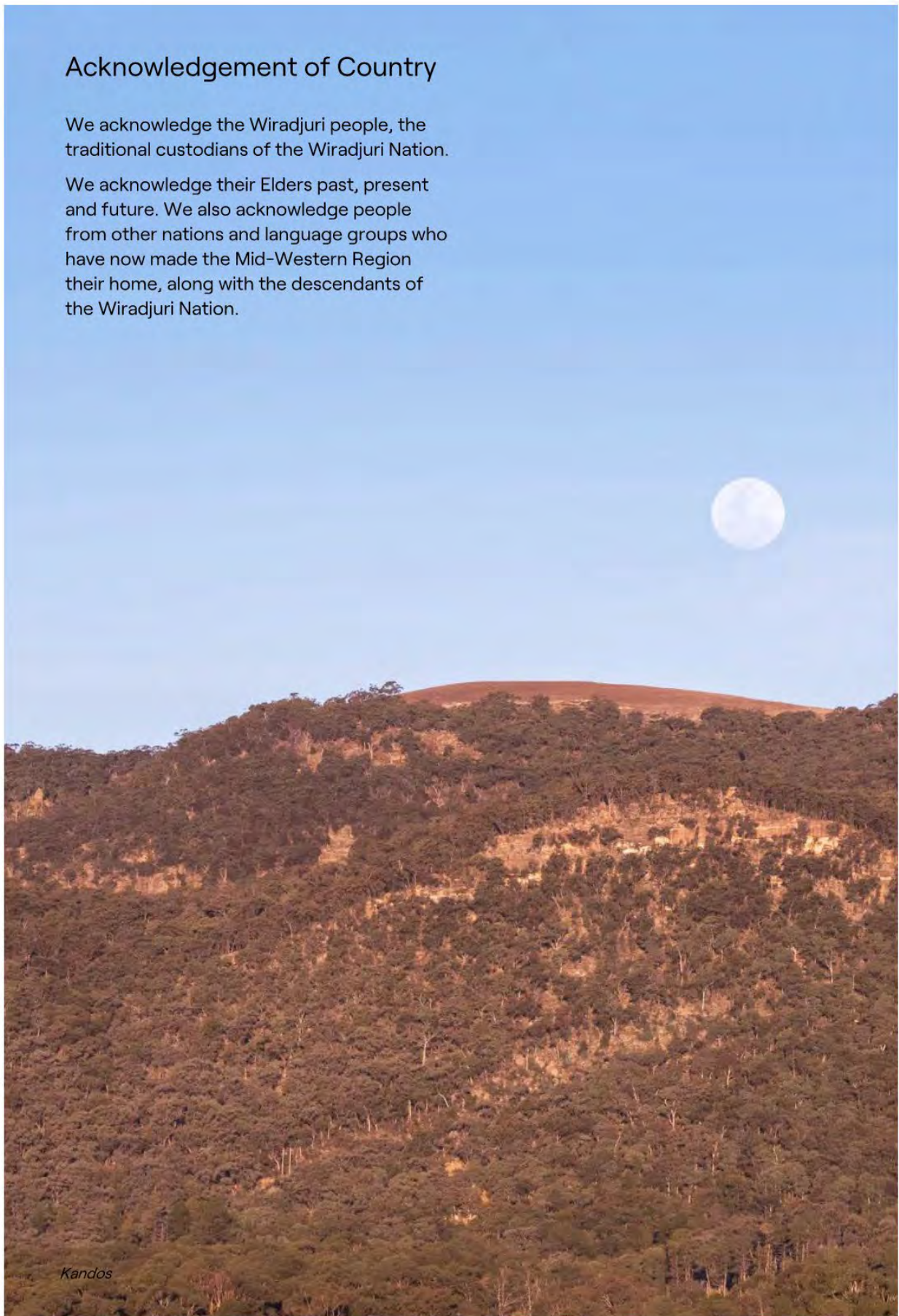


The Mid-Western Housing Strategy is an initiative funded by the NSW Government through the NSW Regional Housing Strategic Planning Fund.

Acknowledgement of Country

We acknowledge the Wiradjuri people, the traditional custodians of the Wiradjuri Nation.

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



Kandos

Authorship

This document has been prepared by Mid-Western Regional Council and Gyde Consulting.



Mudgee

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Executive Summary

The Mid-Western Housing Strategy will guide the quantity, location and type of residential development within the Mid-Western local government area (LGA).

The Housing Strategy recognises and responds to the significant challenge of providing enough housing to meet the needs of the population, within both the short and long term future.



The Housing Strategy plans for the **very high housing demand** anticipated within a **very short timeframe** due to the significant number of major projects occurring throughout the region, which is further exacerbated when considering the expected natural population growth.

The Housing Strategy outlines actions that will prioritise the delivery of **short-term housing supply** to alleviate housing pressures and support opportunity for investment.



The Housing Strategy sets out a clear path for how Council will deliver housing to **meet the needs of the growing population** of the Mid-Western LGA to 2041.

The Housing Strategy provides an overview of housing across the Mid-Western LGA, including dwelling numbers, dwelling typologies, and tenure types whilst also considering the population's housing experiences regarding key issues such as **affordability and availability of housing**.



In response to community consultation, the Housing Strategy focuses on the delivery of a **diverse mix of dwelling types** and lot sizes, including smaller options, to provide greater **housing choice, enhance affordability and enable flexibility** to suit the varied needs of the community.



The Housing Strategy will deliver residential land in an **orderly manner consistent with planned infrastructure development**, accommodating future growth within the existing zoned and identified opportunities areas.



The Housing Strategy prioritises the design and delivery of **high-quality housing** outcomes to create **liveable and sustainable homes** that preserve the Mid-Western LGA's unique character, rich heritage and great places.

1 Introduction

The Mid-Western Housing Strategy sets out a vision for the future of housing in the Mid-Western LGA to 2041.

The Mid-Western LGA is projected to grow by between 5,000–7,000 people, from a population of 25,700 in 2021 to between 30,000–33,000 in 2041.

1.1 Background

This Housing Strategy sets out how Council will provide for the increased housing needs associated with this growing population, addressing key considerations of supply, accessibility, affordability and liveability.

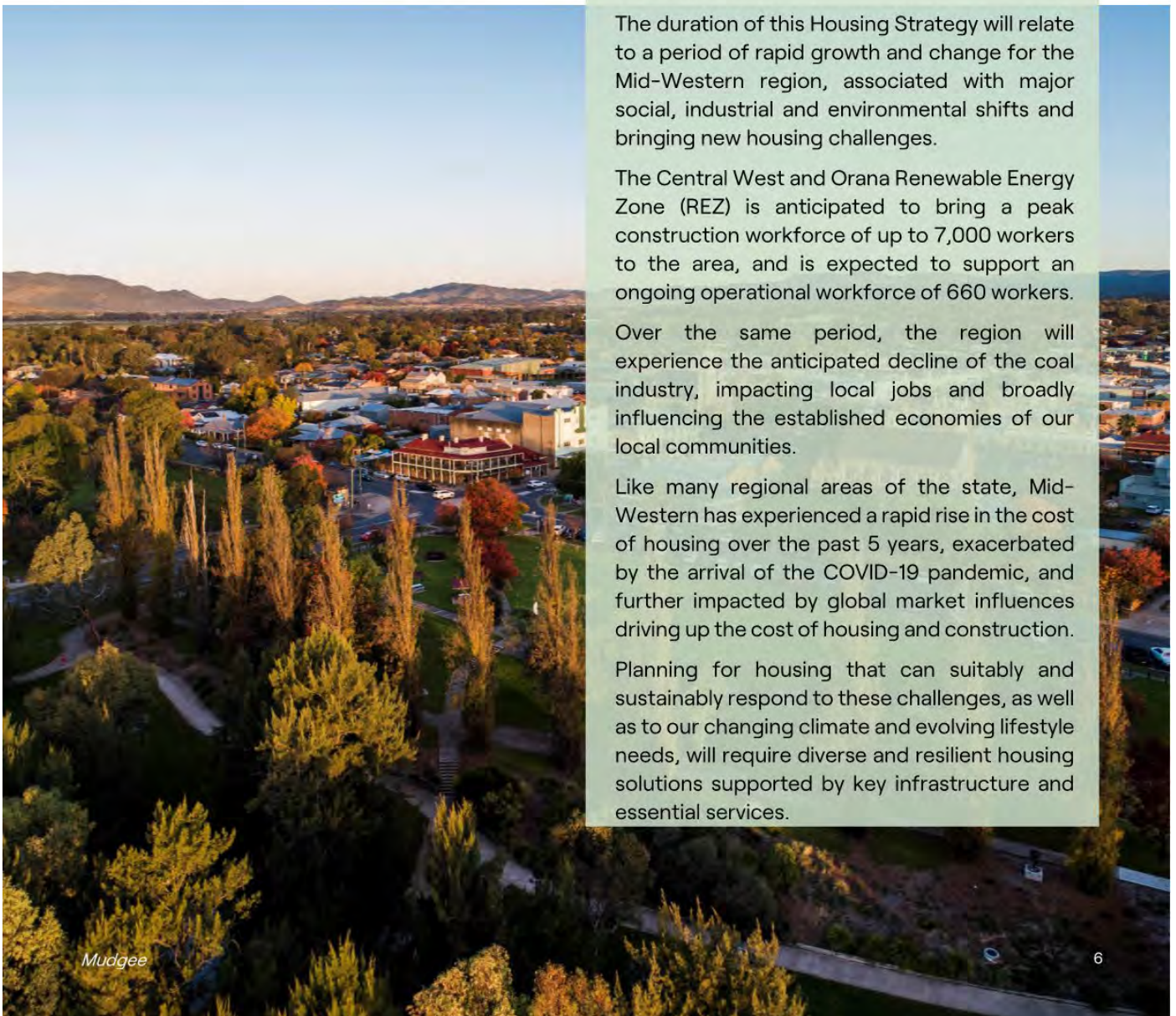
The duration of this Housing Strategy will relate to a period of rapid growth and change for the Mid-Western region, associated with major social, industrial and environmental shifts and bringing new housing challenges.

The Central West and Orana Renewable Energy Zone (REZ) is anticipated to bring a peak construction workforce of up to 7,000 workers to the area, and is expected to support an ongoing operational workforce of 660 workers.

Over the same period, the region will experience the anticipated decline of the coal industry, impacting local jobs and broadly influencing the established economies of our local communities.

Like many regional areas of the state, Mid-Western has experienced a rapid rise in the cost of housing over the past 5 years, exacerbated by the arrival of the COVID-19 pandemic, and further impacted by global market influences driving up the cost of housing and construction.

Planning for housing that can suitably and sustainably respond to these challenges, as well as to our changing climate and evolving lifestyle needs, will require diverse and resilient housing solutions supported by key infrastructure and essential services.



1.2 What is a Housing Strategy?

The Mid-Western Housing Strategy will guide decision making around housing in the Mid-Western Local Government Area (LGA).

The Housing Strategy provides a framework to ensure that Council has identified a supply of suitable and sustainable housing that responds to the diverse needs of the Mid-Western community now and into the future.

The Housing Strategy sets out current and projected housing needs based on a range of factors including demographic trends, housing supply and demand, and local land use opportunities and constraints, all informed by input from engagement undertaken with our community.

The Housing Strategy's projected housing needs have drawn upon the Department of Planning, Housing and Infrastructure's (DPHI) population projections, and builds off the analysis, data and recommendations from current and available Mid-Western strategic documents and relevant State Government strategies and data sources.

This includes the 2023 Mudgee and Gulgong Urban Release Strategy, Managing the impacts of State Significant Development for Mid-Western LGA, Mid-Western Regional Local Strategic Planning Statement (LSPS), Towards 2040: Mid-Western Region Community Plan and the Mid-Western Regional Comprehensive Land Use Strategy (CLUS). NSW State Government Strategies include the Central West and Orana Regional Plan 2041 and the 2022/2024 NSW population projections.

1.3 Why prepare a Housing Strategy?

The Housing Strategy is an important decision making tool that assists Council to prioritise the release of residential land.

The region continues to experience significant demand on housing from the development of the Central West and Orana REZ, mining operations and people wanting to move into the region.

This increasing and changing demand impacts on the availability and affordability of housing, which in turn affects the ability for people within our community to easily rent or purchase a home, or to attract essential workers (such as teachers, health care workers or service industry workers) who support our local economy and community.

This Housing Strategy will give effect to Council's wider strategic planning framework, including *Our Place 2040: Mid-Western Regional Council Local Strategic Planning Statement*, which sets out key relevant priorities to:



Make available diverse, sustainable, adaptable and affordable housing options through effective land use planning



Provide infrastructure and services to cater for the current and future needs of our community

This Housing Strategy provides guidance for future updates to Council's Community Strategic Plan and Local Strategic Planning Statement, as well as the local environmental plan and development control plan; setting out a clear direction for the future of housing in the region.

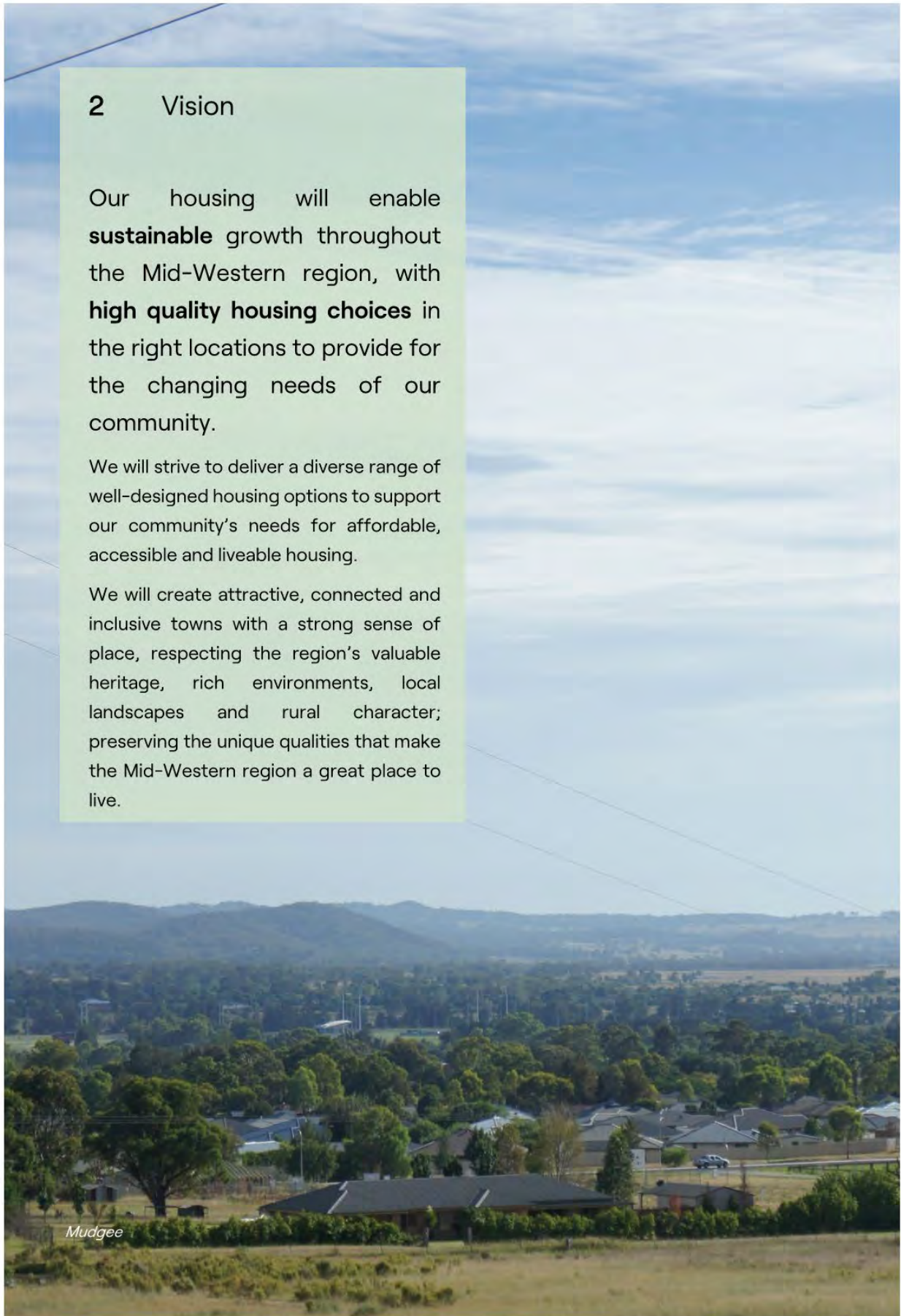
The Housing Strategy addresses residential lots within the vicinity of the Mid-Western LGA's strategic centre and towns.

2 Vision

Our housing will enable **sustainable** growth throughout the Mid-Western region, with **high quality housing choices** in the right locations to provide for the changing needs of our community.

We will strive to deliver a diverse range of well-designed housing options to support our community's needs for affordable, accessible and liveable housing.

We will create attractive, connected and inclusive towns with a strong sense of place, respecting the region's valuable heritage, rich environments, local landscapes and rural character; preserving the unique qualities that make the Mid-Western region a great place to live.



Mudgee

3 Context

3.1 Mid-Western Local Government Area



Figure 1: The Mid-Western LGA is located in the central tablelands of NSW and covers an area of approximately 8,740km. In 2021, the LGA was home to 25,700 people.

3.2 Settlement Hierarchy

The strategic centre and largest town in the LGA is Mudgee, located on the Cudgegong River and home to approximately 12,000 people in 2021.

Key towns also include Gulgong; approximately 25km north of Mudgee, Rylstone; located approximately 45km south-east of Mudgee, and Kandos; approximately 8km from Rylstone.

Figure 2 sets out the settlement hierarchy for the region, identifying the role of each type of settlement and the level of services to be expected.

Mudgee has been identified as a Strategic Centre, followed by Gulgong, Rylstone and Kandos, which are classified as Towns. The remaining rural settlements are classified as Villages, Rural Centres and Localities. Dubbo and Bathurst were identified as Regional Centres, which provide higher order services and facilities that are not available within the LGA.

The purpose of the hierarchy is to acknowledge that settlements expand, due to services and facilities.

Regional Centre	(Dubbo, Orange, Bathurst) Provides a full range of business, government, retail, cultural, entertainment and recreation activities being the focal point of a region for access to employment, shopping, health, education, recreation and other services.
Strategic Centre	(Mudgee) Provides a range of business, employment, retail, entertainment and recreation services. Provides a mix of retail, office and services with large supermarket catering for convenience and weekly shopping needs.
Town	(Gulgong, Kandos, Rylstone) Provides a range of local services for convenience but relies on the Strategic Centre for higher order facilities.
Village/Rural Centre	(Bylong, Birriwa, Charbon, Clandulla, Goolma, Wollar, Ulan, Lue, Hargraves, Hill End, Ilford, Pyramul, Sofala, Turill, Ulan, Windeyer) Provides for convenience needs only in an established setting and may include a general store, pub and dwellings.
Rural Locality	(Apple Tree Flat, Bocoble, Botobolar, Buckaroo, Budgee Budgee, Brogans Creek, Cooks Gap, Cooyal, Crudine, Cudgegong, Eurunderee, Grattai, Hillgrove, Home Rule, Mount Frome, Mount Knowles, Mulla muddy, Olinda, Running Stream, Tallawang, Waterloo, Warrangunia, Yarrabin) Focal point for surrounding community. Usually has a community hall, bushfire facilities with generally no shopping or services – may be remnant of former village.

Figure 2: Settlement hierarchy.

Mid-Western Local Government Area at a Glance

POPULATION

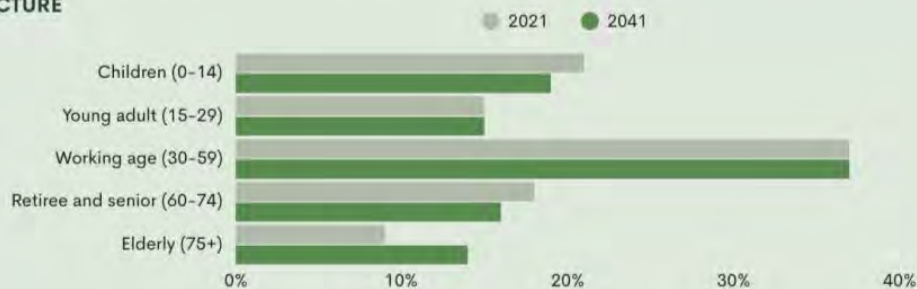


TOTAL POPULATION
25,700 IN 2021
APPROX. 32,000 BY 2041

MEDIAN AGE
42 IN 2021
43 BY 2041

HOUSEHOLD SIZE
2.4 IN 2021
2.3 BY 2041

AGE STRUCTURE



DWELLINGS

DWELLING STRUCTURE IN 2021



90% SEPARATE HOUSE



3% SEMI-DETACHED TOWNHOUSE



4% APARTMENT

635 New Residential Water Connections since 2021

RENTAL VACANCY RATE

< 2% since 2021



ECONOMY

WEEKLY HOUSEHOLD INCOME

\$1,486
MWR (2021)

\$1,829
NSW (2021)

TOP INDUSTRY EMPLOYERS



691,000
visitors per year

2.4 days
average domestic stay

4 Community Engagement

4.1 Consultation

In preparing this Housing Strategy, Mid-Western Regional Council consulted with the community to capture feedback and insights that have informed the key themes, findings and recommendations of the Housing Strategy.

The intent of the engagement program was to inform the community about the Housing Strategy and ensure they had opportunities to help shape its development.

Over 600 people engaged with Council about the Mid-Western Housing Strategy.

An overview of the engagement activities undertaken for the Housing Strategy is provided in Table 1.

Table 1: Summary of Engagement Activities.

Activity	Stakeholders	Date
Economic Think Tank 2024	Invited businesses and industry representatives – presentation to participants	23 May 2024
Online Survey	Whole of community	22 August 2024 to 27 September 2024
Stakeholder Discussions	Representatives from local service providers, education, Mudgee Local Aboriginal Land Council, industry representatives (energy and mining) and property/land development sector representation	Conducted throughout September & October 2024
Industry and Sector Workshops	Representatives from community housing providers, service providers and major employers/industries	27-30 August 2024
Community Workshops	Representatives from business groups, real estate agencies, land developers and building companies, community groups and organisations. A specific session for people under 30 years was also held.	27-30 August 2024
Drop In Sessions	Whole of community.	17-19 October 2024

4.2 What We Heard

Key themes and common messages identified during the community consultation included:

- Housing affordability is a significant issue for the Mid-Western LGA and is already contributing to negative social and economic impacts for the community and area.
- Increased diversity of housing typologies would contribute to the availability of more affordable housing options. Despite this, the preference is still for single dwellings on standard lots and larger lot rural residential housing typologies.
- Young people and people on low to medium incomes are disproportionately impacted because of increasing housing cost, a limited private rental market and limited availability of social and affordable housing options.
- Recognition that terraces, townhouses, shop-top housing and low scale unit/apartments are needed and could be appropriate in specific locations.
- Increased number and/or density of housing should not impact on the rural and heritage character of the Mid-Western LGA or the viability of existing towns and village centres.
- The development of more dense housing typologies requires communal green and social spaces and being located close to existing social infrastructure to be appropriate to the character of the area and accepted by the community.



5 Planning & Policy Context

This Housing Strategy has been prepared to provide alignment with the vision and objectives of the wider strategic planning framework relevant to housing in the Mid-Western LGA.

State Planning Context



Housing 2041 – NSW Housing Strategy

Housing 2041 is a 20-year vision of the NSW Government, published in 2021, aiming to deliver better housing outcomes across the state.

It prioritises housing security, affordability, and choice, focusing on good design, strategic location, and environmental sustainability.

Key goals include:

- Strengthening partnerships and reducing planning barriers.
- Supporting vulnerable groups through social and affordable housing growth.
- Promoting adaptable, carbon-neutral housing designs.
- Aligning housing with infrastructure and community needs.
- Supporting first homebuyers and renters, including innovative housing options like build-to-rent.



NSW Government commitment to the National Housing Accord

The NSW Government has signed the National Housing Accord, requiring delivery of 377,000 new homes by mid 2029. This target includes 55,000 new homes identified for regional NSW.

At the time of writing this Housing Strategy, there are no specific targets for regional councils. However, the NSW Government will be looking for all councils to identify a strong supply of new housing opportunities.

The associated Housing Australia Future Fund (HAFF) will provide a sustainable stream of funds to support the delivery of social and affordable housing.

The HAFF presents an important opportunity to encourage the private sector to partner with local government and the community housing sector to deliver social and affordable housing.



NSW Regional Housing Taskforce and Government Response

In June 2021, the NSW Government established the Regional Housing Taskforce to address housing supply and affordability pressures in regional NSW.

Its goals were to remove planning barriers, accelerate housing delivery, and promote development on appropriately zoned land.

Key recommendations adopted in August 2022 include:

- Ensuring a supply of "development-ready" land.
- Boosting affordable and diverse housing.
- Providing clarity on housing locations and timelines.
- Using planning levers for short-term housing needs.
- Enhancing monitoring of housing data and outcomes.

Actions under the NSW Government's \$2.8 billion Housing Package aim to deliver 127,000 new homes in the next decade.

Initiatives include a Regional Urban Development Program, housing supply benchmarks, a Regional Housing Strategic Planning Fund, and policy reforms to support affordable housing in both established and greenfield areas.

NSW Net Zero

In December 2023, the NSW Government passed the Climate Change (Net Zero Future) Act 2023.

The Act enshrines in law NSW's emission reduction targets including:

- 50% reduction on 2005 emissions by 2030
- 70% reduction on 2005 emissions by 2035
- Net zero emissions by 2050.

Renewable Energy Zones and the Electricity Energy Roadmap

The NSW Government has established five Renewable Energy Zones (REZ) with the aim of clustering new wind and solar power generation into locations where it can be efficiently stored and transmitted across NSW.

The Mid-Western LGA is located within the Central-West Orana REZ which is expected to bring up to \$20bn in private investment across the region.

The Mid-Western LGA is also close to the western edge of the Hunter New England REZ, so will likely feel the impact from renewable energy projects located to the northwest.

State Environmental Planning Policies

State environmental planning policies (SEPPs) are environmental planning instruments prepared by the NSW Government.

The following SEPPs are of relevance to this Housing Strategy:

State Environmental Planning Policy (Housing) 2021

SEPP (Housing) 2021 aims to facilitate development of affordable and diverse housing in strategic locations.

The SEPP includes provisions for a range of housing types such as social, affordable and seniors housing, as well as design standards for the construction of residential apartments.

In December 2024, the NSW Government announced reforms to the Housing SEPP to fast-track housing for construction workers on major infrastructure projects in renewable energy zones. Construction worker accommodation has now been clearly defined and is permitted in all residential zones, and in some non-residential zones, such as rural zones near renewable energy infrastructure or business zones with convenient amenities and transport links.

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

SEPP (Exempt and Complying Development Codes) 2008 aims to provide streamlined assessment processes for minor or straightforward development.

This SEPP includes provisions for certain types of residential development that meet certain standards, such as low-rise housing, dual occupancies, manor houses and attached housing.

State Environmental Planning Policy (Sustainable Buildings) 2022

SEPP (Sustainable Buildings) 2022 aims to encourage the design and delivery of sustainable buildings across NSW.

The policy includes standards for residential housing, including strategies to minimise water and energy consumption and improve thermal performance.

Regional Planning Context



Central West and Orana Regional Plan 2041

The Central West and Orana Regional Plan 2041, published in December 2022, outlines a 20-year framework for sustainable regional growth. It emphasises:

- Local housing strategies that meet diverse needs, support medium-density housing near urban centres, and integrate infrastructure.
- Reflecting local character and heritage in housing developments.

Mudgee is identified as a strategic centre with significant commercial services, projected population growth, and housing demand.

For the Mid-Western LGA, priorities include:

- Delivering diverse, affordable, and adaptable housing.
- Preserving the historic character of towns and villages.
- Enhancing infrastructure and community services.
- Supporting business and industry diversity.
- Managing opportunities and impacts of major developments, including renewable energy and mining projects.
- Leveraging regional growth linked to the Central-West Orana REZ and nearby economic hubs like Dubbo and the Hunter Valley.

Local Planning Context



Towards 2040: Mid-Western Region Community Plan

Mid-Western Regional Council's Community Strategic Plan (CSP) sets out the community's vision for the future.

The CSP sets out five key themes to support the delivery of the vision of 'a prosperous and progressive community we proudly call home':

- Looking After Our Community
- Protecting Our Natural Environment
- Building a Strong Local Economy
- Connecting Our Region
- Good Government.

The plan identifies that housing is an important priority for the community, and notes goals to make available diverse, sustainable, adaptable and affordable housing options through effective land use planning.

It is recognised that Council is currently engaging with the community in relation to the preparation of the future Community Strategic Plan. It is anticipated that housing will remain an important priority for the community.



Our Place 2040: Mid-Western Regional Council Local Strategic Planning Statement

The Mid-Western Regional Local Strategic Planning Statement (LSPS), published in May 2020, outlines a 20-year vision for sustainable land use planning in the region, balancing growth with heritage, environment, and rural character.

The following Planning Priorities are of particular relevance to this Housing Strategy:

Planning Priority 2: Diverse and Affordable Housing

- Expand medium-density residential zones and monitor housing supply.
- Consider liveable housing design guidelines in future planning.
- Identify large-lot residential opportunities.
- Promote affordable housing and monitor land release.

Planning Priority 4: Infrastructure and Services

- Update infrastructure and servicing provisions in planning controls.
- Align development contributions with community infrastructure needs.
- Assess and enhance water, sewer, and stormwater systems to support growth.

The LSPS commits to reviewing asset management plans and financial strategies to ensure infrastructure and assets meet current and future demands.



Mid-Western Regional Comprehensive Land Use Strategy

The Mid-Western Regional Comprehensive Land Use Strategy (CLUS), provides a framework for urban and rural growth in the Mid-Western LGA to 2031. It identifies environmental, social, and economic opportunities and constraints while addressing land demand and supply pressures.

Key elements include:

- Detailed structure plans for Mudgee, Gulgong, Rylstone, and Kandos, outlining land use strategies, future growth areas, and infrastructure needs.
- Planning considerations for rural areas, emphasising character, lifestyle, and minimising land use conflicts.

It is intended that this Housing Strategy will integrate the findings and strategies of the CLUS, to address future housing needs.



Mudgee and Gulgong Urban Release Strategy 2023 Update

The Mudgee and Gulgong Urban Release Strategy 2023 Update (URS) updates the 2014 strategy to determine housing supply and demand from 2021 to 2041. It provides updated analysis, assesses residential land availability, and guides strategic planning to balance supply and demand.

Key findings:

- Population growth of 4,400–8,200 (32.1%) is expected by 2041, with an annual need for 166 new dwellings.
- Tight rental markets, low vacancy rates, and rising dwelling prices highlight affordability challenges, particularly in Mudgee.

Land supply status:

- General residential (400–1,999sqm): Mudgee faces shortages; Gulgong's supply is sufficient if rezoned and serviced.
- Low-density residential (2,000sqm–1.9ha): Adequate in both towns long-term but dependent on servicing and rezoning.
- Large-lot residential (2+ ha): Adequate in both towns but requires early rezoning in Gulgong.

The findings of the URS form a foundation for this Housing Strategy, which addresses the land supply shortages and considerations identified by the URS and sets out a plan to respond to the diverse housing needs of the growing population. This Housing Strategy builds upon and aligns with the URS, ensuring a coordinated approach to housing supply, land release, and long-term planning.



Mid-Western Employment Lands Strategy (Industrial) 2024

The Draft Mid-Western Regional Employment Lands Strategy (Industrial) 2024 addresses the need for appropriately zoned industrial land to support demand and new opportunities, focusing on Mudgee and Gulgong.

Key points:

- Identifies 141 hectares of additional industrial land for development across short (1–5 years), medium (5–10 years), and long-term (10+ years) time frames.
- Projects employment growth from 11,068 workers in 2021 to 19,480 by 2026, followed by a decline post-construction of State Significant Development (SSD) projects.

This Housing Strategy aligns with the Employment Lands Strategy by addressing the housing needs of the growing and transitioning workforce, emphasising diverse, adaptable, and affordable housing options.



Managing the impacts of State Significant Development 2024

Managing the impacts of State Significant Development examines the cumulative impacts of major State Significant Developments (SSDs) planned within and around the Mid-Western LGA, with a particular focus on projects associated with the Central-West Orana REZ.

These developments, central to the NSW Government's net zero transition, will generate sustained demand for workers over the next decade, leading to significant pressures on housing, infrastructure, and essential services in the region.

The report provides a point-in-time analysis to estimate workforce-driven population increases, assess their impact on local services, and identify strategies to mitigate short-term challenges while leveraging long-term economic opportunities. It serves as a foundation for coordinated planning between state and local governments to align growth strategies, manage community impacts, and determine the need for further analysis.

This Housing Strategy builds upon the findings of the report, accounting for the anticipated workforce and associated needs within the population and implied dwelling demand projections set out in Sections 8 and 9 of this Strategy. Further, Council continually monitors and tracks the projected major project workforce (temporary and permanent) numbers and timing, this information has been drawn upon.

Mid-Western Regional Local Environmental Plan 2012

The Mid-Western Regional Local Environmental Plan 2012 (LEP) provides the statutory framework for planning, development and building within the Mid-Western LGA.

It manages land use through zoning development standards, planning controls and other planning provisions.

Of particular relevance to this Housing Strategy are the land use zones which permit the development of residential accommodation in the Mid-Western LGA, outlined in Table 2.

There are four residential land use zones within the Mid-Western LGA. They range from general residential; which provides for a wide variety of different housing types and densities, to low density, medium density and large lot residential zones.

Residential accommodation may also be developed in rural village zones, and certain employment zones; commercial centre, productivity support and mixed use areas.

The Mid-Western LGA also permits residential accommodation in the SP3 Tourist land use zone, which aims to provide for specific tourist and visitor related uses.

Mid-Western Regional Development Control Plan 2013

The Mid-Western Regional DCP 2013 (DCP) contains detailed requirements to guide development in the Mid-Western LGA. The DCP complements and must be considered in conjunction with the legislative provisions of the LEP.

The DCP outlines controls pertaining to specific types of development, such as residential, subdivision, commercial or industrial uses, as well as providing controls for development in particular locations, such as rural areas. The DCP also outlines site specific controls for the areas of Gulgong, West Mudgee and Caerleon.

Table 2: Mid-Western Regional Local Environmental Plan 2012, Residential Land Use Zones.

R1 General Residential	Objectives: <ul style="list-style-type: none"> • To provide for the housing needs of the community. • To provide for a variety of housing types and densities. • To enable other land uses that provide facilities or services to meet the day to day needs of residents.
R2 Low Density Residential	Objectives: <ul style="list-style-type: none"> • To provide for the housing needs of the community within a low density residential environment. • To enable other land uses that provide facilities or services to meet the day to day needs of residents.
R3 Medium Density Residential	Objectives: <ul style="list-style-type: none"> • To provide for the housing needs of the community within a medium density residential environment. • To provide a variety of housing types within a medium density residential environment. • To enable other land uses that provide facilities or services to meet the day to day needs of residents. • To encourage higher-density residential development that is sympathetic to and compatible with the existing character of the Mudgee Heritage Conservation Area.
R5 Large Lot Residential	Objectives: <ul style="list-style-type: none"> • To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality. • To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future. • To ensure that development in the area does not unreasonably increase the demand for public services or public facilities. • To minimise conflict between land uses within this zone and land uses within adjoining zones.
SP3 Tourist	Objectives: <ul style="list-style-type: none"> • To provide for a variety of tourist-oriented development and related uses.
E2 Commercial Centre	Objectives: <ul style="list-style-type: none"> • To strengthen the role of the commercial centre as the centre of business, retail, community and cultural activity. • To encourage investment in commercial development that generates employment opportunities and economic growth. • To encourage development that has a high level of accessibility and amenity, particularly for pedestrians.

- To enable residential development only if it is consistent with the Council's strategic planning for residential development in the area.
- To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.
- To promote the central business district of Mudgee as the major focus for retail and commercial activity in Mid-Western Regional.
- To ensure development is compatible with the historic architectural character and streetscapes of the Mudgee commercial core area.

E3 Productivity Support

Objectives:

- To provide a range of facilities and services, light industries, warehouses and offices.
- To provide for land uses that are compatible with, but do not compete with, land uses in surrounding local and commercial centres.
- To maintain the economic viability of local and commercial centres by limiting certain retail and commercial activity.
- To provide for land uses that meet the needs of the community, businesses and industries but that are not suited to locations in other employment zones.
- To provide opportunities for new and emerging light industries.
- To enable other land uses that provide facilities and services to meet the day to day needs of workers, to sell goods of a large size, weight or quantity or to sell goods manufactured on-site.
- To promote a visually attractive entry point into Mudgee from the south east.
- To enable development that does not undermine the primary retail role of the Mudgee commercial core area.

MU1 Mixed Use

Objectives:

- To encourage a diversity of business, retail, office and light industrial land uses that generate employment opportunities.
- To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.
- To ensure development is consistent with the character of adjoining residential neighbourhoods.

6 Mid-Western Regional Snapshot



Ilford Road, Kandos

OUR POPULATION

6.1 Population Change

In 2021, the Mid-Western LGA was home to

25,713 people.

This number represents an increase of 4,614 people, or 21.8% over the past 20 years; from 21,086 people in 2006.

With a population of 12,256 people in 2021, almost half of the Mid-Western LGA lives in Mudgee.

In 2021,

42

YEARS OLD

was the median age of our population

6.8%

of our population identified as Aboriginal and/or Torres Strait Islander

6%

of our population required assistance with core activities

Table 3: Population growth in the Mid-Western LGA, 2006-2021.

	2006	2011	2016	2021
Mid-Western LGA	21,086	22,318	24,076	25,713
Mudgee	8,249	10,323	11,535	12,256
Gulgong	1,907	1,866	1,956	2,057
Rylstone	615	624	644	624
Kandos	1,306	1,284	1,261	1,208

6.2 Age Structure

In 2021, the median age of residents in the Mid-Western LGA was 42 years; higher than the median age of the state (39).

While the number of people in the Mid-Western LGA is anticipated to increase across all age groups over to 2041, the elderly age group (aged 75 and over) is likely to see the greatest growth, rising from 9.3% to 13.6% of the population.

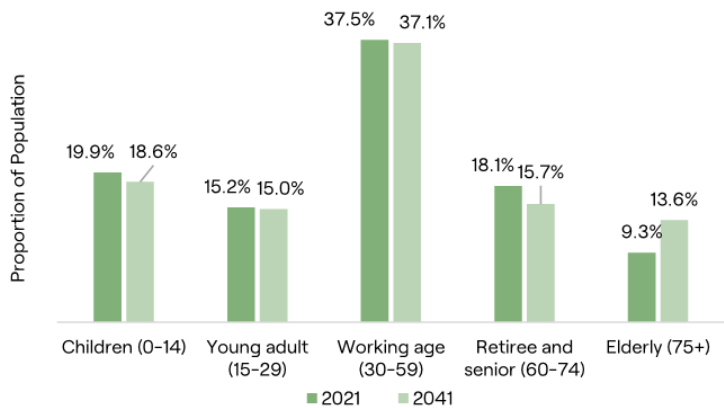


Figure 3: Age projections in the Mid-Western LGA, 2021-2041.

OUR HOUSING

6.3 Household Composition

- 31%

COUPLE ONLY HOUSEHOLDS
- 38%

HOUSEHOLDS WITH CHILDREN
- 28%

LONE PERSON HOUSEHOLDS
- 3%

GROUP HOUSEHOLDS

Due in part to an ageing population,

lone person households are expected to increase by

↑ 24% by 2041, at around 750 households.

All other household types will increase by less than 17%.

6.4 Dwelling Structure

In 2021, the Mid-Western LGA contained 9,614 occupied dwellings.

90%
of all dwellings were
DETACHED HOUSES

In 2021, 79% of all occupied dwellings were 3 or more bedrooms.

Only 15% of occupied dwellings had 2 bedrooms.

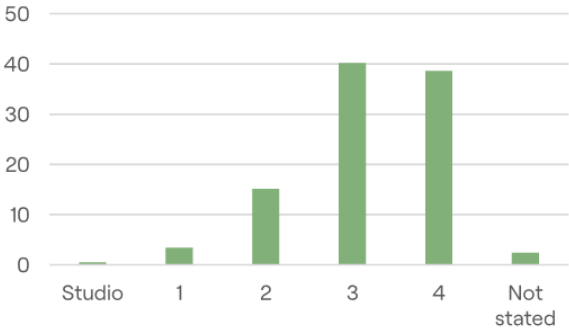


Figure 4: Number of bedrooms in private dwellings in the Mid-Western LGA, 2021 (%).

Table 4: Dwelling structure in the Mid-Western LGA, 2021.

	Number of Dwellings	Percentage of Total
Separate / detached house	8,811	91.4
Semi-detached, row or terrace house, townhouse etc.	609	6.3
Flat, unit or apartment	84	0.9
Other	110	1.1

6.5 Housing Tenure

Of occupied dwellings in the Mid-Western LGA,

69%

ARE OWNED OUTRIGHT
OR WITH A MORTGAGE

24%

ARE RENTED

Over the last 15 years, the proportion of dwellings owned outright has decreased, while dwellings owned with a mortgage and those living in rental properties has increased.

Table 5: Housing tenure in the Mid-Western LGA, 2021.

	2006	2021
Owned outright	39.7%	37.6%
Owned with mortgage	25.6%	30.8%
Rented	21.9%	23.8%
Other	2.8%	2.2%
Not stated/Not applicable	10.0%	5.6%

6.6 Property Sale Prices

From 2018 to 2022, house prices showed significant annual increases in the Central Tablelands, rising at an average annual rate of 9.6%. Unit prices rose at an average annual rate of 10.5%.

Notably, between 2021 and 2022, house prices in the Central Tablelands surged by **50%**.



Figure 5: Asking property sale price in the Central Tablelands, June 2018 – June 2024.

6.7 Rental Prices

Rental prices for both houses and units showed steady increases annually from 2018 to 2024.

Rent for houses experienced significant increases in 2021 and 2022 (13% and 25% respectively).

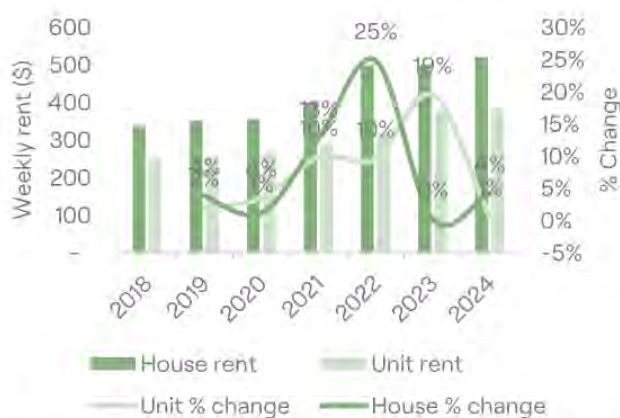


Figure 6: Asking property rent in the Central Tablelands, June 2018 – June 2024.

7 Key Drivers of Change

The Mid-Western Housing Strategy has been prepared within a rapidly moving policy context, with the future of Australia's housing supply, affordability and liveability dominating public discourse in recent years.

Key drivers of change impacting both demand for and supply of land for residential purposes include:

- The national housing supply and affordability crisis influencing federal, state and local government housing policy.
- Stronger NSW Government policy position to achieve net zero emissions by 2050 which is directly influencing regional energy and resource industries and associated worker accommodation needs, including the identification of parts of the Mid-Western LGA within the Central West Orana REZ and within close proximity to the Hunter Central Coast REZ.
- Continued evolving demand for housing in regional areas prompted by the COVID-19 pandemic, regional migration and changes in patterns of work.
- Increased occurrence of natural events such as flood and bushfire impacting the suitability of lands for future development in a changing climate.
- Balancing demand for short term rental accommodation to support our visitor economy whilst ensuring sufficient stock is available within the private rental market to house our community.
- Changing community perspectives in housing choice, diversity, sustainability and lifestyle.



The Mid-Western LGA faces challenges and opportunities as it seeks to balance growth, accommodate housing needs, and preserve community character.

The Mid-Western LGA's Housing Strategy will rely on a connected approach that enhances housing density, diversifies housing types, preserves heritage, and leverages economic opportunity.

This multi-layered approach will enable the region to grow sustainably, meet community needs, and maintain its unique identity and resilience.

Housing Choice and Diversity

Providing accessible and affordable housing is essential to meeting the needs of the community, particularly those most vulnerable to housing insecurity.

A diverse mix of housing options on a variety of lot sizes will be essential to meet the region's varied housing needs and alleviate cost-of-living pressures, particularly by providing smaller, more appropriate and more affordable options for smaller households, ageing residents, and those facing housing insecurity.

Key to achieving this mix will be a multi-faceted approach involving collaboration between public and private sectors, and stakeholder and community education.

By increasing the supply of diverse housing options and residential lot sizes, such as townhouses, apartments or secondary dwellings, the region can offer housing choices that may better suit the practical needs of the community while potentially increasing supply of more affordable housing types.

Housing Infill

Increasing the supply of housing in existing areas of targeted locations is crucial to achieving sustainable growth.

Infill development leverages existing infrastructure and services, alleviates conflict with surrounding lands, such as those with high environmental or agricultural value, and stimulates economic activity in established commercial centres.

Low impact housing typologies such as duplexes, townhouses, secondary dwellings ('granny flats') and low-rise apartment buildings can enhance residential density while offering more options for residents at different life stages and income levels.

Opportunities may exist to deliver infill development within the Mid-Western LGA's strategic centre and towns. This may include, for example, rear lanes close to the Mudgee Hospital (subject to feasibility related to currently unsealed lanes).



Kandos

Local Character and Regional Lifestyle

Strategic planning for increased housing density must consider the unique character of the Mid-Western LGA's towns. Place-based planning and local character statements can ensure that new developments complement local heritage and architectural styles, enhancing rather than detracting from the region's identity.

This balanced approach to growth can foster attractive and resilient places, allowing for both new development and the preservation of valued historical and cultural sites.

Furthermore, the Mid-Western Housing Strategy must manage market demand for lower density and rural lifestyle housing. Parts of the Mid-Western LGA contain lots for rural residential development with a two hectare minimum lot size. These lots are primarily located adjacent to the strategic centre and towns and benefit from reasonable access to services and facilities.

While presenting lifestyle attractions for residents, it is understood that such housing has the potential to undermine strategic land use planning and can result in the inefficient development of land and the disinclination of developers to fully realise potential lot yield.

Gateways

Gateway treatment was identified by the community as being a significant issue for the Mudgee, Rylstone, Gulgong, and Kandos. The principles for improvements to town entries are as follows.

- Future development should provide for a substantial vegetated buffer along the major roadways and incorporate gateway treatments including vegetation, fencing, and signage.
- Gateway planning and treatments should commence, where possible, well in advance of any urban development in newly developing areas. To support the strategy, it identifies a split-use approach for parcels fronting the Castlereagh Highway, allocating areas within 50m for a mix of infrastructure and urban uses (e.g., industrial, residential, or other relevant purposes).

Ridgelines and Rural Views

Ridgelines are visually important elements of the rural landscape and values by the community. Ridgelines are to be protected by:

- Avoiding development on the ridgelines or in location where structures would protrude or interrupt the skyline when viewed from a distance.
- Maintain ridgelines (and their buffer areas) and the view corridors to natural and cultural landscapes. In this regard, a no-build buffer for at least 40m either side of the ridgeline should be implemented. Development controls for the site should address building envelopes and provision of additional native tree planting to achieve this objective.
- Careful design of roads and urban structures in more visible sensitive areas to conform to the natural terrain as much as possible.
- Major infrastructure for example, electricity generating and servicing infrastructure and mobile phone towers should not be located near ridgelines where other practical locations are available.
- Retain identified habitat corridors which exist on ridgelines. These areas can provide connected vegetation which provides potential for habitat values within the ridge to regions.

Dwellings in Rural Zones

Rural zones in the Mid-Western LGA support industry and employment as well as a diversity of lifestyle and residential opportunities.

Housing in rural zones can, however, increase the potential for land use conflict and may undermine Council's objectives for rural lands such as those with agricultural, biodiversity or scenic values.

Council must continue to balance the delivery of housing in rural areas with careful consideration for orderly residential development, the logical provision of services throughout the LGA, and the impacts of such development on long-term planning outcomes in rural lands.

As set out in Department of Primary Industries and Regional Development's guide *Planning for Agriculture in Rural Land Use Strategies*, a strategic approach to limiting housing in rural areas will give certainty to landowners and the community, and enable the protection of productive agricultural land.

Future rural dwellings should be provided only for the purpose of supporting commercial agricultural production.

Council will look to address the development of dwellings in rural land use zones within the future Mid-Western Region Rural and Scenic Lands Strategy.

Tourist and Visitor Accommodation

The Mid-Western LGA is an attractive destination for tourists and visitors, and the industry plays an important role in the economy of the LGA.

Short-term rental accommodation (STRA) supports the tourist and visitor economy, but can have significant impacts on housing availability and affordability.

The introduction of state regulations in 2021 aimed to manage these impacts, but ongoing reviews are necessary to ensure STRA aligns with broader housing needs, maintaining both liveability for residents and the viability of the region's tourist economy.

To support the region's tourism potential while safeguarding housing affordability, regular reviews of the impact of STRAs on the local housing market should be undertaken.

These reviews will help assess STRA supply and ensure they are complementary to the broader housing needs of the community. By factoring in a reasonable quantum of STRA, the Mid-Western LGA can continue to provide attractive visitor experiences while maintaining liveability for residents.

Major Projects

A number of major projects are currently planned within and around the Mid-Western LGA.

An influx of workers associated with these projects has the potential to impose broader pressures upon demand for housing, services and utilities in the Mid-Western LGA.

Mining

The Mid-Western region is resource-rich, and mining, energy and industrial sectors will remain an essential part of the future of the region's economy.

The permanent and temporary accommodation needs of the mining industry will continue to place demand upon the LGA's housing market, particularly as major projects come online at the Moolarben and Ulan coal mines, and at the proposed Bowdens Silver Mine.

The Housing Strategy considers the anticipated decline of the coal industry impacting local jobs and broadly influencing the established economies of our local communities.

Central-West Orana Renewable Energy Zone

Covering a substantial portion of the Mid-Western LGA, including Mudgee and Gulgong, the Central-West Orana REZ is expected to generate large construction workforces and significant long-term employment in renewable energy projects such as solar farms, wind farms, and energy storage facilities. This underscores the importance of addressing temporary worker housing needs to prevent strain on local housing and rental markets. Initiatives such as employee shuttle buses and staggered shift times may also assist in managing workforce accommodation demand and reducing pressure on local housing supply.

The NSW Government estimates that the REZ will initially unlock at least 4.5 gigawatts of new network capacity by the end of the decade, with new transmission infrastructure enabling generators, such as solar and wind farms, to export electricity to the rest of the network.

With such associated growth and investment, addressing both construction and operational worker housing needs will be essential to manage housing market strain, ensuring that housing

solutions are brought online in a logical sequence and can transition once projects are completed.

Temporary/Construction Workers Accommodation

The Mid-Western LGA is expecting significant demand for workers accommodation due to major projects in the region, including mining and renewable energy projects, and seasonal worker demands associated with the regional agricultural industry.

To ensure that the Mid-Western LGA's housing market provides for the needs of the underlying permanent population, much of the anticipated temporary population will need to be accommodated within purpose-built facilities for the construction period of a project.

However, this Housing Strategy has derived a dwelling demand of approximately 1,500 dwellings from those workers who will need to be housed within the Mid-Western LGA's housing market specifically. This demand includes some allowance for workers who may bring partners or families.

In December 2024, the NSW Government announced a new planning pathway to fast-track housing for construction workers on major infrastructure projects in renewable energy zones. Under reforms to the Housing SEPP, construction worker accommodation has been clearly defined and is permitted in all residential zones, and in some non-residential zones, such as rural zones near renewable energy infrastructure or business zones with convenient amenities and transport links.

Council will continue to collaborate with key agencies including DPHI and EnergyCo to identify local solutions for temporary workers in suitable locations and manage demand across the Mid-Western LGA.

8 Population Projections

8.1 Population Growth

In 2024, DPHI projected that the Mid-Western LGA would grow by around 3,590 people by 2041 to a population of approximately 29,300 people, though with an identified potential high growth scenario of over 33,000 people.

This Housing Strategy has drawn upon DPHI’s projections, and has further revised for significant unaccounted for factors, key drivers of change as outlined in Section 7, that will influence growth in the LGA. In particular, the rise in the number of major projects occurring in the LGA as a result of the Central-West Orana REZ, and an anticipated decline in the mining industry as the nation transitions to renewable energy production.

Table 6 provides a breakdown of the revised projected population growth in the LGA per year until 2041.

The revised projections forecast that the Mid-Western LGA could instead increase by 5,000–7,000 people by 2041.

These estimates would bring the total population of the LGA to 30,000–33,000 people by 2041.

Table 6: Projected population growth to 2041 (mid-range scenario).

	2021	2026	2031	2036	2041
Mudgee	12,040	16,700	14,250	15,800	16,300
Gulgong	2,680	8,500	3,000	3,370	3,400
Rylstone	628	800	650	680	700
Kandos	1,216	1,400	1,200	1,250	1,300
Rest of the LGA	9,149	9,600	9,900	10,150	10,300
Total	25,713	37,000	29,000	31,250	32,000



8.2 Population Peak

However, due to the anticipated influx of workers associated with major projects occurring throughout the region, the revised population projections suggest that the Mid-Western LGA could reach a peak of up to 37,000 people within a short timeframe (potentially within five years).

The exact timing and scale of this peak remains uncertain and would be subject to the approval and timing of major projects and their varied workforce needs.

Table 7 sets out the potential peak population for each of the Mid-Western LGA’s strategic centre and towns.

Table 7: Potential short-term population peak.

	Potential Short-Term Population Peak
Mid-Western LGA	37,000
Mudgee	16,700
Gulgong	8,500
Rylstone	800
Kandos	1,400

Figure 7 and Figure 8 chart the projected population growth to 2041 (mid-range scenario), illustrating the potential short-term population peak within approximately five years.

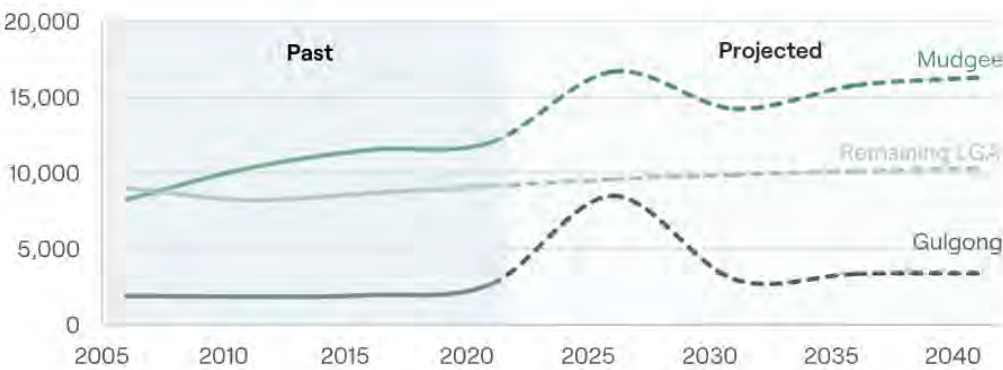


Figure 7: Projected population growth to 2041 (mid-range scenario); Mudgee, Gulgong and the remaining population of the LGA (outside the strategic centre and towns).

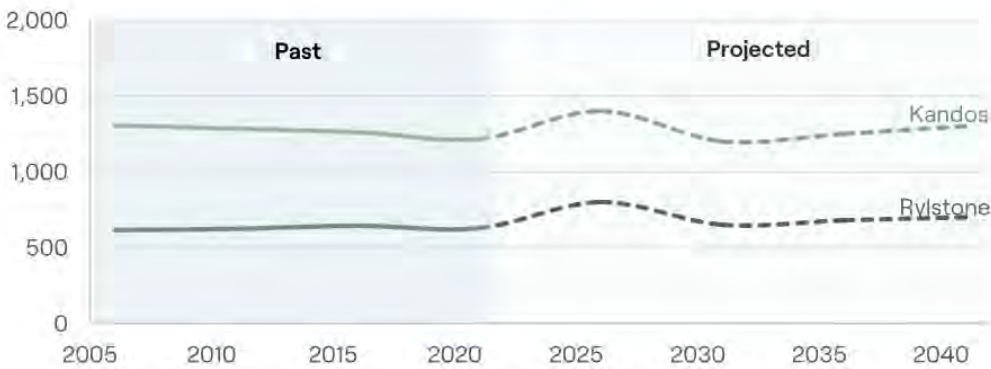


Figure 8: Projected population growth to 2041 (mid-range scenario); Rylstone and Kandos.

9 Housing Demand

The projected change in population must be reflected in changes to the Mid-Western LGA's future housing supply, including how the market operates.

To meet the basic needs of the projected population growth, an increased volume of supply must be simultaneously supported by structural changes that diversify the types and tenure of new homes available.

This Housing Strategy must also mitigate future risks to housing supply arising from, for example, landowner choice or the conversion of existing stock to short term rental accommodation catering to visitors.

A 20% contingency has been added to demand estimates to account for such forces. This contingency has been adopted to balance the need to prepare for uncertainties in dwelling demand and account for market factors while avoiding over-provision.

Regular reviews will be conducted to monitor demand trends, external pressures, and market conditions, ensuring the Housing Strategy continues to address community requirements effectively.

The implied dwelling demand for the Mid-Western LGA to 2041 is estimated at an additional 3,300 dwellings.

These projections suggest demand for a total number of 14,250 dwellings by 2041.

This implied dwelling demand is a projection based on the needs of the population projections set out in Section 8 of this Housing Strategy, and it is important to note that actual demand may vary. For example, implied dwelling demand has the potential to vary up to approximately 15,000 dwellings by 2041 (as has been calculated in DPHI's

projections). The provision of a contingency buffer is therefore important to address the potential for such variation, and a buffer of 20% has been accounted for in the supply gap analysis presented in Section 10 of this Housing Strategy.

Table 8 has combined the peak implied dwelling demand for the strategic centre and towns to identify the total overall implied dwelling needs for the Mid-Western LGA to 2041.

Table 9 identifies the implied dwelling demand during the short-term anticipated peak year of population. This table combines natural growth with the peak dwelling demand associated with major projects in the region.

Due to the anticipated **peak population** associated with major projects,

MORE THAN of implied dwelling demand
60% could be required within a
short (potentially five-year)
timeframe.

Due to the location of many of the major projects, these estimates suggest that Gulgong in particular could experience significant growth within a very short timeframe.

It is important to note that while much of the workforce for these projects will likely be accommodated in temporary worker accommodation, this Housing Strategy has derived a dwelling demand of approximately 1,500 dwellings from only those workers who will need to be housed within the Mid-Western LGA's housing market, and includes allowance for workers who may bring partners or families.

Figure 9 and 10 illustrate both the short term and 2041 implied dwelling demand for each of the Mid-Western LGA's strategic centre and towns.

For Mudgee and the rest of the Mid-Western LGA, maximum dwelling demand occurs in line with natural growth, in 2041. For Gulgong, Rylstone and Kandos, major projects account for the maximum additional dwelling demand, occurring within the short term.

Table 8: Implied dwelling demand to 2041. Includes natural growth and demand associated with major projects.

	2021 No. Existing Dwellings	2041 Additional Implied Demand (not including 20% contingency)	2041 Total Implied Demand (No. existing dwellings + additional implied demand)
Mudgee	5,595	+ 1,855	7,450
Gulgong	950	+ 800	1,750
Rylstone	335	+ 45	380
Kandos	730	+ 35	765
Rest of the LGA	3,350	+ 565	3,915
Total	10,950	+ 3,300	14,250

Table 9: Short-term implied dwelling demand; year of peak population (potentially five-year timeframe). Includes natural growth and demand associated with major projects.

	2021	Short-Term Additional Implied Demand (Natural Growth Only)	Short-Term Additional Implied Demand (Major Projects Only)	Short-Term Total Additional Implied Demand
Mudgee	5,595	+ 330	+ 665	+ 995
Gulgong	950	+ 45	+ 755	+ 800
Rylstone	335	+ 0	+ 45	+ 45
Kandos	730	+ 0	+ 35	+ 35
Rest of the LGA	3,350	+ 170	+ 15	+ 185
Total	10,950	+ 545	+ 1,515	+ 2,060

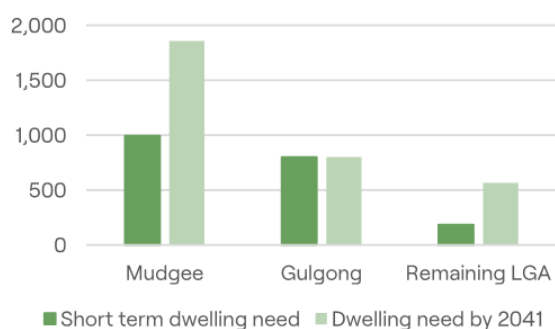


Figure 9: Short term and 2041 implied dwelling demand; Mudgee, Gulgong and the remaining population of the LGA (outside the strategic centre and towns).

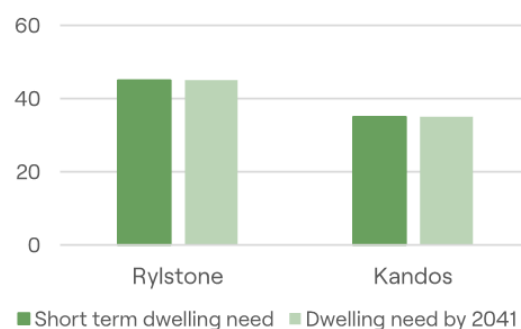


Figure 10: Short term and 2041 implied dwelling demand; Rylstone and Kandos.

9.1 Demand by Dwelling / Lot Type

As discussed in Section 6 of this Housing Strategy, the predominant type of dwelling in the Mid-Western LGA were separate houses, which made up 90% of all dwellings.

Semi-detached, row or terrace houses and townhouses comprised 7% of total dwellings, while flats, units or apartments accounted for just 1% of the total number of dwellings.

The density of housing in the Mid-Western LGA is variable, with a range of lot sizes continuing to be delivered in different contexts across the region.

This Housing Strategy identifies actions to enhance the Mid-Western LGA’s mix of dwelling types and lot sizes, diversifying housing choice by reducing the proportion of stock that consist of separate houses.

This Housing Strategy encourages a broader range of smaller housing options than has been previously delivered in the Mid-Western LGA, which is reflected in the anticipated proportion of future demand set out in Table 10.

It is anticipated that demand for higher density dwellings such as attached houses or units will continue to rise, particularly in Mudgee. This trend has been emphasised by the community feedback received in the preparation of this Housing Strategy.

The following densities and lot size categories have been identified to determine future demand for different housing types in the Mid-Western LGA.

Table 10: Dwelling type / lot typology and anticipated proportion of future demand.

Dwelling / lot type	Density	Lot Sizes	Anticipated Proportion of Future Demand	
			Mudgee	Gulgong, Rylstone, Kandos
Townhouse/villa/unit	General residential	300sqm+	10%	-
Detached house / dual occupancy on small-to-standard lot	General residential	400sqm-999sqm	40%	35%
Detached house on standard-to-generous lot	General residential	1,000sqm-1,999sqm	25%	35%
Low density residential (standard)	Low density residential	2,000sqm-3,999sqm	20%	25%
Low density residential (large)	Low density residential	4,000sqm-1.9ha	4%	4%
Large lot residential	Large lot residential	2ha+	1% (Pending market testing)	1%

9.2 Mudgee Implied Dwelling Demand

Mudgee's population is projected to grow to approximately 16,300 people by 2041, but with a short-term peak of up to 16,700 people.

This population peak is associated with a rapid rise in the number of major projects occurring throughout the Mid-Western LGA.

While approximately 70% of the workforce for these projects will likely be accommodated in temporary worker accommodation, some will need to be housed within Mudgee's housing market, and some may bring partners or families, generating additional demand.

The projected population growth for Mudgee suggests an implied dwelling demand of:

- 995 additional dwellings within a short (potentially five-year) time frame.
- 1,855 additional dwellings by 2041 (2,200 inclusive of a 20% contingency buffer).



Table 11: Implied dwelling demand by dwelling / lot type, Mudgee.

Dwelling / Lot Type	Proportion of Demand	Implied Dwelling Demand	
		Short-Term Peak Population	2041
Townhouse/villa/unit	10%	99	185
General residential	65%	647	1,206
Low density residential	24%	239	445
Large lot residential (2ha)	1%	10	19
Total		995	1,855
Total + 20%		1,200	2,200

9.3 Gulgong Implied Dwelling Demand

Gulgong's population is projected to grow to approximately 3,400 people by 2041, but with a significant peak of 8,500 people in a short (potentially five-year) timeframe.

This population peak can be attributed to the rapid rise in the number of major projects occurring throughout the region, and particularly the quantity that occur within close proximity to Gulgong.

While much of the workforce for these projects will likely be accommodated in temporary worker accommodation, some will need to be housed within Gulgong's housing market, and some may bring partners or families, generating additional demand.

These population projections for Gulgong suggest an implied dwelling demand of:

- 800 additional dwellings within a short (potentially five-year) time frame.
- 960 additional dwellings inclusive of a 20% contingency buffer.

In Gulgong, implied dwelling demand is expected to peak in the short term, due to an influx in demand associated with the workforce of major projects in the region, refer Figure 7 and Figure 9.



Table 12: Implied dwelling demand by dwelling / lot type, Gulgong.

Dwelling / Lot Type	Proportion of Demand	Implied Dwelling Demand	
		Short-Term Peak Population	2041
General residential (400sqm-1,999sqm)	70%	560	560
Low density residential (2,000sqm-1.9ha)	29%	232	232
Large lot residential (2ha)	1%	8	8
Total		800	800
	Total + 20%	960	960

9.4 Rylstone Implied Dwelling Demand

Rylstone's population is projected to grow to approximately 700 people by 2041, but with a peak of 800 people in a short (potentially five-year) time frame.

This population peak is likely to occur as workers associated with major projects move into the region. These projects will include renewable energy projects and may include the potential Bowdens Silver Mine project, proposed near to Rylstone.

These population projections suggest an implied peak dwelling demand of:

- 45 additional dwellings within a short (potentially five-year) time frame.
- 54 additional dwellings inclusive of a 20% contingency buffer.

However, future demand for housing in Rylstone is uncertain, and likely to be influenced by a range of changeable factors including the yet unknown impact of major projects upon towns like Rylstone and Kandos, and the broader impacts of extremely constrained housing markets in nearby Mudgee and Gulgong. Such factors have the potential to significantly increase dwelling demand during the years of peak population, with 45 dwellings potentially increasing to demand for up to 100 additional dwellings.



Table 13: Implied dwelling demand by dwelling / lot type, Rylstone.

Dwelling / Lot Type	Proportion of Demand	Implied Dwelling Demand	
		Short-Term Peak Population	2041
General residential (400sqm-1,999sqm)	70%	31	31
Low density residential (2,000sqm-1.9ha)	29%	13	13
Large lot residential (2ha)	1%	1	1
Total		45	45
Total + 20%		54	54

9.5 Kandos Implied Dwelling Demand

Kandos' population is projected to grow to approximately 1,300 people by 2041, but with a peak of 1,400 people in a short (potentially five-year) timeframe.

Such growth is anticipated in Kandos as it is similarly likely to experience increased demand as a result of the pipeline of major projects and associated workforce.

These population projections suggest an implied peak dwelling demand of:

- 35 additional dwellings additional
- 42 inclusive of a 20% contingency buffer.

However, future demand for housing in Kandos is uncertain, and likely to be influenced by a range of changeable factors including the yet unknown impact of major projects upon towns like Rylstone and Kandos, and the broader impacts of extremely constrained housing markets in nearby Mudgee and Gulgong.

Such factors have the potential to significantly increase dwelling demand during the years of peak population, with 35 dwellings potentially increasing to demand for up to 100 additional dwellings.



Table 14: Implied dwelling demand by dwelling / lot type, Kandos.

Dwelling / Lot Type	Proportion of Demand	Implied Dwelling Demand	
		Short-Term Peak Population	2041
General residential (400sqm-1,999sqm)	70%	25	25
Low density residential (2,000sqm-1.9ha)	29%	9	9
Large lot residential (2ha)	1%	1	1
Total		35	35
	Total + 20%	42	42

10 Housing Supply

An analysis of the supply of residential lands in the Mid-Western LGA has been undertaken to demonstrate that there will be sufficient land available to respond to forecast dwelling demand to 2041 within dedicated growth areas and areas previously identified within the CLUS.

This analysis includes a review of existing residential growth areas against environmental constraints, infrastructure servicing requirements and strategic amenity.

10.1 Housing Choice and Affordability

As the Mid-Western LGA grows to 2041, Council will need to ensure that a diversity of dwelling types and living options are made available to suit the varying needs of our community.

Under this Housing Strategy, Council intends to encourage the delivery of a diverse range of housing options and lot sizes at greater densities than previously delivered.

This will include low-medium density housing, affordable housing, and seniors living.

Council also wants to improve the function and quality of housing delivered, to ensure the needs of the community are better met in the future.

10.2 Residential Infill

Council will look to strike a balance between providing new housing as greenfield development and as development on vacant or underutilised land in existing areas of the Mid-Western LGA's strategic centre and towns.

Infill development offers significant benefits to support the growth of the community, including:

- Maximising the utility of existing infrastructure and services
- Delivering dwellings in proximity to existing employment and service centres
- Revitalising urban areas and local economies through new development and new residents
- Reducing the impact of urban sprawl by consolidating growth.

Opportunities exist for infill development within the existing footprint of the Mid-Western LGA's strategic centre and towns.

For example, rear lanes in proximity to the Mudgee Hospital may present opportunities to deliver infill housing in proximity to a key centre for employment (subject to feasibility related to currently unsealed lanes).

Existing planning controls may restrict the delivery of infill development given the historical demand to provide lower density typologies.

Specific controls to ensure the delivery of high quality, denser typologies should be investigated.

Council must also manage potential community resistance to denser forms of development by ensuring that planned infill areas are clearly identified and communicated.

10.3 Residential Growth Areas

Ensuring sufficient supply of residential lands in the Mid-Western LGA will involve the coordinated delivery of undeveloped or 'greenfield' land; residential supply outside an existing town footprint. Coordinating the delivery of such growth requires careful planning to ensure efficient and sustainable uses of infrastructure, reduce land use conflicts and avoid environmental and other constraints.

Our analysis has involved the assessment of the Mid-Western LGA's residential growth areas; those areas zoned or identified as potential locations for growth. While some areas have been identified for their strategic merit, feasibility and land use compatibility, others have been noted as more significantly constrained or complex, potentially hindering the viability of their development within the next 20 years.

10.4 Villages and Rural Centres

As discussed in Section 3.2, there are a number of small villages and rural centres in the Mid-Western LGA. Council are working to prepare a Rural and Scenic Lands Strategy which will respond to specific housing needs of these areas.



10.5 Land Use Constraints and Opportunities

The Mid-Western region's diverse landscape and wide range of existing land uses will shape where new housing can be located.

Constraints such as topography, flood and bushfire risk, biodiversity and agricultural land influence the extent to which land in the Mid-Western LGA may be developed.

A review of high-level constraints has been undertaken for each of the LGA's strategic centre and towns to identify factors that may influence future residential development and urban expansion. These include consideration for constraints such as:

- Topography
- Flood Hazard
- Groundwater Vulnerability
- Heritage
- Biodiversity Value
- Agricultural Lands
- Bushfire Hazard
- Visually Sensitive Lands.

These constraints can significantly impact the Mid-Western LGA's supply of residential land, influencing the development potential of land zoned or identified for future residential development, and potentially impeding the delivery of essential services.

Council will look into prioritising the identification, avoidance, and minimisation of impacts on High Environmental Value (HEV) areas and entities at risk of serious and irreversible impacts through strategic master planning before progressing any planning proposals or development applications. Additionally, a tailored approach will be applied to changes in minimum lot sizes in HEV areas, ensuring that minimum lot sizes reflect the biodiversity values of the land.

10.6 Infrastructure and Servicing Constraints

The development of land for residential purposes in urban areas requires connection to key infrastructure and services to support the community. This includes the supply of potable water, sewerage connections, storm water infrastructure, roads, footpaths, parks, and waste management services.

Delivery of these services is essential to unlocking growth areas, but is generally costly to deliver. Other environmental constraints, such as topography, existing roads and easements, or biodiversity, can further impede service delivery or substantially increase servicing costs. Future development of any of the identified residential growth areas will require consideration as to their capacity to be serviced and timeframe for delivery.

It is essential that housing growth in the region is matched with delivery of infrastructure, including water and sewer. This Housing Strategy identifies residential growth areas across all four towns including zoned (but not yet developed) land and areas identified for future growth (land not yet zoned). Some of these areas are not yet serviced by water and sewer infrastructure.

Council has committed to progressing water and sewer servicing strategies to align with the residential growth areas identified within this Housing Strategy. This commitment from Council ensures a land supply (and a 20% buffer) can meet demand to 2041. Council will continue to focus on the delivery of short term servicing to growth areas at Caerleon and Lower Spring Flat.

Council has committed to delivering a Development Servicing Plan (DSP) for the Mid-Western LGA. The DSP will detail the water and sewer developer charges payable when development results in additional demand on water supply and sewerage systems.

This is to recover part of the infrastructure costs incurred in servicing developments. Without recovering DSP charges from the developer, costs would have to be borne by the ratepayer base.

A DSP ensures that development is financially sustainable and that infrastructure costs are fairly funded. Identifying the required land supply, as has occurred in this Housing Strategy, is fundamental to developing DSP's.



10.7 Mudgee Supply Gap Analysis

Table 15 summarises Mudgee’s estimated housing demand and supply for each of the identified lot/dwelling types, and Figure 11 illustrates identified residential growth areas.

This Housing Strategy considers more up to date and accurate data relating to the timing and location of major projects and development proposals within the Mid-Western LGA than that of the Urban Release Strategy, which has resulted in some difference in implied dwelling demand and theoretical lot yield.

A wide range of factors, such as the key drivers noted within Section 7, are likely to influence dwelling demand and delivery which may result in increased pressure on Mudgee’s housing market.

The majority of Mudgee’s short term greenfield land supply has been identified at Spring Flat and Caerleon. However, it is noted that there are potential biodiversity constraints in western Mudgee and Caerleon, which may impact the developability of these areas. Significant supply is available in other areas; however these lands require planning and/or servicing updates to enable delivery.

It is also noted that a particularly constrained housing market is projected in nearby Gulgong, due to Gulgong’s proximity to a substantial number of major projects. Mudgee may be required to accommodate workers unable to find housing in Gulgong, which could impose

significant additional pressure on Mudgee’s already constrained housing market.

Medium Density Housing Capacity

Demand for higher density housing such as attached dwellings or units is anticipated, specifically in the town centre of Mudgee. This will be delivered through infill development and includes typologies such as dual occupancies and secondary dwellings, attached and multi dwelling housing and some residential flat buildings.

Capacity for medium density development exists primarily within the R3 Medium Density Residential zone of Mudgee on underutilised sites and through urban renewal. Other forms of denser residential development may also be appropriate in town centre areas zoned E2 Commercial Centre and MU1 Mixed Use.

Delivering medium density infill development that is compatible with the character and heritage of the Mudgee town centre will provide more housing options for residents with good access to services and amenities.

Council will look to undertake masterplanning for the Mudgee town centre and surrounds, unlocking untapped supply, identifying key opportunities for infill development and urban renewal, and ensuring planning controls encourage the delivery of compatible medium density development.

Table 15: Existing lot supply capacity and projected future demand to 2041, Mudgee.

Lot/dwelling type	Estimated lot yield remaining	Estimated demand for residential lots	Remaining residential lots to 2041
Townhouse / villa / unit	n/a	185	n/a
General residential (400sqm-1,999sqm)	1,820	1,206	614
Low density residential (2,000sqm-1.9ha)	920	445	475
Large lot residential (2ha+)	70	19	51
Total	2,810	1,855	+955
Total +20%	2,810	2,200	+584

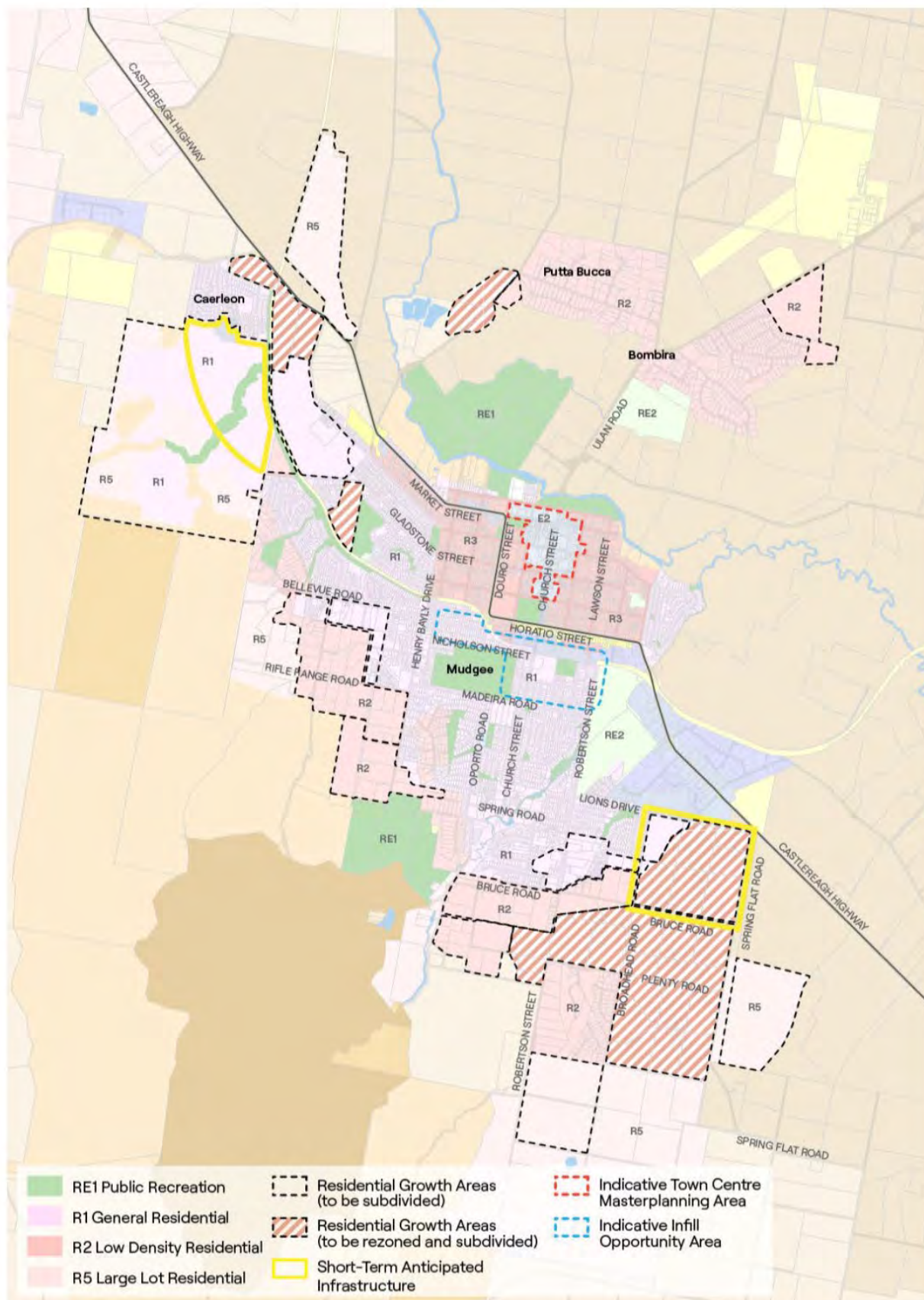


Figure 11: Mudgee Residential Growth Areas.

Note: Development of residential areas subject to further detailed analysis of environmental constraints such as biodiversity investigations.

10.8 Gulgong Supply Gap Analysis

Table 16 summarises Gulgong’s estimated housing demand and supply for each of the identified lot/dwelling types, and Figure 12 illustrates the town’s identified residential growth areas.

This analysis concludes that housing supply in Gulgong is particularly constrained, with the peak demand required within a short timeframe (less than 5 years).

This demand can be attributed to the significant population growth associated with an influx of major projects occurring in proximity to Gulgong.

While it is understood that a large majority, approximately 70%, of the workforce for these

projects will be able to be housed in temporary worker accommodation, dwelling demand has been derived from the proportion of workers who will need to be accommodated within the region’s housing market, and includes those workers bringing partners and/or families.

Development in Gulgong’s R1 zones has typically consisted of low density detached dwelling typologies.

It is further noted that much of the identified growth areas of Gulgong will require rezoning and servicing upgrades to reach potential.

Table 16: Lot supply capacity and projected future demand to 2041, Gulgong

Lot/dwelling type	Estimated lot yield remaining	Estimated demand for residential lots	Remaining residential lots to 2041
General residential (400sqm-1,999sqm)	584	560	25
Low density residential (2,000sqm-1.9ha)	341	232	108
Large lot residential (2ha+)	50	8	42
Total	976	800	+175
Total +20%	976	960	+15



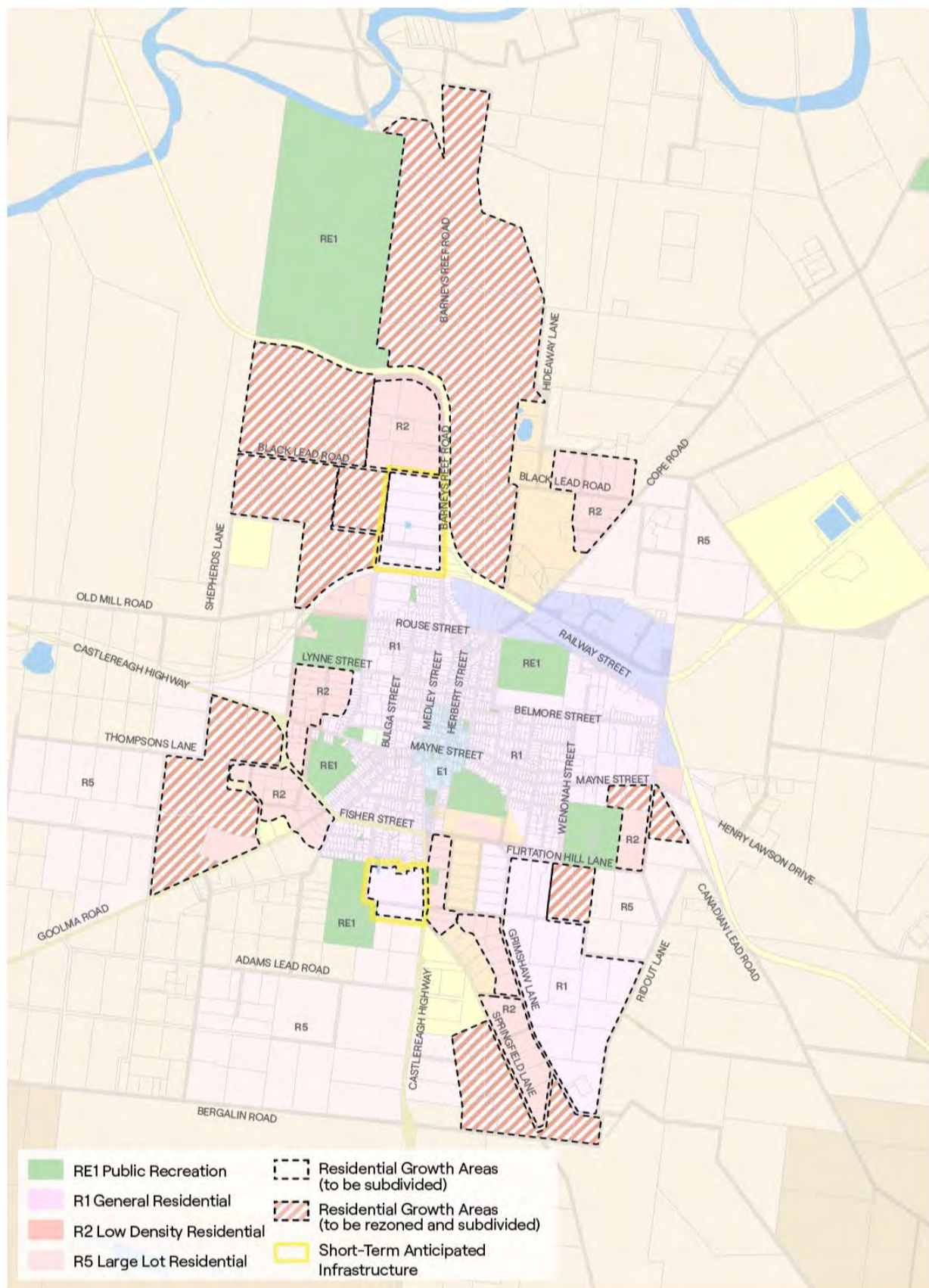


Figure 12: Gulgong Residential Growth Areas.

Note: Development of residential areas subject to further detailed analysis of environmental constraints such as biodiversity investigations.

10.9 Rylstone Supply Gap Analysis

Table 17 summarises Rylstone’s estimated housing demand and supply for each of the identified lot/dwelling types, and Figure 13 illustrates the town’s identified residential growth areas.

The Rylstone investigation areas have some development opportunities; however, many lots contain high conservation value woodland and grassland, representing potential biodiversity constraints. As such, further detailed environmental assessment is required to enable a site-specific yield analysis.

High level analysis concludes that there is a significant supply of land zoned or identified for residential purposes in Rylstone. However, the majority of this land would require a significant amount of work in planning and servicing to be delivered.

Furthermore, while this dwelling demand includes anticipated population growth associated with the workforce of major projects in the region, including the potential Bowdens Silver Mine and the REZ proposed in close proximity to Rylstone, it is noted that dwelling supply is constrained in the nearby major towns of Mudgee and Gulgong.

A constrained housing market in these towns may result in significant demand increases in nearby towns, such as Rylstone and Kandos.

Table 17: Lot supply capacity and projected future demand to 2041, Rylstone

Lot/dwelling type	Estimated lot yield remaining	Estimated demand for residential lots	Remaining residential lots to 2041
General residential (400sqm-1,999sqm)	15	31	-16
Low density residential (2,000sqm-1.9ha)	1,015	13	1,002
Large lot residential (2ha+)	60	1	59
Total	1,090	45	+1,045
Total +20%	1,090	54	+1,036



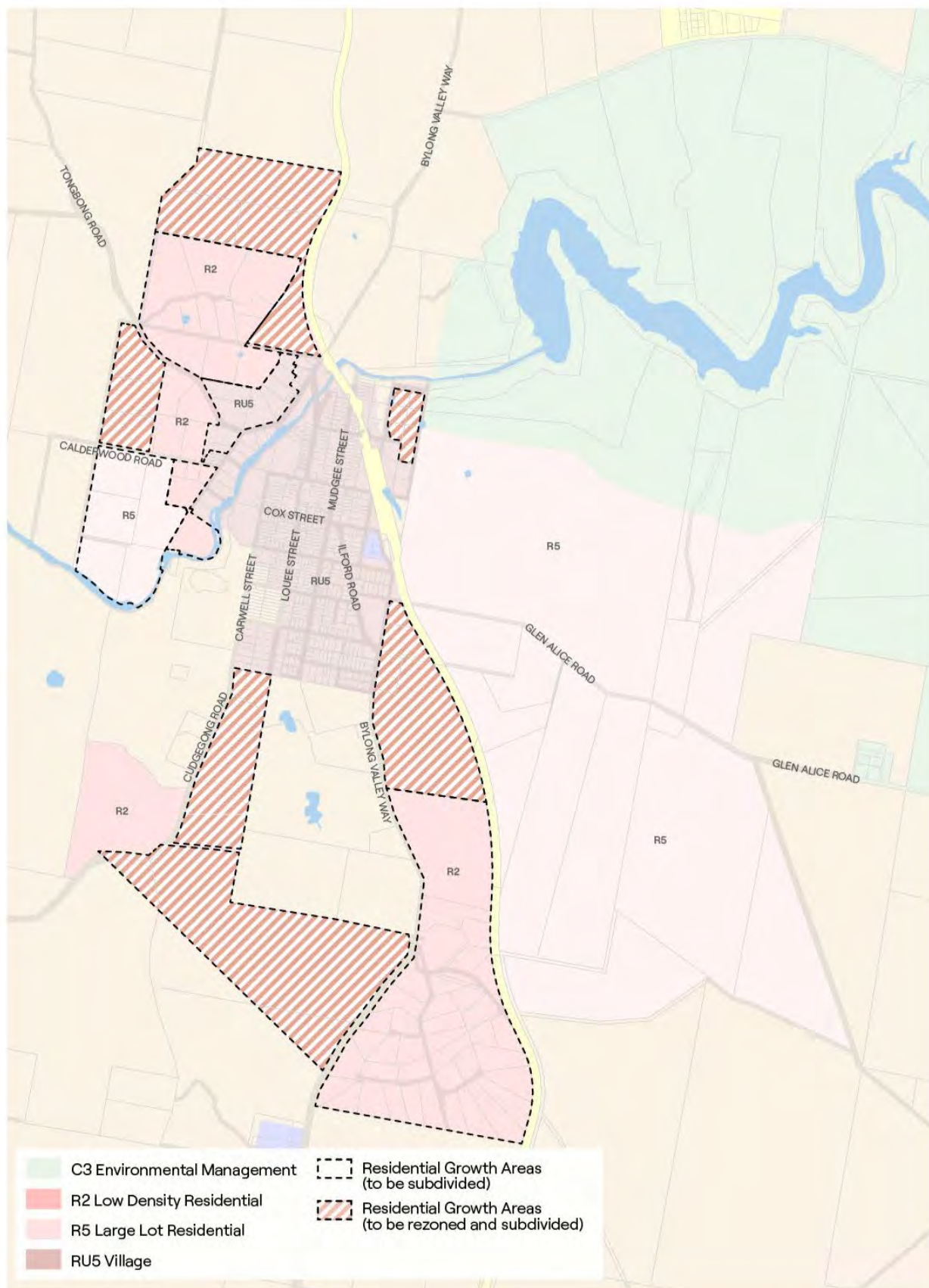


Figure 13: Rylstone Residential Growth Areas.

Note: Development of residential areas subject to further detailed analysis of environmental constraints such as biodiversity investigations.

10.10 Kandos Supply Gap Analysis

Table 18 summarises the estimated housing demand and supply gaps for each of the identified lot/dwelling types in Kandos.

Similarly to Rylstone, the Kandos investigation areas present some development opportunities; however, many lots contain high conservation value woodland and grassland, representing significant biodiversity constraints. As such, significant further detailed environmental assessment is required to enable a site-specific yield analysis.

While there is significantly less land zoned or identified for residential purposes in Kandos than Rylstone, this land is mostly already zoned, though not yet serviced.

Furthermore, all of the land zoned for residential purposes are for general residential lots, and therefore theoretical supply of low density and large lot residential lots is constrained.

Kandos may also experience demand increases due to the effects of a constrained housing market in the nearby major towns of Mudgee and Gulgong, as well as dwelling demand associated with the workforce of major projects in the region, including the potential Bowdens Silver Mine and the REZ.

Table 18: Lot supply capacity and projected future demand to 2041, Kandos

Lot/dwelling type	Estimated lot yield remaining	Estimated demand for residential lots	Difference
General residential (400sqm-1,999sqm)	215	25	195
Low density residential (2,000sqm-1.9ha)	0	9	-9
Large lot residential (2ha+)	0	1	-1
Total	215	35	+180
Total +20%	215	42	+173



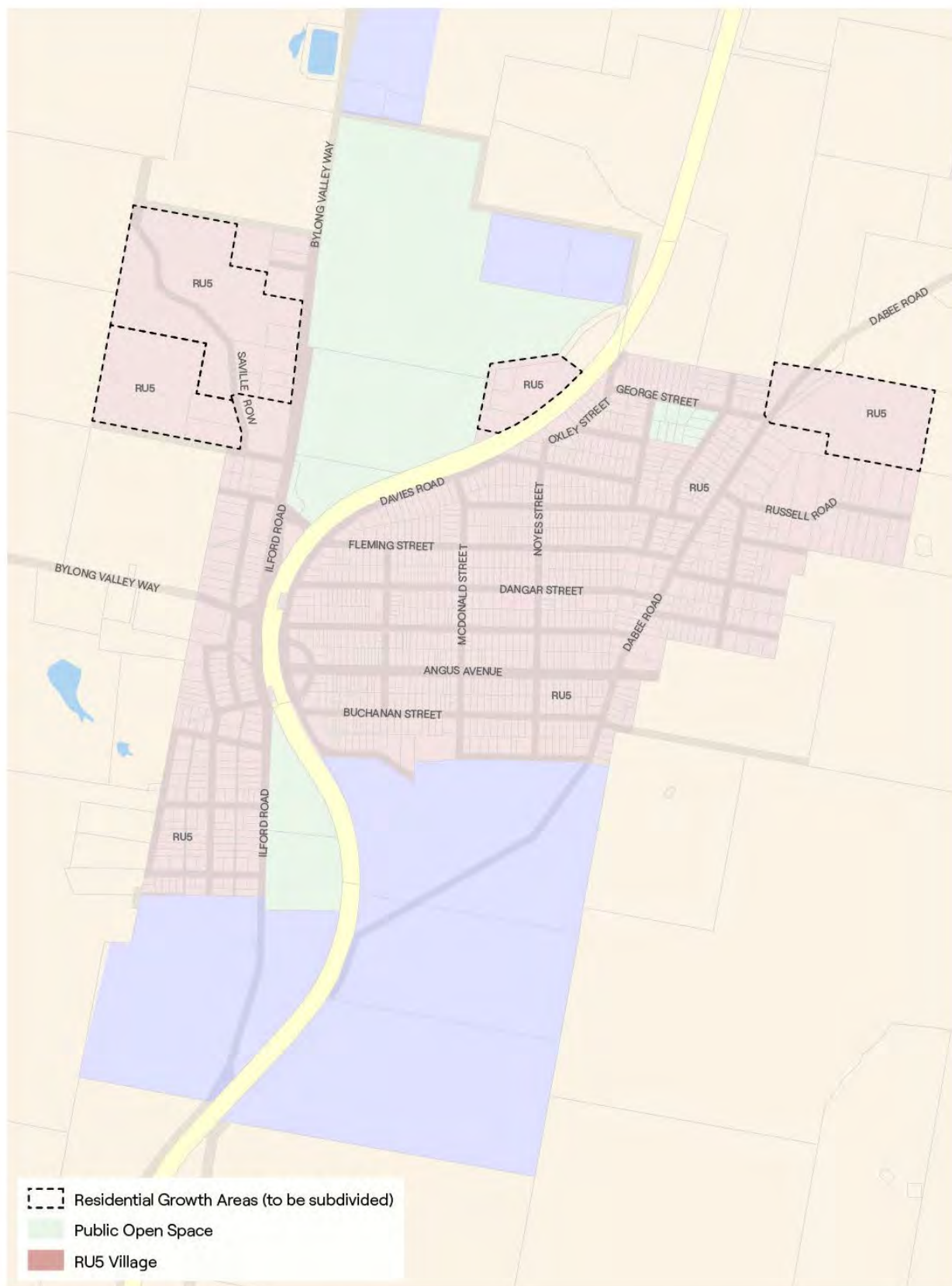
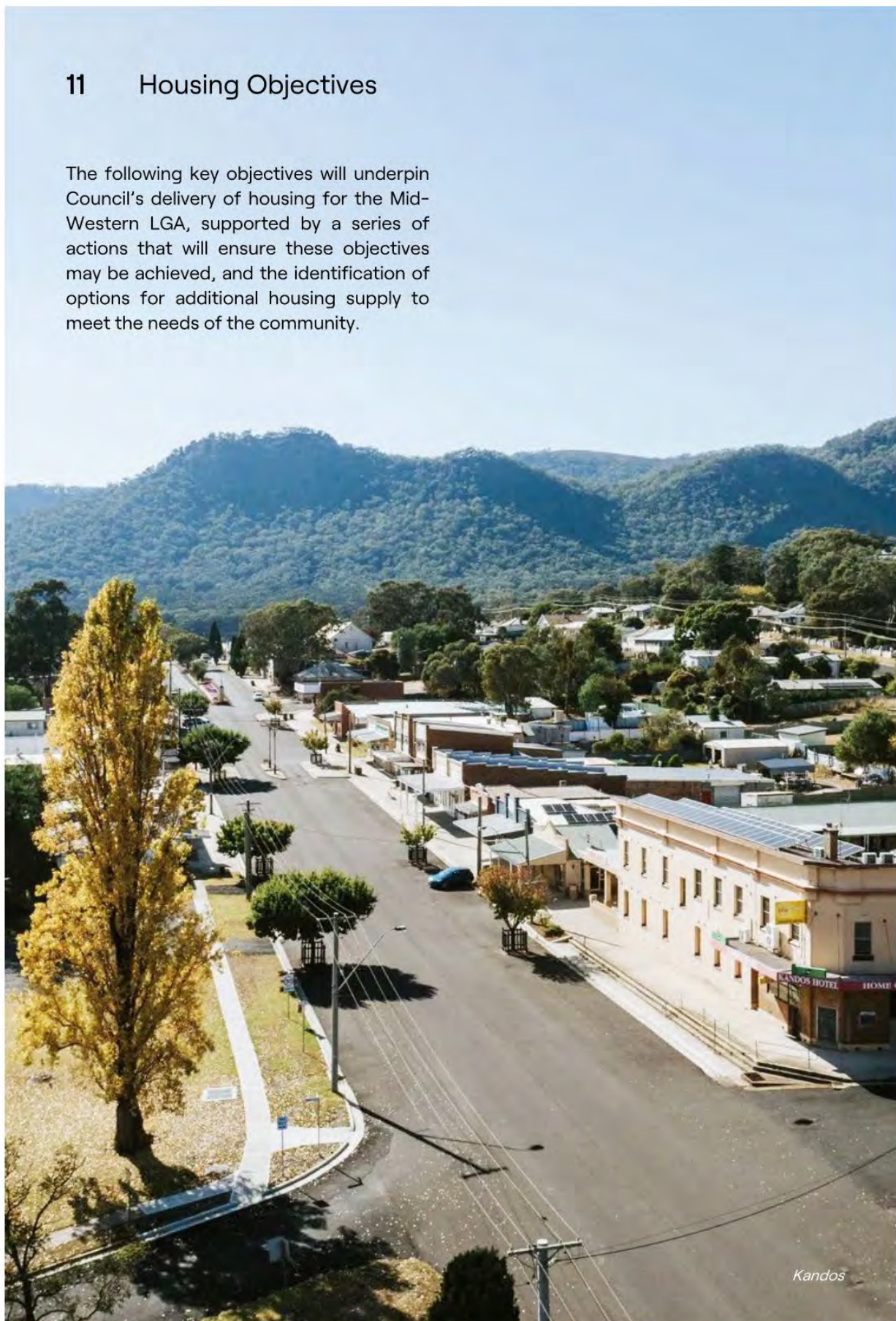


Figure 14: Kandos Residential Growth Areas.

Note: Development of residential areas subject to further detailed analysis of environmental constraints such as biodiversity investigations.

11 Housing Objectives

The following key objectives will underpin Council's delivery of housing for the Mid-Western LGA, supported by a series of actions that will ensure these objectives may be achieved, and the identification of options for additional housing supply to meet the needs of the community.



→ HOUSING TO FACILITATE SUITABLE AND SUSTAINABLE GROWTH

OBJECTIVE 1

Ensure delivery of sufficient housing supply for our growing population

The Mid-Western LGA is projected to grow by between 30,000–33,000 people to 2041.

Due to the high number of new resources and energy projects expected to commence across the region in the near future, much of this growth may also be required within a relatively short timeframe (potentially within the next five years), and it is possible that, despite a sufficient amount of identified sites, the Mid-Western LGA may not be able to meet this high short-term demand due to a lack of zoned and serviced land.

Endeavouring to deliver a timely and sufficient supply of land for residential purposes is made available to suit the needs of the community is thus essential to enable the sustainable growth of the Mid-Western LGA.

Council will continue to focus the delivery of land zoned for residential purposes within and around the strategic centre and towns of Mudgee, Gulgong, Rylstone and Kandos. In proximity to these established centres, new development can benefit from access to existing services and infrastructure, as well as greater connectivity and established community.

Council will aim to support the delivery of the LGA's short-term supply of housing, encouraging infill and renewal opportunities, incentivising market-ready housing and continuing to focus the sequencing of key infrastructure to unlock growth in strategically planned locations.

Council will continue to engage with landowners and key stakeholders to provide clarity around those lands prioritised for residential growth.

Action 1.1:	Support the rezoning of an appropriate amount of residential land, as identified in this Housing Strategy, to provide for the projected housing needs of our population, prioritising short term supply.
Action 1.2:	Focus housing delivery within and around Mudgee, Gulgong, Rylstone and Kandos; locations where there is existing amenity, infrastructure and capacity to support sustainable growth and development.
Action 1.3:	Continue to focus the sequencing out of infrastructure in accordance with the commitments by Council.
Action 1.4:	Identify opportunities for Council to support the unlocking of residential land supply such as: <ul style="list-style-type: none"> Supporting the preparation of masterplans in conjunction with landowners of undeveloped residential growth areas. Explore site identification and incentives to encourage infill opportunities in our existing urban areas. Investigate LEP amendments to deliver lot size diversity. Consider updates to Council's DCP to provide controls that ensure future growth is of a high quality.
Action 1.5:	Consider mechanisms to incentivise the delivery of short term housing and provide more certainty to landowners, such as through potential discounts to application fees or staged infrastructure plans.
Action 1.6:	Improve Council's Housing Monitor to better understand dwelling production and take-up rates.
Action 1.7:	Prepare principles for assessing proponent-initiated requests for planning proposals for residential or rural residential development, including out-of-sequence criteria to provide a framework for considering additional growth or urban renewal opportunities that are not identified in this Housing Strategy.
Action 1.8:	Prepare Development Servicing Plans to support masterplans prior to rezoning occurring where possible. This will assist with orderly development and infrastructure planning.

→ HOUSING TO FACILITATE SUITABLE AND SUSTAINABLE GROWTH

OBJECTIVE 2

Investigate appropriate forms of housing density in suitable locations

The Mid-Western region has experienced significant housing pressure in recent years, with drivers such as rising regional migration, changing live-work patterns and a national affordability crisis exacerbating demand in an already constrained market.

Such pressures are only expected to increase as workforce accommodation needs rise with the anticipated pipeline of major projects in the region. At the same time, delivering houses through continual urban expansion can contribute to detrimental sprawl, conflicting with other important land uses such as existing agricultural land or areas of high environmental value.

Other hazards such as flooding, bushfire or topographic constraints can also limit capacity for growth.

It is essential that Council focus on delivering more homes within our existing town footprints, increasing density in urban areas with a focus on infill development and urban renewal opportunities. This includes promoting small lot housing as a way to deliver diverse and more affordable housing options while minimising urban sprawl. Such development can more easily access established infrastructure, and residents benefit from proximity to the established key services and amenities of our towns.

Council will promote opportunities for infill development, encouraging some medium density, small lot housing and town centre housing in appropriate urban locations. Council will look to develop strong planning and design controls to ensure that housing density suits our local character and is delivered to a very high-quality.

Action 2.1:	Promote opportunities and educate residents around infill development and urban renewal within the footprint of existing urban areas.
Action 2.2:	Continue to encourage the delivery of infill housing such as secondary dwellings in and around Mudgee, Gulgong, Rylstone and Kandos.
Action 2.3:	Investigate financial incentives to encourage the delivery of secondary dwellings and shop top housing.
Action 2.4:	Identify secondary dwellings as development permitted with consent in R1 General Residential, R3 Medium Density Residential and Rylstone and Kandos to encourage infill development and support a diversity of dwelling types in urban areas.
Action 2.5:	Identify residential flat buildings as development permitted with consent in R3 Medium Density Residential zones to signal Council's support for higher density development in appropriate locations.
Action 2.6:	Permit shop top housing in appropriate locations of Rylstone and Kandos, such as within the retail core, to increase density modestly, deliver diverse and affordable housing options and encourage activation of town centres.
Action 2.7:	Continue to prepare a masterplan for Mudgee town centre and surrounds, identifying opportunities where height of building controls might be reviewed, where suitable and appropriate.
Action 2.8:	Consider updates to the DCP to set out strong planning and design outcomes for medium density and town centre housing typologies.

→ HOUSING TO FACILITATE SUITABLE AND SUSTAINABLE GROWTH

OBJECTIVE 3

Provide a diverse range of housing options to cater to our community's needs

As the population of the Mid-Western LGA continues to grow, a diverse range of homes that can suit the varied needs of our community will need to be planned and delivered.

Council will work to provide a broad mix of dwelling types, lot sizes and different housing densities to meet various household types and adapt to ever-changing needs.

New low and medium density housing, including more affordable choices and housing better suited for particular needs such as seniors, young people or lone person households will be a focus for delivery.

Council will aim to ensure that growth areas are designed to:

- Protect and enhance environmental features, topography and surrounding setting.
- Ensure new built form complements context and minimises environmental impact.
- Provide a range of lot sizes and dwelling types to cater to the diverse needs of our community.
- Create walkable communities, with well-connected pedestrian and cyclist links.
- Incorporate sustainable development practices that enable resilient buildings and environmentally sensitive spaces.
- Be supported by the necessary infrastructure and services to provide for our population now and into the future.

Action 3.1:	Continue to promote, through education pieces, industry events and the like, the importance and wide-ranging benefits of diverse housing choice for both stakeholders and the community. This work recognises the role of diversity in delivering housing that is more flexible, affordable and a more efficient use of land. The recently released NSW Housing Pattern Book by DPHI may contribute to delivering this action by providing guidance on best practices for diverse and well-designed housing options.
Action 3.2:	Require that the masterplanning of growth areas incorporates an appropriate mix of dwelling types and lot sizes to cater to a range of housing needs, including small lot sizes of 400–450sqm lots prior to rezoning. Assuming that just 30% of unconstrained land zoned R1 General Residential in growth areas is developed to a minimum lot size of 450sqm, this action has the potential to deliver approximately 150 additional general residential lots in Mudgee, and over 250 additional lots in Gulgong.
Action 3.3:	Ensure that a diversity of residential lot sizes is delivered as intended. This may occur through mechanisms such as the introduction of maximum lot sizes in the masterplanning of greenfield developments, or by establishing average dwelling density requirements.
Action 3.4:	Move away from a Minimum lot size of 4,000sqm for new R2 Low Density Residential Development and look to adopt a minimum lot size of 2,000sqm for new R2 Low Density Residential development; to assist in balancing lifestyle outcomes with efficient and sustainable development of land. <i>Reason: Adjusting the lot size accordingly will better balance lifestyle outcomes with the efficient and sustainable development of land in an already constrained housing market. This action has the potential to deliver approximately 250 additional low density residential lots in Mudgee, and over 150 additional lots in Gulgong.</i>
Action 3.5:	Investigate rezoning land along Rifle Range Road and Albens Lane, west of Henry Bayly Drive, to R1 General Residential. This land is relatively unconstrained, would contribute significant supply, and benefits from strategic proximity to the services and amenity of the Mudgee town centre.
Action 3.6:	Consider the adoption of the criteria associated with the nominated rural residential allotment size into Council's Development Control Plan.
Action 3.7:	Explore planning mechanisms such as provisions in the LEP to deliver a variety of lot sizes (for example, average lot sizes across a masterplanned area).

→ HOUSING TO FACILITATE SUITABLE AND SUSTAINABLE GROWTH

OBJECTIVE 4

Deliver housing that is accessible and affordable

Council aims to ensure that the Mid-Western LGA is an affordable place for working families, a welcoming place to support our growth and prosperity, and an inclusive place for everyone to enjoy.

Enhancing the function, adaptability and quality of housing delivered in the Mid-Western LGA will ensure that the housing needs of the community can be better met into the future.

It is important to recognise the influence of providing housing diversity and choice (as set out in Objective 3) upon the overall affordability of our homes.

A range of dwelling and lot sizes, including diverse or smaller housing choices, can support affordability while enhancing liveability.

Council will continue to engage with the community to promote and deliver more social and affordable housing in the LGA, collaborating with key stakeholders and investigating potential partnerships to deliver the right homes in the right locations.

Definition: Adaptable housing is housing that is designed with accessible features that can easily altered to meet an individual's needs and capabilities over time.

Action 4.1: Educate and consult with the community around the importance and provision of social and affordable housing in the LGA, recognising the influence of housing diversity and choice upon affordability.

Action 4.2: Continue to collaborate with key stakeholders, including Homes NSW and local community housing providers, to understand operational needs and consider opportunities for partnerships with Council to deliver affordable rental housing.

Action 4.3: Collaborate with Aboriginal Land Councils and Aboriginal Housing Providers to ensure that the housing needs of the Aboriginal community are achieved.

Action 4.4: Establish DCP controls to ensure that new housing is designed to adaptable / universal housing standards or any relevant updated guidelines.

Action 4.5: Investigate the potential for establishing targets for net growth in social and affordable housing or explore suitable alternative options.

→ HOUSING TO FACILITATE SUITABLE AND SUSTAINABLE GROWTH

OBJECTIVE 5

Support the wellbeing of our community by ensuring the provision of secure and inclusive housing for key workers

A key worker is an employee who provides a vital service in society, and in the Mid-Western LGA is more than just the emergency services, health and education sectors.

In 2021, Health Care and Social Assistance, at over 11%, was the second largest employer in the Mid-Western LGA.

Representing a significant portion of the population, it is essential that Council make provisions to increase key worker housing stock to accommodate growing demand.

Council will aim to ensure that affordable homes are available in the right locations to house our key workers, supporting the long-term function and sustainability of the Mid-Western LGA.

Opportunities to deliver key worker housing in proximity to major places of employment will be a key focus, and Council will endeavour to respond to emerging opportunities or partnerships that would enable short-term supply of housing for key workers.

Delivering high-quality, well-designed, connected and affordable housing options to support the housing needs of key workers will contribute significantly to the LGA's ability to attract and retain this essential workforce.

Action 5.1:	Promote and encourage private sector investment in housing for key workers.
Action 5.2:	Respond to emerging opportunities or partnerships that would enable short-term supply of housing for key workers. This includes conducting a land audit of Crown Land to identify any future potential opportunities.
Action 5.3:	Prepare a Social Infrastructure Strategy for the Mid-Western LGA to support long-term liveability outcomes, responding to the needs of the growing population.
Action 5.4:	Look to invest in a centralised property listing and enquiry service to help key workers to access information about affordable housing options near to major places of employment for key workers.
Action 5.5:	Investigate LEP and DCP amendments that could enable greater supply of housing for key workers and other forms of affordable housing, such as increased housing densities in proximity to major places of employment for key workers and planning mechanisms that support diverse and inclusive housing options.
Action 5.6:	Investigate the potential for establishing an affordable housing contributions scheme in the LGA.

→ HOUSING TO FACILITATE SUITABLE AND SUSTAINABLE GROWTH

OBJECTIVE 6

Design and deliver sustainable and efficient housing and places

Supporting the Mid-Western LGA to sustainably develop and diversify our housing stock will strengthen our ability to respond to changing global influences, natural hazards, development pressures and population growth.

Opportunities to encourage sustainable building practices and innovation throughout the region should continue to be supported.

New avenues, such as partnerships, funding arrangements or community-led programs, should be explored to support sustainability in our neighbourhoods, creating liveable and connected communities that prioritise active movement for residents.

Future plans will investigate opportunities for sustainable growth and urban renewal, and Council will look to implement development controls that incorporate more environmentally sensitive building practices that encourage liveable homes and sustainable streets.

Enhancing the sustainability of our homes and great places will improve the Mid-Western region's ability to respond resiliently to a changing climate.

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| Action 6.1: | Continue to educate the community and promote sustainable building practices throughout the Mid-Western LGA. |
| Action 6.2: | Investigate DCP controls to support environmentally sustainable building practices, such as passive thermal performance, energy efficient solutions, low emission building materials, or on-site water capture and reuse. |
| Action 6.3: | Require that the masterplanning of growth areas incorporate urban design practices that mitigate the urban heat island effect, integrating practices such as street trees and increased vegetation, and light coloured roofs and pavements. |
| Action 6.4: | Require that the masterplanning of growth areas delivers sustainable and liveable neighbourhoods that prioritise active transport facilities for residents, such as well-connected pedestrian footpaths, shared paths and cycleways. |

→ HOUSING TO CREATE GREAT PLACES

OBJECTIVE 7

Build on the strengths and unique lifestyle qualities of the Mid-Western LGA's lively towns

The Mid-Western LGA is home to many towns with unique local character, rich histories and environments, and a strong sense of place.

Council will continue to work towards creating attractive and connected towns with high amenity, thriving economies and strong local communities.

The identification and preservation of the unique values that contribute to our towns can strengthen growth in other aspects of development, including community pride, place-making, tourism and investment.

Council will endeavour to ensure that housing in the LGA's small towns is appropriate, attractive and complementary to their surrounding rural context.

Council will investigate future planning efforts, such as more detailed structure and place plans, that will aim to deliver an appropriate scale of residential growth in our small towns, supported by the necessary infrastructure and services.

Action 7.1:	Investigate place-making opportunities to enhance local character, reinforce a sense of community and foster growth in our small towns and villages,, such as storytelling, public art, social engagement.
Action 7.2:	Undertake a structure planning process in Rylstone and Kandos, with consideration for the adoption of residential and commercial (main street) land use zones.
Action 7.3:	Prepare a Place Plan for the town centres of Rylstone and Kandos, establishing urban design controls that will foster lively communities, such as street greening, shared spaces, public art, and safe and sustainable design principles.

→ HOUSING TO CREATE GREAT PLACES

OBJECTIVE 8

Protect and preserve the Mid-Western LGA's rich heritage values

The Mid-Western LGA is home to rich heritage, character and cultural values; providing for their ongoing protection and celebration is an essential part of the development of our communities.

Proposed housing infill development will need to be delivered in a manner that complements the character and unique context in which it is built.

In areas of identified heritage significance, new buildings must be of an appropriate built form and materiality so as to be sympathetic to existing heritage fabric.

Preserving our rich heritage values and historic streetscapes can have significant benefits to the economies of our towns and can contribute to the liveability of our places, supporting place-making efforts, enhancing tourism offerings, and creating distinct local character and community pride.

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| Action 8.1: | Local character and the unique heritage values of the area are to be recognised and conserved, with new housing development required to complement historic fabric when adjacent to heritage items or within conservation areas, contributing high quality design outcomes to areas of heritage significance. |
| Action 8.2: | Identify and support opportunities for the adaptive reuse of our heritage buildings for residential purposes, where appropriate. |

→ HOUSING TO SUPPORT INDUSTRY AND INNOVATION

OBJECTIVE 9

Continue to support attractive tourist and visitor offerings

The Mid-Western region is an attractive tourist destination, with vibrant towns and villages, stunning natural landscapes, rich local produce and a range of annual events.

The tourism industry plays an important role in the economy of the Mid-Western LGA, and is supported by short-term rental accommodation (STRA) to provide for visitor accommodation needs.

While essential to the tourist economy, STRA can impact the availability and affordability of housing for long-term residents and must be managed appropriately.

Council will endeavour to establish priorities to manage demand for housing that can remain affordable and accessible for residents, along with the provision of STRA.

Council will collaborate with the State Government to monitor and manage STRA throughout the LGA and implement improved controls where necessary.

Action 9.1:	Collaborate with key stakeholders of the local tourism industry to understand visitor accommodation needs and related operational demands
Action 9.2:	Monitor short-term rental accommodation to support our tourist and visitor economy, while ensuring sufficient additional market housing is delivered to meet the needs of our community.
Action 9.3:	Monitor the implementation of DPHI’s short term rental accommodation framework and continue advocating for improved controls where appropriate.

→ HOUSING TO SUPPORT INDUSTRY AND INNOVATION

OBJECTIVE 10**Facilitate effective housing solutions to support essential industry needs**

The workforce accommodation needs of the temporary construction workforce associated with the major projects occurring throughout the region are expected to account for a substantial portion of the short-term housing demand anticipated for the Mid-Western LGA to 2041, however is not expected to account for a substantial portion of the long-term housing demand

Council will have to balance market housing with the accommodation demands of mining and renewable energy projects, as well as seasonal workers associated with the regional agricultural industry.

Much of the short-term major project workforce will need to be accommodated in temporary purpose-built facilities located near to project sites.

As discussed in Section 7, the NSW Government has announced reforms to fast-track housing for construction workers in renewable energy zones. The reforms permit construction worker accommodation in all residential zones, and in some non-residential zones, including rural zones near renewable energy infrastructure or business zones with convenient amenities and transport links.

Clause 6.11 of Council's LEP sets out specific provisions to guide the development of temporary workers' accommodation in the Mid-Western LGA.

These include that there must be a need for the accommodation due to the large-scale or remote location of a project, and that the accommodation must be developed within five kilometres of the relevant project.

Water reticulation and sewerage systems must be delivered, and the development site must be able to be restored to its original condition.

Council will collaborate with DPHI and other key stakeholders to ensure appropriate temporary accommodation can be delivered in the right locations and can be suitably transitioned or re-purposed at the end of a project.

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| Action 10.1: | Continue to collaborate with DPHI, EnergyCo and other key stakeholders to deliver housing for workers of the renewable energy zone in suitable locations in accordance with best-practice principles. |
| Action 10.2: | Collaborate with key stakeholders of local primary industries to understand temporary and/or seasonal worker accommodation needs and related operational demands. |
| Action 10.3: | <p>Where possible, direct development of residential accommodation for temporary workers of the renewable energy zone towards identified long term growth areas of Gulgong, capitalising on short distances to project sites and maximising infrastructure investment outlay.</p> <p>Pursuing opportunities to locate temporary housing for a portion of the construction workforce in identified growth areas could provide ongoing benefits, including the potential to provide legacy infrastructure to assist in the delivery of long-term housing.</p> |
| Action 10.4: | If Council were to consider construction accommodation within a growth area, consideration should only be given to land that has been identified for long term supply to ensure that the short and medium term supply is maintained for natural growth and permanent workers, subject to satisfactory water and sewer infrastructure provision. |

12 Implementation and Delivery Plan

The Mid-Western Housing Strategy's actions have been categorised based on their delivery timeframe; short-term, medium-term, long-term, or ongoing.

Short	Medium	Long	Ongoing
0-5 years	5-10 years	10+ years	Ongoing

Progress on these actions will be reported to Council annually. Some actions may reflect procedural changes and any adjustments will be included in annual reports and reflected in updates to the Housing Strategy as necessary.

The actions will also be reviewed and revised annually to address emerging data or updates to State plans and policies.

For instance, changes may be required in response to new census information, housing preferences, employment projections, or updates to strategic plans.

ACTION	TIMEFRAME
OBJECTIVE 1	
Ensure delivery of sufficient housing supply for our growing population	
1.1 Support the rezoning of an appropriate amount of residential land, as identified in this Housing Strategy, to provide for the projected housing needs of our population, prioritising short term supply.	Short
1.2 Focus housing delivery within and around Mudgee, Gulgong, Rylstone and Kandos; locations where there is existing amenity, infrastructure and capacity to support sustainable growth and development.	Short
1.3 Continue to focus the sequencing out of infrastructure in accordance with the commitments by Council.	Short/Ongoing
1.4 Identify opportunities for Council to support the unlocking of residential land supply such as: <ul style="list-style-type: none"> Supporting the preparation of masterplans in conjunction with landowners of undeveloped residential growth areas. Explore site identification and incentives to encourage infill opportunities in our existing urban areas. Investigate LEP amendments to deliver lot size diversity. Consider updates to Council's DCP to provide controls that ensure future growth is of a high quality. 	Short (noting masterplanning and policy updates might be medium term)
1.5 Consider mechanisms to incentivise the delivery of short term housing and provide more certainty to landowners, such as through potential discounts to application fees or staged infrastructure plans.	Short
1.6 Improve Council's Housing Monitor to better understand dwelling production and take-up rates.	Short
1.7 Prepare principles for assessing proponent-initiated requests for planning proposals for residential or rural residential development, including out-of-sequence criteria to provide a framework for considering additional growth or urban renewal opportunities that are not identified in this Housing Strategy.	Short

ACTION	TIMEFRAME
1.8 Prepare Development Servicing Plans to support masterplans prior to rezoning occurring where possible. This will assist with orderly development and infrastructure planning.	Short
OBJECTIVE 2 Investigate appropriate forms of housing infill in suitable locations	
2.1 Promote opportunities and educate residents around infill development and urban renewal within the footprint of existing urban areas.	Short
2.2 Continue to encourage the delivery of infill housing such as secondary dwellings in and around Mudgee, Gulgong, Rylstone and Kandos.	Short
2.3 Investigate financial incentives to encourage the delivery of secondary dwellings and shop top housing.	Medium
2.4 Identify secondary dwellings as development permitted with consent in R1 General Residential, R3 Medium Density Residential and Rylstone and Kandos to encourage infill development and support a diversity of dwelling types in urban areas.	Short
2.5 Identify residential flat buildings as development permitted with consent in R3 Medium Density Residential zones to signal Council's support for higher density development in appropriate locations.	Short
2.6 Permit shop top housing in appropriate locations of Rylstone and Kandos, such as within the retail core, to increase density modestly, deliver diverse and affordable housing options and encourage activation of town centres.	Short
2.7 Continue to prepare a masterplan for Mudgee town centre and surrounds, identifying opportunities where height of building controls might be reviewed, where suitable and appropriate.	Short
2.8 Consider updates to the DCP to set out strong planning and design outcomes for medium density and town centre housing typologies.	Short
OBJECTIVE 3 Provide a diverse range of housing options to cater to our community's needs	
3.1 Continue to promote, through education pieces, industry events and the like, the importance and wide-ranging benefits of diverse housing choice for both stakeholders and the community. This work recognises the role of diversity in delivering housing that is more flexible, affordable and a more efficient use of land. The recently released NSW Housing Pattern Book by DPHI may contribute to delivering this action by providing guidance on best practices for diverse and well-designed housing options.	Short
3.2 Require that the masterplanning of growth areas incorporates an appropriate mix of dwelling types and lot sizes to cater to a range of housing needs, including small lot sizes of 400-450sqm lots prior to rezoning.	Ongoing
3.3 Ensure that a diversity of residential lot sizes is delivered as intended. This may occur through mechanisms such as the introduction of maximum lot sizes in the masterplanning of greenfield developments, or by establishing average dwelling density requirements.	Ongoing
3.4 Move away from a Minimum lot size of 4,000sqm for new R2 Low Density Residential Development and look to adopt a minimum lot size of 2,000sqm for new R2 Low Density Residential development; to assist in balancing lifestyle outcomes with the efficient and sustainable development of land.	Short

ACTION	TIMEFRAME
3.5 Investigate rezoning land along Rifle Range Road and Albens Lane, west of Henry Bayly Drive, to R1 General Residential. This land is relatively unconstrained, would contribute significant supply, and benefits from strategic proximity to the services and amenity of the Mudgee town centre.	Medium
3.6 Consider the adoption of the criteria associated with the nominated rural residential allotment size into Council's Development Control Plan.	Short
3.7 Explore planning mechanisms such as provisions in the LEP to deliver a variety of lot sizes (for example, average lot sizes across a masterplanned area).	Short
OBJECTIVE 4 Deliver housing that is accessible and affordable	
4.1 Educate and consult with the community around the importance and provision of social and affordable housing in the LGA, recognising the influence of housing diversity and choice upon affordability.	Short
4.2 Continue to collaborate with key stakeholders, including Homes NSW and local community housing providers, to understand operational needs and consider opportunities for partnerships with Council to deliver affordable rental housing.	Ongoing
4.3 Collaborate with Aboriginal Land Councils and Aboriginal Housing Providers to ensure that the housing needs of the Aboriginal community are achieved.	Ongoing
4.4 Establish DCP controls to ensure that new housing is designed to adaptable / universal housing standards or any relevant updated guidelines.	Short
4.5 Investigate the potential for establishing targets for net growth in social and affordable housing or explore suitable alternative options.	Medium
OBJECTIVE 5 Support the wellbeing of our community by ensuring the provision of secure and inclusive housing for key workers	
5.1 Promote and encourage private sector investment in housing for key workers.	Short
5.2 Respond to emerging opportunities or partnerships that would enable short-term supply of housing for key workers. This includes conducting a land audit of Crown Land to identify any future potential opportunities.	Short
5.3 Prepare a Social Infrastructure Strategy for the Mid-Western LGA to support long-term liveability outcomes, responding to the needs of the growing population.	Short
5.4 Look to invest in a centralised property listing and enquiry service to help key workers to access information about affordable housing options near to major places of employment for key workers.	Short
5.5 Investigate LEP and DCP amendments that could enable greater supply of housing for key workers and other forms of affordable housing, such as increased housing densities in proximity to major places of employment for key workers and planning mechanisms that support diverse and inclusive housing options.	Short
5.6 Investigate the potential for establishing an affordable housing contributions scheme in the LGA.	Short
OBJECTIVE 6	

ACTION	TIMEFRAME
Design and deliver sustainable and efficient housing and places	
6.1 Continue to educate the community and promote sustainable building practices throughout the Mid-Western LGA.	Ongoing
6.2 Investigate DCP controls to support environmentally sustainable building practices, such as passive thermal performance, energy efficient solutions, low emission building materials, or on-site water capture and reuse.	Short
6.3 Require that the masterplanning of growth areas incorporate urban design practices that mitigate the urban heat island effect, integrating practices such as street trees and increased vegetation, and light coloured roofs and pavements.	Ongoing
6.4 Require that the masterplanning of growth areas delivers sustainable and liveable neighbourhoods that prioritise active transport facilities for residents, such as well-connected pedestrian footpaths, shared paths and cycleways.	Ongoing
OBJECTIVE 7 Build on the strengths and unique lifestyle qualities of the Mid-Western LGA's lively small towns and villages	
7.1 Investigate place-making opportunities to enhance local character, reinforce a sense of community and foster growth, such as storytelling, public art, social engagement.	Medium
7.2 Undertake a structure planning process in Rylstone and Kandos, with consideration for the adoption of residential and commercial (main street) land use zones.	Medium
7.3 Prepare a Place Plan for the town centres of Rylstone and Kandos, establishing urban design controls that will foster lively communities, such as street greening, shared spaces, public art, and safe and sustainable design principles.	Medium
OBJECTIVE 8 Protect and preserve the Mid-Western LGA's rich heritage values	
8.1 Local character and the unique heritage values of the area are to be recognised and conserved, with new housing development required to complement historic fabric when adjacent to heritage items or within conservation areas, contributing high quality design outcomes to areas of heritage significance.	Ongoing
8.2 Identify and support opportunities for the adaptive reuse of our heritage buildings for residential purposes, where appropriate.	Medium
OBJECTIVE 9 Continue to support attractive tourist and visitor offerings	
9.1 Collaborate with key stakeholders of the local tourism industry to understand visitor accommodation needs and related operational demands.	Short; ongoing
9.2 Monitor short-term rental accommodation to support our tourist and visitor economy, while ensuring sufficient additional market housing is delivered to meet the needs of our community.	Short
9.3 Monitor the implementation of DPPI's short term rental accommodation framework and continue advocating for improved controls where appropriate.	Short; ongoing
OBJECTIVE 10	

ACTION	TIMEFRAME
Facilitate effective housing solutions to support essential industry needs	
10.1 Continue to collaborate with DPHI, EnergyCo and other key stakeholders to deliver housing for workers of the renewable energy zone in suitable locations in accordance with best-practice principles.	Ongoing
10.2 Collaborate with key stakeholders of local primary industries to understand temporary and/or seasonal worker accommodation needs and related operational demands.	Short; ongoing
10.3 Where possible, direct development of residential accommodation for temporary workers of the renewable energy zone towards identified long term growth areas of Gulgong, capitalising on short distances to project sites and maximising infrastructure investment outlay. Pursuing opportunities to locate temporary housing for a portion of the construction workforce in identified growth areas could provide ongoing benefits, including the potential to provide legacy infrastructure to assist in the delivery of long-term housing.	Ongoing
10.4 If Council were to consider construction accommodation within a residential zone, consideration should only be given to land that has been identified for long term supply to ensure that the short and medium term supply is maintained for natural growth and permanent workers, subject to satisfactory water and sewer infrastructure provision.	Ongoing

Short-term Sequencing

Council has identified 32 short-term actions within the Housing Strategy to support housing supply, affordability, and sustainable growth.

To ensure orderly development, efficient resourcing, and the timely delivery of priority housing outcomes, these actions have been prioritised within the Implementation Plan.

This prioritisation highlights critical actions that need to occur ahead of others to unlock residential land, incentivise infill housing, facilitate key worker accommodation, and strengthen planning frameworks.

High Priority (Immediate Impact & Critical Need)

- 1.1 Support rezoning of residential land to meet projected housing needs.
- 1.2 Focus housing delivery in key growth areas with existing infrastructure.
- 1.4 Identify opportunities to unlock residential land supply, including masterplans, infill incentives, and planning amendments.
- 1.5 Consider mechanisms to incentivize short-term housing, such as fee discounts or staged infrastructure plans.
- 2.2 Encourage infill housing, such as secondary dwellings in key strategic centres.
- 5.2 Respond to emerging opportunities or partnerships that would enable short-term supply of housing for key workers. This includes conducting a land audit of Crown Land to identify any future potential opportunities.
- 5.5 Investigate LEP and DCP amendments to increase housing supply for key workers through higher densities near employment centres.

Medium Priority (Significant Contribution to Housing Options & Affordability)

- 2.4 Identify secondary dwellings as permitted with consent in key zones to support infill development.
- 2.5 Identify residential flat buildings as permitted in medium-density zones to promote higher density development.
- 2.6 Permit shop-top housing in Rylstone and Kandos to increase density and affordable housing options.
- 3.4 Adopt a maximum minimum lot size of 2,000sqm for low-density residential development.
- 4.1 Educate the community on the importance of social and affordable housing.
- 4.4 Establish DCP controls to ensure new housing meets adaptable/universal housing standards.
- 5.1 Promote private sector investment in key worker housing.
- 5.4 Develop a centralized property listing and inquiry service for key workers to find affordable housing near employment hubs.
- 5.6 Investigate an affordable housing contributions scheme.

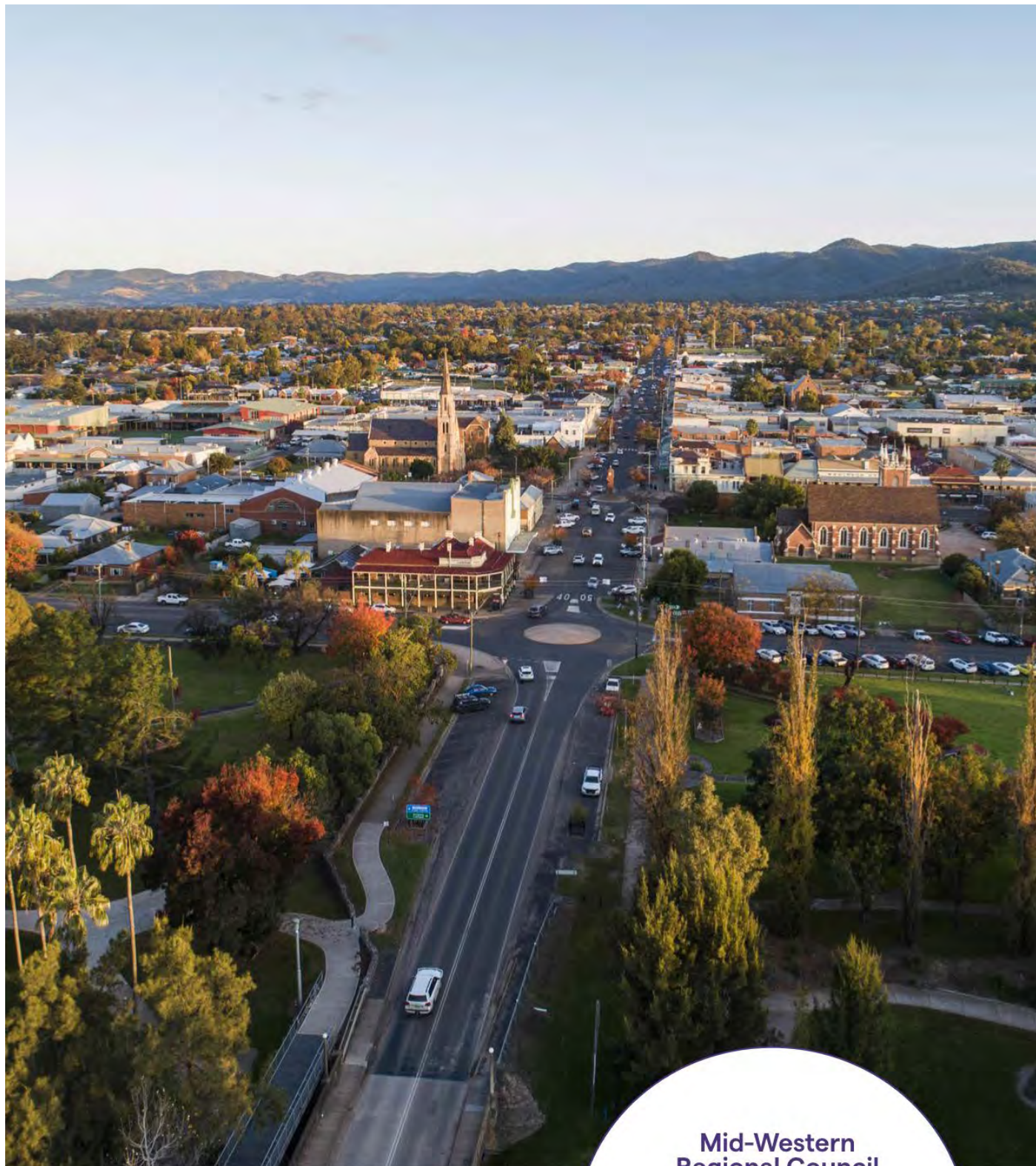
Lower Priority (Planning, Monitoring & Long-Term Benefits)

- 1.3 Continue sequencing out infrastructure committed by the Council.
- 1.6 Improve Council's Housing Monitor to track dwelling production and take-up rates.
- 1.7 Develop principles for assessing proponent-initiated planning proposals.
- 1.8 Prepare Development Servicing Plans to support masterplans before rezoning where possible.
- 2.1 Promote urban renewal and infill development education.
- 2.7 Prepare a masterplan for Mudgee town centre, including potential building height reviews.
- 2.8 Update the DCP to strengthen planning and design for medium-density and town centre housing.
- 3.1 Promote diverse housing choices through industry engagement.
- 3.6 Consider the adoption of the rural residential lot size criteria into Council's Development Control Plan.
- 3.7 Explore planning mechanisms in the LEP to deliver varied lot sizes.
- 5.3 Prepare a Social Infrastructure Strategy to support liveability outcomes.
- 6.2 Investigate DCP controls for environmentally sustainable building practices.
- 9.1 Collaborate with local tourism industry stakeholders on visitor accommodation needs.
- 9.2 Monitor short-term rental accommodation impacts on the housing market.
- 9.3 Monitor and advocate for improved short-term rental accommodation controls.
- 10.2 Collaborate with primary industry stakeholders on seasonal worker accommodation needs.

Appendix A: Engagement Summary Report



Kandos



Prepared by:



in
partnership
with:

HADRON
GROUP

Mid-Western
Regional Council

Engagement Summary Report

19 November 2024
[FINAL V2]

We acknowledge the Traditional Custodians of the lands and waters across Australia.

We acknowledge and respect the continued custodianship and connection of the **Wiradjuri people** to the land that the Mid-Western Regional Council, its towns and villages is situated and **pay our respects to Elders, past and present.**

We acknowledge and celebrate the culture, knowledge and heritage of the Wiradjuri people - part of the oldest living culture - and the foundation it provides for us to foster a community where the voices of all people are elevated, feel welcomed, valued and included.

Through the stories of place and culture shared generously with us, The Planning Studio are committed to listen, learn and walk alongside as we plan with communities for equitable, sustainable, and connected places and communities.

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Front Cover Photo: Mudgee Town Centre (Photo: Mid-Western Council)

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Executive Summary

This report provides a summary of the feedback and insights provided by the Mid-Western Regional Council community to inform the Mid-Western Council Local Housing Strategy.

In partnership with Hadron Group, The Planning Studio designed and delivered an engagement program that has provided input into the preparation of the Mid Western Regional Housing Strategy ('the Strategy').

Feedback captured throughout the various engagement activities has informed the key themes, findings and recommendations are provided for Council's consideration as they seek to implement the Strategy.

Engagement Approach

Engagement is more than just a 'tick in the box' exercise but instead is a fundamental part of the primary research in the development of local strategies. An overview of the engagement activities undertaken for this project is provided below.

600+
people engaged with
us about the
Mid-Western
Housing Strategy.

- **Presentation to Economic Think Tank 2024 Event** (approx. 40 invited participants)
- **Online Housing Survey** (413 responses)
- **8x 1hr Online Stakeholder Interviews** (9 participants)
- **2x Sector/Industry Workshops** (6 participants)
- **1x Community Workshop** (7 participants)
- **1x Under 30s Community Workshop** (7 participants)
- **5x 3hr Community 'Drop-In' sessions**
 - Kandos (34 participants)
 - Rylstone (17 participants)
 - Gulgong (37 participants)
 - Mudgee town centre (23 participants)
 - Mudgee markets (27 participants)
- **Council's engagement website** (959 views)



Key Themes and Findings

'What we heard'

Theme	What we heard through engagement discussions...
Priority planning directions to guide the delivery of housing in the Mid-Western Regional Council LGA.	<p>Overall the community's priorities for housing are to 'ensure delivery of sufficient housing supply', 'deliver accessible and affordable housing', 'providing diverse housing options to cater to our community's needs' and 'continuing to support attractive tourist and visitor offerings'.</p> <p>For Gulgong and Kandos, 'protecting and preserving the LGA's rich heritage values' was identified as a priority for housing.</p> <p>Other location specific planning priorities for housing were 'supporting the wellbeing of our community by ensuring the provision of secure and inclusive housing for key workers' [Mudgee], 'design and deliver sustainable and efficient housing and places' [Rylstone] and 'build on the strengths & unique lifestyle qualities of the lively small towns & villages' [Kandos]. This enables the Strategy to consider how it can respond to the priorities that the local community have expressed for there town/village.</p>
Housing affordability is a significant issue and currently housing in the area is considered unaffordable for most people.	<p>81% of survey respondents [413] and 90% of survey respondents under 35yrs [148] think that housing (to buy & rent) in the LGA is unaffordable.</p> <p>Stakeholders and workshop participants predominantly described the current housing situation as being 'unaffordable', 'expensive', 'limited', 'challenging' or 'difficult'. Although some community members expressed a view that housing is still affordable in the area, but acknowledged that for some people, particularly young people and people on low incomes, being able to find a home to rent or buy could be challenging.</p> <p>66% of community 'drop in' participants rated the availability of affordable rental options as being either 'Not affordable and not many options' or that the 'majority of properties are out of my and/or most people's price range'.</p> <p>89% of community 'drop in' participants, in considering both the affordability and availability of housing, rated the ease of being able to buy a home as being either 'Hard' or 'out of reach for most people'.</p> <p>More social and affordable housing (provided by registered community housing providers) was needed, as well as temporary/crisis accommodation to respond to the issues of homelessness and family breakdown.</p>
Availability and limited housing diversity is exacerbating the affordability issues	<p>Stakeholders commonly described the existing housing supply within the LGA as being largely 3+ bedroom houses with most smaller types of housing (ie. townhouse/villas) being of poor quality and ageing.</p> <p>25% of survey respondents [413] identified one of the most common challenges to being able to live in their ideal home is the 'availability of homes in a price range I can afford'. A further 13.5% of respondents identified the 'availability of homes in the location or area I want' and 9.5% identified the 'availability of the type of house I want to live in' as other challenges specific to availability.</p> <p>Availability of a diversity of housing types and sizes was the top planning priority for future housing identified by survey respondents.</p> <p>Stakeholders agreed that an increased supply of smaller dwellings and housing typologies will likely contribute to increased affordability and provide for smaller families, first home buyers and single person households.</p> <p>The community's housing typology preference for all locations remains single detached house on standard lot, dual occupancies/duplex and large lot/rural residential properties.</p> <p>There was some support for 2-3 storey unit/apartments in Mudgee and Gulgong. However, the community stated a very clear and consistent position that 4+ storey unit/apartment style housing was not appropriate or needed in any location across the LGA.</p> <p>While there was cautious agreement that more dense forms of housing (ie. townhouses) was needed, it should be located in appropriate locations and designed to maintain the heritage and rural characteristics that are important to the identity of the Mid-Western Regional Council LGA.</p>



Theme	What we heard through engagement discussions...
Short term demand from multiple sectors/industries is impacting housing availability and affordability	<p>Impact (both positive and negative) of the energy and mining industry on the local economy and the temporary workers on rental cost and availability was a common point of discussion.</p> <p>A common factor identified as influencing the high cost/unaffordability of rental housing in the LGA is the high proportion of properties being furnished, usually which are properties previously leased by employers for their temporary staff.</p> <p>Consistently, concerns were expressed by stakeholders and the community about the amount of short term rental accommodation in the LGA, the perceived increase of this type of tourist accommodation and its impact on housing availability. Of particular concern, was that without the significantly high economic return that short term rental accommodation provides, these properties would likely be available as long term rentals availability for local residents.</p> <p>However, it was also acknowledge that the tourism sector and visitor economy was significantly important to the Mid-Western economy, with tourist accommodation needed to support this. It was noted that some industry contractors can book out entire motels / hotels for staff which has created challenges for tourism.</p> <p>Community members shared first hand and reported experiences about bias and the difficulty for some people in accessing long term rental accommodation. Property industry representatives also stated that “owners have the luxury of choice (prospective tenants) which can result in bias against certain groups of people”.</p>
Affordability and limited availability has economic and social impacts for the LGA.	<p>Consistent agreement that the lack of housing availability and affordability is already impacting on the ability to attract essential and key workers to the area - such as teachers, doctors etc - which has broader social and economic impacts for the area.</p> <p>Several small to medium scale employers raised concerns about the availability of affordable housing for their employees, especially those in the service industry and on apprenticeships.</p> <p>Numerous stakeholders commented that word-of-mouth referrals were needed to get into the housing market with formal channels particularly difficult for younger, single and/or lower income people. Strong concerns were raised about low income people receiving fair and equitable treatment through real estate and other property services.</p> <p>Many young people and people on low incomes are feeling insecure in their housing and find the lack of security tenure stressful.</p> <p>The key demographic not getting much needed access to housing are women / children escaping violence and young people who are unable to afford private market housing but earn enough to not receive government assistance.</p>



Photo Source: Mid-Western Regional Council



Photo: Mudgee Drop-In Session

Introduction

Mid-Western Regional Council is preparing a Housing Strategy that aims to guide future housing directions across the Local Government Area (LGA). The Planning Studio were engaged to undertake engagement and Gyde Consulting were engaged separately to prepare the Housing Strategy.

This report documents and summarises the feedback gathered during the community engagement activities delivered to support the development of the Strategy.

Mid-Western Regional Council Councillors initially were informed of the grant funding at the Ordinary Council Meeting held on the 15 November 2023. Councillors were briefed with a project update on the 9 October.

Each Councillor was also invited to participate in a one-on-one meeting on 30 October 2024, to provide their personal comments on the Housing Strategy. The meetings were attended by Alina Azar (Director, Development), Sarah Armstrong (Strategic Planning Manager) and representatives from Gyde Consulting.

Engagement Purpose

The intent of this engagement program was to inform the community about the Strategy and ensure they had opportunities to help shape its development

Overall the purpose of the engagement was to:

- Collect qualitative data to inform the development of the Strategy;
- Gain a detailed understanding of the “on the ground” experience from a range of key stakeholders (local service providers, industry, business, and local community organisations) and the general community;
- Enable the development of localised solutions that will guide the future housing delivery, design, affordability and availability within the Mid-Western Regional Council LGA;
- Ensure that strategic directions and strategy recommendations are developed through multiple lenses and that considers the range of influences and impacts, challenges and opportunities.

Engagement Approach

The engagement program was designed and delivered in two stages:

Stage 1 Engagement: aimed to understand the housing challenges and opportunities specific to the Mid-Western Regional Council LGA.

By understanding specific experiences and insights from diverse community voices as well as the needs of local industries, business and their employees the engagement was able to gain information about the local housing driving housing affordability, availability and delivery context and issues.

By focusing on conversations with key stakeholders and asking the right questions, the engagement was also able to confirm the local housing trends and influences, thereby provides important context to the research and data analysis undertaken as part of the Strategy development.

Stage 2 Engagement: was focused more on the broader communities and in particular those living in the four main centres of Mudgee, Gulgong, Rylstone, and Kandos.

This stage structured conversations by testing the draft objectives/strategic directions that were informed by the stage 1 engagement.

Through these conversations, various options and ideas about how Council can contribute to the future availability, affordability and delivery of housing which also responds to the local context of each centres and their surrounding areas was also explored.

Table 1 (opposite page) details the range of engagement activities undertaken for this project.

Table 1: Summary of Engagement Activities

Activity	Stakeholders	Date	Participation
Economic Think Tank 2024	Invited businesses and industry representatives - presentation to participants	23 May 2024	Approx. 40 people
Online Survey	Whole of community	22 August 2024 to 27 September 2024	413 responses
Stakeholder Discussions	Representatives from local service providers, education, Mudgee Local Aboriginal Land Council, industry representatives (energy and mining) and property/land development sector representation	Conducted throughout September & October 2024	8 organisations responded [10 contacted]
Industry and Sector Workshops	Representatives from community housing providers, service providers and major employers/industries	27-30 August 2024	5 organisations represented / 6 participants
Community Workshops	Representatives from business groups, real estate agencies, land developers and building companies, community groups and organisations. A specific session for people under 30 years was also held.	27-30 August 2024	14 participants
Drop In Sessions	Whole of community. 1x session held in Rylstone, Kandos and Gulgong and 2x sessions in Mudgee. 10 October 2024: Media Release published on Council website 16 October 2024: ABC Central West interview about Drop Ins [Alina Azar Director]	17-19 October 2024	138 people 'dropped in'



Engagement Outcomes Summary

The survey findings, along with the other engagement activities have informed the analysis of the key themes that emerged from the combination of engagement activities and discussions.

Online Survey

An online survey was open to the wider community from 22 August 2024 to 27 September 2024. **During this time, the survey received 413 responses.** The list of survey questions asked is provided in Appendix 1.

The following section provides an analysis of responses received for each survey question. While a total of 413 people completed a survey, some questions allowed for the selection of multiple answers. Therefore, the number of responses received for each question varies and has been noted for each question for clarity.

Q. What best describes your residence?

[Choose all answers that apply from options provided]

Total responses = 442

Survey respondents were predominantly owner occupiers and just over one-quarter are renters. (See Figure 1). The total number of respondents who identified as being an 'Investor' [26, 87% (or 22 respondents) are also existing owner occupiers. Therefore, indicating that investment in local housing is from people already living in the LGA.

For those that selected 'Other' the description of their current living arrangements included, 'living with parents or family due to affordability issues', 'living with a home owner', 'renting in caravan park', 'looking to buy and build in the region' and 'living in employer provided accommodation'.

Q. In which area do you currently live?

[Choose 1 of the options provided]

Total responses = 413

Figure 2 (right) geographically illustrates the towns and villages that respondents currently live with the LGA. The locations that respondents selected 'Other', included, Caerleon, Lue, Green Gully, Frog Rock, Bocoble, St Fillaans, Clandulla, and Grattai.

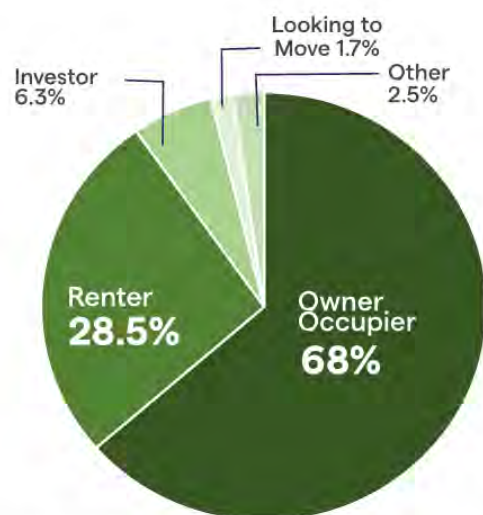


Figure 1: Existing residence of survey respondents [n= 442]

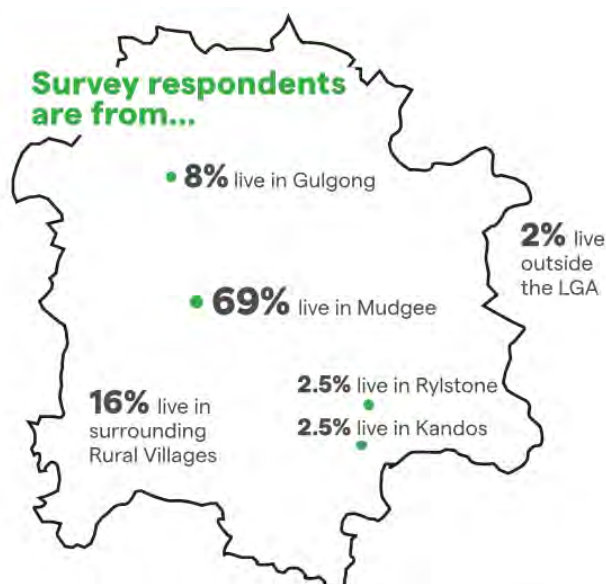


Figure 2: Residential location of survey respondents [n= 413]

Q. What is your age group?*[Choose 1 of the options provided]*

Total responses = 413

As illustrated in Figure 3 (below), the spread and age diversity of survey respondents was relatively even with 22% of respondents aged 35-44 years, 21% aged 45-54 years, and 19% for both those respondents aged 25-34 years and 55-64 years.

Only 5% of respondents were under the age of 25 and no responses from young people under the age of 18 years.

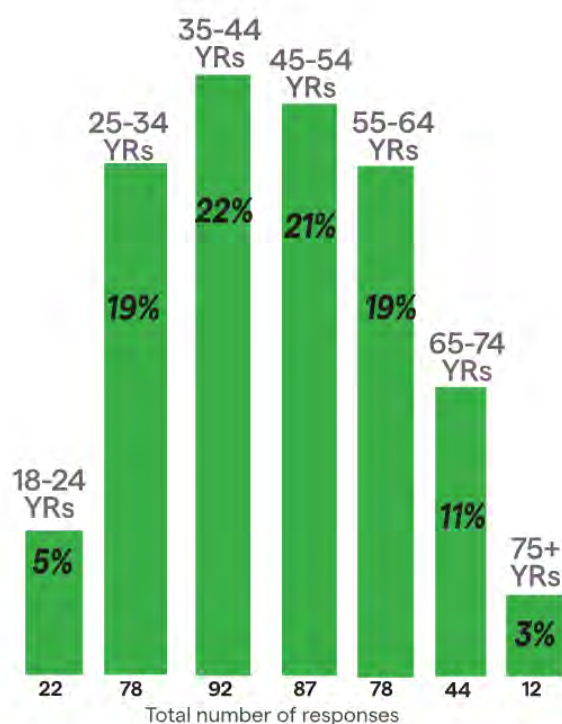


Figure 3: Age of survey respondents [n=413]

Q3. What type of dwelling/house do you currently live in?*[Choose 1 of the options provided]*

Total responses = 413

A significant majority of respondents (82%) currently live in a single detached house on a block of land. Figure 4 (below) provides the proportion of respondents and the type of dwelling they currently live in across the Mid-Western Regional Council LGA.

Only 6% of respondents currently live in an attached duplex or dual occupancy and 3.2% of respondents currently live in a unit or apartment. The proportion of respondents currently living in the other dwelling or housing types provided in the drop down list received a total response of 1.5% or less.

For those who selected 'Other' (5.9%) they described their current housing types as being a 'farm/acreage' or 'off-grid/rural property'.

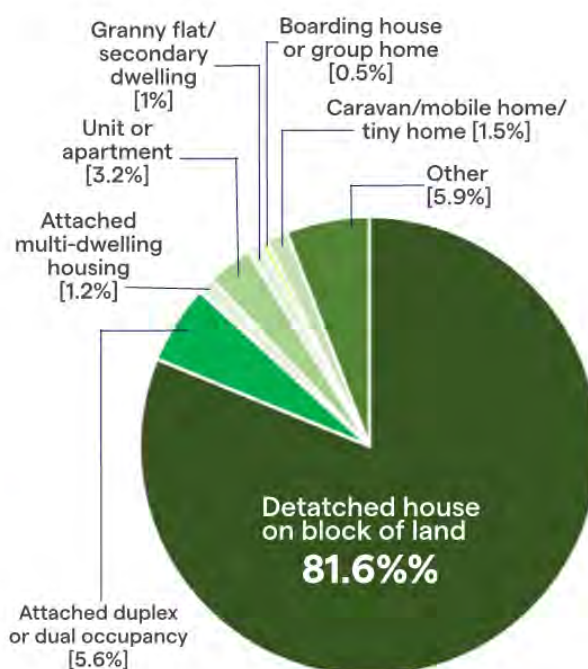


Figure 4: Type of dwelling respondents live in [n=413]



Survey respondents who selected 'Single detached dwelling' (335 of 413 responses) as the housing type they current live in, were also asked to choose from eight different land/block sizes provided. (See Figure 5 below).

Of these respondents, almost half have their dwelling on a standard lot size (600-1,999m²). The second most common lot size was 10ha+, (11.3%) followed by respondents living on 451-599m² lots (10.5%).

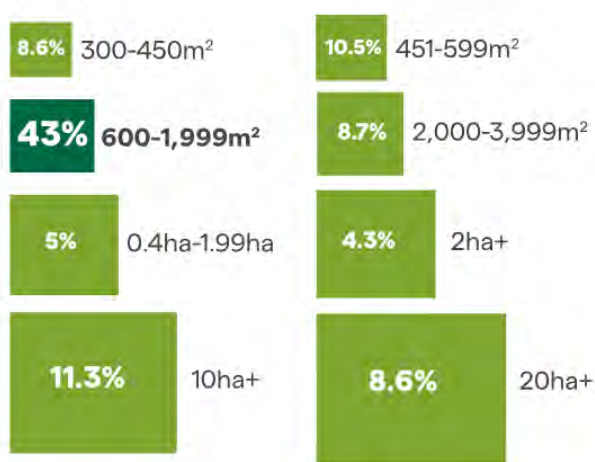


Figure 5: Block size of land with single detached dwelling [n=335]

Q: Length of residence in current home?

[Choose 1 of the options provided]

Total responses = 413

Just under one-third (30%) of survey respondents have bought or rented their home in the past 1 to 3 years. This group constituted the highest proportion of responses to this question. Similarly, at the other end of the scale, one-quarter of respondents have lived in their current home for more than 10 years.



Figure 6: Length in current residence [n=413]

Q. Which of the following best describes your current household? [Choose 1 of the options provided]

Total responses = 413

Understanding household structure is important to also understanding the demand for housing types and sizes and the availability of these dwellings to meet community needs.

Just over one-third of survey respondents (35%) are living in households described as couples with children. Couples without children was the second most common household of survey respondents (31.5%).

Other common household types included single persons, with no children (12.6%) and single persons with children (8.5%). Only 2.7% of respondents live in shared or group household and 6.8% living in a blended or extended family household.

Q: What is the current tenure arrangement of the home you are currently living in?

[Choose 1 of the options provided]

Total responses = 413

Figure 7 (below) illustrated that almost three-quarters of survey respondents either own their current home outright (28%) or are paying a mortgage (41%). One-quarter of respondents are renters (26%), though this is significantly less than those that have purchased or inherited their current home.

The proportion of survey respondents living in social or community housing provider properties is only 1.5% and 1% (or total of 4 respondents) said that they have no permanent accommodation.

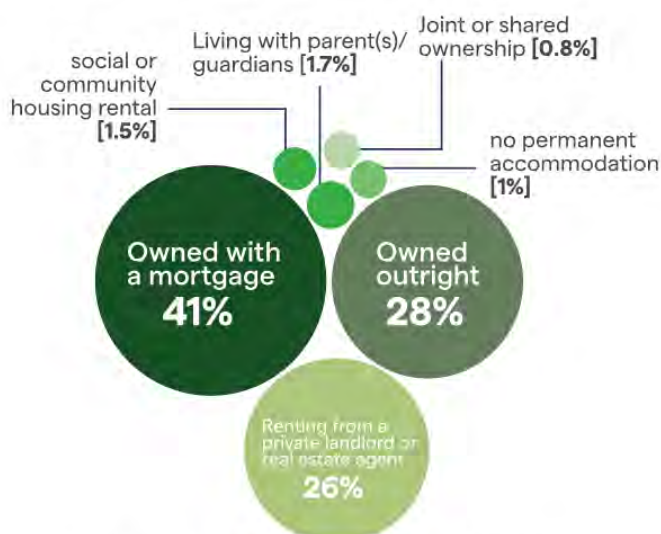


Figure 7: Tenure arrangement of home [n=413]

Q. Top 3 challenges to living in your ideal home.*[Choose up to 3 options provided]***Total responses = 982**

The most common challenges identified by survey responses relate to the issues of housing affordability and availability. One quarter (25%) of survey respondents selected 'availability of home in a price range I can afford' one of their top 3 challenges and this was the most commonly selected response.

An additional 15.5% identified the 'cost of building' and 11.5% the 'lack of savings' as their top challenges to living in their ideal home.

Top 3 challenges for residents being able to live in ideal home**25%** Availability of homes in a price range I can afford**15.5%** Cost of building**13.5%** Availability of homes in the location or area I want**11.5%** Lack of savings

9.5% Availability of desired land size

9.5% Availability of the type of house I want to live in

7% Difficulties with health / need for help / am a carer

5% Other reasons (various)

5% Insecurity in work / employment makes it difficult to plan

Figure 8: Top 3 challenges identified by respondents [n=982]

Of those respondents that selected 'other', some of the reasons and/or challenges identified included:

- Desire to downsize, but cost of doing so outweighs benefits
- General costs relating to home ownership (ie. Council rates, mortgage costs and interest rates, water and utilities etc)
- Limitations of planning controls and length of time to process DAs
- Escalating building costs and lack of tradespersons
- Increasing cost of living / basic expenses

- Limited availability in the area of affordable housing for key workers, social housing and housing provided by community housing providers.
- Availability and affordability of housing for their children.
- Lack of supporting services and infrastructure to support existing and additional residents.
- Housing (in particular rental accommodation) that is perceived as being "overpriced".

Approximately 20% of respondents that selected 'other' said that they had no challenges or are already living in their ideal home. Though a number of these respondents also noted the difficulties for their children and/or other people in the Mid-Western community.

One respondent commented that while they "do not face any challenges, [they are] also aware of may others who cannot find affordable housing and there is a rising number of homeless people in the LGA"

Q Do you think housing (for rent or to buy) affordable across the Mid-Western Regional Council area? [Choose 1 of the options provided]**Total responses = 413**

81% of all survey respondents think housing (for rent or to buy) is **unaffordable** in the LGA.

90% of respondents aged **under 35yrs** said they think housing (for rent or to buy) is **unaffordable** in the LGA.

For those who answered 'No' to whether they thought housing was affordable (335 of 413 respondents), were also asked to share why.

Almost half (44% or 182 comments) of the total comments/experiences shared by respondents related to the cost of housing being too high for buyers, renters and investors in the LGA.

The second most common theme (11%) related to the current gap between housing costs and income and the third most common themes were the increasing prices or being too expensive to buy (10.5%) and the impact of mining and energy industries on housing (9.5%), which are interrelated issues.



Figure 10: Themed responses as to why people feel that housing is unaffordable in the Mid-Western Regional LGA [n=335]

All comments provided by respondents about why they feel that housing in unaffordable in the Mid-Western Regional Council LGA have been analysed and collated into relevant themes.

The themes that emerged and the number of comments received are listed in Figure 10 (right).

Number of responses

182	Housing costs are too high (rental, land, purchasing)
47	Income gap vs housing/cost of living
35	Increasing prices and/or expensive to buy
32	Demand from industries (ie. mining & energy projects)
30	Lack of availability
25	Increasing and/or expensive rent
22	Increasing Airbnbs/ tourism/ short stays
16	Increasing social impact of housing issues
6	High interest rates
5	Lack of infrastructure to support the cost of housing
4	Lack of crisis accommodation
4	Cost of building
3	Lack of small rural blocks
2	Planning controls and regulations
1	Impact of increasing temporary workers

Q: How easy do you think it is currently to find a property in the Mid-Western Region that meets your needs? [Choose 1 of the options provided]

Total responses = 413

Respondents were provide a scale of **Very Easy** to **Feels Impossible** and **Unsure**, to rate the ease at which they think it is to currently find a property that meets their needs within the Mid-Western Regional Council LGA.

Figure 11 (right) illustrates the spread of responses. Noticeably, approximately half of respondents (48%) feel that the possibility of finding a property that meets their needs is either **Very Difficult** or **Feels Impossible**.

A further 28.5% feel it is **somewhat difficult** and less than 7% of respondents felt that it is **Somewhat Easy** or **Very Easy**.

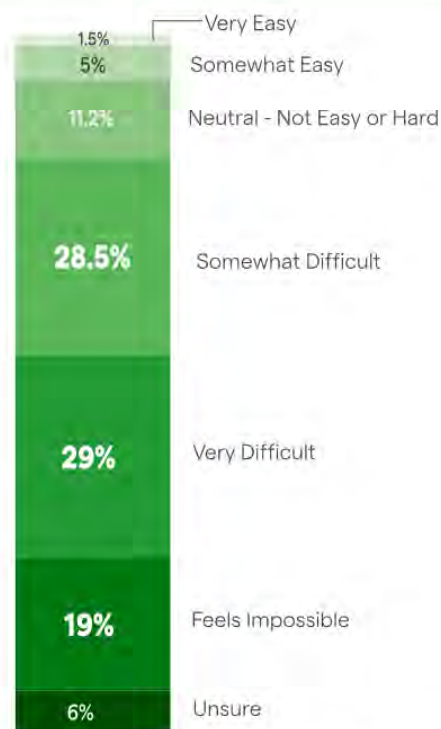


Figure 11: Ease of finding a property that meets needs in MWRC LGA. [n=413]



Future housing aspirations

Q. Looking ahead 5-10 years, what kind of ideal home you would like to live in? [Choose 1 of the options provided]

Total responses = 413

While 81.6% of survey respondents currently live in a 'detached house on a block of land', an equal proportion of respondents (81.6%) would like to live in this same type of housing.

Less people indicated that they would like an **attached duplex or dual occupancy** (1.8%) than those currently living in this type of housing (5.6% of survey respondents).

However, 4% of respondents to this question identified a unit or apartment as their future ideal home and 2.8% of respondents identified a **Lifestyle / retirement village or aged care home**. This is likely related to the age profile of the Mid-Western Regional Council resident population.

Respondents who selected 'detached house on block of land', (335 of 413 responses) were again asked to choose from the eight block size ranges. One-third of respondents indicated they wanted to live in a detached dwelling on a standard block size of 600-1999m².

Respondents that said that their ideal future home is a detached dwelling on 2ha+ of land (9%) was double to respondents that indicated they currently live in this housing and land type (4.3% in Q3). Figure 12 illustrates the proportion of responses

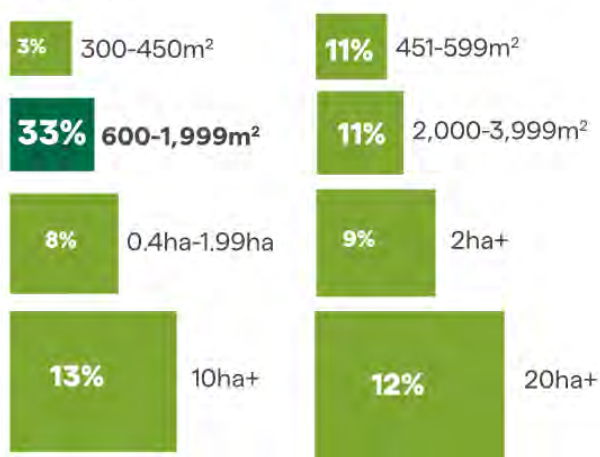


Figure 12: Future aspiration - Block size of land with single detached dwelling [n=335]

Respondents that selected 'other' identified the following desired future housing types:

- Hobby farm / small plot of land
- Rural / off-grid
- Eco-friendly home for self sufficient living
- House with land for orchid and gardens for alternative income

Q. Would like to stay where they currently live in the next 5-10 years. [Choose 1 option]

Total responses = 413

64% of all survey respondents said they would like to **stay** where they currently live.

36% of respondents aged said they would rather **move** to another area.

Q. In which area would you like to live in the future? [Choose 1 of the options provided]

Total responses = 410

When compared to the current place of residence of survey respondents (Q1), there was a slight increase in the proportion of people wanting to live in Mudgee (1%).

Interestingly, there was a minor decrease when comparing respondents that live in Gulgong now (8%) and those that would like to live there (7%). This was also the same for Kandos with a decrease of 0.5%.

The responses also showed a significant increase (+14.5%) in the number of respondents that current live outside of the LGA (2%) to those that **indicated that they would rather live outside the LGA in the future (16.6%)**. There was also a slight increase (+2%) of those respondents preferring to live in Rylstone in the future.



Q. If you were looking for a new home, what would be the main reasons that you would be looking? [Choose up to 3 options provided]

Total responses = 695

Survey respondents were provided with a list of possible reasons why they might look or be currently looking for a new home. The list below shows the total number of responses and proportion (%) for each of the options provided.

The main reasons that respondents selected that they would look or are looking for a new home is to upgrade, have less maintenance or move from the rental market into their own home.

Having a home close to work, located near shops and services and in walking distance to parks and schools were also common reasons respondents selected as a reason to look for a new home.

Respondents who selected 'Other', identified the following reasons:

- Closer to town so less reliance on car
- Better access to services.
- A remote property with more land with less neighbours.
- Build or buy and investment property / home for children to live
- Larger blocks of land for farming and lifestyle.
- Family breakdowns.
- Outside of Mudgee (or LGA) to a less crowded town - "Mudgee no longer has the calm country feel it had 15 years ago".

Number of responses

102	Upsize from current property (14.6%)
93	Not looking (13.4%)
82	Property with less maintenance (11.8%)
79	Currently rent and would like to buy my own home (11.4%)
58	Would like to buy my first home (8.3%)
49	Property located in one of the town and village centres
46	Somewhere close to work (that I can walk, ride or catch a bus)
45	Somewhere in walking distance to parks and schools
45	Downsizing (ie. move from a single house to a unit or dual occupancy)
44	Other
23	Rental property with a more secure lease
22	Rental property that is a more appropriate size for my family/living circumstances
6	Just moved into the area and renting, while I look for a property to buy
1	Just moved into the area and looking for a property to rent

Figure 13: Main reasons that respondents would look or are looking for a new home [n=695]

"I've lived and raised my family here, but feel I can't afford to live here anymore. Due to family breakdown and age I can't buy another home. I was a home owner. Now I'm a renter simply wanting secure long term affordable housing that allows a pet as this is the only companion I have. Mudgee has become unaffordable"

- Survey respondent



Q. Features important to have to when looking for a future home. [Choose up to 3 options provided]

Total responses = 958

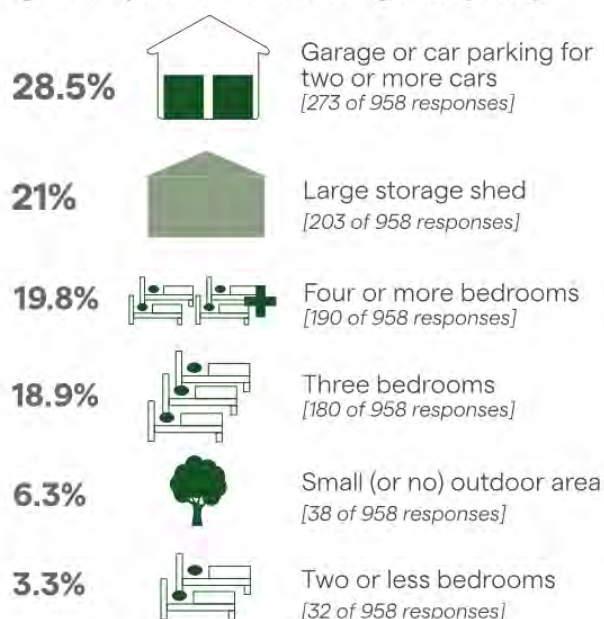
Survey respondents were provided with a list of features that are commonly valued by people when looking for a new home. Figure 14 below shows the proportion of each option based on the total number of responses for this question.

Garages and large storage sheds for large items, sporting and outdoors gear were the most common features that respondents considered important. When analysed based on the number survey respondents (413), 66% of survey respondents chose garages for 2+ cars and 49% chose large storage as one of the important features they look for.

The survey also indicates that more people are seeking properties with a greater number of bedrooms, with approximately one-fifth of responses selecting 4+ bedrooms as an important feature and a further 18.9% selecting 3 bedrooms.

Only 9.6% of responses felt that properties with two or less bedrooms or small outdoor areas were important features, despite the proportion of respondents that selected 'property with less maintenance' as one of the top 3 reasons that they may or are looking for a new home (see previous question).

Figure 14: Important features in housing choice [n=958]



Other [62 of 958 responses]

Q. In the next 5-10 years, what would be your ideal home ownership or rental arrangement?

[Choose 1 of the options provided]

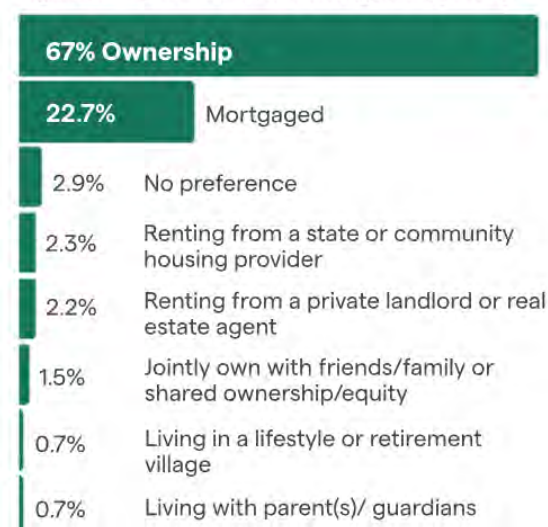
Total responses = 413

Unsurprisingly, a high proportion of respondents (67%) would ideally like to own their home in the future with a further 22.7% are considering owning with a mortgage.

Figure 15 (below) illustrates the proportion of all responses, noting that while 'living in a share house' was provided as an option, no respondents select this as their ideal future home ownership or rental arrangement.

Of all respondents, 13.9% indicated that their current tenure arrangement was renting from a private landlord or real estate agent. In terms of future ideal tenure arrangement, there was a significant decrease (-11.7%) of respondents wanting this type of tenure.

Figure 15: Future ideal tenure arrangement [n=413]



"It's very difficult for younger residents to find and keep affordable accommodation. Increase in purchase price puts others off buying or they struggle with their payments. My son is going to be rent increased out of his current premises and won't be able to afford anything else but to come back home. It shouldn't be this hard."

- Survey respondent



Q. Which of the following considerations do you think should be a priority when it comes to the planning of future housing for the Mid-Western LGA? [Choose up to 3 options provided]

Total responses = 1103

Providing diversity housing, both in terms of type and size was the most common planning priority/ consideration selected (177 responses), with almost half of survey respondents (43%) selecting this as one of their three planning priorities.

Supporting greater affordability (154 responses) was the second most common option selected, with just over one-third (37%) of survey respondents identifying this as one of their three planning priorities for housing.

Figure 16 (right) illustrates the proportion of total responses (1103) for each of the planning priority options. This provides a greater understanding as to what the community consider important when planning for housing in the Mid-Western Regional Council LGA.

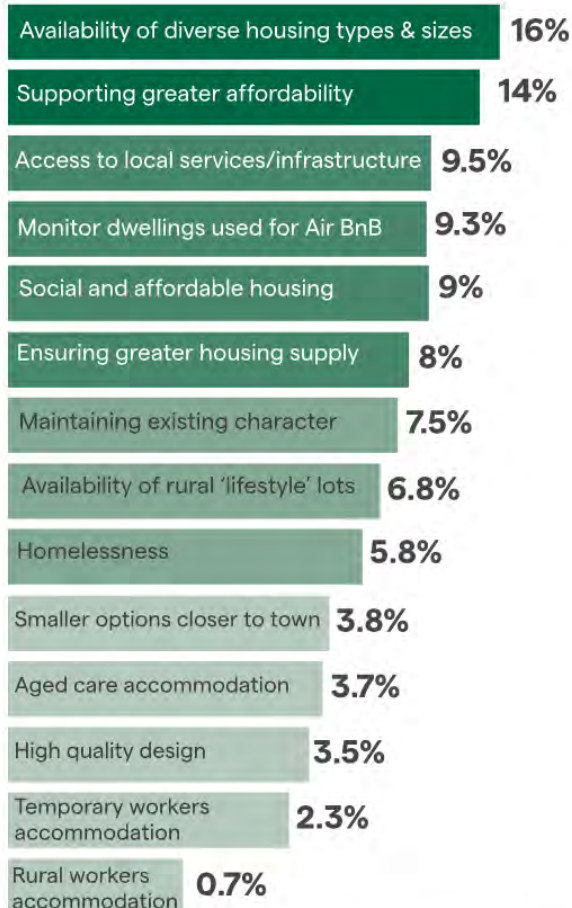


Figure 16: Planning priorities for future housing [n=1103]

"We need to look at higher density housing so all the lovely land around Mudgee doesn't become an ugly sprawl. People should have the option of small houses. Duplexes semis, units. Too much emphasis on large freestanding houses. It's not sustainable. Reduce size of dwellings. Increase density close to town. Make smaller dwellings that are more affordable."

- Survey respondent

"In the teacher shortage crisis we are in it is difficult to get teachers to come to Mudgee because of the cost and availability of houses in mudgee."

- Survey respondent

"Protection of agricultural lands needs to occur when considering housing strategy options, along with infrastructure and asset supply. Higher density living within the main town and villages is important in protecting the vibrancy of the towns without impacting on the commercial land supply."

- Survey respondent



Q. Additional comments

Survey participants were provided the opportunity to provide additional comments, ideas and insights to inform the preparation of the draft Strategy. Not all survey respondents offered additional feedback, however the common themes aligned to those that emerging in previous questions such as:

- General cost of living concerns
- **The high cost/unaffordability of rental housing in the LGA, particularly with a high proportion of properties priced higher due to being furnished.**
- **Desire for larger blocks of land for small farming activities and lifestyle.**
- Rural character of the LGA is important to maintain/protection of agricultural productive land.
- Consideration for higher density development around town to protect natural and agricultural lands from sprawl.
- **Council facilitating affordable housing development on unused sites.**
- More social and affordable housing as well as temporary accommodation for people experiencing homelessness and family breakdown.
- Concerns with the amount and anecdotal increase of short term rental accommodation in the LGA.
- Concerns with the increased pressure on existing services and infrastructure with additional residents
- Need for more essential/keys workers (ie. doctors, teachers etc) and housing to attract and support them to come to the LGA.
- Efficiency and effectiveness of approval processes to support future housing development
- Impact (both positive and negative) of the energy and mining industry on local economy and the temporary workers on rental cost and availability.



Photo Source: Mid-Western Regional Council

"Need more hobby sized blocks on nice land ie not rocky outcrops or dense bush. Need larger blocks around gulgong and Mudgee turned into 25 acre sized blocks where we can actually run a few animals and horses"

- Survey respondent

"Most houses in the current rental market are being rented fully furnished, a family can not afford to pay \$1200 plus on a week's rent and live, these houses are currently being marketed at the solar farm workers, this is pricing the locals out of the rental market, what happens when these workers pack up and move onto the next job."

- Survey respondent



Workshops & Stakeholder Discussions

A total of 8x 1hr semi-structured interviews were undertaken with key stakeholders representing a range of local service providers, organisations, including the Mudgee Local Aboriginal Land Council, development sector, energy and mining industries and key workers.

These discussions helped provide a greater understanding of key issues and opportunities from the perspective of targeted sectors in the housing industry, social service providers, mining and energy sector and local key workers.

The interviews aimed to:

- Gain specific understanding and insights that could guide the project team on focus areas for the preparation of the draft Housing Strategy in relation to the various key sectors and community cohorts with the Mid-Western Regional Council LGA.
- Ensure that specific housing needs, experiences and outcomes required to support particular sectors or groups within the community would be discussed as part of this work.
- Communicate and encourage input and involvement in the engagement activities.

Between 27 and 30 August 2024, 4x 2hr in person workshops were held. A total of 20 local people participated in the workshops, representing the community housing and social services sector, development industry and local business representatives, industry representatives and local community groups.

A specific workshop was also held for local residents under the age of 30 years of age to ensure that the voice of young people within the LGA was part of this engagement and to better understand their concerns and needs for housing in the future.

Across the workshop and interview discussions, consistent themes/issues emerged. The table below provides a summary of the issues raised and any feedback, ideas and/or insights also provided through discussions.

Key issue/Themes	Stakeholder Inputs and Insights
Current housing situation in the Mid-Western Regional Council LGA is considered expensive and unaffordable for many people	<ul style="list-style-type: none"> • Numerous stakeholders commented that the high price of housing unfairly punishes those who are younger or less wealthy. • Some expressed the viewpoint that a lot of the demand for rentals is driven by significant development projects (mines and renewable projects) in the region which is competing directly with other housing demands (tourism, rental market etc) and increases the cost of housing. • One suggestion was to explore the potential for large scale employers / projects in the region to provide housing, which could have a significantly positive impact. However concerns were expressed around the quality of this housing and where it would be fit for purpose or create unintended social issues. • All discussed raised the possibility of local organisations, service providers and industry collaborating each other and with Council and the NSW Government to deliver housing / address housing shortages. • Many suggested that increased supply of smaller 1 to 2 bedroom dwellings which would cater to small families and single person households as well as likely be a more affordable housing type. • Young people described the current housing situation as being 'unaffordable', 'expensive', 'limited', 'challenging' or 'difficult'. This experience was also shared by community service providers, however the broader community and business representatives felt that it was 'affordable', though noted that this may not be the case for many others. • Young people also noted that living independent is very difficult and people often have to share housing, sometimes bedrooms because of the cost and difficulty of securing housing.



<p>Lack of housing diversity – both type and cost – within the LGA.</p>	<ul style="list-style-type: none"> Existing housing stock is not suitable for the broad spectrum of clients according to community service providers. Most stakeholders described the existing housing supply largely consisting of 3+ bedroom houses. There was also a consistent view that the smaller types of housing that are available are old and poor quality. Industry representatives noted that there isn't a significant amount of diversity in the range of housing available in the region with the majority of housing consisting of detached homes that in many cases for their employees get occupied by multiple single people. Industry representatives were open to work with Council to consider opportunities for housing delivery and working with Council to consider sites within the LGA but most noted that this is often challenging due to planning requirements and approach/definition of temporary workers accommodation. For young people, the acceptance of more dense typologies, requires communal green and social spaces and being located close to existing social infrastructure such as parks. Suggested that Council's planning controls should be reviewed and updated to be more innovative and to encourage more affordable typologies such as townhouses. It was suggested by multiple stakeholders that the current controls make it hard for more dense forms of residential development to be achieved and there needs to be more flexibility for multi unit dwellings (ie. Minimum street frontage, private open space and lot size requirements). Also suggested that the planning pathways for secondary dwellings or alternative affordable housing options is quite rigid and revisiting the current LEP and DCP controls could yield some positive changes to housing in the future. Suggested that higher density accommodation could be located in town and within walking distance to key services/amenities, but that this shouldn't compromise the viability of the centre itself.
<p>Finding rental accommodation is primary through word of mouth and success depends on who you know in the area</p>	<ul style="list-style-type: none"> Numerous stakeholders commented that word-of-mouth referrals were needed to get into the housing market with formal channels particularly difficult for younger, single and/or lower income people. Property industry representatives also agreed that "owners have the luxury of choice which can result in bias against certain groups of people". One of these groups included temporary workers, particular those working on the local solar projects. The local community housing provider has recently taken on a direct 'tenant management' type of role with local property owners to minimise the risk of their clients being evicted or not being offered longer term rental tenures. Strong concerns were raised about low income people receiving fair and equitable treatment through real estate and other property services.
<p>Limited housing availability and high housing costs impacts on attracting employees, especially essential workers such as teachers.</p>	<ul style="list-style-type: none"> Several small to medium scale employers raised concerns about the availability of affordable housing for their employees. Local community housing providers expressed a willingness to work with large employers or others to look at multi-faceted delivery of housing for workers and people on lower incomes. It was shared by 3 different stakeholders that there continue to be situations where teachers had turned down a job at Mudgee High School as they couldn't find reasonable accommodation. It was reported that recently one prospective teacher decided to not commence employment as "the cost of renting in Sydney (Hunters Hill) was cheaper than what was available in Mudgee". A lack of affordable housing options not only impacts attracting teaching staff but also in being able to get support staff. A successful program identified was a campaign by energy projects called 'room to share' to encourage people to refurbish or rent out farm buildings or similar spaces that were unutilised in response to concerns about adequate supply of accommodation for workers.



<p>While tourist accommodation is considered important for the local area, the impacts of short term rentals are concerning.</p>	<ul style="list-style-type: none"> • The perception of most stakeholders is that there has been a significant growth in number of Short Term Rental Accommodation such as AirBnB to the point where people simply can't get into the market or that long term rental accommodation doesn't offer the same economic benefits. • One suggestion was that there should not be a limit on short term accommodation as it is critical for the delivery of mines and renewable projects but this shouldn't be at the expense of access to rentals for community / other industries. • It was noted that some industry contractors have booked out entire motels / hotels for staff which has created challenges for tourism.
<p>The negative social and economic impacts relating to housing are increasing.</p>	<ul style="list-style-type: none"> • New housing must be supported by adequate infrastructure was a consistent comment across the discussions. • Limited access to housing also contributes to other social/mental health issues. • Housing is a critical service that when not accessed drives extremely poor outcomes for people. • Service providers identified that there has been a large growth in demand for homeless services. This is potentially due to cost of living crisis combined with a significant growth in number of tourists / AirBnBs which removes rental houses from the market. • There is limited access to services within the broader region, with only one provider for crisis housing for domestic violence. • There are no Aboriginal Housing Office properties within the Mid-Western Regional Council LGA. It was reported by stakeholders that Mid-Western Regional Council LGA, that they are aware of, is not considered a priority area by NSW Government for Aboriginal housing in comparison to nearby places like Dubbo and Orange. • A group identified as not currently getting the needed access to housing are women / children escaping violence and young people who are unable to afford private market housing but earn enough to not receive government assistance (1st /2nd year apprentices). • Community housing providers and community service providers identified the shortage of social housing / affordable housing and note that there is no broader government funding that they are aware of which would be able to deliver new low-cost housing in the area. • A representative from the tourism industry noted that the shortage of affordable housing is limiting the potential growth of tourism in the broader region. More specifically access to affordable housing for employees of tourism related service Industries. • It was discussed that many young people and people on low incomes feel insecure in their housing and find the lack of security tenure stressful. • Suggestion for the provision of emergency accommodation within Mudgee – currently the only accommodation is in Kandos which has limited accessibility to the broader community and is too far from those who would need to access. This distance issue also then separates them from potential support networks.

Economic Think Tank

The Planning Studio attended the Mid-Western Regional Council's annual Economic Think Tank on Monday 23 May 2024.

This annual event of invited business and community leaders, business owners and industry representatives provided the opportunity to inform them about the planned engagement program to support the preparation of the Strategy and gain early insights into the local challenges and opportunities to be explored through the various engagement conversations.

Questions asked of participants included:

- What are the drivers (social, cultural, economic and environmental) influencing housing in and outside of the Mid-Western Regional Council LGA?
- What are the challenges/issues specific to our organisation in regards to **housing availability**?

- What are the challenges/issues specific to our organisation in regards to **housing affordability**?
- What are the challenges/issues specific to our organisation in regards to **housing delivery**?
- What are the opportunities, issues and influences that you think need to be explored/considered in the preparation of the Mid-Western Regional Housing Strategy?

The table below provides a summary of responses to the specific questions posed as well as the general comments made during the discussion at the Think Tank about housing in the Mid-Western Regional Council LGA.

Question Posed	Participant Responses
Drivers influencing housing in and outside of the Mid-Western Regional Council LGA.	<ul style="list-style-type: none"> • Major projects such as solar and wind projects. • Renewable energy development, mining development • Tourism - Gulgong is really popular to tourists • Having economic ability to purchase or rent property • Employment and housing affordability are the biggest issues for Rylstone.
Housing availability challenges and issues.	<ul style="list-style-type: none"> • Lack of available houses for sale and rent • Availability and cost of housing for potential employees • Lack of size (ie. 1-2 bedrooms) • Location and available land to subdivide • High rents affect those of people that businesses can employ. • Housing availability affects business viability • Attracting employees to the region • The fluctuating demand for rental accommodation with the scale and volume of projects in the Renewable Energy Zone (REZ) area and how to effectively plan and provide for this. • Impacting on the delivery of social services in the area, such as health and education, when can't attract new staff and existing professional staff greater demand with ageing population. • Some employers are own residential accommodation specific for their employees, especially those industries that have a temporary and transient workforce. • Challenge is to attract the people to the region - especially for any specialised roles such as environmental scientists and mining engineers.



Question Posed	Participant Responses
Housing affordability challenges and issues.	<ul style="list-style-type: none"> • Providing affordable houses • Tenants are forced out of the area • No different to the rest of the country • We don't have the capacity to do much about affordability. Private developers need to get involved and help. • Other mining regions are more affordable which make those areas (and jobs) more attractive. • Can attract new GPs to the clinic but housing is the issue • People in hospitality on minimum wage who have been priced out.
Housing delivery challenges and issues.	<ul style="list-style-type: none"> • Keeping vendors/landlords happy with yields/returns • Keeping tenants in the area • Average price doesn't reflect state wide awards (wages) for workers. • Availability of building materials, builders, tradespeople • Challenge is the availability of the trades which will only get more challenging • State and local government planning rules and processes. • Want to see more collaboration from council - <i>"taking up to 6 months to turn around simple DA consents"</i>. • Shortage of accommodation, both rent and purchase. • Land owners not wanting to subdivide. • Land around Rylstone is land locked resulting in the restriction of growth • Availability of childcare. • Feasibility for developers is challenging - but this is also Australia wide. • To attract teachers to the area-families typology significant sized house to accommodate.
Opportunities, issues and influences to explore/consider in the preparation of the Strategy.	<ul style="list-style-type: none"> • Renewable energy offers opportunities. • Social issues/health and education in Gulgong district always needs attention. • Steady release of available residential land rather than the lack of steady flow. • Look at other areas, not just west. • More land releases - both commercial and residential • Abandoned vineyards cant afford or waiting for subdivision opportunity. Map and identify where they are. • One of the mines is going to be building 56 homes locally [company not disclosed] • SSDs should have to have a certain % that they spend locally. • Industry purchasing motels - for example 4 motels in Dubbo have gone to industry to cater for their key workers. • Strength of the tourist market here. Increase in the STRA by 20% of accommodation to \$120 more than Orange per night. Reflecting that consumer behavior changes and therefore the fabric has change.

Drop In Feedback Sessions

A total of 5x 2-3hr Drop-In Sessions were held from Thursday 17 October to Saturday 19 October 2024. The Drop-In Sessions were held in the four main towns and village centres of the LGA – Mudgee, Gulgong, Rylstone and Kandos.

Across the five sessions, a total of 138 people 'dropped in' and provided their feedback and insights to inform the finalisation of the draft Mid-Western Regional Housing Strategy.

The purpose of the drop in sessions was to test the draft objectives/strategic directions that had been informed by the stage 1 engagement as well as continuing key points of discussion about housing typology and housing affordability.

Through these conversations, various options and ideas about how Council can contribute to the future availability, affordability and delivery of housing which also responds to the local context of each centres and their surrounding areas were also explored.

Conservations at the drop in sessions were structured around the design of three engagement boards (see Appendix 2). The responses to the questions posed on the boards and analysis of findings across all sessions is summarised on the following pages.



Photo Source: Mid-Western Regional Council

Overall, the Mid-Western community's priorities for the delivery of future housing include:

- Ensuring sufficient housing supply.
- Provide a diverse range of housing options.
- Delivering accessible and affordable housing.
- Protecting local heritage values.
- Supporting tourism and visitor offer.

The community priorities identified in the list above were consistent across the four centres. However, participants at the Mudgee, Rylstone and Kandos drop-in sessions, identified a priority that was unique to this location and not prioritised at the other locations.

Below is the top 2-3 priorities by drop-in location, with is also illustrated in the graphic over the page. (Page 26)

For **Mudgee** the strategic priorities were for:

- Sufficient housing supply.
- Accessible and affordable housing.
- Providing diverse housing options.
- Providing secure and inclusive housing for key workers.

For **Gulgong** the strategic priorities were for:

- Accessible and affordable housing.
- Protecting local heritage values.

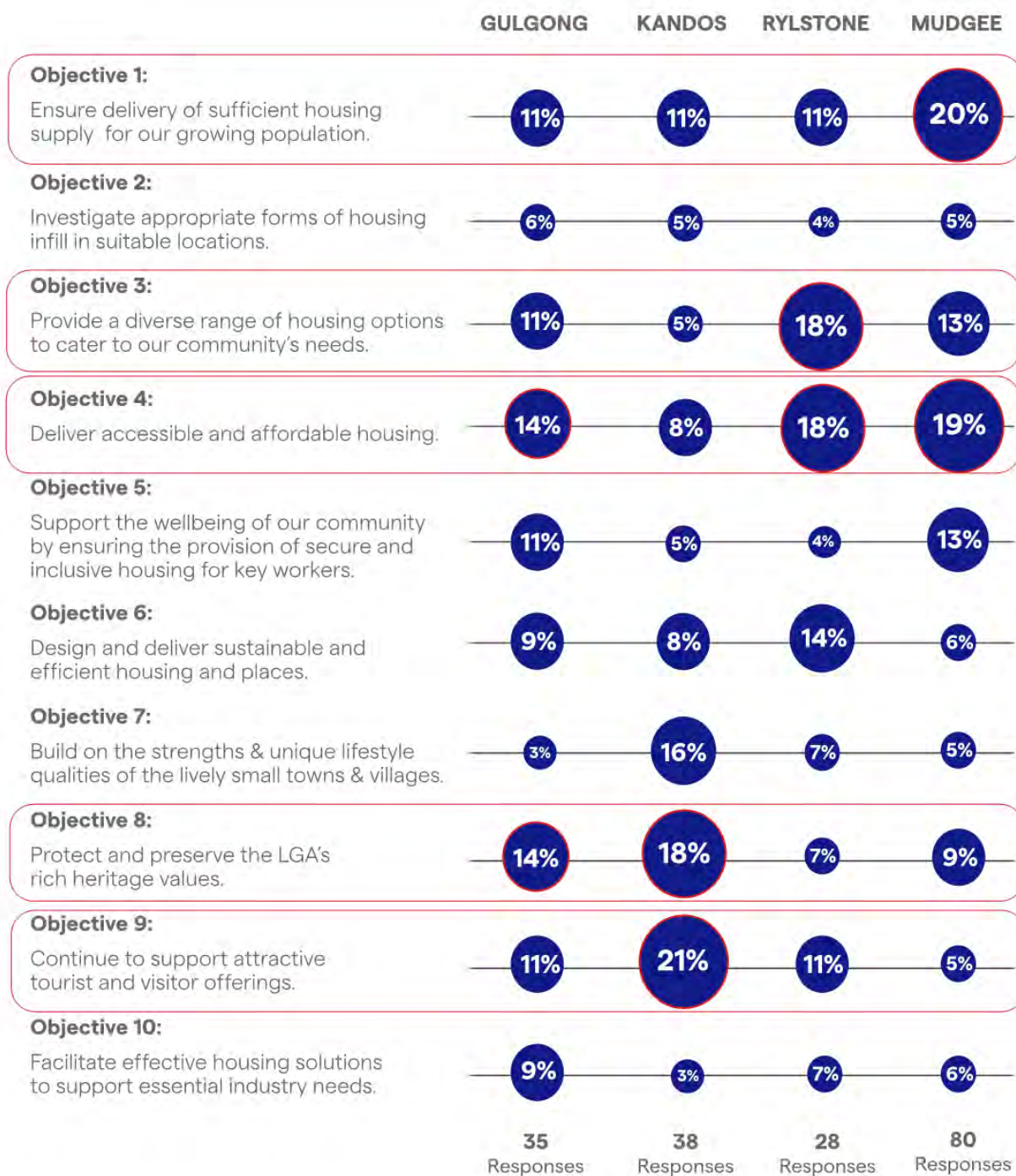
For **Rylstone** the strategic priorities were for:

- Accessible and affordable housing.
- Providing diverse housing options.
- Design and delivery of sustainable and efficient housing and places.

For **Kandos** the strategic priorities were for:

- Supporting tourism and visitor offerings.
- Protecting local heritage values.
- Build on the strengths and unique lifestyle qualities of the lively small towns and villages.





Preferred housing typologies for the Mid-Western Regional Council LGA.

Based on the previous engagement discussions, a range of different housing typologies were presented to the community.

For the four individual locations, the community were asked to identify the two housing types that were appropriate and responded to community needs.

The following provides an analysis of the results by location.

For **Mudgee** the preferred housing types considered appropriate by most participants and that respond to community needs were:

- Single house [Standard 600m²-200m²]
- Dual Occupancy
- Large lot / rural residential [2ha+]

Unlike the other locations, there was support for the majority of the more dense forms of residential development, including 2-3 storey units.

For **Gulgong** the preferred housing types considered appropriate by most participants and that respond to community needs were:

- Single house [Standard 600m²-200m²]
- Dual Occupancy

Similar to participants in Mudgee, there was support for large lot/rural residential in Gulgong alongside the majority of the more dense forms of residential development, including 2-3 storey units.

For **Rylstone** the preferred housing types considered appropriate by most participants and that respond to community needs were:

- Single house [Standard 600m²-200m²]
- Large lot / rural residential [2ha+]

In terms of more dense housing typologies, there was support for shop top housing in Rylstone, but none for townhouses and terraces or units/apartments style of housing.

Single house [small lot]



	Support	Don't Support
Gulgong	3	0
Kandos	5	0
Rylstone	7	0
Mudgee	10	1

Single house [standard lot]



Gulgong	11	0
Kandos	10	0
Rylstone	11	1
Mudgee	20	1

Dual occupancy or Duplex



Gulgong	11	0
Kandos	6	0
Rylstone	3	0
Mudgee	14	0

Large lot / Rural Residential



Gulgong	5	2
Kandos	0	0
Rylstone	7	0
Mudgee	14	2

Terrace housing



Gulgong	3	0
Kandos	2	1
Rylstone	0	0
Mudgee	6	2



For **Kandos** the preferred housing types considered appropriate by most participants and respond to community needs were:

- Single house [Standard 600m2-200m2]
- Dual Occupancy

Unlike the other locations, no participant chose large lot/rural residential as an appropriate or needed form of residential development in the area.

Shop-top housing was also not chosen by any participants as well as either unit/apartment type of housing. Townhouse and terrace typologies were identified by some participants for this location.

Unit/apartment housing typologies were considered not appropriate for the Mid-Western Regional Council LGA.

Across all community drop in locations, 4+storey unit typology was strongly rejected as being appropriate and needed form of housing. Participants in all locations, overwhelmingly did not support this type of housing for their location.

In contrast to the other locations, participants at the Rylstone drop in session indicated that they don't support the 2-3 storey unit/apartment housing typology in this location. Whereas, there was some support for this more dense housing typology in Mudgee and Gulgong.

Townhouses



	Support	Don't Support
Gulgong	3	0
Kandos	2	1
Rylstone	0	0
Mudgee	8	2

Shop-top housing



Gulgong	2	0
Kandos	0	1
Rylstone	4	1
Mudgee	8	1

2-3 storey units



Gulgong	3	1
Kandos	0	1
Rylstone	0	4
Mudgee	6	1

4+ storey units



Gulgong	1	10
Kandos	0	10
Rylstone	0	7
Mudgee	2	29

Drop In findings support other engagement findings that people feel the Mid-Western Regional LGA is unaffordable.

Community drop-in participants were asked to rate their perspectives about the availability of affordable rental accommodation and the ease they feel it is for most people to buy a house.

Figure 17 (below) reconfirms the findings of the online survey and the discussions with local stakeholders that there are not many affordable options available to rent and for most people, it is hard or out of reach to buy a house in the LGA.

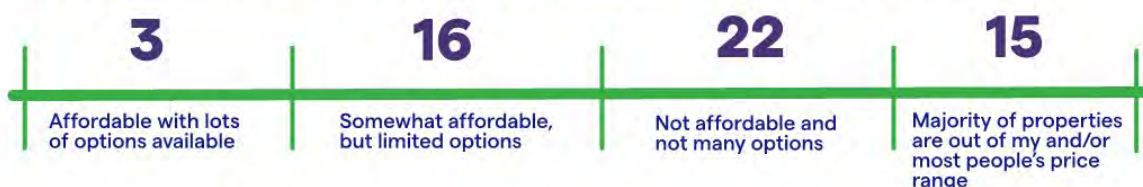
Practical approaches and design attributes offered that would contribute to improving housing availability and affordability in the LGA.

Community drop-in participants were asked to provide their ideas and insights as to the approaches that Council could take to increase availability and affordability in the LGA. The question also asked about the design attributes, or 'trade offs' that would also contribute to achieving this community expectation.

The table on page 30 provides a summary of the ideas shared at the community drop in sessions.

Figure 17: Perceptions of availability and affordability

On the scale below **rate the availability of affordable rental accommodation** in the LGA.



On the scale below **rate how easy it is for most people in the LGA to buy a house?**
(considering availability & affordability)



Photo Source: Mid-Western Regional Council



Key issue/Themes	Community inputs and Insights
More housing must be supported by adequate infrastructure	<ul style="list-style-type: none"> • More housing resulting in a greater population requires additional facilities ie. medical and dental services • Use workers accommodation to leverage development of infrastructure • Existing infrastructure (transport, schools) is not sufficient • Public schools can't find teachers due to housing • Improved infrastructure before planning more housing
Housing for key/essential workers	<ul style="list-style-type: none"> • Department of Education and Department of Health should incentivise housing in the region • More doctors accommodation needs to be subsidised
Impacts of short term accommodation	<ul style="list-style-type: none"> • "Seems many houses are being used for short term accommodation which creates a shortage of rentals. I feel many houses in Kandos are sitting empty which could be used for rentals" • Suggest monitoring AirBnB to ensure rentals are available for locals
Need for and impacts of temporary workers housing	<ul style="list-style-type: none"> • Village Green Ulan good example of workers accommodation • Employers are finding temporary accommodation for their staff due to tight market.
Alternative housing opportunities	<ul style="list-style-type: none"> • Many houses are empty in Kandos as are shops - if occupied perhaps no more housing would be required. • Temporary housing in vacant commercial properties
Important to retain specific design and character attributes	<ul style="list-style-type: none"> • [The] Idea of terraces are good but the design is really important • Vegetation in new growth areas • Room to grow vegetables is important • Repurposing of heritage buildings into liveable apartments that don't damage the heritage streetscape • Compact versatile housing, small garden and functional or share a common park/garden area • Small lot as long as there is area for deep soil planting. Footprint needs to accommodate space for shade • Limiting development on higher elevations, visually sensitive land protected • Housing that doesn't impact on the agricultural or 'food-table' lands.

Conclusion

Engagement activities undertaken to inform the preparation of the Mid-Western Regional Housing Strategy were successful in gaining the perspectives, insights and experiences of a cross section of the Mid-Western Regional community.

Discussions explored the issues and opportunities associated with housing availability, affordability and delivery. Perspectives were gained from a range of different stakeholders including from development industry experts, local business and community service providers, young people, local Aboriginal peoples and the residents of the Mid-Western Regional Council LGA.

Using a range of engagement methods, various opportunities were provided for people to respond to issues identified through the background work to inform the development of the draft Strategy.

What has resulted from the engagement is substantial qualitative and quantitative evidence (as outlined throughout this report) that confirms the strategic objectives developed for the Strategy.

The engagement importantly gave voice to a broader range of people and created a space for participants to share their experience and expectations.



Photo Source: Mid-Western Regional Council

As outlined in this report, the key themes/expectations of the community include:

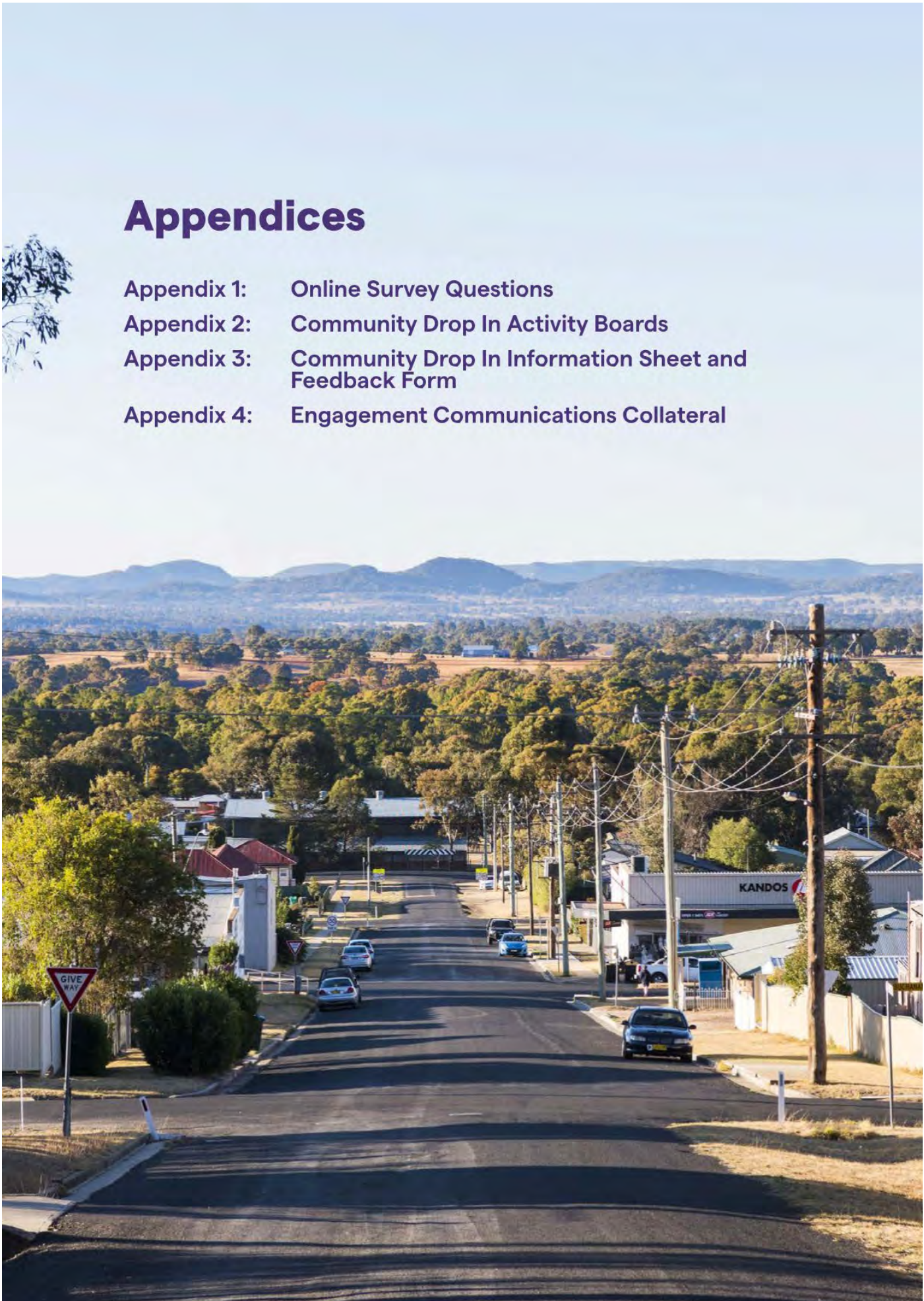
- Housing affordability is a significant issue for the Mid-Western Regional Council area and is already contributing to negative social and economic impacts for the community and area.
- Increased diversity of housing typologies would contribute to the availability of more affordable housing options. Despite this, the preference is still for single dwellings on standard lots and larger lot rural residential housing typologies.
- Young people and people on low to medium incomes are disproportionately impacted because of increasing housing cost, a limited private rental market and limited availability of social and affordable housing options.
- Recognition that terraces, townhouses, shop-top housing and low scale unit/apartments could be appropriate and needed but only in specific locations, such as Mudgee and Gulgong.
- Increased number and/or density of housing should not impact on the rural and heritage character of the LGA or the viability of existing towns and village centres.
- The development of more dense housing typologies requires communal green and social spaces and being located close to existing social infrastructure to be appropriate to the character of the area and accepted by the community.

The development of the draft Housing Strategy is able to consider the many issues raised as well as the possible solutions suggested throughout engagement and provide advice on recommended policy interventions that acknowledge and respond appropriately to these concerns.



Appendices

- Appendix 1:** Online Survey Questions
- Appendix 2:** Community Drop In Activity Boards
- Appendix 3:** Community Drop In Information Sheet and Feedback Form
- Appendix 4:** Engagement Communications Collateral



Appendix 1

Online Survey Questions

1. Tell us about yourself. I am:

(Select all that apply)

- a. A renter in the Mid-Western LGA
- b. I am an owner occupier in the Mid-Western LGA
- c. I am a property investor in the Mid-Western LGA
- d. I am looking to move to the Mid-Western LGA
- e. Other (please describe) ...

2. In which area do you currently live?

(Select 1 option)

- a. List of Mid-Western main towns and villages provided
- b. Rural
- c. Outside LGA
- d. Other

3. What is your age group (Select 1 option)

- a. Under 18
- b. 18-24
- c. 25-34
- d. 35-44
- e. 45-54
- f. 55-64
- g. 65-74
- h. 75+

4. What type of dwelling/house do you currently live in? (Select 1 option)

- a. A detached house on a block of land
 - Block of land measuring 300m²-450m²
 - Block of land measuring 451m²-599m²
 - Block of land measuring 600m²-1999m²
 - Block of land measuring 2000m²-3999m²
 - Block of land measuring 4000m²-1.99ha
 - Block of land measuring 2ha+
 - Block of land measuring 10ha+
 - Block of land measuring 20ha+
- b. Attached duplex or dual occupancy (two dwellings with common wall)
- c. Attached multi-dwelling housing (four or more dwellings with a common walls)
- d. A unit or apartment

- e. A granny flat/secondary dwelling
- f. A boarding house or group home
- g. A lifestyle/retirement village or aged care home
- h. Caravan/mobile home/tiny home
- i. Other (please describe)

5. Length of residence in current home

(Select 1 option)

- a. Less than 1 year
- b. 1-3 years
- c. 4-6 years
- d. 7-10 years
- e. More than 10 years
- f. Not currently a resident

6. Which of the following best describes your current household? (Select 1 option)

- a. Single person, no children
- b. Single person living with children
- c. Couple living together without children
- d. Couple living together with children
- e. Blended family / extended family (living with persons such as grandparents, your sibling or adult children)
- f. Shared or group household (living with unrelated persons such as friends)
- g. Prefer not to answer
- h. Other (please describe)

7. What is the current tenure arrangement of the home you are currently living in?

- a. Owned with a mortgage
- b. Owned Outright
- c. Renting from a private landlord or real estate agent
- d. Renting from a state or community housing provider
- e. Living with parent(s)/ guardians
- f. Living in a lifestyle or retirement village
- g. Jointly own with friends/family or shared ownership
- h. I have no permanent accommodation
- i. Other (please describe)



8. Given your current household situation, what are the top three challenges you face in living in your ideal home? (Select up to 3 options)

- a. Availability of homes in the location or area I want
- b. Availability of homes in a price range I can afford
- c. Availability of the block of land size I want
- d. Availability of the type of house I want to live in
- e. Difficulties with health / need for help / am a carer
- f. Lack of savings
- g. Cost of building
- h. Insecurity in work / employment makes it difficult to plan
- i. Other

9. Do you think housing (for rent or to buy) is affordable across the Mid-Western Regional Council area?

- a. Yes
- b. No - If you answered no, what is your experience and/or reason for your answer? (open comment)

10. How easy do you think it is currently to find a property in the Mid-Western Region that meets your needs? (Select 1 option)

- a. Very easy
- b. Somewhat easy
- c. Neutral-not easy or hard
- d. Somewhat difficult
- e. Very difficult
- f. Feels impossible
- g. Unsure

11. Thinking about 5-10 years from now, what would be the ideal type of home you would like to live in? (Select 1 option)

- a. A detached house on a block of land
 - Block of land measuring 300m²-450m²
 - Block of land measuring 451m²-599m²
 - Block of land measuring 600m²-1999m²
 - Block of land measuring 2000m²-3999m²
 - Block of land measuring 4000m²-1.99ha
 - Block of land measuring 2ha+
 - Block of land measuring 10ha+
 - Block of land measuring 20ha+
- b. Attached duplex or dual occupancy (two dwellings with common wall)
- c. Attached multi-dwelling housing (four or more dwellings with a common walls)
- d. A unit or apartment
- e. A granny flat/secondary dwelling
- f. A boarding house or group home
- g. A lifestyle/retirement village or aged care home
- h. Caravan/mobile home/tiny home
- i. Other (please describe)

12. In the next 5-10 years, would you like to stay where you currently live?

- a. Yes, I am happy living in my current area
- b. No - I would rather move to another area

If No, which area would you like to live in the future. [Same options from Q2 provided]

13. If you were looking for a new home, what would be the main reasons that you would be looking? (Select up to 3 options)

- a. Would like to buy my first home
- b. I currently rent and would like to buy my own home
- c. I've just moved into the area and looking for a property to rent
- d. I've just moved into the area and renting, while I look for a property to buy
- e. A property located in one of the town and village centres
- f. Somewhere close to work (that I can walk, ride or catch a bus)



- g. Somewhere in walking distance to parks and schools
- h. To upsize from my current property
- i. A property that is smaller (ie. move from a single house to a unit or dual occupancy)
- j. A property with less maintenance (ie. smaller lot size)
- k. A rental property that is better maintained
- l. A rental property that is a more appropriate size for my family/living circumstances
- m. A rental property that is more affordable
- n. A rental property with a more secure lease
- o. Not looking
- p. Other (please describe)

14. What top 3 features would be most important for your home to have? (Select up to 3 options)

- a. Four or more bedrooms
- b. Three bedrooms
- c. Two or less bedrooms
- d. Small (or no) outdoor area
- e. Large outdoor yard
- f. Garage or other car parking cover for two or more cars
- g. Large storage shed for items like boat, sport or camping equipment, household items
- h. Other (please describe)

15. In the next 5-10 years, what would be the ideal tenure arrangement of your home? (Select 1 option)

- a. Mortgaged
- b. Ownership
- c. Renting from a private landlord or real estate agent
- d. Renting from a state or community housing provider
- e. Share housing
- f. Living with parent(s)/ guardians
- g. Living in a lifestyle or retirement village
- h. Jointly own with friends/family or shared ownership/equity
- i. No preference/Other (please describe) ...

16. Which of the following considerations do you think should be a priority when it comes to the planning of future housing for the Mid-Western LGA? (Select up to 3 options)

- a. Availability of a range of housing size and types
- b. Maintaining the existing character of the area/neighbourhood.
- c. Providing smaller housing options/lots closer to town
- d. High quality design
- e. Access to local services and infrastructure (ie. buses, shops, libraries etc)
- f. Supporting greater affordability
- g. Homelessness
- h. Social and affordable housing
- i. Monitor the use of dwellings as Airbnb (including dual occupancy/duplex and multi-dwelling housing)
- j. Availability of temporary worker's accommodation
- k. Rural worker's dwellings
- l. Availability of larger rural 'lifestyle' lots
- m. Availability of aged care accommodation
- n. Ensuring greater supply of housing
- o. Other (please describe)

17. Please provide any further comments you might have to inform the preparation of the Strategy. [Open question]



Appendix 2 Community ‘Drop-In’ Activity Boards



What do you think are the top 3 priorities to deliver housing for our communities?

pop your ●●● against the **objectives** you think are the **most important**.



Objective 1:
Ensure delivery of sufficient housing supply for our growing population.

Objective 2:
Investigate appropriate forms of housing infill in suitable locations.

Objective 3:
Provide a diverse range of housing options to cater to our community's needs.

Objective 4:
Deliver accessible and affordable housing.

Objective 5:
Support the wellbeing of our community by ensuring the provision of secure and inclusive housing for key workers.

Objective 6:
Design and deliver sustainable and efficient housing and places.

Objective 7:
Build on the strengths and unique lifestyle qualities of the LGA's lively small towns and villages.

Objective 8:
Protect and preserve the LGA's rich heritage values.

Objective 9:
Continue to support attractive tourist and visitor offerings.

Objective 10:
Facilitate effective housing solutions to support essential industry needs.




If you would like to know more about the project, go to Council's webpage at www.midwestern.nsw.gov.au



**Select which of the
following housing
options are needed and
appropriate for your
town/village centre?**

place your   against **2 housing options below** that you think are most needed and appropriate to support your town/village.

place your  against the **1 housing option below** that you think is not appropriate for your town/village centre.



If you would like to know more about the project, go to Council's webpage at
www.midwestern.nsw.gov.au

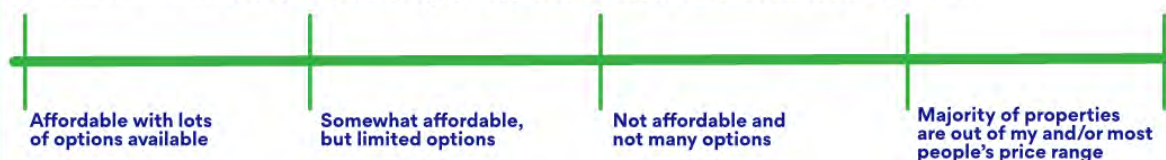




Current experience of housing affordability & availability and how to improve this in the LGA.

For the following two questions, place your sticky dots along the scale that reflects your perspectives. (1 dot per question)

1. On the scale below **rate the availability of affordable rental accommodation** in the LGA.



2. On the scale below, **rate how easy it is for most people in the LGA to buy a house?** *(considering availability & affordability)*



What practical approaches and design attributes do you think would contribute to improving housing availability and affordability in the LGA?

pop a post-it with your ideas here



If you would like to know more about the project, go to Council's webpage at www.midwestern.nsw.gov.au

Appendix 3

**Community ‘Drop-In’ Information Sheet
and Feedback Form****What is the Mid-Western Housing Strategy?**

Council is drafting the Mid-Western Housing Strategy to manage the supply of suitable and sustainable housing over the next 20 years. The Strategy will establish an evidence based framework for the supply of housing, that responds to the diverse needs of the Mid-Western community. It will identify current and future housing needs based on a range of factors including demographic trends, housing supply and demand, local land use opportunities and constraints and input from the engagement with our communities.

Why is a Housing Strategy needed?

This Strategy is an important decision making tool for Council. The region continues to experience significant demand on housing from the development of the Central West and Orana Renewable Energy Zone, mining operations and people wanting to move into the region. This increasing and changing demand impacts on the availability and affordability of housing which in turn affects the ability of people within our community to easily rent or purchase a home or to attract needed workers (such as teachers, service industry workers) to support our local economy and community.

Key drivers influencing the population change in our LGA.

- Housing supply and affordability are issues facing all levels of government and local communities.
- How we plan for, design and deliver housing is impacted by the increasing occurrence of natural events such as flood and bushfire impacts.
- Stronger NSW Government policy positioning to achieve Net Zero emissions by 2050 directly influences regional energy and resource industries. Subsequently there are changing housing needs associated with these industries. As the Mid-Western LGA is included within the Central West Orana Renewable Energy Zone, many of these energy and resource industries are located or looking to locate within our LGA.
- Continued evolving demand for housing in regional areas prompted by the COVID pandemic and changes in patterns of work.
- Changing community perspectives in housing choice, sustainability and lifestyle.

A potential snapshot of the Mid-Western population and housing.

25,713
IN 2021

Expected to grow by an
additional **5,000 – 7,000**
people by 2041

Between now and 2041
we need to build around
2,500 new homes

By 2041, Mid-Western will see...

- 40%** Increase in people living alone
- 29%** Increase in couples living in a single home
- 28%** Increase in families with children

**Our future housing needs to suit our future population.
We currently have...**

- 90%** Separate house
(85% are 3 or more bedrooms)



- 3%** Semi-Detached Townhouse



- 4%** Apartment



If you would like to know more about the project, go to Council's webpage at
www.midwestern.nsw.gov.au



What you have already told us..

Engagement activities completed:

-  Online Survey (413 responses)
-  8x Stakeholder Interviews
-  2x Industry Workshops
-  1x Community Workshop
-  1x Under 30s Community Workshop

81% of all survey respondents think housing (for rent or to buy) is **unaffordable** in the LGA.

88% of respondents aged **under 35yrs** said they think housing (for rent or to buy) is **unaffordable** in the LGA.

Top 3 challenges for people being able to live in an ideal home

25% Availability of homes in a price range I can afford

15.5% Cost of building

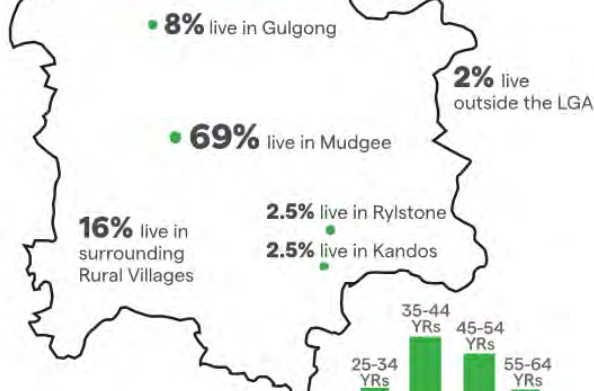
13.5% Availability of homes in the location or area I want

11.5% Lack of savings

- 9.5% Availability of desired land size
- 9.5% Availability of the type of house I want to live in
- 7% Difficulties with health / need for help / am a carer
- 5% Other reasons (various)
- 5% Insecurity in work / employment makes it difficult to plan

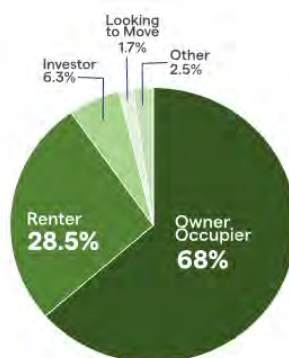
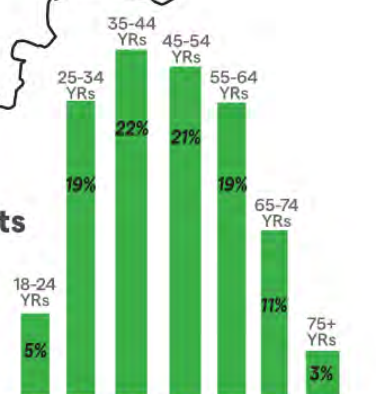


Survey respondents are from...



440+
people have informed the
Mid-Western
Housing Strategy ...
so far

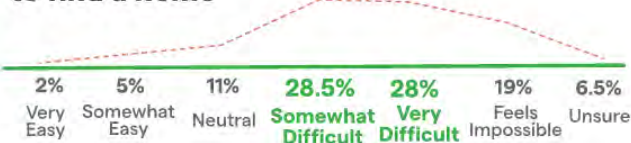
Age of Survey Respondents



Length of Residence



How easy it feels for most people to find a home





Please provide any further insights and comments that you would like us to consider.

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(Optional) To be kept up to date on the project, please provide your details below.

Name: _____

Email address or phone number: _____



If you would like to know more about the project, go to Council's webpage at www.midwestern.nsw.gov.au



Appendix 4 Engagement Communications Collateral

Social media tiles for survey and drop in sessions



Engagement: Facebook Posts

Thursday, 22 August 2024: Survey



Performance

Overview			
Reach	Impressions	Interactions	Link clicks
7,015	7,404	33	40

Thursday, 3 September 2024: Survey



Performance

Overview			
Reach	Impressions	Interactions	Link clicks
6,519	22,429	49	238

Monday 9 September 2024: General



Performance

Overview			
Reach	Impressions	Interactions	Link clicks
1,464	1,517	0	6

Thursday 19 September 2024: Survey



This story featured in the September edition of Community News.

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Monday 23 September 2024: Survey Reminder



Performance

Overview			
Reach	Impressions	Interactions	Link clicks
10,127	24,683	35	199



Engagement: Facebook Posts cont.

Thursday 10 October 2024: Drop Ins



Performance

Overview

Reach	Impressions	Interactions	Link clicks
2,827	3,013	11	21
Typical	Typical	Typical	Below Average

Friday 11 October 2024: Drop Ins



Performance

Overview

Reach	Impressions	Interactions	Link clicks
2,219	2,372	6	---
Typical	Typical	Typical	---

Monday 14 October 2024: Drop Ins



Performance

Overview

Reach	Impressions	Interactions	Link clicks
1,330	1,364	4	1
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Tuesday 15 October 2024: Drop Ins

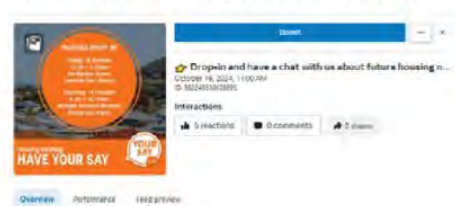


Performance

Overview

Reach	Impressions	Interactions	Link clicks
3,041	3,095	8	---
---	---	---	---

Wednesday 16 October 2024: Drop Ins



Performance

Overview

Reach	Impressions	Interactions	Link clicks
2,022	2,052	5	2
---	---	---	---





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SYDNEY NSW 2000



*Good
Government*

COMMUNITY ENGAGEMENT OUTCOMES

MID-WESTERN REGIONAL COUNCIL
MID-WESTERN REGIONAL COUNCIL

INTEGRATED PLANNING AND REPORTING

■ ■ ■ ■ ■ TOWARDS 2040

THIS DOCUMENT HAS BEEN PREPARED BY MID-WESTERN REGIONAL COUNCIL.

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

DATE OF PUBLICATION: MARCH 2025

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1. Executive Summary

The Mid-Western Regional Council's Community Engagement Outcomes Report (March 2025) presents the findings of an extensive community consultation process aimed at shaping the Towards 2040: Mid-Western Region Community Plan. This engagement initiative, conducted in alignment with the Local Government Act 1993, ensures that the community's priorities inform Council's strategic decision-making.

COMMUNITY ENGAGEMENT APPROACH

From May 2024 to March 2025, over 4,300 residents participated in engagement activities, including:

- A community satisfaction survey conducted via telephone.
- Community roadshows across Mudgee, Gulgong, Kandos, and Rylstone.
- Targeted consultations with business and interest groups.
- School-based postcard exercises for young residents.
- Online surveys and direct mail responses to capture broader community feedback.

This inclusive approach provided valuable insights into the immediate, medium-term, and long-term priorities of residents across towns and villages.

KEY COMMUNITY PRIORITIES

The consultation process identified the community's top priorities for development across four-year, ten-year, and fifteen-year planning horizons:

1. Short-Term (Next 4 Years)

- Infrastructure and Transport: Road maintenance, and footpath expansion.
- Healthcare and Education: Attracting doctors, teachers, and medical specialists.
- Recreation & Community Facilities: Developing an indoor swimming pool, youth activity centres, and sports infrastructure.
- Housing & Affordability: More affordable housing options, particularly for key workers.
- Liveability Enhancements: Expansion of green spaces, better waste management, and improved town amenities.

2. Medium-Term (Next 10 Years)

- Sustainable Development: A transition strategy for post-mining economic stability.
- Public Transport: Advocacy for passenger rail services and/or regional connectivity.
- Economic Diversification: Expanding industries beyond tourism and mining.
- Education & Workforce Growth: Partnerships with universities and TAFE to align training with regional job needs.
- Community Wellbeing: Increased investment or advocacy in aged care, mental health services, and youth engagement programs.

3. Long-Term (Next 15 Years)

- Major Infrastructure Upgrades: Expansion of healthcare facilities, regional transport networks, and digital connectivity.
- Environmental Sustainability: Water security planning, renewable energy adoption, and enhanced conservation efforts.
- Economic Transition: Building industries beyond mining, fostering high-tech and green jobs.
- Liveability & Futureproofing: Planning for population growth, improved town planning, and social infrastructure investments.

REGIONAL VARIATIONS & COMMON THEMES

The consultation highlighted both shared priorities and unique town-specific concerns:

- Mudgee: Strong focus on economic growth, tourism, and infrastructure investment.
- Gulgong: Priorities included heritage preservation, road upgrades, and youth recreation.
- Rylstone & Kandos: Emphasized healthcare access, community services, and environmental sustainability.
- Villages & Small Towns: Infrastructure improvements, local business support, and access to essential services were major concerns.

IMPLICATIONS FOR FUTURE PLANNING

The engagement findings will directly inform the revision of the Towards 2040: Mid-Western Region Community Plan. Council is committed to:

- Aligning policy and investment with community priorities.
- Advocating for funding and partnerships to address critical infrastructure, housing, and service needs.
- Ensuring a sustainable and economically resilient future for the region.

This report underscores Council's dedication to transparent, community-driven planning, ensuring that Mid-Western Regional Council remains a thriving, well-connected, and sustainable place to live.

2. Background

2.1 Local Government Act 1993

Council has a legislative requirement under the *Local Government Act 1993* to ensure that community input is part of the decision-making process.

The Act requires Council to establish and implement a strategy (its Community Engagement Strategy), based on social justice principles, for engagement with the local community when developing the Community Strategic Plan.

Council's Community Engagement Strategy recognises the important role that community engagement plays in the ongoing review and development of the Community Strategic Plan and Council's associated documents. The information obtained during community engagement helps to inform Council in setting their key strategies and actions over the next 4 to 15 years.

The *Towards 2040: Mid-Western Region Community Plan* is formulated following a range of consultation activities with the community.

2.2 Towards 2040: Mid-Western Region Community Plan

Towards 2040: Mid-Western Region Community Plan is Council's highest level strategic plan and addresses four key questions for the community:

1. Where are we now?
2. Where do we want to be in 2040?
3. How will we get there?
4. How will we know when we have arrived?

The plan was developed following an extensive consultation exercise in which over 4,000 residents participated in varying forms.

It is a future vision developed collaboratively between the community and Council. The plan represents the aspirations of the people who live and work within the Mid-Western Region and strategies for achieving these goals.

Integrated Planning and Reporting framework is completed with the Resourcing Strategy including Long Term Financial Plan, Workforce Strategy and Asset Management Planning together with a Delivery Program, Operation Plan and Annual Report.

The current Community Strategic Plan is framed by five key themes, each of which has several goals:

■ **THEME 1: LOOKING AFTER OUR COMMUNITY**

- A safe and healthy community
- Vibrant towns and villages
- Effective and efficient delivery of infrastructure
- Meet the diverse needs of the community and create a sense of belonging

■ **THEME 2: PROTECTING OUR NATURAL ENVIRONMENT**

- Protect and enhance our natural environment
- Provide total water cycle management
- Live in a clean and environmentally sustainable way

■ **THEME 3: BUILDING A STRONG LOCAL ECONOMY**

- A prosperous and diversified economy
- An attractive business and economic environment
- A range of rewarding and fulfilling career opportunities to attract and retain residents

■ **THEME 4: CONNECTING OUR REGION**

- High quality road network that is safe and efficient
- Efficient connection of the region to major towns and cities
- An active travel network within the region

■ **THEME 5: GOOD GOVERNMENT**

- Strong civic leadership
- Good communications and engagement
- An effective and efficient organisation

This document summarises the community's ideas, concerns and priorities. These outcomes will be considered and incorporated into the revision and drafting of the *Towards 2040: Mid-Western Region Community Plan*.

3. Key Messages

The Community Engagement Strategy includes activities which educate the community about the review process, and request feedback from the community which reflects its main priorities.

This dual-objective approach ensures information collected is both valuable and relevant in informing the review of the Community Strategic Plan.

OBJECTIVE: EDUCATION

- This is the current Towards 2040: Mid-Western Region Community Plan
- These are the current themes, goals and strategies that Council is working to achieve

OBJECTIVE: ENGAGEMENT

- Are the themes identified in the current Towards 2024: Mid-Western Region Community Plan still relevant?
- What are the community's priorities?
- What is missing from the current Towards 2040: Mid-Western Region Community Plan that can be updated for the new Towards 2040: Mid-Western Region Community Plan?
- What are the key issues for Council to consider into the future, over the next 4 years, 10 years and 15 years?

4. Community Engagement Process

The process of community engagement plays a critical role in the ongoing review and development of the Community Strategic Plan and Council’s associated Integrated Planning and Reporting documents. The information obtained during community engagement will help inform the newly elected Council in setting their key strategies and actions over the next 4 years.

4.1 Summary of Engagement Tools and Timing

The following table provides a summary of the community engagement process and identifies the tools used to inform the review of the Community Strategic Plan and associated Integrated Planning and Reporting documents by 30 June 2025.

TABLE 2: COMMUNITY ENGAGEMENT TOOLS AND TIMING

PHASE	TOOLS	TIMING
Preliminary Engagement	Community Wide Satisfaction Survey	May 2024
Community Engagement for Newly Elected Council	Interest Group Focus Sessions Postcards Direct Mail Out Online Engagement	Nov 2024 - Mar 2025
Analysis of Community Engagement	Post Engagement Report to Council	Mar 2025
Public Feedback on Draft IP&R Documents	Public Exhibition for 28 Days Post Exhibition Report to Council	Apr - May 2025
Adopt Revised IP&R Documents	Report to Council	June 2025

4.2 Description of Community Engagement Tools

Provided below is a brief description of the engagement tools that were used to conduct community engagement between May 2024 and March 2025.

COMMUNITY WIDE SURVEY

As part of the preliminary engagement phase, a community wide telephone survey was conducted by Taverner Research Group on behalf of Council in May 2024.

The survey aimed to assess community attitudes and perceptions regarding Council’s service delivery, identify priority areas for improvement, and evaluate customer service and communications. Designed to engage all sectors of the community, the survey captured data that offers a statistically significant representation of public sentiment.

MID-WESTERN REGIONAL COUNCIL | COMMUNITY ENGAGEMENT OUTCOMES

COMMUNITY AND INTEREST GROUP FOCUS SESSIONS

Key stakeholders participated in a series of focus sessions to evaluate the relevance of the five key themes in the CSP and determine whether updates were needed. These sessions focused on assessing the objectives and strategies of the CSP by identifying current issues and exploring potential solutions.

COMMUNITY AND INTEREST GROUP FEEDBACK FORM

Key stakeholders invited to the focus sessions could also provide written feedback, either as a supplement to or instead of attending in person. The Community Group Feedback Form enabled community groups to document any additional feedback or issues they felt had not been addressed or were relevant for Council's consideration. This form was available both in print and online via Council's website.

COMMUNITY ROADSHOW – NOVEMBER – DECEMBER 2024

The Community Roadshow which was held across the region during the month of November 2024. The Community Roadshow involved a portable display being assembled in each of the main towns of Mudgee, Gulgong, Kandos and Rylstone in a prominent position to capture pedestrian traffic. The portable display was used to engage the community increasing general awareness of the CSP whilst providing information and feedback to Council. There were a range of participatory activities which the community were able to use to reveal their key priorities and engage with Council staff. These included:

BEAD EXERCISE

This exercise involved the community utilising a handful of coloured beads representing Council funds and allocating them between different themes reflected in the Community Plan (as represented by 5 glass jars).

MY TOP 5 EXERCISE

The My Top 5 Exercise provided an opportunity for the community to indicate their "wish list" for Council to invest in new major projects. These major projects included infrastructure, services and advocacy and were typically of a large dollar value.

The exercise featured visual display boards with several examples of major projects for the community to choose from. The community were asked to pick their Top 5. These choices were then recorded so Council could derive a list of the community's top priorities if funding opportunities arise in the future.

POSTCARD EXERCISE – SCHOOL SPECIFIC

The school specific postcard exercise included targeted questions to prompt school-aged children grades K-12 across the region in their responses about what they like most about living in the region and what they would like to improve about living in the region.

POSTCARD EXERCISE – STRATEGIC PRIORITIES

The postcard exercise, featured in permanent displays across Council facilities, was designed for easy participation. It invited residents to share what they love about the region and to identify Council's priorities for the next 4, 10, and 15 years.

DIRECT MAIL OUT FORM – STRATEGIC PRIORITIES

The direct mail out was included in Community News December edition. The mail out asked what residents liked about the region, and what our priorities should be over the next 4 years, 10 years and 15 years. They could then either scan the QR code to complete the form online, post, email or return their handwritten response to Council offices.

ONLINE SURVEYS

Online surveys were utilised to reinforce the information that the mail-out exercises were designed to capture. Providing access to online activities allowed members of the community who do not come into Council offices or buildings or missed the mail out form. The online surveys focused on asking the community for their priorities for the region into the future.

PUBLIC EXHIBITION

All the draft IP&R documents will be placed on public exhibition for a period of 28 days prior to being formally adopted by Council by 30 June 2025. The public exhibition period will allow residents to review the draft documents and make public submissions.

4.3 Promotion of Engagement Activities

The opportunity for the community to actively participate in the review of the Community Strategic Plan were widely promoted. The main avenues for promotion included:

- **Local Media** – promotion through local media encouraged participation and educate the community about the process of reviewing and developing the Community Strategic Plan.
- **Website** – Council's website provides an important information outlet with links to online activities.
- **Community News** – Community News featured updates about the engagement activities being undertaken. Community News was also used as a direct mail tool to encourage participation in and completion of activities.
- **Social media** – Council's Facebook page helped reinforce educational messages and encouraging participation in the review of the Community Strategic Plan. It highlighted key dates for activities and provide links to online engagement activities.
- **Displays** – Physical displays in Council offices, libraries and pools included visible posters and ballot boxes to collect postcards.

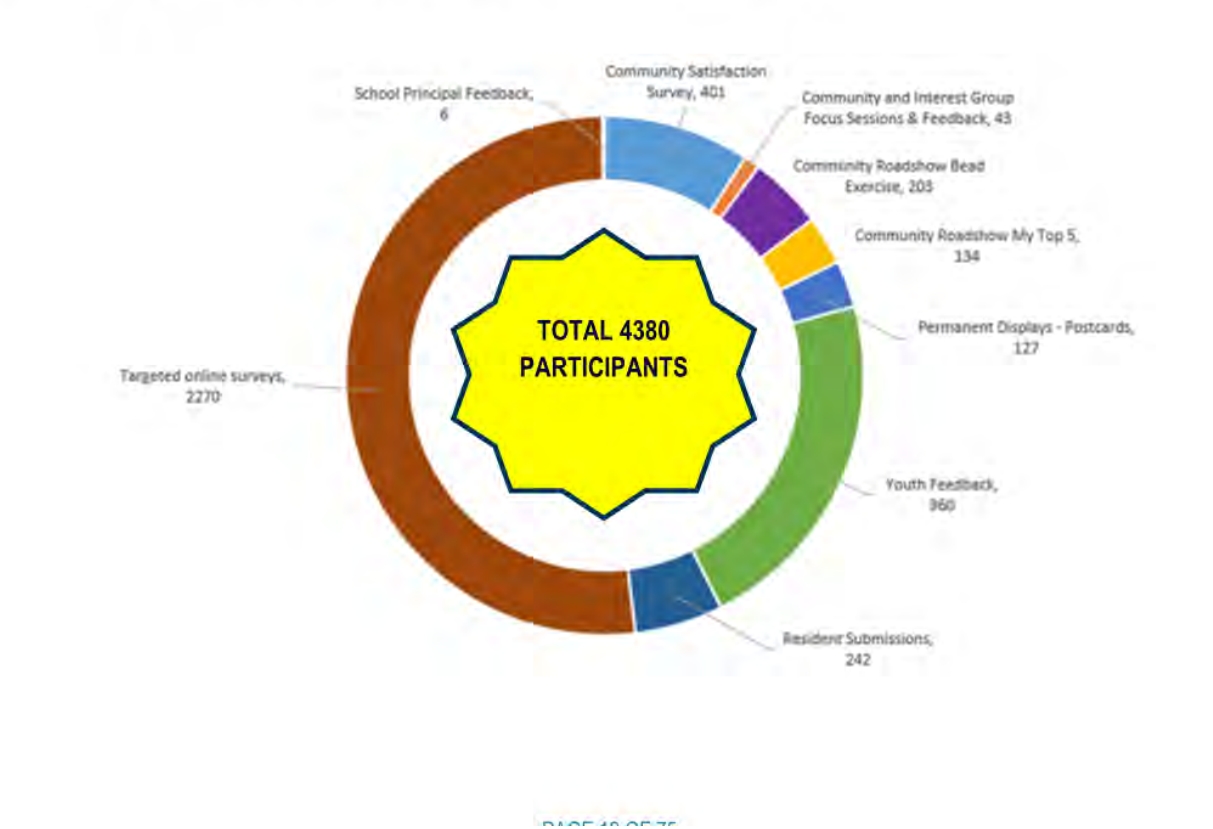
The online engagement for the Community Strategic Plan reached 139,827 people through events, social media posts, and online surveys on Facebook and Instagram. This included an organic reach of 79,105 and a paid reach of 60,722. In addition, 12,708 community news mail-outs were distributed to residents across the region, accompanied by paper feedback forms to ensure broader participation.

5. Stakeholders and Outcomes

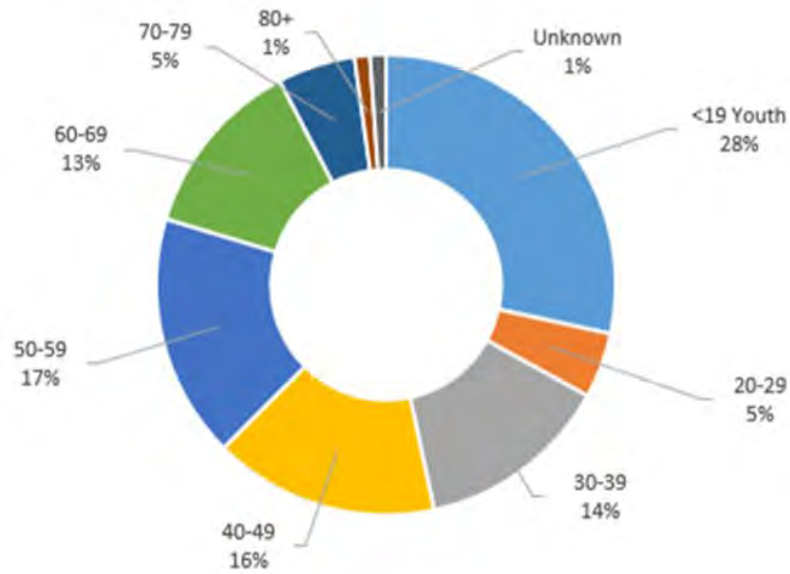
The Office of Local Government’s Integrated Planning and Reporting Manual requires Council to identify relevant stakeholder groups and the method that will be used to engage each group. The following table lists the range of stakeholder groups and identifies the activities that were used to engage each group.

	TELEPHONE SURVEY	COMMUNITY AND INTEREST GROUP FOCUS SESSIONS	COMMUNITY ROADSHOW	DIRECT MAIL OUT	PERMANENT DISPLAYS	ONLINE ENGAGEMENT
Ratepayers / Residents	x	x	x	x	x	x
Youth	x	x	x	x	x	x
Cultural, sporting and community groups		x			x	x
Government agencies		x			x	x
Remote geographical communities		x	x	x	x	x
Business and industry groups		x			x	x
Elderly	x	x	x	x	x	x
Schools		x		x	x	x
People with disabilities	x	x	x	x	x	x
Councillors	x	x	x	x	x	x

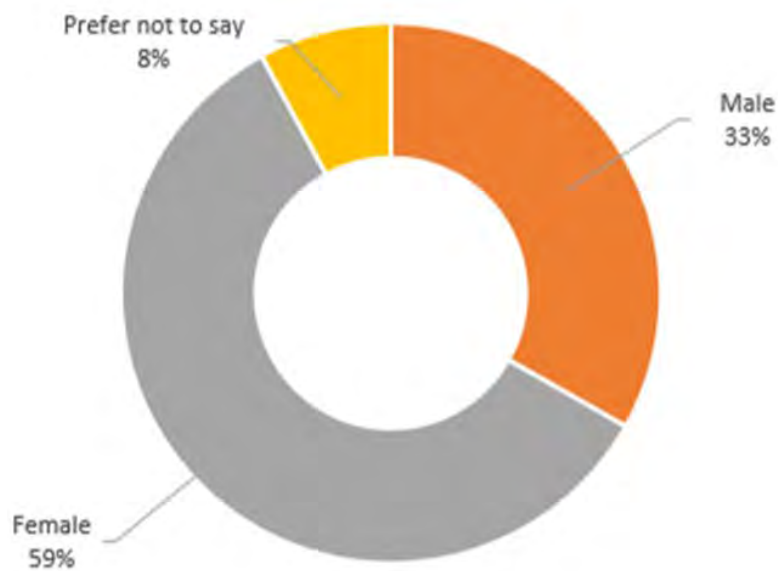
COMMUNITY ENGAGEMENT PARTICIPATION ENGAGEMENT METHOD



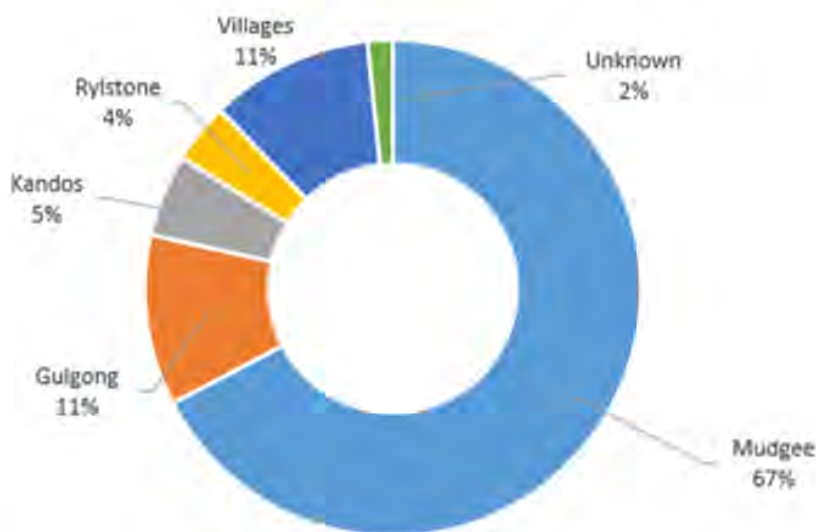
COMMUNITY ENGAGEMENT PARTICIPATION BY AGE GROUP



COMMUNITY ENGAGEMENT PARTICIPATION BY GENDER



MID-WESTERN REGIONAL COUNCIL | COMMUNITY ENGAGEMENT OUTCOMES

COMMUNITY ENGAGEMENT PARTICIPATION BY RESIDENTIAL LOCATION
NOVEMBER 2024 TO FEBRUARY 2025:

Note: Data from the Australian Bureau of Statistics 2021 Census indicated a population mix of

- Mudgee 49%
- Gulgong 10.5%
- Kandos 5%
- Rylstone 3.5%
- Non-Urban Areas 32%

This suggests that the mix of responses generally reflects the population distribution of the region. Notably, responses from Mudgee exceed the expected 49%, while those from the Villages fall below the anticipated 32%. However, this variance may be attributed to respondents from rural areas selecting their nearest town.

5.1 Community Satisfaction Survey

Mid-Western Regional Council (MWRC) commissioned Taverner Research Group to conduct the 2024 Community Satisfaction Survey. The survey aimed to assess resident satisfaction with council services and facilities, benchmark performance over time, and identify priority areas for improvement.

A total of 401 responses were collected via a telephone survey conducted between 1 May and 25 May 2024. The survey has a margin of error of $\pm 4.9\%$, ensuring statistically reliable results.

DEMOGRAPHIC PROFILE



OVERALL SATISFACTION BENCHMARKS

Mid-Western Regional Council's overall satisfaction was 10% above the average of all Councils since 2022.



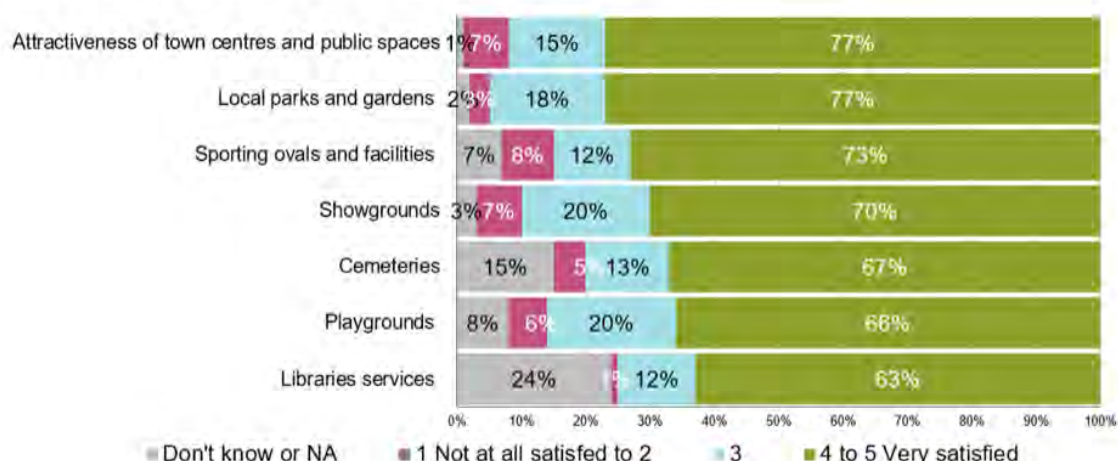
MID-WESTERN REGIONAL COUNCIL | COMMUNITY ENGAGEMENT OUTCOMES

Key findings from the Community Survey were:

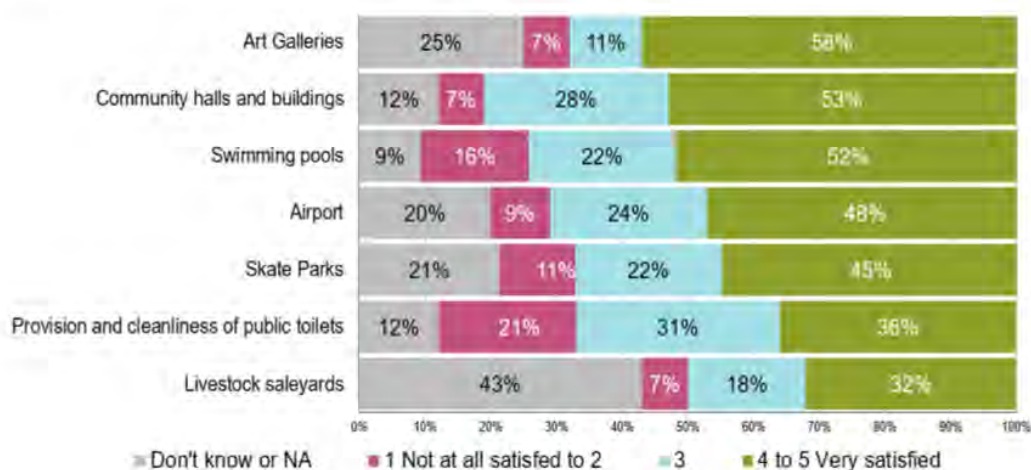
- **89%** of Mid-Western residents rate their quality of life living in the region from good to excellent
- **76%** of Mid-Western residents are at least somewhat satisfied with the performance of council over the last 12 months
- **75%** of Mid-Western residents who contacted council within the last 12 months were at least somewhat satisfied with the way their contact was handled

Survey participants were asked to rate their satisfaction with Council facilities and services on a scale from 1 to 5, where 1 indicated "not satisfied at all" and 5 represented "very satisfied." If a participant was unsure, they had the option to select "don't know," which is shown in grey in the graphs below.

SATISFACTION – COMMUNITY SERVICES AND FACILITIES

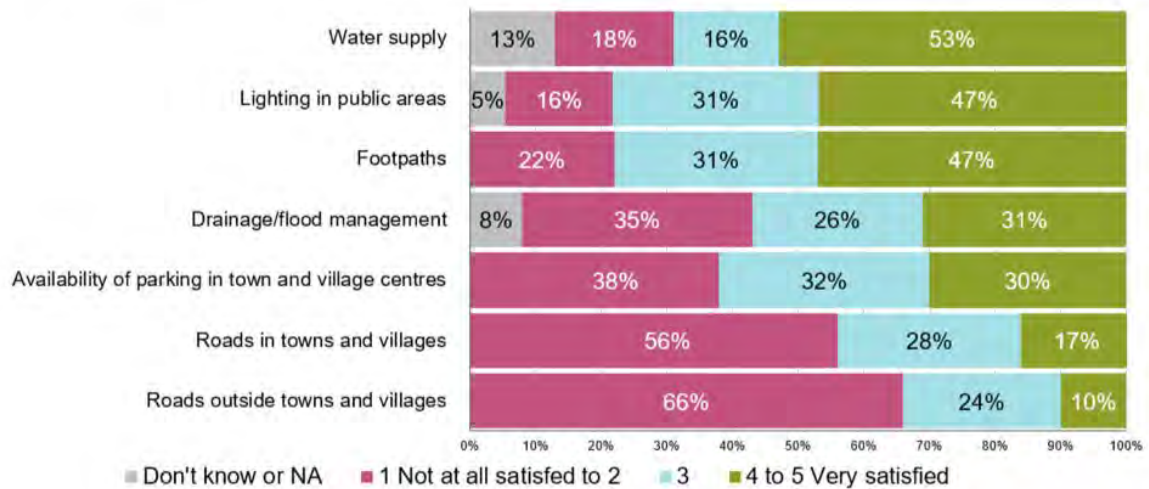


SATISFACTION – COMMUNITY SERVICES AND FACILITIES (CONTINUED)

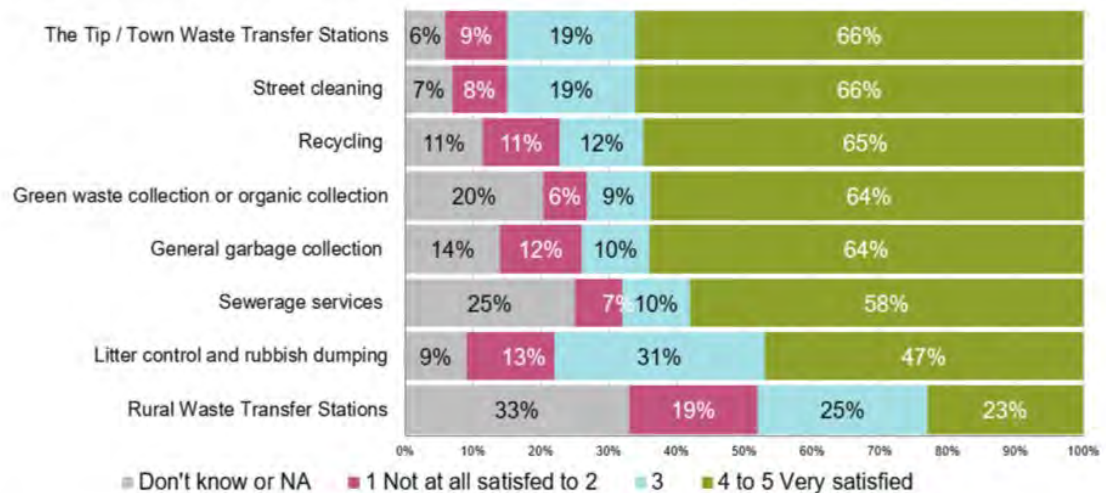


MID-WESTERN REGIONAL COUNCIL | COMMUNITY ENGAGEMENT OUTCOMES

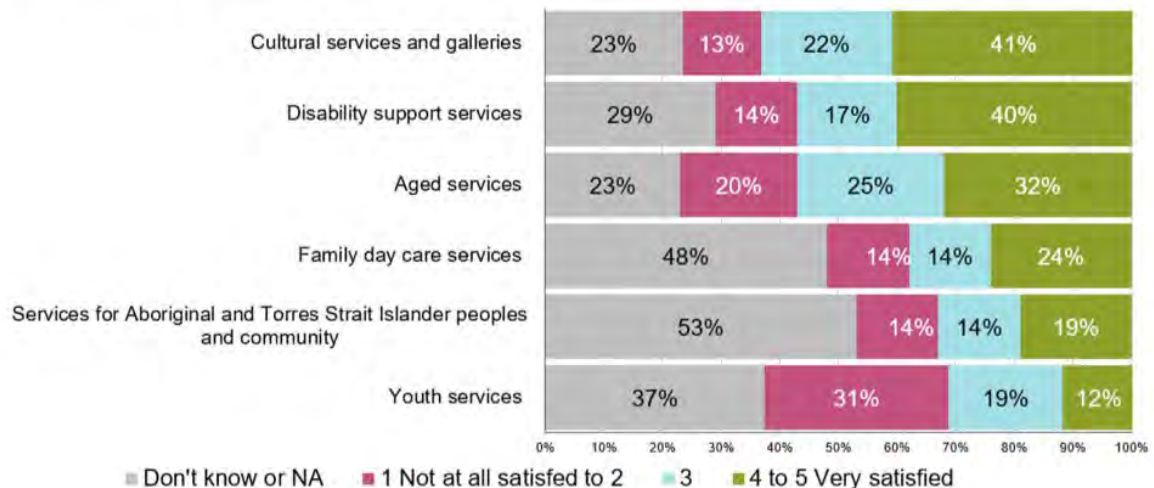
SATISFACTION – INFRASTRUCTURE



SATISFACTION – WASTE MANAGEMENT

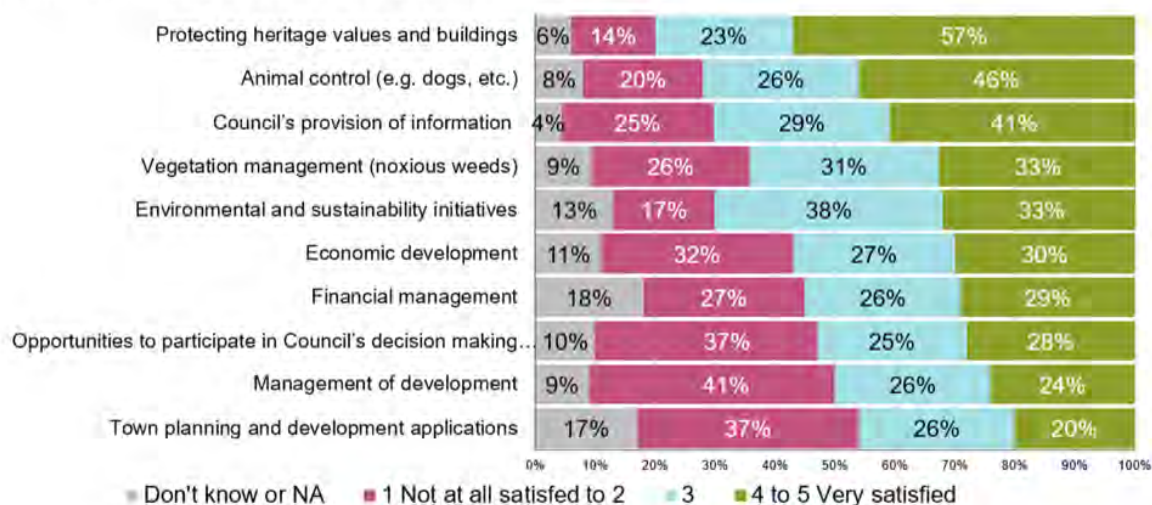


SATISFACTION – HUMAN SERVICES



MID-WESTERN REGIONAL COUNCIL | COMMUNITY ENGAGEMENT OUTCOMES

SATISFACTION – CORPORATE SERVICES AND MANAGEMENT



2024 QUADRANT ANALYSIS

Quadrant analysis examines what drives resident satisfaction by analysing how different Council services impact overall satisfaction. Quadrant analysis compares the importance of a service to how well residents think it performs, using satisfaction and importance scores. Services are then grouped into four categories: strengths to maintain (high satisfaction and importance), priorities for improvement (high importance but low satisfaction), lower priority issues (low satisfaction and importance), and opportunities (high satisfaction but lower impact on overall satisfaction).

For example, in 2024, town planning and development applications had high importance but low satisfaction, while art galleries had high satisfaction but were rated of low importance.



MID-WESTERN REGIONAL COUNCIL | COMMUNITY ENGAGEMENT OUTCOMES

PRIORITIES FOR COUNCIL	STRENGTHS TO MAINTAIN
28 Family day care services	2 Sporting ovals and facilities
30 Environmental and sustainability initiatives	6 Attractiveness of town centres and public spaces
31 Council's provision of information	18 Protecting heritage values and buildings
32 Provision and cleanliness of public toilets	21 Water supply
33 Services for Aboriginal and Torres Strait Islander peoples and community	24 Litter control and rubbish dumping
35 Vegetation management (noxious weeds)	
36 Financial management	
37 Economic development	
38 Drainage/flood management	
40 Opportunities to participate in Council's decision making process	
41 Management of development	
42 Town planning and development applications	
43 Youth services	
44 Roads in towns and villages	
45 Roads outside towns and villages	
SECOND ORDER ISSUES	OPPORTUNITIES
26 Animal control (e.g. dogs, etc.)	1 Libraries services
27 Footpaths	3 Local parks and gardens
29 Aged services	4 Green waste collection or organic collection
34 Rural Waste Transfer Stations	5 Art Galleries
39 Availability of parking in town and village centres	7 Cemeteries
	8 Sewerage services
	9 Playgrounds
	10 Street cleaning
	11 Showgrounds
	12 Recycling
	13 General garbage collection
	14 The Tip / Town Waste Transfer Stations
	15 Community halls and buildings
	16 Airport
	17 Skate Parks
	19 Livestock salesyard
	20 Swimming pools
	22 Disability support services
	23 Cultural services and galleries
	25 Lighting in public areas

KEY RECOMMENDATIONS FOR COUNCIL

- **Improve Road Infrastructure:** Roads are the lowest-rated service, and dissatisfaction is increasing. Prioritising road maintenance, especially in rural areas.
- **Enhance Community Planning & Development Services:** Dissatisfaction with development management, planning applications, and economic development suggests a need for better transparency and efficiency.
- **Address Health & Community Service Concerns:** The decline in satisfaction with healthcare access highlights a growing community concern.
- **Improve Waste & Environmental Management:**
 - Recycling received lower ratings than other waste services.
 - Addressing public litter control and illegal dumping could enhance overall satisfaction.
- **Enhance Community Engagement:** Given high dissatisfaction with opportunities to participate in Council decision-making, improving public consultation could positively impact satisfaction.
- **Continue Strengthening Customer Service:** Positive trends in customer service satisfaction should be maintained with further improvements in response times and efficiency.

CONCLUSION

The 2024 Community Satisfaction Survey highlights important strengths and areas for improvement in Mid-Western Regional Council's service delivery. While customer service and some community services remain strong, concerns around road infrastructure, planning and development, healthcare access, and waste management require attention. Addressing these key priorities will improve overall resident satisfaction and trust in Council. It should be noted that the decline in satisfaction from 2021 aligns with a broader trend across NSW following the March-May 2022 floods, largely due to concerns over road conditions.

5.2 Community and Interest Group Comments

207 community and interest groups were invited to a series of focus sessions to provide their input and comment regarding the Towards 2040: Mid-Western Region Community Plan. The community groups were also provided opportunity to provide feedback through a paper form or online via Council's website.



**TOWARDS 2040
COMMUNITY
STRATEGIC PLAN
SUBMISSION FORM
COMMUNITY GROUPS**

Council is currently undertaking a review of its Community Plan in order to develop future common goals and priorities with our community.

If you would like to comment, please complete this form and return it to Council by mail, email or drop off to your local Customer Service Centre by 6 January, 2025.

OR

Scan the QR code or visit midwestern.nsw.gov.au/towards2040-communitygroups to complete the survey online.

Please complete the following details about your organisation

Name of organisation

Regional area the organisation services (all of region, Mudgee, Gulgong, Rylstone, Kandos, other)

Contact person name **Contact person phone number**

1. What does Council do well to support the region?

2. What should Council's priorities be in relation to activities your organisation supports over the next:

4 YEARS	10 YEARS	15 YEARS

MUDGEE 86 Market Street • GULGONG 109 Herbert Street • RYLSTONE 77 Louise Street | e council@midwesternnsw.gov.au
midwestern.nsw.gov.au

Mid-Western Regional Council

There were 34 attendees at the five focus group sessions held in November 2024 and 9 community groups provided their detailed feedback via the feedback form. Responses were tailored specific to the interest or specific community group mission. The following recommendations were produced from these groups.

■ **Current themes of the Towards 2040: Mid-Western Towards 2040 Community Plan remain relevant including:**

- Looking after our community.
- Protecting our natural environment.
- Building a strong local economy
- Connecting our region
- Good government

■ **Workforce Shortages and Employment Initiatives**

- Pre-employment programs - Dubbo's successful model connecting locals to infrastructure projects.
- Affordable housing - offering housing and mental health services to attract workers.
- Upskilling programs - promoting local training for renewable energy and aged care sectors.
- Careers expo - engaging younger residents in future job opportunities.

■ **Housing and Homelessness**

- Emergency housing – identified need for safe, gated facilities like those in Orange.
- Funding advocacy - Push for state and federal funds for affordable housing projects.
- Strategic development - Ensuring housing is close to schools, libraries, and healthcare facilities.

■ **Youth Engagement and Community Services**

- Youth centres - establish spaces for non-sport-related activities.
- Recreational infrastructure - expand facilities like skate parks and cultural workshops.
- Business partnerships - leverage private businesses for creative youth programs.
- School support - address behavioural issues through teacher support and tailored programs.

■ **Health and Social Services**

- Attract professionals - offer incentives and flexible housing options for healthcare workers.
- Extended hours - increase operating hours of healthcare facilities to reduce emergency service strain.
- Community centres - create support spaces for domestic violence victims and vulnerable groups.

■ **Infrastructure and Transportation**

- Regular bus services
- Rail trails
- Increased parking
- Improved cycling paths
- Better road conditions
- Innovative transport solutions

■ **Environmental Sustainability**

- Native planting - prioritise native species over deciduous trees to enhance local biodiversity
- Water security - reuse wastewater and plan for climate-resilient agriculture.
- Renewable energy - leverage renewable energy zones to attract green industries and train workers.

■ Community Safety and Economic Growth

- Safety measures - improve lighting and surveillance to address late-night incidents.
- Emergency preparedness - enhance coordination between services and centralize emergency communication.
- Tourism development - promote unique projects like rail trails and eco-tourism opportunities.

■ Community Engagement & Collaboration

- Interagency meetings - expand post-COVID collaborations to address shared goals.
- Diverse engagement - use surveys, roadshows, and targeted outreach to vulnerable populations.
- Evidence-based planning - develop community plans to strengthen funding applications.

5.3 Community Roadshows

Seven community roadshows were held in November 2024 where Council staff including Directors and Managers engaged community members on the streets of Mudgee, Gulgong, Kandos and Rylstone. Throughout these roadshows 201 community members were engaged and invited to give their feedback on how Council should spend their funds and what their top 5 projects would be for Council to complete.

WHAT SHOULD COUNCIL SPEND FUNDS ON?



Themes for funding



The bead exercise asked the community to allocate council funds through the allocation of beads. Each community member was provided 5 beads and was asked to allocate these to the theme/s in which they wanted council funds spent.

The results of the bead exercise confirmed that the existing themes remain relevant, with funding distributed across all areas. Participants placed the greatest emphasis on "Looking After Our Community", allocating 32% of funding to this theme, followed by "Connecting Our Region" at 30%.

The bead allocation exercise highlights the priorities of different towns regarding community planning. Below is a comparative analysis of the similarities and differences in how Mudgee, Gulgong, Rylstone, and Kandos distributed their focus across key themes.

Key Similarities Across Towns:

- Strong Focus on "Looking After Our Community":
 - All towns allocated a significant portion of their beads to *Looking After Our Community*, indicating a shared emphasis on community well-being, local services, and social cohesion.
 - Mudgee (33.0%) and Gulgong (34.1%) showed the highest prioritisation of this theme.
 - In Rylstone (24.4%) and Kandos (22.2%), this remained a leading concern, though at slightly lower levels.
- "Connecting Our Region" as a Priority:
 - Mudgee (24.9%) and Gulgong (37.4%) both allocated a large percentage of their beads to *Connecting Our Region*, suggesting a strong desire for improved transportation, infrastructure, and regional integration.
 - While Rylstone (40.0%) also placed a high emphasis on this theme, its smaller total bead count makes the absolute number less significant compared to Mudgee and Gulgong.
 - Kandos (28.1%) also valued connectivity but allocated more evenly across themes.
- Less Emphasis on "Good Government" Across All Towns:
 - The least prioritised category in all towns was *Good Government*, suggesting that governance-related concerns were not as pressing as community, economy, and infrastructure.
 - The percentage allocations were low across the board: Mudgee (10.8%), Gulgong (6.9%), Rylstone (8.9%), and Kandos (8.9%).

Key Differences Between Towns:

- Mudgee & Gulgong vs. Rylstone & Kandos in Economic Focus:
 - *Building a Strong Local Economy* was a higher priority for **Kandos (26.7%)**, possibly due to economic development needs in the area.

MID-WESTERN REGIONAL COUNCIL | COMMUNITY ENGAGEMENT OUTCOMES

- Mudgee (12.5%) and Gulgong (6.2%) allocated much less to this category, perhaps reflecting a more established economy.
- Rylstone (11.1%) showed the least focus on economic development.
- **Rylstone's Emphasis on Connectivity Over Other Themes:**
 - A striking difference is Rylstone's highest allocation (40.0%) to *Connecting Our Region*, the largest proportion of any town in any category.
 - This suggests that connectivity issues (e.g., transport, road quality, and infrastructure) are of particular concern in Rylstone.
- **Kandos' Balanced Distribution Across Themes:**
 - Unlike other towns where *Looking After Our Community* and *Connecting Our Region* were clear leaders, Kandos had a more evenly distributed allocation.
 - *Building a Strong Local Economy* (26.7%) and *Connecting Our Region* (28.1%) received nearly equal emphasis, indicating that economic and connectivity concerns are equally important in this town.
- **Environmental Priorities Vary Significantly:**
 - Mudgee (18.9%) and Gulgong (15.4%) allocated a fair portion to *Protecting Our Natural Environment*, suggesting moderate concern for sustainability and environmental issues.
 - Rylstone (15.6%) was slightly lower but still comparable.
 - Kandos (14.1%) allocated the least, showing that environmental concerns may not be as urgent compared to other needs in this town.

Summary of Findings:

- **Mudgee & Gulgong** share a similar profile, with strong emphasis on *Looking After Our Community* and *Connecting Our Region*, while economic concerns are lower.
- **Rylstone** is distinctly focused on *Connecting Our Region*, likely due to a greater need for transport and infrastructure.
- **Kandos** has a more evenly spread allocation, with a higher focus on *Building a Strong Local Economy* compared to the other towns.
- *Good Government* was the lowest priority across all locations.

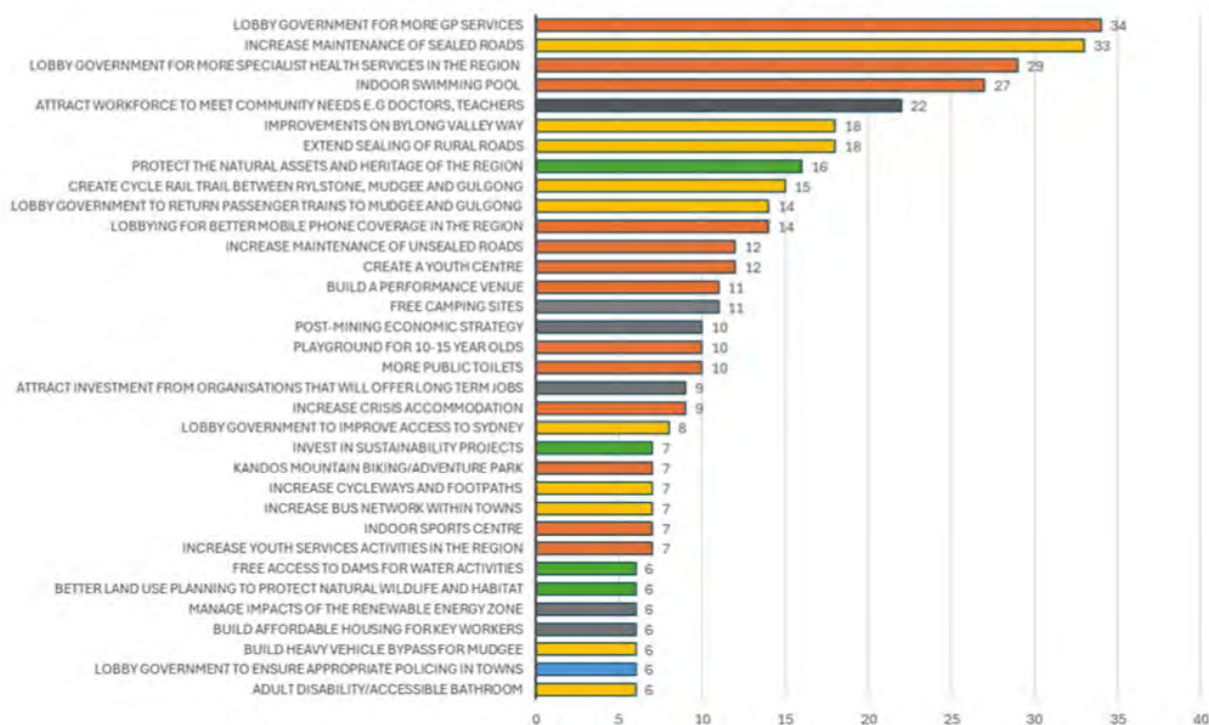
This analysis suggests that while some community needs are universal (e.g., community well-being and connectivity), the economic and environmental priorities differ across towns based on their unique circumstances.

MID-WESTERN REGIONAL COUNCIL | COMMUNITY ENGAGEMENT OUTCOMES

TOP 5 PROJECTS - RESPONSES



Top 34 Priorities- Face to Face Engagements



The Top 5 Projects exercise revealed that three of the five highest-ranked projects focused on medical services and attracting doctors to the region, highlighting healthcare as the top priority for residents. This was followed by increased maintenance of sealed roads and the construction of an indoor swimming pool, a long-standing community priority since 2016.

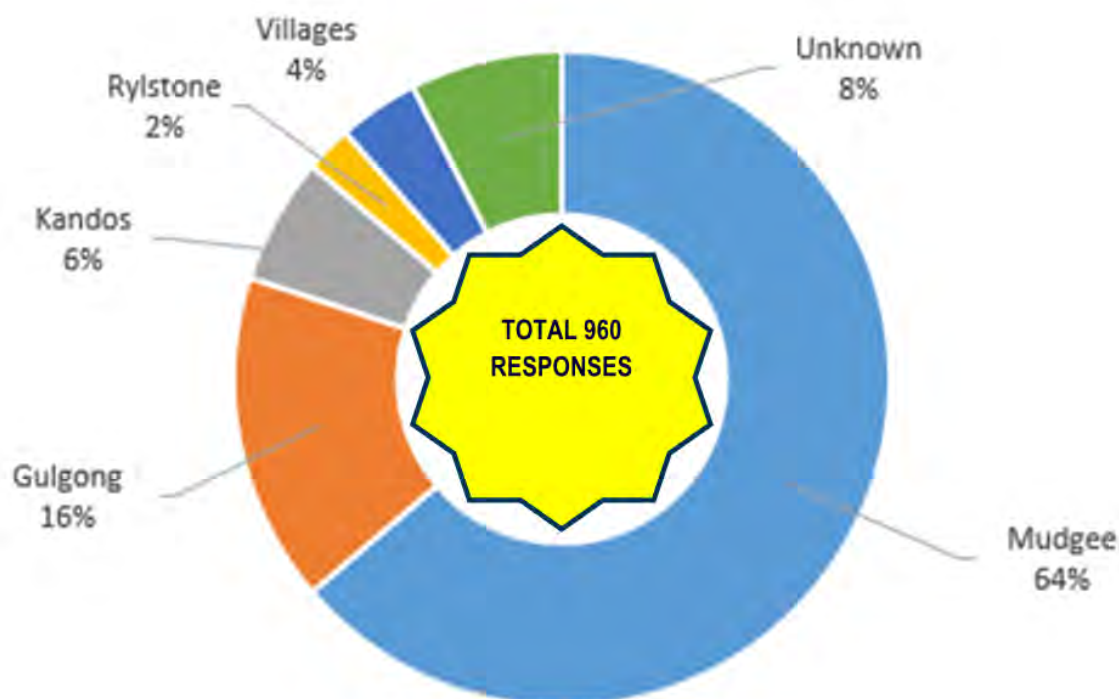
5.4 School Postcards

The Postcard Exercise was distributed to all schools in the region. 960 school-aged children (5-18 years) participated in this exercise. The postcard asked students to identify what they liked most about living in the region and what they would like to improve in the region.



Data was collated and results expressed in the below word-clouds. These word-clouds highlight frequent phrases and words utilised in the free-text feedback. The larger the text, the more frequent the response.

YOUTH ENGAGEMENT PARTICIPATION BY RESIDENTIAL LOCATION





Sporting facilities emerged as one of the most beloved aspects of the region. Glen Willow Sporting Complex was frequently mentioned as a high-quality venue, along with various pools, skate parks, pump tracks, and football fields. These facilities provide young people with opportunities to engage in team sports, social activities, and personal fitness. Fishing and water-based activities are also popular, with local dams and rivers being used for recreation.

The tight-knit community was another standout feature. Youth appreciate the friendliness and supportiveness of locals, as well as the sense of safety that comes with living in a small town. Many

value the local shops, restaurants, and markets, particularly enjoying events such as Flavours of Mudgee and the festive Christmas lights in town centres.

For many, the convenience of a small town is a major advantage. Youth enjoy being able to walk or ride their bikes around town without worrying about traffic, and they appreciate the accessibility of schools, shops, and public spaces. The presence of libraries, community centres, and entertainment options adds to the region's appeal.

Among 5-13-year-olds, the top five liked aspects of the region were the pool, Glen Willow Sporting Complex, parks and playgrounds, skate parks and the pump track, and the quietness and safety of the towns.

The 14-17-year-old group also valued Glen Willow Sporting Complex and sporting facilities in general but placed greater emphasis on friendships and close community connections. They also highlighted their appreciation for the peacefulness of the region, as well as the local food, cafés, and outdoor scenery.

Each town has something unique that its youth enjoy. Mudgee youth are drawn to high-quality sports facilities, great food spots, and open spaces for recreation. Gulgong youth value the town's rich history and adventure park. Kandos youth appreciate their school life and local food places. Rylstone youth love fishing at Windamere and the Cudgegong River. In the villages, youth enjoy hunting, fishing, and bushwalking, along with the excitement of local sports events.

- See Appendix 1 for more information by town
- See Appendix 2 for more information by gender
- See Appendix 3 for more information by age



Upgrades to public spaces and infrastructure were another major concern. Roads, particularly in rural areas and between towns, noted as needing repairs, with many youth noting issues such as potholes and poor road maintenance. Additionally, they would like to see better public transport, including train services and/or more reliable bus connections to larger towns and cities.

Young people are also advocating for better recreational spaces, particularly more adventure playgrounds, expanded skate parks, and dedicated areas for older children and teenagers. Many

suggested the addition of water parks and splash pads, especially in Gulgong, Kandos, and Mudgee, to provide more summer activities.

Another recurring theme was a desire for more retail and dining options. Many youth expressed frustration with the lack of diverse shops, clothing stores, and fast-food outlets, requesting businesses such as Hungry Jack's, Taco Bell, Guzman y Gomez, and larger shopping centres.

Finally, some young people mentioned the need for more educational and career opportunities, including university or TAFE campuses, improved high school resources, and more job pathways for youth. They would also like more funding for creative industries, such as music festivals, theatre programs, and art workshops.

- See Appendix 1 for more information by town
- See Appendix 2 for more information by gender
- See Appendix 3 for more information by age

WHAT DID THE SCHOOL PRINCIPALS SAY?

- **What Council does well to support the region**
 - Excellent provision of sporting facilities.
 - Development of recreational infrastructure, such as the new bike track at Glen Willow.
 - Maintaining Mudgee as a thriving tourist hub.
 - Beautiful parks and well-maintained main streets.
- **What should Council's priorities be for the next 4 years**
 - Improved swimming facilities, including an indoor pool.
 - Development of a water park.
 - Support for immigrants moving to the region.
 - Affordable housing for essential workers.
- **What should Council's priorities be for the next 10 years**
 - Development of indoor sports facilities.
 - Improved parking infrastructure.
- **What should Council's priorities be for the next 15 years**
 - Theatre and performance facilities.

5.5 Strategic Priorities for the Future

A key focus of community engagement was to identify the community's key priorities for the future. Through a range of tools, adults were asked what they liked about the region and then they were asked to identify priorities for the next 4 years, 10 years and 15 years. Opportunities to provide feedback were designed to engage a broad range of community members, utilising different techniques to draw relevant and usable data.

These activities included:

1. Permanent displays at Council facilities such as Customer Service centres, Libraries and Pools
2. Mail out to residents along with the Community News newsletter in December 2024
3. Online survey on Council's website and social media

FIGURE 1: DISPLAYS AVAILABLE IN COUNCIL FACILITIES



What do you like about the region?

What should our priorities be over the next:

4 years _____

10 years _____

15 years _____

AFFIX
STAMP
HERE

Mid-Western Regional Council
PO Box 156
Mudgee NSW 2850

TOWN/VILLAGE	POSTCODE
AGE <input type="checkbox"/> <19 <input type="checkbox"/> 20-29 <input type="checkbox"/> 30-39 <input type="checkbox"/> 40-49 <input type="checkbox"/> 50-59 <input type="checkbox"/> 60-69 <input type="checkbox"/> 70-79 <input type="checkbox"/> 80+	GENDER <input type="checkbox"/> M <input type="checkbox"/> F <input type="checkbox"/> Prefer not to say



FIGURE 2: ONLINE ENGAGEMENT WITH RESIDENTS

Towards 2040 Community Plan

Council is seeking your input and feedback as it reviews and updates the long-term plan for our region. The local community plays a significant role in the development and review of the Mid-Western Region Towards 2040 Community Plan.

Towards 2040 sets out the community's vision for the future – where we are, where we want to be and how we will get there.

Council is embarking on a range of engagement activities to gain input and feedback from as many community members as possible.



Timeline

- Community engagement begins
November 2024
- Community engagement concludes
February 2025
- Towards 2040 Community Plan published
April 2025

FIGURE 3: MAILOUT TO RESIDENTS



Council is currently undertaking a review of its Community Plan in order to develop future common goals and priorities with our community.

If you would like to comment, please complete this form and return it to Council by mail, email or drop off to your local Customer Service Centre by 6 January, 2025.

OR

Scan the QR code or visit midwestern.nsw.gov.au/towards2040 to complete the survey online.



Please complete the following details about yourself (optional)

☐ **Prefer not to complete personal details**

Town / village name

Postcode

Age

<input type="checkbox"/> 5-9	<input type="checkbox"/> 10-14	<input type="checkbox"/> 15-19	<input type="checkbox"/> 20-29	<input type="checkbox"/> 30-39
<input type="checkbox"/> 40-49	<input type="checkbox"/> 50-59	<input type="checkbox"/> 60-69	<input type="checkbox"/> 70-79	<input type="checkbox"/> 80+

Gender

☐ Male ☐ Prefer not to say

☐ Female

1. What do you like about the region?

2. What should our priorities be over the next:

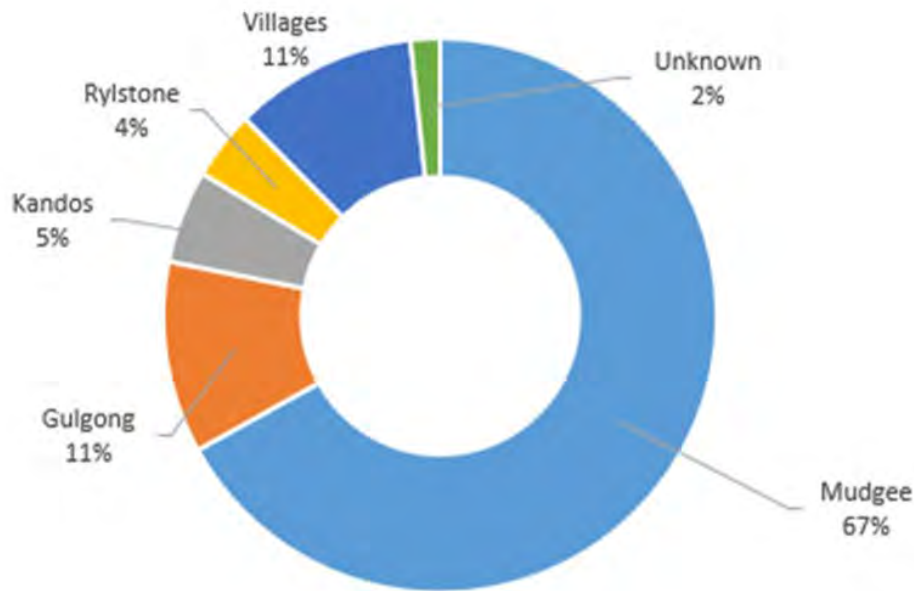
4 YEARS	10 YEARS	15 YEARS
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<input style="width: 100%;" type="text"/>	<input style="width: 100%;" type="text"/>	<input style="width: 100%;" type="text"/>

MUDGEE 46 Market Street • OUGONG 120 Hubbert Street • BAYLSTONE 77 Limes Street | community@midwestern.nsw.gov.au

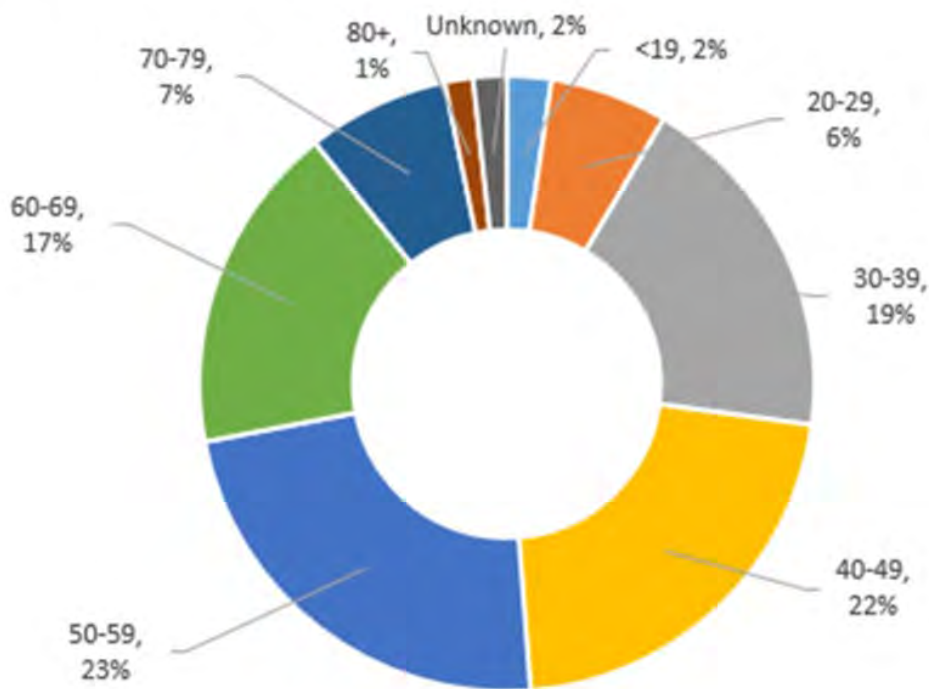
midwestern.nsw.gov.au



ENGAGEMENT PARTICIPATION BY RESIDENTIAL LOCATION



ENGAGEMENT PARTICIPATION BY AGE



The following outcomes were found from these activities.

MID-WESTERN REGIONAL COUNCIL | COMMUNITY ENGAGEMENT OUTCOMES

WHAT ADULTS LIKE ABOUT THE REGION



Key themes that were highlighted of what the community like about the region included:

■ Community & Lifestyle

- Strong sense of community and friendly people
- Safe, peaceful, and family-friendly environment

■ Natural Beauty & Environment

- Beautiful landscapes, scenic views, and open spaces
- Clean air, well-maintained parks, and nature reserves

■ Recreation & Outdoor Activities

- Extensive walking tracks, cycling paths, and sporting facilities
- Outdoor activities like hiking, fishing, and camping

■ Heritage & Culture

- Rich history, heritage buildings, and museums
- Vibrant arts, cultural events, and community festivals

■ Food & Wine

- Thriving café culture, wineries, and local produce
- Farmers' markets and growing food tourism

■ Convenience & Infrastructure

- No traffic lights, minimal congestion, and easy access
- Well-maintained public spaces, roads, and community facilities

Analysis by Age Group

The breakdown by age group highlights differences in what people from different life stages value most about the region.

■ Young Adults (15-29)

- Common themes: Sports facilities, parks, social venues (cafés, restaurants, pubs), and community events.
- Young adults are more likely to mention entertainment options such as cinemas and recreational spaces.
- Some mention employment and business opportunities but at a lower frequency.

■ Middle-Aged Adults (30-49)

- Common themes: Family-friendly facilities, cleanliness, access to services, community feel.
- Respondents in this category appreciate family-oriented amenities like parks and schools.
- They emphasize safety, low crime, and the quiet nature of the region.
- Economic concerns (local businesses, job availability) appear slightly more in this category.

■ Older Adults (50+)

- Common themes: Rural beauty, peaceful environment, community values.
- Older adults frequently mention rural lifestyle and the absence of heavy traffic.
- Healthcare access and affordability appear in responses from those 60+.
- Some also highlight the lack of large commercial developments as a positive.

■ Key Differences Across Age Groups

- Younger respondents focus more on activities, entertainment, and social venues.
- Middle-aged respondents value family amenities, safety, and economic stability.
- Older respondents prioritise community values, rural beauty, and lifestyle balance.

Analysis by Gender

There are notable differences in the way males and females describe what they like about the region.

■ Female Respondents

- Common themes: Community, parks, cleanliness, family-friendly aspects.
- Women more frequently mention community aspects and social connections.
- They also mention shopping, accessibility to services, and family-friendly activities.
- Parks, green spaces, and environmental aspects appear more often in female responses.

■ Male Respondents

- Common themes: Rural lifestyle, town facilities, infrastructure.

MID-WESTERN REGIONAL COUNCIL | COMMUNITY ENGAGEMENT OUTCOMES

- Men focus more on practical aspects like roads, local infrastructure, and economic opportunities.
- Sporting facilities, regional growth, and tourism are mentioned more often in male responses.
- Fewer mentions of social aspects compared to female respondents.

■ Key Differences Across Gender

- Women focus on community, safety, and environmental quality.
- Men emphasize practical aspects like development, infrastructure, and local economy.

Analysis by Town/Village Name

Breaking down responses by **town/village**, we see variations in priorities based on locality.

■ Mudgee

- Community and lifestyle: Many respondents highlight Mudgee's vibrant community, parks, and wineries.
- Tourism and economic development: Wineries and business opportunities are often mentioned.
- Traffic and infrastructure: Some mention that while Mudgee is growing, traffic and infrastructure should be maintained.

■ Gulgong

- Heritage and community: Respondents appreciate Gulgong's heritage feel and small-town charm.
- Parks and open spaces: Many highlight parks, walking areas, and outdoor recreation.
- Need for facilities: Some mention a need for better retail options and entertainment venues.

■ Rylstone & Kandos

- Peaceful lifestyle: Many responses mention the quiet and slower pace of life.
- Community engagement: Respondents in these areas value tight-knit communities.
- Infrastructure concerns: Some concerns are raised about access to healthcare and retail shops.

■ Smaller villages (e.g., Bylong, Cooyal, Lue)

- Rural beauty: Many responses praise the landscape, wildlife, and agricultural heritage.
- Limited services: Some mention a lack of medical services, shops, and public transport.
- Environmental concerns: Preserving natural spaces and preventing overdevelopment are mentioned.

■ Key Differences Across Towns

- Mudgee focuses more on economic opportunities and tourism.
- Gulgong emphasizes heritage and outdoor recreation.
- Rylstone and Kandos prioritise community engagement and rural lifestyle.
- Smaller villages highlight natural beauty but also note service limitations.

Final Observations

■ This analysis reveals several key takeaways:

1. Community and natural beauty are the most valued aspects across all groups.
2. Younger people want more entertainment, while older groups value tranquillity.
3. Women focus on social aspects, while men highlight infrastructure.

4. Smaller villages value their rural character but express concerns about services.

WHAT PRIORITIES WERE IDENTIFIED FOR THE NEXT 4 YEARS?



Respondents were asked what the key priorities for the region were over the next 4 years.

Key themes that were highlighted included:

- Roads & Infrastructure
 - Improve and maintain roads, particularly in rural and high-traffic areas.
 - Construct new footpaths, widen existing ones, and improve accessibility for pedestrians and cyclists.

MID-WESTERN REGIONAL COUNCIL | COMMUNITY ENGAGEMENT OUTCOMES

- **Health & Medical Services**
 - Attract more doctors, nurses, and specialists to the region.
 - Expand hospital facilities and medical services, including bulk-billed clinics.
- **Public Transport & Connectivity**
 - Enhance transport links between towns and major centres like Sydney and Dubbo.
- **Recreation & Community Facilities**
 - Develop an indoor swimming pool and upgrade existing pools.
 - Expand recreation options, including adventure parks, bike tracks, and youth facilities.
- **Affordable Housing & Urban Planning**
 - Increase affordable housing options, particularly for key workers and young people.
 - Implement better planning to manage population growth and infrastructure needs.
- **Environment & Sustainability**
 - Expand tree planting for shade and cooling in urban areas.
 - Protect natural wildlife, implement sustainable land management, and manage renewable energy projects responsibly.
- **Economic Growth & Local Business Support**
 - Support small businesses and attract diverse industries beyond tourism and mining.
 - Post mining strategy to be developed.
 - Encourage business development to provide more local jobs and services.
- **Safety & Community Wellbeing**
 - Improve street lighting and traffic management to enhance safety.
 - Increase community services, including mental health support and emergency preparedness.
- **Culture, Tourism & Events**
 - Develop arts, cultural spaces, and festivals to strengthen the region's identity.

Analysis by Age Category

- **Younger respondents (under 18)** emphasised more recreational facilities like trampoline parks, bike tracks, pools, and cinemas.
- **Young adults (18-35)** focused on economic growth, job creation, housing affordability, and improving entertainment venues.
- **Middle-aged respondents (36-60)** prioritised infrastructure (roads, public transport) and community services (schools, childcare, healthcare).
- **Older respondents (60+)** focused on healthcare, aged care facilities, and better roads.

Analysis by Gender Category

- **Men** were more likely to mention roads, transport, and economic development.
- **Women** prioritised healthcare, community services, and family-friendly recreational spaces.
- **Both genders** expressed strong support for improved shopping options, entertainment, and environmental protection.

Analysis by Town/Village

- **Mudgee & Gulgong** had the highest response rates, with priorities centred around economic growth, healthcare, and infrastructure.
- **Rylstone & Kandos** focused more on community well-being, better public services, and environmental protection.
- **Smaller villages** emphasized specific local needs such as footpaths, medical services, and town beautification.

WHAT PRIORITIES WERE IDENTIFIED FOR THE NEXT 10 YEARS?



Respondents were asked what the key priorities for the region were over the next 10 years. This question encouraged residents to take a longer-term view for the region.

Key themes that were highlighted included:

- Roads & Infrastructure
 - Ongoing road maintenance and sealing of gravel roads, particularly in rural areas.
- Public Transport & Connectivity
 - Restore passenger rail services and creation of rail trails.

- Develop bike-friendly and pedestrian-friendly areas with more footpaths and walking trails.
- **Health & Medical Services**
 - Attract more doctors and medical specialists.
 - Improve access to medical technology and advanced treatment options.
- **Affordable Housing & Urban Planning**
 - Increase the supply of affordable housing.
 - Develop well-planned residential and commercial spaces while preserving the region's character.
- **Economic Growth & Diversification**
 - Transition from a mining-dependent economy by attracting new industries.
 - Build shopping precinct/centre.
 - Support local businesses, tourism, and agriculture to drive economic stability.
- **Environment & Sustainability**
 - Implement a green energy strategy with renewable energy projects.
 - Protect natural spaces, enhance tree planting, and improve water quality.
- **Culture, Tourism & Events**
 - Enhance tourism offerings with a rail trail and major events.

Analysis by Age Category

- **Under 18s** - Younger respondents continue to focus on entertainment and recreational spaces, such as:
 - A water park
 - Trampoline parks
 - Skate parks
 - Bowling alleys
 - Many also mentioned better schooling facilities and more things to do in town.
 - Some also showed concern for environmental conservation, with calls for more trees and cleaner rivers.
- **Young Adults (18-35)** - This group had a strong focus on:
 - Job creation and business growth to provide better career opportunities.
 - Affordable housing to help younger families settle in the region.
 - More diverse restaurants and shopping options.
 - Liveability improvements, including public transport and better nightlife /entertainment.
 -
- **Middle-Aged Respondents (36-60)** - The focus shifted towards:
 - Long-term infrastructure improvements (roads, train services, better airports).
 - Education and healthcare access.
 - More economic diversification, ensuring local businesses thrive beyond mining.
 - Balancing tourism growth with environmental sustainability.
- **Older Respondents (60+)** - The long-term concerns of this group included:

- Healthcare and aged care improvements, such as retirement villages and more medical specialists.
- Town beautification and better community facilities.
- Safer, well-maintained roads for accessibility.

Analysis by Gender Category

- **Men** - Men tended to emphasize major infrastructure projects, such as:
 - Roads and transport links.
 - Economic growth and job creation.
 - More recreational spaces, particularly sporting fields and fishing/hunting areas.
- **Women** - Women were more likely to highlight healthcare, education, and community spaces, with priorities including:
 - Better hospitals and aged care facilities.
 - More childcare options.
 - Retail and entertainment growth.
- **Both Genders** - Both groups expressed strong interest in:
 - Town expansion and better planning.
 - Stronger environmental policies.
 - Better facilities for young people.

Analysis by Town/Village Name

- **Mudgee** - As the largest centre, Mudgee had the most responses focused on:
 - Economic diversification and more job creation.
 - Public transport upgrades, with a strong desire for train services.
 - Entertainment and recreation growth, including larger cinemas, bowling alleys, and family-friendly spaces.
- **Gulgong** - Respondents in Gulgong focused on:
 - Infrastructure (roads, footpaths, bridges).
 - More schooling options.
 - Tourism growth, with better attractions.
 - Cleaner public spaces and environmental initiatives.
- **Rylstone** - Rylstone residents prioritised:
 - Healthcare access, wanting more doctors and a hospital upgrade.
 - Heritage conservation and maintaining the town's charm.
 - Eco-tourism growth, ensuring sustainable development.
- **Kandos** - Kandos had a strong emphasis on community well-being, including:
 - Affordable housing and local economic growth.
 - Public transport improvements.
 - More medical services

WHAT PRIORITIES WERE IDENTIFIED FOR THE NEXT 15 YEARS?



Respondents were asked to identify key priorities for the region over the next 15 years, encouraging a long-term perspective on future development. While some residents provided forward-thinking insights, many left this section blank, and others reiterated their responses from the 10-year priorities.

Key themes that were highlighted as a priority for the next 15 years included:

■ Roads & Infrastructure

- Continuous upgrades and maintenance of roads, including rural roads and drainage improvements.
- Develop a heavy vehicle bypass for Mudgee and improve regional transport links.

MID-WESTERN REGIONAL COUNCIL | COMMUNITY ENGAGEMENT OUTCOMES

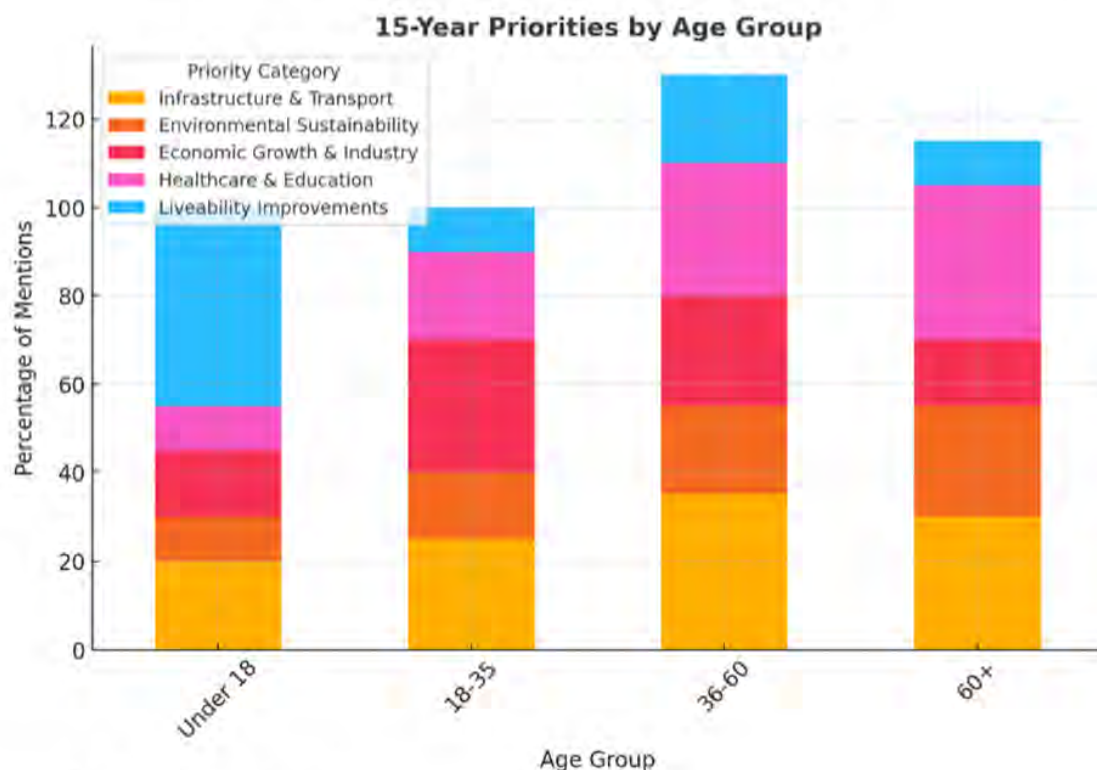
- **Public Transport & Connectivity**
 - Restore passenger rail services and regional transport connections.
 - Expand bike paths, pedestrian walkways, and accessible public transport.
- **Health & Medical Services**
 - Expand hospital facilities, aged care, and attract more doctors and medical professionals.
 -
- **Affordable Housing & Urban Planning**
 - Increase the supply of affordable and diverse housing options for key workers.
 - Develop well-planned commercial and residential zones while preserving the region's character.
- **Economic Growth & Diversification**
 - Transition away from mining and attract new industries, including technology, renewable energy, and tourism.
 - Support local manufacturing, retail, and entrepreneurship to create long-term jobs.
- **Environment & Sustainability**
 - Implement a carbon-neutral strategy and invest in renewable energy projects.
 - Protect natural spaces, improve tree planting, and enhance water conservation efforts.
- **Safety & Community Wellbeing**
 - Expand aged care and community support programs.

Analysis by Age Category

- **Under 18s** - Younger respondents focused on entertainment, community spaces, and liveability improvements:
 - Large-scale sports stadiums, water parks, and adventure parks.
 - Expansion of public libraries, creative hubs, and youth centres.
 - Desire for high-speed internet and tech development.
- **Young Adults (18-35)** - Strong focus on economic sustainability and affordable living:
 - More job opportunities in diverse industries.
 - More affordable housing to ensure young families can settle in the region.
 - Calls for better restaurants, retail, and nightlife.
 - Public transport improvements to make travel easier.
- **Middle-Aged Respondents (36-60)** - Infrastructure and services dominated priorities:
 - Upgraded hospitals and aged care facilities.
 - Expanded public transport, particularly trains and highways.
 - Investment in renewable energy and sustainability initiatives.
 - Better local business support to ensure economic resilience.
- **Older Respondents (60+)** - Strong emphasis on healthcare, accessibility, and environmental conservation:
 - Specialist healthcare and aged care services.

MID-WESTERN REGIONAL COUNCIL | COMMUNITY ENGAGEMENT OUTCOMES

- Smoother, well-maintained roads to support mobility.
- Better town planning for community spaces and easy access to services.
- Concern for heritage protection and keeping the region's natural beauty intact.



Analysis by Gender Category

- **Men** - Men emphasized large-scale infrastructure projects, such as:
 - Expanded transport networks (highways, rail, and airports).
 - Economic diversification, focusing on manufacturing, industry, and logistics.
 - Sporting facilities and outdoor recreational areas (e.g., bike tracks, fishing zones, hunting grounds).
- **Women** - Women had a stronger focus on community services and healthcare, including:
 - More hospitals, aged care, and mental health services.
 - Childcare and educational improvements.
 - Expanded retail and entertainment hubs for better lifestyle options.
- **Both Genders**
 - Both groups showed strong interest in:
 - Sustainability and environmental protection.
 - Town beautification and accessibility.
 - Public transport and better town connectivity.

Analysis by Town/Village Name

- **Mudgee** - Mudgee, as the largest hub, had the most future-focused infrastructure suggestions:
 - Large-scale transport upgrades, including trains and a regional airport expansion.
 - Economic diversification, ensuring industries beyond tourism and mining.
 - More high-end dining, shopping, and entertainment options.
- **Gulgong** - Gulgong residents focused on:
 - Infrastructure maintenance, particularly roads and bridges.
 - Protecting heritage and town identity while allowing for economic growth.
 - More parks and open spaces.
- **Rylstone** - Respondents in Rylstone prioritised:
 - Aged care and health services, ensuring medical accessibility.
 - Stronger environmental protections.
 - Sustainable tourism that aligns with the town's heritage.
- **Kandos** - Kandos had a community-focused and economic sustainability approach:
 - Affordable housing and job opportunities.
 - Better transport connectivity.
 - Community events and tourism expansion.
- **Small Towns/Villages** - some distinct patterns and insights emerged:
 - **Infrastructure & Transport Needs Dominate**
 - Small towns prioritise road improvements, better connectivity, and transport options more than any other category.
 - Many responses mentioned better-maintained roads, bridges, and footpaths, particularly in more remote villages like Wollar, Goolma, and Bylong.
 - Some communities, like Lue and Ilford, mentioned interest in public transport access to larger towns like Mudgee or Lithgow.
 - **Limited Access to Services is a Major Concern**
 - Healthcare and Education ranked highly, with a common theme of better medical services, more doctors, and better schooling options.
 - Villages like Ilford specifically mentioned mobile health services as a need due to lack of local clinics.
 - More education opportunities, such as improved school facilities or alternative education programs, were a concern in places like Lue and Windeyer.
 - **Economic Growth & Industry is Focused on Agriculture and Local Business**
 - Unlike larger towns (e.g. Mudgee, which has a broader focus on business parks and diverse industry), smaller towns are focused on supporting agriculture, local businesses, and tourism.
 - Wollar and Bylong mentioned concerns about the impact of mining versus agricultural sustainability, with mixed views on expansion versus conservation.
 - Cooks Gap and Windeyer had comments about supporting small businesses and farmers through better access to markets and grants.
 - **Tourism Development as an Economic Driver**
 - A notable insight from small towns is their recognition of tourism as a key economic opportunity.
 - Budgee Budgee, Windeyer, and Running Stream suggested improvements like heritage tourism, better signage, and boutique accommodations.

- Wollar and Bylong saw potential in eco-tourism, farm stays, and nature-based attractions.
- Lue and Ilford suggested that better marketing of their region for historical and nature tourism could bring in visitors.
- **Environmental Sustainability and Conservation Focus**
 - Many small-town responses heavily emphasise protecting natural assets like rivers, forests, and farmland.
 - Ilford, Running Stream, and St Fillan's mentioned concerns about water management, bushfire protection, and land conservation.
 - Wollar and Bylong showed some opposition to large-scale developments (e.g., solar farms, mining expansion) in favour of preserving rural landscapes.
- **Liveability and Community Amenities for Small-Town Residents**
 - Unlike larger towns, where priorities focused on retail and entertainment, smaller towns emphasized basic amenities like:
 - Community halls and local gathering spaces (e.g., Windeyer, Cooks Gap).
 - More recreational spaces for children and families (e.g., playgrounds, picnic areas in places like Bylong and Goolma).
 - Better internet and mobile service, especially in remote areas like Wollar and Running Stream.

Key Similarities Across the Region

- Infrastructure is a shared concern, with roads, footpaths, and transport upgrades being widely mentioned.
- Healthcare improvements are important for all age groups, particularly better hospitals and specialist services.
- Economic growth and local jobs are priorities across towns, with respondents wanting a diversified economy beyond mining.
- Environmental concerns were raised across all groups, particularly in terms of protecting natural spaces and ensuring sustainable tourism.

Differences between Towns

- Larger towns like Mudgee and Gulgong have a strong focus on business development, shopping precincts, entertainment, and urban expansion, while small towns prioritise essential services, infrastructure, and tourism opportunities.
- Kandos and Rylstone act as middle ground, balancing business growth with heritage conservation and environmental sustainability.
- Villages tend to have more unique, community-focused concerns, such as protecting local heritage, maintaining agricultural viability, and ensuring access to basic amenities.

Summary

The 15-year priorities reflect a future-focused vision that blends economic prosperity, sustainability, and liveability. While each demographic has unique concerns, there is broad agreement that long-term planning must balance development with environmental and community well-being.

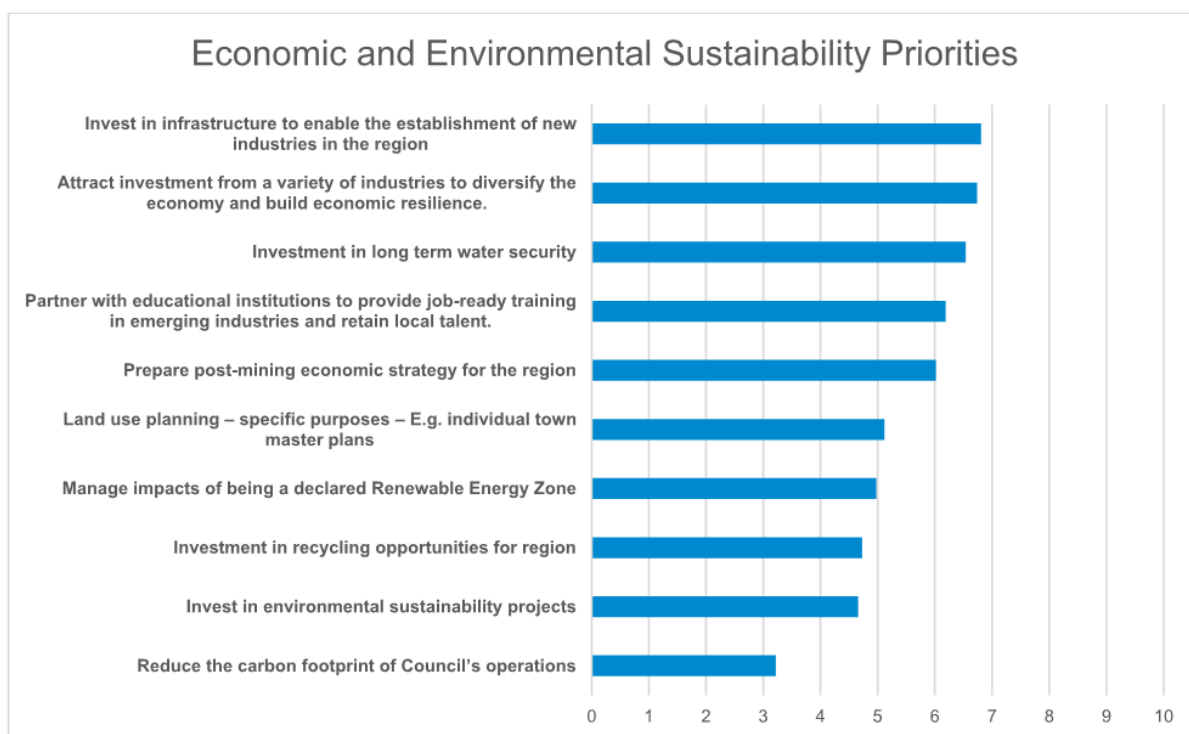
5.6 Online Surveys

Online surveys were used to reinforce the information that the mail-out exercises were designed to capture. The online surveys focused on asking the community for their priorities for the region into the future. All surveys had the opportunity for respondents to provide free text suggested if not listed in the questionnaire.

SURVEY 1 – ECONOMIC AND ENVIRONMENTAL SUSTAINABILITY

- What should Council's strategic priorities be for economic and environmental sustainability for the next 15 years and beyond?

Please rank your priorities by reordering the options below (1 being most important and 10 being least important)



Respondents: 329

The top priorities identified in the data are investing in infrastructure to support new industries, attracting diverse industry investment, and ensuring long-term water security.

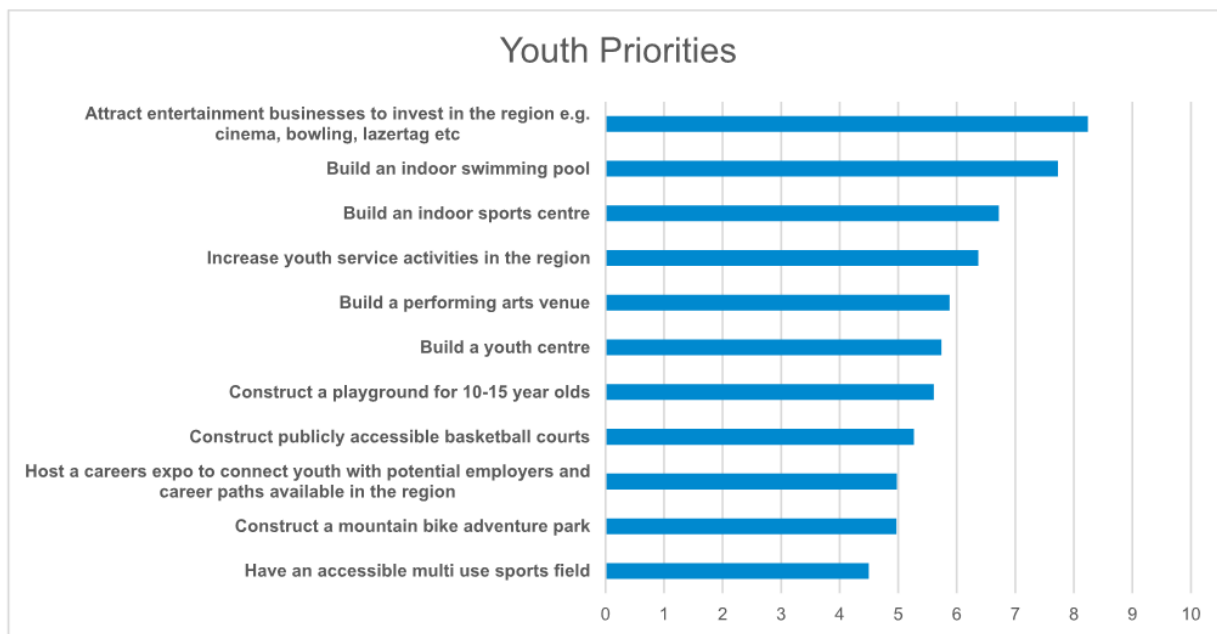
Other feedback received from this survey included:

- Shopping & Retail – Develop a larger shopping centre with diverse retail options and job opportunities.
- Tourism & Economy – Support local businesses, promote tourism, and improve planning for economic sustainability.

SURVEY 2 - YOUTH

- Thinking specifically about youth. What should be Council's focus to improve youth services in the region?

Rank in order of priority where 1 is the highest priority.



Respondents: 444

The highest priority identified in the survey is attracting entertainment businesses to invest in the region, followed by building an indoor swimming pool and an indoor sports centre.

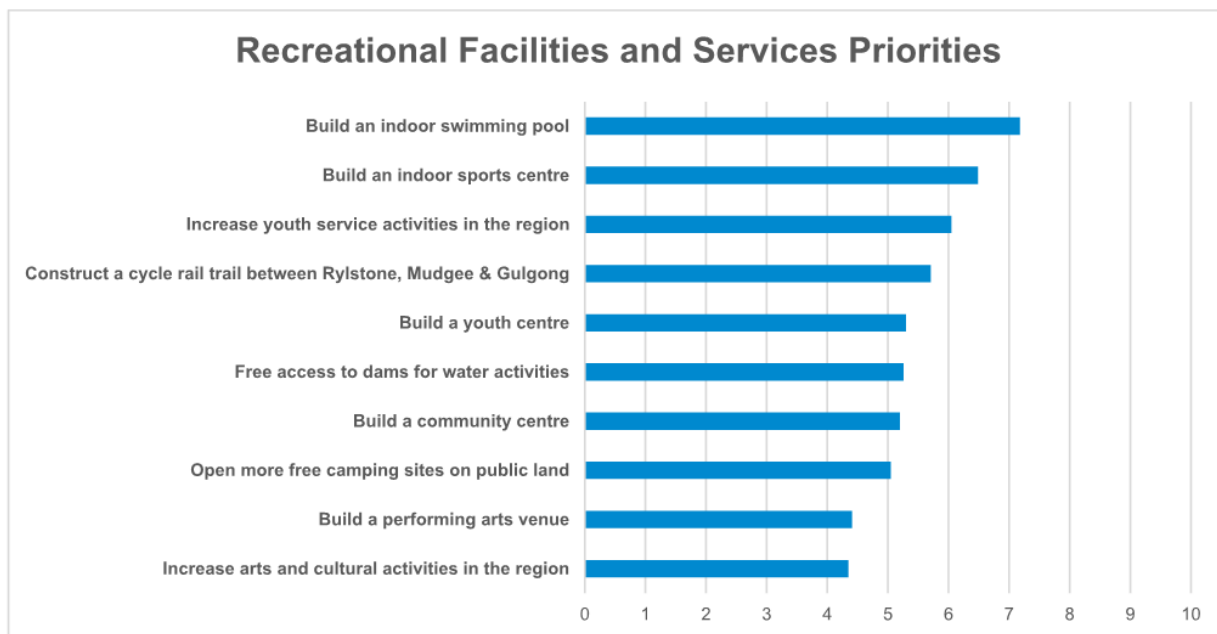
Other suggestions received included:

- Water park or splash park installation.
- More activities for non-sporty kids (gaming, art, writing, music), which aligns with the fourth priority above.
- Skatepark improvements and better facilities.
- Synthetic hockey field at Glen Willow.
- More shared pathways, cycle tracks, and BMX trails.
- More shaded public spaces with seating and toilets.
- Repurpose buildings for community programs
- More local job opportunities for youth.
- Scholarships to encourage students to return as professionals.
- Support for homeschooling families with venue access.
- Improved access to mental health services.
- More engagement programs to prevent boredom and risky behaviour.

SURVEY 3 – RECREATION

- The community have a wide range of recreational desires. What recreational activities or facilities would you like built or have more access to in our community?

Rank in order of priority where 1 is the highest priority.



Respondents: 677

The highest priority in this survey is building an indoor swimming pool, followed by constructing an indoor sports centre, increasing youth service activities in the region and constructing a rail trail between Rylstone, Mudgee and Gulgong.

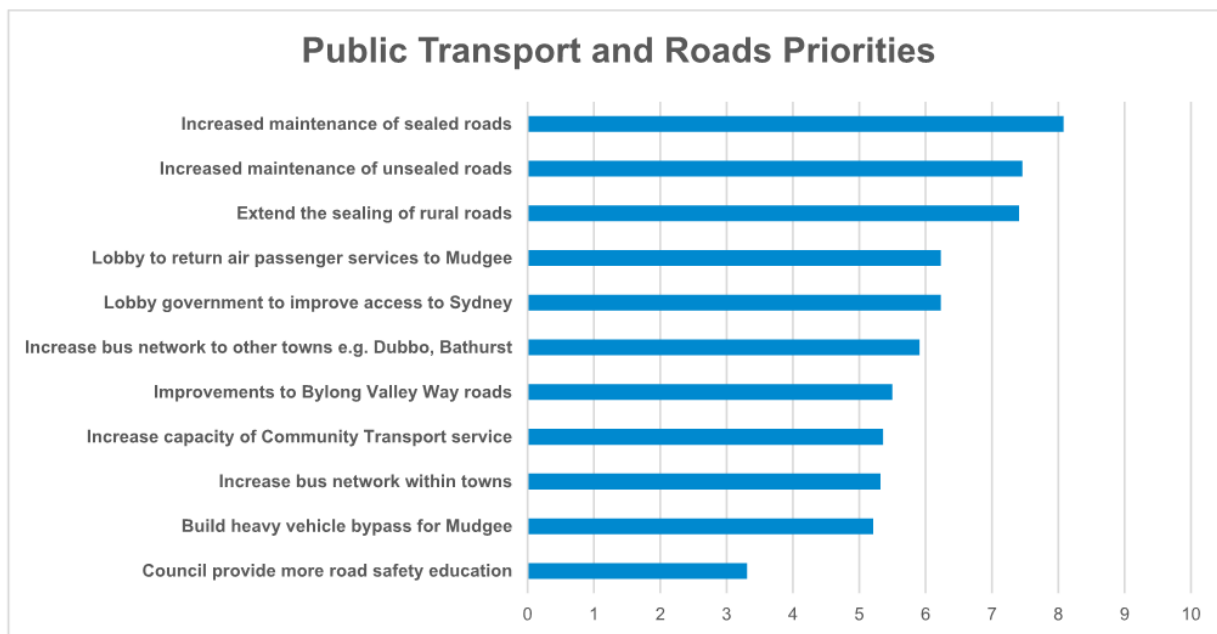
Other feedback included:

- Indoor Entertainment Options – Bowling alley, laser tag, arcade, trampoline park, and cinema.
- Water Park/Splash Pads – Free access water play areas in multiple towns.
- Adventure & Play Areas – Larger, more interactive playgrounds, BMX tracks, skateparks, and mountain bike trails.

SURVEY 4 – TRANSPORT AND ROADS

■ What improvements would you like to see in public transportation and road safety in your area?

Rank in order of priority where 1 is the highest priority.



Respondents: 355

The highest priority in this survey is the increased maintenance of sealed and unsealed roads, followed by the extension of rural road sealing. There is also significant support for lobbying efforts to return air passenger services to Mudgee and improve access to Sydney, highlighting a desire for better regional connectivity.

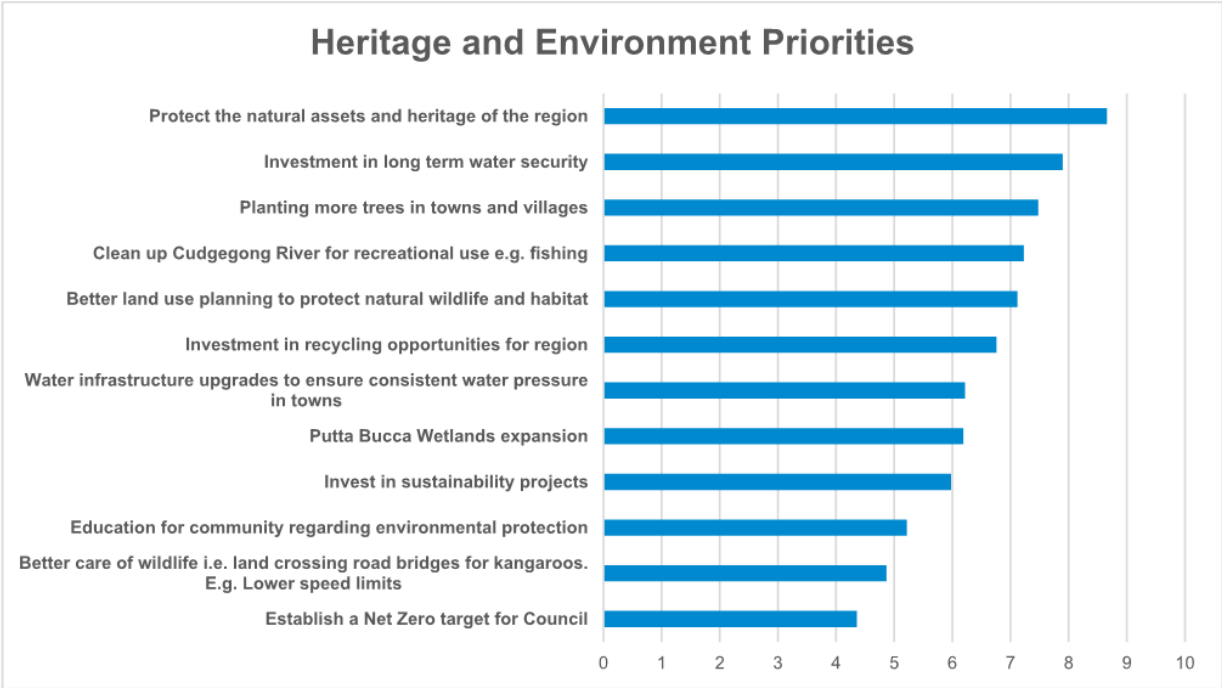
Other feedback included:

- Upgrade major intersections – roundabouts at Bunnings, Sydney Rd, and key areas.
- Improve drainage to prevent road deterioration.
- More overtaking lanes on key roads (Gulgong Rd, Bylong Valley Way, Ulan Rd).
- Better parking – larger spaces, caravan parking, more off-street options.
- Install traffic lights at high-risk intersections (Douro St, Horatio St).
- Lower speed limits in pedestrian-heavy areas.
- More pedestrian crossings, particularly near schools and shopping areas.
- Improve signage and line markings for safer driving.
- Reinstate passenger rail services (Mudgee to Lithgow/Sydney).
- Develop more cycle paths and safe pedestrian routes.
- Rail trail project for cycling, walking, and tourism.
- Wider footpaths for prams, mobility scooters, and pedestrians.
- Better street lighting and public toilets.
- Improve town congestion – open closed streets and crossings.
- Maintain and clear vegetation along roads for safety.

SURVEY 5 – HERITAGE AND ENVIRONMENT

■ Thinking about your natural environment and heritage what is more important to you?

Rank in order of priority where 1 is the highest priority.



Respondents: 201

The highest priority in this survey is protecting the natural assets and heritage of the region, followed by investment in long-term water security and planting more trees in towns and villages.

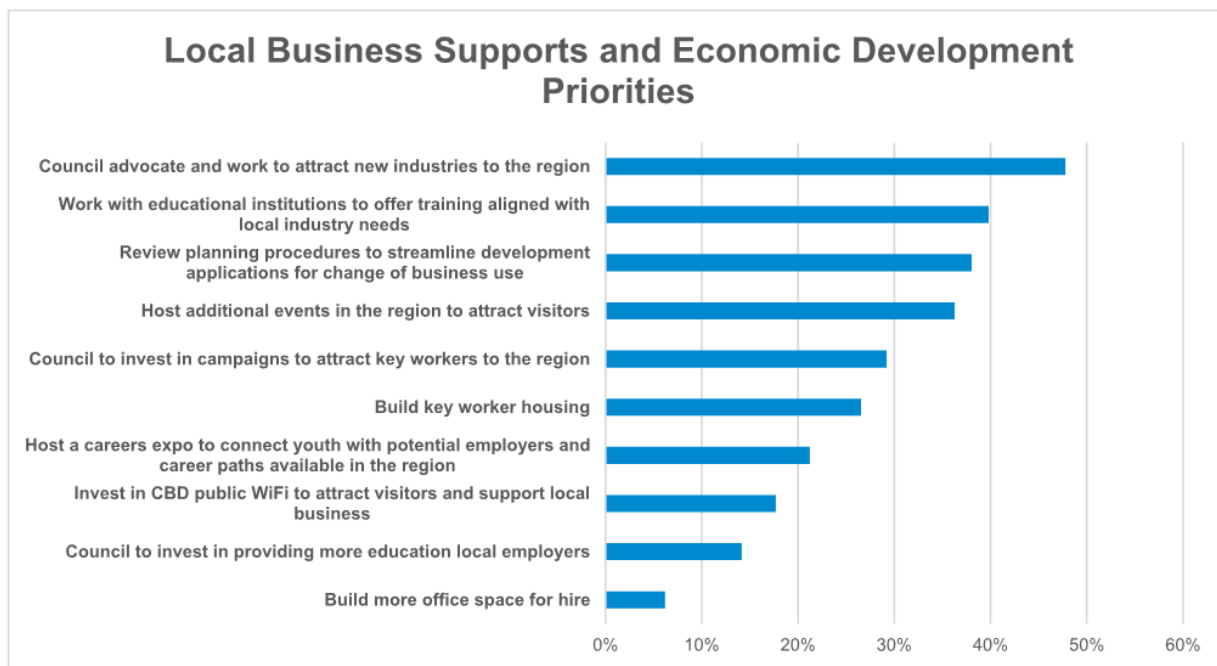
Other feedback received from this survey included:

- Preserve and restore heritage buildings.
- Better waste management and recycling facilities.
- Maintain and beautify town streetscapes.
- Develop a community garden for schools.
- Climate change adaptation strategies (drought planning, tree planting).
- Promote renewable energy while balancing environmental concerns.

SURVEY 6 – SUPPORT LOCAL BUSINESS AND ECONOMIC DEVELOPMENT

■ How can Council better support local businesses and economic development?

Select your top 3.



Respondents: 112

The highest priority in this survey is for the Council to advocate and work to attract new industries to the region followed by collaboration with educational institutions to offer training aligned with local industry needs and streamlining development applications for business use.

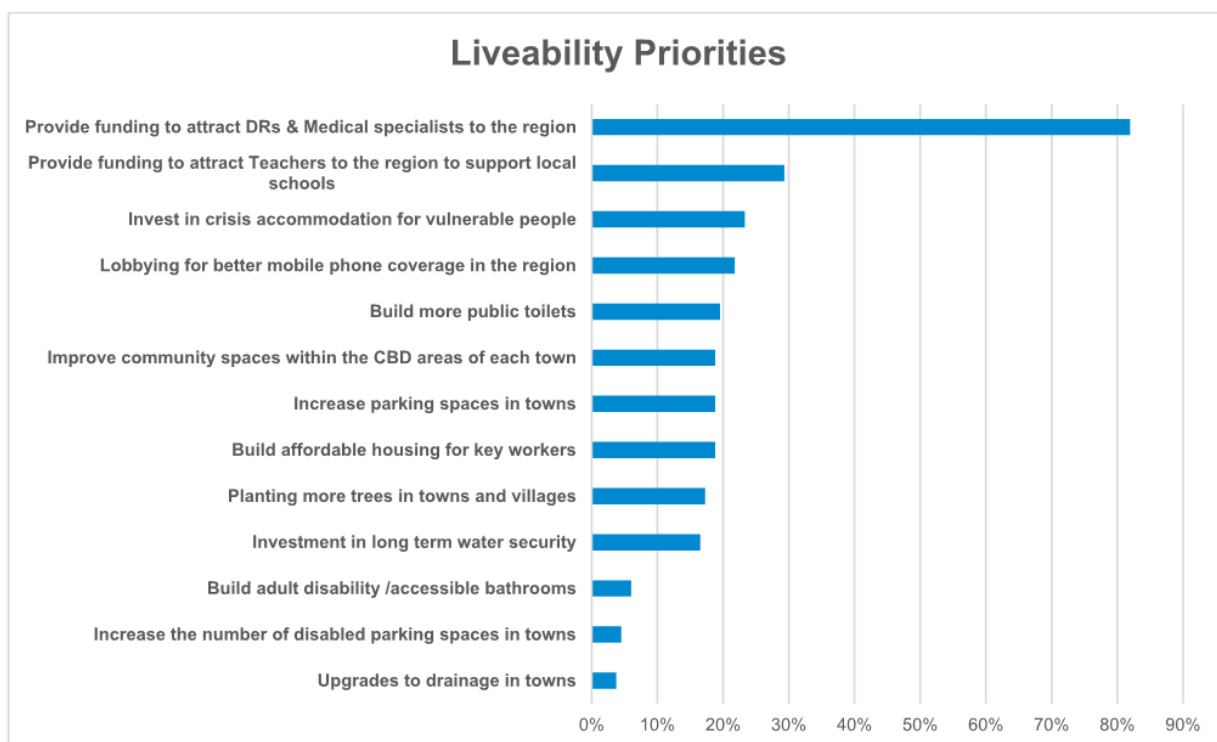
Other feedback received from this survey included:

- Lower commercial rent prices to make business ownership more affordable.
- Create a business hub or small mall to cluster local businesses.
- Provide free advertising or promotional support for small businesses.
- Encourage outdoor dining to enhance the town's atmosphere.
- Increase investment in tourism to attract more visitors and extend their stay.
- Develop the old Kandos Cement works into an industrial hub.
- Improve roads (e.g., Bylong Valley Way) to support tourism and local businesses.
- Promote and protect the agricultural sector from mining impacts.
- Attract more doctors and key workers (childcare, nursing) with housing and incentives.
- Fund a youth café to provide jobs and engagement opportunities.
- Maintain the country-style street-front shopping aesthetic.

SURVEY 7 – LIVABILITY

- What projects do you believe are the most important for Council to prioritise to improve liveability in our region?

Select your top 3.



Respondents: 152

The highest priority in this survey is providing funding to attract doctors and medical specialists to the region, followed by attracting teachers to support local schools and investing in crisis accommodation for vulnerable people.

Other feedback received from this survey included:

- Improved recreational facilities (indoor sports centre, cricket, netball, ten-pin bowling, soccer, arcade games, trampoline park, rock climbing, dedicated cinema, outdoor theatre). This was covered in the recreation strategy.
- Better shopping options (more focus on local residents, not just tourists; a full-size supermarket outside the town centre).
- Family-friendly amenities (parent-friendly facilities in toilets).
- Roads and transport improvements (fixing roads, better town parking, increased disability/senior/parent parking, undercover car parking near essential services).
- Infrastructure and housing (simplify building and subdivision processes, improve housing for key workers like supermarket and petrol station staff).
- Environmental concerns (upgraded recycling facility, climate change adaptation and mitigation efforts).

MID-WESTERN REGIONAL COUNCIL | COMMUNITY ENGAGEMENT OUTCOMES

- Public services and utilities (better water access for those outside town, necessary infrastructure to reduce congestion).
- Economic development (incentives for large-scale long-term employment in Kandos).

6. APPENDICIES

6.1 Appendix 1 - Outcomes from Youth engagement activities by Town/Village

6.1.1 GULGONG AREA

WHAT CHILDREN IN GULGONG LOVE ABOUT LIVING IN THE REGION:

Community & Lifestyle

- Strong sense of community and friendly people
- Safe and peaceful environment
- Small-town feel, with no traffic and everything within walking distance
- Not overcrowded, making it more comfortable to live in
- Family and friends are close, making social life easier

Recreation & Activities

- Adventure park and skate park are popular places for fun
- Gulgong Pool is frequently mentioned as a favourite
- Parks, playgrounds, and walking paths
- Soccer fields and football ovals
- Hunting, fishing, and camping opportunities
- Community events like the Gulgong Show and lantern-making workshops
- Variety of sports available in the town

Schools & Education

- Schools are highly valued, and many kids enjoy attending school
- Dance classes and swim clubs are well-liked
- Many appreciate having a good education system in their small town

Nature & Environment

- Beautiful scenery, hills, and mountains
- Jacaranda flowers and the town's green spaces
- Old buildings and historical sites, including those related to the gold rush
- Rivers, lakes, and dams for outdoor activities

Local Amenities & Services

- Shops, cafes, and food places (IGA, bakeries, McDonald's, KFC, Sports Power)
- Gulgong Social Society, which plays a role in the community
- School bus services, making transport easier

Quiet & Relaxed Atmosphere

- Many children love that the town is quiet and not as noisy as big cities
- The laid-back, country lifestyle is appealing

- Sense of space, making it easy to explore and play outside

This information highlights that children in Gulgong appreciate the strong community, recreational activities, natural environment, and peaceful lifestyle.

IMPROVEMENTS YOUTH IN GULGONG WOULD LIKE TO SEE INCLUDE:

Recreational & Sporting Facilities

- Expansion of Gulgong Pool (more shade, open diving boards, water slides, canteen)
- New water park in Gulgong
- Indoor swimming pool for year-round use
- Bigger skate park with more equipment
- More bike tracks (BMX, pump tracks, mountain bike trails)
- Larger soccer fields, football ovals, and netball courts
- More sports facilities, including indoor stadiums for basketball and netball
- Upgrades to pony club, including bigger jumps
- Go-kart track and other activity-based facilities
- More activities for teens and children (arcades, bowling, laser tag, adventure parks)

Infrastructure & Roads

- Fixing roads (potholes, gravel, unsafe areas)
- Better road safety for kids
- More footpaths to improve walkability
- Public toilets in more locations
- Better parking areas in Gulgong

Shopping & Food Options

- More shops in Gulgong, including clothing stores, a shopping centre, and bookstores
- Fast food options, especially McDonald's, KFC, Subway, Hungry Jack's
- Cafes and smoothie bars
- Lower prices on food and fuel
- More retail shops, particularly aimed at teens

Community & Environment

- A cleaner town (less graffiti, less rubbish)
- Better community engagement for youth
- More parks and green spaces
- Tree planting for an eco-friendly environment
- Dog park in Gulgong
- More animal-friendly spaces, including horse-riding tracks

Entertainment & Social Activities

- Movie theatre in Gulgong (better cinema in Mudgee with recliner chairs)
- More youth events and social spaces
- Workshops for creative activities (art studio, theatre, dance classes)
- More shows and community festivals
- Places for teenagers to hang out, including youth spaces

Public Services & Transport

- More teachers in schools
- Better hospital facilities and more doctors
- A train connecting Gulgong and Mudgee
- More youth employment opportunities

Outdoor & Nature-Based Improvements

- Stocking rivers with native fish (Murray cod, golden perch)
- More hunting and fishing opportunities
- More sports fields and outdoor courts
- More places for outdoor activities (hiking, exploring, camping)

Summary

The youth in Gulgong are looking for better recreational options, improved infrastructure, more shopping and food choices, enhanced entertainment, and stronger community engagement. There's a strong interest in creating more youth-focused activities while also improving roads, public services, and environmental sustainability.

6.1.2 VILLAGES AROUND THE REGION

WHAT CHILDREN IN VILLAGES LOVE ABOUT LIVING IN THE REGION:

Natural Environment & Open Space

- The country and space – the open landscapes, fresh air, and rural lifestyle
- The weather – a pleasant climate that allows for outdoor activities
- Nature & wildlife – forests, rivers, lakes, and farms
- The views – scenic beauty and peaceful surroundings
- Peace & quiet – ability to enjoy rural life without city noise
- Small, calm, not busy – a relaxed and stress-free lifestyle
- Living on a farm – enjoying farm life, animals, and open land

Recreational Activities & Outdoor Facilities

- Pools – swimming as a popular activity
- Fishing & boating – enjoyment of local dams, rivers, and lakes
- Hunting & farming – connection to the rural lifestyle
- Motocross & mountain biking – availability of tracks for riding
- Pump track & skate parks – fun and accessible places for youth
- Touch football & other sports – various sporting opportunities
- Glen Willow Sporting Grounds – high-quality sports facilities
- Playgrounds & parks – well-maintained community spaces
- Waratah Park & Vic Park – places for social and recreational activities

Community & Lifestyle

- Nice community – friendly and welcoming people
- The good people – strong sense of support and connection
- Safe town – low crime rates and secure environment
- Not as many people – less crowding compared to bigger cities
- Diverse food options – good selection of restaurants and cafes
- Small country towns nearby – places like Rylstone and Bylong add to the charm

Education & Public Amenities

- Schools & libraries – access to education and learning resources
- Shops & businesses – convenience of local shopping
- Public restrooms & amenities – accessible facilities for the community
- Restaurants & cafes – good places to eat and socialise
- PCYC & community centres – safe and structured activities for young people

Summary

- Nature & space – fresh air, open landscapes, and country living
- Recreational opportunities – pools, fishing, biking, sports, and parks
- A strong community – friendly, supportive, and safe environment
- Good facilities – schools, libraries, shops, and community centers

WHAT CHILDREN IN VILLAGES WANT TO SEE IMPROVED IN THE REGION:**More Recreational Activities & Entertainment**

- Water parks – multiple mentions of a water park to increase fun activities for kids.
- Trampoline parks (Flip Out) – high demand for indoor trampoline parks.
- Go-kart tracks – a dedicated track for go-karting is desired.
- Bowling alley – indoor entertainment like bowling is a common request.
- Rock climbing centres – interest in indoor rock-climbing facilities.
- Amusement parks – children would like larger-scale attractions.
- Time Zone / Arcades – requests for arcades and interactive gaming areas.
- Airsoft arena – an alternative, action-packed activity for older kids.

Improved Public Spaces & Infrastructure

- Better skate parks – upgrades requested for Gulgong, Rylstone, and Clandulla skate parks.
- Adventure playgrounds – calls for more playgrounds for ages 11-15.
- More public parks – with additional swing sets, improved landscaping, and better maintenance.
- Petting zoo – an interest in animal-friendly spaces.
- Better community amenities – including public trash bins, aquatics centres, and putt-putt golf.

Roads & Public Transport

- Fixing roads – especially around Twelve Mile, Goolma, and Bylong Valley Way.
- More public transport options – calls for train station reactivation and better transport links to larger towns.
- More footpaths – making walking safer for kids and teens.

More Retail & Food Options

- Fast food outlets – McDonald's, Hungry Jack's, KFC, and Guzman y Gomez frequently mentioned.
- More shopping options – requests for clothing shops, sports stores, and general retail expansion.
- Men's clothing stores – a specific demand for more variety in male fashion retail.

Sporting Facilities

- Rebuilding local parks – Clandulla Park and other community spaces need investment.
- More sporting opportunities – requests for rugby league teams, AFL stadiums, and indoor sporting facilities.
- Diving boards at pools – strong interest in reopening diving boards.
- More fishing zones – suggestions to restock rivers with fish.
- Equestrian facilities – safe places for horse riding and training arenas.

Summary

- More recreational activities – water parks, trampoline parks, arcades, go-karting, and amusement parks.
- Better roads & public transport – road repairs, more public transport, and safer walking paths.
- Expanded shopping & dining – more clothing stores, food outlets, and retail variety.
- Improved sports & public spaces – upgrades to skate parks, pools, parks, and equestrian facilities.

6.1.3 KANDOS RYLSTONE AREA

WHAT CHILDREN IN KANDOS AND RYLSTONE LOVE ABOUT LIVING IN THE REGION:

Community & Lifestyle

- Strong sense of community, with close-knit and friendly people
- The small-town feel—quiet, not crowded, and no traffic
- Knowing most people in the area, making it feel safe and familiar
- A peaceful and relaxed environment, especially compared to cities

Outdoor & Natural Environment

- Beautiful scenery, mountains, and rural landscapes
- Abundance of parks, open spaces, and wildlife
- Access to fishing spots, rivers, and forests
- Clean air and quiet nights

Recreation & Activities

- Pools (Mudgee Pool, Kandos Pool, local swimming areas)
- Parks (Rylstone, Kandos, and Waratah Park)
- Sports facilities (Basketball courts, soccer fields, skate parks, and touch football grounds)
- Outdoor activities (Biking, horse riding, fishing, and camping)

Schools & Education

- Positive feedback on schools, with many children mentioning school as something they like
- The ability to attend school for free

Local Amenities & Services

- Local shops like IGA, food places, and restaurants
- The new dog area at Rylstone Showground
- Playgrounds and community areas in Kandos and Rylstone

Social & Family Connections

- Enjoy spending time with family and friends
- Community events and gatherings
- Sense of belonging in a small town

Sense of Security & Comfort

- Less crime, fewer disturbances, and a general feeling of safety
- Lack of heavy traffic or urban chaos

Town Spirit & Identity

- The unique character of places like Kandos and Rylstone
- Local history and heritage
- The “vibe” of the town and its people

Entertainment & Leisure

- Enjoyment of sports competitions (town football)
- Fun locations like skate parks, playgrounds, and pools
- The availability of food places, slushies, and local cafes

Summary

These findings highlight that children value the sense of community, outdoor activities, local amenities, and a peaceful lifestyle in their region.

IMPROVEMENTS YOUTH IN KANDOS AND RYLSTONE WOULD LIKE TO SEE INCLUDE:**More Recreational Activities & Facilities**

- More playgrounds for older kids
- Flip Out trampoline park
- BMX pump track
- Water parks
- More sports fields (soccer, football)
- More skate park upgrades (Rylstone, Kandos)
- Bigger slides/diving boards at pools
- More entertainment/events

Better Sports & Community Facilities

- More sporting facilities (fields, courts, equipment)
- Soccer tournament at Waratah Park
- Reopening footy stadium
- Canteens at sporting venues
- Better parks with modern equipment

Infrastructure & Roads

- Concern about fixing roads (Bylong Road, Kandos, Rylstone)
- More street lighting and footpaths
- Drainage improvements

More Shops & Services

- More shopping options in Kandos & Rylstone
- More fast-food options (McDonald's in Kandos)
- More bait & tackle/boating/fishing shops

Better Public & Community Amenities

- Air conditioning in Kandos High School Hall
- Better medical facilities (more doctors, hospitals)
- Faster internet & better public transport
- More libraries & young adult book sections

Youth & Social Issues

- Less smoking and vaping
- More activities for 10-15-year-olds
- Pay rises for parents
- Children in the region would like:

Summary

Overall, the feedback highlights a strong need for better recreational spaces, improved roads, more shops, enhanced public amenities, and structured sporting opportunities.

6.1.4 MUDGEES AND SUBURBS

WHAT CHILDREN IN MUDGEES AND SUBURBS LOVE ABOUT LIVING IN THE REGION:

Strong Sense of Community

- The friendly and welcoming community where everyone knows each other.
- A safe and peaceful environment, free from city stress.
- Community spirit with supportive people and local events.
- Close to family and friends, making social life enjoyable.

Recreational & Sporting Facilities

- Glen Willow Sporting Complex is a major highlight.
- Pools, skateparks, and pump tracks are popular places for fun.
- Wide variety of sports including football, soccer, netball, basketball, rugby, cricket, and golf.
- PCYC and youth sports opportunities.
- Fishing, dirt bike riding, and mountain biking are appreciated.

Natural Environment & Scenery

- Beautiful landscapes, open spaces, and fresh air.
- Hills, mountains, and rural views make the area scenic.
- Parks, forests, and rivers provide outdoor adventure opportunities.
- Stargazing and peaceful country living are valued.

Food & Local Businesses

- Variety of food places, including cafes, restaurants, and local markets.
- Big W, McDonald's, KFC, and sushi shops are favourites.
- Farmers' markets and small businesses add to the charm.

Local Events & Activities

- Flavours of Mudgee and other festivals bring the community together.
- Markets, fairs, and sports events provide entertainment.
- Christmas tree lights and decorations in town are loved.

Accessibility & Small-Town Benefits

- Easy to get around, with most places in walking distance.
- No traffic lights and low traffic congestion make driving stress-free.
- Convenient access to schools, shops, and sporting facilities.

Heritage & Culture

- Historical background, including old buildings and gold mining history.
- Vintage aesthetic of the town is admired.
- Museums, art galleries, and community spaces add to the cultural experience.

Education & Job Opportunities

- Good schools and education options.
- Work opportunities for teens in shops and hospitality.
- Programs at PCYC and other community centers.

Outdoor & Adventure Activities

- Fishing, hunting, camping, and 4WD tracks.
- Dams, creeks, and rivers for boating and exploring.
- Mountain biking, horse riding, and hiking trails.

Clean & Well-Maintained Environment

- Clean streets, parks, and community areas.
- Well-kept sporting grounds and public spaces.
- Good environmental management and preservation of nature.

Summary

The children in Mudgee and surrounding areas love the strong community, outdoor recreation, accessibility, and food options. They appreciate the small-town charm, beautiful nature, and opportunities for sports and adventure.

IMPROVEMENTS YOUTH IN MUDGEES WOULD LIKE TO SEE INCLUDE:

More Activities & Entertainment for Teens and Children

- Bowling alley
- Arcade (e.g., Timezone)
- Laser tag
- Trampoline Park (e.g., Flip Out)
- Go-kart track
- Rock climbing facilities
- Indoor adventure playground for teens
- Paintball and putt-putt golf
- Escape rooms and mini golf
- Drive-in movies or more frequent cinema showings
- More youth-oriented community events and festivals
- A theme park or water park with slides and wave pools
- More concerts or underage music festivals

More Shopping & Retail Options

- A large shopping centre/mall with:
 - Popular brands (e.g., Myer, Sephora, Foot Locker, Nike)
 - More clothing stores for teens
 - Electronics stores (e.g., JB Hi-Fi, EB Games)
 - More variety in grocery and specialty stores
- Bigger Bunnings
- More fast-food options (e.g., Hungry Jacks, Guzman y Gomez, Taco Bell, Oporto)
- More cafes and restaurants with diverse food options
- Better shopping variety for teens rather than just boutique stores

Improved Sports & Recreation Facilities

- Indoor basketball stadium (Glen Willow)
- Indoor swimming pool (Olympic size)
- Improved sports complexes and fields (e.g., larger soccer fields, AFL fields)
- Expanded netball courts
- More sporting competitions and opportunities for youth
- Indoor futsal/soccer centre
- New cricket facilities
- Upgraded PCYC with more courts and better facilities
- More BMX, dirt bike, and mountain bike trails
- A proper athletics track
- Expanded and upgraded skateparks
- More public basketball courts
- Improved and safer gym facilities for youth

Better Infrastructure & Public Services

- Fix potholes and improve roads
- More public footpaths, especially near schools
- Better parking in town and near key locations
- More frequent public transport (trains from Mudgee to Sydney)
- More lighting in public areas for safety
- More street seating and shade
- Upgrade Regent Theatre for cinema and live performances
- More modern public toilets
- Expanded Wi-Fi coverage and better internet access
- Lower cost of fuel, groceries, and housing

More Youth-Focused Community Spaces

- A dedicated youth hub with social and study spaces
- More free activities for teens (e.g. free workshops, community events)
- A community arts/music space for young people to explore creative hobbies
- Better support for non-sport-related interests (e.g. drama, music, arts, gaming)
- More employment opportunities for teenagers in town
- Better access to mental health and youth services
- Expanded career and education pathways (e.g. TAFE, university campus in the region)

Environmental & Outdoor Enhancements

- More green spaces and parks
- More trees planted around town
- Cleaner public spaces (less litter)
- More fishing spots and stocking rivers with native fish
- Better maintenance of public parks and sporting facilities
- Expanded camping and hiking areas
- More eco-friendly initiatives (e.g. sustainable community projects)

Summary

- More things to do – entertainment, activities, and events
- Better sports & recreation facilities – indoor sports, pools, and tracks
- More shopping & dining options – a shopping centre, fast food, and retail variety
- Improved infrastructure – better roads, footpaths, public transport, and parking
- More youth-focused spaces – creative, social, and study areas
- Environmental and outdoor improvements – more green spaces and better-maintained facilities

6.2 Appendix 2 - Outcomes from Youth engagement activities by Gender

6.2.1 WHAT CHILDREN LOVE ABOUT THE REGION:

Both young boys and girls in the region appreciate similar aspects of their community but also have some key differences in their interests and priorities. Below is a summary of their shared preferences as well as their distinct preferences.

Similarities: What Both Boys and Girls Like:

Community and Small-Town Feel

- Both boys and girls appreciate the tight-knit, friendly community where everyone knows each other.
- They feel safe and comfortable in their towns.
- The lack of traffic lights and congestion is seen as a positive aspect.

Sports and Recreational Facilities

- Glen Willow Sporting Complex, skate parks, pump tracks, and adventure playgrounds are popular among both genders.
- They both enjoy swimming pools, parks, and sporting fields for different activities.
- Popular sports include touch football, soccer, netball, and basketball.

Nature and Outdoor Spaces

- Both appreciate the open spaces, fresh air, and scenic landscapes.
- Many enjoy activities like bushwalking, camping, and exploring.
- The quiet and peaceful environment is valued by both groups.

Shops, Cafes, and Restaurants

- Both boys and girls enjoy local cafes, restaurants, and food markets.
- They appreciate having places like McDonald's, KFC, and Big W for shopping and EATING OUT.

School and Education

- Schools and the sense of connection with friends through school activities are important to both groups.
- The library and learning opportunities are valued.

Differences: How Boys' and Girls' Preferences Differ

What **Girls** Prioritise More

Social and Cultural Aspects

- Girls place a strong emphasis on friendship, social activities, and community spirit.
- They value local events and festivals, such as Flavours of Mudgee.
- Many appreciate the welcoming and supportive nature of their town.

Aesthetic and Atmosphere

- Girls frequently mention the beauty of the town, including historical buildings, fairy lights, and clean streets.
- They appreciate the vintage feel and charming cafes.

Shops and Food Variety

- While both genders enjoy food, girls mention cafes, bakeries, sushi places, and markets more frequently.
- They seem to enjoy shopping in small boutiques and specialty stores more than boys.

Dance and Arts Activities

- Some girls highlight their love for dance classes, music, and creative events.
- They enjoy artistic and cultural elements of the community, such as book clubs and performances.

What Boys Prioritise More

Adventure and Action-Oriented Activities

- Boys are much more likely to mention motocross, dirt bike riding, fishing, and hunting.
- They enjoy rugged outdoor experiences like 4WD, shooting, and camping.

Competitive Sports and Facilities

- While both genders love sports, boys focus more on competitive sporting opportunities.
- Football, cricket, golf, and mountain biking are mentioned more often.

Fishing and Outdoor Exploration

- Many boys love fishing, boating, and outdoor survival activities.
- They mention Windamere Dam, rivers, and local creeks as their favourite places.

Infrastructure and Practical Features

- Boys highlight things like roads, Wi-Fi access, and town structure more than girls.
- Some mention the mines, agriculture, and employment opportunities as positives.

Conclusion: Overlapping and Distinct Interests

- Both boys and girls enjoy the sense of safety, strong community, and open spaces.
- Girls are more socially driven, valuing friendships, aesthetics, and cultural activities.
- Boys prefer action-based activities, including adventure sports, fishing, and competitive team sports.
- Both appreciate having good food, parks, and local events, but girls focus more on shopping and cafés while boys emphasize sports facilities and rugged outdoor activities.

Overall, while their preferences sometimes differ in focus, the love for their town's safety, friendly people, and natural beauty unites them.

6.2.2 WHAT CHILDREN WOULD LIKE TO SEE IMPROVED IN THE REGION:

After analysing the feedback from both genders, several key similarities and differences emerge in their suggestions for improvements to the region. While both groups focus on recreation, sports, entertainment, and infrastructure, their priorities differ in some areas.

Key Similarities Between Boys and Girls

Water Parks & Pool Upgrades

- Both groups strongly want water parks and improvements to public pools, including slides, diving boards, and canteens.
- Indoor swimming pools are also a priority for both.

Recreational & Sporting Facilities

- Boys and girls both value expanded playgrounds and sporting fields.
- Both requested better skateparks, trampoline parks (e.g., Flip Out), and BMX/mountain bike tracks.
- There is shared interest in basketball courts, soccer fields, and more sporting opportunities.

Entertainment & Social Spaces

- Both groups want more activities for youth, including arcades, cinemas, bowling alleys, and gaming centres (Timezone).
- Requests for music events, festivals, and concerts appeared in both lists.

Infrastructure & Community Services

- Road improvements were a major concern for both groups, including fixing potholes and adding footpaths.
- Better public toilets and more schools were common themes.
- Both groups mentioned lowering the cost of living, particularly fuel, groceries, and housing.

Shopping & Dining Options

- Both boys and girls expressed interest in more fast-food chains like McDonald's, KFC, Hungry Jack's, and Starbucks.
- A large shopping centre with popular stores was a frequent request.

Key Differences Between Boys and Girls

Category	Boys' Focus	Girls' Focus
Play Spaces	BMX tracks, skateparks, dirt bike tracks, obstacle courses	Adventure parks, play centres, petting zoos, dog parks
Water Activities	Water parks, bigger slides, diving boards	Indoor pools, bore baths, water parks with play zones
Sports	Soccer, motocross, AFL, rugby, parkour	Netball, gymnastics, horse-riding tracks, dance studios
Entertainment	Arcades, gaming zones, go-karts, bowling	Concerts, theatre, karaoke, social spaces
Shopping & Dining	Fast food (McDonald's, KFC, Hungry Jack's)	Fast food + smoothie bars, Starbucks, healthier food options
Infrastructure	Roads, fuel prices, internet connectivity	Schools, medical services, tree planting, pet-friendly spaces
Environmental Concerns	Less focus on environment	Strong interest in eco-friendly initiatives (tree planting, clean streets)
Animal & Pet-Related Facilities	Little to no mention	Strong interest in pet stores, animal shelters, and dog parks

Key Takeaways

- Boys tend to favour high-energy, action-packed activities, such as motocross tracks, go-karts, and BMX parks.
- Girls are more likely to request spaces for social interaction, such as theatres, cafes, and music events.
- Girls show greater concern for animals and the environment, with requests for pet-friendly areas, community gardens, and cleaner streets.
- Both genders agree on the need for more youth-oriented entertainment options, but boys emphasize gaming and action sports, while girls favour music, theatre, and creative activities.
- Both groups want improvements to local infrastructure, particularly roads, footpaths, schools, and medical services.

Conclusion

Both boys and girls want more engaging activities, better facilities, and improved infrastructure in the region. To create a well-rounded development plan, improvements should address shared priorities (water parks, shopping, entertainment, and road repairs) while also considering gender-specific interests (action sports for boys, social spaces and pet-friendly areas for girls).

6.3 Appendix 3 - Outcomes from Youth engagement activities by Age

6.3.1 WHAT CHILDREN LOVE ABOUT THE REGION:

The feedback from children across both age groups (under 10s and 11-17 years old) reveals common themes but also distinct differences as they grow older.

Key Similarities Between Under 10s- and 11-17-Year Olds

Community and Social Aspects

- Across both age groups, a strong sense of community is highly valued.
- They enjoy knowing people in town, having friendly neighbours, and feeling safe.
- Family and friends play a key role in why they enjoy living in the region.

Outdoor and Recreational Spaces

- Parks, pools, and playgrounds are consistently popular among both age groups.
- Skate parks and pump tracks are highly valued as recreational spaces.
- Sporting facilities (such as soccer fields, netball courts, and Glen Willow Sporting Complex) are enjoyed by both younger and older children.

The Rural Lifestyle

- Children in both age groups love the open spaces, country atmosphere, and natural environment.
- They appreciate fishing, hiking, and exploring the outdoors.
- The quietness and low population density are considered positives compared to bigger cities.

Local Events and Food Culture

- Both age groups enjoy local festivals and markets, particularly Flavours of Mudgee.
- Food options, cafes, and local shops (e.g., Big W, Kim's Kitchen, McDonald's/KFC) are mentioned as Favorite aspects of the town.

Key Differences Between Under 10s- and 11-17-Year Olds

Shift from Playgrounds to Sports and Social Activities

- Younger children (under 10) love playgrounds, climbing equipment, and play-based activities.
- Older children (11-17) shift toward organised sports, fitness activities, and socialising at cafes or town events.

Growing Interest in Independence and Accessibility

- Older children value the ability to walk places and have things nearby, whereas younger children rely more on family.
- Teenagers are more aware of job opportunities, transport options, and community engagement.

Different Views on Quietness

- While both groups appreciate that the town is not overpopulated, younger children do not seem as concerned with entertainment options.
- Older children sometimes mention boredom and the lack of activities, particularly during school holidays.

More Interest in Local Economy and Facilities Among Older Children

- Teenagers appreciate local businesses and food options, such as cafes and restaurants.
- They also care more about the quality of town infrastructure (e.g., roads, footpaths, public toilets).

Conclusion

- Under 10s focus on playgrounds, pools, and simple outdoor activities.
- 11–17-year-olds shift towards sports, independence, socialisation, and town facilities.
- Boys prefer adventure, sports, and physical activities, while girls prioritise social spaces, community, and cultural aspects.
- Both age groups and genders value the sense of community, safety, open spaces, and outdoor recreation that the region offers.

This data suggests that future community development should balance structured sports and adventure activities for boys with social, cultural, and creative spaces for girls, while maintaining the natural beauty and small-town charm that all children appreciate.

6.3.2 WHAT CHILDREN WOULD LIKE TO SEE IMPROVED IN THE REGION:

Summary Overview of Requested Improvements by Under 10s and 11-17 Year Olds

The feedback from both under 10s and 11–17 year-olds highlights shared priorities while also revealing age-specific needs. Below is a summary of the key similarities and differences between the two groups.

Similarities Across Both Age Groups

Play & Recreation Spaces Need Major Upgrades

- Water parks & pool improvements:
 - Both groups frequently requested **water slides, splash parks, and reopening diving boards** at pools.
- Bigger & better playgrounds:
 - Older children (11-17) requested **playgrounds that cater to teenagers**, while younger children (under 10) wanted **larger slides, climbing structures, and adventure-style playgrounds**.
- Trampoline parks (Flip Out):
 - Strongly requested by both groups.
- Skatepark expansions:
 - Both age groups called for **bigger and better skateparks** with safer, more exciting features.

More Sporting Facilities

- Both groups want more soccer fields, basketball courts, and sports stadiums.
- Indoor sports facilities (including indoor swimming pools, basketball courts, and **futsal/soccer fields**) were popular across all ages.

More Entertainment & Things to Do

- Bowling alleys, arcades (Timezone), and mini golf were popular requests.
- Cinemas & movie theatre improvements were mentioned frequently, especially by older kids who want better screenings and seating.
- Go-kart tracks and adventure parks were also a common theme.

More Shops & Food Outlets

- Both groups want a shopping centre/mall with well-known stores.
- Requests for fast food options (McDonald's, KFC, Hungry Jack's, Taco Bell, Guzman y Gomez, and Subway) were common.
- Older kids also requested clothing stores catering to teenagers, while younger children wanted toy and pet stores.

Improved Infrastructure & Safety

- Better roads and traffic management were a concern for both groups.
- More footpaths and safe walking/biking paths were requested.
- Cleaner public spaces were important to both age groups, with calls for rubbish removal and graffiti clean-ups.

Key Differences Between the Two Age Groups

Under 10s Are More Focused on Play & Fun, while 11-17s Want Social & Recreational Spaces

- Younger kids emphasised bigger play spaces, petting zoos, and interactive experiences like a science centre or art studio.
- Older kids were more interested in recreational spaces like youth hubs, music festivals, and social gathering spots.

Older Kids Want More Activities Beyond Sports

- While both groups requested sports facilities, older kids also wanted non-sport options, such as music venues, creative workshops, and gaming spaces.
- Older teens specifically asked for a focus on arts, theatre, and cultural events, whereas younger kids did not.

Older Teens Care More About Economic & Community Issues

- Housing affordability, job opportunities, and better school facilities were mentioned by 11–17 year-olds, while under 10s focused more on parks and play areas.
- Medical and healthcare services (more doctors, better hospitals) were also a concern for older teens.

Transportation & Connectivity

- Older kids want better public transport options (trains to Sydney, better bus routes).
- Younger kids did not focus on transport but did want safer roads and better footpaths.

Conclusion: What This Data Tells Us

- Younger kids (under 10) prioritise play, adventure, and fun spaces.
- Older kids (11-17) seek a mix of entertainment, social spaces, and practical community improvements.
- Both groups agree on the need for:
 - Better parks, sports facilities, and play areas.
 - More entertainment options like bowling, trampoline parks, and arcades.
 - Better roads, more shops, and improved community safety.

If the region aims to improve its youth engagement, a balanced approach that includes both play-based and social activities, alongside infrastructure improvements, would be ideal.



Mid-Western Region

Community Strategic Plan

Towards 2040



ACKNOWLEDGEMENT OF COUNTRY

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



COUNCIL'S VISION

A prosperous and progressive community we proudly call home.

Mid-Western Regional Council

Address : 86 Market St, Mudgee, NSW 2850
109 Herbert Street, Gulgong
99 Louee Street, Rylstone

Telephone : 02 6378 2850
Email : council@midwestern.nsw.gov.au

A Message from Council

The Mid-Western Region Towards 2040 Community Strategic Plan sets out the community's vision for the future – where we are, where we want to be and how we will get there.



The Towards 2040 Community Strategic Plan presents a shared vision for the future of the Mid-Western Region—one that reflects the goals, values and aspirations of our residents and sets a direction for a strong, sustainable, and inclusive future.

The Mid-Western Region is a modern, growing region with a proud heritage and a strong sense of community. Significant growth in industry and population, particularly driven by state significant development and major infrastructure projects, continues to shape our landscape. At the forefront of this change is the Central-West Orana Renewable Energy Zone—an initiative that brings both opportunities and complex challenges.

At the same time, our region faces pressures on key services. Persistent challenges in attracting and retaining essential workers—including healthcare professionals, educators, and skilled tradespeople—underscore the importance of strategic, community-driven planning.

This Plan aims to reconcile the economic, environmental, social, and civic leadership priorities of our community. It is built on the voices of our community with over 4380 residents (more than 16 per cent of the population) contributing through online, paper, phone and face-to-face engagement over a ten-month period. This is the most extensive consultation process ever undertaken for a Community Plan in our region.

Together—as residents, businesses, organisations and local government—we all have a role to play. The Towards 2040 Plan provides the foundation to harness our opportunities, confront our challenges, and shape a thriving Mid-Western Region for current and future generations.



Cr Alex Karavas
DEPUTY MAYOR



Cr Marcus Cornish



Cr Katie Dicker



Cr Elwyn Lang



Cr Robbie Palmer



Cr Rod Pryor



Cr Peter Shelley



Cr Percy Thompson



Cr Des Kennedy, Mayor

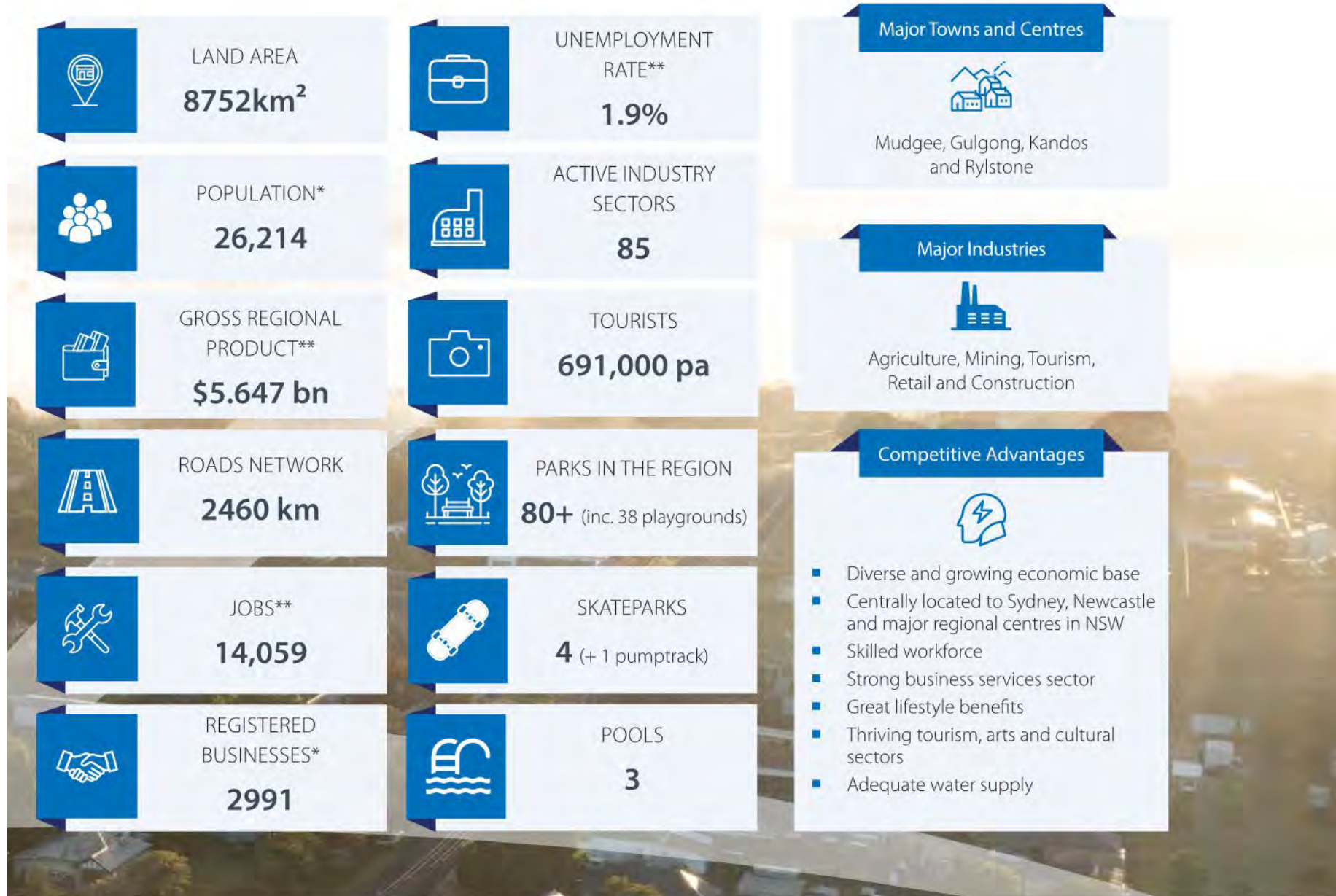
Community Snapshot

The prosperous Mid-Western Region is located just 3.5 hours from Sydney and offers a quality lifestyle in a dynamic economic environment.

Located in the Central Tablelands of NSW, the area covers approximately 9000 square kilometres and has a population of more than 26,000.

The population has grown 9% since 2014, and is forecast to continue to grow in the future.





*As at 30 June 2024 **As at December 2024

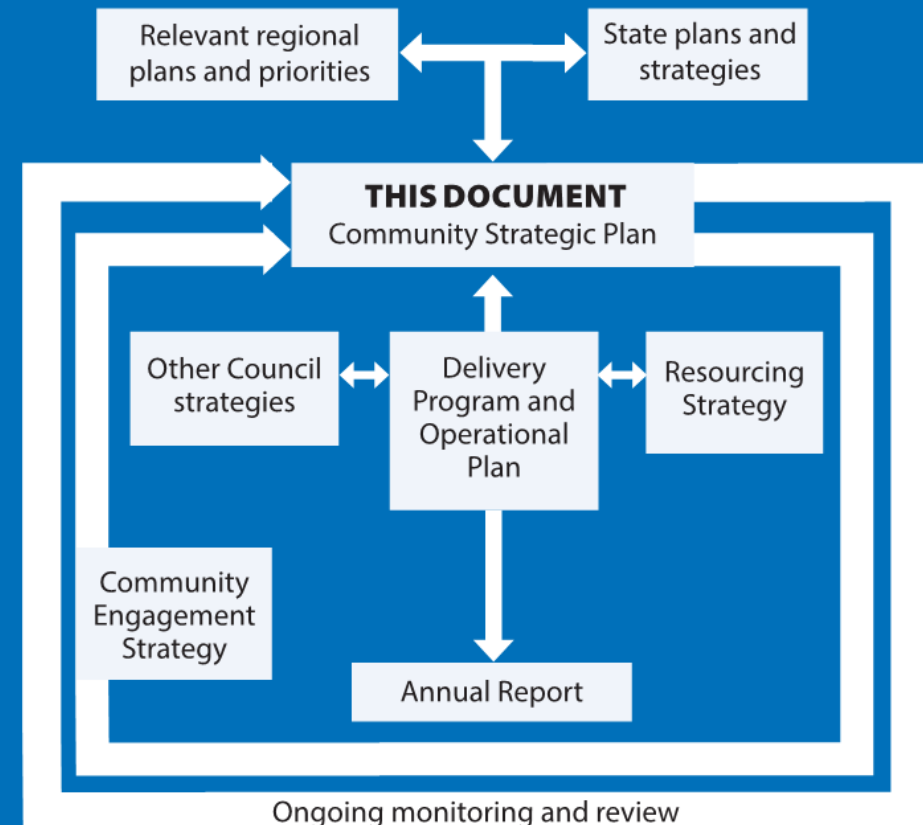
Our Community Strategic Plan

Our Plan sets out where, as a community, we want to be in 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.

Our Plan is structured around key strategic themes, each supported by clear objectives, targeted strategies, and measurable outcomes to guide progress and track success.







HOW THE COMMUNITY STRATEGIC PLAN LINKS TO COUNCIL'S PLANS



Social Justice Principles

The Towards 2040 Community Strategic Plan is grounded in the social justice principles that underpin the Integrated Planning and Reporting (IP&R) framework: **equity, access, participation, and rights.**

These principles ensure that Council's engagement with the community is fair, inclusive, and transparent when developing the plan, setting long-term priorities, and shaping services that reflect the needs and aspirations of all residents.

-  Promoting equitable decision-making, priority setting, and resource distribution, with a focus on supporting those with the greatest need
-  People can fairly access the services, resources, and opportunities they need to live well
-  Everyone is given a real chance to take part in decisions that impact their lives
-  Everyone's rights are respected and supported, with opportunities for people of all languages, cultures, and religions to take part in community life



OUR SUSTAINABILITY APPROACH: THE QUADRUPLE BOTTOM LINE (QBL)

The QBL is a framework to evaluate Council's performance across 4 pillars:

- Civic leadership
- Economic
- Environmental
- Social

It is an extension of the triple bottom line accounting framework, which provided a balance of people, planet and profit needs, to encompass civic leadership. This approach has its origins in

corporate reporting, encouraging a move away from company performance being judged on the single financial bottom line towards a more holistic view.

The QBL principles are central to the IP&R requirements which all NSW councils must meet, as set out in the Local Government Act 1993. The legislation states that councils must address social, environmental, economic and civic leadership issues in an integrated manner.

Council's strategic themes are aligned with the quadruple bottom line framework, ensuring a balanced focus across all key areas of sustainability. Looking After Our Community reflects the social dimension, Protecting the Natural Environment addresses the environmental, Building a Strong Local Economy supports the economic, and Good Government represents civic leadership. Based on strong community feedback and the importance of the region's expansive transport network, Connecting our Region remains a relevant theme in its own right, recognising the critical role infrastructure and connectivity play in supporting regional growth and liveability.





COUNCIL'S ROLE

We undertake a range of roles and functions to support the needs and aspirations of the community and achieve our vision and Community Strategic Plan. Our Community Strategic Plan must identify the role Council will have in the delivery of a service. These have been defined as follows:



State and Regional Priorities

Our Community Strategic Plan is informed by, and helps achieve the objectives of the following key state and regional plans, strategies and priorities.

NSW STATE PRIORITIES

The NSW Government has identified a range of state priorities which are aimed at making NSW even better in the future. These priorities align with the Towards 2040 Community Strategic Plan.



A Strong Economy

Prioritising economic growth through infrastructure investment, job creation, and support for industries, aiming to boost productivity and future-proof the economy.



Sustainable Environment

Protecting natural resources through climate action, emissions reduction, water security, and biodiversity conservation to ensure a liveable, resilient future for all.



Quality Education

Improve education and learning outcomes for all students



Affordable Housing and Homelessness Support

Tackling housing affordability and homelessness by increasing housing and supporting pathways to stable, long-term accommodation.



Safe and Inclusive Communities

Safe, inclusive communities through disaster preparedness, youth engagement initiatives, and targeted support for vulnerable and diverse groups to strengthen resilience, equity, and social cohesion.



Accessible Healthcare

Delivering timely, high-quality healthcare services by investing in hospitals, digital health, regional care, and reducing wait times for patients.

CENTRAL WEST AND ORANA REGIONAL PLAN 2041

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. There are 23 key objectives outlined in the Plan under the following parts:

- Region-shaping investment
- A sustainable and resilient place
- People, centres, housing and communities
- Prosperity, productivity and innovation

Other Plans

OTHER NSW STRATEGIES THAT HAVE GUIDED THE TOWARDS 2040 COMMUNITY STRATEGIC PLAN

- Office of Local Government (Integrated Planning and Reporting)
- NSW Government Net Zero Plan Stage 1: 2020-2030
- NSW State Infrastructure Strategy 2022-2042
- NSW Government Creative Communities 2024-2033
- Active Transport Strategy
- NSW 2021 State Plan
- Mid-Western Regional Economic Development Strategy

..... COUNCIL STRATEGIES AND PLANS

Integrated Planning and Reporting Towards 2040

- Community Engagement Strategy and Policy
- Workforce Strategy
- Asset Management Strategy and Policy
- Building Asset Management Plan
- Open Space and Recreational Asset Management Plan
- Plant and Equipment Asset Management Plan
- Road Asset Management Plan
- Sewer Asset Management Plan
- Solid Waste Asset Management Plan
- Water Supply Systems Asset Management Plan
- Storm Water Asset Management Plan
- Long Term Financial Plan
- Delivery Program and Operational Plan
- Annual Report

- Community Participation Plan
- Comprehensive Land Use Strategy
- Disability Inclusion Action Plan
- Employment Lands Strategy (Industrial) 2024
- IT Strategic Plan 2024/28
- Mid-Western Region Local Emergency Plan
- Mudgee and Gulgong Urban Release Strategy
- Mid-Western Regional Public Art Plan
- Mudgee Arts Precinct Strategic Plan
- MWRC Cultural Plan 2023-2033
- MWRC Library Strategic Plan
- Recreation Strategy
- Rural Residential, Industrial and Residential Strategy
- Saleyards Strategic Plan 2023
- Smart Community Strategy
- Rural Strategy
- Walking and Cycling Strategic Plan
- Youth Strategy

Visit midwestern.nsw.gov.au to find Council's Integrated Planning and Reporting documents, as well as policies, strategies and financial reports.

United Nations Sustainable Development Goals



The United Nations Sustainable Development Goals (SDGs) are a global blueprint for achieving a better and more sustainable future for all. Comprised of 17 interconnected goals, the SDGs address the world's most pressing challenges—ranging from health, and education to climate action, clean energy, and strong institutions. In this Towards 2040 Community Strategic Plan, we have identified how our community's goals align with the SDGs, reinforcing our commitment to global sustainability while addressing local needs and priorities. By aligning our regional vision with these international goals, we ensure our planning contributes to both local wellbeing and broader global outcomes.

SUSTAINABLE DEVELOPMENT GOALS



Community Consultation

The community played a key role in shaping and reviewing the Towards 2040 Community Strategic Plan, with 4,380 people participating in a variety of consultation and engagement activities.

Council's Community Engagement Strategy, developed in accordance with the Local Government Act 1993, ensured the process was inclusive, accessible, and guided by the principles of equity, access, participation, and rights.

Between May 2024 and March 2025, community members contributed through:

- Telephone surveys
- Online surveys
- Focus groups
- Postcard exercises
- Youth engagement initiatives
- Direct mail campaigns
- Permanent public displays

The engagement approach had a dual purpose: to raise awareness of the Community Plan and to collect meaningful feedback. Participants were asked what they value about the region now, their vision for the future, and what priorities Council should focus on over the next 4 to 15 years.

4380
PARTICIPANTS



960
SCHOOL AGED
STUDENTS



401
TELEPHONE
SURVEYS



7
COMMUNITY
INTEREST FOCUS
GROUPS



2270
ONLINE SURVEY
RESPONSES



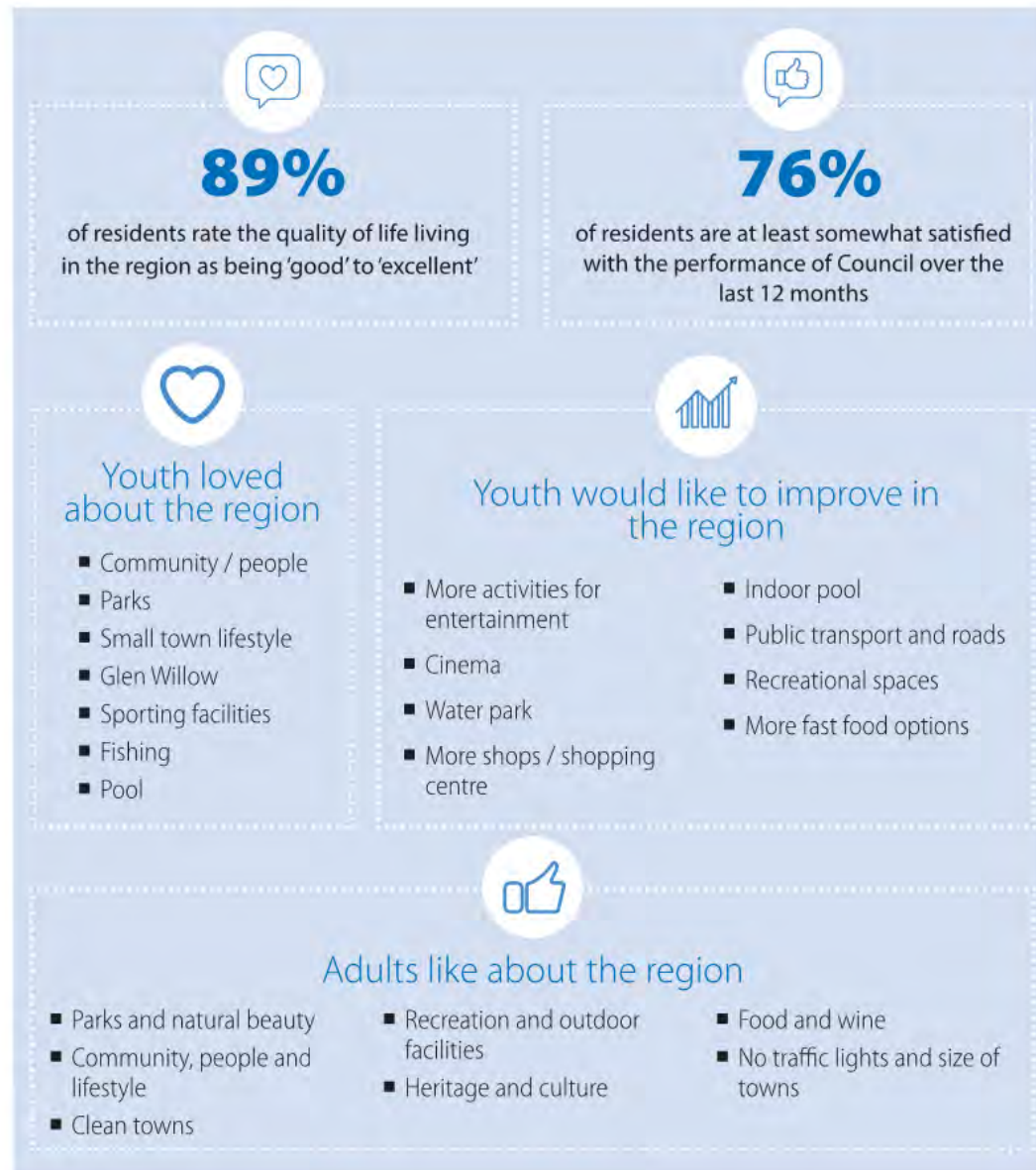
Consultation Outcomes



Community engagement for the Towards 2040 Community Strategic Plan revealed clear and consistent priorities across the region. Residents emphasised the need for **improved road maintenance** and **footpath upgrades**, access to quality **healthcare** through the attraction of doctors and specialists, and a stronger local **education** workforce, particularly teachers. An **indoor pool, indoor sports centre**, and more **youth-focused** services were frequently identified as important additions to support community wellbeing and active lifestyles.

Housing affordability and availability, especially for key workers, emerged as a major concern, alongside calls for better planning to accommodate future growth. Environmental priorities included long-term **water security**, increased **tree planting**, and investment in sustainability initiatives. Community members also strongly supported **economic diversification**, including strategies to transition beyond mining and attract **new industries** to the region. Partnerships with local educational institutions to deliver training aligned with job opportunities were also highlighted.

While priorities varied slightly across towns and villages, common values were clear: the community want to preserve the region's **lifestyle** and **natural beauty** while planning smartly for future needs. **Clean towns, parks and green spaces**, the sense of **community**, and **heritage** remain central to what residents love about living in the Mid-Western Region.



Top priorities for the region:



Community Strategic Priorities

The Towards 2040 community priorities are structured around five key themes that reflect the needs and aspirations of our region:



Looking After Our Community

Supporting the health, wellbeing, safety, and inclusion of all residents by providing access to quality services, facilities, and opportunities for social connection.



Protecting Our Natural Environment

Preserving and enhancing the region's natural assets through sustainable land use, conservation efforts, and actions that address climate change and environmental resilience.



Building a Strong Local Economy

Encouraging diverse and sustainable economic growth by supporting local businesses, attracting new industries, and creating job opportunities for current and future generations.



Connecting Our Region

Focusing on the development and maintenance of transport and digital infrastructure to improve connectivity between towns, villages, and the wider region, supporting access and mobility.



Good Government

Ensuring transparent, accountable, and inclusive decision-making, with a commitment to community engagement, effective service delivery, and strong civic leadership.



Looking After Our Community

OBJECTIVES

- A safe and healthy community
- Vibrant towns and villages
- Effective and efficient delivery of infrastructure
- Meet the diverse needs of the community and create a sense of belonging

STRATEGIES

- 1.1 Provide high quality, accessible services that meet community needs
- 1.2 Advocate for improved health services and work with key partners to enhance community wellbeing, safety, and crime prevention
- 1.3 Preserve and enrich the historic character and heritage of our region
- 1.4 Support strategic land use planning and development while preserving and enhancing the aesthetic appeal of towns and villages
- 1.5 Deliver infrastructure and services that meet the evolving needs of the community while ensuring equitable access to public spaces for all
- 1.6 Support programs that foster stronger relationships with community groups
- 1.7 Support arts and cultural development across the region

SUSTAINABLE DEVELOPMENT GOALS



HOW WILL WE MEASURE SUCCESS?

- An increase in the proportion of new housing stock that is affordable housing
- Development is of a high quality in keeping with the character of our towns and villages
- An increase in the proportion of people who feel safe in our community
- Growth in volunteer hours contributed by community members to local services and initiatives
- An increase in community participation in sporting and recreational activities
- An increase in the proportion of people who are satisfied with infrastructure conditions and service levels
- An increase in the proportion of people who feel they have equitable access to community services and facilities to meet their needs
- Improved playground and recreational facilities
- An increase in the proportion of community members who are satisfied with the range and quality of community and cultural facilities and opportunities





Protecting Our Natural Environment

OBJECTIVES

- Protect and enhance our natural environment
- Provide total water cycle management
- Live in a clean and environmentally sustainable way

STRATEGIES

- 2.1 Ensure management of our natural environment. Enhance and protect biodiversity, natural and cultural heritage including the impacts of major developments across the region
- 2.2 Increase community awareness of environmental and biodiversity issues and implement measures to control invasive weed species
- 2.3 Identify and implement innovative water conservation and sustainable water usage management practices
- 2.4 Protect and improve catchments across the region by supporting relevant agencies
- 2.5 Manage waste-water quality to meet Environmental Protection Agency (EPA) legislative requirements
- 2.6 Work locally and regionally to educate, promote and support the community in managing waste
- 2.7 Consider technologies in Council's facilities, infrastructure and service delivery to reduce our ecological footprint

**SUSTAINABLE
DEVELOPMENT GOALS**



HOW WILL WE MEASURE SUCCESS?

- Minimise damage to our natural environment from economic activities
- A reduction in tonnes of waste to landfill per capita
- An increase in weed control on roadsides and Council land
- Improved standards of water quality in our waterways
- Meet Best Practice Management Guidelines for Water Supply
- An increase in the use of alternative energy sources





Building a Strong Local Economy

OBJECTIVES

- A resilient and innovative region driving sustainable growth and a secure future

STRATEGIES

- 3.1 Support the attraction, retention and resilience of a diverse range of businesses and workforce
- 3.2 Attract and deliver events to increase the visitor economy
- 3.3 Support the expansion of essential infrastructure and services to match business and industry developments in the region
- 3.4 Develop and implement initiatives to enhance the regional workforce's skills and capabilities

SUSTAINABLE
DEVELOPMENT GOALS



HOW WILL WE MEASURE SUCCESS?

- An increase in the size of the local labour force
- Decreased unemployment
- Increased economic activity in the region
- An increase in the availability of educational offerings in the region
- An increase in the number of visitors
- An increase in the number of residents
- An increase in the proportion of community members satisfied with the range of products and services available locally





Connecting Our Region

OBJECTIVES

- High quality road network that is safe and efficient
- Efficient connection of the region to major towns and cities
- An active travel network within the region

STRATEGIES

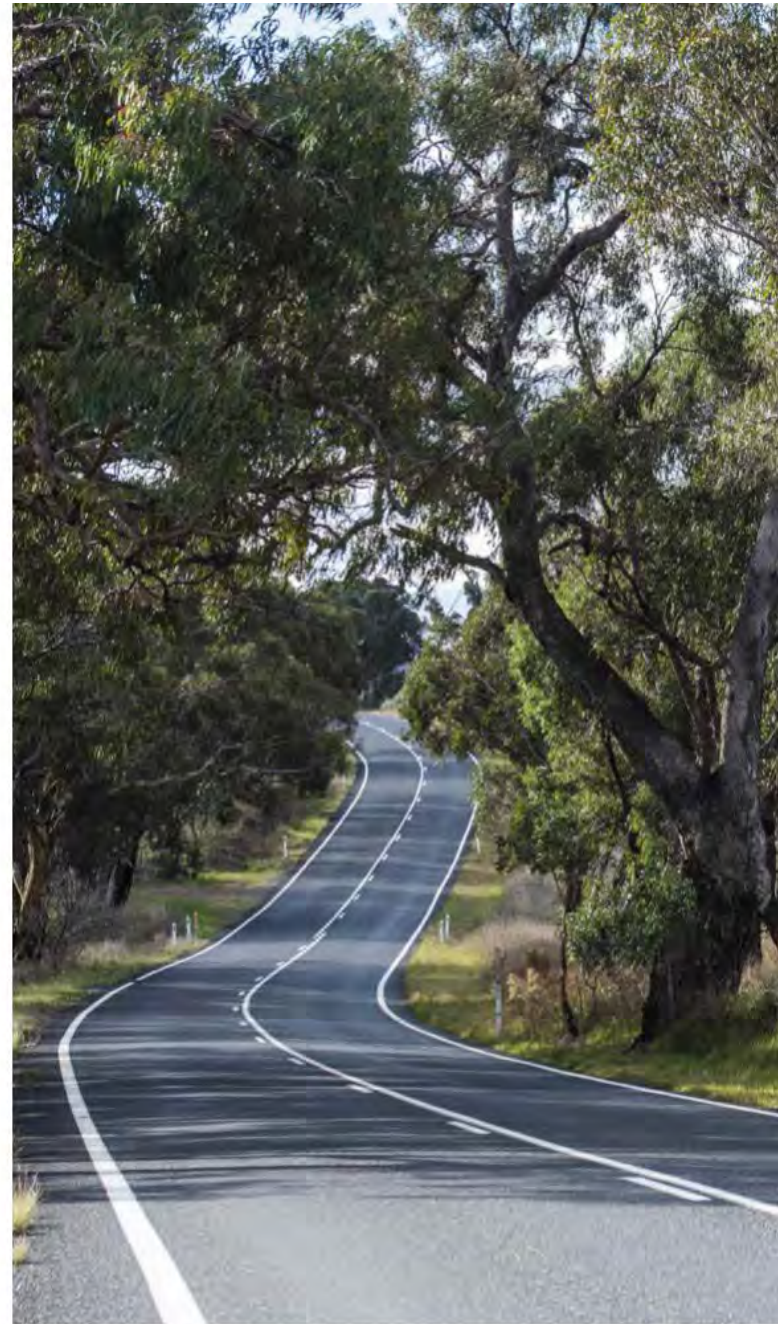
- 4.1 Provide traffic management solutions that promote safer local roads and minimise traffic congestion
- 4.2 Provide a roads network that balances asset conditions with available resources and community needs
- 4.3 Develop a regional transport network in partnership with government agencies that grows with the needs of residents and businesses
- 4.4 Create a communication network that services the needs of residents and businesses
- 4.5 Develop and enhance walking and cycling networks across the region

SUSTAINABLE DEVELOPMENT GOALS



HOW WILL WE MEASURE SUCCESS?

- An increase in the proportion of community members who are satisfied with road conditions
- An increase in the availability of viable and affordable public transport options
- Increased access to and usage of shared pathways
- An increase in the average condition of road surfaces
- An increase in the take up of technologies to support lifestyle and economic activities
- Improved mobile and broadband coverage across the region





Good Government

OBJECTIVES

- Strong Civic Leadership
- Good Communications and Engagement
- An effective and efficient organisation

STRATEGIES

- 5.1 Provide clear strategic direction
- 5.2 Lead, govern and regulate in an ethical, equitable and transparent way
- 5.3 Provide strong representation for the community at Regional, State and Federal levels
- 5.4 Enhance communication and transparency between Council and the community, fostering awareness of Council's roles and encouraging active community participation in decision-making
- 5.5 Pursue efficiencies, ongoing business improvement and customer focused service delivery
- 5.6 Provide a safe, positive and supportive working environment for employees
- 5.7 Prudently manage risks associated with all Council activities

**SUSTAINABLE
DEVELOPMENT GOALS**



HOW WILL WE MEASURE SUCCESS?

- An increase in the proportion of community members who are satisfied with the provision of information by Council
- An increase in the percentage of service requests completed within established timeframes
- Meet Office of Local Government's Performance Benchmarks
- An increase in the percentage of correspondence and other contact acknowledged and completed within 14 days
- An increase in the proportion of community members who are satisfied with the customer service provided by Council



Council's Role and Partners



Deliver: Plan and deliver services, programs and projects



Partner: Work with other stakeholders to achieve shared goals



Facilitate: Assist others to undertake activities by bringing interested parties together



Regulate: Regulating activities and legislated responsibilities to deliver the service



Advocate: Promote the interest of our communities to influence decision makers



Educate: Share learning to support broader understanding and action

LOOKING AFTER OUR COMMUNITY

Strategy	Deliver	Partner	Facilitate	Regulate	Advocate	Educate
1.1	Y	Y	Y	Y	Y	
1.2	Y	Y	Y	Y	Y	Y
1.3	Y	Y				
1.4	Y	Y	Y	Y	Y	Y
1.5	Y	Y	Y			
1.6	Y	Y	Y			
1.7	Y	Y			Y	Y

Stakeholders

- NSW Health
- Local Doctors
- NSW Police
- Community Groups
- NSW Government
- Commonwealth Government
- RDA Orana
- Community Members
- Central West Libraries
- Arts Out West
- RSPCA and Pet Owners
- Local Service Providers
- Emergency Services
- Local Business and Industry

PROTECTING OUR NATURAL ENVIRONMENT

Strategy	Deliver	Partner	Facilitate	Regulate	Advocate	Educate
2.1	Y				Y	
2.2	Y				Y	Y
2.3	Y					
2.4						
2.5	Y	Y		Y		Y
2.6	Y	Y				Y
2.7	Y					

Stakeholders

- Community Groups
- Environmental Protection Authority
- Commonwealth Government
- RDA Orana
- Local Lands Council
- NSW Office of Environment and Heritage
- Waste Contractors
- State Significant Developers
- NSW Government
- Endeavour Energy
- Central Tablelands Water
- Local Business and Industry
- Central Tablelands Weeds Authority

BUILDING A STRONG LOCAL ECONOMY

Strategy	Deliver	Partner	Facilitate	Regulate	Advocate	Educate	Stakeholders
3.1	Y	Y					<ul style="list-style-type: none"> Businesses and industry Business Chambers
3.2	Y						<ul style="list-style-type: none"> NSW Government Education Institutions
3.3	Y		Y		Y		<ul style="list-style-type: none"> Commonwealth Government State Significant Developers
3.4	Y	Y					<ul style="list-style-type: none"> RDA Orana

CONNECTING OUR REGION

Strategy	Deliver	Partner	Facilitate	Regulate	Advocate	Educate	Stakeholders
4.1	Y	Y			Y		<ul style="list-style-type: none"> Transport for NSW CASA
4.2	Y						<ul style="list-style-type: none"> RDA Orana State Significant Developers
4.3	Y	Y			Y		<ul style="list-style-type: none"> NSW Government Air Passenger Service Providers
4.4	Y	Y			Y		<ul style="list-style-type: none"> Commonwealth Government
4.5	Y						<ul style="list-style-type: none"> Telecommunications Providers

GOOD GOVERNMENT

Strategy	Deliver	Partner	Facilitate	Regulate	Advocate	Educate	Stakeholders
5.1	Y						<ul style="list-style-type: none"> NSW Government
5.2	Y						<ul style="list-style-type: none"> Commonwealth Government
5.3					Y		<ul style="list-style-type: none"> LGNSW
5.4	Y						<ul style="list-style-type: none"> LGPA
5.5	Y						
5.6	Y						
5.7	Y	Y	Y	Y		Y	



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MID-WESTERN REGIONAL COUNCIL
PO Box 156, Mudgee NSW 2850

86 Market Street MUDGEE
109 Herbert Street GULGONG
77 Louee Street RYLSTONE

Ph: 1300 765 002 or 6378 2850
Fax: 6378 2815
email: council@midwestern.nsw.gov.au

See Separately Attached Attachments - Book 2
Item 9.1 - Draft Delivery Program 2025/26-2028/29 and
Operational Plan 2025-26



POLICY

Contractor Management



ADOPTED

COUNCIL MEETING MIN NO

DATE:

VERSION NO 3.0

REVIEW DATE

FILE NUMBER **COR400004**

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Objective

This policy aims to ensure Mid-Western Regional Council's ('Council') expectations and management of contractors is legal, ethical and transparent for all parties. It is to provide guidance in the management and monitoring of contractors engaged by Mid-Western Regional Council. The outcomes of this policy are:

- Clear & Defined Expectations & Responsibilities
- Performance Management Criteria & Matrix
- Ethical Behaviour & Fair dealing
- Maintaining a High Standard of Health & Safety Management
- Protection of Contractor Pricing, Rates and intellectual property

This Policy encapsulates all Council workplaces including but not limited to depots, buildings (including offices, parks, sportsgrounds) and worksites. The policy covers the management and monitoring of contractors associated with the supply of goods and/or services to Council based on their performance both pre, during and post engagement. You will note the non-conformance matrix in this document as a guide as to how Council may manage a poor performing contractor, however given the diversity of Council, there may be variation to this methodology from time to time.

For workplace health and safety (WHS) risk management of contractors refer to Council's Work Health and Safety Policy.

Legislative requirements

WORK HEALTH AND SAFETY ACT 2020 (WHS ACT) AND ACCOMPANYING REGULATIONS.

Related policies and plans

- Sustainable Procurement & Contract Management Policy
- Fraud and Corruption Control Policy
- Statement of Business Ethics
- Code of Conduct
- Work Health and Safety Policy
- Risk Management Policy
- Complaints Policy

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Policy

In entering into contracts for the carrying out of work, or the supply of goods & services, Council Officers will have regard to Council's ~~contractor~~ management objectives as set out above.

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The general objectives of this policy apply to all ~~contractors~~ regardless of engagement timeframes.

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Council's ~~contractors~~ shall be ~~defined as~~ agents of Council and therefore required to comply with Council's relevant policies and procedures. A breach of these policies and procedures may result in disciplinary action as specified in this policy.

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Fraud Control

Council is committed to the prevention, detection and investigation of all fraudulent and corrupt activity. Fraud and corruption ~~waste~~ scarce public resources and damages organisational reputation. Council does not and will not tolerate fraudulent or corrupt practices either by staff, contractors or others working on behalf of Council.

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Contractors are encouraged to report suspected fraudulent activity to the General Manager.

Council's Fraud Control Policy is available on Council's website.

Public Interest Disclosure (PID)

~~At Mid-Western Regional Council we take reports of serious wrongdoing seriously. We are committed to building a 'speak up' culture where public officials are encouraged to report any conduct that they reasonably believe involves wrongdoing.~~

~~Part of that speak up culture is having in place a framework that facilitates public interest reporting of wrongdoing by:~~

- ~~■ protecting those who speak up from detrimental action~~
- ~~■ imposing duties on agencies who receive reports of wrongdoing to take appropriate action to investigate or otherwise deal with them~~

~~Please refer to Council's Public Interest Disclosure Policy on Council's website for further information~~

Training of Staff

Staff involved in the engagement (and/or management) of ~~contractors~~ will be appropriately trained by Procurement in the relevant procedures.

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Training will be provided based on position requirements:

- ~~• To new recruits,~~
- ~~• In line with revision schedules for this policy (see Review date),~~
- ~~• With any major changes to this policy, and/or~~
- ~~• Intermittently, as directed by Executive or the Manager Procurement and Fleet, to address known risks.~~

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Responsibilities

<p>Council's General Manager responsibilities include but are not limited to:</p>	<ul style="list-style-type: none"> ■ The compliance management of the Contractor Management Policy and other associated policies ■ Approving, requesting and/or undertaking investigations relating to such policies & procedures ■ Reviewing applications for Contractor standdown (General Manager only) ■ Documenting decisions relating to this Policy appropriately ■ Review and endorsement of staff delegations, as appropriate ■ Reporting any conflicts of interest with any party in the supply chain relating to any engagement or potential engagement ■ Reporting suspected fraud and/or corruption 	<p>CONTRACTOR MANAGEMENT: CONTRACTOR MANAGEMENT</p> <p>Deleted: V2.4, 21 APRIL 2021</p> <p>Formatted: Font: 9 pt, Bold, Font color: Accent 1, English (Australia)</p> <p>Deleted: /</p> <p>Deleted: R</p> <p>Deleted: /</p> <p>Deleted: & Directors are</p> <p>Deleted: responsible for:</p> <p>Deleted: <#>Reporting suspected fraud and/or corruption</p> <p>Deleted: <#> procurement</p>
<p>Council's Directors responsibilities include but are not limited to:</p>	<ul style="list-style-type: none"> ■ Reviewing of proposed and/or amended policies and procedures ■ The compliance management of the Contractor Management Policy ■ Reporting suspected fraud and/or corruption ■ Documenting decisions relating to this Policy appropriately ■ Review and endorsement staff delegations, as appropriate ■ Providing support to the Manager Procurement & Fleet, where required ■ Reporting any conflicts of interest with any party in the supply chain relating to any engagement or potential engagement 	<p>Deleted: e</p> <p>Deleted: Providing guidance for, or assist in the</p> <p>Deleted: e</p> <p>Deleted: is responsible for:</p> <p>Deleted: m</p> <p>Deleted: e</p> <p>Deleted: ment</p> <p>Deleted: of</p> <p>Deleted: conforming</p> <p>Deleted: Contractors</p> <p>Deleted: procedures</p>
<p>Manager Procurement & Fleet responsibilities include but are not limited to:</p>	<ul style="list-style-type: none"> ■ Maintaining relevant Council Contractor Management Policies and Procedures ■ Managing Council's Contractor Management procedures in accordance with this Policy ■ Requesting and/or undertaking investigations relating to contractor management and performance ■ Managing enquiries and complaints from Council's contractors ■ Managing the investigation process and issuance of any non-conformance in accordance with this and other relevant policies and procedures and in conjunction relevant department Managers ■ Reviewing of applications for Contractor standdown ■ Managing tools and education relating to the compliance with Council's Contractor Management Policies and Procedures ■ Monitoring & reporting on non-compliance with this Policy ■ Reporting any conflicts of interest with any party in the supply chain relating to any engagement or potential engagement ■ Monitoring Council's procurement and contract management activities to ensure transparency and probity for all potential contractors and reporting any breach to the Director Corporate Services 	<p>Deleted: Undertake investigations relating to breach of procurement policies & procedures and contractor performance</p> <p>Deleted: Maintain relevant Council Policies & Procedures</p> <p>Deleted: Maintaining compliance with Council's Policies & Procedures</p> <p>Deleted: Monitor & report on compliance of Councils' Contractor Management Policy and Council's Procurement Policies & Procedures regarding the engagement of Contractors for both goods & services</p> <p>Deleted: promoting</p> <p>Deleted: &</p>

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Maintaining ...anaging and/or provide advice to Council staff on the security of around tendered rates and pricing commercial in confidence information in the custody of Council; and~~~~Deleted: ¶~~~~Deleted: ¶~~~~Deleted: <#>Monitoring and maintaining VendorPanel for the organisation as a whole (Super Administrator)¶~~~~Deleted: all ...ontractor management procurement investigations activities~~~~Deleted: is responsible for:~~~~Deleted: provide ...roviding notification of non-conformance to relevant Contractor~~~~Deleted: Liaising with Council's WHS Coordinator regarding new and existing Contractors and non-conformance and any other relevant matter;~~~~Deleted: M...ntaining ...and/or providing advice to Council staff in relation to the securing of commercial in confidence information in the custody of Council; security around tendered rates and pricing ; and~~~~Deleted: VendorPanel ...ouncil's e-Procurement, contract and contractor management systems including Contractor contractor compliance information (Administrator)~~~~Deleted: <#>Assisting with the coordination of all Council tenders in conjunction with relevant project managers.¶~~~~Deleted: <#>Monitoring the requirements of CPI rate increase to or requests for updated rates for relevant preferred Contractor lists at the start of each contract~~~~Deleted: Assessment ...ssessing and the undertaking of approval with regards to the addition of~~~~Deleted: Ensure~~~~Deleted: procurement ...ontractor Management audits and assessments decisions~~

	<ul style="list-style-type: none"> ■ Reviewing (where required) recommendations on contractor expectations, terms and conditions prior to advertising of procurement activities ■ Managing and/or provide advice to Council staff on the security of commercial in confidence information in the custody of Council ■ Managing Council's e-Procurement, contract and contractor management systems including contractor compliance information ■ Assessment and approval with regards to the addition of contractors to Council's panel contracts ■ Reviewing staff requirement to request additional information from Contractors where required to ensure relevance ■ Reporting suspected fraud and/or corruption
Procurement Coordinator/ Officer responsibilities include but are not limited to:	<ul style="list-style-type: none"> ■ Providing guidance for, or assisting in the management of non-conforming contractors in accordance with this and other relevant procedures ■ Providing support to the Manager Procurement & Fleet for contractor management investigations ■ Reporting any conflicts of interest with any party in the supply chain relating to any engagement or potential engagement ■ Administering & providing notification of non-conformance to relevant contractors ■ Reviewing (where required) recommendation on procurement contractor expectations, terms & conditions prior to advertising ■ Monitoring, maintain, and/or providing advice to Council staff in relation to the securing of commercial in confidence information in the custody of Council ■ Monitoring and maintaining Council's e-Procurement, contract and contractor management systems including contractor compliance information ■ Providing support to departments on the creation of contractor expectations, terms & conditions prior to procurement activities and contracts being advertising ■ Supporting Council's departments in contractor management activities ■ Assessing and the undertaking of approval with regards to the addition of contractors ■ Documenting procurement and contract management decisions appropriately ■ Reporting suspected fraud and/or corruption
Council's Delegated Officers (including Managers, Coordinators, Supervisors, and	<ul style="list-style-type: none"> ■ Ensuring compliance to Council's Policies & Procedures ■ Reporting any conflicts of interest with any party in the supply chain relating to any engagement or potential engagement ■ Documenting Contractor Management audits and assessments, appropriately including date, time, location and any breaches ■ Ensuring clear expectations are set when engaging contractors and prior to commencement of works

CONTRACTOR MANAGEMENT: ~~CONTRACTOR MANAGEMENT~~

<p>Employees) responsibilities include but are not limited to:</p>	<ul style="list-style-type: none"> ■ Confirm the goods/services received meet Council requirements by reviewing objectives and outcomes of the activity undertaken ■ Ensuring that the minimum compliance requirements have been met (or provided) and ensuring the Contractor is appropriately covered for the works being undertaken prior to them entering Council's site ■ Confirming validity of Council's Contractor Induction for the contractor and/or their employees that will be entering and/or working on any Council site ■ Confirming appropriate qualifications, training, experience and certifications of competency required by Council for any persons conducting work under the Contract terms ■ Reporting any hazards and/or performance issues or poor quality goods that may warrant a non-conformance as a result of a Council engagement ■ Sighting all relevant WHS documentation including but not limited to Safe Work Method Statement (SWMS) where applicable and verification of competency for mobile plant ■ Undertaking site specific safety procedures including but not limited to inductions and risk assessments ■ Ensure compliance with the NHVR Heavy Vehicle National Law and Regulations for Chain of Responsibility (CoR) and the RMS Chain of Responsibility provisions in the Road Transport (General) Regulation 2021 ■ Maintaining probity ■ Ensuring the term and conditions of the contract are relevant, monitored and enforced. Reporting suspected fraud and/or corruption
<p>Council's WHS and Risk Management responsibilities include but are not limited to:</p>	<ul style="list-style-type: none"> ■ Maintaining compliance with Council's Policies & Procedures ■ Coordination of the induction of contractors & relevant suppliers as required ■ Reporting any conflicts of interest with any party in the supply chain relating to any engagement or potential engagement ■ Managing Induction renewal registers and advise Council staff and contractors of any updated inductions that are required ■ Advising relevant Council staff of contractors' employees that fail to meet induction requirements ■ Manage tools and education relating to the compliance with Council's WHS and Risk Management Policies and Procedures and monitor & report on non-compliance with this Policy ■ Provide assistance (where requested) in the acceptance of additional Contractors and recommended tenderers with regards to risk management principles ■ Provide the appropriate tools and education relating to the compliance with Council's WHS Policies and Procedures ■ Monitor & report on non-compliance with Council's WHS Policies and Procedures ■ Reporting suspected fraud and/or corruption

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CONTRACTOR MANAGEMENT: ~~CONTRACTOR MANAGEMENT~~~~Contractors' responsibilities include but are not limited to:~~

- Ensuring services/goods are executed as directed by Council in compliance with Council policies, procedures, specifications, requirements and expectations and/or any relevant Contract associated to their engagement
- Ensuring & maintaining appropriate qualifications, training, experience and certifications of competency required by Council for any Contractor persons conducting work
- Committing to re-inducting their employees/representative to the Council specific induction when requested by Council
- Ensuring their employees/representatives carry the Council issued induction evidence, verification of competency and any other licence required by Law on their person at all times and present to Council representatives when requested
- Ensuring safety documentation as requested by Council or required by Law has been completed, are present on site and have been consulted and signed by all relevant parties where required.
- Maintaining the workplace in a safe and healthy manner for themselves, subcontractors and other staff and visitors of Council
- Raising and/or reporting immediately any issues that may become a WHS concern with Council's nominated officer
- Ensuring compliance with the National Heavy Vehicle Regulator's (NHVR) Chain of Responsibility laws and the RMS Chain of Responsibility provisions in the Road Transport (General) Regulation 2021
- Ensuring that all employees and all subcontractors employees are paid the correct wages, loadings, allowances, penalties and that any underpayments identified are rectified immediately
- Ensuring accuracy of invoicing and paperwork prior to forwarding to Council
- Reporting any conflicts of interest with any party in the supply chain relating to any engagement or potential engagement
- Reporting suspected fraud and/or corruption

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Council's Responsibilities Engaging a Contractor

- For all goods & services engagements with a cumulative value (over the term of the contract) a financial value greater than \$50,000, Council will engage contractors via a relevant contract, however this policy is still relevant with regards to contractor management.
- Council is required to place all contract arrangements over \$50,000 in Council's Contracts Register.
- When a requirement is identified that cannot be provided or undertaken by a Council employee, the person requiring this good/service must estimate potential costs associated with the requirement for that particular service. Council have preferred and prequalification contractor lists for several services including but not limited to: Trade Services, Wet & Dry Plant hire and also many contracts for the provision of goods to assist with the smooth engagement of our contractors. Council must engage contractors or purchase goods based on a spend threshold as noted in Council's Procurement Policy. It is essential for staff to consider and/or include all local suppliers in their procurement activities whilst applying the 5% Local Preference discount.
- When engaging a contractor that is not on a prequalification list, it is recommended that necessary compliance requirements be discussed with Council's Procurement department prior to engagement or commitment of any service or goods. If appropriate, the contractor may be required to undertake several steps prior to engagement e.g. register on Council's e-Procurement system or complete additional contractor application forms and must complete the relevant online contractor induction.
- In some instances, a non-tendered pre-qualification list may be established for commonly used contractors enabling Council to capture and maintain compliance information. Council staff must also obtain the relevant compliance information prior to the engagement of any supplier.
- All Contractors that enter a Council site must participate in induction processes, as specified by Council. See Contractor Induction for further information.
- WHS requirements are to be communicated to the Contractor prior to engagement (provision of necessary documentation, including sign off and proof of receipt, as required), however Council reserve the right to request additional WHS information as deemed necessary if circumstances change either legislatively, contractually or onsite conditions change.

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Deleted: <#>Tenders for trade services and wet & dry plant hire can generated as both preferred and prequalification lists. The preferred order is utilised either up to the threshold nominated in the Tender documentation and for any work over the nominated threshold staff will approach all approved (prequalified)Contractors via Council's electronic quoting system 'VendorPanel' inviting a 'request for quote' or the list will be used in preferred order only.¶ Consideration needs to be made when sourcing goods and services with a holistic view highlighting the intent of obtaining value for money. Extra costs associated eg floating costs, travel costs or even providers location may move a particular plant/supplier from say No. 3 to No. 1 as the overall cost would be lower for that particular item or service. Demonstrating value for money and documenting evidence to justify why the No.3 was selected is an acceptable means of procuring from our preferred supplier lists. ¶

The inclusion of Local Preference discount should be nominated by the Contractor on the quotations/response documents, however often identified and applied by Council staff where experience and local knowledge can be utilised. The inclusion of the Local Preference discount must be documented by Council staff as applied.¶ Council's backing sheets must be used as the evidence based document for all preferred supplier engagements where No.1 is not utilised¶

Contractor Selection - Evidence

- It is essential that the process of selection regarding contractors is well documented and in line with the terms and conditions of the panel being utilised.
- Council's backing sheets must be used as the evidence-based documents for all preferred supplier engagements where No.1 is not utilised

Addition of Contractors to an Existing Procurement Service Arrangement

Procurement arrangements include:

- Pre-qualification panels; and

CONTRACTOR MANAGEMENT: ~~CONTRACTOR MANAGEMENT~~

- Preferred supplier lists (overflow only).

The addition of Contractors to existing procurement arrangements can only occur in accordance (and if permitted) within the original tender documentation terms & conditions specification, compliance items and associated contract documents. Copies of application documents can be obtained by Contractors ~~contacting~~ Council's Procurement department.

Contractor Induction

- Council's ~~contractor~~ inductions will remain valid indefinitely unless this induction is withdrawn by Council or major amendments are made to the WHS Act, in which, a new induction process must be undertaken. Council will notify Contractors of any re-induction requirements.
- The induction process is coordinated by Council's WHS department. Contractors, their employees or any other representative of the Contractor will be required to ~~complete~~ an on-line induction. Early renewal or updated inductions may be called at any time deemed necessary by Council.
- Site specific inductions will occur as necessary.
- Council employees must confirm validity of ~~contractor~~ inductions prior to engagement and all ~~contractors~~ must have the induction card on their person at all times when working on a Council site. Council reserves the right to ~~audit~~ inductions cards (or any other WHS required item) at any time from any person or organisation on their site. Should evidence of the induction (or any other WHS required item) not be supplied, Council reserves the right to stand that person/~~contractor~~ down immediately and until such time as the evidence is provided.
- The Council ~~contractor~~ induction may not be required in some instances. This is at the discretion of the WHS Coordinator.

Contractor Performance Management

- ~~All performance matters are reported to Council's procurement team and investigated accordingly. Contractors must be forthcoming with information being requested and ensure attendance to meetings by the appropriate decision makers in the organisation.~~
 - ~~Non-conformance relates to all activities concerning a contractor where processes, actions, equipment or goods fail to meet Council's expected standards. These activities include (but are not limited to) the work whilst being undertaken, completion of works, behaviour of contractors and their employees on Council worksites, condition of plant and equipment and any associated paperwork requirements, for example invoices and safety documentation and competency requirements or the quality of goods or services provided to Council.~~
 - ~~Impacts from the issuance of a non-conformance could include standing down of a Contractor immediately until the completion of an internal investigation, permanent removal, reprioritising on preferred ordered panel arrangements, additional training or any other method specified in a Contract.~~
 - ~~Contractors have right to respond to any non-conformance received. The response must be made in writing and within 14 days of receipt of the non-conformance notification letter.~~
- ~~Council reserves the right to randomly audit contractors products & services to capture feedback on contractors.~~

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Tendered rates cannot be amended mid-contract unless the original tender documentation and contract specifically permits rate increase considerations. All requests for rate increases must be made in writing to the appropriate Council delegate and must not exceed the most recent annual CPI rate increase (nearest quarter) All Groups (or the rate specified in the tender/contract). ¶

Any approved increase must be responded to in writing from Council's delegate ¶
In the event that a Request for Quote via VendorPanel is sent to contractors via a prequalification panel, Contractors have the opportunity to review rates depending on the requirements, however the value must not exceed the value of the original tendered amount. ¶

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The report must include detail of any discussions undertaken with the Contractor regarding the non-conformance. In the event of a WHS non-conformance, Council's WHS Coordinator must also be notified as soon as practicable. ¶

If deemed appropriate, a non-conformance notification will be forwarded to the Contractor detailing Council's concerns, identified non-conformance and any corrective actions required. Each non-conformance notification must be coded with Council's non-conformance codes. Any correspondence relating to this matter must be placed in Council's record management system on Council's non-conformance register. ¶

Contractors must be issued with a non-conformance notification once agreed by the Manager Procurement & Fleet. For high risk non-conformance the General Manager must be notified, medium risk the Director/Department Manager must be notified and low risk non-conformance the relevant project Manager, Supervisor, Works Officer or Team Leaders must be notified. ¶

Contractors that have tendered (and been accepted) for a preferred supplier list may be reprioritised as a consequence from the receipt of a non-conformance and/or face potential removal as per the matrix depending on the severity of the breach. All other Contractors are based on the non-conformance matrix and the severity of the breach. In the ...

CONTRACTOR MANAGEMENT: ~~CONTRACTOR MANAGEMENT~~

DEFINITIONS

Council means – Mid Western Regional Council (MWRC)

GM, Directors, Managers, Coordinators, Supervisors, Officers means any person employed by Council that holds a financial delegated authority to undertake the engagement of a contractor or the purchase or goods.

Council's Employee means – any person that is engaged by Council and has the delegated authority to undertake the engagement of a Contractor or the purchase of goods other than those noted above

Contractor is a Supplier - Supplier means the person, body corporate or entity that sells the Goods or provides the Work or Services to Council.

Probity: Probity is also known as procedural integrity. It is a concept that brings together moral excellence, integrity, uprightness, conscientiousness, honesty, and sincerity in Contractor Management and the associated procurement processes.

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Council's Non-Conformance Matrix¶
Council's (Non-Conformance) Consequence Outcomes¶
Council's Feedback Form¶
Council's Backing Sheet¶

HRWHS 059 - Framework for the Safety Management of Contractor & Construction Project Works¶

Note: The above forms are an internal document and are subject to change¶

Page Break

1. NON-CONFORMANCE MATRIX

NON-CONFORMANCE	SEVERITY			
	CATEGORY	>THREE Non-Conformances issued	THREE Non-Conformances issued	TWO Non-Conformances issued
				ONE Non-Conformances issued
	NC001 Compliance	HIGH	MEDIUM	LOW
	NC002 Workmanship Performance Quality	HIGH	MEDIUM	LOW
	NC003 Breach of Council's Policies and/or Procedures	HIGH	HIGH	MEDIUM
	NC004 WHS and/or Environmental	HIGH	HIGH	MEDIUM

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CONTRACTOR MANAGEMENT: ~~CONTRACTOR MANAGEMENT~~

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2. CONSEQUENCES

To re-prioritise a preferred supplier list, the consequence is listed below.

HIGH

To be considered on a case by case basis:

1. Investigation and issue of Non-Conformance warning; 2. If Non-Conformance results in serious injury, instant suspension from list for remainder of contract term; OR Suspension pending investigation (if then proven negligent) removal from list for remainder of contract term; 3. Suspension from list for one month – all high risk non-conformances require the General Manager to be notified, and must be formalised by Non-Conformance letter being issued.

MEDIUM

To be considered on a case by case basis:

1. Works to be rectified at service provider's expense with management or improvement plan produced by service provider, or; 2. Suspension for one month; 3. Meeting to discuss issues and performance-improvement agreement made – Direct Manager must be notified and Non-Conformance letter must be issued.

LOW

To be considered on a case by case basis:

Non-Conformance letter must be issued.



POLICY – **PROPOSE TO RESCIND**

Local Preference Policy

*A prosperous
and progressive
community*

ADOPTED	REFERENCE	2.1
COUNCIL MEETING MIN NO: 398/20	REVIEW DATE	DECEMBER 2024
DATE: 9 DECEMBER 2020	FILE NUMBER	GOV400047

Objective

Council is committed to supporting the local economy and enhancing the capabilities of local business and industry. The objective of this policy is to create a framework that ensures Council gives due consideration to the actual and potential benefits to the local economy by sourcing goods and services locally, where possible, whilst maintaining a value for money approach at all times. Locally sourced goods and services will be used where price, performance, quality, suitability and other evaluation criteria are comparable with non-locally sourced goods and services. Locally sourced goods and services are those, which are procured from local service providers based permanently in the Mid-Western Regional Council area. This policy supports Council's commitment to achieve social and economic benefit as well as the best value for money outcome to Council and the community, while maximizing opportunities for local organisations to compete for Council business.

This policy must be considered when:

- Ordering services, goods or materials or when engaging consultants;
- Tenders;
- Quotations

Legislative requirements

- Local Government Act 1993
- Local Government (General) Regulation 2005
- Competition and Consumer Act 2010
- Fair Trading Act 1987 (NSW)

Related policies and plans

- Tendering Guidelines for NSW Local Government
- Council's Procurement Policy
- Code of Conduct
- Statement of Business Ethics

Policy

Mid-Western Regional Council acknowledges that it has an important role to play in the local economy and is committed to assisting local industry engage in business with Council. To assist local industry and local economic development, Council will:

- Encourage a 'buy local' culture within the Council;
- Advertise all tenders, contracts and expressions of interest in the local media and by other means as deemed appropriate;
- Ensure links to all tenders, contracts and expressions of interest are available on Council's website;
- Disseminate contract and tender information to local industry, in a manner deemed appropriate;
- Package requirements in appropriately sized contracts to suit market capacity and encourage competition;
- Ensure that buying practices, procedures and specifications do not disadvantage local service providers and ensure transparency in quotation, tendering and contract management practices;
- Encourage local businesses to promote their goods and services to Council;
- Encourage the use of local distributors within the delivery chain whenever goods, materials or services have to be sourced from outside the local government area; and
- Apply a price preference discount in favour of local service providers, as set out in this policy.

Social & Economic Development Considerations

Council's Community Plan includes:

Strategy 3.1.1 – support the attraction and retention of a diverse range of businesses and Industries.

Council is aware that investing in local businesses by engaging them, when appropriate, for council works and services, assists in growing the local economy and results in positive social impacts for the community. For every \$100,000 spent in the local government area, this generates an additional \$169,000 in economic output and creates 1 additional job in the local economy.

Value for money is a key objective of Council's Procurement Policy. It ensures that Council achieves the best possible outcome for the amount of money spent. Value for money does not necessarily mean selecting the bid that offers the lowest initial price. It represents the best return and performance from the money spent over the entire life of the product or service.

Purchasing decisions will be assessed on a value for money basis whilst giving full consideration to:

- Open and effective competition, ensuring tenders are evaluated on equal footing;
- Ethical behaviour and fair dealing;
- Compliance with specifications, guidelines and requirements

POLICY: LOCAL PREFERENCE POLICY | 2.1, 9 DECEMBER 2020

- The advantages of dealing with local businesses including local knowledge, networks and relationships, administrative and operational efficiencies, availability and access to after sales service and maintenance;
- The service provider's knowledge, experience and ability to fulfil the requirements of Council;
- Meeting the needs of the community;
- Whole-of-life cycle costs;
- Compliance with and capability to satisfy technical specifications, guidelines and other requirements such as financial capacity, industry reputation, and quality and safety systems;
- The service provider's commitment to supporting other local businesses through their subcontracting and service provider arrangements;
- Net benefits to Council including the benefits of maintaining an ongoing, innovative and competitive local business environment, including economic benefits and employment;
- Environmental protection; and
- Job creation potential.

Overall, the value for money assessment must deliver quality outcomes at competitive prices, whilst recognising the impact of procurement decisions by Council on local industry and economic development. Notwithstanding this policy, assessments in the selection criteria must also consider all of the above factors in conjunction with price and locality considerations.

Local Preference

For all quotations and tenders for the supply of goods, materials and/or services for Mid-Western Regional Council a price advantage is given to Local Service Providers (LSP). In the process of determining the successful service provider, a percentage will be nominally deducted from the Local Service Provider price for the purpose of price comparison. The following price preference discounts will be applied under this policy;

- Purchases up to \$249,999 LSP's given 5% discount (non-tendered)
- Purchases from \$250,000 – Where Council tender for goods &/or services a percentage will be allocated by way of weighted criteria to LSP's if deemed appropriate. The nominated discount may vary from 0% - 10%.

Council staff preparing tender documentation must provide, document and record the reasons why a certain percentage has or has not been allocated. The relevant Director or Chief Financial Officer will approve the nominated percentage discount applied to the weighted criteria from the information received.

Applying a notional reduction in price will increase the competitiveness of a Local Service Provider against other service providers.

As price is only one factor for consideration when evaluating any quotation or tender, the application of the nominal offset does not guarantee that the tenderer receiving the offset will be the successful applicant.

For the avoidance of doubt, the price actually paid by Council under any resulting contract or acceptance of pricing submitted, not including the offset – Council will be subject to the actual submitted price.

POLICY: LOCAL PREFERENCE POLICY | 2.1 , 9 DECEMBER 2020

A "Local Service Provider" will be defined as:


An organisation that operates from permanently staffed premises within the boundaries of Mid-Western Regional Council's LGA and has operated from those premises for a minimum period of three (3) months before submitting the quotation or tender and

An organisation that has less than 150 employees and is at least 50% owned by an individual (or individuals) that live WITHIN THE BOUNDARIES of Mid-Western Regional Council's LGA and has done so for a minimum period of three (3) months before the organisation submits the quotation or tender. It is assumed that the individual/s reside/s at their address on the electoral role.

If subsequent investigations by Council prove that false declarations were made and this organisation should not be considered a "Local Service Provider" then the Local Preference Policy will not apply and that service provider will not be able to supply goods, materials and/or services to Mid-Western Regional Council for a period of 12 months.

The nominal percentage reduction for price comparison will not be applicable to any business that has more than 50% ownership by any person who is elected as a Councillor to represent Mid-Western Regional Council.

Council will make the final determination as to the acceptable status of a Local Service Provider and is not subject to challenge.



POLICY

Sustainable Procurement & Contracts Policy

*A prosperous
and progressive
community*

REVIEW, COUNCIL MEETING MIN DATE:

VERSION NO **3.1**

REVIEW DATE

FILE NUMBER **FIN300032, FIN300086**

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Objective

This Policy provides an overview of the Council Procurement and Contract Framework and principles that **MUST** be followed by all Council Officers and representatives when purchasing goods and services and managing associated contracts.

The outcomes of this Policy are:

- Value for money;
- Align with business needs;
- Improve service delivery;
- Ensure legislative compliance and probity; and
- Support a competitive local economy.

This policy supports the delivery of Councils 'Community Strategic Plan' to achieve a sustainable Local Region.

Legislative requirements

- Local Government Act 1993 ([NSW](#))
- Local Government (General) Regulation 2021 ([NSW](#))
- NSW Local Government Tendering Guide 2009
- NSW Model Code of Conduct
- [Modern Slavery Act 2018 \(Cth\)](#)
- [Government Information \(Public Access\) Act 2009 \(NSW\)](#)
- [Work Health and Safety Act 2011 \(NSW\)](#)

Related policies and plans

- Procurement & Contract Management Procedure
- Contractor Management Policy
- Code of Conduct
- Statement of Business Ethics

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PAGE 1 OF 11 | MID-WESTERN REGIONAL COUNCIL

POLICY: SUSTAINABLE PROCUREMENT & CONTRACTS POLICY | VERSION 3.3, [INSERT](#)

■ [Risk Management Policy](#)

■ Disposal of Assets Policy

■ Fraud and Corruption Control Policy

■ [Purchase Cards Policy](#)

■ [Records Management Policy](#)

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Scope

The Policy applies to all Council Officers and representatives who have delegated authority to purchase goods and services and manage the associated contracts on behalf of the Council.

It commits every individual involved in procuring and managing contracts for goods and services to actively ensure that all activities are:

■ [legal](#);

■ accountable and auditable;

■ fair and competitive;

■ ethically, environmentally, and socially responsible;

■ economically effective;

■ conducive to maintaining the Council's ability to exploit appropriate technological, commercial, and organisational developments as they arise;

■ capable of identifying, minimising, and managing risks that may threaten projects, procurements, or contracts;

■ free of any direct or indirect conflict of interest; [and](#)

■ maintain confidentiality.

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The scope of the Policy commences from when Council has identified a need for procurement, and continues through to the award, delivery, management and closing [out](#) of the contract.

The word 'MUST' is used throughout this Policy to describe key principles against which Council will be audited and non-compliance identified. Non-compliance may result in disciplinary actions.

Focus on Sustainability

Sustainable procurement & contract management takes responsibility for the Economic, Environmental, Social and Governance impacts of any purchase – goods or services. These four factors are referred to as the Quadruple Bottom Line (QBL) and relate to a total lifecycle impact, and not just the upfront price.

Sustainability is now an essential part of procurement. A sustainability lens ensures purchasing decisions are based on sound principles that maximise the benefit to the environment and society, and meets community expectations.

POLICY: SUSTAINABLE PROCUREMENT & CONTRACTS POLICY | VERSION 3.2

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There is a clear duty of care to spend public funds responsibly, and in a way that protects, nurtures, and grows the environment and the economy and supports local businesses, local jobs and guards against modern slavery or any other unethical practices.

Council acknowledges its responsibility to ensure the environmental, social, and economic sustainability of the local community, and to contribute positively to the overall health of the planet.



Roles and Responsibilities

POSITION	RESPONSIBILITIES
Council Officers and Representatives	Accountable for managing procurement and contracts in accordance with council's financial delegations, Legislation, and this Policy. Council Officers are required to demonstrate due diligence in each of the PLAN, SOURCE, MANAGE stages based on the value and risk of the project.
Procurement Manager / Team	Overall responsibility of this Policy, its implementation and ongoing operational compliance. Provide support and guidance in the interpretation and use of this Policy and associated Procurement and Contract Management Framework and Legislation.
Executive Leadership Team (ELT)	Demonstrate leadership through commitment to Sustainable Procurement and Contract Management. Provide stewardship, oversight through review of "health checks" of procurement and contract management through consideration of regular reporting.

Councils commitment to Sustainable Procurement is demonstrated by addressing each of these four factors as follows:

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Economic

1. Ensuring that value for money principles are enforced for all Council procurement activities:

POLICY: SUSTAINABLE PROCUREMENT & CONTRACTS POLICY | VERSION 3.3, INSERT

2. Ensuring that local suppliers (suppliers that have a local presence by way of shop front and/or depot in the Council LGA) are given the opportunity to quote or tender for Council procurement activities;
3. Providing a 5% Local Preference Discount for local suppliers in the evaluation process of all procurement activities, regardless of value;
4. Assessing the cost and economic impact of the procured product or service;
5. Ensuring that infrastructure procurement activities we deliver provide better a quality aesthetic to improve liveability, accessibility and tourism outcomes for the Community; and
6. Providing educational nights to suppliers and potential suppliers to support suppliers upskilling so they can comply with Councils procurement processes.

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Environmental

1. Assessing the environmental impact of any procurement activities by ensuring all impacting environmental legislation is met at a minimum;
2. Ensuring that any future sustainability objectives are built into all Council procurement activities; and
3. Reviewing Council's procurement outcomes to determine how we might be able to improve environmental outcomes both in how and what we procure for current and future procurement activities.

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Social

1. Assessing any social implications that Council's procurement activities may have on the Community;
2. Compliance with Modern Slavery Legislation;
3. Providing Indigenous and Torres Strait Islander Organisations opportunity to respond to Council's procurement activities;
4. Providing Australian Disability Enterprises opportunity to respond to Council's procurement activities;
5. Ensuring we create opportunities for local suppliers in Council's procurement activities;
6. Encouraging our local suppliers to also support local when undertaking Council's procurement activities; and
7. Encouraging the purchase of Australian made goods and services in Council's procurement activities.

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Governance

1. Providing education to Council Officers involved in procurement activities ensuring probity, transparency and ethical behaviour;
2. Ensuring procurement activities are undertaken in accordance with good governance principles and legislation;
3. Ensuring suppliers comply with Councils policies and procedures relevant to any procurement activity for example Statement of Business Ethics

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POLICY: SUSTAINABLE PROCUREMENT & CONTRACTS POLICY | VERSION 3.2

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4. Ensuring suppliers meet compliance requirements relevant to any procurement activity for example insurance and WHS expectations,

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5. Manage suppliers in accordance with Council's Contractor Management Policy

Procurement and Contract Management Framework

The Council Framework consists of 3 broad stages: **PLAN**, **SOURCE** and **MANAGE**.

When applying this framework and utilising the supporting templates, best practice and legislative requirements will be adhered to. This, in turn, will provide the best chance of reaching a successful Procurement outcome, achieving value for money, mitigating risks and establishing appropriate contract management standards.

Processes and guidance are balanced with the risk and value of projects, procurements, and contracts. Complex projects with a high risk and high value, require careful planning, stringent peer review of Requirements Documents (Specifications) prior to any approach to the market.

Conversely, for low risk and low value simple procurement requirements, there is greater flexibility to minimise indirect administrative costs and improve efficiency.

Procurement Principles (PLAN AND SOURCE)

Accountability – Council is committed to ensuring accountability and transparency in its procurement activities. Accountability means that Council Officers are responsible for the actions and decisions that they take in relation to procurement and for the resulting outcomes. Council Officers **MUST** be able to demonstrate the basis of all decisions so that can withstand any scrutiny.

Conflicts of Interest – A conflict of interest exists when a reasonable person might perceive that a public official's personal interest(s) could be favoured over their public duties. Corrupt conduct can arise when a conflict of interest is concealed, understated, mismanaged, or abused. Staff MUST declare, record, and save on file all identified conflicts in accordance with Council's Code of Conduct.

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Consultants, Suppliers (and their sub-contractors) and any other person involved in the supply chain must also declare any conflict that may arise during the course of a procurement activity/Contract.

Record Keeping – The Council records provide evidence of actions and decisions and represent a vital asset to support its daily functions and operations. Council Officers **MUST** ensure appropriate documents and records are maintained in accordance with Council's Records Management Policy.

Confidentiality – Council Officers and consultation stakeholders **MUST** maintain the integrity and security of confidential information in their possession, or for which they are responsible. In addition to general obligations relating to the use of council information, Council Officers **MUST** only access confidential information that they have been authorised to access for the purposes of exercising official functions and only release confidential information authorised. Refer to the Council's Code of Conduct for further information.

Risk Analysis and Management – Risk analysis and management are techniques applied to ensure that procurement process contracts are successful. Council officers are required to identify and assess the risks and prioritise them by aligning relevant resources to monitor, control and

POLICY: SUSTAINABLE PROCUREMENT & CONTRACTS POLICY | VERSION 3.3, INSERT

minimise or overcome the impact. Consideration of Risk should be managed in accordance with the Council's Risk Management Policy and Procedures.

Emergencies – From time-to-time there may be a need to purchase goods or services due to an emergency whereby the requirements of Legislation and this Policy cannot be applied. An emergency is a situation that poses an immediate risk to health, life, property, or environment. Emergency procurement is only an option where Council must act immediately and take all reasonable and necessary action to mitigate any continuing risk associated with the emergency. This may only be used in cases of genuine emergency and not to remedy poor planning. Authorisation for emergency procurement activities **MUST be provided**, by the General Manager (GM) in line with his financial delegation.

Spend Threshold Requirements – The estimated value of the contract is inclusive of Goods and Services Tax (GST) for all goods and services for the life of the contract including any options to extend. The current tender threshold is \$250,000 including GST for the life of the contract. Council Officers **MUST** not split Purchase Orders or contract value estimates to avoid a defined or legislative process.

Purchase Orders – Suppliers **MUST** not be engaged to supply any goods or commence any services without first being issued with a valid Purchase Order (where specified in the Spend Thresholds below). Invoices issued by Contracted Suppliers must have a valid Council Purchase Order reference number that is referenced on their invoice, or it may not be paid.

Credit Cards – Council provides a credit card facility to enable the secure purchase of goods and services in support of legitimate Council business. Credit cards are intended to provide an efficient method of purchasing ad-hoc materials, travel, accommodation and minor expenses or urgent items where no preferred supplier agreement is in place. Council Officers issued with a corporate credit card are in a position of trust regarding the use of public funds. Expenditure on a credit card **MUST** be in accordance with financial delegations and the fundamental requirements set out in this Policy and Council's Purchase Cards Policy and Corporate Cards Procedure.

Spend Threshold

The procurement methodology is dependent on the value threshold and/or risk of the purchase as shown below. All amounts include GST. The value threshold to determine the methodology is the total accumulated spend for the procurement including any anticipated variations for the procurement activity.

Council has access to a range of Common Use Arrangements (CUA's). CUA's are pre-established panels of providers (or preferred suppliers) that should be used for commonly purchased goods and services. These arrangements have been established by either Council (or group of councils), Local Government Procurement, Procurement Australia, NSW Procurement (State Government).

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CONTRACT SPEND	METHOD	DESCRIPTION
Unlimited	Expression of Interest (EOI)	An EOI provides the opportunity to undertake market tests and can lead to a selective approach to your procurement. An EOI may lead to one of the below Procurement actions. It does not replace any action.
All Spend Thresholds	Review Common Use Arrangements (CUA) and access where possible Consider any opportunity to incorporate quadruple bottom line (QBL) initiatives.	CUA's are in place to reduce red tape and time. These should be accessed wherever possible for any spend level.
Up to \$5,000	Credit cards to be utilised where possible Consider any opportunity to incorporate quadruple bottom line (QBL) initiatives.	Credit card reconciliation is the process of ensuring that the transactions made match the transactions, are complete, correct, and valid. Reconciliation is an essential part of the closing process, and it's how we ensure the integrity of our records. Council Officers MUST reconcile credit cards as directed OR
	No quotes required, however best practice Consider any opportunity to incorporate quadruple bottom line (QBL) initiatives.	A Stores/Workshop order docket can be issued prior to goods or services being provided. OR A Purchase Order with Standard Terms and Conditions can be issued but not preferred
	Petty Cash Consider any opportunity to incorporate quadruple bottom line (QBL) initiatives.	Petty Cash is available for purchases \$100 or less
\$5,000 - \$50,000	MUST obtain 2 written quotes or an exemption is to be obtained. MUST use Basic Request for Quote for purchases of services over \$20,000. Consider any opportunity to incorporate quadruple	It isn't always practical to obtain quotes. If, for any reason you can't obtain the required quotes value for money must still be <u>a</u> considered. A procurement exemption MUST be obtained prior to goods or services being provided. *A Council Purchase Order MUST be issued

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POLICY: SUSTAINABLE PROCUREMENT & CONTRACTS POLICY | VERSION 3.3, ~~INSERT~~

	bottom line (QBL) initiatives.	
\$50,000 - \$150,000	<p>MUST use Simple Request for Quote (RFQ) and MUST obtain three written quotes.</p> <p>Consider a detailed evaluation and award process.</p> <p>Consider any opportunity to incorporate quadruple bottom line (QBL) initiatives.</p>	<p>Due to elevated spend and risk, a 'Publicly Advertised' RFQ process should be conducted in line with the Council Framework guidance.</p> <p>If for any reason the RFQ process or public advertising cannot be undertaken, a procurement exemption MUST be obtained prior to goods or services being provided.</p> <p>*A Council Purchase Order MUST be issued</p>
\$150,00 - \$250,000	<p>MUST use Complex Request for Quote (RFQ) process and MUST utilise a detailed evaluation and award process.</p> <p>Consider any opportunity to incorporate quadruple bottom line (QBL) initiatives.</p>	<p>Due to elevated spend and risk, a 'Publicly Advertised' RFQ process MUST be conducted in line with the Council Framework guidance.</p> <p>If for any reason the RFQ process or public advertising cannot be undertaken, a procurement exemption MUST be obtained prior to goods or services being provided.</p> <p>Council Officers MUST prepare and utilise a detailed evaluation and award process.</p> <p>*A Council Purchase Order MUST be issued</p>
Greater than \$250,000	<p>MUST use Public Request for Tender (RFT).</p> <p>Consider any opportunity to incorporate quadruple bottom line (QBL) initiatives.</p>	<p>As per Legislative Requirements and the Council Framework guidance.</p> <p>*A Council Purchase Order MUST be issued</p>
\$500k	<p>Increased tender threshold for natural disaster response and recovery related contracts</p> <p>Consider any opportunity to incorporate quadruple bottom line (QBL) initiatives.</p>	<p>Councils are not required to tender prior to entering into a contract with a value of less than \$500k where the contract:</p> <p>is primarily for the purpose of response to or recovery from a "declared natural disaster", and</p> <p>is entered into within 12 months after the date on which the natural disaster is declared.</p>

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		Refer to Clause 170(a) Local Government Regulation *A Council Purchase Order MUST be issued
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* For various services involving recurrent payments, such as telephone and electricity accounts, gas, subscriptions, credit card purchases, it is impractical to raise orders prior to receipt of the invoice

* Where Council utilises their own internal services to meet a requirement this policy is not applicable if value for money can be demonstrated and MUST be documented.

Contract Management Principles (MANAGE)

This section provides the mandatory requirements for managing contracts. Council recognises that the effective management of contracts with suppliers is essential in maximising the business benefits, achieving value for money and minimising contractual risks.

A contract is an agreement made between two or more parties that creates rights and obligations enforceable in law. This Policy applies until all contractual obligations have been completed.

The following are excluded from this Policy:

- Employment contracts;
- Non-binding Memoranda of Understanding; and
- Partnering and collaborative contracts with other Local or State organisations.

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Stages in the Contract Management Life Cycle

Contract Commencement (Stage 1) – starts before a contract is signed

Successful Contract Management is highly influenced by activities performed prior to contract award. Ensuring that contract terms, conditions, scope and deliverables, KPI reporting and relationship management are clearly established in the signed Contract and understood by all parties, is fundamental for effective Contract Management.

Contract Management (Stage 2) – runs until formal closure

Properly managing supplier performance with respect to outcomes and deliverables clearly specified and agreed in the Contract will help ensure Council and its customers obtain the business benefits and value for money within target timeframes.

Contract Closure (Stage 3) – the formal conclusion

The contract close-out is the stage for closing-out Contract obligations and liabilities with suppliers. It may also include transitioning to another supplier for the goods/services.

Mandatory Requirements applying to contracts

- All Council Contracts valued at \$50,000 (including GST) or more must be registered and identified with a Contract Number - issued by Council's Contract Management System (CMS) Port or the number provided by the Records Department at the time of procurement.

POLICY: SUSTAINABLE PROCUREMENT & CONTRACTS POLICY| VERSION 3.3, [INSERT](#)

■ A contract manager must be formally appointed. The Contract Manager may manage a contract valued at more than their level of financial delegation. However, the Contract Manager must not approve or incur expenditure on goods, services or a project valued at more than their level of financial delegation. Note, this also applies to any changes (variations) to the original price of procurement [based on the cumulative value](#).

■ Staff must use Council developed and recommended contract templates at all times. These include contracts [developed specially for Council](#), and Purchase Order Term and Conditions.

All formal Contracts must include appropriate Sustainability clauses in the areas of;

■ Work Health & Safety; Quality Assurance; Environmental; Financial Capability; Insurance; Industrial Relations; Performance; Code of Conduct; Business Ethics; Exchange; and Disclosure of Information.

■ That allow and support contract compliance and risk management, with having regard to project value, requirements and complexity.

All formal Contracts must include appropriate Commercial clauses;

■ [in the areas of](#) Payments and Retentions (or security); Price Adjustments; Delay to Completion (or delivery); and Processes to Resolve Claims and Disputes;

■ That allow managing or regulating variations to the original Contract, having regard to project value, Contract requirements and complexity; [and](#)

■ Obtain all relevant approvals and licenses prior to commencement: of the contract planning and engagement (entering into a contract).

Contract Variations

All Contract Variations must be approved in writing in accordance with the Contract and be approved by the appropriate [Council](#) delegate.

Ethics and Probity

Council's Code of Conduct must always be adhered to in the management of Contracts on behalf of Council, in particular ensuring: responsible decision making, declaring and appropriately managing any Conflicts of Interest and appropriate decline of any offered Gifts or Benefits.

Contract Disclosures

In accordance with Part 3, Division 5 of the Government Information (Public Access) Act 2009 (GIPA Act), Council will maintain and publish a register of all Council contracts that records key information about each contract Council enters into with the private sector which has or is likely to have a value of \$150,000 (including GST) or more.

Modern Slavery Prevention

Council is committed to ensuring:

- its operations and supply chains do not cause, involve, or contribute to modern slavery; and
- its suppliers, relevant stakeholders, and others with whom we do business respect and share our commitment regarding minimising the risk of modern slavery.

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POLICY: SUSTAINABLE PROCUREMENT & CONTRACTS POLICY | VERSION 3.2

This applies to all persons employed by Council or on Council's behalf in any capacity. The prevention, detection, and reporting of modern slavery in any part of Council's operations or supply chain is their responsibility.

- Where Modern Slavery may be present, completing a risk checklist prior to making a purchase.
- Where risk is identified, engaging with our suppliers to provide further information on their commitment to minimising the risk of modern slavery in their own supply chains and operations. This will primarily be done by asking suppliers to complete a Modern Slavery Questionnaire.
- Including modern slavery criteria in Request for Tender documents and Contracts.
- Providing adequate training for all staff to ensure they are aware of what modern slavery is, what Council's modern slavery risks are and how to raise any identified or potential concerns; and
- Utilising Council's complaint process to enable staff and others to raise concerns about modern slavery.

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¶ Statement of Intent¶
Council is committed to combating Modern Slavery by: ¶
Identifying where our modern slavery risks are in our supply chain and assessing the degree of those risks;

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2024–25 MRT Quarterly Operational Report
October to December 2024

prepared for

Mid-Western Regional Council

PURPOSE

Mudgee Region Tourism (MRT) CEO tables this quarterly operational report to the MRT Board.

BOARD & EXECUTIVE TEAM

- Commenced the review of best practice, current practice and steps required to align our activity
- Reflective practice with team – roles and responsibilities and areas of development, upskilling in marketing, communications and digital marketing
- Commenced partnership review and proposed direction for 2025/26
- Industry engagement – event at Clairfield
- AGM – presented the performance of the year that was and the direction for the year ahead

FINANCIAL SNAPSHOT UPDATE

- Review on mid-financial year performance and financial positioning saw need to alter the FY25 budget
- This has seen great benefit in streamlining expenses and reporting more accurately only our performance
- Less retained earnings need to be accessed as a result – allowing MRT Board to consider if additional work should be introduced now – or pre-planned for the new financial year
- We met MRT's partnership target and are in a settled position for 2024/25
- There were 64 digital packages purchased for 2024–25, which is a new record; there are 81 print ads, a decline of 7 ads
- Visitor Information Centre (VIC) sales are consistent but not to the peak of COVID-19. We are meeting this year's targets so far, which is being driven by local businesses buying hampers.

GRANTS & FUNDING

We have submitted for the Energy Co Central-West Orana Renewable Energy Zone – Local Community Fund Grants. The focus of MRT's grant application is strategy and marketing, as well as support for the Mudgee Region wine industry.

The decision on successful applications originally was to be announced in December '24. This has been pushed out to 'from' March '25. It is expected that this will be pushed out further. It is noted that it is extremely unlikely we will be awarded funding for this grant.

PROGRESS // 2020–25 DESTINATION MANAGEMENT PLAN GOALS & ACTIVITY

Goal	Measurable Objectives (KPIs) (over the period 2020 to 2025)	Footnotes
A. Leverage existing visitor markets to encourage increased length of stay and yield.	Increase the visitor economy spend by 20% or 200,000 visitor nights.	<p>With the use of Localis (accommodation capacity and occupancy tool), we see changes occurring with supply and occupancy as REZ Projects 1 and 2 complete. This is also changing the spend pattern that we saw through CommBank data for Q1 of 2024/25.</p> <p>Understanding REZ workers made up a strong base of occupancy across 2023 and 2024 in our reporting, there is a drastic reduction in occupancy without these base room-nights no longer required.</p> <p><i>This objective is currently being met.</i></p>
B. Encourage greater regional dispersal to share the benefits of tourism across the entire Mudgee Region.	Increase in participation in events and tickets sales at museums and attractions by 10% in centres such as Gulgong, Kandos and Rylstone.	<p>In the past quarter we have continued to see peaks and dips in spend. Based on the increased cost of living – general products, together with the increased cost per night with accommodation, it is difficult to make comparison to 2019–2020 data.</p> <p>Visitation across the entire region is down, however, it is reported there is more in region being spent by visitors.</p> <p><i>The increased regional dispersal is currently being met, but the metric of ticket sales and event tickets is a poor metric and we no longer manage this function.</i></p>
C. Strengthen the appeal of the region year-round to contribute to the viability of local businesses and to support vibrant communities.	<p>Increase in positive sentiment achieved as measured by an analysis of social media and online media sentiment.</p> <p>Increase in digital content delivered for multichannel distribution relating to low and shoulder seasons.</p>	<p>The limited marketing efforts produced by MRT has seen competing regions take huge amounts of the share in voice.</p> <p>Positive sentiment was produced by ensuring favourable conversations were placed in the news and media agenda. Without this activity, negatively skewed conversations around REZ have dominated the market – without anything to combat this.</p> <p>Our strategic approach to re-engage the news agenda will see this change – measuring sentiment accordingly.</p> <p><i>The objective is currently being met.</i></p>

D. Focus on higher-yield markets by enriching the experience offer.	Increase in the number of higher-yield products, tours and experiences listed on the Australian Tourism Data Warehouse (ATDW) and on online booking platforms.	<p>Every Partner listing on ATDW has been reviewed. We are also ensuring non-Partner activities, such as walks, and public attractions, such as Art, are on ATDW.</p> <p>There has been an increase in high-end accommodation and the development of new products in the region. MRT is working with these businesses as they come online.</p> <p>ATDW listings have increased in the region in the past 12 months.</p> <p>All businesses with an ATDW listing get 6 email alerts before the listing is taken offline. We have built into our CRM the dates of every Partners' listing expiry and if they haven't updated by 7 days before 12-month renewal MRT will go in and update on their behalf.</p> <p><i>This objective is currently being met.</i></p>
E. Enhance collaboration and partnerships to support the visitor economy.	Increase partnership engagement and resulting financial contribution to MRT by 10%.	<p>MRT is currently unable to grow revenue or engagement due to the most recent restructure.</p> <p>A new proposed structure will be advised to the MRT board for consideration – including a more senior industry lead to build on engagement and investment opportunity.</p>

TOURISM OPPORTUNITIES

Identify potential tourism infrastructure or opportunities that would secure a stronger tourism economy. Work with Council on identifying new opportunities or gaps that would improve tourism offering on the region. Provide a quarterly report with findings. Include number of new tourism businesses opened and those closed in the region in the quarter.

New Tourism Business Open in Q2	Tourism Business Closed in Q2
6 x arts & recreational	2 x arts & recreational
7 x accommodation & food services	23 x accommodation & food services
9 x retail	18 x retail
Total @ 22 businesses	Total @ 43 businesses

* Remplan data provided by MWRC

Visitation Spend Q2	Total Spend	Visitor Spend	Visitor Spend %
October '24	\$38.3m	\$10.9m	38%
November '24	\$36.9m	\$8.7m	24%
December '24	\$40.2m	\$9.3m	23%

* Data provided by CommBank

Potential Tourism Infrastructure	Weakness or Gap	Opportunity
Accommodation	<p>The loss of base occupancy from REZ and mining workers has seen a huge drop in overall occupancy. The increase of 2,500 rooms over the last 4 years has also increased our total occupancy capacity. Married with an ADR \$100+ than competitors, we are no longer an appealing destination for visitors.</p> <p>Our demand is less than our supply – by a huge amount. This needs to be rectified to help businesses guide their decisions around pricing and distribution.</p>	<p>Industry Development is required – helping our accommodation sector understand the importance of pricing particular relating to economy of scale.</p> <p>There is not enough long-term rental or affordable housing to attract essential workers, tourism and hospitality workers here – driving further perception concerns,</p> <p>There has to be a collaborative approach to ensure the pricing issue in the region is addressed.</p>
Dining	Demand for hospitality can exceed availability and often leads to visitors or guests being disappointed. Encouraging pre-booking of hospitality, especially restaurants as well as seven-day week trading would help to alleviate this problem.	Encourage the development of more on-vineyard dining experiences. This could include investment in a significant new wine and food experience space or centre, which integrates the landscape, produce and culture of the Mudgee Region through high-quality design (Hero)
Health & Wellness	Increasing interest in health and well-being provides an opportunity to enhance and promote the wellness offering of the region, including accommodation, activities and packages that take advantage of the quality local produce and rural and nature-based settings of the region.	<p>Develop and promote wellness tourism experiences, including encouraging investment in wellness retreats or centres. This should leverage the region's outstanding local produce, arts, music and creativity (Hero)</p> <p>Council to support (where appropriate) initiatives to leverage the interest in leisure cycling, mountain biking, the existing mountain biking trail network and events (Supporting)</p> <p>The key piece to look at over the next 4 years is the Cycle path on the rail corridor from Rylstone to Gulgong.</p>
Transport	Transport within the Mudgee Region is largely perceived as a barrier to tourism, especially after hours and to support wine tourism and visitor disbursement to towns and villages.	Increasing connectivity between the towns of the Mudgee Region would significantly enhance the appeal of attending live music, sporting events or art exhibitions etc. It would also enable visitors to plan an extended stay, especially for those who arrive by air
Directional & welcome signage	Poor signage including limited signage for Mudgee VIC.	Investigate opportunities to improve signage for the region and Mudgee VIC

- MRT CEO has monthly Economic Development catch ups with MWRC to understand priorities, projects and ways of collaborating for future conversations.
- MRT CEO is focussing solely on overcoming challenges presented by REZ with marketing activity that attracts the visitor here, while working with state government to help educate the industry on the pricing concerns / yield management that was partly influenced by the influx of REZ workers during 2022/2023.
- MRT CEO to engage with real estate, council, and accommodation providers to update the industry on the new information regarding REZ – there will not be short-term workers coming to region in high volumes looking for short-term furnished rental. The goal here is to ensure our industry is prepared to make informed decisions, rather than hold an inflated rate with an empty property.

DESTINATION MARKETING

MARKETING PLAN

There is no marketing plan – and the destination marketing allocations in our was made up of operating expenses rather than marketing activity.

This limitation in marketing activity has contributed to the lack of awareness and conversion to region – all the while, our competitors have doubled their investment to speak to the same visitor we try to attract.

To overcome this, we have invested \$60k in a launch campaign across April to June 2025, which will formulate the beginning of our reintroduction to the visitor market.

The budget has been updated to reflect upcoming work, and MRT will continue in this direction in the new financial year.

Digital marketing efforts were reviewed in comparison to industry best practice. Efforts have paused and halted, as the quality of our content, conversation and direction did not speak to our audiences in a way that inspires, informs or ignites the desire to act.

Based on the digital marketing review, proposed steps are underway to increase engagement – rather than reach – and will be introduced from March 2025.

Our marketing efforts from a partner deliverable perspective drives all traffic to our website. Organic social posts were in excess of 30 posts per months to drive reach. Both are not performing favourably in the way of engagement. Paired with the recent changes to AI Search in Google – our website traffic has reduced significantly – which is expected to continue to trend downward.

Furthermore, this quarter has had less partner paid campaigns, meaning less paid activations on social to drive traffic to our website and drive reach. Again, this metric isn't reflective of true efforts – and it would be our advice to produce work that increases engagement, reporting on such moving forward.

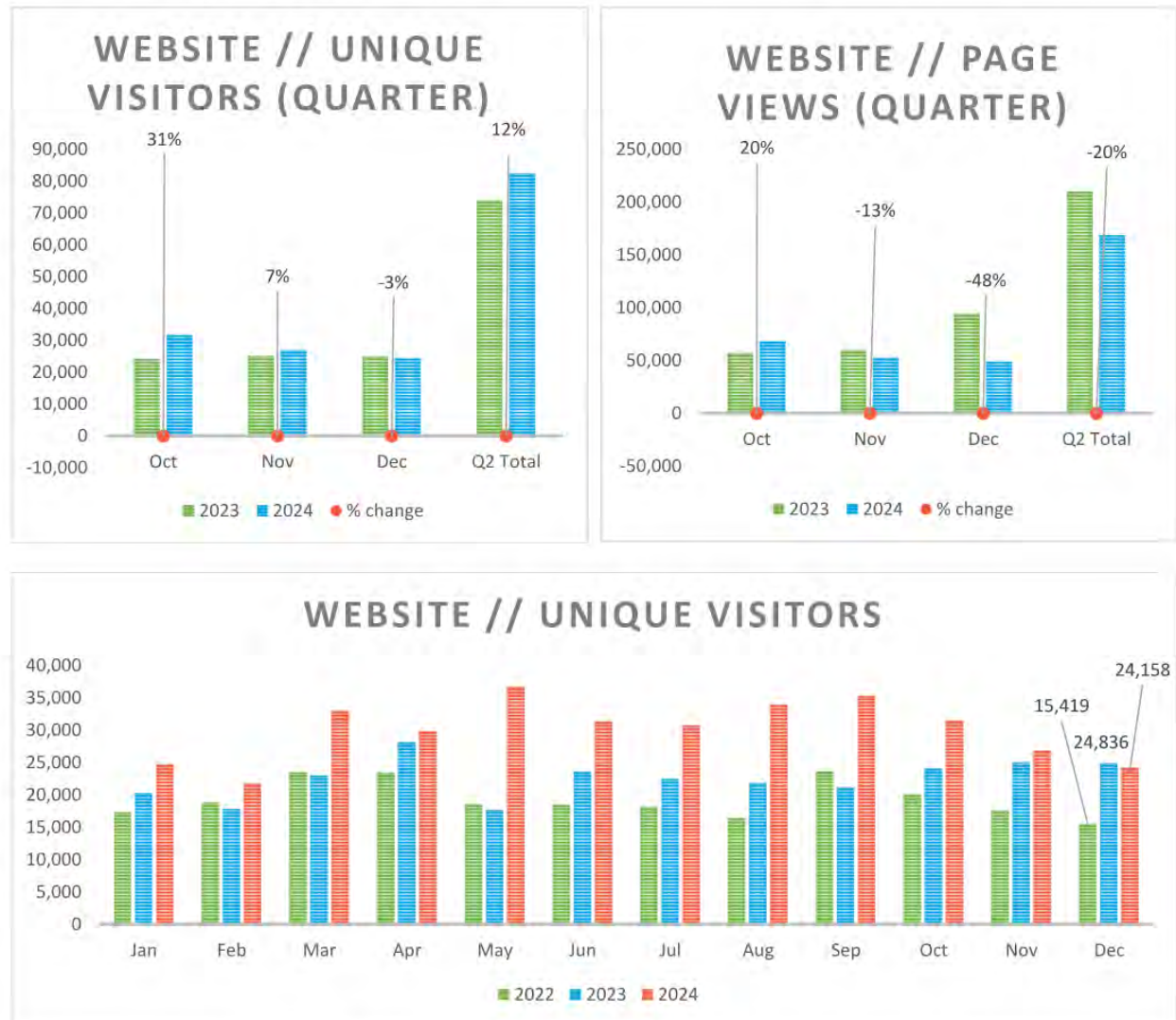
This is to be considered with less concern than originally thought. Our website is not a booking platform. Our strategy can evolve and we can drive more people directly to the booking platform of our partners – offering less barriers in the way of making the purchase.

MARKETING CAMPAIGN RESULTS

Key metrics of success of the marketing plan are:

MRT Marketing KPIs		2023/24		2024/25	
1. Magazine	Distribute 35,000 copies of the magazine in the Mudgee Region and surrounds	40,040 distributed in Q2		13,050 distributed in Q2	
2. Social media followers	Increase social media followers by 15% (Facebook, Instagram)	October	28,816	October	30,851
		November	28,939	November	30,928
		December	28,044	December	31,036
3. Social media reach	Increase reach of social channels to key markets	October	788,851	October	1,277,253
		November	936,821	November	709,614
		December	369,201	December	586,165
3. Website visitor	Secure >20K unique website visitors per month during campaign term.	October	24,025	October	31,445
		November	24,971	November	26,761
		December	24,836	December	24,158

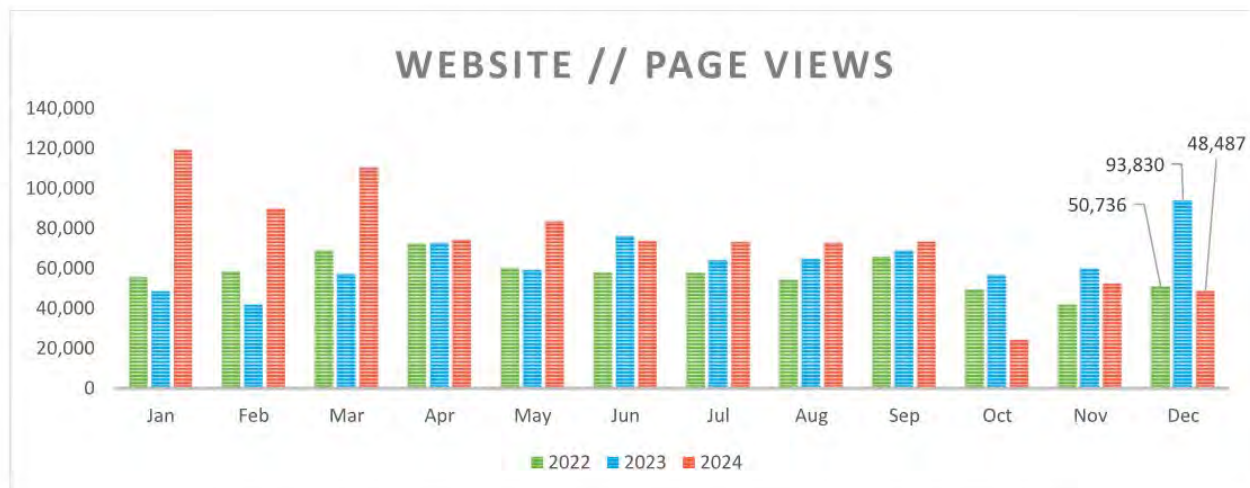
WEBSITE & SOCIAL MEDIA DATA



Website Unique Visitors	2022	2023	2024	Total
Total	230,652	269,291	359,110	859,053

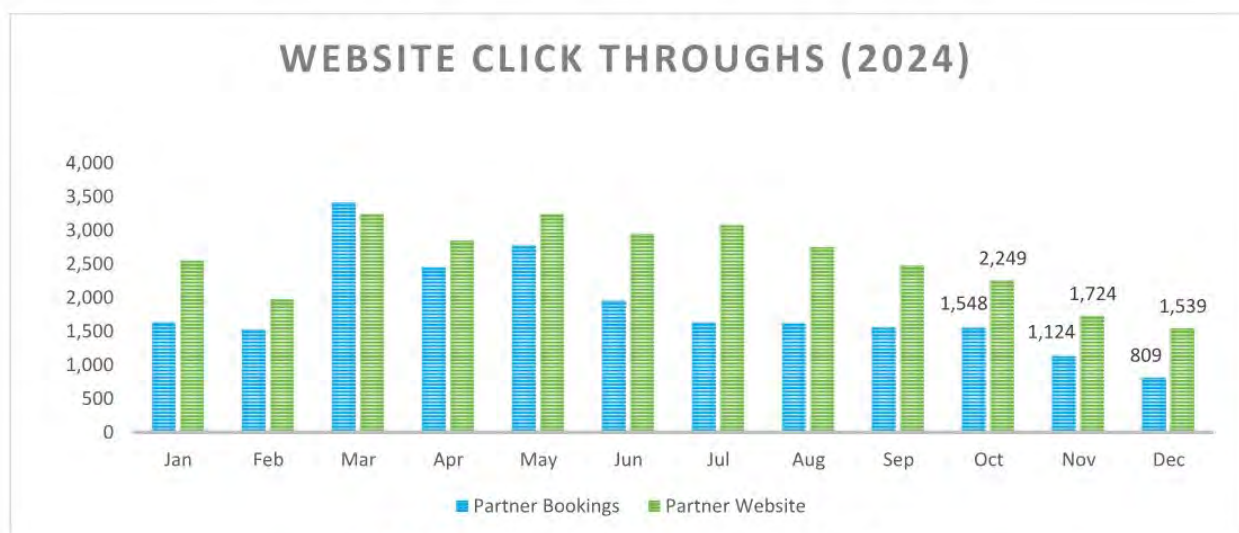
* 2024 total to date @ December '24 (YTD)

* Includes website traffic to the new What's On Mudgee Region event website from June '23

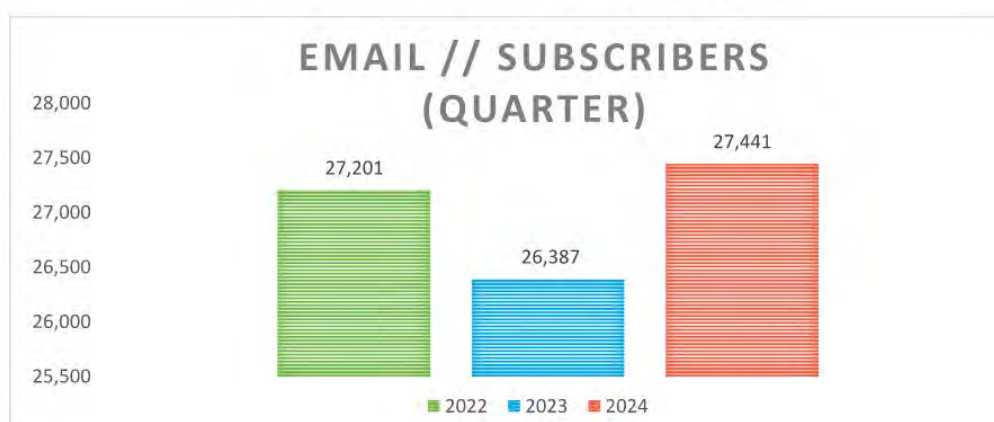


Website Page Views	2022	2023	2024	Total
Total	690,198	760,931	893,148	2,344,277

* 2024 total to date @ December '24 (YTD)

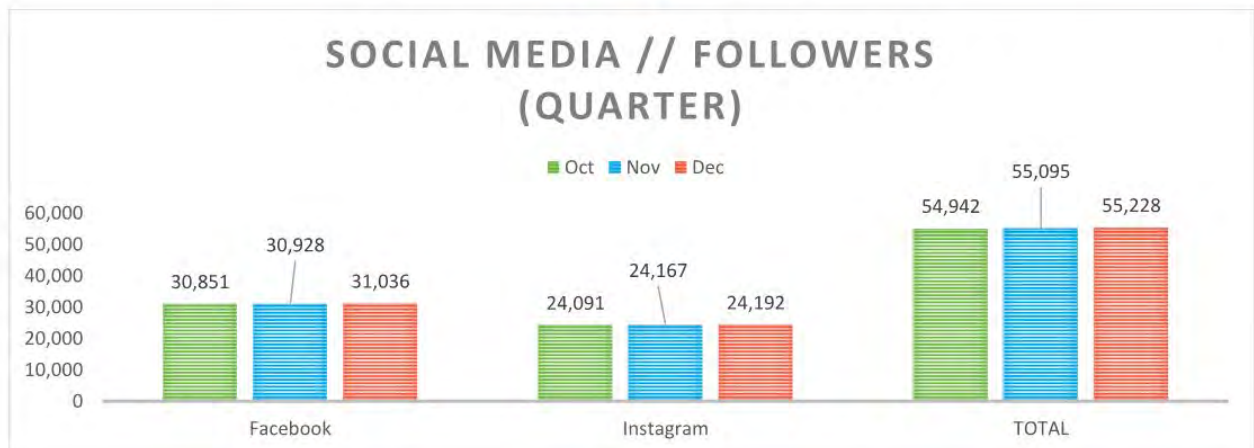
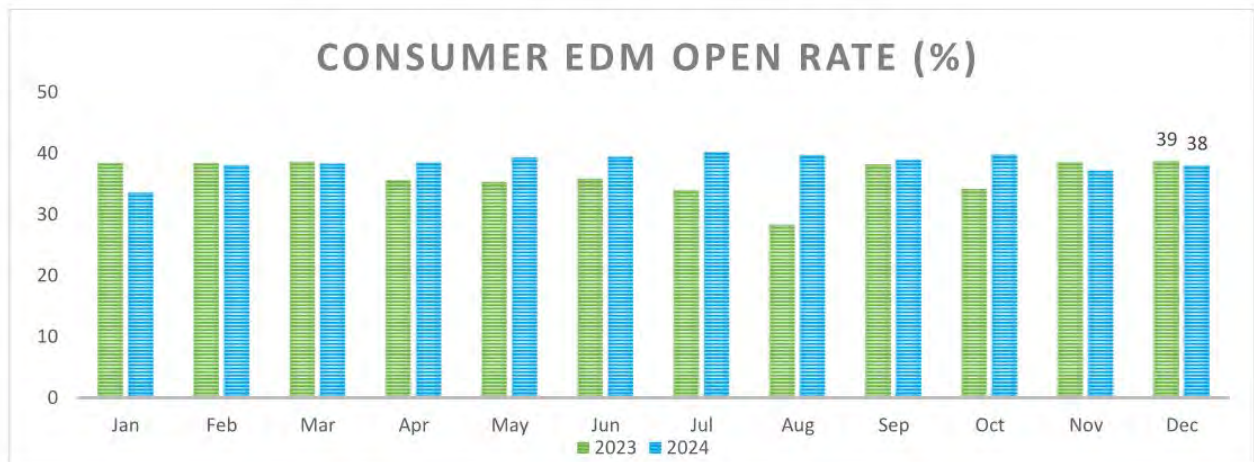


* MRT started recording this data matrix in January '24





Email Subscribers	2022	2023	2024
Accumulative totals	27,201	26,387	27,224



* Facebook and Instagram only from January 2024 (excluding Twitter)



Social Media Reach	2022	2023	2024	Total
Total	2,527,840	7,667,347	11,562,168	21,757,355

* 2024 total to date @ December '24 (YTD)



* MRT started its YouTube channel in Jan '23 and started posting videos of Partner podcasts in February 2024. There were no new Partner podcasts produced and November or December 2025.


MOST POPULAR SOCIAL MEDIA POSTS

The high-performing Facebook and Instagram posts for the quarter.

December '24

Sun, 15 Dec 6:00pm

Carousel



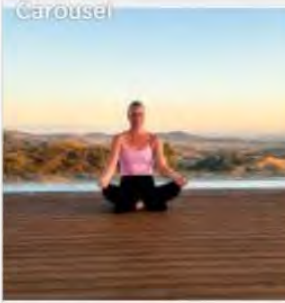
Silent night, holy night, all is calm, all is bright. 🌟 Stargazing under the endless skies of the #MudgeeRegion, where the night whispers its magic...

[Things ...](#)

Reach	4 032
Impressions	4 032
Interactions	480
Likes	67
Comments	1
Clicks	371
Shares	8

Mon, 30 Dec 5:05pm

Carousel




Cheers to summer, festivities and a great week to finish the year in the Mudgee Region 🍷 Share your favourite snaps with us! Tag...

[Things ...](#)

Reach	2 667
Impressions	2 685
Interactions	464
Likes	22
Comments	0
Clicks	440
Shares	1

Fri, 27 Dec 3:00pm

Carousel




School holidays are here! Discover the #MudgeeRegions hidden gems with your family... adventure, nature and unforgettable moments await...

[Things ...](#)

Reach	5 354
Impressions	5 430
Interactions	422
Likes	31
Comments	2
Clicks	374
Shares	7

Thu, 5 Dec 1:07pm

Image



🎄 Feel the Magic of Christmas in Mudgee! 🎁 The Mudgee Region comes alive with festive late-night shopping on 5, 12 and 19 December...

[Shoppi...](#)

Reach	3 099
Impressions	3 337
Interactions	418
Likes	375
Comments	6
Saves	4
Shares	33

Sun, 15 Dec 4:00pm

Carousel



Silent night, holy night, all is calm, all is bright. 🌟 Stargazing under the endless skies of the #MudgeeRegion, where the night whispers its magic...

Reach	3 197
Impressions	3 313
Interactions	301
Likes	272
Comments	0
Saves	8

Wed, 18 Dec 4:00pm

Carousel



Rockin' around the Christmas tree, let the Christmas spirit ring! 🎄 Nothing says festive cheer like these twinkling trees lighting up the...

Reach	3 329
Impressions	3 734
Interactions	275
Likes	252
Comments	3
Saves	4

November '24

Wed, 13 Nov 7:00pm



Here's to The Zin House for once again earning a hat in the SMH Good Food Guide 2025. Stroll through the food gardens, chat with the chefs...

Food

Reach	10 150
Impressions	10 682
Interactions	1 517
Likes	149
Comments	22
Clicks	1 289
Shares	5

Fri, 8 Nov 3:00pm



Exploring Gulgong like a local! Dive into history at the many museums, pan for gold and enjoy morning tea at the Miner's Cottage Tea Rooms...

Towns ...

Reach	4 340
Impressions	4 534
Interactions	676
Likes	54
Comments	0
Clicks	590
Shares	10

Fri, 15 Nov 3:00pm



Exploring the hidden gems of Rylstone! 🌿 A perfect day of wandering through charming streets, shopping local treasures and...

Towns ...

Reach	3 783
Impressions	3 993
Interactions	653
Likes	80
Comments	3
Clicks	540
Shares	10

Sun, 3 Nov 7:36pm



Discover Mudgee's latest new hotel, restaurant and spa experience! The Clairfield Hotel is here, bringing modern, city-chic style to the...

Reach	10 754
Impressions	11 409
Interactions	883
Likes	603
Comments	8
Saves	126

Tue, 12 Nov 9:08pm



Get ready to pick farm-fresh organic cherries straight from the tree this Saturday, 16 November at @10estate 🍒 Hand-pick juicy cherries, indulge...

Reach	2 652
Impressions	3 080
Interactions	242
Likes	208
Comments	4
Saves	12

Mon, 4 Nov 6:03pm



The #MudgeeRegion put on its best country hospitality this past week! The Rylstone Street Feast brought everyone together with delicious...

Recipes ...

Reach	4 324
Impressions	4 725
Interactions	200
Likes	190
Comments	1
Saves	5

October '24

Sat, 5 Oct 9:00am



Escape to Gulgong, where history comes alive! 🏡🌿 Walk the charming streets of this gold rush town, explore fascinating museums and...

[Towns ...](#)

Reach	12 697
Impressions	13 306
Interactions	222
Likes	165
Comments	8
Clicks	0
Shares	16

Sun, 6 Oct 6:00pm



Spring school holidays are here! 🌸
☀️ Grab the fam and explore the outdoors—kayak on a river, discover local heritage buildings, hop on the...

[Things ...](#)

Reach	7 116
Impressions	7 116
Interactions	69
Likes	50
Comments	0
Clicks	0
Shares	8

Fri, 4 Oct 3:00pm



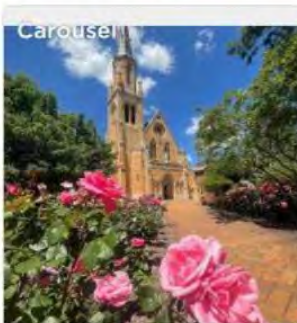
Weekend plans sorted for the month of October! Save the dates so you don't miss out on what's happening in the #MudgeeRegion! 📅 12th - 27...

[Nature](#)

[Art & C...](#)

Reach	5 193
Impressions	5 193
Interactions	49
Likes	44
Comments	0
Clicks	0
Shares	2

Mon, 28 Oct 5:28pm



A weekly snapshot of the #MudgeeRegion in full bloom! 🌸 The stunning spring scenery made the perfect backdrop for exploring and...

[Recap ...](#)

Reach	2 835
Impressions	3 282
Interactions	231
Likes	223
Comments	1
Saves	1

Sun, 6 Oct 6:00pm



Spring school holidays are here! 🌸
☀️ Grab the fam and explore the outdoors—kayak on a river, discover local heritage buildings, hop on the...

[Things ...](#)

Reach	7 116
Impressions	7 116
Interactions	69
Likes	50
Comments	0
Clicks	0
Shares	8

Fri, 4 Oct 3:00pm



Weekend plans sorted for the month of October! Save the dates so you don't miss out on what's happening in the #MudgeeRegion! 📅 12th - 27...

[Nature](#)

[Art & C...](#)

Reach	5 193
Impressions	5 193
Interactions	49
Likes	44
Comments	0
Clicks	0
Shares	2



- Unique website visitation was up 36% on Q2 previous year. Although an increase year-on-year, this will continue to trend downward due to the introduction of AI search on google. We will also see influx pending on the number of partner ads on meta that drive traffic to website.
- 5,512 external Partner website click-throughs for the quarter
- 3,481 Partner booking click-throughs for the quarter
- Top 3 referral sites:
 - October: Google, Meta Ads, Bing
 - November: Google, Meta Ads, Bing
 - September: Google, Meta Ads, Facebook
- Top 3 landing pages:
 - October: Mudgee Region Things to do, Homepage, Things to do/Walks
 - November: Mudgee Region Blog – Go on a Pick Your Own Adventure at 10'2 Estate, Homepage, Things to do
 - December: Mudgee Region Things to do, Homepage, Blog – Rosby Wines: a vineyard that feels like home
- Email subscribers up 4% on Q2 last year
- Social Media followers was up 6% on Q2 last year
- Magazine distribution was up 223% on Q2 the previous year with a greater push to ensure all Partners and more businesses in the CBD have copies available.

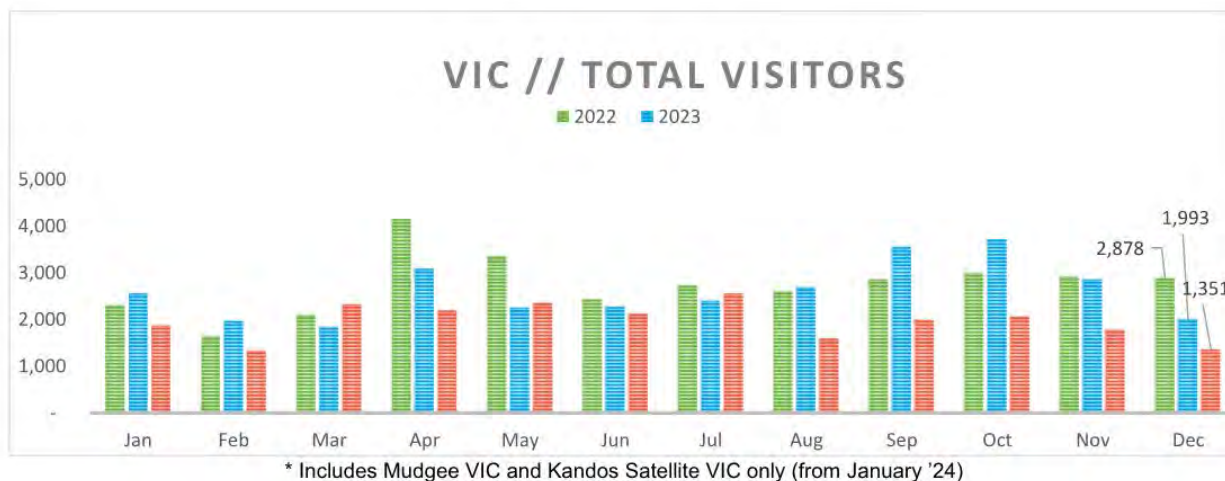
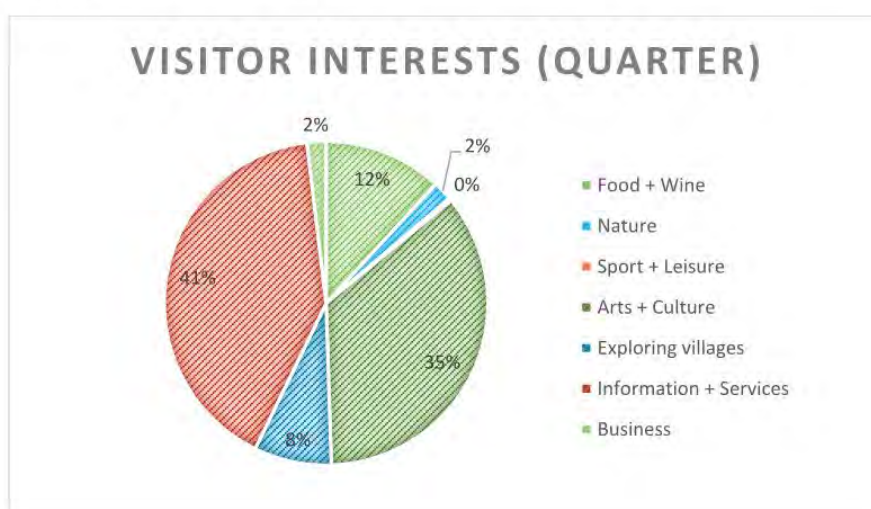
PUBLIC RELATIONS & MEDIA COVERAGE

From January 2023 MRT ceased recording traditional public relations media matrix data including EAV and PRV, based on the advice of Klick X, MRT's previous Public Relations Consultant, and is focusing on digital marketing. The advice is that without significant dollar spend on traditional media the impact will be minimal and that big news stories will be followed and captured by the media. Since making this operational change, MRT includes in each Quarterly Report details of any media coverage and articles facilitated and paid for by MRT.

MRT worked with DNSW on *Weekend Sunrise* Weather Broadcast at Rosby Wines & Gallery on Sunday 26 October. The content focussed on Sculptures in the Garden with additional live crosses featuring coffee and donuts from Old Wheels Grind, yoga with Good Culture Club and farm animals with Wallinga Farmstay.

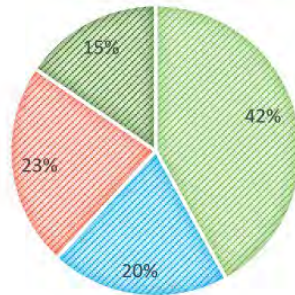
Destination NSW arranged for Channel 7 *Sunrise* host presenter, Katie Brown, to film a broadcast staying at Sierra Escape. MRT provided recommendations on local operators including Balloon Aloft, The Zin House and Logan Wines. This broadcast was filmed in November and aired on Friday 27 December '24.

There was no paid media coverage or paid articles between October to December '24.

VISITOR INFORMATION CENTRES (VIC)**VISITOR INFORMATION**

TRAVELLER TYPE (QUARTER)

■ Couples ■ Family Group ■ Group of Friends ■ Single



VIC // CALLS (QUARTER)

■ 2023 ■ 2024 % change



VIC // CALLS

■ 2022 ■ 2023 ■ 2024



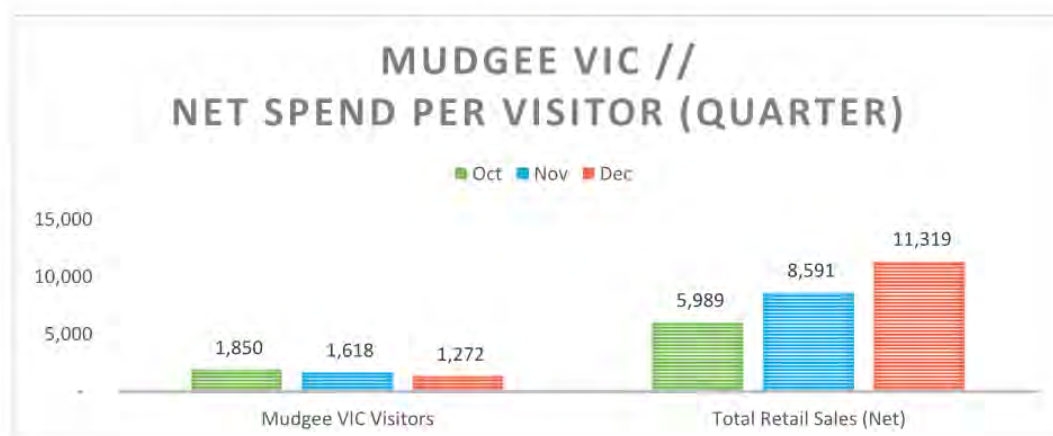
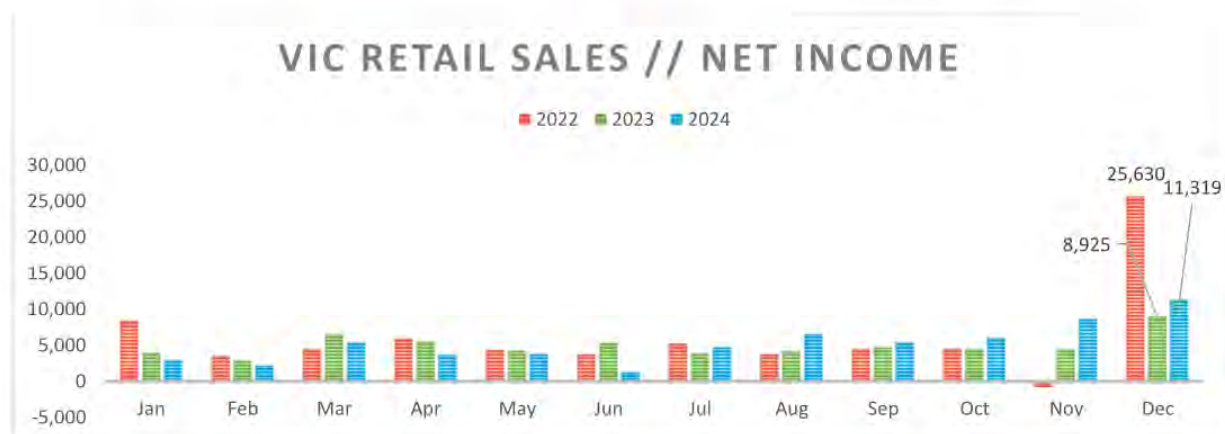
VIC Calls	2022	2023	2024	Total
Total	14,909	7,412	2,711	22,321

* 2024 total to date @ December '24 (YTD)

VISITOR SATISFACTION

MRT implemented at the beginning of 2023–24 financial year a new visitor satisfaction recording specifically the Visitor Information Centre visitors' happiness ratings – Very Happy, Happy Neutral, Unhappy and Very Unhappy – producing an overall happiness score.

The happiness scores for Q2: October @ 77%, November @ 86% and December @ 90%



Mudgee VIC Retail Sales	2022	2023	2024	Total
Total sales (net)	\$72,796	\$58,102	\$61,357	\$192,255

* 2024 total to date @ December '24 (YTD)

Average Spend per Visitor	Oct '24	Nov '24	Dec '24
Average spend (net)	\$3.24	\$5.31	\$8.90

TICKET SALES // GROSS INCOME (QUARTER)



TICKET SALES // GROSS INCOME



Event Ticket Sales	2022	2022	2024	Total
Total Sales	\$226,955	\$134,551	\$12,662	\$374,168

* 2024 total to date @ December '24 (YTD)

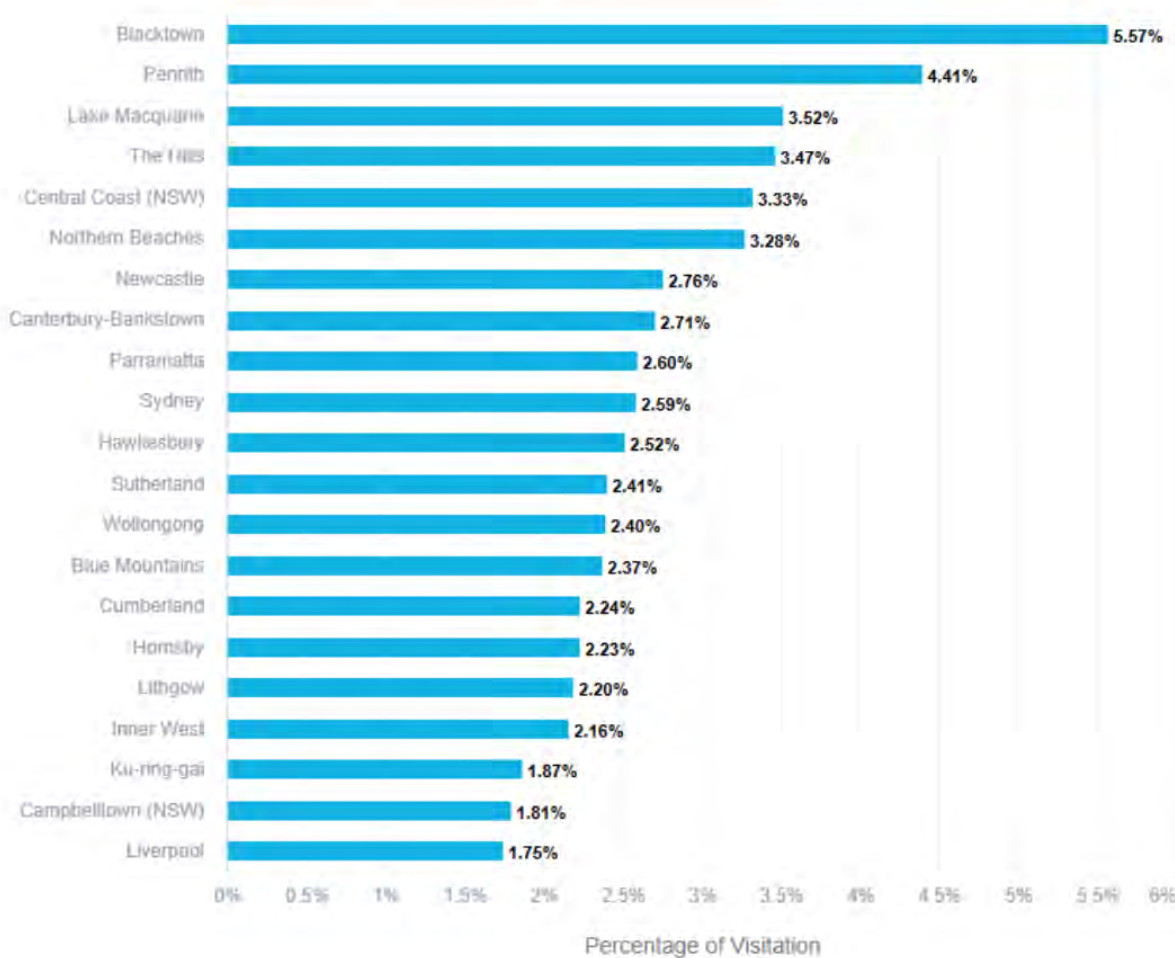
- VIC visitation to the Mudgee VIC was down 40% on Q2 last year.
- Calls were down 37% compared to Q2 last year.
- Net retail sales were up 47% on Q2 last year. There was great local support for hampers and general Christmas gift shopping, especially leading up to Christmas.
- Ticket sales were down 93% on Q2 last year. This decline is primarily due to Partners taking on the ticketing of their events themselves. There were also fewer larger events held during the quarter compared to previous years.

VISITOR DEMOGRAPHICS & GEOGRAPHICAL DATA

We are now utilising Localis to monitor where visitors are coming from. This data tool tracks mobile phones place of origin. We use mobility data to view source markets for the Mudgee Region and find out what day of the week/hour has the highest visitation.

Geosource Markets (Quarter)

Top 20 Visiting Local Government Areas

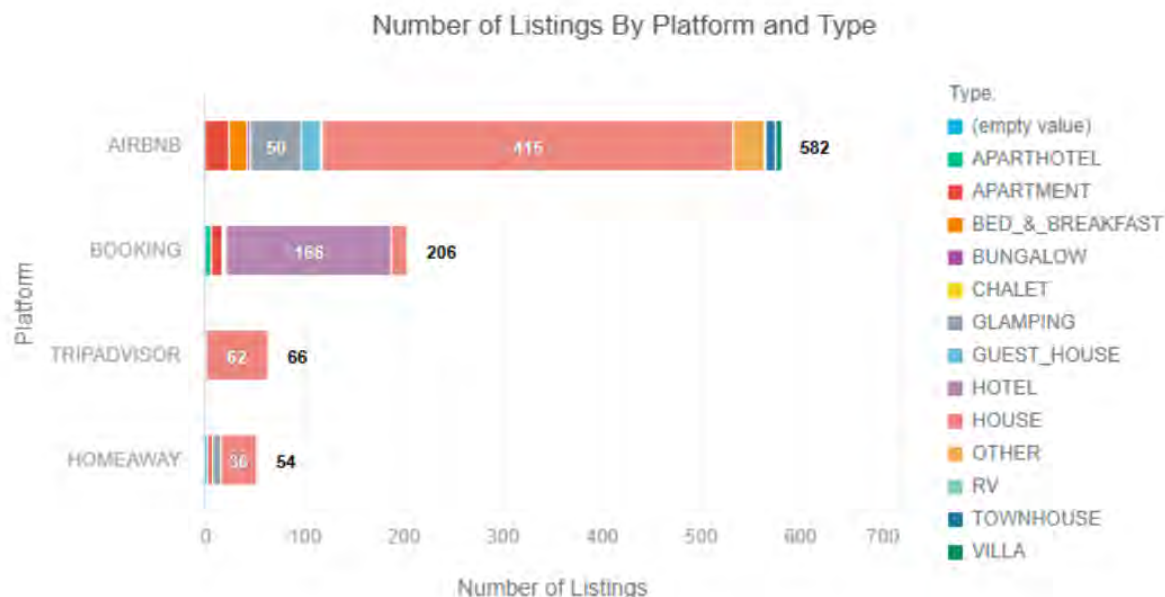


- Top five LGA Visitation October to December '23: Blacktown, Penrith, The Hills, Northern Beaches and Central Coast (NSW)
- Top Interstate visitation October to December '24: QLD @ 4.1%, Vic @ 2.9%, ACT @ 1.5%
- Top Interstate visitation October to December '23: QLD @ 3.4%, Vic @ 2.8%, ACT @ 1.4%

OVERNIGHT VISITATION

Localis allows us to monitor occupancy, supply and future forecast. This data is now replacing the 35% sample we have had previously and allows us to monitor all sectors and give us live and up to date data for our accommodation sector.

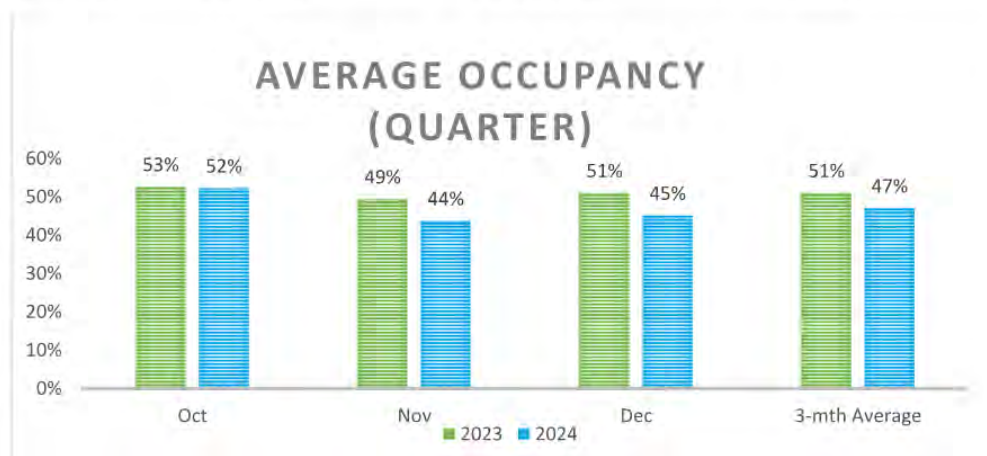
Property type breakdown at December '24



DESTINATION OVERVIEW

Quarterly comparison of the average booking window, length of stay and daily accommodation rate.

Period	Length of Stay	Booking Window	Av. Daily Rate
Q2 – FY25	2.6 days	58 days out	\$362.21
Q2 – FY24	3.9 days	60 days out	\$349.35
Q2 – FY23	3.0 days	59 days out	\$355.58



AVERAGE OCCUPANCY RATE



Average Occupancy Rate	2022	2023	2024
Annual Average Occupancy	51%	54%	52%

* 2024 average to date @ December '24 (YTD)

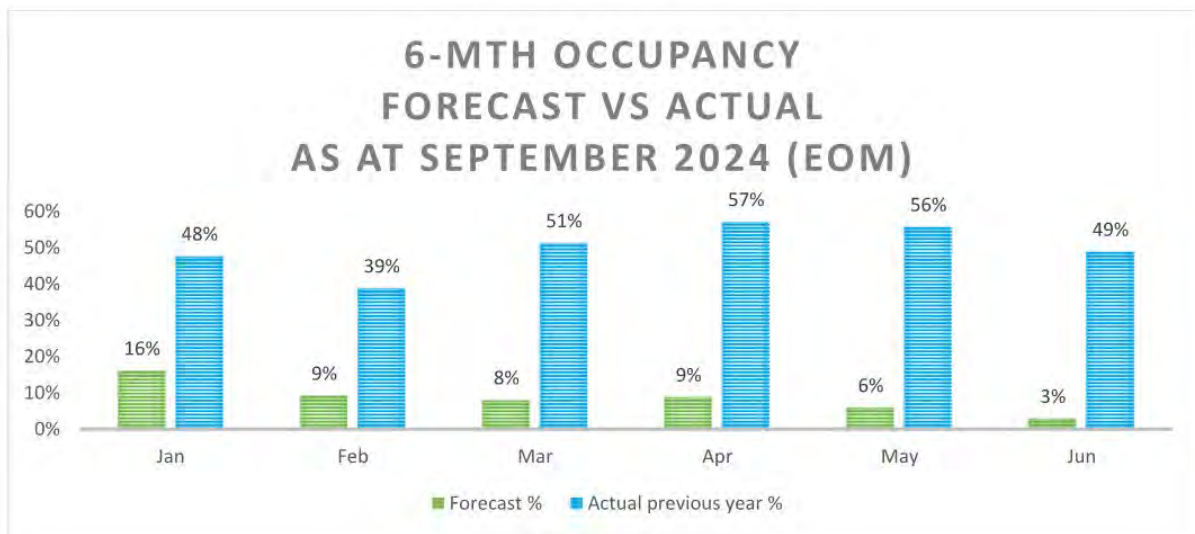
OVERNIGHT VISITATION // SUPPLY (BEDS)

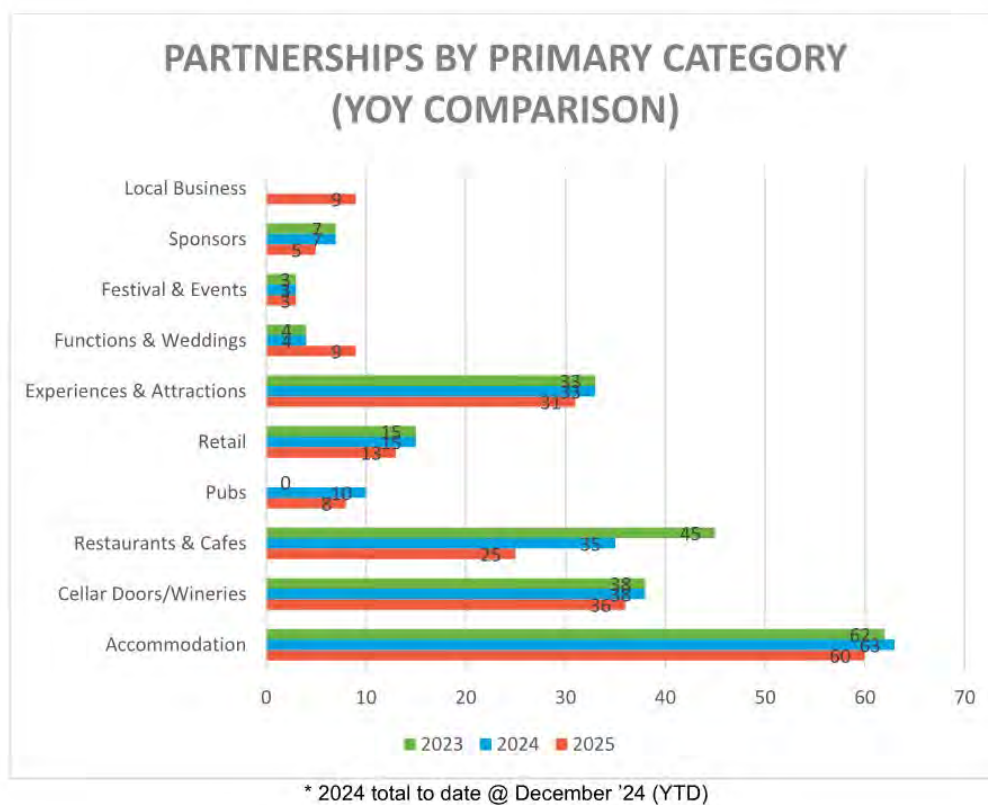
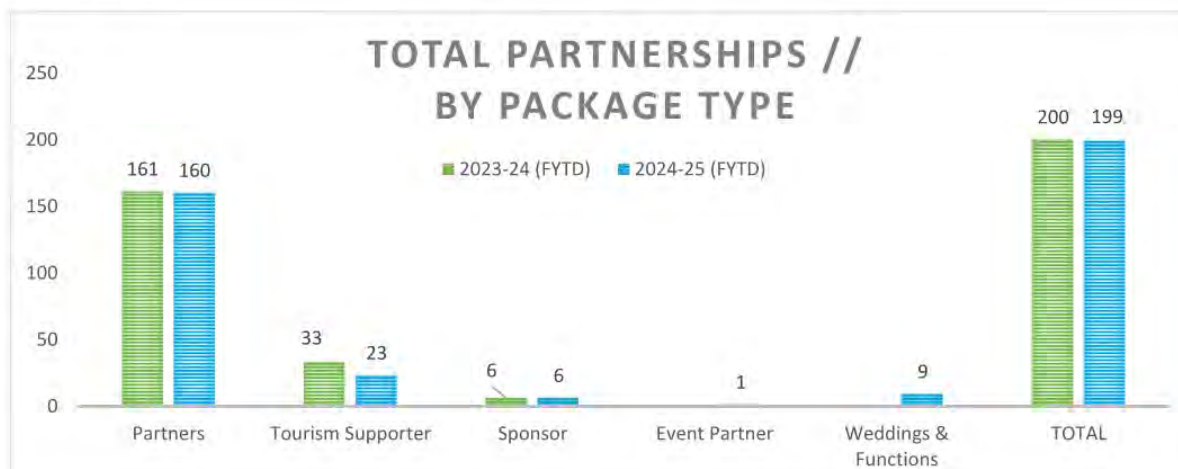


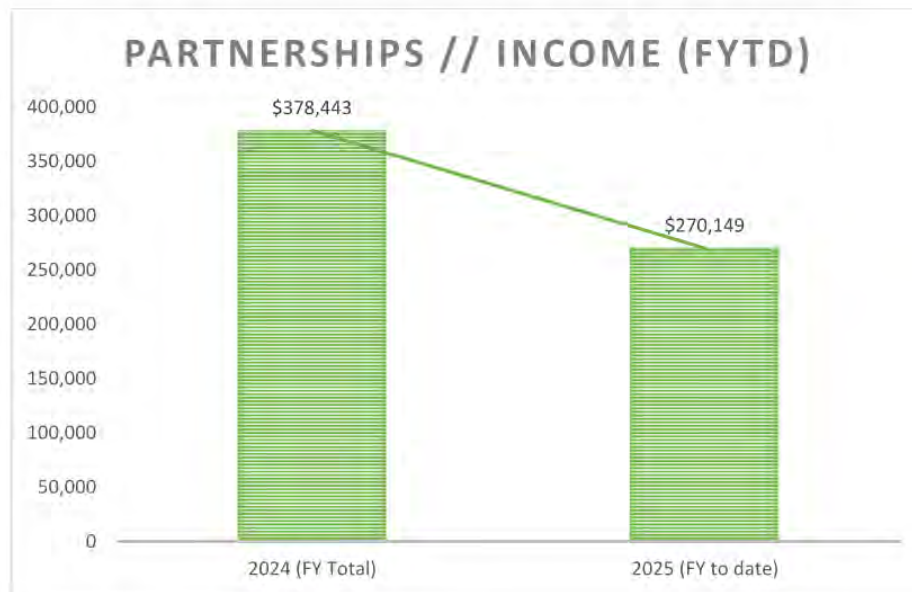
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2019	2,391	2,424	2,381	2,453	2,424	2,391	2,450	2,430	2,502	2,497	2,526	2,534
2020	2,539	2,586	2,575	2,557	2,641	2,563	2,536	2,573	3,090	2,671	2,835	2,928
2021	2,996	3,226	3,140	3,110	3,174	3,232	3,158	3,122	3,101	3,136	3,140	3,071
2022	3,042	3,139	3,174	3,300	3,432	3,606	4,062	3,607	3,740	3,803	3,817	3,795
2023	3,849	3,910	3,935	3,942	3,963	4,021	4,261	4,017	4,074	4,074	4,024	4,022
2024	4,036	4,069	4,043	4,026	4,063	4,545	4,524	4,514	4,609	4,654	4,741	4,718

Accommodation Supply	2019	2020	2021	2022	2023	2024
Average Monthly Supply of Bed	2,450	2,675	3,134	3,543	4,002	4,378

* 2024 average to date @ December '24 (YTD)



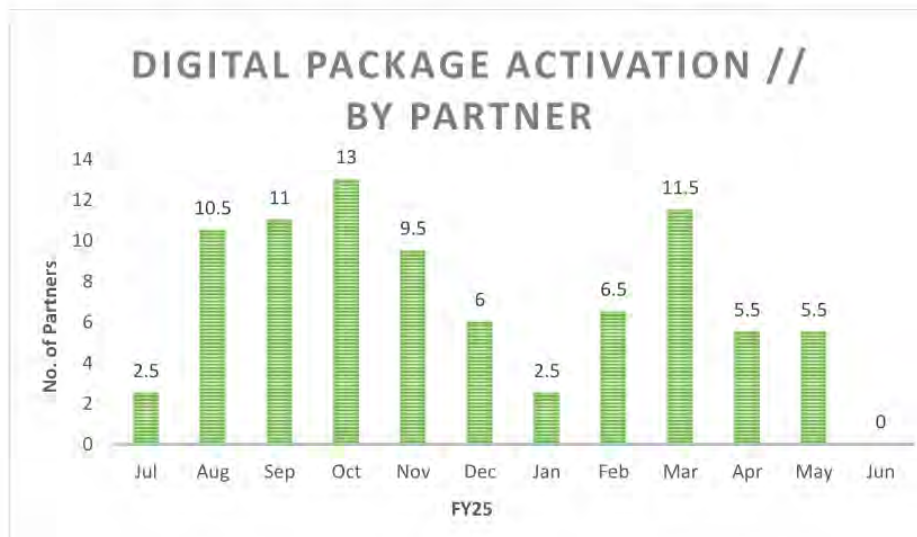
PARTNERSHIPS



Note:

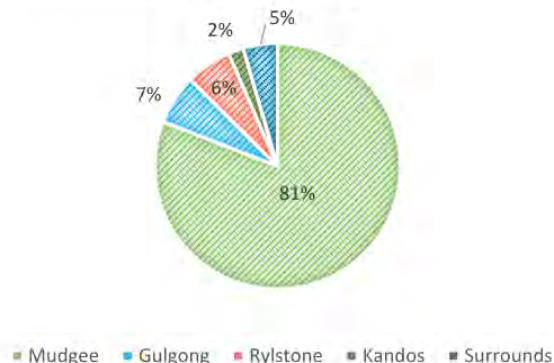
Partnership offering was change for FY25 to include just the one Partner package with the opportunity to purchase digital promotion add-ons and advertising in the *Mudgee Region* magazine separately.

Total Partnership fees for FY25 is \$145,700.
Total Digital Package add-on revenue for FY25 is \$52,699.
Total magazine advertising revenue for FY25 is \$71,750.



Note: Partners can split their Digital Marketing Package over two months.
A split month is indicated as a 0.5 measurement.

PARTNERSHIPS BY TOWN (YTD // %)



PARTNER INTERACTIONS (QUARTER)



Note: From 19 Sep '24 MRT amended how it records Partner interactions to include phone calls and ad hoc catch ups outside of formal meetings – captured as phone calls on the graph.

- Total Partnership packages tracking behind last year result by 1%
- Total Partnership income FYTD behind last year result by 29%
- Breakdown of the partnerships by town as of Dec '24 was Mudgee @ 161, Gulgong @ 13, Rylstone @ 12, Kandos @ 4 and surrounding villages @ 8

FINANCIAL PERFORMANCE

1. **Nature of Report**

- a. This is the financial report for the second quarter of the MRTI 2024–25 financial year, given to Mid-Western Regional Council (MWRC) under the reporting format as agreed under the contract executed between MWRC and MRTI.
- b. The report demonstrates the preliminary trading result for the financial quarter ended December 31, 2024.

2. **Accounting Conventions**

- a. The attached P&L and Balance Sheet have been prepared from the Xero General Ledger with no external intervention other than formatting.
- b. Accrual accounting is used under GAAP.

Overall Result

Operating Profit/Net Income at end of Q2 \$90.4K, \$78.2K ahead of budget.

3. **Trading Income**

Retail trading income at end Q2 \$109.4K, \$29K ahead of budget.

4. **Total Revenue**

Overall revenue at end of Q2 \$808.6K, \$37.2K, ahead of budget.

Gross Profit at end of Q1 \$739.6K, \$33.3K, ahead of budget

5. **Total Expenses**

- a. Total expenses \$44.9K under budget.
- b. The organisation continues to be under financial control.

6. **Cash Funds**

At the end of Q2 of the 2024–25 Financial Year, cash-on-hand is the primary current asset \$288.8K.

7. **Balance Sheet**

A balance sheet is included as part of this report.

CONSOLIDATED PROFIT & LOSS – SEPTEMBER '24 YTD VS BUDGET YTD**Consolidated Q2 YTD vs Budget YTD // Q2 Previous Year Comparison**

BALANCE SHEET	Q2 2024/2025
ASSETS	
Cash & Equivalents	
NAB 14-080-1731	\$289,098
NAB Savings Acc	\$540
New Stripe AUD	\$275
Visa CC New CEO	-\$1,151
Total Cash & Equivalents	\$288,762
Accounts Receivable	
Trade Debtors	\$1,008
Trade Debtors - Sub Account	-\$2,195
Total Accounts Receivable	-\$1,186
Inventory	
Stock On Hand Mudgee	\$20,477
Stock on Hand - Consignment	-\$440
Stock on Hand Mudgee - GST Free	\$7,559
Total Inventory	\$27,596
Other Current Assets	
ING Management Account	\$7
Float	\$600
Membership Fees Clearing Account	\$1,070
Prepayments [13505]	\$2,051
123Tix Ticket Sales	-\$3,222
FBT Prepayment	\$2,349
Events Float	\$200
Total Other Current Assets	\$3,056
Total Current Assets	\$318,228
Fixed Assets	
Motor Vehicle	\$55,419
Accum Depn - Motor Vehicle	-\$14,342
Plant & Equipment	\$53,556
Accum Depn - Plant & Equipment	-\$29,543
Office Equipment	\$26,131
Accum Depn - Office Equipment	-\$12,303
Furniture & Fittings @ Cost	\$60,878
Accum Depn - Furniture & Fittings	-\$30,258
Total Fixed Assets	\$109,538
Investments or Other Non-Current Assets	
Intangible Asset - Web update	\$114,253
Accum Depn - Intangible Assets	-\$93,378
Total Investments or Other Non-Current Assets	\$20,875
Total Non-Current Assets	\$130,413
Total Assets	\$448,641
LIABILITIES	
Accounts Payable	
Trade Creditors	\$6,309
Visa CC NEW TOM	\$2,921
Visa CC BDM	\$6,244
Visa CC BSM	\$2,124

	Q2 2024/2025
Total Accounts Payable	\$17,597
Tax Liability	
PAYG Withholding Tax	\$21,991
Other Current Liabilities	
Suspense [13600]	\$1,601
GST	-\$786
Superannuation Payable	\$7,859
Rounding	\$0
Provision for Holiday Pay & TIL	\$22,497
Countrylink Tickets	\$1,533
Undeposited Funds	-\$13,350
Total Other Current Liabilities	\$19,353
Total Current Liabilities	\$58,942
Other Non-Current Liabilities	
Unexpired Interest	-\$4,855
Business Vehicle Loan	\$38,531
Total Other Non-Current Liabilities	\$33,676
Total Non-Current Liabilities	\$33,676
Total Liabilities	\$92,617
EQUITY	
Retained Earnings	
Retained Earnings	\$248,370
Current Earnings	
Current Year Earnings	\$107,654
Total Equity	\$356,024
Total Liabilities & Equity	\$448,641

PROFIT & LOSS	2024/2025 (YTD)	Budget	Budget Variance	2023/2024 (YTD)	This year vs last year (\$ YTD)
Revenue					
Retail Sales	\$109,424	\$80,400	\$29,024	\$96,598	\$12,826
Ticket and Booking Income	\$1,271	\$1,880	-\$609	\$3,133	-\$1,863
Partnership Income - Membership	\$145,700	\$139,000	\$6,700	\$290,643	-\$144,943
Partnership Income - Promotion	\$124,449	\$121,400	\$3,049	\$90,378	\$34,072
Mid Western Regional Council	\$427,800	\$428,744	-\$944	\$411,094	\$16,706
Grants & Other Income	\$0	\$0	\$0	\$16,042	-\$16,042
Total Revenue	\$808,644	\$771,424	\$37,220	\$907,888	-\$99,244
Cost of Sales					
COGS Mudgee	\$67,731	\$62,091	\$5,640	\$67,014	\$718
COGS Partnership	\$1,334	\$3,000	-\$1,666	\$3,068	-\$1,734
Total Cost of Sales	\$69,065	\$65,091	\$3,974	\$70,081	-\$1,016
Gross Profit	\$739,579	\$706,333	\$33,246	\$837,806	-\$98,227
Expenses					
Bank and Professional / Consultant Fees	\$15,808	\$23,331	-\$7,523	\$39,951	-\$24,143
Computer & IT Expenses	\$14,286	\$21,498	-\$7,212	\$22,597	-\$8,311
Depreciation	\$12,728	\$14,354	-\$1,626	\$9,967	\$2,760
Partner Costs	\$2,363	\$2,200	\$163	\$117	\$2,246
Operating Costs	\$16,747	\$21,975	-\$5,228	\$20,058	-\$3,311
Regional Marketing	\$98,058	\$128,400	-\$30,342	\$167,864	-\$69,806
Staff & Board Costs (not Salaries & Wages)	\$21,021	\$29,288	-\$8,267	\$16,911	\$4,110
Staff Wages & Salaries	\$373,081	\$346,108	\$26,973	\$417,404	-\$44,323
Magazine and Map	\$62,835	\$72,630	-\$9,795	\$101,998	-\$39,164
Dep'n Office Equipment	\$0	\$2,055	-\$2,055	\$0	\$0
Events	\$0	\$0	\$0	\$8,666	-\$8,666
Research	\$15,000	\$15,000	\$0	\$15,000	\$0
Total Expenses	\$631,925	\$676,839	-\$44,914	\$820,533	-\$188,608
Operating Profit	\$107,654	\$29,494	\$78,160	\$17,273	\$90,380
Net Income	\$107,654	\$29,494	\$78,160	\$17,273	\$90,380