



****PUBLIC COPY****

Business Papers 2025

MID-WESTERN REGIONAL COUNCIL

ORDINARY MEETING
WEDNESDAY 16 APRIL 2025

*A prosperous and progressive
community we proudly call home*





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9 April 2025

Dear Councillor,

MEETING NOTICE
Ordinary Meeting
16 APRIL 2025
Public Forum at 17:30pm
Council Meeting commencing at conclusion of Public Forum

Notice is hereby given that the above meeting of Mid-Western Regional Council will be held in the Council Chambers, 86 Market Street, Mudgee at the time and date indicated above to deal with the business as listed on the Meeting Agenda.

The meeting will be live streamed on Council's website.

Members of the public may address Council at the Public forum, which is held at 5.30pm immediately preceding the Council meeting. Speakers who wish to address Council are invited to register by 4.00pm on the day prior to the Council Meeting by contacting the Executive Assistant to the Mayor and General Manager.

Yours faithfully

A handwritten signature in black ink, consisting of a stylized 'B' followed by a horizontal line.

BRAD CAM
GENERAL MANAGER

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Acknowledgement of Country

I would like to acknowledge the traditional owners of the lands on which we meet, the Wiradjuri people and pay our respects to elders past, present and emerging.

Item 1: Apologies

Item 2: Disclosure of Interest

Councillors are reminded of their oaths of affirmations of office taken at their obligations under Council's Code of Conduct to disclose conflicts of interest when and if they arise and ensure they are managed appropriately.

If an interest is declared, Councillors should leave the Chambers prior to the commencement of the discussion of an item.

Item 3: Confirmation of Minutes

3.1 Minutes of Ordinary Meeting held on 19 March 2025

Council Decision:

That the Minutes of the Ordinary Meeting held on 19 March 2025 be taken as read and confirmed.

The Minutes of the Ordinary Meeting are separately attached.

Item 4: Matters in Progress

SUBJECT	RESOLUTION NO. & DATE	RESOLUTION	ACTION
Investigation of Garbage collection service at Queen's Pinch Waste Transfer Station	Res. 66/20 Ordinary Meeting 18/03/2020	Staff investigate the feasibility of replacing the Waste Transfer Station on Queen's Pinch Rd with a garbage collection service.	To be reported to Council at a future meeting.
Indoor Pool Business Case	Res. 296/22 Ordinary Meeting 21/09/2022	That Council investigate financing options and grant opportunities for the construction of an indoor swimming pool.	To be reported to Council at a future meeting.
Jet Patcher	Res. 06/25 Ordinary Meeting 19/02/2025	That the report be prepared and presented to Council detailing expected use, capital expense and ongoing maintenance cost for a new jet patcher.	To be reported to Council at a future meeting.
By-Election	Res. 07/25 Ordinary Meeting 19/02/2025	That the General Manager provide a report at the earliest convenience Council meeting.	To be reported to Council at a future meeting.

Item 5: Mayoral Minute

5.1 Mayoral Minute: General Manager Contract Extension

MAYORAL MINUTE

TO 16 APRIL 2025 ORDINARY MEETING
GOV400113, A0381418

RECOMMENDATION

That:

1. **receive the report by the Mayor on the General Manager Contract Extension;**
 2. **endorse the execution of the renewed Standard Contract of Employment for the General Manager for the period of 1 July 2025 to 30 June 2027; and**
 3. **authorise the Mayor to sign the updated contract on behalf of Council.**
-

The purpose of this report is to formally table the renewed Standard Contract of Employment for the General Manager for the consideration and endorsement of the newly elected Council. This follows the General Manager's 2023–2024 annual performance appraisal, which was undertaken in accordance with legislative requirements and the Guidelines for the Appointment and Oversight of General Managers.

The previous Council endorsed an extension of the General Manager's contract of employment to 30 June 2027, in recognition of performance outcomes assessed as exceeding expectations. The new contract has been prepared in line with the Office of Local Government's Standard Contract of Employment for General Managers in NSW and the updated terms as agreed by Council at the August 2024 Ordinary Council Meeting. The new contract replaces the current contract with endorsed term to 30 June 2026, and incorporates:

- A revised contract term from 1 July 2025 to 30 June 2027
- A continuation of the existing TRP terms in the current contract
- All other standard terms and conditions as required by the legislation

This motion seeks Council's formal resolution to accept the new, extended contract and authorise me to execute the agreement on behalf of Council.

I would like to take this opportunity to commend Brad's continued good work in managing a large and complex organisation through a challenging period of significant regional development.



CR DES KENNEDY
MAYOR
8 April 2025

Item 6: Notices of Motion or Rescission

6.1 Flooding at Glen Willow

NOTICE OF MOTION LISTED BY CR PERCY THOMPSON
TO 16 APRIL 2025 ORDINARY MEETING
GOV400113, GOV400022, PAR300584, SEW200007,

MOTION

That Council be provided with a report on the cost of repairs to Glen Willow after the last big flood.

Background

People in the community have been asking me how much did the repairs cost to Glen Willow after the last flood. I believe there needs to be something done to protect Glen Willow. We get major floods every 10 years. If there is a possibility to do something to prevent this happening it needs to be done.

Officer's comments

The cost to repair Glen Willow after the last flood was \$72,000 and Council did not receive any flood damage funding as they were not considered essential public assets.

The topic of levies around Glen Willow has been raised many times by Councillors. In the design of Glen Willow Regional Sporting Complex, both stage I and stage II looked at putting more mounds around all of the sporting fields to protect the assets but flood studies showed that any more mounds other than the ones in place would have significant impacts on properties down stream of Glen Willow, therefore no approval would be given to put more mounds or levy banks protecting Glen Willow from overland flooding.

6.2 Tree Preservation Orders

NOTICE OF MOTION LISTED BY CR ROD PRYOR
TO 16 APRIL 2025 ORDINARY MEETING
GOV400113, GOV400022, A0420156, LAN900199

MOTION

That Council, as part of the new Development Control Plan, review Tree Preservation Orders to include consideration of controls for Mudgee and Gulgong and to consider reducing the diameter required for consent to one metre from the current one and a half metre diameter.

Background

To bring consistency across the whole LGA and to include trees of value to the area under the same control orders.

Officer's comments

As part of the DCP review, a review of controls in regard to tree preservation across the region will be included and provided to Council.

Item 7: Office of the General Manager

Nil

Item 8: Development

8.1 Planning Proposal Lot 1 DP702951 (36-42 Short Street, Mudgee) increase building height from 8.5 to 10.5 metres

REPORT BY THE MANAGER STRATEGIC PLANNING
TO 16 APRIL 2025 ORDINARY MEETING
GOV400105, LAN900154

RECOMMENDATION

That Council:

1. **receive the post exhibition report by the Manager Strategic Planning on the Planning Proposal Lot 1 DP702951 (36-42 Short Street, Mudgee) increase building height from 8.5 to 10.5 metres; and**
 2. **request the NSW Department of Planning, Housing and Infrastructure to draft and finalise the amendment to the *Mid-Western Regional Local Environmental Plan 2012*.**
-

Executive summary

The Planning Proposal to amend the *Mid-Western Regional Environmental Plan 2012*, to increase the maximum building height from 8.5 metres to 10.5 metres for Lot 1 DP 702951 (36-42 Short Street, Mudgee) Lot 21 DP 816236 (42A Short Street) and Lot 22 DP 816236 (44 Short Street, Mudgee) was reported to the July 2024 meeting.

The staff recommendation was not to support the PP due to insufficient justification to support the increased mapped building height from 8.5 to 10.5 metres to facilitate the additional storey of apartments, rooftop open space, bathrooms and lift tower. Further, the appropriateness of higher density located on the urban edge was not fully explored and justified as part of the Planning Proposal.

At this meeting, Council resolved to support an increase of height from 8.5 metres to 9.5 metres to allow for the third storey.

In August 2024, Council staff requested the Gateway Determination from the Department of Planning, Housing and Infrastructure (DPHI). DPHI undertook their assessment and supported the proponents request for a 10.5 metre height limit. DPHI issued a conditional Gateway Determination in October 2024 for the increase to 10.5 metres, this is provided as Attachment 2. The Gateway Determination required the Planning Proposal to be amended in accordance with Condition 1, to limit the Planning Proposal to only include Lot 1 DP 702951, and apply a proposed maximum building height of 10.5 metres.

The Planning Proposal was subsequently amended and placed on public exhibition from the 24th February until 21st March 2025, in accordance with Condition 2. During this time three submissions

were received. One in support and seeking engagement at the development application stage and two opposing.

Disclosure of Interest

Nil

Detailed report

Background

Initially the Planning Proposal applied to the following lots:

Lot 1 DP702951 – 36 to 42 Short Street, Mudgee, measures 2635 m²

Lot 21 DP 816236 – 42A Short Street, Mudgee, measures 1373m²

Lot 22 DP 816236 – 44 Short Street, Mudgee, measures 1028m²

However, in accordance with the Gateway Determination, the Planning Proposal has been amended to only include Lot 1 DP702951 – 36 to 42 Short Street, Mudgee, as per Gateway Condition 1. (a).

It is noted the technical studies reference Lot 21 DP 816236 – 42A Short Street, and Lot 22 DP 816236 – 44 Short Street, and they are no longer a part of the PP, Council and DPHI are satisfied with this approach.

Figure 1. Site Location



Image supplied from NSW Planning Portal – Spatial Viewer

Planning Proposals

Planning Proposal is a term used to describe the application and process of rezoning or making an amendment to a Local Environmental Plan (LEP). A Planning Proposal application is a document that explains the intended effect of the LEP amendment and provides a strategic justification for doing so. The Department of Planning, Housing and Infrastructure (DPHI) has issued *Local Environmental Plan Making Guideline*, to provide guidance and information on the process for preparing planning proposals.

The Gateway Process

DPHI is responsible for assessing Planning Proposals through the Gateway Process. Details of the Gateway Process are outlined in DPHI's *Local Environmental Plan Making Guideline*.

Gateway Timeline

The following table summarises the key components of making an amendment to the *Mid-Western Regional Local Environmental Plan 2012* and the progress of the current Planning Proposal through the various stages.

Stage	Completed	Comment
Preparation of a Planning Proposal		
Council consideration of the Planning Proposal	✓	17 July 2024
Issue of Gateway Determination		
Council Requests Gateway Determination	✓	August 2024
DPE Issues Gateway Determination	✓	October 2024
Gateway Conditions Satisfied	✓	February 2025
Consultation		
Consultation with Relevant Agencies	✓	
Public Exhibition	✓	24/02/2025 - 21/03/2025
Post-Exhibition Report to Council	✓	April 2025
Finalisation of the Planning Proposal		
Council Exercises Delegation to Prepare LEP		
Draft LEP by Parliamentary Council		
Opinion Issued and LEP Made		

Proposal

The Planning Proposal seeks to increase the building height from 8.5 metres to 10.5 metres to facilitate a third storey for a proposed residential flat building on the Lot 1 DP702951 – 36 to 42 Short Street, Mudgee. The subject site measures 2635 m2.

Planning Proposals are required to submit concept plans. Please note that these are only concept plans and may not reflect the exact development application lodged with Council.

Concept plans of the residential flat building proposed have been provided for Lot 1 DP 702951 (36-42 Short Street). The plans detail 28 units; consisting of 4 townhouses on the northern boundary of the site and 24 two-bedroom units. Basement parking of 36 spaces, including 6 visitor and 3 accessible parking spaces are proposed. In addition, rooftop alfresco area, bathrooms and lift tower is proposed.

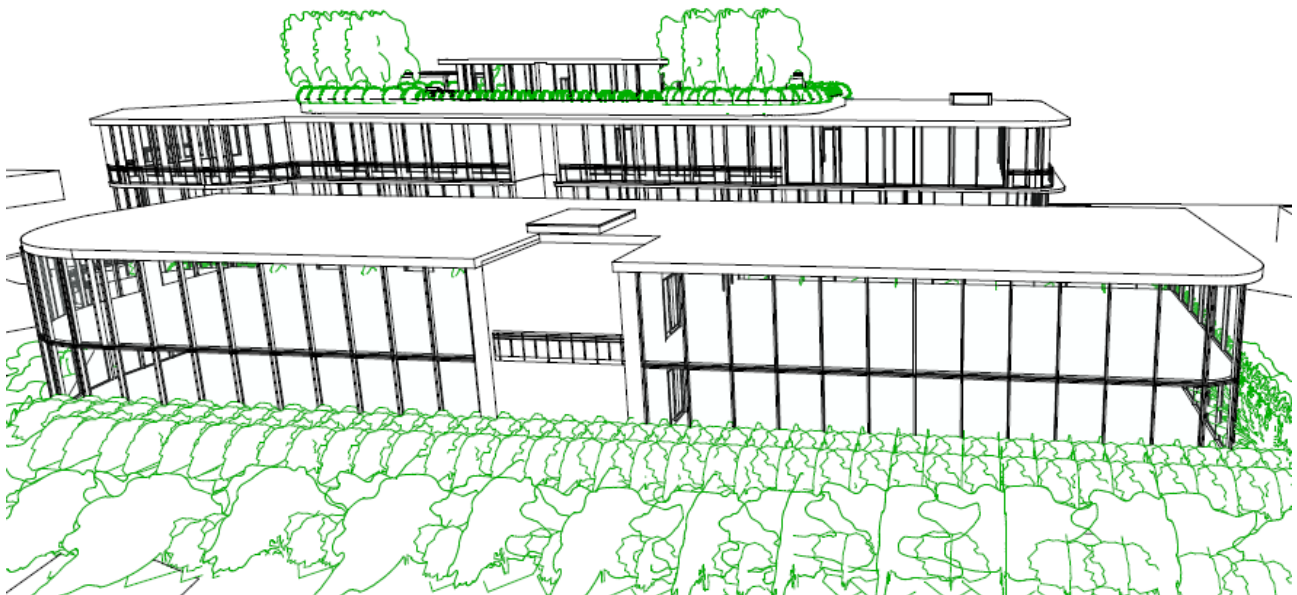
The below technical reports were submitted to Council and placed on public exhibition, these have been provided as Attachment 1. –

- Planning Proposal
- AHIMS Search
- Architectural drawings
- Flood Impact Statement (Amended)
- Geotechnical Report
- Housing Supply and Demand Analysis
- Infrastructure Report
- Preliminary Site Investigation
- Statement of Heritage Impact (Amended)
- Traffic Management Plan

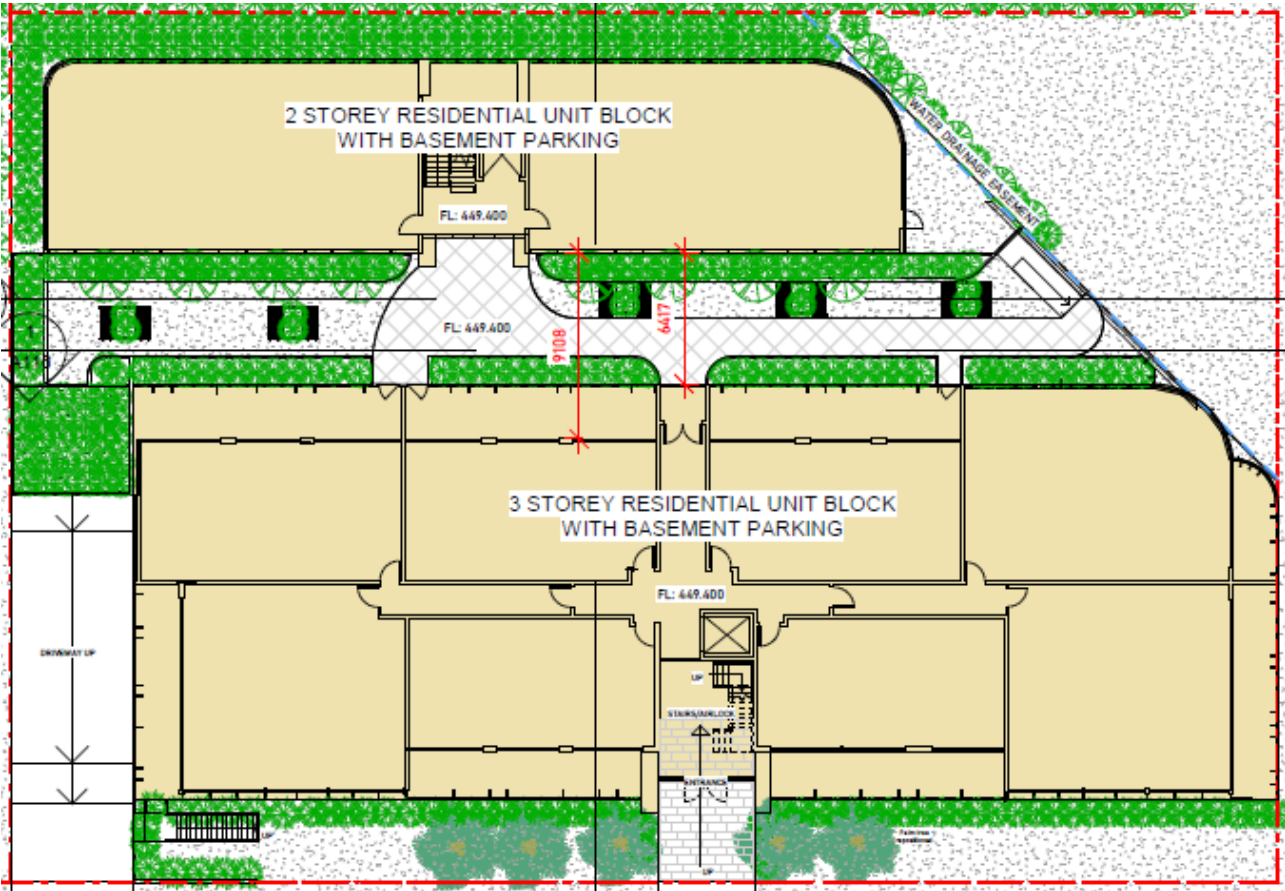
The below are from the provided architectural drawings.



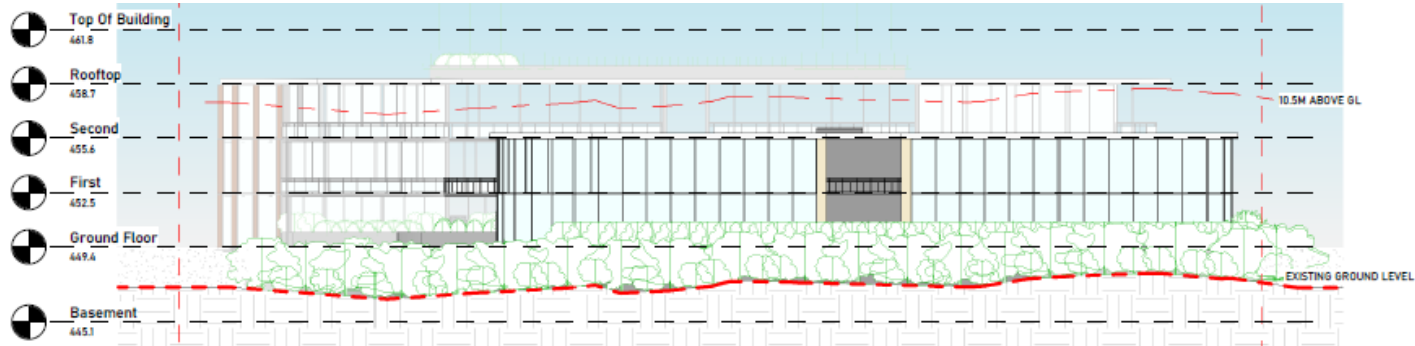
Southern elevation/view from Short Street.



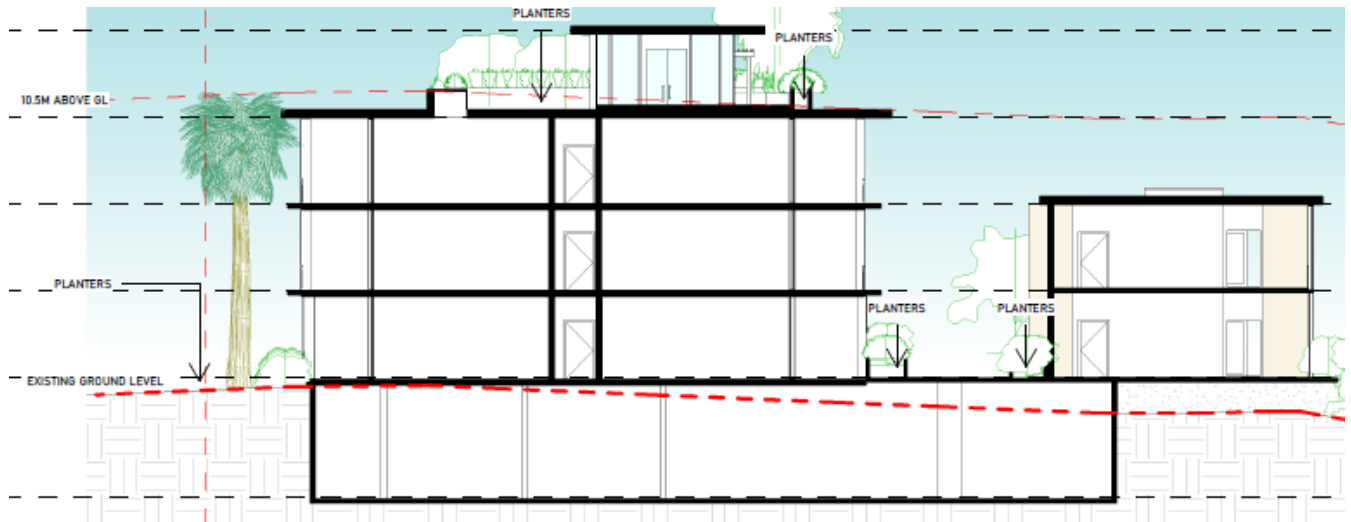
Northern elevation/view from Walkers Oval.



Site Plan



Northern elevation



Section

Public Exhibition

During the Public Exhibition period, three submissions were received. One in support of the Planning Proposal and requests ongoing consultation with a future development application and two opposing. A copy of the submissions have been provided as Attachment 3.

Figure 2. Location of Submissions



Image supplied from NSW Planning Portal – Spatial Viewer

A detailed breakdown and Council staff response to these submissions are in the below table:

Concerns Raised	Response to Concerns
'Excessive Height Increase' - The proposed three-story building (with a rooftop area) is out of scale with the predominantly one-, and two-story neighbourhood.	<p>While concerns have been raised about the proposed development exceeding the 8.5-metre height standard, it is important to consider the established built form in the area.</p> <p>-The Mudgee Arts Precinct heritage building stands at 11.5 metres, exceeding the standard by 3.5 metres.</p> <p>-The Park View building, located directly across from the gallery, is also 11.5 metres tall and is a recognised local heritage item.</p> <p>-Although there are limited three-storey residential buildings in the LGA, it is situated within 400 metres of at least four buildings exceeding 11 metres in height.</p> <p>Given the above, Council considers this location appropriate for a development of this scale, ensuring it aligns with the area's evolving character while respecting the surrounding built environment.</p>
Privacy & Noise Issues - The development would potentially allow direct overlooking into neighbouring homes, causing privacy concerns. A rooftop communal area raises risks of ongoing noise disturbances, particularly at night and on weekends.	<p>Council acknowledges these issues being raised; however, the concerns of privacy and noise are both issues that can be addressed at the development application stage and not at the planning proposal stage.</p> <p>DCP controls regarding privacy controls and noise will reflect R1 zoning for this location which coincides with the neighbouring residential properties.</p>
Impact on Neighbourhood Character & Heritage - The proposal is inconsistent with Mudgee's heritage character, potentially overwhelming nearby heritage-listed properties and contradicting past council decisions on height and setbacks.	<p>The proponent's heritage advisor has determined that the development is sensitive to its surrounding setting within the heritage conservation area.</p> <p>As with all assessments, this evaluation is site-specific. However, Council is not currently assessing the design of the proposed development, as that will be considered during the development application process. At this stage, the assessment focuses solely on the appropriateness of the height increase for this site.</p>
Lack of Affordable Housing Benefits - The project is unlikely to support housing affordability, as it appears to cater to investors	While Council acknowledges the importance of affordable housing, it does not have the authority to mandate affordability outcomes in

and short-term rentals rather than local residents.	<p>private developments. Housing affordability is influenced by state and federal policies, market conditions, and developer investment decisions.</p> <p>However, Council supports a diverse and well-planned housing supply through appropriate zoning and strategic planning, which can help facilitate more housing options across the region.</p>
Flooding & Infrastructure Concerns - The site has a history of flooding, and the development may worsen drainage issues. Proper stormwater management is necessary.	<p>Council is not currently assessing the potential development of the site but is instead evaluating whether the proposed height increase is appropriate for this location.</p> <p>Any future development application will undergo a comprehensive assessment to ensure that infrastructure, including flood management and service capacity, meets all necessary standards and delivers the best design outcome.</p> <p>A preliminary assessment of infrastructure was undertaken and found adequate.</p>

Finalisation of the Planning Proposal

Following the consideration of the matters raised in the submissions, the recommendation is to proceed to Stage 6: Finalisation. Stage 6 is the last stage in the LEP making process.

Community Plan implications

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

Strategic implications

Council Strategies

Mudgee and Gulgong Urban Release Strategy, 2023 Update.
Mid-Western Regional Local Strategic Planning Statement, Our Place 2040.
Mid-Western Regional Comprehensive Land Use Strategy, August 2010.

Council Policies

The forwarding of the Planning Proposal will not require any change to relevant policies.

Legislation

The Planning Proposal has been considered in accordance with Division 3.4 Environmental Planning Instruments - LEPs (previously Division 4) Local Environmental Plans of the *Environmental Planning and Assessment Act 1979* and the *Mid-Western Regional Local Environmental Plan 2012*.

Financial implications

Nil

Associated Risks

Nil

SARAH ARMSTRONG
MANAGER STRATEGIC PLANNING

ALINA AZAR
DIRECTOR DEVELOPMENT

19 March 2025

Attachments: 1. Planning Proposal - Post Gateway. (separately attached)
2. Gateway Determination. (separately attached)
3. Total Submissions - Redacted. (separately attached)

APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER

8.2 Mid-Western Region Housing Strategy - Post Exhibition

REPORT BY THE MANAGER STRATEGIC PLANNING

TO 16 APRIL 2025 ORDINARY MEETING

GOV400103, LAN900177

RECOMMENDATION

That Council:

- 1. receive the report by the Manager Strategic Planning on the Mid-Western Region Housing Strategy - Post Exhibition; and**
- 2. adopt the updated Mid-Western Region Housing Strategy.**

Executive summary

The purpose of this report is to consider the submissions received and adopt the updated Mid-Western Region Housing Strategy (Housing Strategy), prepared by GYDE Consulting and Council.

In its simplest form, the Housing Strategy sets clear direction for the future supply and type of housing required within the four towns of the Mid-Western LGA to 2041.

The Housing Strategy has been informed by Mid-Western LGA wide community engagement, in excess of 600 engagements were undertaken across the LGA in various mediums, from one-on-one interviews, industry forums, drop-ins across all towns and an online survey. In addition, the engagement was launched at Council's 2024 Economic Think Tank. Following engagement, a detailed Engagement Report prepared by The Planning Studio (provided as an appendix to the Housing Strategy) was produced.

The Housing Strategy was placed on public exhibition for a period of 28 days. The public exhibition period was promoted through social media channels, Council's website, the Mudgee Guardian and landowners who had engaged with Council previously on future housing in the LGA were advised in writing. A total of 9 submissions were received: 3 public submissions, 1 Industry Association and 5 from NSW Government Agencies. Matters raised in the submissions, along with staff comment and changes to the draft are provided in the body of the report.

Minor changes have been made to the Housing Strategy in accordance with the industry association and NSW Government Agency submissions. No substantive changes have been made that require the re-exhibition of the Housing Strategy; accordingly, the recommendation is to adopt the Housing Strategy. A detailed breakdown of the amendments can be found in Table 3.

Detailed Report

What is a Housing Strategy?

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

What will a Housing Strategy do?

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

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

The above is informed by input from community engagement.

Why are we preparing a Housing Strategy now?

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

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

Strategic Land Use Planning Framework/Hierarchy

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

Local Strategic Planning Statement 2020

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

Comprehensive Land Use Strategy 2010

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

Mudgee and Gulgong Urban Release Strategy 2023 Update (URS)

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

Mid-Western Regional Local Environmental Plan 2012 (MWLEP)

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

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

Structure of the Housing Strategy

The Housing Strategy identifies residential land supply and outlines the housing typologies needed for the four towns of Gulgong, Kandos, Mudgee and Rylstone to ensure sufficient supply is available to meet demand until 2041.

Public Exhibition

The Draft Housing Strategy was placed on public exhibition for 28 days, from Friday 21 February 2025 and concluded Friday 21 March 2025. The Draft Housing Strategy was available on Council's website and was promoted through social media channels, the Mudgee Guardian and landowners who had engaged with Council previously on future housing in the LGA were advised in writing.

A total of 9 submissions were received and have been provided as Attachment 1.

Of the 9 submissions received, 3 were public submissions, 1 Industry Association (Community Housing Industry Association NSW) and 5 from the following NSW Government Agencies:

- Department of Climate Change, Energy, the Environment and Water (DCCEEW)
- Transport for NSW
- Department of Primary Industries and Regional Development (DPIRD)
- WaterNSW; and
- Department of Planning, Housing and Infrastructure (DPHI)

Council referred the Draft Housing Strategy to the NSW Government Agencies to ensure those with the specific technical skills reviewed the draft document and provide comment.

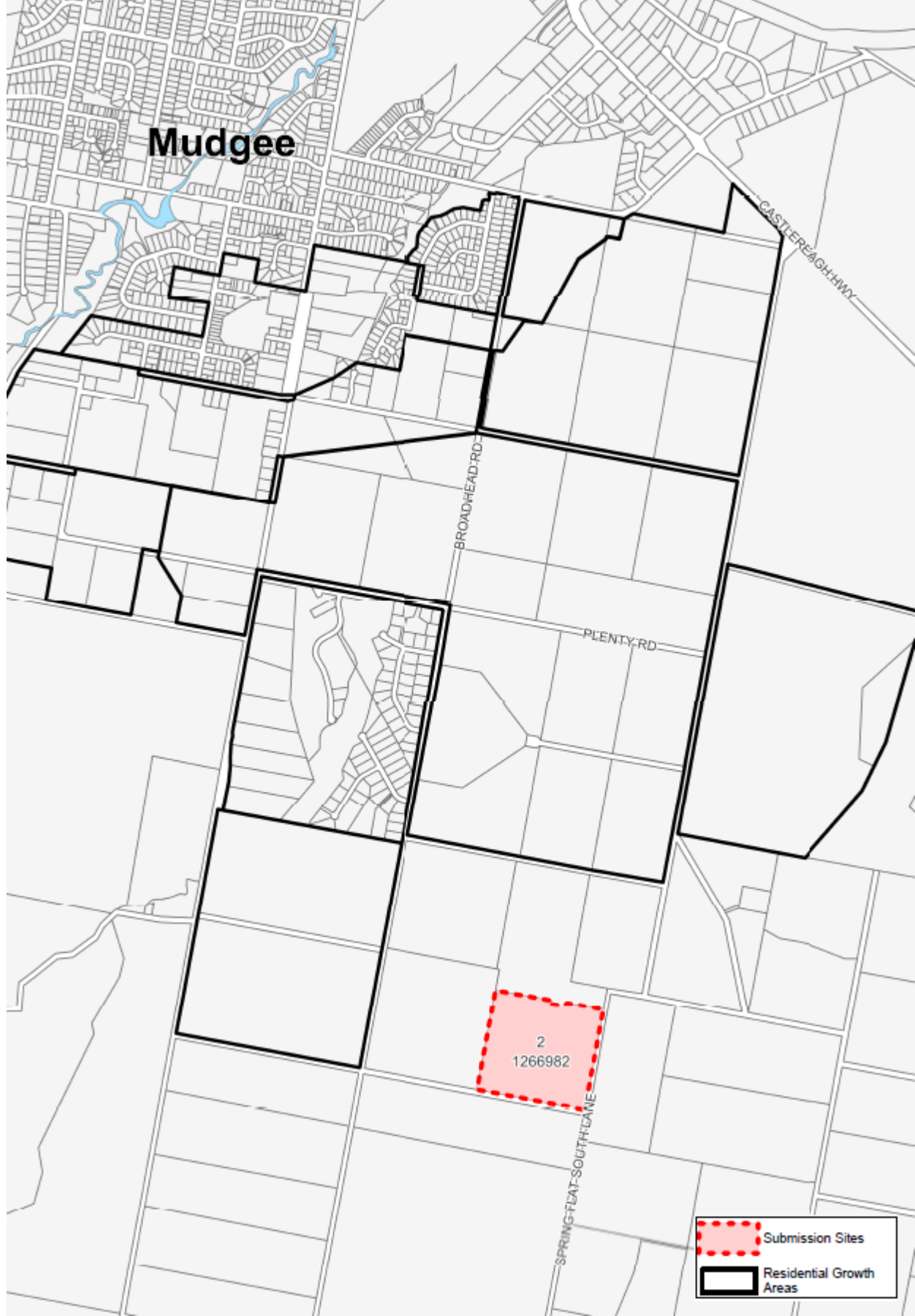
The issues raised in the submissions have been summarised in the two tables following and a staff comment has been provided and detail changes made.

Public submissions

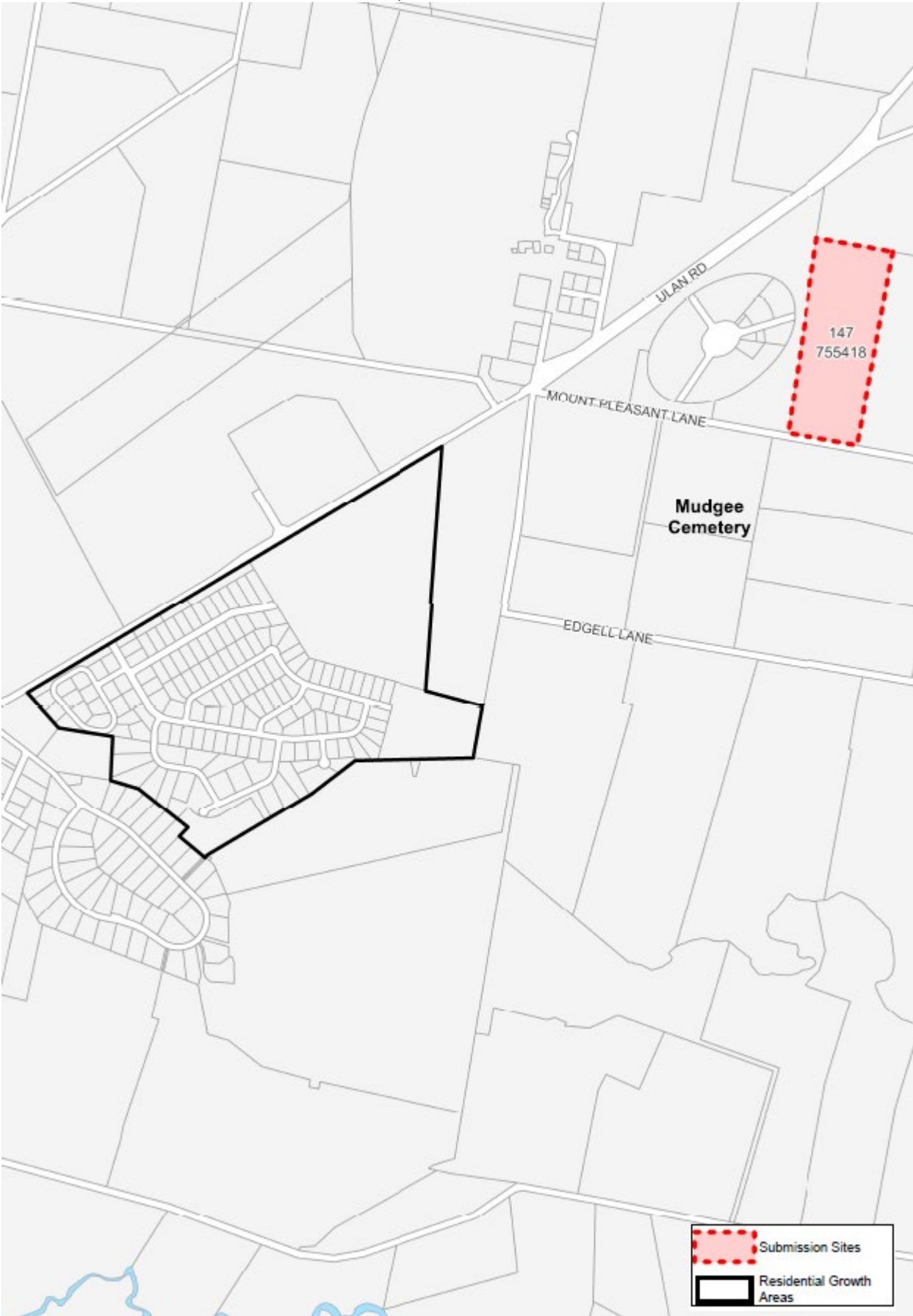
Of the 9 submissions received, 3 were public submissions. A locational plan has been provided for the three site specific public submissions. Table 1 provides a summary of these submissions and a staff response.

A copy of the public submissions have been provided as Attachment 1.

Submission site: 106 Spring Flat South Lane, Spring Flat – Lot 2 DP1266982



Submission site: 99 Mount Pleasant Lane, Buckaroo – Lot 147 DP 755418



Submission site: “Thornbury” 2589 Castlereagh Highway, Gulgong – Lot 8 & 11 DP 1172228

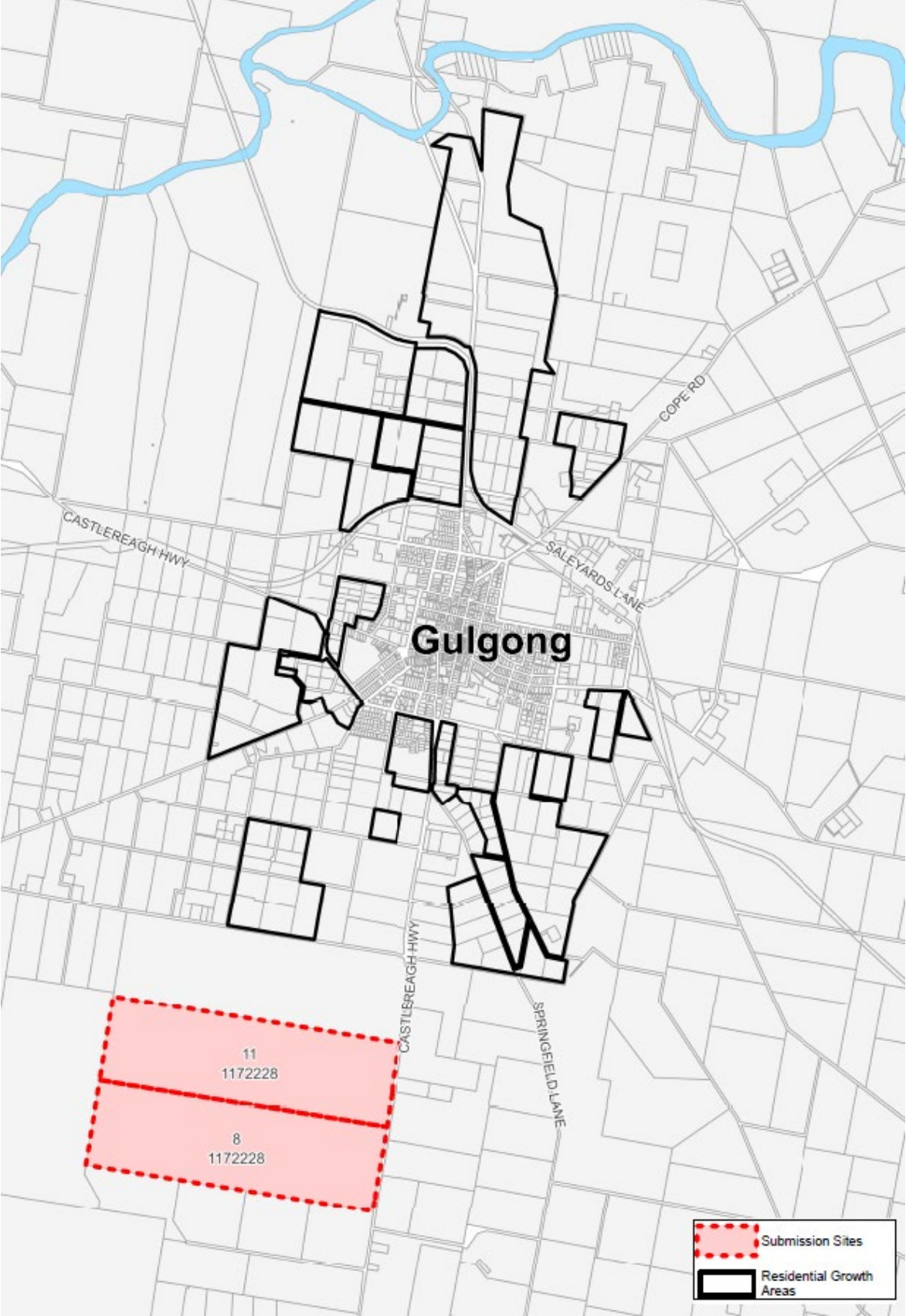


Table 1: Public Submissions Summary and Staff comment

Site	Issue raised in the submission	Staff comment
<p>106 Spring Flat South Lane, Spring Flat – Lot 2 DP1266982</p>	<p>Requests inclusion of the property (106 Spring Flat South Lane, Spring Flat) in the Housing Strategy as a growth area with a minimum lot size of 2ha or 5ha. Describes the land as well positioned in terms of the new St Matthews Catholic High Schools and in terms of similar subdivisions such as the Broadhead Road subdivision.</p> <p>The submission notes that there is existing infrastructure in the area including power, water, and sewer services, and acknowledges that a road upgrade would be required to facilitate future development.</p> <p>The submission describes the terrain of the subject site as more favourable than previously developed sites, given the sites “flat to undulating terrain”. The submission notes the site to the west of this property may be utilising the natural topography of the land for drainage purposes and raises concerns of the neighbouring property potentially burdening the subject property, with no benefit to the landowner.</p> <p>Notes that the site would be surrounded by rezoned areas, and the inclusion of this land would “square off” the Spring Flat area. Submission notes that the employment generating projects due to commence in the Mid-Western LGA in the future will further exacerbate land availability, land demand, and property prices.</p>	<p>The subject site is not surrounded by ‘rezoned areas’. All adjoining lots are zoned R5 Large Lots Residential with a Minimum Lot Size of 12 hectares. The adjoining lots are developed (or can be) with single dwellings. Supporting such a proposal would result in a greater density of unplanned dwelling on the locality.</p> <p>Without a detailed environmental constraints analysis, the lot has the potential to create up to 6, 2 hectare lots, all capable of being developed with a dwelling and secondary dwelling. Supporting density on an isolated site is not sound land use planning and could result in inappropriate amenity impacts to adjoining properties. Increasing density should be considered at a locality level (rather than site specific) to achieve an increased yield/supply for the community and not to just benefit one developer.</p> <p><u>Isolated site</u></p> <p>The subject site does not adjoin the urban edge. Council has previously rezoned sites for 2 - 5 hectares where they adjoin the urban area. If this site were included in the Housing Strategy, it would represent a ‘leapfrog’, as it does not adjoin any growth area. Such a decision to include would result in unplanned amenity impacts on the locality and an upgrade and subsequent maintenance by and financial burden on Council of the road network. One of Council’s current criteria for rezoning land is to maximise lot yield on road frontage, this proposal is inconsistent with this approach.</p> <p>The subject site located approximately 2.6 kilometres from St Matthews Catholic High School, the site is not identified for any cycle of pedestrian pathway connection, accordingly access to the High School would likely rely on vehicle dependency.</p> <p><u>Environmental considerations</u></p> <p>Darkeys Gully and its potential localised flooding has not been explored. This would be better done at a locality level to better determine potential flooding implications.</p> <p>With regard to specific environmental constraints, the site contains the following constraints that have not been explored appropriately for inclusion in the Housing Strategy; groundwater vulnerability, scattered biodiversity, class 4 land and soil capability and visually sensitive land.</p> <p>It’s important to consider that these constraints can impact the development potential of land zoned or identified for future residential development.</p> <p><u>Infrastructure</u></p> <p>Council’s reticulated water and sewer infrastructure is not required to be provided to 2 - 5 hectares subdivision. Council’s water reticulation to subdivisions with such minimum lot sizes can’t maintain the required water quality.</p> <p><u>Supply</u></p> <p>As noted in Table 16 of the draft Housing Strategy,</p>

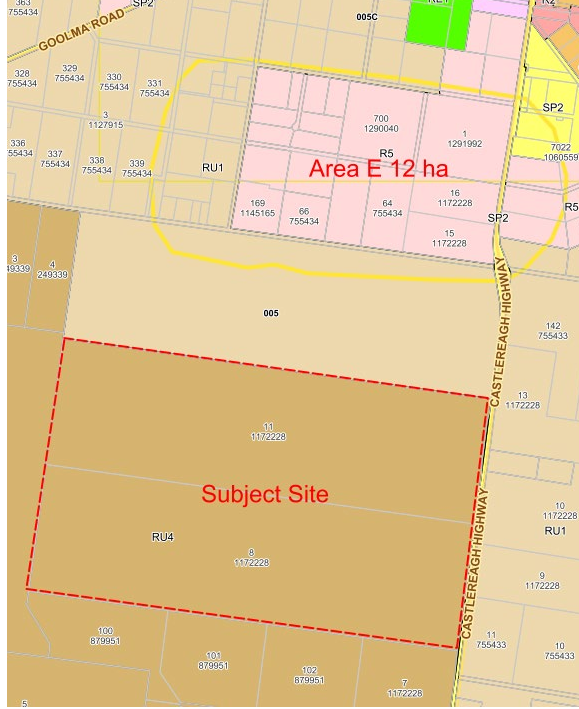
		<p>the existing lot supply capacity provides a greater yield than what is required for the total anticipated demand. Further, as noted in Section 9 of the Housing Strategy, there is a 20% contingency built into the expected housing demand to account for existing stock accommodating short term rental accommodating catering to visitors in the LGA (including potential visitors associated with anticipated employment generating projects). This contingency has been adopted to balance the need to prepare for uncertainties in dwelling demand and account for market factors, whilst avoiding over-provision. The identification of any additional sites for future development would result in a contingency greater than 20% and would result in an over-supply of housing.</p> <p>Additionally, if Council were wanting to identify greater than required, priority would be given to feasible sites adjoining existing or proposed growth areas and should be done at a town or locality level rather than site specific.</p> <p><i>For the above reasonings, it is recommended that this site remains excluded from the Housing Strategy.</i></p>
<p>99 Mount Pleasant Lane, Buckaroo – Lot 147 DP 755418</p>	<p>Requests the inclusion of the property (99 Mount Pleasant Lane, Buckaroo) in the Housing Strategy with consideration for a future R2 Low Density Residential Zoning.</p> <p>The submission notes the sites close proximity to Bombira, ease of extension of services, and the unique adjoining land zones (including the cemetery, airport, and other land uses) which would not present as a land use conflict. Further, the submission notes that there are numerous other lots in the immediate area that are less than 20ha which are unable to be used for uses conducive with the current RU4 Primary Production Small Lots zoning.</p> <p>The submission comments on the area bordered by Lewis, Meares and Lawson Street which is relatively unconstrained and should be considered for higher density residential development in the form of 4 storey residential flat buildings (RFBs). The submission notes that the area is not heavily burdened by heritage considerations, is generally made up of older housing stock, generally made up of existing larger lots resulting in less landowners, and is buffered to other land uses by road reserves, parkland, and the hospital. Further, the submission notes the area is visually buffered to the downtown core by the railway line. The submission notes the 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.</p>	<p>The subject site adjoins the Mudgee cemetery and is located within an established RU4 Primary Production Small Lots with lot size ranging from approximately 10 to 20 hectares, with established dwellings and a variety of other land uses.</p> <p><u>Water and Sewer Infrastructure</u></p> <p>A rezoning to R2 Low Density Residential would see a minimum lot size of 2000m2 with a potential lot yield of 30-40 (noting detailed environmental constraints analysis has not been undertaken). 2000m2 lots are required to be serviced by Council reticulated network.</p> <p>Council have invested significantly in water and sewer servicing strategies to meet housing demand; this site is well beyond the service limit and scope of the servicing strategies. The inclusion of this site in the Housing Strategy would require lengthy mains extensions, ultimately requiring ongoing maintenance and future asset replacement by Council. If Council were to include this site in the Housing Strategy, significant work and cost would be required by Council to the benefit of one developer/landowner.</p> <p>Additionally, if Council were wanting to identify greater land supply than required, priority would be given to feasible sites adjoining existing or proposed growth areas, with specific servicing infrastructure strengths and should be done at a town or locality level rather than site specific.</p> <p><u>Environmental constraints and adjoining land uses</u></p> <p>The site is identified as groundwater vulnerable and has a land and soil capability classification of Class 3 (High). Whilst the site has limited land use constraints, Council is not in agreeance of the appropriateness of the site given its isolation and neighbouring land uses, including the cemetery, airport, and other special precinct land uses operating within proximity to Mudgee Airport.</p>

		<p><u>Supply</u></p> <p>Further, as noted in Table 16 of the draft Housing Strategy, the existing lot supply capacity provides a greater yield than what is required for the total anticipated demand. Additionally, as noted in Section 9 of the Housing Strategy, there is a 20% contingency built into the expected housing demand to account for existing stock accommodating short term rental accommodating catering to visitors in the LGA (including potential visitors associated with anticipated employment generating projects). This contingency has been adopted to balance the need to prepare for uncertainties in dwelling demand and account for market factors, whilst avoiding over-provision.</p> <p>The identification of any additional sites for future development would result in a contingency greater than 20% and would result in an over-provision of housing.</p> <p><u>Higher density housing</u></p> <p>Council have considered the commentary regarding higher density residential development within parts of the Mudgee centre. Figure 11 within the strategy has been updated to include an indicative outline of infill opportunities as well as an indicative outline of the area subject to future strategic work to determine the opportunities (including increased height) and demand future heights of the Mudgee CBD.</p> <p><i>The site has been considered for inclusion within the Housing Strategy. However, for the above reasons it is recommended that this site remains excluded from the Housing Strategy.</i></p>
<p>“Thornbury” 2589 Castlereagh Highway, Gulgong – Lot 8 & 11 DP 1172228</p>	<p>This submission requests the inclusion of the property (“Thornbury” 2589 Castlereagh Highway, Gulgong) in the Housing Strategy, with consideration for R5 Large Lot Residential zoning and a Minimum Lot Size to be determined following additional discussions with Council staff.</p> <p>The submission suggests that a future Planning Proposal would propose 200+ lots averaging 1.0 to 1.2 hectares per lot, with the opportunity for small-scale intensive agricultural activity.</p> <p>The submission suggests that the inclusion and subsequent development of this site would deliver a “unique large lot residential lifestyle development unlike any other offering in the Central West and Orana Region”</p> <p>The submission provides an assessment of the proposal against the relevant local and State prepared Strategic Plans.</p> <p>The submission notes that the site is under the ownership of a willing developer and has the appropriate water infrastructure to support 200+ lots.</p> <p>The submission suggests that all lots would be able to undertake small-scale intensive agriculture pursuits, providing a unique</p>	<p>The subject site is currently zoned RU4 Primary Production Small Lots with a 20-hectare minimum lot size for subdivision. The subject site measures 263.64 hectares. The developer is proposing 200+ lots averaging 1 – 1.2 hectares.</p> <p><u>Lot size density transition</u></p> <p>Within the Comprehensive Land Use Strategy, Council identified R5 Large Lot Residential opportunities within the 5km radius of the towns (with a 12-hectare minimum lot size). The subject site is located beyond Opportunity Area E, further from the Gulgong town centre. Opportunity Area E has been rezoned, subdivided and sold at 12 hectares.</p>

means of farming productivity; however, the submission does detail what this would include.

Note: No Planning Proposal has been lodged with Council. A Scoping report has been lodged with Council (the preliminary stage of rezoning). Council has provided the proponent with comment, including commentary from the Department of Planning, Housing and Infrastructure and Department of Primary Industries and Regional Development. The commentary provide in the adjacent column is the workings Council would normally undertake when assessing a Planning Proposal.

In additional there are further site specific considerations that would require further assessment. Accordingly, the inclusion of a large, high yielding, isolated site is not justified without additional considerations.



Sound land use planning would see lot sizes increase as the distance increases from the urban centre. The proposal is inconsistent with this approach.

Lot type, demand and affordability to 2041

The Housing Strategy determines a future demand of 960 lots to 2041 and stipulates the breakdown, ranging in size:

R1 General Residential (400-1,999m²) 560 Lots

R2 Low Density Residential (2,000m²-1.9ha) 232 Lots

R5 Large Lot Residential (2ha+) 8 Lots

Lot size can determine affordability, accordingly, it is important for Council to ensure a range of lots sizes are provided. It must be highlighted, the proposal is seeking to deliver all lots within the 2,000m² – 1.9ha range at 1-1.2 hectares. Outlined below is the importance of providing a range of lot sizes.

The 2023 URS Update provides a Household Income Affordability Calculator (based on the 2021 Census data). The median household income in Gulgong is \$71,292, with a deposit ranging from \$26,789 - \$35,719, home affordability (house and land) is \$294,682 - \$392,910.

Provided below is a preliminary market insight (of the relevant land only) over the past 12 months. The purpose of this is to demonstrate how lot size provides affordability.

		Gulgong Land Costs	
		Land Only Cost	Comment
General Residential (400sqm-1,999sqm)		\$197,500.00	622m2, Millennium Court, sold July 2024
		\$225,000.00	1151m2, Reef Street, July 2024
		\$260,000.00	1,788m2, Fitzroy Street, 2023
	AVERAGE COST	\$227,500.00	
Low Density Residential (2,000sqm - 1.9ha)		\$360,000.00	6000m2, Grimshaw Lane, sold December 2024
		\$525,000.00	1.84ha, Guntawang Street, sold May 2023
	AVERAGE COST	\$442,500.00	
Large Lot Residential (2ha+)			5.06ha, Black Lead Lane, Sold February 2022
		\$465,000.00	
	AVERAGE COST	\$465,000.00	
<p>Accordingly, supporting the proposal of 200+ lots ranging in size from 1.0 – 1.2 hectares is delivering a land supply well above the Gulgong household income given only 50% of Gulgong households earn over the median income.</p> <p>For context, Council monitors land coming to market with various methods, water metre connections are one such. Over the past 5 years (on average) there have been 6 new water metres each year, meaning there have been 6 new dwellings per year (on average). This highlights the significant supply of one particular lot typology the developer is proposing.</p> <p>If Council were to support this proposal they would be giving one developer carriage of a significant supply of land.</p> <p><u>Land use conflict</u></p> <p>The site adjoins land being used or has the potential to be used for agricultural purposes, the establishment of residences on this site would result in land use conflict. A complaint from a future landowner would compromise the operation of the existing agricultural operations. The establishment of residential receptors needs to account for significant buffers to adjoining agricultural land uses. Once agricultural operations have been restricted by complainants, ultimately Council will feel pressure from landowners for these sites to be urbanised, again highlighting the necessity to appropriately identify sites that will not create conflict with established land uses.</p> <p><u>Inconsistency with strategic land use documents</u></p> <p>The submission states an assessment has been undertaken against relevant strategic documents and draws the conclusions that the proposal is generally consistent with strategic documents. No document highlights a future opportunity for this site.</p> <p>Maintaining a single holding, like the current site of 262.25ha is consistent with the CLUS and Central West Orana Regional Plan 2041.</p> <p><u>Loss of agricultural land</u></p> <p><i>NSW Land and Soil Capability Assessment Scheme (Second Approximation)</i></p> <p>The subject site is mapped as Class 4 and Class 5</p>			

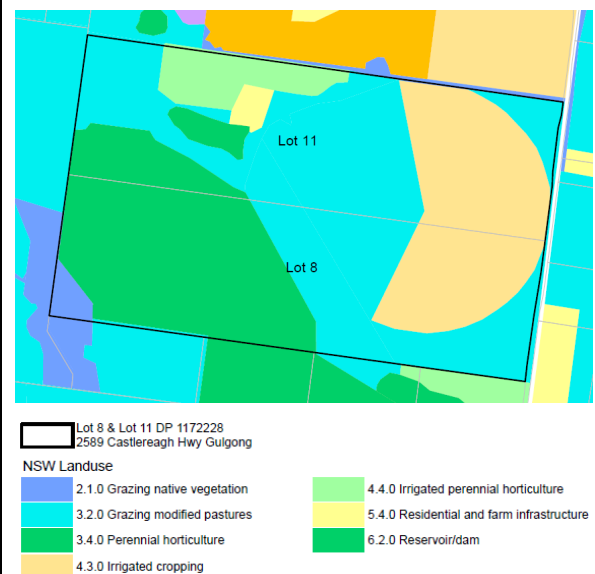
under the Soil Capability Assessment Scheme. Only 13% of land within the LGA is identified as Class 4 land, which is land that has favourable biophysical characteristics for agricultural use. Note, there is no Class 1 within the LGA with Class 2 and Class 3 land making up only 5% of all land within the LGA. The inclusion of this site would result in the loss of agricultural land. This highlights the value of Class 4 to our LGA.

Further, URS 2023 supports meeting demand for residential land by prioritising the development of less capable agricultural land and avoiding land classified as Classes 2-4.

NSW AgTrack - Agricultural and Land Use

The NSW Agricultural Land Use Planning team developed the NSW AgTrack tool to better understand the importance and value of agricultural commodities in a LGA.

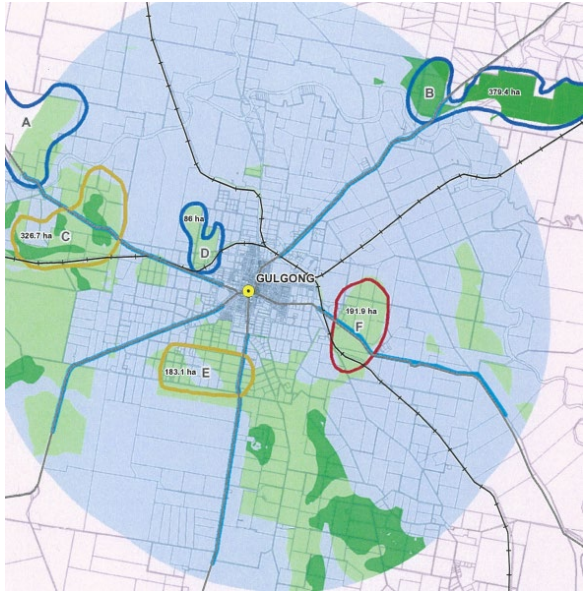
According to the data published by DPHI, in December 2023, the subject site contains the following land use classification: grazing native vegetation, grazing modified pastures, perennial horticulture, irrigated cropping, irrigated perennial horticulture, residential and farm infrastructure and reservoir/dam. As visually displayed below. The submission does not address the economic loss to the LGA from the loss of these land uses.



If Council were wanting to identify additional land for 1-2 hectares, criteria should be established, that includes consideration of what class of agricultural land is acceptable to be lost from the LGA for the delivery of rural lifestyle housing and what the resultant economic impact it places on the community, so an informed decision can be made.

Gulgong Growth Areas

The submission suggests that the Housing Strategy was "restricted by Council to existing Urban Release Areas". This is incorrect, Council conducted an assessment as to the anticipated land demand and then conducted an assessment as to whether land supply already identified in strategic documents could meet this demand. As detailed within the draft

	<p>Housing Strategy, the existing identified sites cater to the anticipated demand until 2041 making it unnecessary to identify additional sites. Therefore, this statement is incorrect.</p> <p>The identification of any additional sites for future development would result in a contingency greater than 20% and would result in an oversupply of housing.</p> <p>Minimum lot size for rural holdings</p> <p>The CLUS identifies land for Rural Lifestyle Opportunities, zoned R5 Large Lot Residential, with a 12-hectare subdivision minimum lot size within a 5km offset radius around Gulgong (and all towns): short term (yellow), medium term (red) and long term (blue)</p> <p>The identification of these sites went through a robust constraints and opportunities analysis, as detailed in Part B of the CLUS. The subject site was not identified for as an opportunity area (green on the map). The purpose of highlighting these opportunities, is to demonstrate that this site is not considered 'unconstrained' and is located beyond the urban boundary, beyond existing 12 hectare zoned areas.</p>  <p><i>For the above reasonings, it is recommended that this site remains excluded from the Housing Strategy.</i></p> <p><i>If Council believes this site has site specific merit above others within the 5km offset radius of Gulgong, they could resolve to include it for consideration and further investigation during the preparation of the future Rural and Scenic Lands Strategy for Rural Lifestyle opportunities, zoned R5 Large Lot Residential with a minimum lot size of 12 hectares.</i></p>
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Agency Submissions

Of the 6 agency submissions received, 1 was from an Industry Association (Community Housing Industry Association NSW) and 5 were from the following NSW Government Agencies:

- Department of Climate Change, Energy, the Environment and Water (DCCEEW)
- Transport for NSW
- Department of Primary Industries and Regional Development (DPIRD)

- WaterNSW; and
- Department of Planning, Housing and Infrastructure (DPHI).

Agency submissions have been provided as Attachment 2.

Table 2: Agency Submissions Summary and Response

Agency	Issue raised in the submission	Staff comment & changes made
Department of Climate Change, Energy, the Environment and Water (DCCEEW)	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.	The following statement has been added to Section 10.6 Land Use Constraints and Opportunities (previously 10.5): 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.
	Indicate areas that 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.	The following note has been added to Figures 11-14: Development of residential areas subject to further detailed analysis of environmental constraints such as biodiversity investigations.
	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.	The following statement has been added to Section 10.6 Land Use Constraints and Opportunities (previously 10.5): <i>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.</i>
	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.	Both paragraphs have been updated as follows: <i>The Rylstone/Kandos investigation areas have some development opportunities; however, many lots contain high conservation value woodland and grassland, representing significant biodiversity constraints. As such, further detailed environmental assessment is required to enable a site-specific yield analysis.</i>
	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.	The following statement has been added to Section 10.8 (previously 10.7): <i>However, it is important to note that there are potential biodiversity constraints in western Mudgee and Caerleon, which may impact the developability of these areas.</i>
	Consider whether flood-related development controls in proposed in Mudgee subject to flooding will be sufficient to manage flooding impacts, or whether these areas should be considered as a development constraint.	Mapped flood levels have been considered as a high level constraint to development in identified residential growth areas. Council's flood-related development controls and more detailed analysis during design stages will ensure that concerns related to flood risk are able to be mitigated.
	Clarify if the proposed stormwater upgrades detailed in the Gulgong	Mapped flood levels have been considered as a high level constraint to development in identified residential

	Stormwater Drainage Study, or other drainage improvements have been completed since 2009. 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.	growth areas. Council's flood-related development controls and more detailed analysis during design stages will ensure that concerns related to flood risk are able to be mitigated.
Community Housing Industry Association (CHIA)	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.	New Action 4.5 added: <i>Investigate the potential for establishing targets for net growth in social and affordable housing or explore suitable alternative options.</i>
	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.	Action 5.5 updated to state: <i>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.</i>
	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 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.	Council agrees and will look to continue to consult with CHPs and all relevant stakeholders as and when local planning settings are reviewed to support the delivery of affordable housing in the LGA.
	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.	Council has exhausted its land supply, accordingly, Action 5.2 as exhibited is to be maintained. <i>Action 5.2 Respond to emerging opportunities or partnerships that would enable short-term supply of housing for key workers.</i> To respond to emerging opportunities, the action should include; <i>undertaking a land audit of Crown land to identify any future potential opportunities.</i>
	CHIA NSW encourages Council to investigate the potential for establishing an	Council acknowledges the importance of the provision of affordable housing in our LGA, however we are not

	affordable housing contributions scheme in the LGA, such as across residential land identified for rezoning.	currently resourced to establish an affordable housing contribution scheme. Council is willing to provide feedback on any work in this space initiated by the state government.
	CHIA NSW recommends that the draft Strategy includes key performance indicators to assist with the monitoring and review of the housing outcomes sought.	Action 1.6 updated to state: <i>Improve Council's Housing Monitor to better understand dwelling production and take-up rates.</i>
	Council is also encouraged to identify a specific team or officer within Council who will be responsible for the implementation of the Housing 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.	Council's strategic land use planning team takes carriage of this work, noting this is not a specific role that focuses on affordable housing outcomes. Council is committed to supporting the delivery of more social and affordable housing in the LGA. This will be supported by the range of actions identified under Objectives 4 and 5 which include, for example: 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; 4.5 Investigate the potential for establishing targets for net growth in social and affordable housing or explore suitable alternative options; and 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.
Transport for NSW	Objective 2: Investigate appropriate forms of housing density in suitable locations 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 2 has been updated to further reference small lot housing where appropriate.
	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.	Council agrees and will continue to collaborate with TfNSW and DPHI to ensure that new development is supported by the necessary roads and infrastructure to ensure safe and sustainable growth.
	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 Housing Australia Future Fund (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.	
	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.	
	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.	
	TfNSW is supportive of opportunities to reduce network impacts of temporary worker accommodation, through initiatives such as employee shuttlebuses 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.	The following statement has been added to Central-West Orana Renewable Energy Zone sub-section under Section 7: 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 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.	The lot size definitions used in the Housing Strategy align with Council's minimum lot size controls. However, the concern regarding potential sprawling development patterns and the associated infrastructure costs is acknowledged. To address this, the Housing Strategy proposes increasing the amount of small lot housing, including lot sizes of 400–450m ² , to provide more diverse and efficient housing options. This approach aims to optimise land use, support more walkable communities, and reduce reliance on private vehicles.
Department of Primary Industries and Regional Development (DPIRD)	The Department is emphasizing the importance of preserving high-value agricultural land and preventing urban development from encroaching on these productive areas.	We understand the Department's emphasis on preserving high-value agricultural land and preventing urban development from encroaching on productive areas. However, it is important to note that the Housing Strategy's growth areas have already been identified in previous Council strategies for residential growth, and no new areas for residential development have been proposed by this Strategy. Council will continue to prioritise thoughtful planning to ensure
	Raises concerns about rural-zoned land (RU1 and RU4) southeast of Mudgee, particularly between Bruce and Plenty	

	Roads, due to its high agricultural potential and its role as part of Mudgee's Sydney Road entry.	that development aligns with both agricultural preservation and the need for future residential growth.
	Recommends deferring development in the Spring Flat area, where possible, to later stages to allow for comprehensive master planning and prioritisation of other areas first.	
	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.	This citation has been amended to reference the Department of Primary Industries and Regional Development.
Water NSW	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.	Section 10.7 of the Housing Strategy discusses infrastructure and servicing considerations that will influence future residential growth, noting that Council has committed to progressing water and sewer servicing strategies to align with the residential growth areas identified.
	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 Housing Strategy identifies residential growth areas including zoned (but not yet developed) land and areas identified for future growth (land not yet zoned).	Figures 11-14 have been revised to clearly indicate current and proposed future residential land use zones.
	The Housing 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.	Council have committed to delivering a Development Servicing Plan for the LGA by 2026.
	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 Housing Strategy may benefit by including a high-level environmental	High level environmental constraints and opportunities mapping was completed in the preparation of the Housing Strategy and is contained in Council's Mid-Western Housing Strategy Evidence and Options Paper (internal document). This mapping directly informed the yield analysis for each of the residential growth areas.

	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 (DPHI)	Some pages within the Housing 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 Housing Strategy references a range of between 30,000-33,000 people by 2041, with 32,000 as an approximate mid-point. The introduction has been updated to clarify this range.
	The introduction would benefit from commentary stating the rationale for utilising population projections completed by Gyde, rather than 2024 DPHI projections.	The following statement has been added to the Introduction to clarify the data sources that have been relied upon in the creation of the Housing Strategy's population projections: 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. Further, Council continually monitors and tracks the projected major project workforce (temporary and permanent) numbers and timing, this information has been drawn upon.
	The Housing 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.	New subsections for town gateways and ridgelines and rural views added to Section 7 under Local Character and Regional Lifestyle.
	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).	The number of houses approved (demonstrated by water meter connections), as well as rental vacancy rates, has been provided as an annual average over the past five years, providing a snapshot of current housing trends across the LGA.
	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	A summary of the Managing the impacts of State Significant Development report has been added under the Section 5 of the Housing Strategy.

	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.	The following additional statement has been added: This Strategy builds upon and aligns with the Mudgee and Gulgong Urban Release Strategy 2023 Update, ensuring a coordinated approach to housing supply, land release, and long-term planning.
	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 Housing Strategy.	The housing pipeline is addressed as part of Action 1.6 (to improve Council's Housing Monitor), which will provide a clearer and more detailed understanding of housing supply across the LGA. As this work progresses, it will help inform more detailed discussions in the town sections and supplement the broader demand and supply analysis within the Housing Strategy.
	Increasing the supply of housing in existing areas, in targeted locations is supported. The Housing Strategy would benefit by identifying these locations, or areas where Council will focus its initial investigation.	The Housing Strategy supports increasing housing supply in targeted locations within the existing footprint of towns. Action 2.7 includes master planning for nominated areas. This work will guide future investigations and help identify specific locations for infill development and urban renewal, ensuring a strategic approach to housing growth.
	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.	New Action 3.6 added: Consider the <i>adoption of the criteria associated with the nominated rural residential allotment size into Council's Development Control Plan</i> .
	In relation to the CWO REZ (page 28), the Housing 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 Housing 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.	The Housing Strategy has accounted for dwelling demand in each of the four towns as driven by the CWO REZ. This demand has been considered in the supply gap analysis. The following statement has been added to Section 10.7 to articulate short-term sequencing of infrastructure in growth areas: Council will continue to focus on the delivery of short-term infrastructure servicing to growth areas at Caerleon and Lower Spring Flat. High level environmental constraints and opportunities mapping was completed in the preparation of the Housing Strategy and is contained in Council's Mid-Western Housing Strategy Evidence and Options Paper (internal document). This mapping directly informed the yield analysis for each of the residential growth areas.
	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 Housing Strategy.	New Action 1.7 added: <i>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 Strategy.</i>
	It is recommended the final Strategy use the latest 2024 DPHI population and implied dwelling projections throughout. This will help to ensure consistency when	Where relevant, including in Section 8.1, we have referenced the 2024 DPHI population and dwelling projections. Section 8.1 also explain show the NSW Government projections were considered. The

	<p>comparing the Housing Strategy to other housing strategies which have used NSW Government population projections. Where population figures are included, it is 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>	<p>Housing Strategy's population projections align with the NSW high series, ensuring consistency with broader trends.</p>
	<p>Section 8.1 the Housing Strategy notes: "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 Grana REZ, and an anticipated decline in the mining industry as the nation transitions to renewable energy production. "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>	<p>The unaccounted-for factors and their impact on population growth and dwelling demand are discussed in more detail in Section 8.2 and Section 9. These sections outline how major projects and industry shifts influence growth projections in both the short and long term.</p>
	<p>As the Housing 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 Housing 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.</p>	<p>The Housing Strategy references the population growth scenarios as a range of between 30,000-33,000 people by 2041: capturing the low, mid and high projections. Details of each of the population growth scenarios are contained in Council's Mid-Western Housing Strategy Evidence and Options Paper (internal document).</p>
	<p>The Housing 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.</p>	<p>The text under Section 6.3 has been updated to state: <i>Due in part to an ageing population between 2021 and 2041, lone person households are expected to increase by ↑ 24% by 2041, at around 750 households. All other household types will increase by 17%. This reflects the more recent data available.</i></p>
	<p>Section 9.1 notes that the Housing 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 dwelling density controls. Consultation with DPHI can be facilitated to discuss potential</p>	<p>Mechanisms to deliver a mix of dwelling types have been discussed in actions 1.4, 1.7, 2.4, 2.5, 2.6, 2.8, 3.3, 3.4, and 3.7. These actions aim to encourage a diverse range of dwelling types and lot sizes, supporting more efficient land use and addressing the demand for a broader spectrum of housing options. 1.4 Investigate LEP amendments to deliver lot size diversity. 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. 2.8 Consider updates to the DCP to set out strong planning and design outcomes for medium density</p>

	mechanisms for delivering a broader range of smaller housing options.	and town centre housing typologies.3.2 Require that the master planning 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.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 master planning of greenfield developments, or by establishing average dwelling density requirements.3.7 Explore planning mechanisms such as provisions in the LEP to deliver a variety of lot sizes.
	The implied dwelling demand projected in the Housing 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 Housing Strategy cites that these major projects and contingencies have not been considered as part of DPHI projections, it is suggested that the Housing Strategy projections and methodology is reviewed to ensure the implied dwelling demand is accurate.	The Housing Strategy works within ranges, with the implied demand to 2041 based on the mid-range projection. To clarify this, we have added text to Section 9 stating: <i>The implied demand of 14,250 dwellings is based on the mid-range population projection. Over the next 20 years, this may increase or decrease, potentially by approximately 5%. This margin is generally consistent with the Department's projections.</i> The Housing Strategy further accounts for a 20% contingency buffer across the dwelling supply gap analysis for each of the four main towns.
	It is suggested that the Housing Strategy include a short-term action to set a defined review period of Council's housing monitor and this strategy.	Section 12 updated to state: <i>The actions will also be reviewed and revised annually to address emerging data or updates to State plans and policies.</i>
	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).	The mapping in the Housing Strategy has been revised to clearly indicate current and proposed future residential land use zones and provide an indication of growth area sequencing.
	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 Housing Strategy to inform planning for these communities.	Table added under Section 10.5 to capture Table 4-8 of the CLUS.
	Section 10 of the Housing 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 Housing Strategy does not currently achieve this clarity, and the document would benefit	The mapping in the Housing Strategy has been updated to identify indicative areas for infill and associated master planning for higher and medium density development. The following statement has also been added to Section 10.2: <i>Opportunities exist for infill development within the existing footprint of the Mid-Western LGA's four main towns. For example,</i>

	from a map/graphic which clearly identifies areas prioritised for infill and associated master planning for higher and medium density, including infill.	<i>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).</i>
	The Housing Strategy includes action to develop masterplans in the short term for growth areas. The Housing 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.	The mapping in the Housing Strategy has been revised to clearly indicate current and proposed future residential land use zones, and provide an indication of growth area sequencing
	Section 10.3 discusses Urban Release Areas. The Housing 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).	Master planning for the Mudgee town centre and surrounds will be undertaken as part of Action 2.7. The identification of the potential number of dwellings that could be achieved through infill and compatible medium-density development would be subject to the identified outcomes and opportunities of that master planning process.
	It is recommended a table or graphic be included in the Housing 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 mapping in the Housing Strategy has been revised to clearly indicate current and proposed future residential land use zones and provide an indication of growth area sequencing.
	The Housing 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 needed, this could inform applications for funding to deliver this work, should it be required to support temporary workers accommodation.	Section updated to state: <i>Furthermore, while this dwelling demand includes anticipated population growth associated with the workforce of major projects in the LGA, including the potential Bowden's 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.</i>
	Some of the Gulgong Urban Release Areas are zoned R1 General Residential, but unlike the corresponding section for	Statement added under Section 10.9 to state: <i>Development in R1 zones of Gulgong has typically consisted of low-density detached dwelling typologies.</i>

	Mudgee, table 16 (p. 42) does not includes figures for "Townhouse/ villa/ unit". The Housing 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 Housing Strategy speaks towards growth centred around infrastructure committed to by Council. The Housing 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 mapping in the Housing Strategy has been revised to clearly indicate current and proposed future residential land use zones and provide an indication of growth area sequencing.
	The Development Servicing Plan (DSP) referenced in 10.5 is supported, however it is unclear from the Housing Strategy whether such plans are already in place or are sought to be created. If it is intended to created DSP as a result of the adopted Strategy, it is suggested that the Housing Strategy include a specific action to create a DSP concurrently with masterplans.	Council have committed to delivering a Development Servicing Plan for the LGA by 2026. This has been clarified in Section 10.7 (previously section 10.5).
	The tables provided in Section 10 should be updated to include '+' signs to identify when there is surplus supply.	The tables in Section 10 have been updated to show surplus with '+'.
	Consider amending this action to a short-term action. This is a core outcome of the Housing Strategy and will facilitate delivery of other short-term action (such as Action 1.1).	
	Consider if delaying the preparation of masterplans would hinder the Housing 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.	The timeframe for this action has been moved to the short timeframe.
	Consider an action to explore planning mechanisms (LEP provisions - local clauses, lot sizes etc) that would deliver a variety of lot sizes.	New Action 3.7 added: <i>Explore planning mechanisms such as provisions in the LEP to deliver a variety of lot sizes.</i>
	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	New Action 1.8 added: <i>Prepare Development Servicing Plans to support masterplans prior to rezoning occurring where possible. This will assist with orderly development and infrastructure planning.</i>
	Reference is made to the Pattern Book recently released by DPHI which may contribute to delivering this action – NSW Housing Pattern Book I Planning.	Statement added to Action 3.1: <i>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.</i>

	<p>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).</p>	<p>Action updated to state: <i>Require that the master planning 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.</i></p>
	<p>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.</p>	<p>Yes, confirming that this land is already identified as a growth area.</p>
	<p>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 Housing 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 Housing Strategy identifies supply in terms of short, medium and long term so that this action is effective.</p>	<p>Additional statement added: <i>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.</i> The mapping in the Housing Strategy has been revised to clearly indicate current and proposed future residential land use zones and provide an indication of growth area sequencing.</p>
	<p>As noted above, the Housing Strategy would benefit from sequencing/staging of land release. It is suggested a sequencing platform 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 Housing Strategy includes clear statements regarding when land identified in the Housing Strategy is planned to be released (i.e. following 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).</p>	<p>The mapping in the Housing Strategy has been revised to clearly indicate current and proposed future residential land use zones and provide an indication of growth area sequencing. Additionally, the following statement has been added to Section 10.7 to articulate short-term sequencing of infrastructure in growth areas: Council will continue to focus on the delivery of short-term infrastructure servicing to growth areas at Caerleon and Lower Spring Flat.</p>
	<p>Council has identified 24 short term actions with the Housing 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, manage Council resourcing.</p>	<p>Prioritisation of the short-term actions have been added to Section 12 Implementation Plan.</p>

Changes to the document Post Exhibition

As detailed above, various updates were made to the document post exhibition to ensure the wording within the Housing Strategy would be interpreted as it was intended when the Housing Strategy was developed and to respond to the agency submissions received.

As per the recommendations provided in Table 1 above, the Housing Strategy has not been amended based on the public submissions.

A summary of the updates to the Housing Strategy have been broken down per section in Table 3 below.

Table 3: Summary of Changes to the Housing Strategy post-exhibition

Section	<i>Changes made/amendment to Housing Strategy</i>
1 Introduction	Minor amendments to wording. Added clarification as to what types of housing the Housing Strategy addresses.
2 Vision	Minor amendment to refer to Mudgee as a Strategic Centre (as per Central West and Orana Regional Plan 2041).
3 Context	Minor amendments to the map as per the above.
4 Community Engagement	No change.
5 Planning & Policy Context	<p>Amendment to include the changes to the State Environmental Planning Policy (Housing) 2021 relating to accommodation for renewable energy zone construction workers.</p> <p>Include reference to the PWC report Managing the Impacts of State Significant Development 2024.</p> <p>Update to zoning table – removing reference to the zones this Housing Strategy does not address.</p>
6 Mid-Western Regional Snapshot	Amendment to the percentage of lone persons households due to updated data being made available from DPHI.
7 Key Drivers of Change	<p>General amendments to ensure clarity of words.</p> <p>Include reference to rear lanes in relation to 'housing infill'.</p> <p>Inclusion of 'Town Gateways' treatment. Similar to the CLUS, the Housing Strategy aims to preserve the entrances to Mudgee, Gulgong, Rylstone, and Kandos via a number of principles.</p> <p>Inclusion of discussion regarding 'Ridgelines and Rural Views', detailing the visual importance of these elements of the rural landscape and the high value they hold in the community. A number of principles are identified to respond to this.</p> <p>Minor amendments to the text relating to 'Major Projects' (formerly referred too as State Significant Development), which clarify that the Housing Strategy considers the anticipated future decline of the coal industry.</p>
8 Population Projections	Clarification of how population projections were determined. 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. Further, Council continually monitors and tracks the

	projected major project workforce (temporary and permanent) numbers and timing, this information has been drawn upon.
9 Housing Demands	<p>Updated commentary regarding the difference between the dwelling projections within this Strategy and the Departments dwelling projections.</p> <p>Updated table headings for greater clarity.</p> <p>Additional commentary for Gulgong, Rylstone, and Kandos as to how the short-term peak population is the same as the 2041 anticipated population.</p>
10 Housing Supply	<p>Added commentary regarding infrastructure and servicing constraints.</p> <p>Amendment to Figures 11, 12, 13, and 14 to provide greater clarity to the reader as to what is currently zoned, what is anticipated to be rezoned, and what is anticipated to be developed. Additionally, indicative infill opportunities have been mapped as well as the indicative Town Centre master planning area.</p>
11 Housing Objectives	<p>Addition of Action 1.7 and 1.8 which relate to assessing planning proposals which would include out-of-sequence infrastructure development, and the delivery of a Development Servicing Plan where possible.</p> <p>Additional commentary added to Action 3.1 about the NSW Housing Pattern Book.</p> <p>Addition of actions 3.6 and 3.7 relating to rural residential allotment size and the exploration of additional clauses within the LEP to deliver a variety of lot sizes respectively.</p> <p>Minor amendment to action 5.2 regarding a Crown Land Audit.</p> <p>Addition of Action 5.6 relating to affordable housing contribution schemes.</p> <p>Minor amendment to the title of Objective 7.</p> <p>Additional commentary provided regarding Objective 10 relating to the location of temporary workers accommodation.</p> <p>The amendments to the Housing Objectives have been made based on feedback received within agency submissions, particularly the Department of Planning Housing and Infrastructure.</p>
12 Implementation and Delivery Plan	<p>Updating table where required to include the new and amended actions identified in Section 11.</p> <p>Minor updates to timeframes of some actions.</p> <p>Prioritisation of the implementation plan to ensure orderly development, efficient resourcing, and the timely delivery of the priority housing outcomes as a result of feedback from the Department of Planning, Industry and Environment. Actions have been categorised by 'High Priority', 'Medium Priority', and 'Low Priority'.</p>

The updated Housing Strategy that includes the above changes has been provided at Attachment 3.

Next Steps

The recommendation is to adopt the updated Housing Strategy. There are staff operational tasks, such as further progressing Planning Proposals that are consistent with the direction of the Housing Strategy that will continue. In addition, the short-term actions contained in the housing strategy will commence.

Disclosure of Interest

Nil

Community Plan implications

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

Strategic implications

Council Strategies

Mid-Western Regional Local Strategic Planning Statement, Our Place 2040.

Mid-Western Regional Council Comprehensive Land Use Strategy 2010 Part A, B and C.

Council Policies

The adoption of the Mid-Western Region Housing Strategy, February 2025 will not require the update to any policies.

Legislation

Environmental Planning and Assessment Act 1979.

Mid-Western Regional Local Environmental Plan 2012.

Financial implications

Nil

Associated Risks

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

SARAH ARMSTRONG
MANAGER STRATEGIC PLANNING

ALINA AZAR
DIRECTOR DEVELOPMENT

25 March 2025

Attachments:

1. Agency Submissions. (separately attached)
2. Public Submissions. (separately attached)
3. Updated Housing Strategy April 2025. (separately attached)

APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER

8.3 Acceptance of NSW Government Grant - Open Streets Program 2025-28

REPORT BY THE MANAGER ECONOMIC DEVELOPMENT
TO 16 APRIL 2025 ORDINARY MEETING
GOV400113, GRA600020

RECOMMENDATION

That Council:

1. **receive the report by the Manager Economic Development on the Acceptance of NSW Government Grant;**
2. **if successful, accept funding from the Open Streets Program 2025-28:**
 - 2.1 **In 2025/26 set an expenditure budget of \$115,000 for Gulgong Glow to be funded by grants;**
 - 2.2 **In 2026/27 set an expenditure budget of \$117,000 for Gulgong Glow to be funded by grants;**
 - 2.3 **In 2027/28 set an expenditure budget of \$118,000 for Gulgong Glow to be funded by grants; and**
3. **authorise the General Manager to finalise and sign the funding agreement.**

Executive summary

Council has applied to the NSW Government Open Streets Program 2025-28 for the delivery of an annual community event to be held in Gulgong for three years consecutively.

It is recommended that if Mid-Western Regional Council is successful in this application, that Council accepts the grant funding, and authorises the General Manager to sign the funding agreement and amend Council's Budgets for 2025/26, 2026/27 and 2027/28.

Disclosure of Interest

Nil

Detailed report

Council has submitted an application for the Open Streets Program 2025–2028, administered by Transport for NSW. This grant program supports councils across New South Wales to deliver recurring street-based events that temporarily close local streets to vehicles and open them for community enjoyment and activation. The proposed event from Council, "Gulgong Glow," is a three-year street festival series designed to transform Gulgong's historic CBD into a vibrant, illuminated destination celebrating creativity, culture and community.

Purpose and Scope of the Open Streets Program

The Open Streets Program is part of the NSW Government's Vibrant Streets Package, aiming to reimagine public streets as active, inclusive community spaces. The initiative encourages councils to trial and deliver recurring events that bring people together through free public programming, creative activations, and local business engagement. A total of \$14.65 million is available across the state with individual grants of up to \$350,000 (excl. GST) awarded on a competitive basis.

Key objectives of the Program include:

- Enhancing community connection and public life by delivering free, recurring, street-based events.
- Empowering councils to improve cost-efficiency and reduce complexity in delivering street closures and public events.
- Supporting the cultural and creative sectors through partnerships and programming opportunities.
- Activating streets in ways that stimulate local economic activity and support business growth.

This round of funding (2025–2028) builds upon successful prior rounds, now offering a three-year funding window to promote long-term planning, deeper partnerships, and improved delivery processes. Councils must commit to at least one event per year for three consecutive years on the same street or group of streets, and prepare or implement a Global Development Application (DA) and/or a Global Traffic Management Plan (TMP) to streamline future events.

Overview of the Proposed Event – Gulgong Glow

Council's application proposes a new street festival, **Gulgong Glow**, in partnership with the Gulgong Arts Council. The event will take place annually in the Gulgong CBD, beginning in July 2025. The proposed location, centred on Medley Street, is a heritage-rich, walkable precinct close to local retail, dining, and public amenities.

Event Concept

Gulgong Glow is envisioned as an immersive festival of light and creativity, showcasing illuminated artworks, community-made lanterns, live music, and food stalls. The concept is inspired by the popularity of Mudgee Glow and builds upon the existing community enthusiasm for Gulgong's Lantern Festival. A key feature of the event will be the lantern parade, supported by schools and community groups through pre-event workshops.

Brand and Theme

The event branding is consistent over the three years, reinforcing Gulgong's identity as a centre for arts and cultural expression. The theme of "light, creativity, and connection" aligns with the historic charm and character of the town, inviting locals and visitors alike to experience the streets in a new, engaging way.

Program Highlights

- Interactive light installations and projections
- Live music performances from local artists
- Night market featuring artisan goods and regional produce
- Lantern-making workshops and a community lantern parade
- Food trucks and extended trading hours for local businesses

Each year's event will be refined based on community feedback and participation metrics, with an emphasis on continuous improvement, capacity building, and legacy outcomes for the town.

Benefits of Gulgong Glow

Community Engagement

Gulgong Glow aims to strengthen community pride and connection through participation in creative activities. Schools, local artists, and community groups will be central to programming, with lantern workshops and parade involvement fostering intergenerational engagement. Surveys and feedback mechanisms will measure participation and satisfaction to ensure the event evolves in line with community expectations.

Economic Activation

By drawing in both residents and tourists, Gulgong Glow is expected to stimulate local spending and extend business hours for hospitality and retail operators. Council will work closely with the Gulgong Chamber of Commerce to support local business involvement, offer promotional tie-ins, and increase visitor dwell time in the CBD. The event also creates opportunities for local artisans, food vendors, and creatives to showcase their offerings, contributing to job creation and regional economic resilience.

Tourism and Place-Making

Positioning Gulgong as a destination for arts and cultural events complements broader regional tourism goals. Gulgong Glow enhances the town's cultural calendar and reputation, potentially encouraging return visitation and strengthening community attachment to place. As the event grows over the three years, it is anticipated to attract a wider regional audience and solidify Gulgong's place on the cultural tourism map.

Legacy and Sustainability

In addition to the events themselves, the project will leave a legacy through improved event processes and place management tools. The implementation of a Global TMP and/or DA will simplify future event planning and reduce administrative burdens. Council also intends to document learnings and build local capacity to continue street activation efforts beyond the funding period.

Alignment with Program Goals

The Gulgong Glow proposal aligns strongly with the objectives of the Open Streets Program by:

- Delivering free, inclusive events that prioritise community access.
- Partnering with local creative and cultural organisations (e.g. Gulgong Arts Council).
- Supporting small businesses and economic growth.
- Transforming a public street into a vibrant cultural hub.
- Promoting long-term strategies for place activation and vibrancy.

The total funding request is \$350,000, allocated across the three-year program.

Community Plan implications

Theme	Building a Strong Local Economy
Goal	An attractive business and economic environment
Strategy	Promote the region as a great place to live, work, invest and visit

Strategic implications

Council Strategies

The identified project supports a number of Council strategies as identified in the Community Plan including:

- Support networks, programs and facilities which promote health and wellbeing and encourage healthy lifestyles;
- Respect and enhance the historic character of our region and heritage value of our towns and villages;
- Maintain and promote the aesthetic appeal of the towns and villages within the region;
- Support programs which strengthen the relationships between the range of community groups;
- Support arts and cultural development across the region;
- Promote the region as a great place to live, work, invest and visit;
- Provide leadership on economic development initiatives and identify resources and infrastructure required to drive investment and economic growth in the region; and
- Pursue excellence in service delivery.

Council Policies

Nil

Legislation

Nil

Financial implications

Open Streets Program 2025-28 – Gulgong Glow

- In 2025/26 set an expenditure budget of \$116,667 for Gulgong Glow to be funded by grants;
- In 2026/27 set an expenditure budget of \$116,667 for Gulgong Glow to be funded by grants; and
- In 2027/28 set an expenditure budget of \$116,666 for Gulgong Glow to be funded by grants.

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

Associated Risks

If the grant funding for the above-named project is successful and not accepted by Council, the project may not be able to proceed or may be delayed due to funding restraints. There is a project delivery risk for the project. These risks are managed through Council's policies and procedures.

MICHELE MINI
MANAGER ECONOMIC DEVELOPMENT

ALINA AZAR
DIRECTOR DEVELOPMENT

31 March 2025
Attachments: Nil

APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER

8.4 2025 Monthly Development Applications Processing and Determined

REPORT BY THE MANAGER PLANNING
TO 16 APRIL 2025 ORDINARY MEETING
GOV400103, A0420109, GOV400113

RECOMMENDATION

That Council receive the report by the Manager Planning on the Monthly Development Applications Processing and Determined.

Executive summary

The report presented to Council each month is designed to keep Council informed of the current activity in relation to development assessment and determination of applications.

Disclosure of Interest

Nil

Detailed report

Included in this report is an update for the month of March 2025 Development Applications determined and Development Applications processing.

The report will detail:

- Total outstanding development applications indicating the proportion currently being processed and those waiting for further information;
- Median and average processing times for development applications;
- A list of determined development applications;
- Currently processing development applications and heritage applications; and
- Variations to the Mid-Western DCP.

Community Plan implications

Theme	Looking After Our Community
Goal	Vibrant towns and villages
Strategy	Maintain and promote the aesthetic appeal of the towns and villages within the region

Strategic implications

Council Strategies

Not Applicable

Council Policies

Not Applicable

Legislation

Not Applicable

Financial implications

Not Applicable

Associated Risks

Not Applicable

LINDSAY DUNSTAN
MANAGER PLANNING

ALINA AZAR
DIRECTOR DEVELOPMENT

1 April 2025

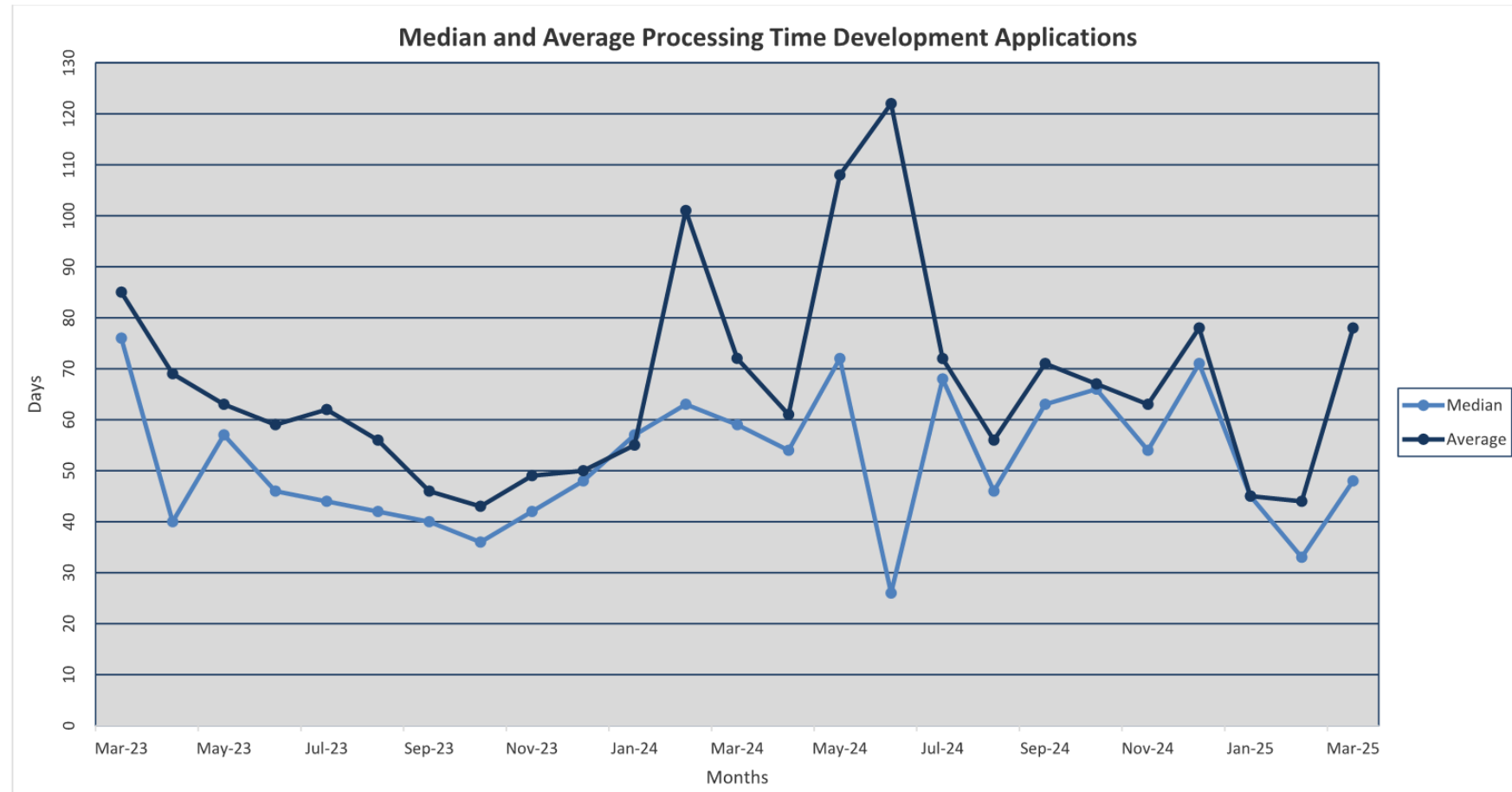
Attachments: 1. Monthly Development Applications Processing and Determined - March 2025.

APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER

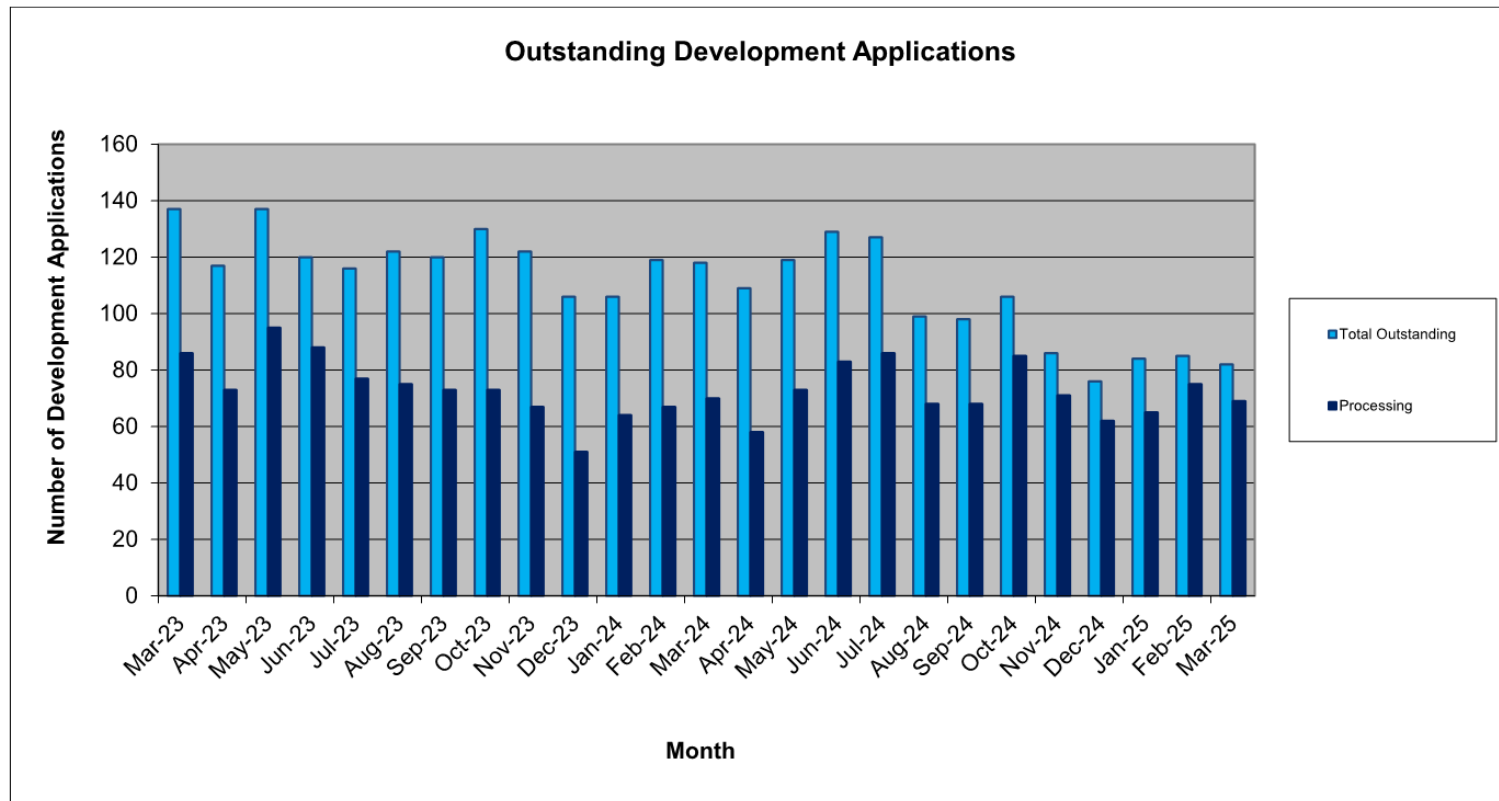
Monthly Development Application Processing Report – March 2025

This report covers the period for the month of March 2025. Graph 1 indicates the processing times up to 31 March 2025 with the month of March having an average of 78 days and a median time of 48 days.



Monthly Development Application Processing Report – March 2025

Graph 2 indicates the total number of outstanding applications; the number currently being processed is 69 and the number on “stop clock” is 13.



The Planning and Development Department determined 23 Development Applications either by Council or under delegation during March 2025.

Monthly Development Application Processing Report – March 2025

Development Applications Determined – March 2025

Appl/Proc ID	Description	House No	Street Name	Locality
DA0248/2023	Extension to existing shed	6	Avisford Court	MUDGEE NSW 2850
DA0408/2023	Subdivision - Torrens Title (1 into 7 lots)	17	Marshfield Lane	MUDGEE NSW 2850
DA0002/2025	Farm stay accommodation	122	Strikes Lane	EURUNDEREE NSW 2850
DA0046/2025	Dwelling House	194	Hill End Road	CAERLEON NSW 2850
DA0068/2025	Group home	162	Ulan Road	BOMBIRA NSW 2850
DA0092/2025	Dwelling House	24	Farrelly Street	CLANDULLA NSW 2848
DA0094/2025	Dual Occupancy	19	Shearman Street	CAERLEON NSW 2850
DA0095/2025	Advertising Structure	93	Angus Avenue	KANDOS NSW 2848
DA0101/2025	Residential Shed	34	Hughson Ave	MUDGEE NSW 2850
DA0129/2025	Alterations & Additions	206	Lesters Lane	PIAMBONG NSW 2850
DA0134/2025	Dwelling House	184	Mount Pleasant Lane	BUCKAROO NSW 2850
DA0135/2025	Shed	11	Slaughter Yards Road	GULGONG NSW 2852
DA0136/2025	Dwelling House	116	Iron Barks Road	KAINS FLAT NSW 2850
DA0140/2025	Health Consulting Room and Signage	28	Douro Street	MUDGEE NSW 2850
DA0142/2025	Secondary dwelling	16	Wenonah Street	GULGONG NSW 2852
DA0146/2025	Carport	278	Church Street	MUDGEE NSW 2850
DA0149/2025	Dwelling House	61	Knox Crescent	CAERLEON NSW 2850
DA0163/2025	Residential Shed	1	First Street	MUDGEE NSW 2850
DA0170/2025	Alterations & Additions	1012	Henry Lawson Drive	EURUNDEREE NSW 2850
DA0173/2025	Demolition of Dwelling	41	Redbank Road	MUDGEE NSW 2850
DA0178/2025	Residential Shed	5	Bulga Street	GULGONG NSW 2852
DA0180/2025	Add Rooms within Aircraft Hangar	13	Aerodrome Road	RYLSTONE NSW 2849
DA0258/2024	Subdivision - Torrens Title - (1 into 6 Lots)	24	Flirtation Hill Lane	GULGONG NSW 2852

***NOTE – 4 Development Applications were approved with a variation to the DCP during March 2025.**

Monthly Development Application Processing Report – March 2025

Development Applications currently being processed – March 2025.

Appl/Proc ID	Description	House No	Street Name	Locality
DA0327/2011	Shed	23	Horatio Street	MUDGEE NSW 2850
DA0102/2016	Dwelling House	705	Windeyer Road	GRATTAI NSW 2850
DA0058/2018	Fence	1	Dunphy Crescent	MUDGEE NSW 2850
DA0089/2019	Change of use - shed to habitable dwelling	2037	Coxs Creek Road	RYLSTONE NSW 2849
DA0263/2019	Camping ground	40	Grevillea Street	GULGONG NSW 2852
DA0349/2022	Subdivision - Torrens Title - Creation of 237 residential lots, 2 super lots, 3 drainage lots, 2 stormwater channels	26	Hone Creek Drive	CAERLEON NSW 2850
DA0205/2023	Dual Occupancy	11	McLachlan Street	RYLSTONE NSW 2849
DA0347/2023	Subdivision - Torrens Title (1 into 3)	14	Wiradjuri Close	PUTTA BUCCA NSW 2850
DA0021/2024	Dwelling House	253	Coricudgy Road	OLINDA NSW 2849
DA0124/2024	Dual Occupancy	60	Davies Road	KANDOS NSW 2848
DA0126/2024	Transport Depot	18	Industrial Avenue	MUDGEE NSW 2850
DA0129/2024	Dual Occupancy	79	Ilford Road	KANDOS NSW 2848
DA0143/2024	Subdivision – (1 into 3 lots)	2232	Bylong Valley Way	RYLSTONE NSW 2849
DA0242/2024	Caravan Park	313	Magpie Lane	GALAMBINE NSW 2850
DA0250/2024	Extractive Industry	2152	Goolma Road	TWO MILE FLAT NSW 2852
DA0316/2024	Dwelling House	95	Bellevue Road	MUDGEE NSW 2850
DA0343/2024	Subdivision - Torrens Title - (1 into 17 lots)	39	Rifle Range Road	MUDGEE NSW 2850
DA0016/2025	Subdivision - Torrens Title - (2 into 5 Lots)	11	Quinn Place	MUDGEE NSW 2850
DA0024/2025	Storage Premises	5	Lillie Close	CAERLEON NSW 2850
DA0045/2025	Subdivision - Torrens Title (1 into 2 lots)	18	Banjo Paterson Avenue	MUDGEE NSW 2850
DA0058/2025	Subdivision - Torrens Title (1 into 2)	76	Zimmer Lane	GULGONG NSW 2852
DA0070/2025	Extractive Industry	1848	Castlereagh Highway	TALLAWANG NSW 2852
DA0093/2025	Subdivision - Torrens Title (1 into 2)	31	Melton Road	MUDGEE NSW 2850
DA0106/2025	Dwelling House	9	Armstrong Street	RYLSTONE NSW 2849
DA0114/2025	Secondary dwelling	185	Church Street	MUDGEE NSW 2850
DA0118/2025	Demolition of Dwelling and Subdivision (1 into 2)	20	Donoghue Street	KANDOS NSW 2848
DA0127/2025	Boundary Adjustment	6	Flirtation Hill Lane	GULGONG NSW 2852
DA0138/2025	Subdivision - Torrens Title (1 into 2 Lots)	28	Rodgers Street	KANDOS NSW 2848
DA0143/2025	Signage	32	Sydney Road	MUDGEE NSW 2850

Monthly Development Application Processing Report – March 2025

DA0147/2025	Residential Shed	38	Dewhurst Drive	MUDGEES NSW 2850
DA0148/2025	Retail Plant Nursery	11	Industrial Avenue	MUDGEES NSW 2850
DA0155/2025	Dwelling House	189	Montaza Road	TALLAWANG NSW 2852
DA0158/2025	Self-storage units	3	Knott Place	CAERLEON NSW 2850
DA0160/2025	Alterations & Additions	8	Bawden Road	MUDGEES NSW 2850
DA0161/2025	Dwelling House	17	Coomber Street	RYLSTONE NSW 2849
DA0162/2025	Alterations & Additions	784	Castlereagh Highway	BURRUNDULLA NSW 2850
DA0164/2025	Dwelling House	18	Margaret Lane	CAERLEON NSW 2850
DA0165/2025	Alterations & Additions	50	Flirtation Hill Lane	GULGONG NSW 2852
DA0171/2025	Dwelling House	51	Tinja Lane	EURUNDEREE NSW 2850
DA0172/2025	Change of Use to Vehicle Repair Station and Signage	14	Industrial Avenue	MUDGEES NSW 2850
DA0174/2025	Dwelling House	24	Peru Lane	GULGONG NSW 2852
DA0175/2025	Secondary dwelling	8	Armstrong Street	RYLSTONE NSW 2849
DA0179/2025	Residential Shed	7	Wurth Drive	BOMBIRA NSW 2850
DA0181/2025	Dwelling House	176	Melrose Road	MOUNT FROME NSW 2850
DA0182/2025	Subdivision (1 into 3 lots), demolition, dwelling additions and secondary dwelling	176	Gladstone Street	MUDGEES NSW 2850
DA0184/2025	Shed	30	Aerodrome Road	RYLSTONE NSW 2849
DA0185/2025	Dual Occupancy	8	Marshfield Lane	MUDGEES NSW 2850
DA0186/2025	Swimming Pool	16	Saleyards Lane	MUDGEES NSW 2850
DA0187/2025	Dwelling House	7	Page Street	BOMBIRA NSW 2850
DA0189/2025	Residential Shed	6	Saleyards Lane	MUDGEES NSW 2850
DA0191/2025	Residential Shed	8	Consadine Grove	SPRING FLAT NSW 2850
DA0193/2025	Farm building	919	Spring Ridge Road	BERYL NSW 2852
DA0195/2025	Alterations & Additions	41	Robert Hoddle Grove	BOMBIRA NSW 2850
DA0197/2025	Community Facility and sign	153	Market Street	MUDGEES NSW 2850
DA0198/2025	Alterations & Additions	214	Mortimer Street	MUDGEES NSW 2850
DA0199/2025	dwelling and Detached Shed	9	Boronia Road	RYLSTONE NSW 2849
DA0200/2025	Dwelling House	90	Mudgee Street	RYLSTONE NSW 2849
DA0201/2025	Dwelling House	12	Sutherland Grove	MUDGEES NSW 2850
DA0202/2025	Alterations & Additions	106	Saleyards Lane	MUDGEES NSW 2850
DA0204/2025	Dual Occupancy	521	Ulan Road	EURUNDEREE NSW 2850

Monthly Development Application Processing Report – March 2025

DA0205/2025	Subdivision - Torrens Title (1 into 2)	6	Davis Crescent	CAERLEON NSW 2850
DA0206/2025	Subdivision - Torrens Title (2 into 3)	1188	Wallawaugh Road	HARGRAVES NSW 2850
DA0208/2025	Dwelling House	48	Knox Crescent	CAERLEON NSW 2850
DA0209/2025	Boundary Adjustment	124	Snakes Creek Road	EURUNDEREE NSW 2850
DA0211/2025	Residential Shed	10	Tierney Lane	EURUNDEREE NSW 2850

Heritage Development Applications currently being processed –March 2025.

Appl/Proc ID	Description	House No	Street Name	Locality
DA0271/2011	Alterations & Additions	87	Short Street	MUDGEE NSW 2850
DA0198/2021	Change of use - Residential Flat Building to Serviced Apartments	110	Church Street	MUDGEE NSW 2850
DA0189/2023	Commercial Alterations & Additions	83	Mortimer Street	MUDGEE NSW 2850
DA0049/2025	Dwelling House	34	Gladstone Street	MUDGEE NSW 2850
DA0053/2025	General industry - Demolition of shed and new car parking	67	Perry Street	MUDGEE NSW 2850
DA0062/2025	Commercial Premises - Change of use to Office	140	Mayne Street	GULGONG NSW 2852
DA0131/2025	Dual Occupancy	40	Gladstone Street	MUDGEE NSW 2850
DA0139/2025	Secondary dwelling	4	Fisher Street	GULGONG NSW 2852
DA0141/2025	Fence	48	Court Street	MUDGEE NSW 2850
DA0167/2025	Subdivision - Torrens Title (2 into 3 lots)	7	Henry Bayly Drive	MUDGEE NSW 2850
DA0168/2025	Residential Shed	10	Coomber Street	RYLSTONE NSW 2849
DA0183/2025	Secondary dwelling	1	McFarlane Street	MUDGEE NSW 2850
DA0188/2025	Alterations & Additions	63	Court Street	MUDGEE NSW 2850
DA0196/2025	Alterations & Additions	82	Douro Street	MUDGEE NSW 2850
DA0203/2025	Take away food and drink premises (Hungry Jacks)	67	Horatio Street	MUDGEE NSW 2850

8.5 Community Strategic Plan - Towards 2040

REPORT BY THE MANAGER ECONOMIC DEVELOPMENT
TO 16 APRIL 2025 ORDINARY MEETING
GOV400113, COR400811

RECOMMENDATION

That Council:

1. **receive the report by the Manager Economic Development on the Community Strategic Plan - Towards 2040;**
2. **place the draft Mid-Western Region Community Strategic Plan - Towards 2040 on public exhibition for 28 days; and**
3. **if no submissions are received adopt the Community Strategic Plan – Towards 2040.**

Executive summary

The purpose of this report is to seek Council's endorsement to place the draft Mid-Western Region Towards 2040 Community Strategic Plan on public exhibition for a period of 28 days.

Disclosure of Interest

Nil

Detailed report

A key responsibility of a newly elected Council is the review of its Integrated Planning and reporting (IP&R) documentation, including the Community Strategic Plan and the Delivery Program for the next four years. This documentation must be adopted by 30 June 2025 in accordance with legislative requirements.

Under Section 402 of the Local Government Act 1993, each council must develop a Community Strategic Plan that identifies the main priorities and aspirations of the community, covering a minimum 10-year period.

To ensure the Mid-Western Region Community Strategic Plan – Towards 2040 remains relevant and reflective of the community's future needs, a range of engagement activities were undertaken to gather input from residents. A summary of findings from these activities, conducted between May 2024 and March 2025, was presented to Council at the March meeting (Attachment 1), capturing key community priorities.

The draft Mid-Western Region Community Strategic Plan – Towards 2040 is structured around five key themes that reflect the community's vision for the future:

- Looking After Our Community;
- Protecting Our Natural Environment;
- Building a Strong Local Economy;
- Connecting Our Region; and
- Good Government.

Each theme includes clearly defined objectives that outline where we want to be in 2040, strategies that describe how we will get there, and measures that help track our progress - identifying where we are now and how we will know when we have achieved our goals.

It is recommended that Council place the draft plan on public exhibition for a period of 28 days, with a further report to be provided at the conclusion of the exhibition period to consider any submissions received or if no submissions are received, adopt the Community Strategic Plan – Towards 2040.

Community Plan implications

Theme	Good Government
Goal	Strong civic leadership
Strategy	Provide clear strategic direction through the Community Plan, Delivery Program and Operational Plans

Strategic implications

Council Strategies

Community Engagement Strategy

Council Policies

Community Engagement Policy

Legislation

Local Government Act 1993

Financial implications

Not Applicable

Associated Risks

Failure to adopt the Community Strategic Plan by 30 June 2025 poses significant risk to Council, including non-compliance with the Local Government Act 1993 and disruption to the Integrated Planning and Reporting framework. This could impact the timely adoption of key documents such as the Delivery Program and Operational Plan, jeopardise funding opportunities, and weaken collaboration with state and federal agencies. It also risks community dissatisfaction, reputational damage, and strategic drift, undermining effective decision-making.

MICHELE MINI
MANAGER ECONOMIC DEVELOPMENT

ALINA AZAR
DIRECTOR DEVELOPMENT

1 April 2025

Attachments: 1. Community Engagement Outcomes. (separately attached)

APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER

Item 9: Corporate Services

9.1 Draft Delivery Program 2025/29 and Draft Operational Plan 2025/26

REPORT BY THE CHIEF FINANCIAL OFFICER
TO 16 APRIL 2025 ORDINARY MEETING
GOV400088, FIN300340, GOV400098

RECOMMENDATION

That Council:

1. **receive the report by the Chief Financial Officer on the draft Delivery Program 2025/29 and draft Operational Plan 2025/26 ;**
2. **endorse the draft Delivery Program 2025/29 and draft Operational Plan 2025/26 to go on public exhibition for a period of 28 days commencing Friday 18 April; and**
3. **request a further report be presented following the exhibition period including a review of any submissions made on the draft Delivery Program 2025/29 and draft Operational Plan 2025/26.**

Executive summary

Following extensive community consultation and in line with Councils Integrated Planning and Reporting requirements, the draft Delivery Program 2025/29 (the Delivery Program) and draft Operational Plan 2025/26 (the Operational Plan) are presented to Council and the community. This report seeks Council resolution to place the Delivery Program/Operational Plan on exhibition, with a subsequent report to be presented to Council in May considering any submissions made, and a further report to the ordinary meeting in June recommending adoption of the final Operational Plan and Delivery Program.

Disclosure of Interest

Nil

Detailed report

Under the Local Government Act (1993), Council must have an annual Operational Plan, adopted before the beginning of each financial year, outlining the activities to be undertaken in that year, as part of the Delivery Program.

The Delivery Program details all of the principal activities Council will undertake to achieve the strategies established in Council's Community Strategic Plan *Towards 2040*. The draft Operational Plan for 2025/26 has been integrated into the Delivery Program and sets out the annual projects and activities to which Council is committed and includes detailed budgets for the projects under each Community Strategic Plan theme, and services together with identified appropriate measures and timeframes for completion. The document includes budgets for the four years from 2025/26 to 2028/29. If endorsed by Council, the draft documents will be published on Council's website from Friday 18 April 2025 for a period of 28 days.

Draft Operational Plan 2025/26

Residents were encouraged to submit Community Plan Proposals to be considered in the draft Operational Plan 2025/26 from 27 November 2024 to 10 January 2025. The draft Operational Plan has been prepared following a series of budget workshops with budget managers, executive, and Elected Members over the past 3 months. The draft Operational Plan sets out Council's proposed budget for next financial year, and the three years thereafter. The budgets are presented in the form of consolidated statements and schedules, together with a more detailed breakdown at service level.

Operating revenue is forecast at \$107 million for 2025/26, plus an estimated \$21 million in Capital Grants & Contributions, taking total anticipated income to a budget of \$128 million.

Operating expenditure is budgeted at \$110 million.

The operating result before capital grants shows a short-term deficit, driven by increasing depreciation and employee costs. The increasing depreciation expense is linked to the continued growth and expansion of Council's assets and increasing asset values. An increase in employee costs is due to the expansion of the workforce required to deliver services, meet increasing regulation and maintain expansion of assets, and increases to wages and superannuation costs. A return to surplus is expected from the third year. This is supported by the commencement of operations of revenue-generating assets which will improve ongoing financial sustainability. This includes the expansion of Mudgee Valley Park, stage 1 of Riverside Caravan Park, Mudgee Team Training Village and Council's Solar Array.

The draft Operational Plan includes additional borrowings of:

Project	Fund	2025/26	2026/27	2027/28	2028/29
Rylstone & Kandos Sewer Augmentation	Sewer	\$4,000,000	-	-	-
Riverside Caravan Park Expansion Stage 1	General	\$6,403,861			
Mudgee Headworks Water Augmentation	Water	-	-	\$3,000,000	-
Total		\$10,403,861		\$3,000,000	-

Revenue Policy

The Rates Model proposed as part of the Operational Plan includes an increase to all rating categories of the IPART capped rate of 3.8%, distributed evenly. Land rating categories are:

- Farmland
- Residential
- Business; and
- Mining

Rate assessments are based upon property valuations (ad valorem), with minimum amounts applied where appropriate. No base amounts apply to the proposed 2025/26 rate structure.

Community Plan implications

Theme	Good Government
Goal	Strong civic leadership
Strategy	Provide clear strategic direction through the Community Plan, Delivery Program and Operational Plans

Strategic implications

Council Strategies

Relevant Integrated Planning and Reporting Strategies are taken into account during the process of developing the draft Delivery Program 2025/29 and draft Operational Plan 2025/26, including the Community Strategic Plan, and Resourcing Strategies.

Council Policies

Relevant Integrated Planning and Reporting Policies may impact the way the Delivery program and Operational Plan are developed, for example the Financial Reserves and Asset Management Policy.

Legislation

DUE DATES/ FREQUENCY AS PER THE IP&R GUIDELINES - 2021	DOCUMENT	LEGISLATIVE REFERENCE
<p>4.1 Each council must prepare and adopt its Delivery Program by 30 June in the year following a local government ordinary election.</p> <p>4.10 A draft Delivery Program must be placed on public exhibition for a period of at least 28 days and submissions received by the council must be considered by the council before the Delivery Program is adopted by the council.</p> <p>4.11 The council must post a copy of its Delivery Program on the council's website within 28 days after the plan is adopted.</p>	Delivery Program	<p>s404(1)– (2) Local Government Act 1993 No 30</p> <p>S406</p>
<p>4.15 The Operational Plan details the work that will be done in support of the Delivery Program and must be prepared and adopted annually. It must directly address the activities outlined in the Delivery Program and identify projects, programs or actions that the council will undertake within the financial year towards addressing these.</p> <p>4.25 The draft Operational Plan must be publicly exhibited for at least 28 days, and submissions received by the council in that period must be considered, before the final Operational Plan is adopted by the council.</p> <p>4.26 Council must publish a copy of its Operational Plan on the council's website within 28 days after the plan is adopted.</p>	Operational Plan	<p>s405 Local Government Act 1993 No 30</p> <p>S406</p> <p>s532</p> <p>s610B – s610F</p> <p>s706(2) (Act)</p> <p>cl201(1)</p>

xFinancial implications

The draft Delivery Program 2025/29 and draft Operational Plan 2025/26 as attached to this report recommends to Council the proposed budget for the next four years.

The table below shows whether the proposed ratios meet benchmarks.

Budget Year	Operating Performance Ratio	Own Source Revenue	Building & Infrastructure Renewal
2025/26	✓	✓	✓
Future Years	✓	✓	✗

Associated Risks

Not applicable

NEIL BUNGATE
CHIEF FINANCIAL OFFICER

LEONIE VAN OOSTERUM
DIRECTOR CORPORATE SERVICES

28 March 2025

Attachments: 1. Draft Delivery Program 2025/26-2028/29 and Operational Plan 2025-26.
(separately attached)

APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER

9.2 Naming of an Unnamed Crown Road Reserve off Mount Pleasant Lane, Buckaroo

REPORT BY THE REVENUE OFFICER
TO 16 APRIL 2025 ORDINARY MEETING
GOV400113, R0790041

RECOMMENDATION

That Council:

1. **receive the report by the Revenue Officer on the Naming of an Unnamed Crown Road Reserve off Mount Pleasant Lane, Buckaroo;**
2. **formally approve the name of Taylors Lane, being an unnamed road reserve off Mount Pleasant Lane, Buckaroo; and**
3. **publish formal declaration of the approved name in the NSW Government Gazette, and notify the naming in accordance with Council's Road, Bridge and Place Naming Policy.**

Executive summary

Formal approval is requested to name an unnamed road reserve off Mount Pleasant Lane in the locality of Buckaroo.

Disclosure of Interest

Nil

Detailed report

Council, being the Roads Authority, is required to name new and unnamed streets and roads. Following the sale of several land parcels accessed by the unnamed road, Council wrote to neighbours of the road on 19 December 2024 requesting their naming suggestions. Public consultation was also invited in an advertisement placed in the 11 January 2025 Mudgee Guardian and on Council's website.

From submissions received, Council provisionally approved the name of Taylors Lane at their 19 February 2025 meeting.

Taylor relates to James (Jim) Taylor (1926-2008), the previous owner of the land that the road being named runs through. The land was owned by the Taylor family for over 120 years until recently. Jim was a farmer, apiarist and worked at Mudgee Regional Abattoir for many years. Jim and two friends created the Mudgee Field and Game Gun Club for clay target shooting on the property in 1981. The property was the site of many State, National and Oceania level competition shoots, before the Club relocated to the Windamere Regional Shooting complex after Jim's passing. Jim represented NSW in shooting for approximately 15 years and represented Australia overseas. Jim was awarded the Australian Sports Medal in 2000 for his significant achievements and contributions to his sport, Club and State over many years. The Club, now called Mudgee Sporting Clays, currently holds a memorial shoot annually, in memory of Jim and the other two founders.

The Geographical Names Board has been advised of this street name and has no objection.

The new street name was advertised in the 1 March 2025 issue of the Mudgee Guardian and on Council's website with two further submissions received in support of Taylor.

Notice of the new road name was served on Australia Post, the Registrar General, the Surveyor General, the NSW Ambulance Service, NSW Fire & Rescue, NSW Rural Fire Brigades, the NSW Police Force, NSW State Emergency Service and NSW Volunteer Rescue Association via the Geographical Names Board Place and Road Naming Proposal System with no objections received.

Street naming is legislated under the Roads Act (1993). This Act empowers the authority in charge of the road with the rights to name it. The naming of this road will allow the completion of accurate street addressing for the current and future sale of land parcels accessed from this road. Section 162 of the Roads Act (1993) states that "a road authority may name and number all public roads for which it is the authority. A road authority may not alter the name of a public road unless it has given the Geographical Names Board (GNB) at least two months' notice of the proposed name."

In accordance with Council's Road, Bridge & Place Naming Policy, should Council formally endorse the naming of this new road, notice of the approved name will be:

1. Published in the Government Gazette, the Mudgee Guardian and on Council's website.
2. Concurrently, notice of the new name will be sent to Australia Post, the Registrar General, the Surveyor General, the NSW Ambulance Service, NSW Fire & Rescue, NSW Rural Fire Brigades, NSW Police Force, NSW State Emergency Service and NSW Volunteer Rescue Association, and in the case of a classified road – Transport for NSW.

Community Plan implications

Theme	Connecting Our Region
Goal	High quality road network that is safe and efficient
Strategy	Provide traffic management solutions that promote safer local roads and minimise traffic congestion

Strategic implications

Council Strategies

Not applicable.

Council Policies

Road, Bridge and Place Naming Policy.

Legislation

Roads Act 1993.

Road Regulation 2008.

Geographical Names Act 1996.

Geographical Names Board of NSW Address Policy and User Manual October 2024.

Financial implications

Cost and installation of 1 street sign and a No Through Road sign at the intersection of the unnamed road with Mount Pleasant Lane, is currently included in existing street signage budgets.

Associated Risks

Nil

SARAH PRINGLE
REVENUE OFFICER

LEONIE VAN OOSTERUM
DIRECTOR CORPORATE SERVICES

19 March 2025

Attachments:

1. Submission.
2. Submission.
3. Submission.
4. Submission.
5. Submission.
6. Submission.
7. Submission.
8. Submission.
9. Submission.
10. Submission.
11. Submission.
12. Map.

APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER

From: Max Phillips
Sent: Friday, 24 January 2025 2:26 PM
To: Council
Subject: Naming of unnamed road off mount pleasant lane buckaroo
Attachments: IMG_3434.jpg

To the general manager,

Please find attached document for your consideration.

A hard copy has been submitted in person to council office today.

Kind regards Max Phillips

23rd January 2025

Mid-Western Regional Council
PO Box 156
Mudgee, NSW 2850

To the General Manager,

In response to the letter dated 19th December 2024, regarding the: NAMING OF UNNAMED
ROAD OFF MOUNT PLEASANT LANE, BUCKAROO.

As a neighbour of the unnamed road off Mount Pleasant Lane, Buckaroo I would like to submit a
suggestion for council's consideration.

Blocks 157 & 160 of DP 755418 have been in my family since the 1950's. To recognise this
significant period of ownership I believe 'Phillips Lane' adheres to the guidelines as these
relatives are now deceased.

My parents Betty & John Phillips initially purchased the blocks, then during a period of hardship
my uncles stepped in taking possession to keep them in the family.

If you would like further information to support this application please don't hesitate to contact
me.

Thankyou for your consideration.

Kind regards,

Maxwell Henry John Phillips

From: Daniel Phillips
Sent: Friday, 24 January 2025 2:10 PM
To: Council
Subject: Naming of unnamed road of Mount Pleasant lane Buckaroo

To the general manager,

Please find attached document for your consideration.

A hard copy has been submitted in person to council office today

Kind regards Daniel Phillips

20th January 2025

Mid-Western Regional Council
PO Box 156
Mudgee, NSW 2850

To the General Manager,

In response to the letter dated December 2024, regarding the NAMING OF UNNAMED ROAD
OFF MOUNT PLEASANT LANE, BUCKAROO.

As a neighbour of the unnamed road off Mount Pleasant Lane, Buckaroo I would like to submit a
suggestion for council's consideration.

Blocks 157 & 160 of DP 755410 have been in my family since the 1950's. To recognise this
significant period of ownership I believe 'Phillips Lane' adheres to the guidelines as these
relatives are now deceased.

My grandparents Betty & John Phillips initially purchased the blocks, then during a period of
hardship my great uncles stepped in taking possession to keep them in the family.

If you would like further information to support this application please don't hesitate to contact
me.

Thankyou for your consideration.

Kind regards,

Daniel Phillips

Owner of Lot 160



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

Martin and Stacey Howes

24th February 2025



Dear General Manager,

Re: Suggested Names for Unnamed Road Off Mount Pleasant Lane, Buckaroo

We are writing to propose three possible names for the unnamed road off Mount Pleasant Lane, which provides access to our property at 184 Mount Pleasant Lane, Buckaroo.

Our suggestions are as follows:

1. **Mary's Lane**
This name honours "Buckaroo Mary", a local legend who lived at 182 Mount Pleasant Lane. Mary was a well-known figure in the area, frequently featured in *The Wallaby Track* column of the *Mudgee Guardian*.
2. **Wallaby Track**
This name reflects the abundant local wildlife, particularly wallabies that can often be seen hopping through the bushland surrounding the road. The name also pays homage to the column in the *Mudgee Guardian*, which resonates with the community.
3. **Wombat Hollow Lane**
This name acknowledges the wombats that inhabit the end of the crown road at the foot of Mount Buckaroo, a distinctive feature of the area.

We believe these names reflect the character and natural beauty of Buckaroo while also recognising its heritage and wildlife.

Thank you for considering our suggestions. If you require further information or clarification, please do not hesitate to contact us.

Yours sincerely,

Martin and Stacey Howes

From: judymerrett
Sent: Wednesday, 29 January 2025 12:31 PM
To: Council
Cc:
Subject: Submission for the naming of the un named road off Mt Pleasant Lane - Taylors Lane - Judy Taylor-Merrett
Attachments: Jim Taylor - Australian Sports Medal 14.7.2000.JPG; Jim Taylor - The Australian Sports Medal of the year.jpg; Jim Taylor memorial shoot plaque.jpg; Jim Taylor - Bumberra parish map 1905.JPG

Mid-Western Region Council

Att: The General Manager

I would like to make a submission, for the naming of the un-named road off Mt Pleasant Lane Buckaroo, as per the recent advertisement in the Mudgee Guardian.

I would like to request the road be named, after my father's family, we would like it to named Taylors Lane.

I believe this is a fitting name, because the property that the lane transverses, was owned by my family for more than 120 years. My grandfather, Roland Taylor purchased several lots in the area in 1895, some of those lots remained in the family ownership, until the passing of my father and recent sale by my uncle.

My father Jim Taylor was born in 1926 and lived there until his death in 2008.
His working life was working the land Buckaroo, and at the Mudgee Regional Abattoirs.
He was a keen apiarist and was well known for supplying honey to many people around Mudgee.

Dad and two of his mates, started the Mudgee Field and Game Gun Club, on the property in 1981, he was the club president for many years.
This clay target shooting range was in a secluded valley at the rear of the property. This shooting club developed into a draw card for many shooters, bringing many shooters to Mudgee to shoot in NSW and National events.

Dad's shooting saw him represent NSW and Australia for many years.
He was awarded The Australian Sports Medal of the year for his contributions to the sport and club.

Thank you for the opportunity, to contribute to the naming of the roadway, and look forward to advice that the roadway will be called Taylors Lane.

Please do not hesitate to contact me, on 02 6324 4444 if you have any questions.

Thank you
Judy Merrett

Mr Jim Henry TAYLOR

Australian Sports Medal

Post-nominals

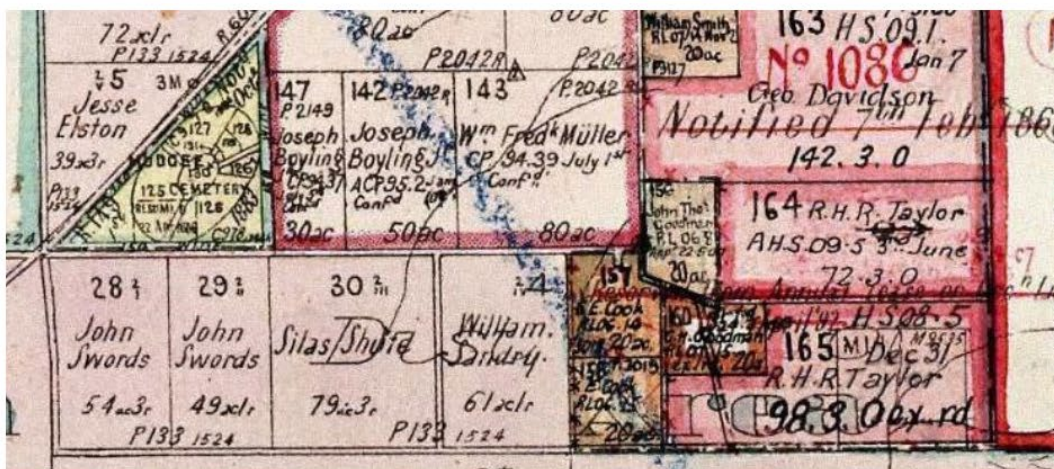
Awarded on

14th of July 2000

Award event

Citation

Administration for 20 years, Past state and national veteran champion, provides venue for competitio



From: Jackie
Sent: Wednesday, 29 January 2025 5:14 PM
To: Council
Cc:
Subject: Submission on the naming of the un-named road off Mt Pleasant Lane - Taylors Lane - Jackie Perring

Dear Mr Cam,

I would like to make a submission for the un-named road off Mt Pleasant Lane as recently advertised in the Mudgee Guardian.

I would like the request the road be named after a good friend of my fathers and his family, James (Jim) Taylor. I would like it to be called Taylors Lane.

The reason for my submission is that the un-named road lies entirely in the property that was known as Bumberra Buckaroo, 280 Edgell Lane, that was owned by Jim's family for approximately 120 years. Jim's Dad, Roland Henry Taylor purchased several portions in the locality between 1895 and 1905 with portion 164 and 165 remaining in the family until the passing of Jim and the recent sale by his nephew.

Jim (1926-2008) was raised on the property and lived there for over eighty years and raised his daughter there with his wife Dianne. Our family were regular visitors to the farm and knew how much he loved it. Jim was an apiarist and was well known for supplying tasty honey throughout Mudgee. Jim worked on the farm and at the Mudgee Regional Abattoir.

Jim, along with my Dad and another mate started the Mudgee Field and Game Gun Club for shot gun shooters on the property in 1981 and was the president for many years. The club is now called Mudgee Sporting Clays and moved out to Windamere range several years after Jim passed away. The club held a Jim Taylor memorial shoot in memory of Jim for many years until the passing of my father and Peter Clarkson and they now run the Atkins, Clarkson, Taylor memorial shoot, the most recent of which was held on the 25th of January this year. This shoot is attended by members of the founders' families plus many other shooters to show their respect to the men whose vision has grown into a thriving club that they all enjoy.

Jim represented NSW in shooting for approximately 15 years and went on to represented Australia in New Zealand.

Jim was awarded The Australian Sports Medal of the year in 2000 for his significant achievements and contributions to his sport and club. This was a fantastic honour for him.

This property was very important to Jim, and all our family and friends and feel that the naming of the road through that property would be a real tribute to a good friend of the family.

I look forward to hearing of your decision. Please do not hesitate to contact me if you have any questions.

Cheers,

Jackie Perring

From: Steve Atkins
Sent: Wednesday, 29 January 2025 10:44 PM
To: Council
Subject: Submission on the naming of the un-named road off Mt Pleasant Lane - Taylors Lane - Steven Atkins

Dear Mr Cam,

I would like to make a submission for the un-named road off Mt Pleasant Lane as recently advertised in the Mudgee Guardian.

I would like to request the road be named after a good friend of my father and his family, James (Jim) Taylor. I would like it to be called "Taylors Lane".

The reason for my submission is that the un-named road lies entirely in the property that was known as Bumberra Buckaroo, 280 Edgell Lane, that was owned by Jim's family for approximately 120 years. Jim's Dad, Roland Henry Taylor purchased several portions in the locality between 1895 and 1905 with portion 164 and 165 remaining in the family until the passing of Jim and the recent sale by his nephew.

Jim (1926-2008) was raised on the property and lived there for over eighty years and raised his daughter there with his wife Dianne. Our family were regular visitors to the farm and knew how much he loved and cared for the property. Jim was an enthusiastic apiarist and supplied well known honey to many in the Mudgee and Gulgong communities. Jim worked and lived on the farm and also at the Mudgee Regional Abattoir for many years.

Jim, along with my Dad and another friend started the Mudgee Field and Game Gun Club for clay target competition on the property in 1981 and was the president for many years. The club is now called Mudgee Sporting Clays and since Jims passing it has now relocated to the Windamere Regional Shooting complex. The club has hosted many State National and even Oceania level events, lots of which occurred on Bumberra. The club holds a memorial shoot annually in memory of Jim, the most recent of which was held on the 25th of January this year with 122 competitors in attendance. A sure sign of the legacy he left to the region and State in the sporting world.

Jim regularly represented NSW in National level competition for approximately 15 years and also represented Australia overseas. I am told he was also a very talented track cyclist in his younger days.

Jim was awarded The Australian Sports Medal in 2000 for his significant achievements and contributions to his sport, club and State over many years. This was a fantastic honour for him.

This property was very important to Jim and his family, along with all my family and friends. I feel that the naming of the road through that property as "Taylors Lane" would be a real tribute to a good community personality with a unique and distinct link to the area the road passes through.

I look forward to hearing of your decision. Please do not hesitate to contact me if you have any questions.

Thanks and Regards,

Steven Atkins.



Dianne Tattersall

Dear Mr Cam,

I would like to make a submission for the un named road off Mt Pleasant Lane as recently advertised in the Mudgee Guardian.

I would like the request the road be named after my late husband and his family, James (Jim) Taylor. I would like it to be called Taylors Lane.

The reason for my submission is that the un-named road lies entirely in the property that was known as Bumberra Buckaroo, 280 Edgell Lane, that was owned by my husband's family for approximately 120 years. My father-in-law, Roland Henry Taylor purchased several portions in the locality between 1895 and 1905 with portion 164 and 165 remaining in the family until the passing of Jim and recent sale by my husband's cousin.

Jim (1926-2008) was raised on the property so lived there for over eighty years and I remained on the property for a few years after his passing. Jim worked the property and also worked at the Mudgee abattoirs. Jim was also an apiarist and was well known for supplying tasty honey throughout Mudgee.

Jim, along with two of his mates started the Mudgee Field and Game Gun Club for shot gun shooters on the property in 1981 and was the president for many years. The club is now called Mudgee Sporting Clays and moved out to Windamere range several years after Jim passed away. The club held a Jim Taylor memorial shoot in memory of Jim for many years until the passing of his co-founders and they now run the Atkins, Clarkson, Taylor memorial shoot, the most recent of which was held on the 25th of January this year. This shoot is attended by members of the founders' families plus many other shooters to show their respect to the men whose vision has grown into a thriving club that they all enjoy.

Jim represented NSW in shooting for approximately 15 years and went on to represented Australia in New Zealand.

Jim was awarded The Australian Sports Medal of the year in 2000 for his significant achievements and contributions to his sport and club. This was a fantastic honour for him.

This property was very important to Jim, and all our family and friends and feel that the naming of the road through that property would be a real tribute to my late husband.

I look forward to hearing of your decision. Please do not hesitate to contact me if you have any questions.

Yours sincerely

Dianne Taylor (Tattersall)

Mick & Wendy Quinlan

To the General Manager,

I would like to make a submission for the un named road off Mt Pleasant Lane as recently advertised in the Mudgee Guardian.

I would like the request the road be named after our late brother-in-law and his family, James (Jim) Taylor. We would like it to be called Taylors Lane.

The reason for my submission is that the un-named road lies entirely in the property that was known as Bumberra Buckaroo, 280 Edgell Lane, that was owned by Jimmy's family for approximately 120 years.

Jim (1926-2008) was raised on the property so lived there for over eighty years. Jim worked the property and also worked at the Mudgee abattoirs. Jim was also an apiarist and was well known for supplying tasty honey throughout Mudgee.

Jim, along with two of his mates started the Mudgee Field and Game Gun Club for shot gun shooters on the property in 1981 and was the president for many years. The club is now called Mudgee Sporting Clays and during its life has hosted State events. The Club has gone on to become a very well know and respected Club and it all started in Jim's back paddock.

Jim represented NSW in shooting for quite a few years and also represented Australia in New Zealand.

Jim was awarded The Australian Sports Medal of the year in 2000 for his significant achievements and contributions to his sport and club. This was a fantastic honour for him.

This property was very important to Jim, and all our family and friends and feel that the naming of the road through that property would be a real tribute to our brother-in-law.

We look forward to hearing of your decision. Please do not hesitate to contact us if you have any questions.

Yours sincerely,

Mick Quinlan 

Wendy Quinlan

Max Holland

The General Manager
Midwestern Council
MUDGEES 2850

SUBMISSION FOR THE NAMING OF THE ROAD OFF MT PLEASANT LANE

Dear Sir,

I would like to make a submission for the naming of the un-named road off Mt Pleasant Lane Buckaroo.

I think it would be a fitting name to call this road TAYLORS LANE as the Taylor family have lived previously in the vicinity for at least three generations. Jim Taylor as his father before him spent his entire life living in the area. Both Jim and his father contributed a lot in the Mudgee community.

I think it to be fitting if this advertised lane was to be called TAYLORS LANE.

Regards
Max Holland

From: [Owen & Carol Fitzsimmons](#)
To: [Council](#)
Subject: proposed naming of road at buckeroo as taylor lane
Date: Tuesday, 4 March 2025 9:39:49 PM
Attachments: [Adolphus taylor.JPG](#)
[100_0203.JPG](#)

For attention Revenue & Property department.

As the grandnephew of Roland Taylor, I would like to support Councils proposal to name the unnamed road at Buckeroo Taylor Lane. Taylors Lane leads to a 170 acre property at the end of that lane, which terminates at Buckeroo mountain.

My understanding is that the property was selected by Roland Taylor about 1900 & was held by the Taylor family until about 2000, when it was sold following the death of his son James Taylor.

Roland Taylor's uncle was Adolphus George Taylor who was a member of parliament for Mudgee from about 1880 to 1883.

Roland Taylor's grandfather was George Taylor who came from Bristol England to Sydney in 1837 and moved to Mudgee in 1853. He then moved from Mudgee to Dubbo in 1863 as Dubbo's first Solicitor, when Dubbo had a population of 500.

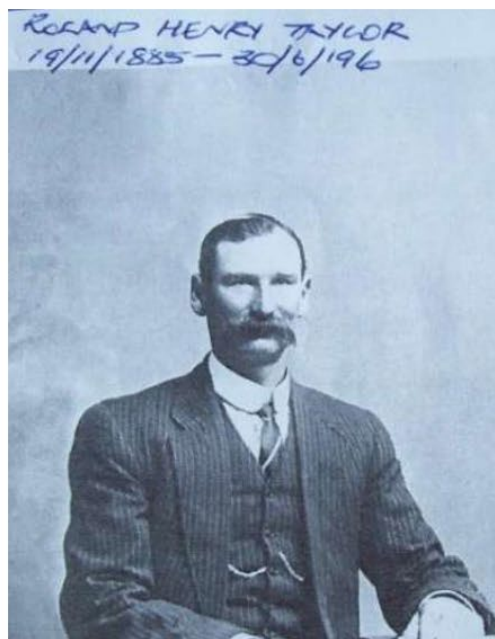
Roland, in his lifetime was a well known Mudgee beekeeper & president of the Mudgee Beekeepers Association around the year 1930. He was a life member (for about 60 years) of the Sydney Royal Easter Show & a long term organiser of the Western District exhibit at that show.

He was married to my great aunt Moira Fitzsimmons & lived at 31 Denison Street Mudgee for a long period, where he operated his beekeeping business.

Attached is a photo of Adolphus Taylor and Roland Taylor. My grandmother Winifred Fitzsimmons nee Taylor, who also came from Buckeroo was Rolands sister & was first cousin to old Mudgee identity Buckeroo Mary Johnson nee Pettit.

As Taylor family executor i can supply other Taylor family photos if required.

Thanks



From: Jackie
Sent: Friday, 7 March 2025 2:05 PM
To: Council
Cc: Jackie Perring Home
Subject: Thank you for notification of street name proposal - Taylors Lane

Good afternoon,

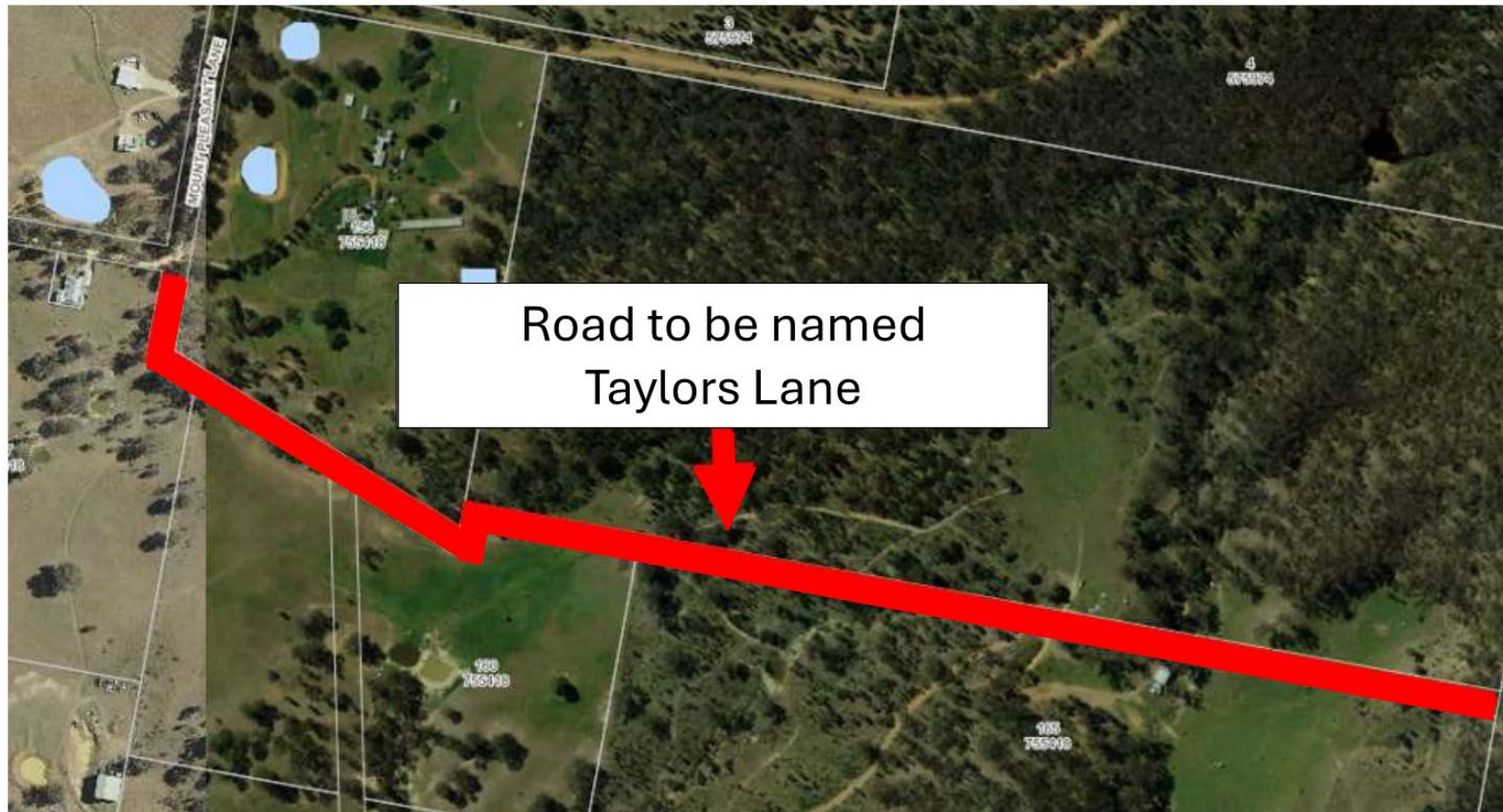
I would like to thank you for the advice that Taylors Lane is the name selected to go to Council for the un-named lane off Mount Pleasant Lane in Buckaroo.

As a good friend of the family I am very pleased that Jim's name will live on in the area. I know his family is pleased also.

I look forward to the formalisation of the road name. Thank you.

Cheers,

Jackie Perring



9.3 Naming of a New Street in a Subdivision off Robertson Street, Mudgee

REPORT BY THE REVENUE OFFICER
TO 16 APRIL 2025 ORDINARY MEETING
GOV400113, P25743 RO790141 DA0324/2023

RECOMMENDATION

That Council:

1. **receive the report by the Revenue Officer on the naming of a new street in a subdivision off Robertson Street, Mudgee;**
2. **formally approve the name of Mason Grove, being the new street in a subdivision off Robertson Street, Mudgee; and**
3. **publish formal declaration of the approved name in the NSW Government Gazette, and notify the naming in accordance with Council's Road, Bridge and Place naming Policy.**

Executive summary

Formal approval is requested to name a new street in a subdivision off Robertson Street in the locality of Mudgee.

Disclosure of Interest

Nil

Detailed report

Council, being the Roads Authority, is required to name new and unnamed streets and roads. Following the approval of a new subdivision off Robertson Street in the town of Mudgee, Council wrote to the property owner and neighbours of the subdivision on 10 December requesting their naming suggestions. Public consultation was also invited in an advertisement placed in the 14 December 2024 Mudgee Guardian and on Council's website.

From submissions received, Council provisionally approved the name of Mason Street at their 19 February 2025 meeting.

Mason relates to John Mason (1872-1933) who grew up on the family property of Stony Creek in the Botobolar area, and married Louisa Walsh in 1897. They purchased a property in Buckaroo which they named Eastwood, where they raised a family of four along with breeding sheep and growing crops. The property still exists as part of Steins Wines and is still called Eastwood. Mr Mason also operated a grocery store in Market Street, in the building that is now Husband's Saddlery, where he assisted the community by filling St Vincent de Paul vouchers during the Depression. Mr Mason was also one of the founding directors of the Mudgee Friendly Society and other building societies in Mudgee, which allowed many Mudgee locals the ability to purchase their own homes during the Depression.

The Geographical Names Board has been advised of this street name and had an objection with the road type used. The road is a cul-de-sac and not open ended so the road type of 'Street' cannot be used. The developer was given an option of acceptable street types for a cul-de-sac and chose 'Grove', which was approved by the Geographical Names Board.

The new street name was advertised in the 8 March 2025 issue of the Mudgee Guardian and on Council's website with no further submissions received.

Notice of the new street name was served on Australia Post, the Registrar General, the Surveyor General, the NSW Ambulance Service, NSW Fire & Rescue, NSW Rural Fire Brigades, the NSW Police Force, NSW State Emergency Service and NSW Volunteer Rescue Association via the Geographical Names Board Place and Road Naming Proposal System with no objections received.

Street naming is legislated under the Roads Act (1993). This Act empowers the authority in charge of the road with the rights to name it. The naming of this street will allow the completion of street addressing within the new subdivision. Section 162 of the Roads Act (1993) states that "a road authority may name and number all public roads for which it is the authority. A road authority may not alter the name of a public road unless it has given the Geographical Names Board (GNB) at least two months' notice of the proposed name."

In accordance with Council's Road, Bridge & Place Naming Policy, should Council formally endorse the naming of this new road, notice of the approved name will be:

1. Published in the Government Gazette, the Mudgee Guardian and on Council's website.
2. Concurrently, notice of the new name will be sent to Australia Post, the Registrar General, the Surveyor General, the NSW Ambulance Service, NSW Fire & Rescue, NSW Rural Fire Brigades, NSW Police Force, NSW State Emergency Service and NSW Volunteer Rescue Association, and in the case of a classified road – Transport for NSW.

Community Plan implications

Theme	Connecting Our Region
Goal	High quality road network that is safe and efficient
Strategy	Provide traffic management solutions that promote safer local roads and minimise traffic congestion

Strategic implications

Council Strategies

Not applicable.

Council Policies

Road, Bridge and Place Naming Policy.

Legislation

Roads Act 1993.

Road Regulation 2008.

Geographical Names Act 1996.

Geographical Names Board of NSW Address Policy and User Manual October 2024.

Financial implications

The cost and installation of two street signs at the intersection of Robertson Street with the street being named will be met by the developer.

Associated Risks

Nil

SARAH PRINGLE
REVENUE OFFICER

LEONIE VAN OOSTERUM
DIRECTOR CORPORATE SERVICES

19 March 2025

Attachments: 1. Submission.
2. Submission.
3. Submission.
4. Submission.
5. Map.

APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER

From: Justin Penney
Sent: Monday, 9 December 2024 6:46 PM
To: Council; Carolyn Atkins
Subject: New road name request - 139 Robertson Rd

Hi there

Could i please suggest the following names for the new Cul de sac rd at the above address subdivision.

1. Powell Place - Mark Powell was the coolah vet for 40 years, he died in 2017
2. Hazel Grove (or place) - Lindy Hazel Penney, died 2021

Regards,

Justin Penney



One of the two names suggested by Justin has a connection to Mudgee and the other does too in its own way I suppose!

HAZEL

Hazel is the middle name of Justin's mother who passed away in 2023, she lived in Mudgee for a short period of time in 2007.

POWELL

Powell is my maiden name. Myself and my 3 siblings were born at the old Mudgee hospital in 1971, 1972, 1974 and 1975 but lived in Ooolah at the time. Our great great grandfather is Henry Crossing of Mudgee.

Warm regards

Amy Penney

From: Rita Gibbins
Sent: Friday, 20 December 2024 10:36 AM
To: Council
Subject: Road name

Good morning Mr Cam,

With reference to your request for submissions regarding naming a new street off Robertson St, may I submit the name of MASON as a tribute to my grandfather John Daniel Mason who, in addition to being a successful farmer at Buckaroo on land now owned by Steins Wines, also ran successful businesses at 39 (now 45) Market St in the early 1900s. He was one of the founding directors of the Mudgee Friendly Society and other building societies in Mudgee.

Research for my book "Grey to Gold" telling the history of the Mason/Walsh families which I plan to publish in 2025 reveals that banks were reluctant to lend for house purchases during the Depression years and building societies such as these were the only way Mudgee locals were able to afford a home.

In 1926 the Mudgee Guardian stated that "Mudgee may justly be styled the home of building societies in NSW". In 1927 an ad in the Mudgee Guardian offered shares in the Mudgee Co-operative Benefit Building Society Ltd. Shares were priced at 1/- each and application could be made by 17th January 1927 to J. D. Mason, Secretary.

I feel that a street named after him would be a fitting tribute to honour his place in Mudgee's history.

Kind regards,

Rita Gibbins

Sent from [Outlook](#)

John Daniel Mason. Was born at Pipeclay Creek on 14th November 1872 married Louisa Walsh on 24th November 1897 at Mudgee and died at Mudgee on 1st March 1933.

From: Jacqueline Layton
Sent: Friday, 20 December 2024 12:00 PM
To: Council
Subject: Road Name Suggestion

Good morning

With reference to your request for submissions regarding naming a new street off Robertson Street, I would like to submit the name of LAW.

My parents have always had an affiliation with Mudgee Rylstone and Clandulla and owned property in these areas since the 1970's.

My parents Ernest Henry Law and Shirley Elizabeth Law (both deceased 2021 and 2017 respectively) moved from Sydney to Mudgee in 1997 on a permanent basis with my two sisters. My husband and I moved herein 2019.

Since the late 1970's my parents had race horses trained in Mudgee and owned horses that won such prestigious races such as the Goree Cup and Mudgee Cup several times.

My parents loved Mudgee and would be most grateful if their name could be considered for this road or for any future road naming.

Regards Jacqueline Layton

Ernest Henry Law - 7/12/1930 DOB
Shirley Elizabeth Law - 15/11/1929 DOB

Mudgee NSW 2850

2nd January 2025

Mr Brad Camm

General Manager

Re: name of a new street off Robertson St.

I wish to put forward the name 'Mason Street'

As many of the streets in Mudgee are named after prominent and worthy citizens, I feel my suggestion fits these criteria.

My Grandfather, John Daniel Mason, as third generation Australian of British origin, came to the Mudgee area in the 1860, growing up in the family property at Stony Creek, Botobolar, just north of Mudgee. After share farming on 'Havilah', he and his wife, Louisa Walsh, bought over 430 acres on which to build their home, 'Eastwood' Buckaroo, just opposite the Buckaroo Post Office, now Steins Wines. While raising a family of 4 children, they bred and kept sheep and grew crops.

John Daniel was also an astute businessman. From his premises in Market Street, now Husband's Saddlery, he operated a grocery store, where he helped St Vincent's De Paul Society by filling vouchers during and after the Depression. He began a Building Society about 1930, thus assisting the less affluent residents to build their homes. Both he and his wife contributed to Mudgee, and as noted in their Obituary Notices in the local press, both were held in high regard for their actions and charitable deeds.

Many of the descendants of this worthy couple reside in and around Mudgee and continue to contribute to the local community in many and various ways.

To have the new street named 'Mason Street' would honour such a worthy family.

Sincerely,

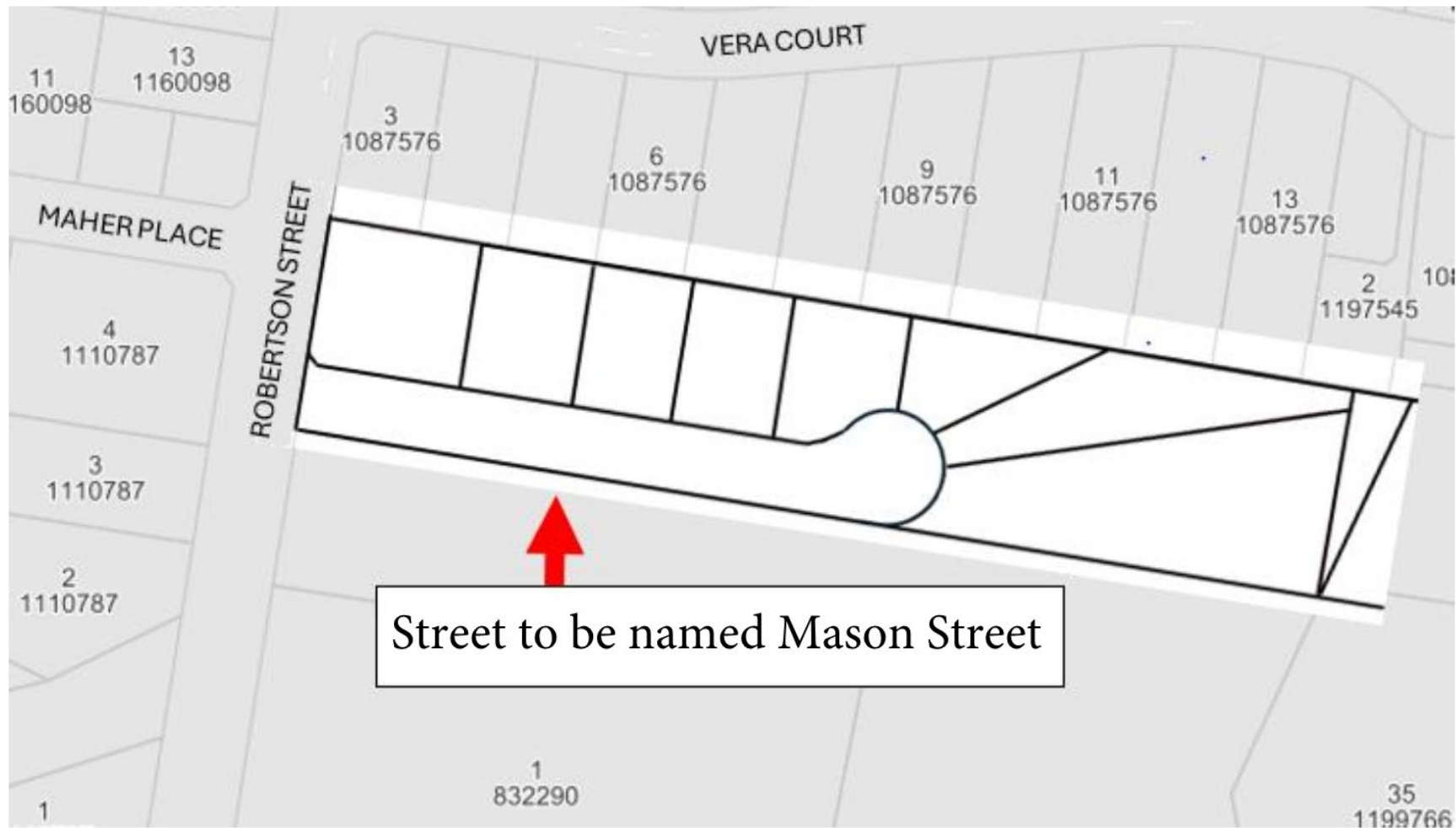
Rhonda Clarke (nee Mason).

Mr. J. D. Mason

Genuine regret was expressed in Mudgee on Wednesday when it became known that Mr. J. D. Mason, one of the district's best known and most highly-esteemed residents had died in a local private hospital. He had been under treatment for some time, but was apparently making a satisfactory recovery. Yesterday, however, serious symptoms developed, and he passed away with tragic suddenness. Deceased was a man of sterling character, and, by sheer merit, won a place of trust in the community. His lamentable death will be a loss to the town, and deep sympathy will go out to the bereaved widow and family.

He was 60 years of age, was born at Pipeclay, and resided in this district all his life. At the time of his death he was secretary of the Mudgee Co-operative Benefit Building Society, and was formerly labor agent. He is survived by a wife and four children. The two sons are John (Earlwood, Sydney), and Frank (Buckaroo), and the daughters, Mrs. W. Morgan (Limestone), and Mrs. A. E. Healslip (Mudgee). Messrs. T. Mason and J. Mason, of Mendooran and Spicer's Creek are brothers, and Mesdames J. J. Lynch, of Boto-bolar, and Buckler and Ward, of Sydney, are sisters.

The funeral took place this afternoon to the Mudgee cemetery after a Requiem Mass at the Catholic Church. The interment was in the hands of Mr. J. C. Swords.



9.4 Naming of Bridges on Hill End Road over Beragoo and Grattai Creeks in the locality of Grattai

REPORT BY THE REVENUE OFFICER
TO 16 APRIL 2025 ORDINARY MEETING
GOV400113, ROA100071 R9216001

RECOMMENDATION

That Council:

1. receive the report by the Revenue Officer on the Naming of Bridges on Hill End Road over Beragoo and Grattai Creeks in the locality of Grattai;
2. support the name of Geo Cover Bridge for the bridge over Beragoo Creek and support the name of Boyd-Hawkins Bridge for the bridge over Grattai Creek;
3. provide public notification of the proposed names and call for further submissions in accordance with the Road, Bridge & Place Naming Policy; and
4. receive a further report at the end of the exhibition period to formalise the names of the bridges.

Executive summary

Council has received a request from the public to name the bridges on Hill End Road over Beragoo Creek and Grattai Creek in the locality of Grattai.

Disclosure of Interest

Nil

Detailed report

Council received a request for the bridges on Hill End Road Road over Beragoo and Grattai Creeks to be named. Letters were sent to the immediate neighbours of the bridges, and advertising was placed in the 19 February 2025 Mudgee Guardian. Submissions closed on 10 March 2025. Two submissions were received with the following names suggested:

Boyd	Hawkins	Boyd-Hawkins	Geo Cover
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These names were evaluated via the Geographical Names Board and there was an issue found with Boyd sounding similar to Bond Street in the village of Hargraves. Hawkins, Boyd-Hawkins and Geo Cover were accepted for use with no objections.

The recommended name of Geo Cover for the bridge over Beragoo Creek relates to William George Cover (1915 to 1996) who was a property owner and fine wool grower in the Grattai area, owning the property for over 50 years. Geo was an Australian sheep dog trial champion on many occasions. He was also known to pull hundreds of vehicles from the creek nearest to his property before a bridge was built in the 1980's. Whilst this bridge is not closest to his property it is located close to a cemetery containing Cover family graves just north west of the bridge being named.

The recommended name of Boyd-Hawkins for the bridge over Grattai Creek relates to the Boyd and Hawkins families. George and Catherine Boyd occupied the land known as 'Byanbi' from the 1870's. Lawrence and Johanna Hawkins took up land near this area in 1866. The Boyd and Hawkins families united with William Hawkins marrying Janet Boyd. Their descendants still reside in the area including the Cover, Gay, Rayner, Strike, James, Gilham, Price, Auld, Sibley and Lawrence families.

Community Plan implications

Theme	Connecting Our Region
Goal	High quality road network that is safe and efficient
Strategy	Provide traffic management solutions that promote safer local roads and minimise traffic congestion

Strategic implications

Council Strategies

Not Applicable.

Council Policies

Road, Bridge and Place Naming Policy.

Legislation

Roads Act, 1993.

Road Regulation, 2008.

Geographical Names Act, 1996.

Geographical Names Board of NSW Address Policy and User Manual, October 2024.

Financial implications

Four name signs at an approximated \$300 each. These costs are included in the existing signage budget.

Associated Risks

Nil

SARAH PRINGLE
REVENUE OFFICER

LEONIE VAN OOSTERUM
DIRECTOR CORPORATE SERVICES

31 March 2025

Attachments: 1. Submission.
2. Submission.
3. Map.

APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER

From: [redacted]
Sent: Friday, 7 February 2025 12:12 PM
To: Council
Subject: attention Naming of a bridge in Mudgee district

Dear Carolyn,

I would like to propose a submission for the naming of the bridge crossing over Grattai Creek, Grattai NSW.

Two suitable names I feel would be appropriate are:

Boyd's Bridge:

As George Mikael-John Boyd and Catherine Boyd occupied the land known as "Byanbi" from the 1870's.

All blocks in that area, were in either George or Catherine's names.

Munro's Bridge area, is where their properties were located, and should have been Boyds I feel, as Munro's were later owners in the 1960's, but since this is not possible, some recognition should go to the Boyds and Hawkins families.

Hawkins Bridge:

Lawrence Hawkins and Johanna Hawkins took up land near this area in 1866.

There have been 5 generations of Hawkins family to have resided on this land, until Barry Hawkins sold it in recent years and retired to Mudgee.

The Boyd and Hawkins families united, with William John Hawkins marrying Janet Boyd. They had a large family, with descendants still residing in the area. These include the Cover, Gay, Rayner, Strike, James, Gilham, Price, Auld, Sibley, and Lawrence families, all of whom are early settlers of this area.

Even a combination name such as Boyd-Hawkins Bridge could be appropriate.

Verification of land ownership can be found in old Parish Maps of the area.

yours sincerely, Stephen Gay.

Dad's Legacy

Mid-Western Regional Council

To whom it may concern

I am writing in regards to the naming of bridges around Grattai.

My Father, William George Cover, better known as Geo.Cover, was a quiet and unassuming citizen of the Mudgee district who lived at and owned 'Shipley Glen' Grattai for 50 years and on the family property Old Woodville, now held for 172 years, He was a fine wool grower and fattened livestock for the local and exported markets. He was the Australian sheep dog trial Champion on many occasions, and 3 times consecutively.

The more poignant reason for this request is to recognise Dad for his work pulling to safety hundreds of vehicles through our creek at, now, Munros Bridge Grattai, in flooded times, backwards and forwards and sometimes half the night, which included; women giving birth, deceased bodies for the police and other emergencies for 30 years until a bridge was eventually built at Grattai in the 1980s, long after other smaller waterways were bridged.

To complete the bridge for use, the approaches to the bridge needed to be formed by gravel out of (then) Dads gravel pit at Sugarloaf Hill, which must have accounted for thousands of tons of gravel (at a guess) and was agreed to be paid for by the then council. Payment never eventuated! We are not looking for money but gratitude.

It would be good to see his work, past, and supply of gravel to be appreciated by the acknowledgment of a bridge or street named after him, for example: Geo Cover Bridge, Drive, Avenue, Crescent, etc.

The Bridge at Beragoo, over Grattai Creek has a junction of two creeks and two roads where once a Hotel stood in the 1850s Owned by Edward Cover to service the gold rush days, and called the Jolly Farmer. Approximately 200 metres from the hotel there is a cemetery of our relatives and ancestors, one who's son accompanied William Lawson to help settle Mudgee. He was also the overseer of government livestock and a member of the first volunteers to hunt down the Ribbon Gang at the Bathurst Rebellion. William Christie was his name born in Australia in 1794, our 2nd generation, after the 1st fleet.

The second bridge proposal at "Greenview" is where Dad owned both sides of the creek, on the bottom side.

Yours Sincerely,
Ralph Cover.



9.5 Policy Reviews - Sustainable Procurement and Contracts Policy, Contractor Management Policy & Proposed Policy Rescission - Local Preference Policy

REPORT BY THE MANAGER PROCUREMENT AND FLEET
TO 16 APRIL 2025 ORDINARY MEETING
GOV400113, FIN30032, FIN30086

RECOMMENDATION

That Council:

1. **receive the report by the Manager Procurement and Fleet on the Policy Reviews - Sustainable Procurement and Contracts Policy, Contractor Management Policy & Proposed Policy Rescission - Local Preference Policy;**
2. **place the revised Sustainable Procurement and Contracts Policy and Contractor Management Policy on public exhibition for 28 days, noting the proposed rescinding of the Local Preference Policy; and**
3. **adopt the revised Sustainable Procurement and Contracts Policy, Contractor Management Policy and rescind the Local Preference Policy, if no submissions are received.**

Executive summary

A review of the Sustainable Procurement & Contracts Policy, the Contractor Management Policy and the Local Preference Policy has been undertaken because of a commitment for continual improvement by the Procurement team for both the organisation and the Community. The purpose of the review has been to identify improvements and streamline the (very difficult) navigation of Procurement and Contracts as well as Contractor Management.

All three documents have been prepared and presented together to provide a holistic view given each documents' relevance to each other and the amendments presented for your consideration.

Disclosure of Interest

Nil

Detailed report

Sustainable Procurement and Contract Management Policy

The amendments to the Sustainable Procurement and Contracts Policy provide greater detail and guidance around the quadruple bottom line focus and what Council do to meet these goals and objectives in the following areas:

- Governance;
- Environmental;
- Social; and
- Economic,

as well as general tidy up of wording.

Additionally, details relevant to local preference have been incorporated into the Policy with the intention of rescinding the Local Preference Policy. Upon review, it became clear that the objectives and application of local preference are better aligned with the Sustainable Procurement & Contracts Policy, which effectively promotes the “buy local” approach.

As a result, the Sustainable Procurement & Contracts Policy now mandates that Local Preference be a key consideration for Council staff in procurement decisions. It also requires that Local Suppliers be included in all formal procurement processes. The definition of a Local Supplier has been expanded to include all suppliers with a permanent site—such as a depot or office—within the Mid-Western Regional Council LGA, regardless of their size.

Additionally, the application of the Local Preference discount has been reviewed and simplified. Previously, varying percentages could be applied at the Council’s discretion; this has now been standardized to a fixed 5%, regardless of the procurement process or value.

Please also note that Council maintains a Procurement & Contracts Management Procedure, which provides further detail and guidance for staff when conducting procurement activities.

Contractor Management Policy

This policy needed significant review given the changes in Council, Council’s policies and procedures and systems implemented over the last few years.

There has been a significant amount of information either removed completely or incorporated in other policies or procedures presented to you today.

Amendments to this procedure are as follows:

- General tidy up;
- Removal of procurement processes; and
- Review of responsibilities.

Local Preference Policy

As noted above, with the updating of the Sustainable Procurement and Contracts Policy, it has been identified that the Local Preference Policy is no longer required. Council will continue to maintain its stance with regards to supporting local as a priority, however including the local preference details in the Sustainable Procurement and Contracts Policy provides a more holistic approach to procurement for staff and enables the local preference requirements to remain at the forefront in procurement process and decision making.

If endorsed, the policies will be placed on 28 day exhibition for the community to comment. Should there be no significant or material feedback, we request immediate endorsement, however Policies will be re-presented should there be further consideration and decision making required.

Community Plan implications

Theme	Good Government
Goal	An effective and efficient organisation
Strategy	Pursue efficiencies and ongoing business improvement

Strategic implications

Council Strategies

Not Applicable

Council Policies

Code of Conduct
Risk Management Policy
Disposal of Assets Policy
Fraud and Corruption Control Policy
Purchase Cards Policy
Work Health and Safety Policy
Complaints Policy

Legislation

Local Government Act 1993 (NSW)
Local Government (General) Regulation 2021 (NSW)
Modern Slavery Act 2018 (Cth)

Financial implications

Not Applicable.

Associated Risks

By endorsing the reviewed Sustainable Procurement & Contracts Policy and Contractor Management Policy, Council is reducing procurement, contract, and contractor management risks. These updated policies provide clearer, more structured guidance that supports all stages of procurement—before, during, and after—by incorporating procurement guidelines, emphasizing sustainability and the quadruple bottom line, and establishing a well-defined contract and contractor management framework.

KRISTIE WARD
MANAGER PROCUREMENT AND FLEET

LEONIE VAN OOSTERUM
DIRECTOR CORPORATE SERVICES

28 March 2025

Attachments:

1. Policy Review - MWRC Contractor Management Policy - Feb (2). (separately attached)
2. Policy - Review - Local Preference - March 25 (2) (1). (separately attached)
3. Policy Review - Sustainable Procurement & Contracts Policy - March 25 (2). (separately attached)

APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER

9.6 Monthly Statement of Investments as at 31 March 2025

REPORT BY THE FINANCIAL PLANNING COORDINATOR AND CHIEF FINANCIAL OFFICER
TO 16 APRIL 2025 ORDINARY MEETING
GOV400105, FIN300053, GOV400113

RECOMMENDATION

That Council:

- 1. receive the report by the Financial Planning Coordinator and Chief Financial Officer on the Monthly Statement of Investments as at 31 March 2025; and**
- 2. note the certification of the Responsible Accounting Officer.**

Executive summary

The purpose of this report is to certify that Council's investments have been made in accordance with legal and policy requirements, provide information on the detail of investments and raise other matters relevant to Council's investment portfolio as required.

Disclosure of Interest

Nil

Detailed report

The attachment to this report provides information on the performance of the portfolio and provides a register of all investments held as at 31 March 2025.

It is noted that at the time of publishing the 31 March report the TCorp managed fund balances were not finalised. These balances may be subject to change.

It is noted that the February 2025 report presented at the 19 March Council meeting was a draft report as the TCorp managed fund balance was not finalised at the time of publishing the report. The balance has since been finalised. At the time the report was published, draft balances for the TCorp managed funds were \$ 12,224,101. The finalised balances for the TCorp balances at 28 February are now \$12,224,083.

Community Plan implications

Theme	Good Government
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Goal	An effective and efficient organisation
------	---

Strategy	Prudently manage risks associated with all Council activities
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Strategic implications

Council Strategies

Not Applicable

Council Policies

Council's Investments Policy requires a written report each month setting out the entire investment portfolio.

Legislation

As per Clause 212 of the Local Government (General) Regulation 2021 the Responsible Accounting Officer certifies that:

- a) this report sets out details of all money that the Council has invested under Section 625 of the Act; and
- b) all investments have been made in accordance with the Act and the regulations.

Financial implications

Not Applicable

Associated Risks

Not Applicable

AMANDA AVNELL
FINANCIAL PLANNING COORDINATOR

LEONIE VAN OOSTERUM
DIRECTOR CORPORATE SERVICES

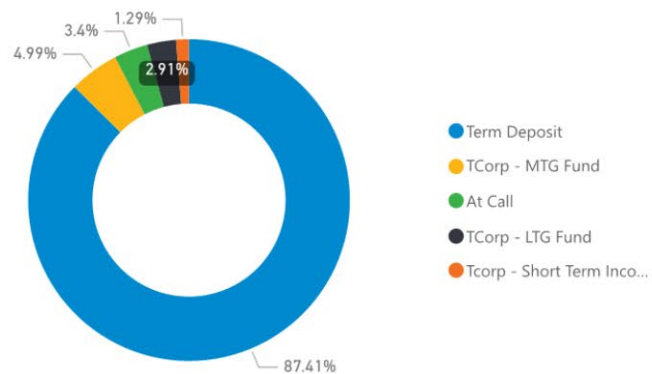
28 March 2025

Attachments: 1. Investment Report - March 2025.

APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER

Investments by Type

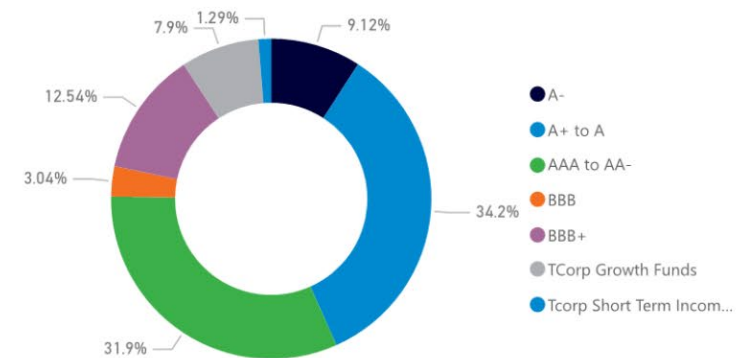


Mid-Western Regional Council Cash and Investments as at 31 March 2025

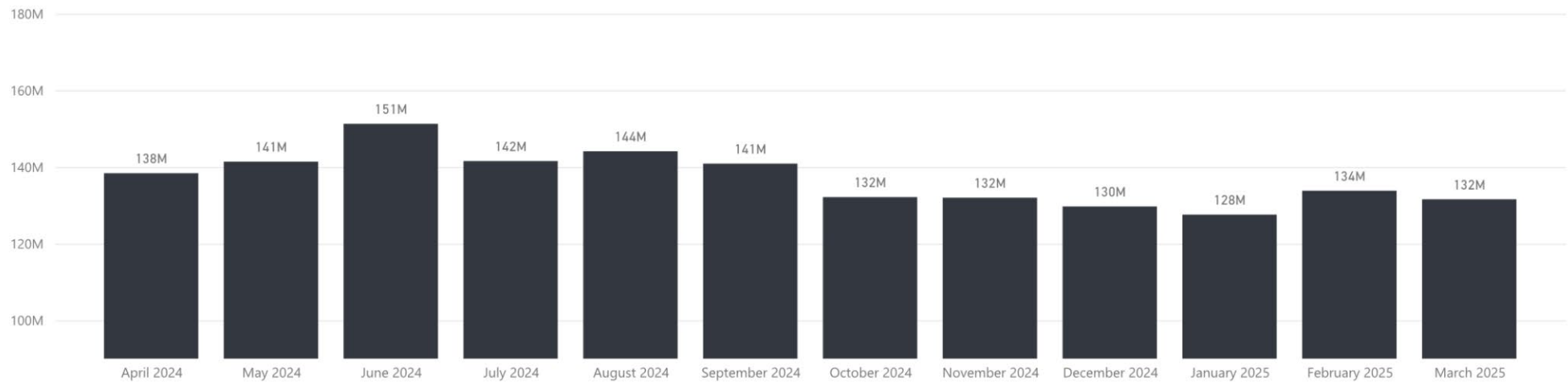
Total Investment Portfolio (\$)

131.56M

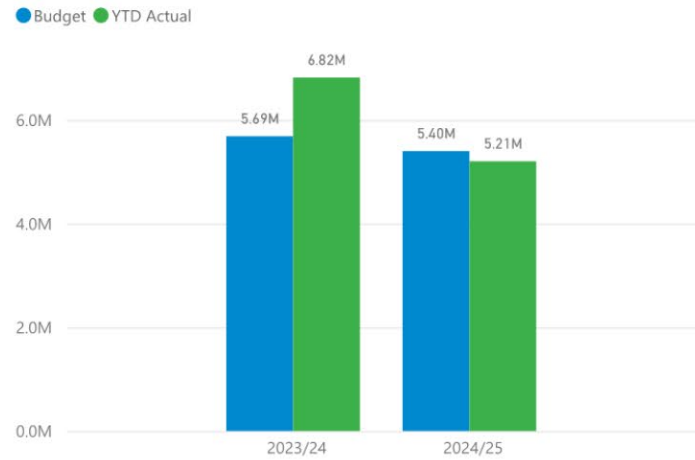
Investments by Long Term Rating



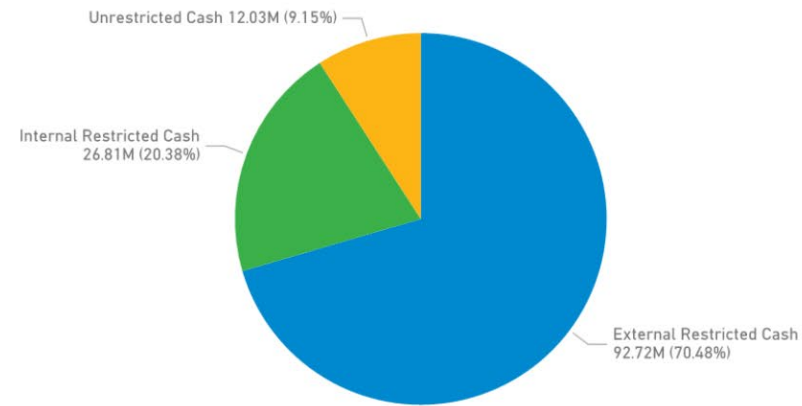
Portfolio Balance at End of Month (\$)



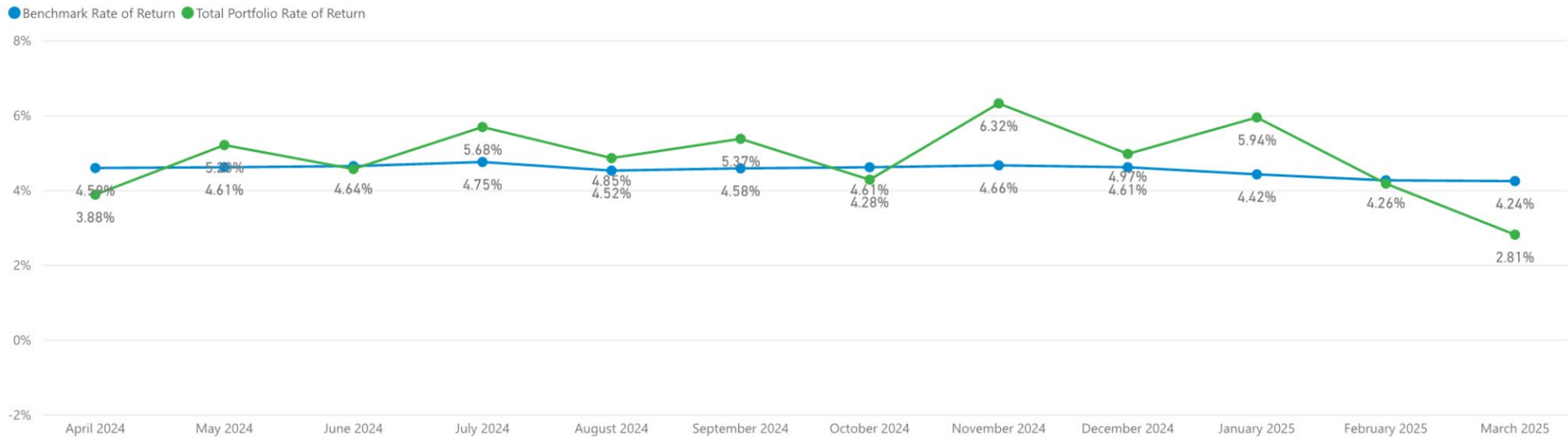
Income from Investments (\$)



Balance by Cash Category



Investment Performance



Investment Portfolio Summary

Term to Maturity	Amount	Actual	Cumulative Actual	Cumulative Minimum	Policy Compliance
Less than 3 months	\$ 51,062,121	39%	39%	20%	OK
Between 3 months and 1 year	\$ 52,500,000	40%	79%	40%	OK
Between 1 year and 2 years	\$ 15,500,000	12%	90%	50%	OK
Between 2 years and 4 years	\$ 12,500,000	10%	100%	85%	OK
More than 5 years	\$ -	0%	100%	0%	OK
Total	\$ 131,562,121				

Long Term Rating	Institution	Policy Limit	Policy Compliance (Institution)	% of Portfolio	Amount
AA-	NAB	40% OK		15%	\$ 19,973,520
	Westpac	40% OK		17%	\$ 22,000,000
A	ING	20% OK		16%	\$ 21,500,000
	Rabo Bank	20% OK		18%	\$ 23,500,000
BBB+	Australian Unity	10% OK		3%	\$ 3,500,000
	Bank Vic	10% OK		4%	\$ 5,500,000
	G&C Mutual	10% OK		4%	\$ 5,500,000
	MyState Bank	10% OK		2%	\$ 2,000,000
BBB	AMP	5% OK		3%	\$ 4,000,000
TCorp Growth Funds	TCorp - Long Term Growth Fund	15% OK		3%	\$ 3,829,869
	TCorp - Medium Term Growth Fund	15% OK		5%	\$ 6,564,877
	TCorp - Short Term Income Fund	15% OK		1%	\$ 1,693,854
	Bank Of Queensland	20% OK		9%	\$ 12,000,000
Grand Total				100%	\$ 131,562,121

Long Term Rating Group	Credit Policy Limit	Policy Compliance (SP Group)	% of Portfolio	Amount
AAA to AA-	100% OK		32%	\$ 41,973,520
BBB+	20% OK		13%	\$ 16,500,000
BBB	5% OK		3%	\$ 4,000,000
TCorp Growth Funds	15% OK		8%	\$ 10,394,747
TCorp Short Term Income Fund	15% OK		1%	\$ 1,693,854
A+ to A	50% OK		34%	\$ 45,000,000
A-	40% OK		9%	\$ 12,000,000
Grand Total			100%	\$ 131,562,121

Monthly Investment Portfolio Activity

The below table shows investments activities of At Call Fund and Managed Funds

Bank Accounts	Opening Balance	Movement	Closing Balance
NAB (At call account)	7,575,929	- 3,102,409	4,473,520
TCorp - Cash Fund	-	-	-
TCorp - Long Term Growth Fund	3,916,025	- 86,156	3,829,869
TCorp - Medium Term Growth Fund	6,619,618	- 54,741	6,564,877
Tcorp - Short Term Income Fund	1,688,440	5,414	1,693,854
Total	19,800,012	- 3,237,891	16,562,121

The below table shows matured term deposits

Institution	Yield	Maturity Date	Principal Amount	Total Interest Amount
Bank Vic	5.08%	5/03/2025	6,000,000	151,982
ING	5.10%	12/03/2025	3,500,000	362,868
Westpac	5.16%	26/03/2025	2,500,000	138,542
Total			12,000,000	653,393

The below table shows new term deposits

Institution	Yield	Maturity Date	Principal Amount	Total Interest Amount
Bank Of Queensland	4.75%	17/09/2025	2,000,000	51,014
ING	4.63%	24/03/2027	2,000,000	190,020
Westpac	4.65%	11/03/2026	3,000,000	141,793
Westpac	4.55%	7/03/2029	3,000,000	547,122
ING	4.60%	8/03/2028	2,000,000	273,479
Bank Of Queensland	4.75%	22/10/2025	1,000,000	27,329
Total			13,000,000	1,230,757

At Call Fund and Managed Funds

Institution	Yield	Principal Amount	Term to Maturity
NAB	4.50%	\$ 4,473,520	0
TCorp - Long Term G	3.00%	\$ 3,829,869	5
TCorp - Medium Term	3.00%	\$ 6,564,877	5
Tcorp - Short Term In	3.00%	\$ 1,693,854	5
Total		\$ 16,562,121	

Current Term Deposits

Institution	Yield	Principal Amount	Term to Maturity
AMP	5.02%	\$ 4,000,000	86
Australian Unity	5.10%	\$ 3,500,000	9
Bank Of Queensland	5.15%	\$ 2,000,000	72
Bank Of Queensland	5.10%	\$ 2,500,000	114
Bank Of Queensland	5.18%	\$ 1,000,000	79
Bank Of Queensland	4.95%	\$ 1,500,000	163
Bank Of Queensland	4.93%	\$ 2,000,000	191
Bank Of Queensland	4.75%	\$ 2,000,000	170
Bank Of Queensland	4.75%	\$ 1,000,000	205
Bank Vic	5.33%	\$ 2,000,000	240
Bank Vic	5.33%	\$ 2,000,000	261
Bank Vic	5.28%	\$ 1,500,000	58
G&C Mutual	5.35%	\$ 1,500,000	37
G&C Mutual	5.36%	\$ 1,000,000	107
G&C Mutual	5.13%	\$ 3,000,000	149
ING	5.40%	\$ 3,000,000	457
ING	5.18%	\$ 3,000,000	625
ING	5.28%	\$ 3,000,000	254
ING	5.40%	\$ 4,000,000	289
ING	4.75%	\$ 1,500,000	989
ING	4.77%	\$ 3,000,000	1030
ING	4.63%	\$ 2,000,000	723
ING	4.60%	\$ 2,000,000	1073
MyState Bank	5.37%	\$ 2,000,000	51
NAB	5.05%	\$ 1,000,000	16
NAB	5.30%	\$ 2,000,000	30
NAB	5.00%	\$ 3,000,000	44
NAB	5.10%	\$ 2,500,000	177
NAB	4.93%	\$ 1,000,000	205
NAB	4.80%	\$ 2,000,000	233
NAB	4.80%	\$ 1,000,000	212
NAB	4.65%	\$ 3,000,000	303
Rabo Bank	5.09%	\$ 1,500,000	2
Rabo Bank	5.37%	\$ 2,500,000	65
Rabo Bank	5.35%	\$ 2,000,000	79
Rabo Bank	5.37%	\$ 2,000,000	93
Rabo Bank	5.48%	\$ 4,000,000	121
Rabo Bank	5.39%	\$ 4,000,000	135
Rabo Bank	5.15%	\$ 1,000,000	233
Rabo Bank	5.36%	\$ 2,000,000	261
Rabo Bank	5.02%	\$ 2,000,000	387
Rabo Bank	5.02%	\$ 2,500,000	58
Westpac	4.88%	\$ 4,000,000	513
Westpac	5.34%	\$ 2,000,000	100
Westpac	4.98%	\$ 2,000,000	86
Westpac	5.17%	\$ 2,500,000	23
Westpac	5.15%	\$ 1,000,000	219

Institution	Yield	Principal Amount	Term to Maturity
Westpac	4.70%	\$ 1,500,000	653
Westpac	4.70%	\$ 2,000,000	1059
Westpac	4.85%	\$ 1,000,000	1423
Westpac	4.65%	\$ 3,000,000	345
Westpac	4.55%	\$ 3,000,000	1437
Total		\$ 115,000,000	

9.7 Monthly Budget Review - March 2025 Budget Variations

REPORT BY THE FINANCIAL PLANNING COORDINATOR
TO 16 APRIL 2025 ORDINARY MEETING
GOV400098, FIN300315

RECOMMENDATION

That Council:

- 1. receive the report by the Financial Planning Coordinator on the Monthly Budget Review - March 2025 Budget Variations; and**
- 2. amend the 2024/25, 2025/26 year budgets in accordance with the variations as listed in the Monthly Budget Review attachment to this report.**

Executive summary

This report provides Council with initial budget variations to the 2025/26 Operational Plan. Proposed budget variations to the Budget with relevant financial implications are included in the attachment.

Disclosure of Interest

Nil

Detailed report

Over the period of the financial year, Council has an opportunity to review and approve variances to the Budget. The attachment to this report provides the detailed information of recommended variations.

Community Plan implications

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

Strategic implications

Council Strategies

Not Applicable

Council Policies

Not Applicable

Legislation

Clause 202 of the Local Government (General) Regulation 2021, states that the responsible accounting officer of a Council must:

- a) establish and maintain a system of budgetary control that will enable the council's actual income and expenditure to be monitored each month and to be compared with the estimate of Council's income and expenditure, and
- b) if any instance arises where the actual income or expenditure of the council is materially different from its estimated income or expenditure, report the instance to the next meeting of Council.

Financial implications

The budget variations proposed will impact the below financial ratios.

Budget Year	Operating Performance Ratio	Own Source Revenue	Building & Infrastructure Renewal
2025/26	✗	✗	—
Future Years	—	—	—

Associated Risks

Not Applicable

AMANDA AVNELL
FINANCIAL PLANNING COORDINATOR

LEONIE VAN OOSTERUM
DIRECTOR CORPORATE SERVICES

31 March 2025

Attachments: 1. Monthly Budget Review Attachment - March 2025.

APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER



MONTHLY BUDGET REVIEW – 31 MARCH 2025

ATTACHMENT 1 – CAPITAL
PROGRAM UPDATE

16 APRIL 2025

MID-WESTERN REGIONAL COUNCIL
MID-WESTERN REGIONAL COUNCIL
FINANCE



THIS DOCUMENT HAS BEEN PREPARED BY AMANDA AVNELL, FINANCIAL PLANNING COORDINATOR FOR MID-WESTERN REGIONAL COUNCIL.

ANY QUESTIONS IN RELATION TO THE CONTENT OF THIS DOCUMENT SHOULD BE DIRECTED TO:
AMANDA.AVNELL@MIDWESTERN.NSW.GOV.AU OR (02) 6378 2850

DATE OF PUBLICATION: 16 APRIL 2025

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Budget Variations

Funding Summary

Funding Source	Amount \$'s
Grants	10,000.00
Other Revenue	3,000.00
Unrestricted Cash	101,000.00
Waste Unrestricted Cash	295,000.00
	409,000.00

2024/2025 Variations

FUND	ACCOUNT DESCRIPTION	VARIATION DESCRIPTION	EXPENSE CHANGE \$	REVENUE CHANGE \$	FUNDING SOURCE
GENERAL FUND	RIVERSIDE CARAVAN PARK STAGE 1 EXPANSION	MOVE \$100,000 FROM 2025/26 TO 2024/25 FOR THE PLANNING WORKS REQUIRED. FUNDED THROUGH GENERAL FUND AND RETURNED ONCE THE LOAN IS DRAWN.	100,000	-	UNRESTRICTED CASH
GENERAL FUND	GRAVEL RESHEETING - DOUGHERTYS JUNCTION RD	MOVE SAVINGS FROM WARRANGUNIA ROAD TO DOUGHERTYS JUNCTION RD. FUNDED FROM RMS	31,173	31,173	CON - RMS CONTRIBUTIONS - OPERATING (STA OPE)
GENERAL FUND	RYLSTONE EMULSION TANK	ADDITIONAL BUDGET REQUIRED DUE TO INABILITY TO REMOVE EMULSION SO WE NOW NEED TO REMOVE THE WHOLE TANK.	6,000	-	UNRESTRICTED CASH
GENERAL FUND	CAPITAL UPGRADE - KILDALLON	CLIENT CONTRIBUTION TO INSTALL 2 NEW AIR CONDITIONERS. ADDITIONAL \$6,000 BUDGET REQUIRED TO COVER THE COST OF INSTALLING 2 NEW AIR CONDITIONERS.	6,000	3,000	CON - CONTRIBUTIONS & DONATIONS - CAPITAL (OTH CAP)
GENERAL FUND	STRATEGIC PLANNING	ADDED \$2,000 FOR THE PROJECT AMS TEMPORARY UPLIFT FOR PLANNING PROPOSAL CASE 00701327.	2,000	-	UNRESTRICTED CASH
GENERAL FUND	COMMUNITY CENTRES - OLD GULGONG FIRE STATION	REALLOCATING \$2,000 BUDGET FOR THE ELECTRIC VEHICLE CHARGING STATION MAINTENANCE	2,000	-	UNRESTRICTED CASH
GENERAL FUND	PUBLIC HALLS - RYLSTONE	REALLOCATING \$2,000 BUDGET FOR THE ELECTRIC VEHICLE CHARGING STATION MAINTENANCE	2,000	-	UNRESTRICTED CASH
GENERAL FUND	ART GALLERY WORKSHOP MAINTENANCE	ALLOCATING \$2,000 BUDGET FOR ELECTRIC VEHICLE CHARGING STATION MAINTENANCE	2,000	-	UNRESTRICTED CASH
GENERAL FUND	LOCAL EMERGENCY MANAGEMENT COMMITTEE	BUDGET MOVED FROM SALARIES TO MATERIALS FOR GET READY EXPO.	-	-	
GENERAL FUND	MEALS ON WHEELS	ADDED \$10,000 BUDGET TO ASSIST WITH TRANSITION TO THE NEW SUPPORT AT HOME PROGRAM.	-	10,000	GRT - COMMONWEALTH HOME SUPPORT PROGRAMME (FED OP)
GENERAL FUND	HEAVY PATCHING - WARRANGUNIA ROAD	MOVE SAVINGS FROM WARRANGUNIA ROAD TO DOUGHERTYS JUNCTION RD. FUNDED FROM RMS.	-31,173	-31,173	CON - RMS CONTRIBUTIONS - OPERATING (STA OPE)
WASTE SERVICES	WASTE - GENERAL OPERATIONS	ADDITIONAL \$90,000 BUDGET REQUIRED TO COVER THE INTERNAL PLANT HIRE CHARGES. ADDITIONAL \$75,000 BUDGET REQUIRED FOR VISUAL SCREENING BUND CONSTRUCTION AND CONTINUE WITH NORMAL WORK.	165,000	-	UNRESTRICTED CASH

FINANCE | MONTHLY BUDGET REVIEW –

31 MARCH 2025

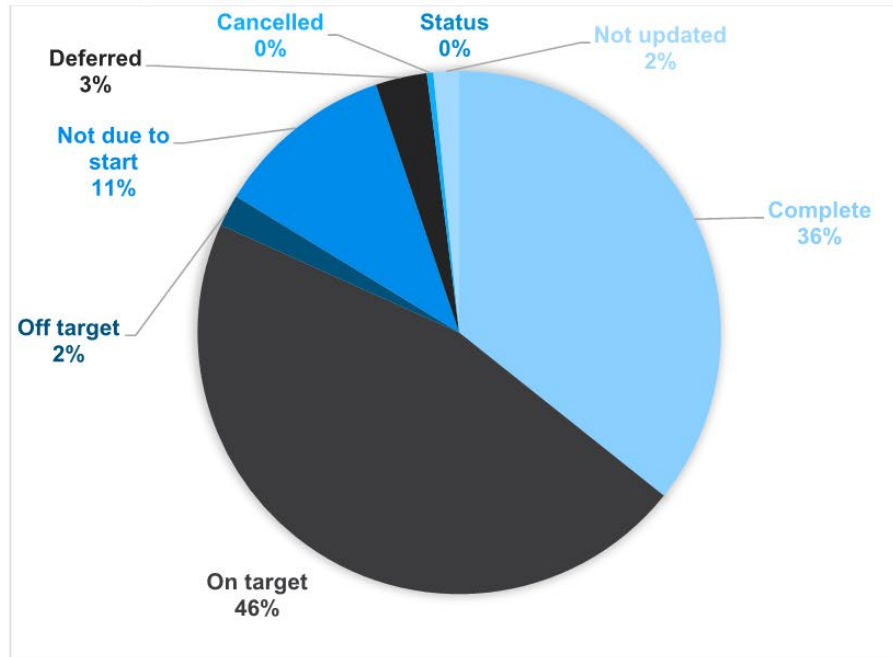
FUND	ACCOUNT DESCRIPTION	VARIATION DESCRIPTION	EXPENSE CHANGE \$	REVENUE CHANGE \$	FUNDING SOURCE
WASTE SERVICES	ORGANICS COLLECTION SYSTEM PROGRAM	ADDITIONAL \$100,000 BUDGET REQUIRED DUE TO CPI CLAUSES IN CONTRACT AND HIGH VOLUME OF PRODUCT PROCESSED OVER SUMMER DUE TO GOOD RAINFALL.	100,000	-	UNRESTRICTED CASH
WASTE SERVICES	WTS OPERATIONS	ADDITIONAL \$30,000 REQUIRED FOR THE CLEANING OUT OF LARGE AMOUNTS OF HISTORICAL STOCKPILES OF WASTE.	30,000	-	UNRESTRICTED CASH
WASTE SERVICES	ELECTRIC VEHICLE CHARGING STATION - OPERATING	REALLOCATING \$2,000 BUDGET FOR THE ELECTRIC VEHICLE CHARGING STATION MAINTENANCE TO THE PROJECTS WHERE THE ELECTRIC VEHICLE CHARGING STATION IS LOCATED (GULGONG, RYLSTONE AND MUDGEES)	-6,000	-	UNRESTRICTED CASH
			409000	13000	

2025/2026 Variations

FUND	ACCOUNT DESCRIPTION	VARIATION DESCRIPTION	EXPENSE CHANGE \$	REVENUE CHANGE \$	FUNDING SOURCE
GENERAL FUND	RIVERSIDE CARAVAN PARK STAGE 1 EXPANSION	MOVE \$ 100,000 FROM 2025/26 TO 2024/25 FOR THE PLANNING WORKS REQUIRED. FUNDED THROUGH GENERAL FUND AND RETURNED ONCE THE LOAN IS DRAWN.	-100,000	-	UNRESTRICTED CASH
			-100,000	-	

Capital Works Program

Summary of Capital Works Program



251
Capital Projects

\$91.31 M
Budget

\$37.30 M
Actual YTD

Completed Projects as at March 2025

\$'000	Current Annual Budget	Proposed Variations	Proposed Annual Budget	Actual YTD	Actual YTD/ Proposed Annual Budget
YOUTH SERVICES VEHICLE PURCHASE	4	0	4	4	100%
COMM. TRANSPORT- VEHICLE PURCHASE	130	0	130	116	89%
COUNTRY UNIVERSITY CENTRE CAPITAL	50	0	50	37	73%
RYLSTONE CEMETERY - FRONT FENCE REPLACEMENT	60	0	60	54	90%
PUBLIC TOILETS - GOOLMA CAPITAL	6	0	6	6	95%
PUBLIC TOILET - MUDGEE RIVER WALKING TRACK	250	0	250	232	93%
CAPITAL WORKS - GULGONG PRESCHOOL	18	0	18	11	63%
CAPITAL UPGRADE - KANDOS PRESCHOOL	41	0	41	41	100%
GULGONG POOL - CLUB HOUSE UPGRADE	50	0	50	43	86%
KANDOS POOL - CHAIR LIFT	17	0	17	16	93%
GULGONG POOL - FILTERS	40	0	40	23	57%
GULGONG POOL STARTING BLOCKS	40	0	40	29	72%
SOCCER TOUCH CLUBHOUSE - INTERNAL REFURBISHMENT	25	0	25	24	95%
GULGONG TENNIS COURTS	218	0	218	206	95%
GLEN WILLOW FIELD ONE REFURBISHMENT	940	0	940	922	98%
VICTORIA PARK GULGONG - CANTEEN EQUIPMENT	10	0	10	7	75%
GLEN WILLOW - STADIUM EXTERNAL WORKS AND INTERNAL PAINTING	166	0	166	162	98%
PROPERTY PURCHASE - 191 DENISON STREET	299	0	299	276	92%
RYLSTONE SHOWGROUND ARENA - UPGRADE	770	0	770	288	37%
MUDGEE SHOWGROUND NORTH TOILET - UPGRADE	50	0	50	49	99%
ELECTRIC BBQ - KANDOS & RYLSTONE PLAYGROUND	10	0	10	9	88%

\$'000	Current Annual Budget	Proposed Variations	Proposed Annual Budget	Actual YTD	Actual YTD/ Proposed Annual Budget
RYLSTONE RIVER WALK - IMPROVEMENT	654	0	654	506	77%
PARK BIN REPLACEMENT	32	0	32	26	82%
GLEN WILLOW SOCCER PLAYGROUND REP	207	0	207	181	88%
DARTON PARK - WATER BUBBLER & AMENITIES BLOCK	8	0	8	6	80%
BRIDGE AND STEPS REPLACEMENT - RYLSTONE COMMON	10	0	10	10	101%
MUDGEES RIVERSIDE - WALKING TRACK IMPROVEMENTS	20	0	20	19	95%
RECYCLING PLANT UPGRADES	550	0	550	285	52%
HOOKLIFT BINS	65	0	65	57	88%
MEMORIAL PARK MUDGEES - DRAINAGE IMPROVEMENT	25	0	25	20	78%
PUTTA BUCCA WETLANDS CAPITAL	18	0	18	17	92%
PUTTA BUCCA WETLANDS - BOARDWALK EXTENSION	56	0	56	57	101%
WATER MAINS - BAYLY STREET	15	0	15	15	101%
WATER MAINS - TALLAWANG ROAD	6	0	6	6	103%
WATER MAINS - SYDNEY ROAD	230	0	230	238	104%
WATER MAINS - BAWDEN ST, MUDGEES	120	0	120	113	95%
WATER MAINS - BULGA ST, GULGONG	27	0	27	11	41%
MUDGEES VALLEY PARK - CARETAKER HOUSE RENOVATION	45	0	45	19	44%
RYLSTONE CARAVAN PARK STAGE 2 (REQUIRES GRANT)	153	0	153	107	70%
MUDGEES VALLEY PARK - COMMERCIAL DRYER	17	0	17	15	89%
MUDGEES VALLEY PARK - SECURITY CAMERAS	15	0	15	14	97%
EVENTS STORAGE COMPOUND	92	0	92	83	90%
SALEYARDS - BATHROOM RENOVATIONS	19	0	19	19	100%
SALEYARDS - LIGHTING REPLACEMENT	10	0	10	8	84%
URBAN RESEALS - HERBERT ST GULGONG	20	0	20	13	66%
URBAN RESEALS - GLADSTONE ST SEG 140 - 160	6	0	6	6	95%
URBAN RESEALS - BUNDERRA STREET SEG 10 GULGONG	14	0	14	12	89%

\$'000	Current Annual Budget	Proposed Variations	Proposed Annual Budget	Actual YTD	Actual YTD/ Proposed Annual Budget
URBAN RESEALS - STOTT STREET SEGMENT 10,20 GULGONG	10	0	10	10	102%
URBAN RESEALS - TALLAWANG ROAD SEGMENT 10-30 GULGONG	20	0	20	17	86%
URBAN RESEALS - WILBETREE STREET SEGMENT 10-50 GULGONG	19	0	19	19	98%
URBAN RESEALS - YARAANDOO STREET SEGMENT 10 GULGONG	13	0	13	11	85%
URBAN RESEALS - CAROLINA CRESCENT SEGMENT 10-30 MUDGEE	21	0	21	16	77%
URBAN RESEALS - MOUNTAIN VIEW ROAD SEGMENT 10,20 MUDGEE	25	0	25	24	96%
URBAN RESEALS - TREFUSIS AVENUE SEGMENT 10 MUDGEE	18	0	18	16	87%
URBAN RESEAL - DOURO STREET SEG 70	32	0	32	24	75%
URBAN RESEALS - LEWIS STREET SEG 10 MUDGEE	10	0	10	8	76%
URBAN REHAB - ROBERTSON ST SEG 90	68	0	68	51	75%
ROAD EXTENSION - BETWEEN PUTTA BUCCA & GLEN WILLOW	7	0	7	7	100%
URBAN RESEALS - WYNELLA STREET GULGONG	21	0	21	18	85%
URBAN RESEALS - DEWHURST DRIVE SEGMENT 60	19	0	19	16	86%
URBAN RESEALS - MADEIRA ROAD SEGMENT 45-50	33	0	33	14	42%
URBAN RESEALS - SHOULDER SYDNEY ROAD HORATIO ST	105	0	105	77	73%
URBAN RESEALS - ROBERT HODDLE GROVE & YARRA COURT	48	0	48	41	84%
URBAN RESEALS - BRODHEAD ROAD SEG10	11	0	11	10	100%
URBAN RESEALS - WHITE ST SEG 5	6	0	6	5	95%
URBAN RESEALS - WILKINS CRESCENT SEG 10	12	0	12	10	87%

\$'000	Current Annual Budget	Proposed Variations	Proposed Annual Budget	Actual YTD	Actual YTD/ Proposed Annual Budget
RURAL RESEALS - COXS CREEK ROAD SEG 10,20,5 RYLSTONE	88	0	88	81	92%
RURAL RESEALS - NARRANGO ROAD SEG 10 RYLSTONE	44	0	44	31	70%
RURAL RESEALS - ILFORD HALL ROAD SEGMENT 20,25 ILFORD	70	0	70	74	106%
RURAL RESEALS - BERYL RD	50	0	50	52	103%
RURAL RESEAL - WINDEYER RD	77	0	77	70	90%
RURAL RESEALS - QUEENS PINCH RD	171	0	171	149	87%
RURAL RESEALS - NULLO MOUNTAIN SEG 20	44	0	44	33	74%
RURAL RESEALS - ULAN-WOLLAR ROAD SEG 10-90	383	0	383	412	107%
RURAL RESEALS - LINBURN LANE	137	0	137	116	85%
RURAL RESEALS - CRUDINE ROAD SEG 10 AARONSPA	51	0	51	50	98%
RURAL RESEALS - KANDOS TIP ROAD SEG 10	57	0	57	39	68%
REG RDS RESEALS - HILL END ROAD MR216	194	0	194	163	84%
HILL END ROAD SAFETY IMPROVEMENTS	481	0	481	438	91%
RESEAL ULAN ROAD - TURILL AREA	476	0	476	443	93%
REG RDS RESEALS - BYLONG VALLEY WAY MR 208	120	0	120	111	92%
SEAL EXTENSION - CORICUDGY ROAD STAGE 2	1,529	0	1,529	1,496	98%
SEAL EXTENSION - SCOTTS LANE GULGONG	59	0	59	32	55%
RESHEETING	2,298	0	2,298	2,603	113%
AIRPORT - DRAINAGE PLAN DEVELOPMENT	27	0	27	20	76%
CAPITAL UPGRADE - RYLSTONE DEPOT	10	0	10	9	88%
PEOPLE & PERFORMANCE BUILDING - UPGRADES	30	0	30	29	95%
COMMUNITY DIRECTORATE & IT OFFICE - HVAC UPGRADE	35	0	35	35	101%
MUDGE DEPOT CAPITAL WORKS	8	0	8	9	115%

Capital project list

\$'000	Current Annual Budget	Proposed Variations	Proposed Annual Budget	Actual YTD	Actual YTD/ Proposed Annual Budget	Commitments	Project Status	Original Expected Completion	Revised Expected Completion
Looking after our Community									
RURAL FIRE SERVICE - CLANDULLA STATION EXTENSION (CAPITAL)	265	0	265	0	0%	8	Deferred	Jun-25	Jun-26
RURAL FIRE SERVICE - COOKS GAP STATION UPGRADE (CAPITAL)	22	0	22	0	0%	1	On target	Jun-25	Jan-24
RURAL FIRE SERVICE - LAND MATTERS	15	0	15	7	44%	0	On target	Jun-25	
FAMILY DAY CARE - EXTERNAL WORKS	60	0	60	0	0%	0	Deferred	Apr-26	
YOUTH SERVICES VEHICLE PURCHASE	4	0	4	4	100%	0	Complete		Sep-24
GULGONG YOUTH CENTRE - CAPITAL (REQUIRES GRANT)	175	0	175	0	0%	0	Not due to start		Jun-25
COMM. TRANSPORT- VEHICLE PURCHASE	130	0	130	116	89%	0	Complete	Feb-25	Jan-25
AGED CARE UNITS - CAP -MUDGEES ST RYL	10	0	10	0	0%	0	On target	Mar-25	
COUNTRY UNIVERSITY CENTRE CAPITAL	50	0	50	37	73%	0	Complete	Dec-24	
CEMETERY CAPITAL PROGRAM	17	0	17	10	57%	0	On target	Jun-25	
CEMETERY EXPANSION - MUDGEES & GULGONG	40	0	40	0	0%	8	On target	Jun-25	
RYLSTONE CEMETERY - FRONT FENCE REPLACEMENT	60	0	60	54	90%	0	Complete		
ILFORD CEMETERY - FENCE REPLACEMENT	25	0	25	0	0%	20	On target	May-25	
PUBLIC TOILETS - GOOLMA CAPITAL	6	0	6	6	95%	0	Complete	Sep-24	
PUBLIC TOILET - MUDGEES RIVER WALKING TRACK	250	0	250	232	93%	0	Complete	Jun-25	
PUBLIC TOILETS - SIMPKINS PARK KANDOS CAP (REQUIRES GRANT)	500	0	500	2	0%	0	Deferred	Jun-25	
LIBRARY BOOKS	96	0	96	66	69%	0	On target	Jun-25	Jun-25
HARGRAVES COURT HOUSE BUILDING - EXTERNAL WORKS	44	0	44	0	0%	0	Deferred	Apr-26	
COMMUNITY CENTRE - COURT STREET CAPITAL WORKS	15	0	15	0	0%	0	On target	May-25	

\$'000	Current Annual Budget	Proposed Variations	Proposed Annual Budget	Actual YTD	Actual YTD/ Proposed Annual Budget	Commitments	Project Status	Original Expected Completion	Revised Expected Completion
COMMUNITY CENTRES - BOTOBOLAR COMMUNITY HALL & RFS SHED	20	0	20	0	0%	16	On target	May-25	
CAPITAL UPGRADE - KILDALLON	50	0	50	58	116%	0	On target	Dec-24	
COMMUNITY ELECTRICAL INVESTIGATION & UPGRADES	85	0	85	42	49%	20	On target	Jun-25	
CRUDINE HALL -UPGRADE	100	0	100	15	15%	92	On target	Jun-25	
CAPITAL WORKS - GULGONG PRESCHOOL	18	0	18	11	63%	1	Complete	Feb-25	
CAPITAL UPGRADE - KANDOS PRESCHOOL	41	0	41	41	100%	0	Complete	Sep-24	
KANDOS HALL - UPGRADES	132	0	132	88	67%	3	On target	Dec-24	
CAPITAL UPGRADE - RYLSTONE MEMORIAL HALL	86	0	86	41	47%	7	On target	Mar-25	
TOWN HALL - EXTERNAL BRICKWORK	100	0	100	0	0%	0	Deferred	Apr-26	
KANDOS HALL & LIBRARY - TOILETS	105	0	105	10	10%	74	On target	Dec-24	
MUDGEES POOL - WATERPARK IMPROVEMENTS	100	0	100	11	11%	5	On target	Jun-25	
GULGONG POOL - CLUB HOUSE UPGRADE	50	0	50	43	86%	0	Complete		
MUDGEES POOL HEATERS	80	0	80	0	0%	0	On target	Jun-25	
LIGHTING UPGRADE - POOLS	50	0	50	0	0%	0	On target	Jun-25	
KANDOS POOL - CHAIR LIFT	17	0	17	16	93%	0	Complete		
KANDOS POOL - EXPANSION JOINTS	10	0	10	0	0%	0	Not due to start	Jun-25	
KANDOS POOL - PERIMETER FENCING	30	0	30	0	0%	0	Not due to start		
GULGONG POOL - FILTERS	40	0	40	23	57%	0	Complete		
GULGONG POOL - CONCOURSE REPAIRS	45	0	45	10	23%	0	On target	Apr-25	
GULGONG POOL STARTING BLOCKS	40	0	40	29	72%	0	Complete		
GULGONG POOL HEATERS	105	0	105	0	0%	0	Not due to start	Jun-25	
BILLY DUNN SPORTING COMPLEX IMPROVEMENTS (REQUIRES GRANT)	456	0	456	0	0%	0	Not due to start		
SOCCER TOUCH CLUBHOUSE - INTERNAL REFURBISHMENT	25	0	25	24	95%	0	Complete	Oct-24	
GULGONG TENNIS COURTS	218	0	218	206	95%	9	Complete		
RYLSTONE SHOWGROUND - PUMP SHED REPLACEMENT	20	0	20	0	0%	0	On target	Jun-25	

\$'000	Current Annual Budget	Proposed Variations	Proposed Annual Budget	Actual YTD	Actual YTD/ Proposed Annual Budget	Commitments	Project Status	Original Expected Completion	Revised Expected Completion
GLEN WILLOW FIELD ONE REFURBISHMENT	940	0	940	922	98%	18	Complete		
VICTORIA PARK GULGONG- GRANDSTAND IMPROVEMENTS	33	0	33	0	0%	0	On target	May-25	
GLEN WILLOW - NETWORK ACCESS FIBRE CONNECTIVITY	97	0	97	97	100%	0	On target	Jun-24	Jul-24
MUDGEES TEAM TRAINING VILLAGE	9,304	0	9,304	8,007	86%	1,001	On target		Jun-25
GLEN WILLOW - PUMP TRACK	950	0	950	893	94%	3	On target	Dec-24	
VICTORIA PARK GULGONG - CANTEEN EQUIPMENT	10	0	10	7	75%	0	Complete		
GLEN WILLOW PARKING - LIGHTING AND SECURITY	76	0	76	0	0%	40	On target	Jun-25	
GLEN WILLOW - NETBALL PRECINCT UPGRADE	142	0	142	29	20%	39	On target	May-25	
GLEN WILLOW - STADIUM ELEVATOR REPLACEMENT	311	0	311	0	0%	0	Not due to start		
GLEN WILLOW - STADIUM EXTERNAL WORKS AND INTERNAL PAINTING	166	0	166	162	98%	0	Complete	Dec-24	
PROPERTY PURCHASE - 191 DENISON STREET	299	0	299	276	92%	0	Complete		
PUTTA BUCCA PROPERTY UPGRADE	200	0	200	92	46%	104	On target	Jun-25	
VICTORIA PARK MUDGEES - SIGHT SCREENS & SEATING	80	0	80	0	0%	0	Not due to start	Jun-25	
VICTORIA PARK GULGONG - STORAGE SHED	30	0	30	25	85%	3	On target	May-25	
RYLSTONE SHOWGROUND ARENA - UPGRADE	770	0	770	288	37%	4	Complete		
MUDGEES SHOWGROUND NORTH TOILET - UPGRADE	50	0	50	49	99%	0	Complete	Feb-25	
RECREATIONAL PROPERTY MATTERS	12	0	12	0	0%	3	On target	Jun-24	Jun-25
MUDGEES RIVERSIDE WALKING TRACK PLAY AREA AND BASKETBALL COURT	201	0	201	3	1%	2	On target	Jun-25	
WINDEYER VILLAGE - PLAYGROUND	120	0	120	0	0%	113	On target	May-25	
ROBERTSON PARK - EQUIPMENT UPGRADE	159	0	159	0	0%	0	On target	Jun-25	
KANDOS INCLUSIVE ADVENTURE PLAYSACE	117	0	117	4	3%	75	On target	Mar-25	
PROTECTIVE FENCE - WHITE CRESCENT KANDOS	20	0	20	0	0%	0	Not due to start		
ELECTRIC BBQ - KANDOS & RYLSTONE PLAYGROUND	10	0	10	9	88%	0	Complete		
LAWSON PARK UPGRADES - FENCE & PATHWAY	99	0	99	21	21%	0	On target	Jun-25	

\$'000	Current Annual Budget	Proposed Variations	Proposed Annual Budget	Actual YTD	Actual YTD/ Proposed Annual Budget	Commitments	Project Status	Original Expected Completion	Revised Expected Completion
ROBERTSON PARK MUDGEES - RENEWAL	64	0	64	0	0%	0	On target	Jun-25	
STREET SCAPES IMPROVEMENTS	33	0	33	1	4%	0	On target	Apr-25	
SCULPTURES ACROSS THE REGION	35	0	35	15	43%	5	On target		
RYLSTONE RIVER WALK - IMPROVEMENT	654	0	654	506	77%	0	Complete	Jun-25	
PLAYGROUND SHADING PROGRAM	49	0	49	0	0%	25	On target	Jun-25	
PARK BIN REPLACEMENT	32	0	32	26	82%	6	Complete	Mar-25	
PLAYGROUND RUBBER SOFTFALL PROGRAM	60	0	60	0	0%	0	On target	Jun-25	
GLEN WILLOW SOCCER PLAYGROUND REP	207	0	207	181	88%	0	Complete		
DARTON PARK - WATER BUBBLER & AMENITIES BLOCK	8	0	8	6	80%	0	Complete		
PLAYGROUND EQUIPMENT UPGRADE - LAWSON PARK MUDGEES	98	0	98	4	4%	0	On target	Jun-25	
BRIDGE AND STEPS REPLACEMENT - RYLSTONE COMMON	10	0	10	10	101%	0	Complete	Jun-25	
MUDGEES RIVERSIDE - WALKING TRACK IMPROVEMENTS	20	0	20	19	95%	0	Complete		
FLIRTATION HILL MUDGEES - MASTER PLAN WORKS	80	0	80	8	10%	0	On target	Jun-25	
ART GALLERY CAPITAL	108	0	108	0	0%	51	Not due to start		
Total	19,459	0	19,459	12,862	66%	1,757			

Protecting our Natural Environment

RURAL WASTE DEPOT UPGRADES	233	0	233	35	15%	0	On target	May-25	May-25
MUDGEES WASTE DEPOT UPGRADES	229	0	229	93	41%	0	On target	May-25	May-25
NEW TIP CELL CONSTRUCTION	2,411	0	2,411	1,871	78%	90	On target	Oct-24	May-25
RECYCLING PLANT UPGRADES	550	0	550	285	52%	0	Complete	Jan-25	
HOOKLIFT BINS	65	0	65	57	88%	0	Complete	Dec-24	Feb-25
LANDFILL GAS CAPTURE	50	0	50	0	0%	8	On target	Jun-25	

\$'000	Current Annual Budget	Proposed Variations	Proposed Annual Budget	Actual YTD	Actual YTD/ Proposed Annual Budget	Commitments	Project Status	Original Expected Completion	Revised Expected Completion
STREETSCAPE - STREET BINS	9	0	9	0	0%	0	Not due to start	Feb-25	
DRAINAGE CAPITAL IMPROVEMENTS	271	0	271	0	0%	0	Not due to start	Jun-25	
CAUSEWAY IMPROVEMENTS	65	0	65	73	113%	37	On target	Dec-24	Apr-25
STORMWATER DRAINAGE - BOMBIRA AVENUE	898	0	898	683	76%	121	On target	Nov-24	
STORMWATER DRAINAGE - GEORGE ST KANDOS	30	0	30	0	0%	0	Not due to start		
MEMORIAL PARK MUDGEES - DRAINAGE IMPROVEMENT	25	0	25	20	78%	0	Complete		
MUDGEES AIRPORT - STORMWATER DRAINAGE UPGRADE	440	0	440	0	0%	0			
PUTTA BUCCA WETLANDS CAPITAL	18	0	18	17	92%	0	Complete	Mar-25	
PUTTA BUCCA WETLANDS - BOARDWALK EXTENSION	56	0	56	57	101%	0	Complete		
PUTTA BUCCA WETLANDS - REWILDING INITIATIVE	68	0	68	0	0%	0	Not due to start		
WATER NEW CONNECTIONS	103	0	103	120	116%	1	On target	Jun-25	
WATER AUGMENTATION - MUDGEES HEADWORKS	697	0	697	28	4%	22	On target	Jun-25	
WATER DISTRIBUTION - MUDGEES	3,825	0	3,825	31	1%	92	Not due to start	Jun-26	
WATER TELEMTRY	150	0	150	0	0%	0	On target	Jun-25	
WATER RYLSTONE DAM WALL & EROSION PROTECTION	415	0	415	19	5%	25	Off target	Jan-25	Jun-25
WATER MAINS - CAPITAL BUDGET ONLY	489	0	489	0	0%	0	Not updated	Jun-25	
WATER MAINS - BAYLY STREET	15	0	15	15	101%	0	Complete	Jun-24	Jul-24
WATER MAINS - TALLAWANG ROAD	6	0	6	6	103%	0	Complete	Jun-24	Jul-24
WATER MAINS - SYDNEY ROAD	230	0	230	238	104%	0	Complete	Oct-24	
WATER MAINS - NRAR WATER METER PROJECT	65	0	65	0	0%	9	Off target	Jun-24	Jun-25
WATER MAINS - FITZROY ST, GULGONG	137	0	137	119	86%	0	On target	Dec-24	
WATER MAINS - BAWDEN ST, MUDGEES	120	0	120	113	95%	0	Complete	Oct-24	
WATER MAINS - BULGA ST, GULGONG	27	0	27	11	41%	0	Complete	Jun-25	Jul-25
WATER MAINS - WILBERTREE ST GULGONG	201	0	201	161	80%	6	On target	Dec-24	
WATER MAINS - GOOLMA RD GULGONG	380	0	380	1	0%	0	Not due to start	Feb-25	
WATER MAINS - LAWSON ST MUDGEES	20	0	20	15	76%	0	On target	Dec-24	
WATER MAINS - BLIGH ST GULGONG	110	0	110	0	0%	0	Not due to start	Apr-25	

\$'000	Current Annual Budget	Proposed Variations	Proposed Annual Budget	Actual YTD	Actual YTD/ Proposed Annual Budget	Commitments	Project Status	Original Expected Completion	Revised Expected Completion
WATER MAINS - PRINCE ST GULGONG	60	0	60	0	0%	0	Not due to start	Apr-25	
WATER PUMP STATION - CAPITAL RENEWALS	151	0	151	57	37%	0	On target	Jun-25	
WATER NETWORK SAMPLING UPGRADES	25	0	25	11	45%	5	On target	Jun-25	
WATER RESERVOIR - BUDGET ONLY	1,305	0	1,305	0	0%	0	Not updated	Jun-25	
WATER RESERVOIR - FLIRTATION HILL GULGONG	250	0	250	0	0%	0	Not due to start	Jun-25	
WATER RESERVOIR - FLIRTATION HILL MUDGEE	105	0	105	0	0%	39	Off target	Aug-24	Jun-25
RAW WATER SYSTEMS RENEWALS	22	0	22	0	0%	0	Not due to start	Jun-25	
WATER TREATMENT PLANT - RENEWALS	360	0	360	19	5%	0	On target	Jun-25	
WATER TREATMENT RYLSTONE UPGRADES	296	0	296	93	31%	10	On target	Jan-25	
SEWER NEW CONNECTIONS	50	0	50	41	81%	2	On target	Jun-25	
SEWER AUGMENTATION - GULGONG	900	0	900	0	0%	0	Not due to start	Jun-25	
SEWER AUGMENTATION - RYLSTONE & KANDOS	524	0	524	23	4%	17	On target	Jun-25	
SEWER AUGMENTATION - MUDGEE	9,045	0	9,045	45	0%	215	Not due to start	Jun-26	
MUDGEE SEWERAGE NETWORK & TREATMENT PLANT UPGRADE	1,593	0	1,593	0	0%	0	Not due to start	Jun-26	
SEWER TELEMETRY	150	0	150	0	0%	0	On target	Jun-25	
CAPITAL UPGRADES - SEWER MAINS	554	0	554	0	0%	0	Not updated	Jun-25	
SEWER PUMP STATION - CAPITAL RENEWALS	126	0	126	79	63%	33	On target	Jun-25	
SEWER TREATMENT WORKS - RENEWALS	115	0	115	2	2%	0	On target	Jun-25	
SEWER TREATMENT WORKS - GULGONG STP SPILLWAY	30	0	30	3	10%	0	Not updated		
SEWER EASEMENT & LAND MATTERS	10	0	10	9	91%	0	On target	Jun-25	Jun-25
Total	28,080	0	28,080	4,448	16%	732			

Building a Strong Local Economy

CUDGEGONG WATERS CARAVAN PARK - KIOSK & OFFICE	16	0	16	7	45%	18	On target	Jun-25	
MUDGEE VALLEY PARK EXPANSION	4,468	0	4,468	2,460	55%	493	On target	Jun-25	

\$'000	Current Annual Budget	Proposed Variations	Proposed Annual Budget	Actual YTD	Actual YTD/ Proposed Annual Budget	Commitments	Project Status	Original Expected Completion	Revised Expected Completion
MUDGEY VALLEY PARK - CARETAKER HOUSE RENOVATION	45	0	45	19	44%	0	Complete	Jun-24	Oct-24
RYLSTONE CARAVAN PARK STAGE 2 (REQUIRES GRANT)	153	0	153	107	70%	0	Complete	Feb-25	
CARAVAN PARK - RIVERSIDE - CAPITAL	41	0	41	42	103%	0	On target		
MUDGEY VALLEY PARK - COMMERCIAL DRYER	17	0	17	15	89%	0	Complete	Sep-24	Nov-24
MUDGEY VALLEY PARK - SECURITY CAMERAS	15	0	15	14	97%	0	Complete	Dec-24	Dec-24
MUDGEY VALLEY PARK - ACQUISITION & RENOVATION OF CABIN	99	0	99	48	48%	3	On target	Jan-25	
MUDGEY VALLEY PARK - PURCHASE AND FURNISHING NEW PROPERTY	250	0	250	0	0%	0	Off target		
CHRISTMAS DECORATION PURCHASES	10	0	10	10	99%	0	On target		
EVENTS STORAGE COMPOUND	92	0	92	83	90%	0	Complete		
SIGNAGE UPGRADE	177	0	177	17	10%	0	On target	Jun-25	Jun-25
KEY WORKERS HOUSING CONSTRUCTION MUDGEY	1,536	0	1,536	0	0%	0	Not due to start		
SALEYARDS - POST AND RAIL REPLACEMENT	11	0	11	4	39%	6	On target	Jun-25	Jun-25
SALEYARDS - BATHROOM RENOVATIONS	19	0	19	19	100%	0	Complete		
SALEYARDS - LIGHTING REPLACEMENT	10	0	10	8	84%	0	Complete		
PROPERTY - EX SALEYARDS STAGE II	50	0	50	27	55%	13	On target		
PROPERTY - BURRUNDULLA AVE CONCEPT PLAN	236	0	236	91	39%	52	On target		
MORTIMER ST PRECINCT EXTERNAL PAINTING	48	0	48	0	0%	8	On target	Mar-25	
PROPERTY PURCHASE	915	0	915	553	60%	0	On target		
COMMERCIAL PROP - GOWRIE CHILDCARE CENTRE EXTENSION (REQUIRES GRANT)	300	0	300	4	1%	0	Not due to start		
Total	8,508	0	8,508	3,530	41%	594			

Connecting our Region

URBAN RESEALS - HERBERT ST GULGONG	20	0	20	13	66%	0	Complete	Apr-25	
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\$'000	Current Annual Budget	Proposed Variations	Proposed Annual Budget	Actual YTD	Actual YTD/ Proposed Annual Budget	Commitments	Project Status	Original Expected Completion	Revised Expected Completion
URBAN RESEALS - MAYNE ST SEG 20-90	60	0	60	28	46%	0	Off target	Apr-25	
URBAN RESEALS - GLADSTONE ST SEG 140 - 160	6	0	6	6	95%	0	Complete		Oct-24
URBAN RESEALS - BUNDERRA STREET SEG 10 GULGONG	14	0	14	12	89%	0	Complete	Apr-25	
URBAN RESEALS - STOTT STREET SEGMENT 10,20 GULGONG	10	0	10	10	102%	0	Complete	Apr-25	
URBAN RESEALS - TALLAWANG ROAD SEGMENT 10-30 GULGONG	20	0	20	17	86%	0	Complete	Apr-25	Nov-24
URBAN RESEALS - WILBETREE STREET SEGMENT 10-50 GULGONG	19	0	19	19	98%	0	Complete	Apr-25	
URBAN RESEALS - YARAANDOO STREET SEGMENT 10 GULGONG	13	0	13	11	85%	0	Complete	Apr-25	
URBAN RESEALS - CAROLINA CRESCENT SEGMENT 10- 30 MUDGEE	21	0	21	16	77%	0	Complete	Apr-25	
URBAN RESEALS - MOUNTAIN VIEW ROAD SEGMENT 10,20 MUDGEE	25	0	25	24	96%	0	Complete	Apr-25	
URBAN RESEALS - TREFUSIS AVENUE SEGMENT 10 MUDGEE	18	0	18	16	87%	0	Complete	Apr-25	
URBAN RESEALS - BROADHEAD ROAD SEGMENT 10 SPRINGFL	10	0	10	0	0%	0	Cancelled	Apr-25	
URBAN RESEAL - DOURO STREET SEG 70	32	0	32	24	75%	0	Complete	Apr-25	
URBAN RESEAL - THIRD STREET SEG 10 TO 40	14	0	14	10	74%	0	On target	Apr-24	
URBAN RESEALS - LEWIS STREET SEG 10 MUDGEE	10	0	10	8	76%	0	Complete	Apr-25	
URBAN ROADS KERB & GUTTER CAPITAL	121	0	121	9	8%	0	On target	Jun-25	
URBAN REHAB - ROBERTSON ST SEG 90	68	0	68	51	75%	3	Complete	Aug-25	
URBAN REHAB - LAWSON ST SEGMENT 20	513	0	513	370	72%	74	On target	Apr-25	
URBAN HEAVY PATCHING	28	0	28	8	28%	0	On target	Jun-25	
ROAD EXTENSION - BETWEEN PUTTA BUCCA & GLEN WILLOW	7	0	7	7	100%	0	Complete		

\$'000	Current Annual Budget	Proposed Variations	Proposed Annual Budget	Actual YTD	Actual YTD/ Proposed Annual Budget	Commitments	Project Status	Original Expected Completion	Revised Expected Completion
URBAN RESEALS - WYNELLA STREET GULGONG	21	0	21	18	85%	0	Complete	Apr-25	Nov-24
RESHEETING - URBAN ROADS	12	0	12	0	0%	0	On target	Jun-25	
URBAN ROAD - HONE CREEK DRIVE EXTENSION	118	0	118	26	22%	3	On target	May-25	
BRUCE/BROADHEAD ROAD STAGE 1 UPGRADE	880	0	880	553	63%	52	On target	Jun-25	
URBAN RESEALS - DEWHURST DRIVE SEGMENT 60	19	0	19	16	86%	0	Complete	Apr-25	
URBAN RESEALS - MADEIRA ROAD SEGMENT 45-50	33	0	33	14	42%	5	Complete	Apr-25	
URBAN RESEALS - SHOULDER SYDNEY ROAD HORATIO ST	105	0	105	77	73%	0	Complete	Apr-25	
URBAN RESEALS - ROBERT HODDLE GROVE & YARRA COURT	48	0	48	41	84%	0	Complete	Apr-25	
URBAN RESEALS - BRODHEAD ROAD SEG10	11	0	11	10	100%	0	Complete	Apr-25	
URBAN RESEALS - WHITE ST SEG 5	6	0	6	5	95%	3	Complete	Apr-25	
URBAN RESEALS - WILKINS CRESCENT SEG 10	12	0	12	10	87%	0	Complete	Apr-25	
URBAN ROADS- BULGA STREET	30	0	30	21	70%	0	On target	Apr-25	
URBAN ROADS LAND MATTERS CAPITAL	16	0	16	10	62%	0	On target	Jun-25	Jun-25
RURAL RESEALS - COXS CREEK ROAD SEG 10,20,5 RYLSTONE	88	0	88	81	92%	1	Complete	Apr-25	
RURAL RESEALS - LAHEYS CREEK RD SEG 10-30	138	0	138	2	2%	0	Not due to start	Apr-25	
RURAL RESEALS - NARRANGO ROAD SEG 10 RYLSTONE	44	0	44	31	70%	1	Complete	Apr-25	
RURAL RESEALS - ILFORD HALL ROAD SEGMENT 20,25 ILFORD	70	0	70	74	106%	0	Complete	Apr-25	
RURAL RESEALS - BERYL RD	50	0	50	52	103%	0	Complete	Apr-25	
RURAL RESEAL - WINDEYER RD	77	0	77	70	90%	0	Complete	Apr-25	
RURAL RESEALS - QUEENS PINCH RD	171	0	171	149	87%	0	Complete	Apr-25	
RURAL RESEALS - COOPER DRIVE	205	0	205	95	46%	45	On target	Apr-25	
RURAL RESEALS - NULLO MOUNTAIN SEG 20	44	0	44	33	74%	0	Complete	Apr-25	
RURAL REHAB - CUDGEGONG RD	1,542	0	1,542	315	20%	304	On target	Mar-25	
RURAL REHAB - LUE ROAD MOUNTKNOW	515	0	515	106	21%	8	On target	Mar-25	

\$'000	Current Annual Budget	Proposed Variations	Proposed Annual Budget	Actual YTD	Actual YTD/ Proposed Annual Budget	Commitments	Project Status	Original Expected Completion	Revised Expected Completion
HEAVY PATCHING	56	0	56	7	12%	0	On target	Jun-25	
RURAL RESEALS - ULAN-WOLLAR ROAD SEG 10-90	383	0	383	412	107%	0	Complete	Apr-25	
RURAL RESEALS - LINBURN LANE	137	0	137	116	85%	0	Complete	Apr-25	
RURAL RESEALS - PYANGLE ROAD LUE	7	0	7	12	171%	0	On target	Apr-25	
RURAL RESEALS - CRUDINE ROAD SEG 10 AARONSPA	51	0	51	50	98%	0	Complete		
RURAL RESEALS - KANDOS TIP ROAD SEG 10	57	0	57	39	68%	0	Complete		
HEAVY PATCHING - RIDGE ROAD	310	0	310	179	58%	3	On target	Apr-25	
REHAB - LUE ROAD MUDGEER	210	0	210	17	8%	0	On target	Apr-25	
RURAL SEALED ROAD LAND MATTERS	57	0	57	12	22%	12	On target	Jun-25	
REG RDS RESEALS - BYLONG VALLEY WAY MR215	391	0	391	180	46%	5	On target	Apr-25	
REG RDS RESEALS - HILL END ROAD MR216	194	0	194	163	84%	2	Complete	Apr-25	
REG RDS RESEALS - WOLLAR ROAD MR 208	133	0	133	104	78%	6	On target	Apr-25	
COPE ROAD AUDIO TACTILE LINEMARKING	712	0	712	0	0%	0	On target	Jun-25	
HILL END ROAD SAFETY IMPROVEMENTS	481	0	481	438	91%	(1)	Complete	Sep-24	Oct-24
RESEAL ULAN ROAD - TURILL AREA	476	0	476	443	93%	0	Complete	Apr-25	
REG RDS RESEALS - BYLONG VALLEY WAY MR 208	120	0	120	111	92%	2	Complete	Apr-25	
REG RDS RESEALS - GOLLAN ROAD MR 7512	94	0	94	93	99%	3	On target	Apr-25	
RURAL SEALED REGIONAL ROAD LAND MATTERS CAPITAL	11	0	11	0	0%	0	Not due to start		
SEAL EXTENSION - CORICUDGY ROAD STAGE 2	1,529	0	1,529	1,496	98%	0	Complete	Dec-24	
SEAL EXTENSION - QUEENS PINCH RD CAUSEWAY UPGRADES AND GUARD	252	0	252	140	56%	37	On target	Jun-25	
SEAL EXTENSION - SCOTTS LANE GULGONG	59	0	59	32	55%	0	Complete	Jun-25	
BIRRIWA BUS ROUTE SOUTH - DRAINAGE & CULVERTS	159	0	159	74	46%	11	On target	Jun-25	
SEAL EXTENSION - CROSSING ROAD, MENAH	87	0	87	96	110%	9	On target	Apr-25	
RESHEETING	2,298	0	2,298	2,603	113%	0	Complete	Jun-25	
UNSEALED ROADS LAND MATTERS CAPITAL	106	0	106	12	11%	4	On target		
BRIDGE TO PUTTA BUCCA ROAD	280	0	280	160	57%	0	On target	Jun-25	

\$'000	Current Annual Budget	Proposed Variations	Proposed Annual Budget	Actual YTD	Actual YTD/ Proposed Annual Budget	Commitments	Project Status	Original Expected Completion	Revised Expected Completion
REGIONAL ROAD BRIDGE CAPITAL	64	0	64	34	54%	0	On target	Jun-25	
ULAN ROAD - REHABS, WIDENING AND CONFORMING RESEALS - BUDGET	255	0	255	6	2%	0	On target	Jun-25	
ULAN ROAD -REHAB MUDGEE RACECOURSE	800	0	800	645	81%	21	On target	Dec-24	
ULAN ROAD - SHORT TO LUE ROAD REHAB	900	0	900	689	77%	85	On target		
FOOTPATH REPLACEMENT	149	0	149	29	19%	91	On target		
FOOTWAYS - BUS SHELTERS	20	0	20	15	77%	0	On target		
PEDESTRIAN ACCESS AND MOBILITY PLAN WORKS	171	0	171	36	21%	85	On target		
NEW BUS SHELTERS - 59 LIONS DRIVE & APEX PARK MUDGEE	40	0	40	41	103%	0	On target	Jun-25	
AIRPORT - DRAINAGE PLAN DEVELOPMENT	27	0	27	20	76%	0	Complete	Jun-24	Oct-24
Total	16,357	0	16,357	10,968	67%	876			

Good Government

CAPITAL UPGRADE - RYLSTONE DEPOT	10	0	10	9	88%	0	Complete	Feb-25	
OLD POLICE STATION CAPITAL	20	0	20	0	0%	0	Deferred	Apr-26	
BUILDINGS MASTER KEY SYSTEM	60	0	60	0	0%	8	Not due to start	May-25	
MUDGEE ADMIN BUILDING EXTENSION	447	0	447	0	0%	315	Deferred		
MUDGEE ADMIN BUILDING - PAINTING AND REPAIRS	27	0	27	0	1%	8	On target	Mar-25	
MUDGEE OPERATIONS - OFFICE UPGRADES	225	0	225	9	4%	18	Not due to start	Jun-25	
IT OFFICE UPGRADES	65	0	65	55	84%	19	On target	Dec-24	
PEOPLE & PERFORMANCE BUILDING - UPGRADES	30	0	30	29	95%	0	Complete	Oct-24	
MUDGEE PARKS & GARDEN SHED AND COMPOUND UPGRADE	50	0	50	0	0%	18	On target	May-25	
COMMUNITY DIRECTORATE & IT OFFICE - HVAC UPGRADE	35	0	35	35	101%	0	Complete	Mar-25	
MUDGEE ADMIN BUILDING - EAST WING RENOVATION	15	0	15	0	0%	0			
IT - NETWORK UPGRADES	4	0	4	0	0%	0	On target		

\$'000	Current Annual Budget	Proposed Variations	Proposed Annual Budget	Actual YTD	Actual YTD/ Proposed Annual Budget	Commitments	Project Status	Original Expected Completion	Revised Expected Completion
PLANT PURCHASES	10,538	0	10,538	2,773	26%	518	On target	Jun-25	
PLANT PURCHASES - NEW	131	0	131	0	0%	42	On target		
MUDGE DEPOT CAPITAL WORKS	8	0	8	9	115%	0	Complete	Oct-24	
SOLAR FARM INITIATIVE - STAGE 3	3,586	0	3,586	2,530	71%	833	On target		
RYLSTONE EMULSION TANK	7	0	7	2	34%	0	On target		
BATTERY ENERGY STORAGE SYSTEM	3,645	0	3,645	0	0%	0	Deferred		
ULP LINE REPLACEMENT	44	0	44	29	67%	6	On target		
Total	18,946	0	18,946	5,481	29%	1,786			

Total Capital Works Program 91,351 0 91,351 37,289 41% 5,745

Key Operating Projects

\$'000	Current Annual Budget	Proposed Variations	Proposed Annual Budget	Actual YTD	Actual YTD/ Proposed Annual Budget
Looking after our Community					
URBAN RELEASE STRATEGY - MUDGEE & GULGONG	2	0	2	2	101%
EMPLOYMENT LANDS STRATEGY - MUDGEE HEIGHT MASTERPLAN	158	0	158	8	5%
HOUSING STRATEGY	198	0	198	180	91%
DEVELOPMENT CONTROL PLAN REVIEW	250	0	250	38	15%
Total	608	0	608	228	37%
Protecting our Natural Environment					
MUDGEE FLOODPLAIN MANAGEMENT PLAN STAGE 2	20	0	20	18	90%
STORMWATER MASTER PLANNING MUDGEE DEVELOPMENT	196	0	196	0	0%
Total	216	0	216	18	8%
Building a Strong Local Economy					
MAJOR EVENTS GLEN WILLOW	1,203	0	1,203	303	25%
Total	1,203	0	1,203	303	25%
Connecting our Region					
RURAL UNSEALED ROADS GRADING PROGRAM	2,242	0	2,242	1,790	80%
AIRPORT - MASTERPLAN UPGRADE	156	0	156	36	23%

\$'000	Current Annual Budget	Proposed Variations	Proposed Annual Budget	Actual YTD	Actual YTD/ Proposed Annual Budget
STATE ROADS ADMINISTRATION	226	0	226	170	75%
RM - SCHEDULED MAINTENANCE	1,473	0	1,473	770	52%
OW - BUDGET ONLY	0	0	0	0	0%
OW - RESURFACING IMPROVEMENTS	298	0	298	0	0%
OW - HEAVY PATCHING	582	0	582	1,011	174%
OW - RESEALS	0	0	0	0	0%
OW - RESEALS MR54	38	0	38	0	0%
OW - MISC ACCIDENTS	62	0	62	40	65%
OW - SAFER ROADS PROGRAM MENAH	3,157	0	3,157	0	0%
OW - CASTLEREAGH HIGHWAY SIGN INSTALLATION	8	0	8	41	501%
OW - RESEALS SH18	1,869	0	1,869	739	40%
OW - RESEAL MR633	290	0	290	4	1%
OW - MR633 SHOULDER & CULVERT WIDENING	158	0	158	239	151%
Total	10,558	0	10,558	4,838	46%

9.8 General Manager Performance Review Panel

REPORT BY THE PEOPLE & PERFORMANCE MANAGER
TO 16 APRIL 2025 ORDINARY MEETING
GOV400113, A0381418

RECOMMENDATION

That Council:

1. **receive the report by the People & Performance Manager on the General Manager Performance Review Panel ;**
2. **appoint the Mayor and Deputy Mayor to the Panel;**
3. **appoint Councillor _____ and Councillor _____ to fill the positions of the Council-nominated member of the Panel;**
4. **authorise the Performance Review Panel to undertake all functions related to the General Manager's performance management, including reviews and preparation of the Performance Agreement;**
5. **require the panel to convene within 1 month to complete the General Managers 6 monthly Performance Appraisal; and**
6. **approve the option for the panel to engage an external facilitator or observer, as required.**

Executive summary

Following the recent local government elections, it is necessary for the new Council to establish a Performance Review Panel for the General Manager in accordance with the *Guidelines for the Appointment and Oversight of General Managers (2022)* issued under Section 23A of the *Local Government Act 1993 (NSW)*.

This report recommends that Council formally resolve to establish a Performance Review Panel, comprised of the Mayor, Deputy Mayor, and two Councillors nominated by Council. The Panel will be responsible for overseeing and conducting performance reviews of the General Manager and developing the associated performance agreement, as required under the Standard Contract of Employment.

This action ensures compliance with legislative requirements, supports good governance, and facilitates clear oversight of executive performance.

Disclosure of Interest

Nil

Detailed report

Background

In accordance with the *Local Government Act 1993* and the *Standard Contract of Employment for General Managers*, Council must undertake an annual review of the General Manager's performance. The *Guidelines for the Appointment and Oversight of General Managers (2022)* state that a Performance Review Panel must be established to lead this process.

With a new Council now in place, it is appropriate and necessary to establish a new Performance Review Panel to oversee the General Manager's performance in line with best practice governance and legislative compliance.

Panel Composition

The Guidelines recommend that the Performance Review Panel should consist of:

- The Mayor (as Panel Chair)
- The Deputy Mayor
- One Councillor nominated by the Council
- One Councillor nominated by the General Manager

The General Manager has requested that the Council nominate a Councillor on his behalf. He does not wish to exercise the right to select a Councillor.

Council may also choose to include an independent observer on the panel and may engage an external facilitator (e.g. human resources specialist) to support the performance review process.

Role and Responsibilities of the Panel

The Panel will be delegated the responsibility to:

- Conduct annual and any interim performance reviews of the General Manager
- Prepare reports with findings and recommendations for Council
- Develop and finalise the annual Performance Agreement
- Ensure that performance management is conducted in accordance with the Standard Contract and the principles of natural justice and confidentiality

The Panel may invite feedback from other Councillors during the performance review process, and all Councillors must be notified of key dates in the review cycle.

Community Plan implications

Theme	Good Government
Goal	Strong civic leadership
Strategy	Provide clear strategic direction through the Community Plan, Delivery Program and Operational Plans

Strategic implications

Council Strategies

Not Applicable

Council Policies

Not Applicable

Legislation

Local Government Act 1993 (NSW)

Standard Contract of Employment for General Managers

Guidelines for the Appointment and Oversight of General Managers (2022)

These instruments mandate the establishment of a performance review framework and provide the governance structures necessary to manage the General Manager's performance professionally and transparently.

Financial implications

Not Applicable

Associated Risks

Councils are required to monitor the General Manager's performance through a formalised review process. Not establishing a panel risks breaching the General Manager's Standard Contract of Employment and the legislative responsibilities of the governing body.

Due to the election, and the requirement of reinstating the performance panel, the 6 monthly performance appraisal is now overdue so it is recommended to initiate the performance appraisal within the next month, or alternately Council may choose to recommend a 12 month appraisal be performed instead of the 6 monthly review this year.

SHARNA ROSS
PEOPLE & PERFORMANCE MANAGER

LEONIE VAN OOSTERUM
DIRECTOR CORPORATE SERVICES

2 April 2025

Attachments: 1. Guidelines for the appointment and oversight of general managers.

APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER

Guidelines for the Appointment and Oversight of General Managers

2022



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INTRODUCTION

The *Local Government Act 1993* (the Act) requires councils to appoint a person to be the council's general manager (section 334).

One of the prescribed functions of the governing body of a council is to determine the process for the appointment of the general manager and to monitor their performance (section 223).

These Guidelines have been developed to assist councillors when performing their functions under the Act relating to the appointment of general managers and overseeing their performance. They provide guidance on:

- the role of the general manager and the importance of a good working relationship between councillors and the general manager
- the recruitment process and the appointment of a general manager
- day to day oversight of and liaison with the general manager
- the performance review process
- separation, and
- renewal of the general manager's contract.

These Guidelines are issued under section 23A of the Act and must be taken into consideration by councils when exercising their functions in relation to the recruitment and oversight of general managers. They should be read in conjunction with the relevant provisions of the Act and the *Local Government (General) Regulation 2021* (the Regulation) and the standard contract of employment for general managers approved by the Departmental Chief Executive of the Office of Local Government under section 338 of the Act (the approved standard contract).

ROLE OF THE GENERAL MANAGER

Councillors comprise the governing body of a council and make decisions by passing resolutions. It is the general manager's role to implement the lawful decisions of the council and to carry out the functions conferred on them by the Act and Regulation and other legislation.

General managers also perform other functions delegated to them by the governing body.

The governing body monitors the implementation of its decisions through the general manager's reports to council meetings.

Key functions of the general manager

The Act confers certain functions on general managers of councils (section 335). Key aspects of the general manager's role are set out below:

Management of the council

The general manager is responsible for conducting the day-to-day management of the council in accordance with the strategic plans, programs, strategies and policies approved by the governing body of the council and implementing without undue delay, lawful decisions of the governing body.

Assisting the governing body to set the strategic direction

The general manager also plays a key role in assisting the governing body to develop the council's strategic direction. The general manager is responsible for guiding the preparation of the community strategic plan and the council's response to it via the delivery program and operational plans. The general manager is also responsible for implementing the delivery program and operational plans and reports to the governing body on their

implementation. More information on this is available on the Office of Local Government's [website](#).

Determining the organisation structure

The general manager is responsible for determining the organisation structure of the council (other than senior staff positions) following consultation with the governing body and in accordance with the budget approved by the governing body (section 332). The positions within the organisation structure of the council must be determined to give effect to the priorities set out in the council's strategic plans, including the community strategic plan and delivery program.

Appointment and direction of staff

The general manager is responsible for the appointment and direction of staff and their dismissal. The general manager must consult with the governing body before appointing or dismissing senior staff.

Supporting councillors

The general manager is also responsible for ensuring councillors are provided with the information and the advice they require to make informed decisions and to carry out their civic duties.

The general manager should ensure that council meeting business papers contain sufficient information to allow councillors to make informed decisions and to allow them to effectively monitor and review the council's operations and performance. This will assist councils in ensuring they are complying with statutory requirements, keeping within the budget approved by the council, and achieving the strategic goals set by the council in its delivery program and operational Plan.

The governing body may direct the general manager to provide councillors with advice but

cannot direct them as to the content of that advice.

Requests by councillors for assistance or information outside of meetings should be made to the general manager unless the general manager has authorised another staff member to receive such requests. The *Model Code of Conduct for Local Councils in NSW* contemplates that councils should adopt a policy to provide guidance on interactions between councillors and staff. The policy should be agreed to by both the governing body and the general manager. To assist councils, the Office of Local Government has prepared a model councillor and staff interaction policy which reflects best practice. This is available on the Office of Local Government's [website](#).

The delegation of functions to the general manager

A governing body may delegate certain functions of the council to the general manager but cannot delegate the functions set out in section 377(1) of the Act. The delegation of a council's functions must be made by resolution and be evidenced in writing. Delegations must be reviewed during the first 12 months of each term of the council (section 380).

The general manager may sub-delegate a function delegated to them by the governing body (section 378). However, the general manager still retains responsibility to ensure that any sub-delegated function is carried out appropriately.

The importance of a good working relationship with the general manager

The position of general manager is pivotal in a council. It is the interface between the governing body which sets the strategic

direction of the council and monitors its performance, and the administrative body of the council, headed by the general manager, which implements the decisions of the governing body. A good working relationship between the general manager and the councillors is therefore critical for good governance and a well-functioning council. Where this relationship breaks down, this can quickly lead to dysfunction.

The Centre for Local Government at the University of Technology in Sydney has identified the following as key components of a good working relationship between councillors and the general manager:

- mutual trust and respect
- councillors publicly supporting the work of the general manager
- councillors dealing with any performance concerns through appropriate channels e.g., not the media or council meetings
- councillors not getting involved in the day-to-day operational matters of the council (which makes it difficult for the general manager to do their job)
- councillors having a clear understanding of how and when to approach the general manager or other staff for information or support and following agreed protocols
- regular meetings between the general manager, mayor and councillors to ask questions and share information and advice
- respect of confidentiality, and
- any conflict is dealt with professionally and quickly and where it can't be addressed informally, proper processes are followed.

RECRUITMENT AND SELECTION

Requirements of the *Local Government Act 1993*

One of the prescribed functions of the governing body of a council is to determine the process for the appointment of the general manager (section 223).

When recruiting a new general manager, the position must be advertised in a manner sufficient to enable suitably qualified persons to apply for the position (section 348).

As with the appointment of all council staff, councils must ensure that the appointment of the general manager is made using merit selection principles (section 349). Recruitment using merit selection is a competitive process where the applicant who demonstrates that they have the best qualifications and experience relevant to the role is appointed. Equal employment opportunity principles also apply to the recruitment of general managers (sections 349 and 344).

The recruitment process must be open and transparent, but the confidentiality of individual applicants must be maintained. A failure to maintain appropriate confidentiality may constitute a breach of the Act, the council's code of conduct and the *Privacy and Personal Information Protection Act 1998*.

Councils should engage an external recruitment consultant to assist them with the recruitment process and that person should have a role in verifying that proper processes and procedures are followed in the appointment of the general manager.

There are a range of possible approaches to undertaking the recruitment of the general manager. The guidance contained in these Guidelines reflects what the Office of Local Government considers to be best practice.

The pre-interview phase

As noted above, the council's governing body is responsible for determining the process for recruiting the general manager.

The governing body should delegate the task of recruitment to a selection panel led by the mayor and approve the recruitment process. The panel will report back to the governing body on the process and recommend the most meritorious applicant for appointment by the council.

The selection panel should consist of at least the mayor, the deputy mayor, another councillor and a suitably qualified person independent of the council. Where practicable, the selection panel membership should remain the same throughout the entire recruitment process.

Selection panels should, where possible, have a mix of genders.

The council's governing body should delegate to one person (generally the mayor) the task of ensuring:

- the selection panel is established
- the general manager's position description is current and evaluated in terms of salary to reflect the responsibilities of the position
- the proposed salary range reflects the responsibilities and duties of the position
- the position is advertised according to the requirements of the Act
- information packages are prepared, and
- applicants selected for interview are notified.

The mayor, or another person independent of council staff, should be the contact person for the position and should maintain confidentiality with respect to contact by potential applicants.

Interview phase

Interviews should be held as soon as possible after candidates are short listed.

Questions should be designed to reflect the selection criteria for the position and assist the selection panel to assess the suitability of the candidate for the position.

Interviews should be kept confidential.

All written references must be checked. The selection panel must delegate the task of contacting referees to one panel member. Other panel members should not contact referees.

If contact with someone other than a nominated referee is required, the applicant's permission must be sought.

At least 2 referees must be contacted and asked questions about the candidate relevant to the selection criteria.

Where tertiary qualifications are relied on, they should be produced for inspection and if necessary, for verification.

Appropriate background checks must be undertaken, for example, bankruptcy and criminal records checks and whether the candidate has been disqualified from managing a corporation by the Australian Securities and Investments Commission. For guidance on better practice recruitment background checks, see the Australian Standard AS 4811:2022 [Workforce Screening](#) and the Independent Commission Against Corruption's publication, *Strengthening employment screening practices in the NSW public sector* which is available on its [website](#).

Selection panel report

The selection panel is responsible for preparing a report to the council's governing body that:

- outlines the selection process

- recommends the most meritorious applicant with reasons
- recommends an eligibility list if appropriate
- recommends that no appointment is made if the outcome of interviews is that there are no suitable applicants.

This report should be confidential and reported to a closed meeting of the council.

The appointment of a general manager is a non-delegable function of the council under section 377 of the Act and a general manager cannot be appointed without a formal resolution of the council.

The council's governing body must by resolution approve the position of the general manager being offered to the successful candidate before the position is offered to the candidate.

Finalising the appointment

The mayor makes the offer of employment after the governing body has resolved to appoint the successful candidate. The initial offer can be made by telephone.

Conditions such as term of the contract (1-5 years) and remuneration package (within the range approved by the governing body of the council) can be discussed by telephone but must be confirmed in writing.

The standard contract of employment for general managers approved by the Departmental Chief Executive of the Office of Local Government under section 338 of the Act must be used. The approved standard contract is available on the Office's [website](#). The terms of the approved standard contract must not be varied. Only the term of the contract and the schedules to the approved standard contract can be adapted by councils.

General managers must be employed for 1–5 years.

The contract governs:

- the duties and functions of general managers
- performance agreements
- the process for renewal of employment contracts
- termination of employment and termination payments
- salary increases, and
- leave entitlements.

It should be noted that the Departmental Chief Executive of the Office of Local Government cannot approve individual variations to the standard terms of the contract.

Candidates who are placed on the eligibility list and unsuccessful applicants should be advised of the outcome of the recruitment process before the successful applicant's details are made public.

Record keeping

Councils should retain all records created as part of the recruitment process including the advertisement, position description, selection criteria, questions asked at interview, interview panel notes, selection panel reports and notes of any discussions with the selected candidate. These records are required to be stored and disposed of in accordance with the *State Records Act 1998*.

DAY-TO-DAY OVERSIGHT AND LIAISON WITH THE GENERAL MANAGER

While one of the prescribed functions of the governing body is to monitor the general manager's performance, day-to-day oversight of and liaison with the general manager should be undertaken by the mayor.

The mayor's role in the day-to-day management of the general manager should include:

- approving leave
- approving expenses incurred, and
- receiving and managing complaints about the general manager in accordance with the *Procedures for the Administration of the Model Code of Conduct for Local Councils in NSW*.

The council's governing body should ensure there are adequate and appropriate policies in place to guide the mayor in the day-to-day oversight of and liaison with the general manager and keep those policies under regular review.

Some of the key policies the governing body should ensure are in place are those relating to:

- leave
- travel
- credit cards
- purchasing and procurement
- expenses and facilities
- petty cash, and
- financial and non-financial delegations of authority.

The governing body should also ensure there are appropriate policies in place with respect to the expenditure of council funds and reporting requirements in relation to that expenditure.

The council's governing body should satisfy itself that any policy governing the conferral of a benefit on the general manager, such as use of a motor vehicle, allows the actual dollar value of that benefit to be quantified so it can be accurately reflected in the general manager's salary package in Schedule C to the approved standard contract.

PERFORMANCE MANAGEMENT

Managing the performance of the general manager

The general manager is made accountable to the council for their performance principally through their contract of employment.

The role of the governing body is to monitor the general manager's performance in accordance with their contract of employment.

The performance of the general manager must be reviewed at least annually against the agreed performance criteria for the position. Councils may also choose to undertake more frequent interim reviews of the general manager's performance.

The agreed performance criteria must be set out in an agreement that is signed within three months of the commencement of the contract. Development of the performance agreement is discussed below.

Establishing a performance review panel

The governing body must establish a performance review panel led by the mayor, and delegate the task of undertaking the general manager's performance reviews to the panel. The extent of the delegation should be clear.

It is recommended that full responsibility for performance management be delegated to the performance review panel, including discussions about performance, any actions that should be taken and the determination of the new performance agreement.

Performance review panels should comprise of the mayor, the deputy mayor, another councillor nominated by council and a councillor nominated by the general manager.

The council's governing body may also consider including an independent observer on the panel. Panel members should be trained in the performance management of general managers.

The role of the review panel includes:

- conducting performance reviews
- reporting the findings and recommendations of reviews to the council, and
- development of the performance agreement.

The governing body and the general manager may agree on the involvement of a suitably qualified external facilitator such as a human resources professional to assist with the performance review process and the development of a new performance agreement. That person may be selected by the governing body or the performance review panel.

Councillors who are not members of the performance review panel may be invited to contribute to the performance review process by providing feedback to the mayor on the general manager's performance relevant to the agreed performance criteria.

All councillors should be notified of relevant dates in the performance review cycle and be kept advised of the panel's findings and recommendations.

The panel should report back to the governing body of the council in a closed session on the findings and recommendations of performance reviews as soon as practicable following any performance review. This should not be an opportunity to debate the results or revisit the general manager's performance review. The general manager should not be present when the matter is considered.

The performance agreement, action plan and any associated records that contain specific information about the work performance or conduct of the general manager are to remain confidential unless otherwise agreed to by the general manager or are required to be disclosed by law. The unauthorised disclosure of this information may constitute a breach of the Act, the council's code of conduct and the *Privacy and Personal Information Protection Act 1998*.

Establishing the performance agreement

The performance agreement is the most important component of successful performance management. The performance agreement should include clearly defined and measurable performance indicators against which the general manager's performance can be measured.

As one of the general manager's key responsibilities is to oversee the implementation of the council's strategic direction, it is important to align the general manager's performance criteria to the goals contained in the community strategic plan, and the council's delivery program and operational plans.

The performance agreement should also include indicators relevant to the general manager's personal contribution to the council's key achievements and their core capabilities, including leadership qualities.

The performance agreement should also include indicators related to promoting and maintaining an ethical culture within the council. These could include the conduct and measurement of the outcomes from staff surveys and the promotion of whistleblowing procedures under the *Public Interest Disclosures Act 1994* and the reporting of suspected wrongdoing to appropriate oversight agencies including the Independent Commission Against Corruption and the Office of Local Government.

The performance agreement should contain but not be limited to key indicators that measure how well the general manager has met the council's expectations with respect to:

- service delivery targets in the council's delivery program and operational plans
- budget compliance
- organisational capability
- timeliness and accuracy of information and advice to councillors
- timely implementation of council resolutions
- management of organisational risks
- promotion of an ethical culture
- ensuring a safe workplace and facilitating compliance with the *Work Health and Safety Act 2011*, and
- leadership and providing a consultative and supportive working environment for staff etc.

Performance review process

The approved standard contract requires that the performance of the general manager must be formally reviewed at least annually. The governing body of the council may also undertake interim performance reviews as appropriate.

The assessment should include:

- a self-assessment by the general manager, and
- an assessment by the review panel of the general manager's performance against the performance agreement.

The performance review meeting should be scheduled with sufficient notice to all parties in accordance with clauses 7.6 and 7.7 of the approved standard contract. These require:

- the general manager to give the council 21 days' written notice that an annual performance review is due, and
- the council to give the general manager at least 10 days' written notice that the performance review is to be conducted.

The meeting should concentrate on constructive dialogue about the general manager's performance against all sections of the performance agreement.

The meeting should identify any areas of concern and agreed actions to address those concerns.

In undertaking the performance review, care must be taken to ensure that the review is conducted fairly and in accordance with the principles of natural justice. The appointment by the council, in agreement with the general manager, of a suitably qualified external facilitator to advise on the process (see above) should assist councils to comply with these requirements.

The council's governing body must advise the general manager, in writing, in clear terms, the outcome of any performance review.

The new performance agreement for the next period should be prepared as soon as possible after the completion of the previous period. The agreement should be presented to the governing body of the council for discussion in a closed meeting together with the outcomes of the previous review period.

REMUNERATION AND REWARD

Under the approved standard contract, general managers are entitled to an annual increase in their salary package on each anniversary of the contract, equivalent to the latest percentage increase in remuneration for NSW public sector senior executive office holders as determined by the Statutory and Other Offices Remuneration Tribunal.

Councils may also approve discretionary increases to the general manager's total remuneration package under the approved standard contract as a reward for good performance. Discretionary increases may only be approved after a formal review of the general manager's performance has been undertaken and the general manager's performance has been assessed as being better than satisfactory.

Any discretionary increases should be modest and in line with community expectations and only apply for one year unless the council determines that it is to apply for the balance of the contract. All discretionary increases in remuneration, together with the reasons for the increase, must be reported to an open meeting of the council.

Councils may also on one occasion during the term of the contract approve the payment of a retention bonus to the general manager as an incentive for them to serve out their contract. If approved, the retention bonus is to be accrued on an annual, pro-rata basis for the remainder of the contract and is to be paid at the end of the contract period.

SEPARATION

Termination of the general manager's employment

The approved standard contract sets out how the general manager's employment contract can be terminated before its expiry date by either the governing body or the general manager (see clause 10 of the approved standard contract). The circumstances in which the general manager's employment contract may be terminated are set out below:

By agreement

The contract may be terminated at any time by written agreement between the council and the general manager.

Resignation

The general manager may terminate the contract by giving 4 weeks written notice to the governing body of the council.

Incapacity

A council may terminate the general manager's contract by giving them 4 weeks written notice or by paying the equivalent of 4 weeks' remuneration calculated in accordance with Schedule C of the approved standard contract where:

- the general manager has become incapacitated for 12 weeks or more
- they have exhausted their sick leave, and
- the duration of the incapacity is either indefinite or for a period that would make it unreasonable for the contract to be continued.

Poor performance

A council may terminate the general manager's contract by giving them 13 weeks written notice or by paying the equivalent of 13 weeks' remuneration calculated in accordance with Schedule C of the approved

standard contract on grounds of poor performance.

A council may only terminate the general manager's contract on the grounds of poor performance where:

- a performance review has been conducted, and
- the council has concluded that the general manager's performance falls short of the performance criteria or the terms of their performance agreement, and
- the general manager has been afforded a reasonable opportunity to utilise dispute resolution under clause 17 of the contract (see below).

No fault termination

A council may terminate the general manager's contract at any time by giving them 38 weeks written notice or paying the equivalent of 38 weeks remuneration calculated in accordance with Schedule C of the approved standard contract. If there are less than 38 weeks left to run in the term of the general manager's contract, the council can pay out the balance of the contract in lieu of notice.

Where the council proposes to terminate the general manager's contract on these grounds, if either party requests it and both parties agree, they may participate in mediation in relation to the proposed decision to terminate the contract. If the council does not agree to participate in mediation, it must give the general manager reasons for its decision where the general manager requests them.

Where a council terminates the contract on these grounds, it must give the general manager reasons for its decision to terminate their employment where the general manager requests it.

Summary dismissal

Councils may summarily dismiss the general manager on the grounds set out under clause 10.4 of the approved standard contract. These include:

- serious or persistent breach of the employment contract
- serious and wilful disobedience of any reasonable and lawful instruction or direction given by the council,
- serious and wilful misconduct, dishonesty, insubordination or neglect in the discharge of the general manager's duties and functions under their contract,
- failure to comply with any law or council policy concerning sexual harassment or racial or religious vilification
- serious or persistent breach of the council's code of conduct
- commission of a crime, resulting in conviction and sentencing (whether or not by way of periodic detention), which affects the general manager's ability to perform their duties and functions satisfactorily, or that brings the council into disrepute
- absence without approval for a period of 3 or more consecutive business days.

Automatic termination

The general manager's contract of employment is automatically terminated where the general manager becomes bankrupt, or they are disqualified from managing a corporation under Part 2D.6 of the *Corporations Act 2001*.

Where this occurs, the general manager's employment with the council automatically ends without the need for a decision by the council to terminate their contract of employment.

Suspension of the general manager

Councils may suspend the general manager, for example while allegations against them are

being investigated. Suspension should be on full pay for a clearly defined period. Councils should not suspend a general manager's employment without first seeking expert legal advice. It would not be appropriate to seek advice from council human resources staff on the proposed suspension of the general manager.

Any decision to suspend a general manager should be made at a closed council meeting, having first carefully considered the expert legal advice received in relation to the specific matter.

The principals of procedural fairness apply to any decision to suspend a general manager, i.e., the general manager must be advised of the circumstances leading to their suspension, the reasons for the suspension, the period of the suspension and be given a right to respond to the decision to suspend.

Dispute resolution

The approved standard contract contains a dispute resolution clause at clause 17. These provisions are designed to encourage councils and general managers to attempt to resolve disputes when they arise.

Councils are required to offer the general manager an opportunity to utilise dispute resolution before they can terminate their employment for poor performance.

Where it is proposed to terminate the contract on the "no fault" grounds (clause 10.3.1(e)), if either party requests it and both parties agree, they may participate in mediation under clause 17 in relation to the proposed decision to terminate. If the council does not agree to participate in mediation, it must give the general manager reasons for its decision where the general manager requests them.

The governing body of the council should ideally resolve to delegate this function to the mayor or a panel of 3 councillors including the mayor.

If the dispute involves the mayor, then the deputy mayor should take the mayor's place. If there is no deputy mayor then the governing body should resolve to appoint another councillor to take the mayor's place.

The governing body of the council and the general manager should agree on an independent mediator to mediate the dispute. The approved standard contract allows the Departmental Chief Executive of the Office of Local Government to appoint a mediator where the parties cannot agree on one.

Councils and general managers may also agree on a mediator when the contract is made.

RENEWING THE GENERAL MANAGER'S CONTRACT

Clause 5 of the approved standard contract sets out the process for renewing the general manager's contract of employment. The key steps in the process are as follows:

- At least 9 months before the contract expires (or 6 months if the term of employment is for less than 3 years), the general manager must apply to the council in writing if seeking re-appointment to the position
- At least 6 months before the contract expires (or 3 months if the term of employment is for less than 3 years), the council must respond to the general manager's application by notifying the general manager in writing of its decision to either offer the general manager a new contract of employment (and on what terms) or to decline their application for re-appointment
- At least 3 months before the contract expires (or 1 month if the term of employment is for less than 3 years) the general manager must notify the council in writing of their decision to either accept or decline the offer made by the council.

Approval may be sought from the Departmental Chief Executive of the Office of Local Government to vary these timeframes in exceptional or unforeseen circumstances.

The terms of the new contract of employment, and in particular the schedules to the new contract, should be set out in the letter of offer. Before offering a new contract, the council should carefully review the terms of the schedules to the new contract.

The governing body should ensure that the performance criteria of the new performance agreement adequately reflect its expectations of the general manager's performance.

The governing body should also consider previous performance reviews conducted under previous contracts.

The process of deciding whether to offer the general manager a new contract should be as follows:

- a performance review is conducted
- findings and recommendations are reported to a closed council meeting in the absence of the general manager
- the closed meeting considers and decides whether to offer a new contract of employment to the general manager and on what terms as set out in the schedules to the contract
- the mayor informs the general manager of the council's decision.

Details of the decision to offer a new contract and a salary package should be reported to an open council meeting.

Appendix 1 – Performance management timelines

Timeline	Activity	Responsibility
At commencement of each new council	Provide induction training on performance management of the general manager	Council
Within 3 months of the commencement date of the contract	A performance agreement setting out agreed performance criteria must be signed between the general manager and the council	Council or council panel General Manager
Within 2 months of the signing of the performance agreement	The general manager must prepare and submit to the council an action plan which sets out how the performance criteria are to be met	General Manager
21 days' notice (before annual review)	The general manager gives the council written notice that an annual performance review is due	General Manager
At least 10 days' notice	The council must give the general manager written notice that the performance review is to be conducted	Council or council panel
After 6 months	The council may also decide, with the agreement of the general manager, to provide interim feedback to the general manager midway through the annual review period	Council or council panel General Manager
Prior to the annual review	Ensure all councillors on the review panel have been trained in performance management of general managers	Council
Prior to the annual performance review	The general manager may submit to council a self-assessment of their performance	General Manager
Annually	The general manager's performance must be reviewed having regard to the performance criteria in the agreement	Council or council panel General Manager
Annually	The performance agreement must be reviewed and varied by agreement	Council or council panel General Manager
Within 6 weeks of the conclusion of the performance review	Council will prepare and send to the general manager a written statement with council's conclusions on the general manager's performance during the performance review period	Council or council panel
As soon as possible after receipt of the statement	The general manager and the council will agree on any variation to the performance agreement for the next period of review	Council or council panel General Manager

Appendix 2 – Stages of performance management

STAGE	ACTION	PROCESS
1. Developing performance agreement	<ul style="list-style-type: none"> Examine the position description and contract List all position responsibilities from the position description Identify stakeholder expectations List the key strategic objectives from the delivery program and operational plans Develop performance measures (identify indicators - set standards) 	<ul style="list-style-type: none"> Good planning Direct and effective communication Open negotiation Joint goal setting
2. Action planning	<ul style="list-style-type: none"> Develop specific strategies to meet strategic objectives Identify resources Delegate tasks (e.g., put these delegated tasks into the performance agreements for other senior staff) 	<ul style="list-style-type: none"> Detailed analysis Two-way communication Detailed documentation
3. Monitoring progress (feedback halfway through the review period)	<ul style="list-style-type: none"> Assess performance Give constructive feedback Adjust priorities and reset performance measures if appropriate 	<ul style="list-style-type: none"> Communication Avoid bias Counselling Coaching Joint problem solving
4. Annual	<ul style="list-style-type: none"> Assess performance against measures Give constructive feedback Identify poor performance and necessary corrective action Identify outstanding performance and show appreciation 	<ul style="list-style-type: none"> Evaluation of the reasons behind performance being as assessed Open, straightforward communication (as bias free as possible) negotiation Counselling, support, training Documenting Decision making
5. Developing revised agreement	See stage 1	See Stage 1

Item 10: Operations

Nil

Item 11: Community

11.1 MRT Quarterly Report - October to December 2024

REPORT BY THE ACTING DIRECTOR COMMUNITY
TO 16 APRIL 2025 ORDINARY MEETING
GOV400105, F0770077

RECOMMENDATION

That Council receive the report by the Acting Director Community on the MRT Quarterly Report - October to December 2024.

Executive summary

As per the funding and performance agreement entered into in July 2022 between Mudgee Regional Tourism (MRT) and Council, MRT is required to report quarterly to Council on their performance.

Disclosure of Interest

Nil

Detailed report

The MRT report for the second quarter of the 24/25 Financial Year has been delivered to Council in accordance with the funding and performance agreement. The report is attached for Council's consideration.

Community Plan implications

Theme	Good Government
Goal	An effective and efficient organisation
Strategy	Pursue efficiencies and ongoing business improvement

Strategic implications

Council Strategies

A key strategy in the Mid-Western Region Community Plan is to promote the Region as a great place to live, work, invest and visit. This strategy recognises the important role that tourism plays in building a strong local economy.

Council has a contract with MRT for the supply of tourism services within the Mid-Western Local Government Area. The term of this contract is for three years ending on 30 June 2025. Under this contract, MRT must provide quarterly reports to Council.

Council Policies

Not Applicable

Legislation

Not Applicable

Financial implications

This report is for information purposes only, as per Council's contractual arrangement with MRT.
There are no additional financial implications.

Associated Risks

This report is for information purposes only, as per Council's contractual arrangement with MRT.

RICHARD CUSHWAY
ACTING DIRECTOR COMMUNITY

13 March 2025

Attachments: 1. MRT Quarterly MWRC Operational Report_Q2_FY25. (separately attached)

APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER

Item 12: Reports from Committees

12.1 Local Traffic Committee Meeting Minutes - March 2025

REPORT BY THE ADMINISTRATION ASSISTANT - INFRASTRUCTURE PLANNING
TO 16 APRIL 2025 ORDINARY MEETING
GOV400105, A0100009, GOV400113

RECOMMENDATION

That Council receive the report by the Administration Assistant - Infrastructure Planning on the Local Traffic Committee Meeting Minutes - March 2025.

Executive summary

The purpose of this report is to advise Council and seek support of the considerations and recommendations of the Local Traffic Committee (LTC).

Disclosure of Interest

Nil

Detailed report

The Local Traffic Committee meeting was held on Friday, 28th March 2025.

One event report was considered:

- *2025 Mudgee Small Farm Field Days*

One traffic reports were considered.

- *Works request for reinstatement of disable parking bay at Mudgee Preschool Lovejoy Street*

General Business items included:

- *Works request – No parking at intersection of Oporto Road & Havilah Terrace*
- *Works request – No parking signs at entrance of Kurtz Court*
- *Works request – For Rylstone to have a HPAA instated*
- *Works request – Speed limit signs and safety signage near Gulgong Pre-School*
- *South Mudgee surgery parking*
- *Speeding on Fairydale Lane*
- *Works request – Bus shelter at Bus stop Hill End Road Caerleon*

Full discussion notes are included in the attached report.

Community Plan implications

Theme	Connecting Our Region
Goal	High quality road network that is safe and efficient
Strategy	Provide traffic management solutions that promote safer local roads and minimise traffic congestion

Strategic implications

Council Strategies

Not Applicable

Council Policies

Not Applicable

Legislation

Not Applicable

Financial implications

Not Applicable

Associated Risks

Not Applicable

JACQUALYN PERRING
ADMINISTRATION ASSISTANT -
INFRASTRUCTURE PLANNING

JULIAN GEDDES
DIRECTOR OPERATIONS

2 April 2025

Attachments: 1. MINUTES - Local Traffic Committee - 28.3.2025.

APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER

Mid-Western Regional Council

Date: 26 March 2025

Minutes of the Local Traffic Committee

Held at the Operations Meeting Room, 54 Depot Road Mudgee
on 26 March 2025.

Present	Garry McGovern (NSW Police), Thomas Worley (TfNSW) (via Teams) Samantha Cecchini (MWRC) Phillip Cooper (Ogdens Coaches), Cr Marcus Cornish, Lisa Cartmell (MWRC)
Apologies	Julian Geddes (MWRC), Don Cottee (MWRC), Peter Wormald, Cr Alex Karavas, Mark Fehon (NSW Police), Simon Fogerty (NSW Police), Nathan Murphy (TfNSW),
Secretary	Jackie Perring (MWRC)

The LTC meeting commenced at 9:38am.

ACKNOWLEDGEMENT OF COUNTRY

I would like to acknowledge the traditional owners of the lands on which we meet, the Wiradjuri people and pay our respects to elders, past, present and emerging.

MINUTES OF PREVIOUS MEETING

RECOMMENDATION

That the Minutes of the previous Local Traffic Committee held on 21 February 2025 be taken as read and confirmed.

Minutes of the previous Local Traffic Committee held on 21 February 2025 were read and confirmed.



MATTERS IN PROGRESS – MARCH 2025

SUBJECT	RES NO. & DATE	CLOSE	ACTION
CAERLON BUS PICK UP	FEB2021-1		<p>15/3 STILL IN PROGRESS, EXPECTATIONS ARE THAT THIS IS A 2 YEAR PROCESS. ADDITIONAL ROAD TO BE ADDED BY COUNCIL.</p> <p>19/4 THE HONE CREEK DRIVE EXTENSION TO FAIRYDALE LANE WILL NOT BE COMPLETED UNTIL 2026. IN THE MEANTIME A TEMPORARY BUS TURN AROUND WITHIN CAERLEON ESTATE WILL BE PROVIDED BY THE DEVELOPER WITH THE CONSTRUCTION OF FUTURE STAGES OF THE SUBDIVISION.</p> <p>13/6/2024 – Don has visited site and has met with Ogdens. To be discussed in General Business 21/6/2024 – Don & Sammy to speak to Ogdens & Dept of Transport as to what can be done. Tentative barrier may be erected. Stage 14 of Caerleon will include a roundabout at entrance to estate</p> <p>10/7/2024 – TfNSW email changing speed zone to 50km past Hone Creek entrance to Caerleon Estate.</p> <p>16/12/2024 – Signage installed – TfNSW to review 100 sign location</p> <p>21/2/2025 – Advice by TfNSW that additional signage would be installed at the end of March. There will be cameras going up at the intersection of Castlereagh Highway and Hill End Rd to observe driver behaviour for four weeks.</p>
MEARES ST SPEEDING			<p>Various complaints re speeding on Meares St and entrance exit to Hospital car park. Samantha Cecchini would like to propose that we do a road study at multiple locations (including Robertson Rd due to other complaints) to identify any speeding trends</p> <p>21/6/2024 – Road study being undertaken Meares & Robertson Rds. Results will be brought to next meeting. 9/8/2024 – Road study results in General Business for LTC meeting 16/8/2024. 19/8/2024 – Concept design to be drawn and supplied to next meeting 22/1/2025 – Request sent to TfNSW for assistance with funding for concept design 28/3/2025 – TfNSW still waiting for funding to be confirmed.</p>



MATTERS IN PROGRESS – MARCH 2025

SUBJECT	RES NO. & DATE	CLOSE	ACTION
SI0035/2025 - Request for elderly crossing signage near Wenonah Lodge –	Oct 2024 Meeting		<p>Traffic counters put into place to get information on traffic and speed at this location (including Wenonah Ave towards Flirtation Hill) – See report in Agenda 13/12/2024 meeting</p> <p>13/12/2024 – TfNSW and RSO to check location and investigate further.</p> <p>23/1/2025 – Request by SC to Roads Dept to have edge and centre lines extended to cover this area.</p> <p>6/2/2025 – Medley St Seg 100 added to urban line marking program early next financial year.</p> <p>28/3/2025 – Aged supplementary plates to be costed</p>
Bruce Road/Spring Flat Road speed review	Feb 2025 meeting		<p>A request for a preliminary Speed Zone Review to be undertaken in the Bruce Road / Spring Flat Road area due to several changes of speed.</p> <p>Action TfNSW</p> <p>28/3/2025 – This community based review is at the preliminary stage</p>
RD0822/2025 - Mudjee Pre-School requesting a disabled parking spot near the preschool be re-instated	Feb 2025 meeting		<p>There has been a works request received from Mudjee Pre-School requesting a disabled parking spot near the preschool be re-instated</p> <p>25/2/2025 – Delegated to Development Engineer for investigation and design</p> <p>26/3/2025 – See Report for 28/3/2025 meeting</p>
Speeding on Gladstone Street west Mudjee	February 2025 Meeting		<p>Concerns have been raised regarding the speeding that is occurring on Gladstone St between Cox Street to Bell Street.</p> <p>Traffic counters were installed and can confirm there is a pattern of speeding at all three locations investigated</p> <p>Primarily a policing issue however recommendation for other traffic calming devices to be implemented. TFNSW to provide more information on lighting on approach to speed humps and funding streams available. Action TFNSW</p> <p>28/3/2024 – NSW Police still patrolling area. vms were considered but not available majority of the time.</p> <p>28/3/2025 - Ongoing</p>
Concerns for speeding on Mayne St Gulgong	February 2025 Meeting		<p>Concerns have been raised about the speed limit on Mayne Street Gulgong after two near accidents.</p> <p>Primarily a policing issue, however Council required to consider the area being a High Pedestrian Area, consider concerns around preserving the environment. Action: Further investigation required - MWRC</p> <p>28/3/2025 - Ongoing</p>



PAST EVENT DEBRIEF

EVENT	
Charity Shield – South Sydney v St George Dragons – 22/2/2025	Nil issues by NSW Police
Tour de Cure Westpac Cycling Tour 8-11 March 2025	Nil issues by NSW Police
Can Cruise 15/3/2025	Nil issues by NSW Police
Dubbo Black Dog Ride – 16/3/2025	Nil issues by NSW Police
Gulgong, Rylstone, Mudgee show	<p>Gulgong & Rylstone, No issue. Still parking on footpath on Douro St near intersection Douro St & Madeira Rd forcing pedestrians on to road.</p> <p>Action - Secretary has requested bunting along footpath for next year to prevent vehicles parking over footpath from Roads traffic controller.</p>



CALENDAR OF EVENTS

2025		
MONTH	DATE	COMMENTS
JANUARY		
Mudgee Tri Club club race day 2024/2025 season	19/1/2025	Acceptance by LTC emailed 30/8/2024 - MWRC Min256/24 giving approval emailed 21/10/2024
FEBRUARY		
Mudgee Tri Club club race day 2024/2025 season	16/2/2025	Acceptance by LTC emailed 30/8/2024 - MWRC Min256/24 giving approval emailed 21/10/2024
Charity Shield – South Sydney v St George Dragons	22/2/2025	Acceptance of Glen Willow Major Events Traffic and Pedestrian management plan 2025-2026 by LTC emailed 19/12/2024 – Going to Feb Council meeting.
MARCH		
Tour de Cure Westpac Cycling Tour	8-11 March 2025	Acceptance by LTC emailed 10/1/2025. Ratification by LTC emailed 25/2/2025. MWRC Min86/25 19/3/2025 giving approval emailed 25/3/2025.
Can Cruise	15/3/2025	Letter of support by LTC emailed 25/2/2025. MWRC Min86/25 dated 19/3/2025 giving approval emailed 25/3/2025. Approval not required.
Mudgee Tri Club club race day 2024/2025 season	16/3/2025	Acceptance by LTC emailed 30/8/2024 - MWRC Min256/24 giving approval emailed 21/10/2024
Dubbo Black Dog Ride	16/3/2025	Approval not required
APRIL		
Mudgee Tri Club club race day 2024/2025 season	6/4/2025	Acceptance by LTC emailed 30/8/2024 - MWRC Min256/24 giving approval emailed 21/10/2024
Mudgee ANZAC Day	25/4/2025	Acceptance by LTC emailed 25/2/2025. MWRC Min86/25 dated 19/3/2025 giving approval emailed 25/3/2025.
Gulgong ANZAC Day	25/4/2025	Acceptance by LTC emailed 25/2/2025. MWRC Min86/25 dated 19/3/2025 giving approval emailed 25/3/2025.



MAY		
Mudgee Classic 2025	3-4/5/2025	Acceptance by LTC emailed 16/12/2024 - MWRC Min46/25 giving approval emailed 26/2/2025
JUNE		
Henry Lawson Heritage Festival 2025		
JULY		
Mudgee Small Farm Field Days" Friday and Saturday,	11-12/7/2025	Report going to March LTC meeting
AUGUST		
NRL Premiership Penrith Panthers v Canberra Raiders	22/8/2024 6pm kick off	Acceptance of Glen Willow Major Events Traffic and Pedestrian management plan 2025-2026 by LTC emailed 19/12/2024 – MWRC Min46/25 giving approval emailed 26/2/2025
MUDGEES BIKE RIDE "MARY'S MAYHEM"		
Mudgee running festival event		
SEPTEMBER		
The Central West Charity Tractor Trek	September 2025	Acceptance by LTC emailed 19/12/2024 – MWRC Min46/25 giving approval emailed 26/2/2025
2025 Mudgee High School Year 12 Rainbow Day		
2025 Flavours of Mudgee street festival		
OCTOBER		
NOVEMBER		
Rylstone Street Feast		
DECEMBER		
Mudgee Cup		
Mudgee Showground Carols		

Red = Unapproved

Green = Approved

Orange – Approval not required



25/007 GENERAL BUSINESS

WORKS REQUEST SI0122/2025 - REQUEST FOR NO PARKING AT INTERSECTION OF OPORTO ROAD & HAVILAH TERRACE

A works request as been received by a member of the public requesting a No Parking Zone on Oporto Road near Havilah Terrace as cars are parking too close to the corner and obstructing the view of oncoming traffic to those exiting Havilah Terrace. This was investigated under the temporary delegation and it was decided that as the location is near a turning circle into the South Side shopping centre/lifeskills area it would be appropriate to put a "No Stopping" sign in this location.

Recommendation: Works request to be updated and transferred to Roads Dept. MWRC Rangers and NSW Police have been advised. No further action required.

REQUEST SI0123/2025 – REQUEST FOR NO PARKING SIGNS AT ENTRANCE OF KURTZ COURT

A works request as been received by a member of the public requesting No Parking signs be installed in Kurtz Court as vehicles park on both sides of the street causing property access issues.

A Development Engineer inspected the location and advised Kurtz Court, with a width of 5.8 to 6.0 meters, does not meet the DCP2013 standard of 8 meters for a minor road-cul-de-sac serving 10 dwellings or fewer. Allowing on-street parking on both sides of the road would result in the following issues:

- i. A narrow passing space of only 2.2 to 2.4 meters.
- ii. Potential obstruction for garbage trucks and emergency service vehicles.
- iii. Increased likelihood of illegal parking on the nature strip.

RECOMMENDATION: Prior to installing any signage or road markings, under delegated authority MWRC will issue letters to residents advising them of the matter. This will be monitored and further action taken if required.

WORKS REQUEST SI0115/2025 – REQUEST FOR THE TOWN OF RYLSTONE HPAA BE MADE A DEDICATED 40KM/H ZONE FOR HIGH PEDESTRIAN USAGE

A works request as been received by a member of the public requesting to have the town of Rylstone made a dedicated 40km/hr zone for high pedestrian usage, as has been done in Mudgee. The 40km/hr zone could start at the corner of Louee St & Cox St and continue all the way to the corner of Louee St & Dabee St.

I think it would be beneficial if the town of Rylstone was also made a dedicated 40km/hr zone for high pedestrian usage, as has been done in Mudgee. There are lots of tourists and any given day of the week and with the ability to park on the outside but also the middle of the street I think it would be a wise decision. It seems to be working in Mudgee and many other small towns that I've visited. The 40km/hr zone could start at the corner of Louee St & Cox St (where Folkologie is) and continue all the way to the corner of Louee St & Dabee St (where Almost Anything Emporium & the Thai Restaurant are). I hope that you might consider this request as it would make us all safer. Thank you



For discussion.

RECOMMENDATION: A letter to be sent to Rylstone Chamber of Commerce to gauge interest in High Pedestrian Activity Area (HPAA).

WORKS REQUEST SI0125/2025 - REQUEST FOR SPEED LIMIT SIGNS AND SAFETY SIGNAGE NEAR GULGONG PRE-SCHOOL

A works request as been received by a member of the public requesting the installation of signage and speed limit signs for Gulgong Pre-School Inc. *The area surrounding our Pre-School experiences significant traffic, especially during drop-off and pick-up times. Currently there are no clear signage or speed limit signs in place to guide drivers and ensure the safety of our little ones.*

A speed zone review has been requested from TfNSW for Medley St. Parking in the area to be reviewed however ample parking on Medley St (east), Holtermann St and Herbert St. TfNSW have advised that a warning sign (W6-1 - Pedestrian (symbolic)) with a W8 supplementary plate is appropriate to assist with the situation.



For discussion.

RECOMMENDATION: Preschool supplementary plates to be costed and installed as requested. Aged supplementary plates for Wenonah Lodge to be also costed and installed as requested previously.

SOUTH MUDGEES SURGERY PARKING

A Councillor has requested that the LTC review parking around South Mudgee Surgery in Oporto Road after a complaint by a nearby resident indicating parking in/over driveway, not adhering to clearway lines and mention of verbal confrontations in IGA car park over use of the car park.

There is currently a Yellow line along a the eastern side of Oporto Rd in front of the surgery with "NO Stopping" signs with "No Stopping" signs further south on the eastern side of Oport Road in front of the South Side Shopping Complex. There is also a "No Stopping" zone on the Western Side of the road again, opposite the South Side Shopping Centre.

MWRC Rangers have patrolled multiple times with minimum fines. Image on following page.

For discussion.

RECOMMENDATION: LTC to check DA's for surgery to see if there were car parking requirements. Possible review of whole area. Request to remove pedestrian refuge to be considered in review.



SPEEDING ON FAIRYDALE LANE

RD0890/2025 & RD0891/2025 - Two works requests have been raised regarding speeding issues on Fairydale Lane Mudgee. The Customer requested speed humps be considered. Customer has been advised that Transport for NSW is the authority for speed zoning, but that Council could monitor traffic counts and vehicle speeds to collaborate with TfNSW.



I am writing to bring your attention to an urgent safety concern regarding Fairydale Lane. Since the road opened to allow cars to join Gladstone St etc., there has been a noticeable increase in vehicles speeding through the Lane. This behavior has created a hazardous environment, particularly for residents who are attempting to pull out of their driveways and for the school bus that stops to pick up and drop off children opposite the Cohen St intersection. I respectfully urge the Council to consider implementing speed humps as some of the residents are fearful that a car may end up running into their house. I am confident that with your support we can make Fairydale Lane a safe place for everyone.

For discussion NSW Police have been informed and they will monitor the area.

RECOMMENDATION: RSO to arrange traffic counters when available.

REQUEST FOR BUS SHELTER AT BUS STOP HILL END ROAD CAERLEON

RD0968/2025 – Council has received a request for a bus shelter or barrier for children waiting at the bus stop near the Honey Haven opposite Caerleon Estate.

Customer says that there is no shelter or barrier for children waiting at the bus stop near the Honey Haven - 10 Hill End Road CAERLEON. He is concerned that children will be hit by cars and that they get wet when it rains.

Comment from Roads Dept – RSO Please forward to LTC for an update on the plans regarding to the WR - This information was for a letter sent out in 2024 is there any updates to be added? "Councils Development Planning Department and Transport for NSW (TfNSW) are aware of the issue of the bus stop on Hill End Road and arrangements have been made with the developer to put a turnaround area at end of Hone Creek Dr with next stage 13".

Comments from Infrastructure Planning – The next stage of Caerleon will be conditioned to provide a temporary turning head for buses which will permit routing of buses on Hone Creek Drive. Buses cannot be routed through the existing streets of the Estate at this time. Funding is not available for Kerb and Gutter. The configuration of the intersection may be changed.

For discussion

RECOMMENDATION: The bus stop is an Informal bus stop and is temporary. No permanent infrastructure will be erected at this location. Council has requested developer put in a Cul-de-sac end on Hone Creek Drive. TfNSW have reduced speed limits on Hill End Rd and will continue to work with Council to ensure the safety of pedestrians and motorists.



25/008 2025 MUDGEES SMALL FARM FIELD DAYS

RECOMMENDATION

That Local Traffic Committee endorse the event – “Mudgee Small Farm Field Days” Friday and Saturday, 11th & 12th July 2025, and classify as a Class 2 event under the “Guide to Traffic and Transport Management for Special Events Version 3.4” and proceed with the following conditions:

- a) A Special Events Transport Management Plan (TMP), is to be prepared in accordance with the Guide to Traffic and Transport Management for Special Events Version 3.4 and submitted to and approved by Council prior to the event;
- b) Events are to be undertaken in accordance with the requirements of the NSW Police Force with their approval documentation forwarded to Council for notation;
- c) Controlling noise as required by the Protection Of The Environment Operations (Noise Control) Regulation 2000;
- d) Reimbursing Council for the cost of damage repairs;
- e) Complying with any of Council’s Law Enforcement Officers’ reasonable directives;
- f) Maintain areas in a clean and tidy condition. No obstructions are to be left on the roadways or footpaths;
- g) the qualification of the person creating the Traffic Guidance Scheme must be a holder of the Prepare a Work Zone Traffic Management Plan or superseded Select and Modify Certificate or the Design and Audit Certificate which has not expired;
- h) Any person directing traffic on a public road is required to possess an appropriate traffic controller’s certificate;
- i) Council must be provided with a current copy of a public liability insurance policy in the amount of at least \$20 million. Such a policy is to list Council, TRANSPORT FOR NSW and NSW Police as Interested Parties;
- j) The event convener is to consult with all affected businesses and residents adjacent to the proposed closure, in writing, indicating the period during which their accesses will be affected;
- k) Maintain a four-metre wide emergency vehicle lane;
- l) Advertise the proposed event in local newspapers with relevant information at least two weeks prior to the date;
- m) The organiser is to debrief with Council and Police with all traffic control documentation and controls tabled for review.
- n) Traffic Guidance Schemes are prepared in accordance with TRANSPORT FOR NSW Traffic Control at Worksites Manual.
- o) Bunting to be placed on Ulan Road between Mount Pleasant Lane and Wurth Drive.
- p) Ulan Road entry gates are to be clearly signed. Signage indicating what each gate is for to be erected.

MOTION:

That the above recommendation be accepted and approved.

The event – “Mudgee Small Farm Field Days” Friday and Saturday, 11th & 12th July 2025 was approved by LTC with one additional condition.



25/009 WORKS REQUEST RD0822/2025 - REQUEST FOR DISABLE PARKING BAY
NEAR MUDGEES PRE-SCHOOL

RECOMMENDATION

That the Local Traffic Committee approve the installation of a disable parking bay near Mudgees Pre-School. Three options provided however Option 1 is recommended.

MOTION:

That the above recommendation be accepted and approved.

Option 2 was accepted as the preferred option with the following changes. Moving the Accessible parking bay over one space to the east and utilising the adjacent No Stopping zone as the shared area. Kerb ramp to be installed. It was recommended that Option 3 also be utilised as an Accessible parking bay for the general public.

Cr Cornish requested that at the merging lane from the Horatio & Douro St intersection, line marking be incorporated at the northern end of the merging lane to show who needs to give way, giving the highway the priority??. It was advised that this was a zipper merging lane and no other line marking required. TfNSW informed Cr Cornish that he could write to TfNSW for a review of this area.

Cr Cornish asked that with new cars that read speed signs being more prevalent, when would speed signs be replaced/updated? TfNSW advised that this would be done as reviews are undertaken and that it would be unlikely that signs would be installed/updated without a review as there are just too many with limited funds available.

Phil Ogden advised of a unofficial student drop off zone located on Horatio St between Perry St and the pedestrian crossing. This could cause issues with backed up traffic over the pedestrian crossing. NSW Police advised and will monitor.

Samantha Cecchini (RSO) advised that the Mudgees Public School will be reviewed for drop off parking and other parking issues after success at St Matthews Catholic School.

CLOSURE

There being no further business the meeting concluded at 11.32am.

Item 13: Urgent Business Without Notice

URGENT BUSINESS WITHOUT NOTICE

As provided by Clauses 19 & 20 of Council's Code of Meeting Practice (Clause 14 LGMR).

GIVING NOTICE OF BUSINESS

19. (1) The Council must not transact business at a meeting of the Council:
- (a) unless a Councillor has given notice of the business in writing at least two (2) days prior to the day on which the agenda and business paper is prepared and delivered to Councillors; and
 - (b) unless notice of the business has been sent to the Councillors in accordance with Clause 6 of this Code. (see Section 367 LGA & Clause 14(1) LGMR)
- (2) Subclause (1) does not apply to the consideration of business at a meeting if the business:
- (a) is already before, or directly relates to a matter that is already before the Council (see Clause 14(2)(a) LGMR); or
 - (b) is the election of a chairperson to preside at the meeting as provided by Clause 12(1) (see Clause 14(2)(b) LGMR); or
 - (c) is a matter or topic put to the meeting by the chairperson in accordance with Clause 21 (see Clause 14(2)(c) LGMR); or
 - (d) is a motion for the adoption of recommendations of a committee of the Council; (see Clause 14(2)(d) LGMR); or
 - (e) relates to reports from officers, which in the opinion of the Chairperson or the General Manager are urgent;
 - (f) relates to reports from officers placed on the business paper pursuant to a decision of a committee that additional information be provided to the Council in relation to a matter before the Committee; and
 - (g) relates to urgent administrative or procedural matters that are raised by the Mayor or General Manager.

BUSINESS WITHOUT NOTICE

20. (1) Despite Clause 19 of this Code, business may be transacted at a meeting of the Council even though due notice of the business has not been given to the Councillors. However, this can happen only if:
- (a) a motion is passed to have the business transacted at the meeting; and
 - (b) the business proposed to be brought forward is ruled by the Chairperson to be of great urgency. Such a motion can be moved without notice. (see Clause 14(3) LGMR)
- (2) Despite Clause 30 of this Code, only the mover of a motion referred to in subclause (1) can speak to the motion before it is put. (see Clause 14(4) LGMR)

Item 14: Confidential Session

Nil

CONFIDENTIAL SESSION

Item 15: Urgent Confidential Business Without Notice

Item 16: Open Council

Item 17: Closure