



2017

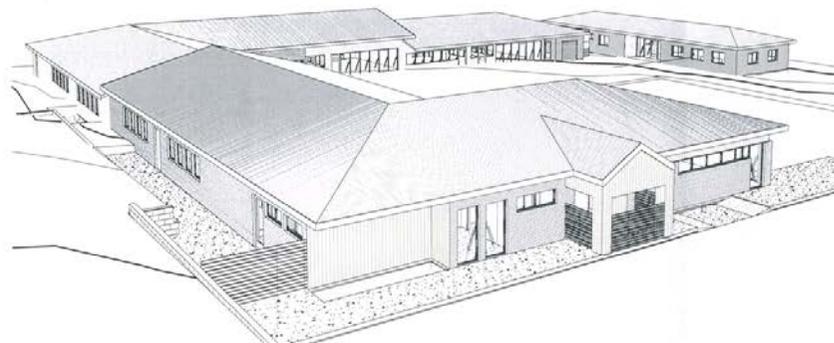
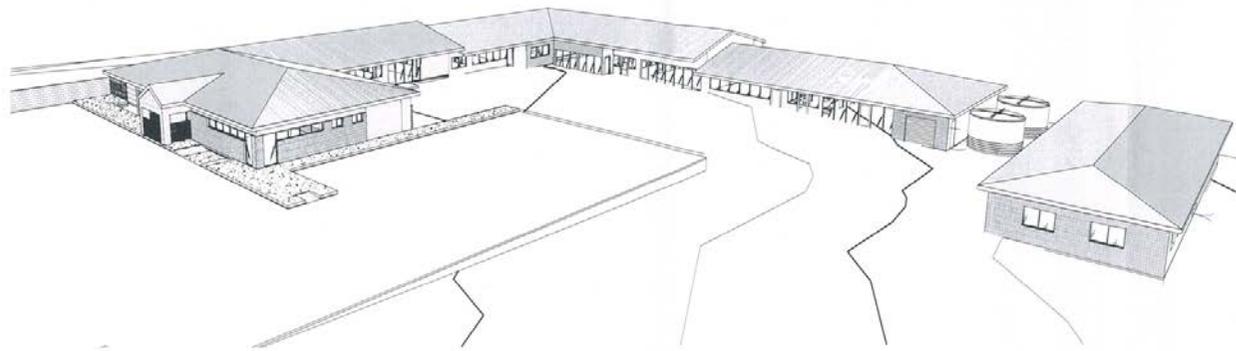
COUNCIL BUSINESS PAPERS

Ordinary Meeting WEDNESDAY 13 DECEMBER 2017

SEPARATELY ATTACHED ATTACHMENTS

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proposed area of works



drawing schedule:

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proposed site plan	A02
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sections	A06
AFS plan & elevations	A07
street elevation and site section	A08
external play area landscape plan	A09
erosion & sediment control plan	A10
	A11

proposed childcare centre - 272 Church Street, Mudgee



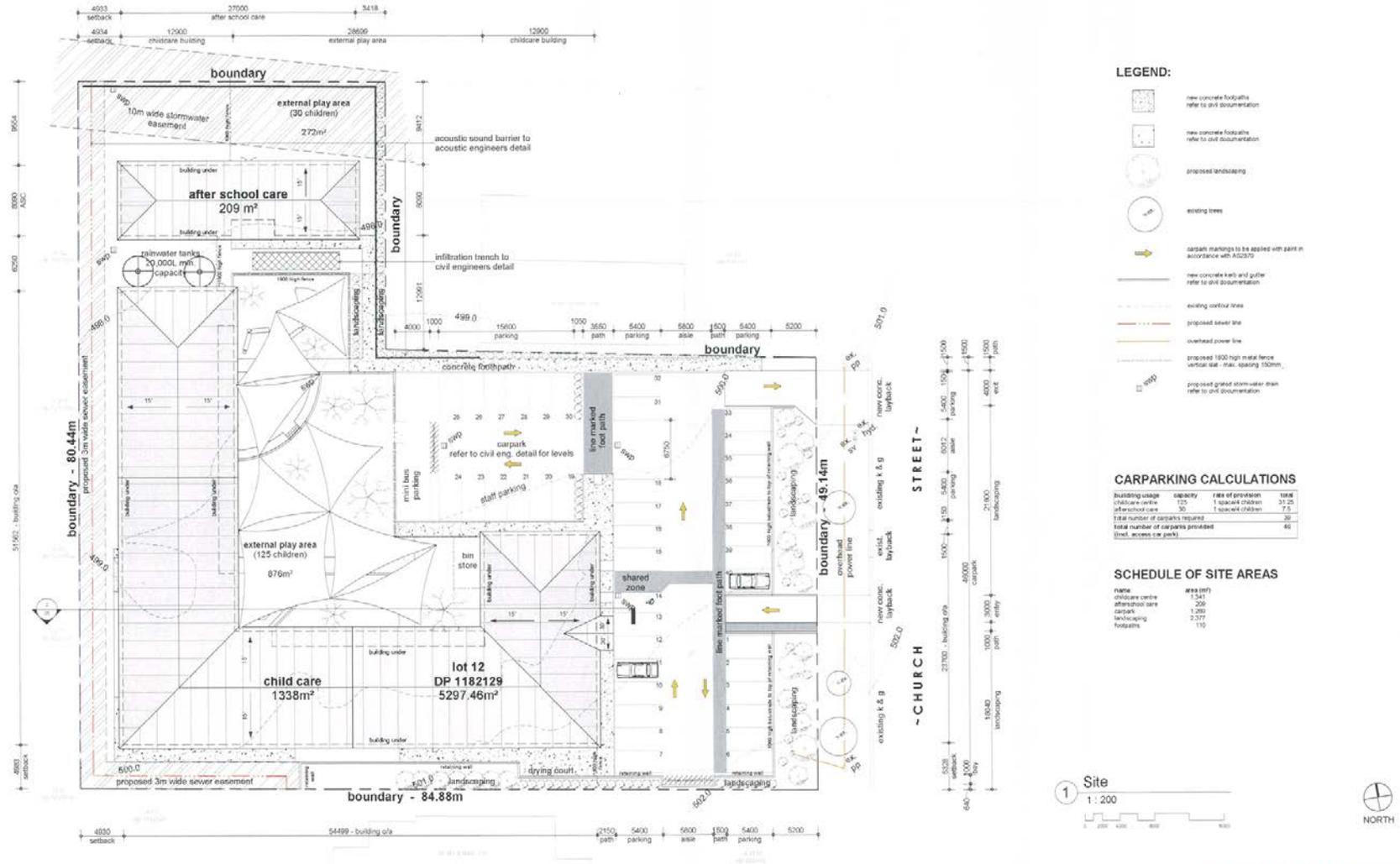
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Client: Little Learners - John Stevens
 Project: Enter address here

Title: Cover Page
 Drawing Number
26740 - A01

Revision
A



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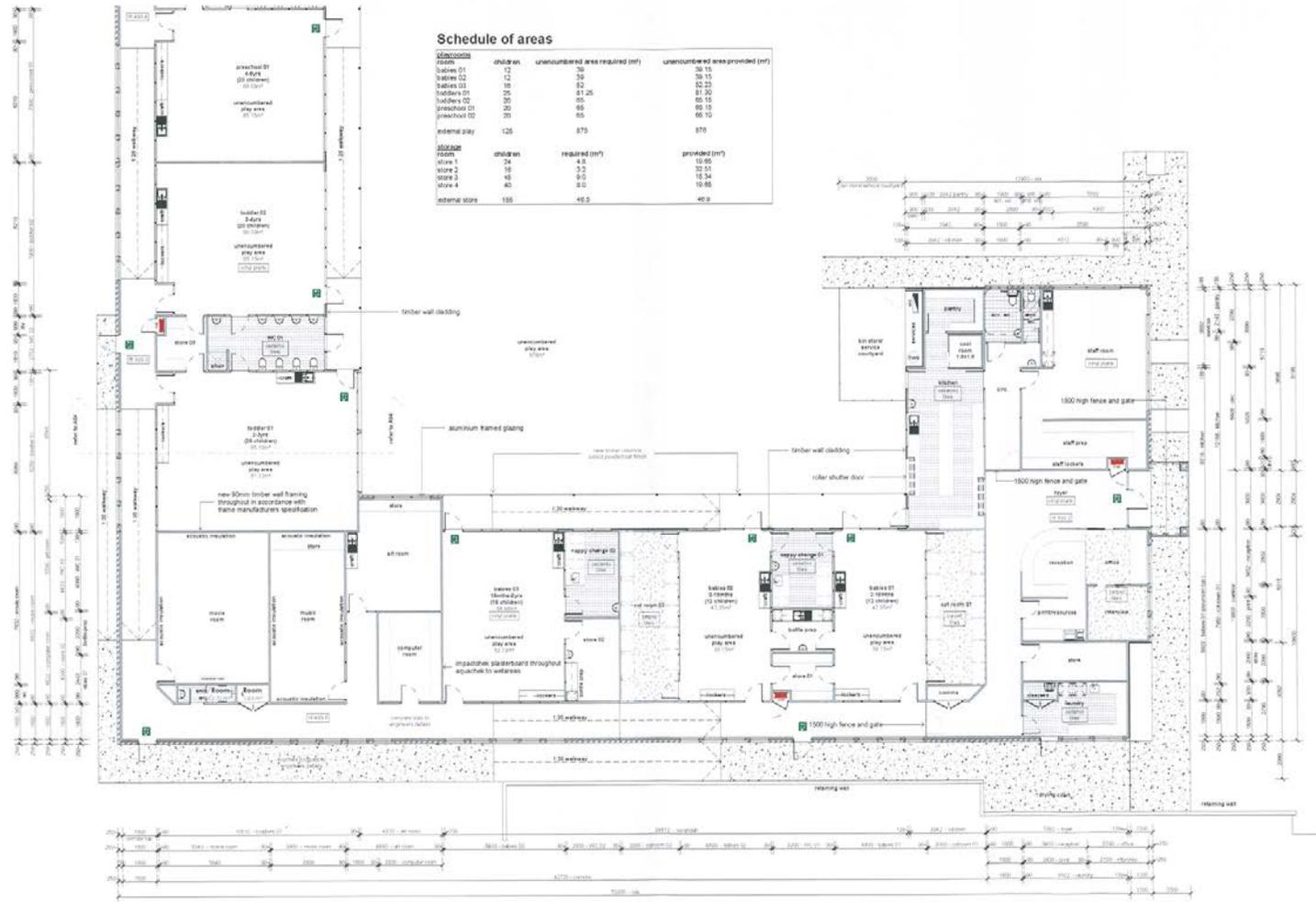
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Client: Little Learners - John Stevens
 Project: 272 Church Street, Mudgee NSW
 Drawing Title: Proposed Site Plan

Rev. Code. Amendment
 A 15.10.2017 DA Issue

DEVELOPMENT APPLICATION

Design	Drawn	Check
MJ	MJ	KG
Sheet 2 of 11		
Drawing Number		Revision
26740- A02		A



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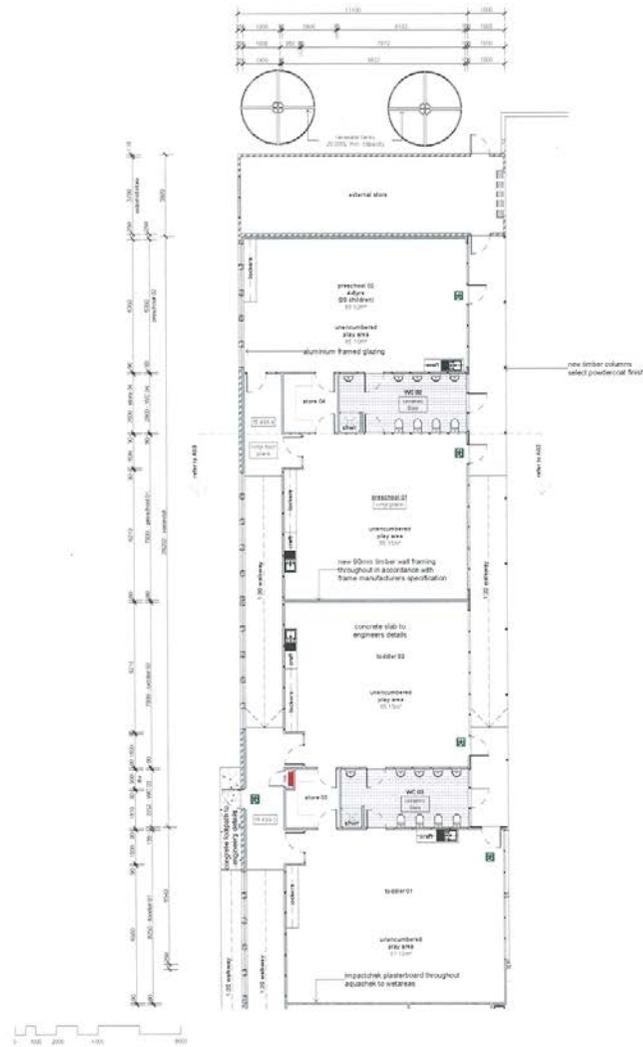
Client: Little Learners - John Stevens
 Project: 272 Church Street, Mudgee NSW
 Drawing Title: Proposed Floor Plan 1

Rev. Date. Amendment
 A 16.10.2017 DA issue

DEVELOPMENT APPLICATION

Design: MJ MJ
 Check: MJ KG
 Sheet 03 of 11
 Drawing Number: 26740-A03
 Revision: A





Schedule of areas

ROOMS	children	unnumbered area required (m ²)	unnumbered area provided (m ²)
rooms			
rooms 01	12	20	30.15
rooms 02	12	20	30.15
rooms 03	16	27	32.22
rooms 04	25	41.25	41.30
rooms 05	20	33	45.15
rooms 06	20	33	45.15
rooms 07	23	38	50.10
external play	125	215	278
STORES			
store 1	4	4.8	19.05
store 2	4	4.8	19.05
store 3	45	81	103.34
store 4	45	81	103.34
external store	155	45.8	45.9



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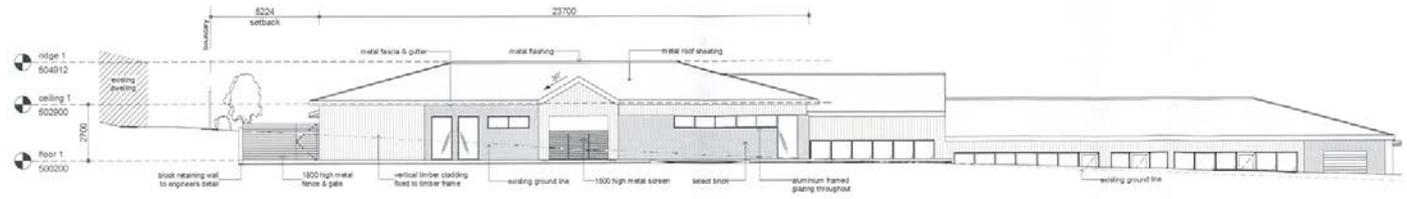
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Client: Little Learners - John Stevens
 Project: 272 Church Street, Mudgee NSW
 Drawing Title: Proposed Floor Plan 2

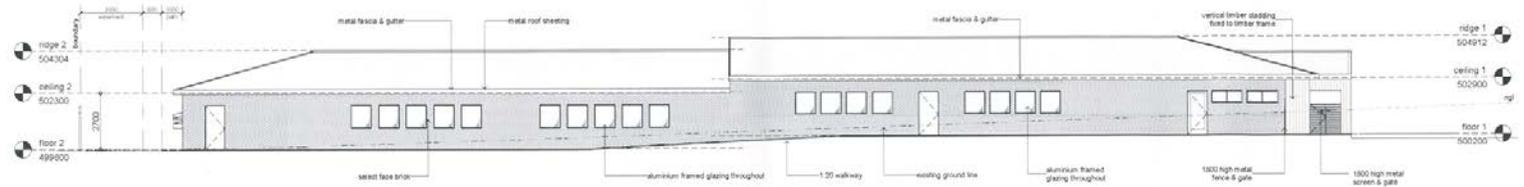
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DEVELOPMENT APPLICATION

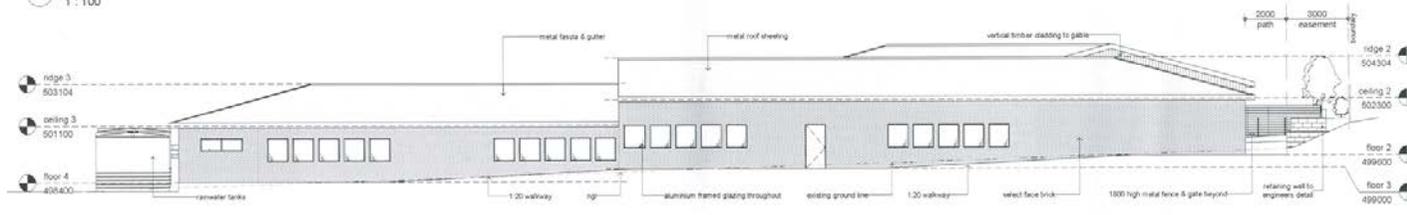
Design: MJ
 Drawn: MJ
 Check: KG
 Sheet: 04 of 11
 Drawing Number: 26740- A04
 Revison: A



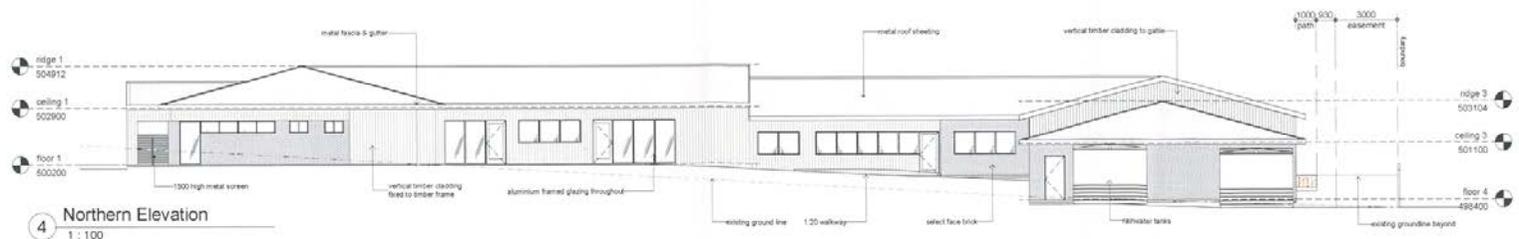
1 Eastern Elevation
1 : 100



2 Southern Elevation
1 : 100



3 Western Elevation
1 : 100



4 Northern Elevation
1 : 100



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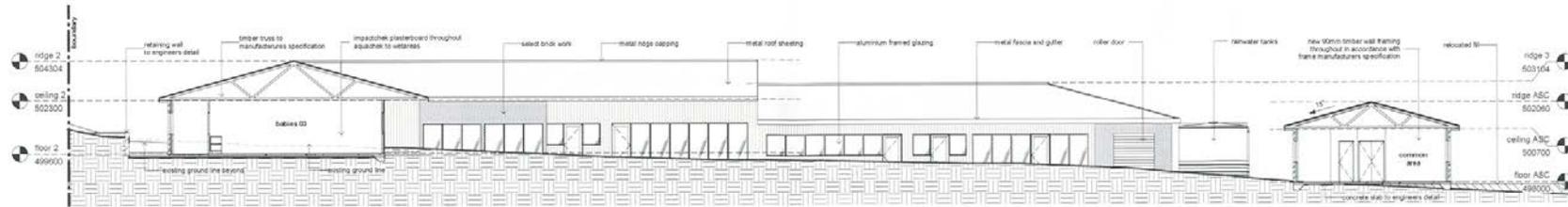
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Client: Little Learners - John Stevens
 Project: 272 Church Street, Mudgee NSW
 Drawing Title: Elevations

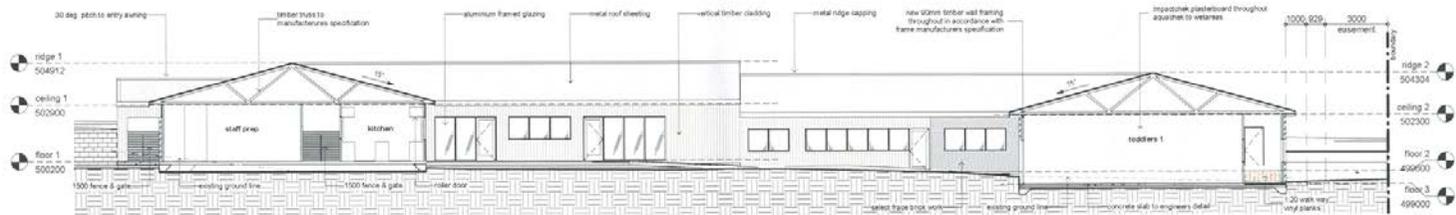
Rev: A Date: 15.10.2017 Amendment: DA Issue

DEVELOPMENT APPLICATION

Design	Drawn	Check
MJ	MJ	KG
Sheet	05 of 11	
Drawing Number	26740 - A05	Revision
		A



1 Section
1 : 100



2 Section 2
1 : 100



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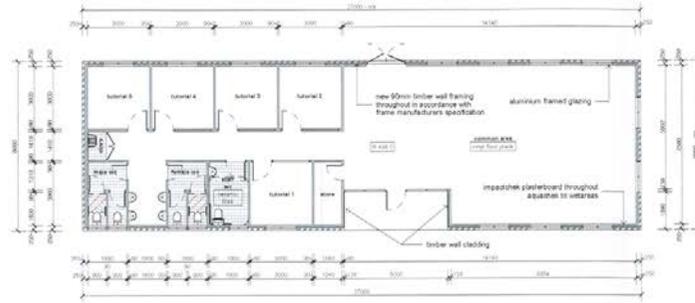
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Client: Little Learners - John Stevens
 Project: 272 Church Street, Mudgee NSW
 Drawing Title: Sections

Rev	Date	Amendment
A	18.10.2017	DA Issue

DEVELOPMENT APPLICATION

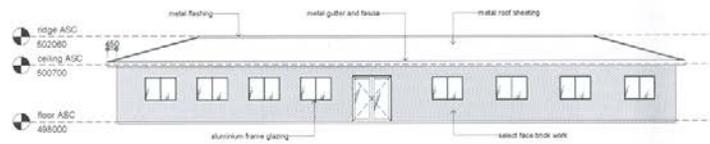
Design	Drawn	Check
MJ	MJ	KG
Sheet 06 of 11		
Drawing Number		Revision
26740- A06		A



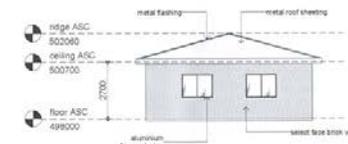
1 Floor level - ASC
1 : 100

Schedule of areas

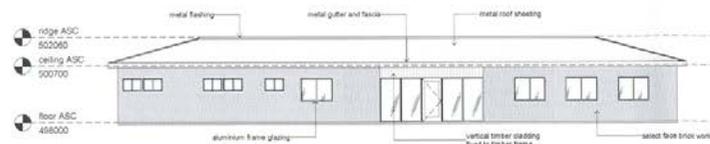
rooms	children	unnumbered area required (m ²)	unnumbered area provided (m ²)
common room	30	97.5	97.5
tutorial 1-4	-	-	9.0
external play	30	210	272
store	children	required (m ²)	provided (m ²)
store 1	30	6.0	10.95
external store	155	48.5	48.9



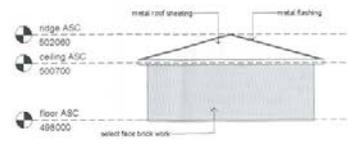
2 Northern Elevation - ASC
1 : 100



3 Eastern Elevation - ASC
1 : 100



4 Southern Elevation - ASC
1 : 100



5 Western Elevation - ASC
1 : 100



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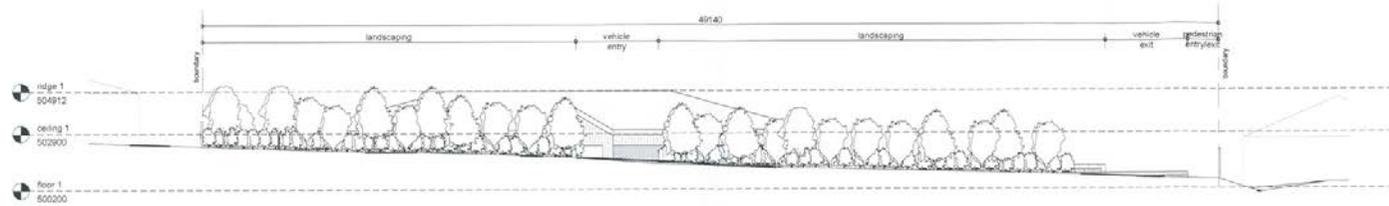
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Client: Little Learners - John Stevens
 Project: 272 Church Street, Mudgee NSW
 Drawing Title: AFS Plan & Elevations

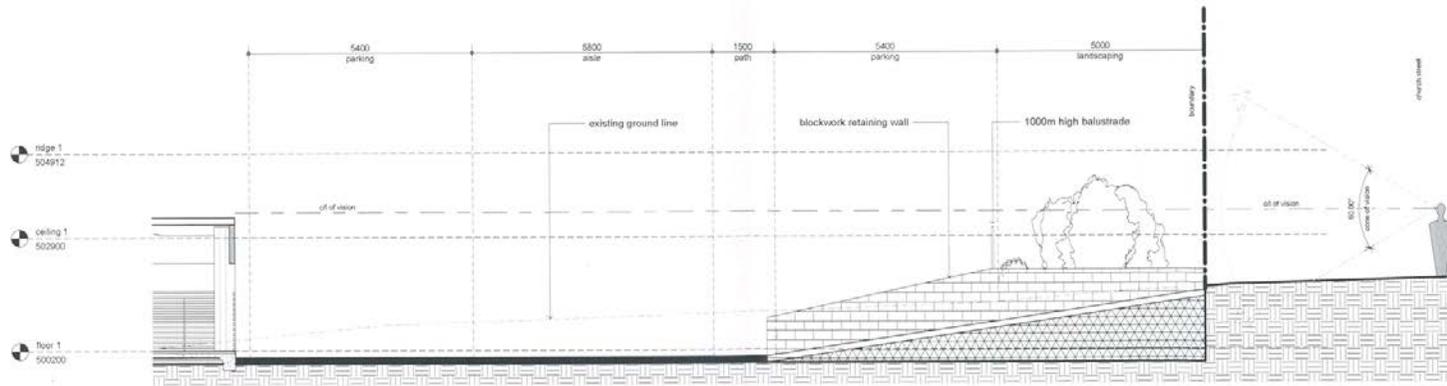
Rev. Date Amendment
 A 18.10.2017 DA Issue

DEVELOPMENT APPLICATION

Design: MJ MJ KG
 Drawn: MJ MJ KG
 Sheet: 07 of 11
 Drawing Number: 26740-A07
 Revision: A



1 Site Elevation
 1 : 100



2 Site Section
 1 : 50



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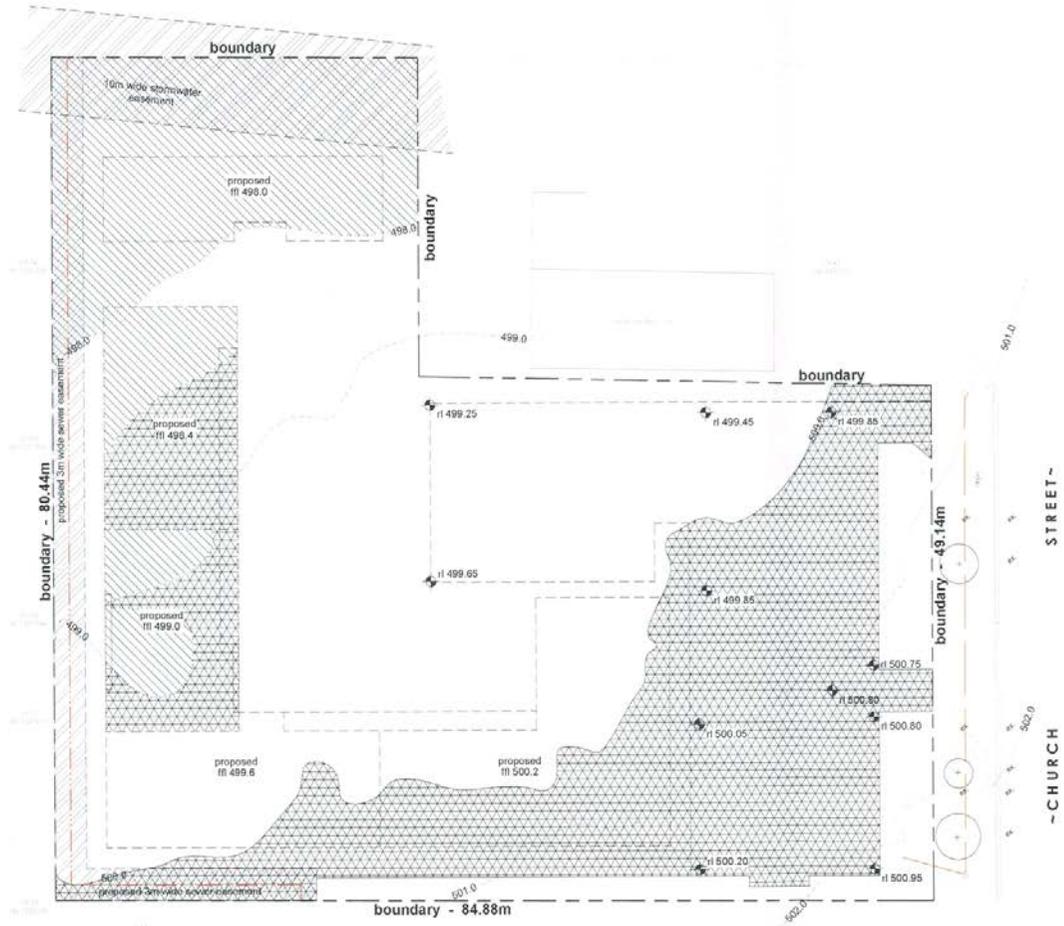
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Client: Little Learners - John Stevens
 Project: 272 Church Street, Mudgee NSW
 Drawing Title: Street Elevation and Site Section

Rev	Date	Amendment
A	16.10.2017	DA issue

DEVELOPMENT APPLICATION

Design	Drawn	Check
MJ	MJ	KG
Sheet 08 of 11		Revision
Drawing Number		Revision
26740- A08		A



LEGEND:

- extent of cut
- extent of fill
- existing contour lines
- building & carpark foot print
- proposed RL refer to plan documentation

1 Cut/Fill Plan
 1 : 200



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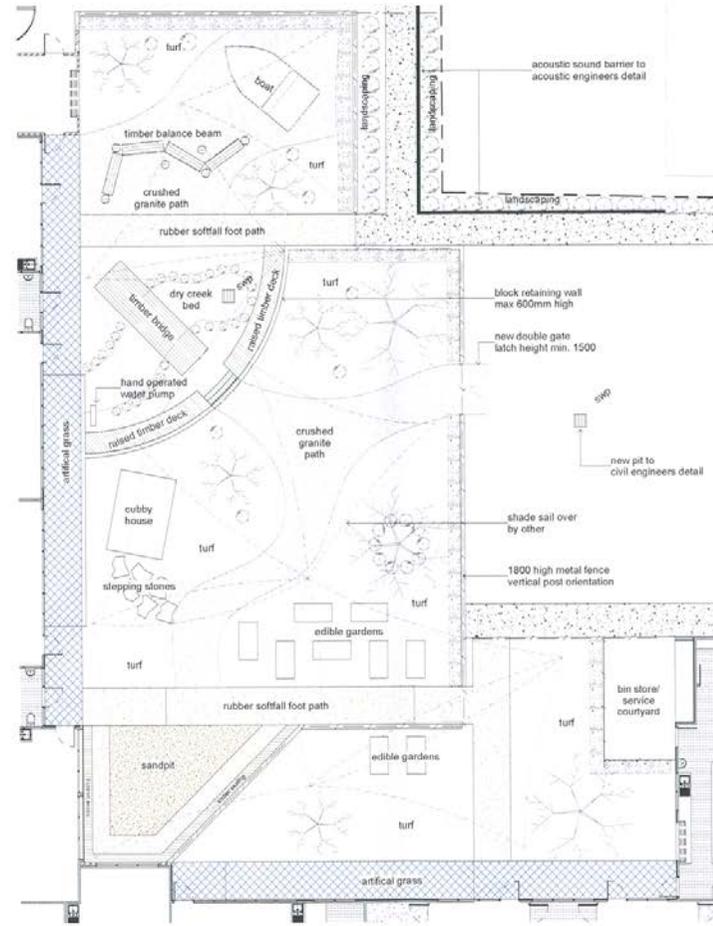
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 Project: 272 Church Street, Mudgee NSW
 Drawing Title: Cut/Fill Plan

Rev	Date	Amendment
A	18/10/2017	DA Issues

DEVELOPMENT APPLICATION

Design	Drawn	Check
MJ	MJ	KG
Sheet 09 of 11		Revision
Estimating Number		Revision
26740- A09		A



NOTE:
 Indicative layout shown for information only.
 Final layout subject to Landscape Architects plan.

1 Childcare centre - concept
 1 : 100



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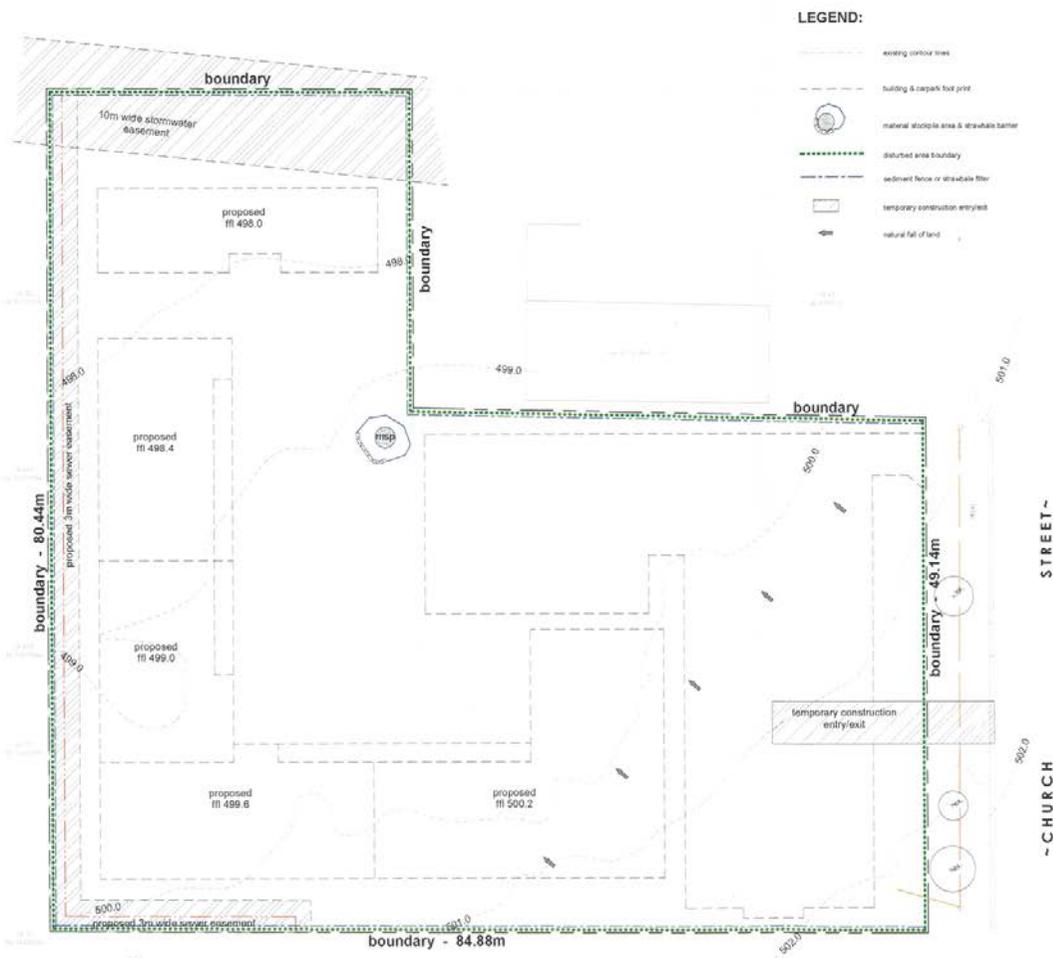
Client: Little Learners - John Stevens
 Project: 272 Church Street, Mudgee NSW
 Drawing Title: External play area landscape plans

Rev	Date	Amendment
A	18/10/2017	DA issue

NORTH

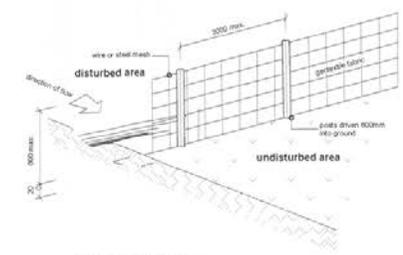
DEVELOPMENT APPLICATION

Design	Drawn	Check
MJ	MJ	KG
Sheet 10 of 11		
Drawing Number		Revision
26740- A10		A

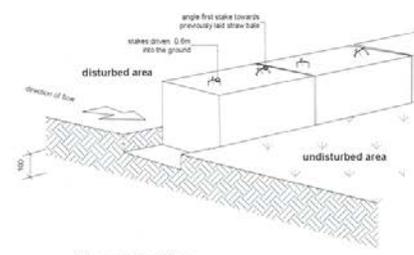


LEGEND:

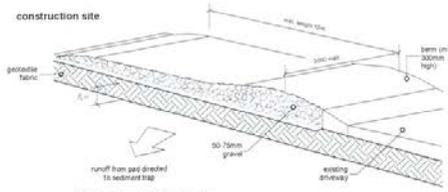
- existing contour lines
- building & carpark foot print
- material storage area & strawbale barrier
- disturbed area boundary
- sediment fence or strawbale filter
- temporary construction entry/exit
- natural fall of land



2 Sediment Fence
1:2



3 Strawbale filter
1:50



4 Construction Exit
1:50

1 Erosion & Sediment Control Plan
1:200



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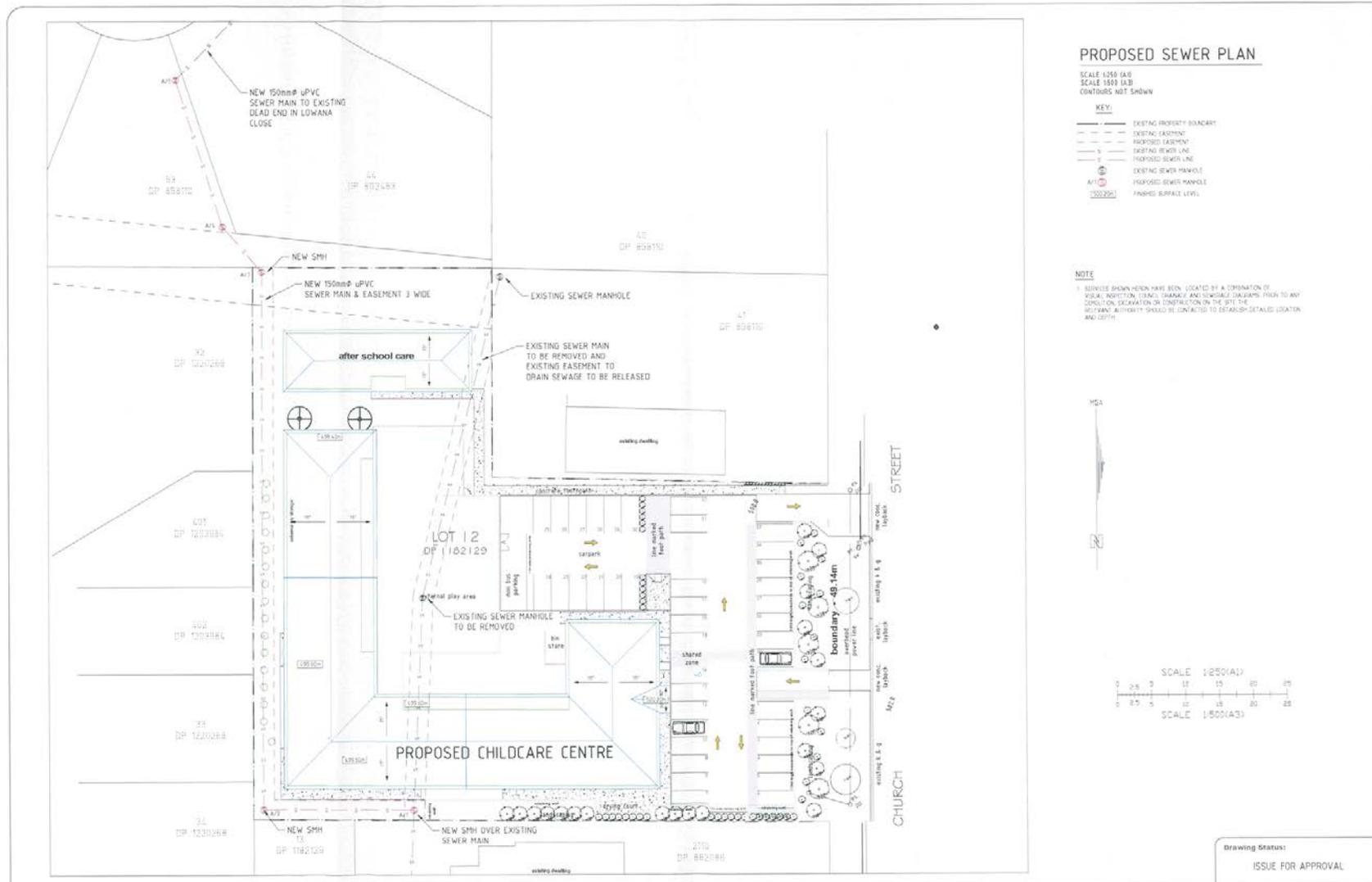
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 Project: 272 Church Street, Mudgee NSW
 Drawing Title: Erosion & Sediment Control Plan

Rev	Date	Amendment
A	16/10/2017	CA issue

DEVELOPMENT APPLICATION

Design	Drawn	Check
MJ	MJ	KG
Sheet 11 of 11		Revision
Drawing Number		A
26740-A11		



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Client: LITTLE LEARNERS MUDGEE

Project: PROPOSED CHILDCARE CENTRE DEVELOPMENT
LOT 12 R1 DP 1182129
272 CHURCH STREET, MUDGEE, NSW

Drawing Title:
PROPOSED SEWER PLAN

Design: AC
Drawn: JC
Check: QA

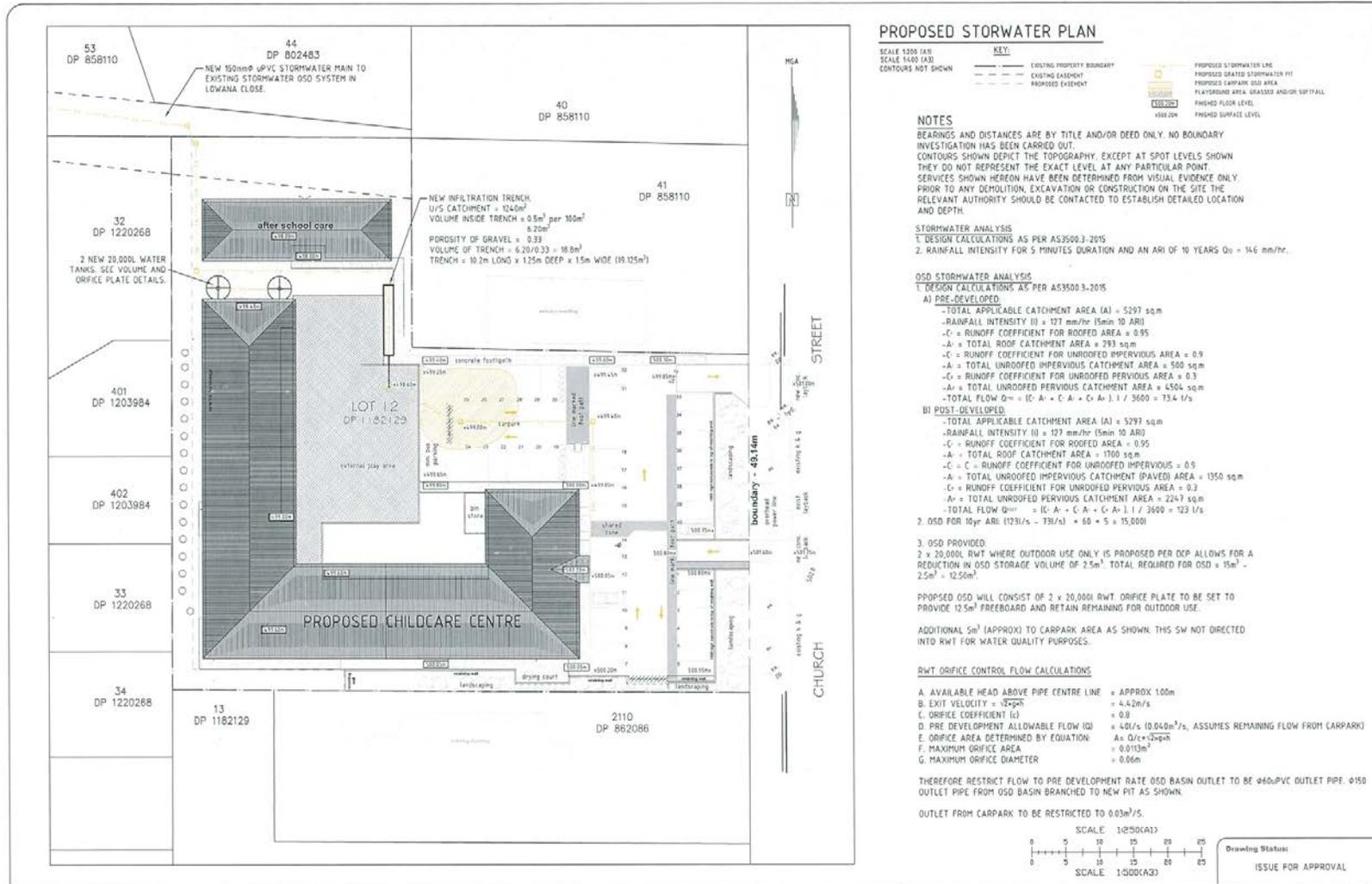
Drawing Sheet
A1: Original size - scales in mm
A2: Micro-plotter - not to scale

Rev	Date	Amendment
E	18/02/2017	UPDATED SITE LAYOUT
D	18/02/2017	UPDATED SITE LAYOUT
C	20/02/2017	COUNCIL AMENDMENTS
B	03/02/2017	AMENDED LOCATIONS OF PROPOSED BUILDINGS
A	24/02/2017	ISSUED FOR APPROVAL

Certification

Sheet 2 of 5
Drawing Number
26740-P02

Revision
E



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Clients LITTLE LEARNERS MUDGEE

Projects PROPOSED CHILDCARE CENTRE DEVELOPMENT
LOT 12 IN DP 1182129
272 CHURCH STREET, MUDGEE, NSW

Drawing Title: PROPOSED STORMWATER PLAN

Design	Drawn	Rev	Date	Amendment
AC	JC	5	16/11/2017	INFILTRATION TRENCH MOUNTED
		7	16/11/2017	UPDATED SITE LAYOUT
		8	16/11/2017	UPDATED SITE LAYOUT
Check	QA	D	16/11/2017	COUNCIL AMENDMENTS
LM	LM	B	16/11/2017	COUNCIL AMENDMENTS
		H	16/11/2017	INFILTRATION TRENCH ADDED
Drawing Sheet		A	16/11/2017	ISSUED FOR APPROVAL

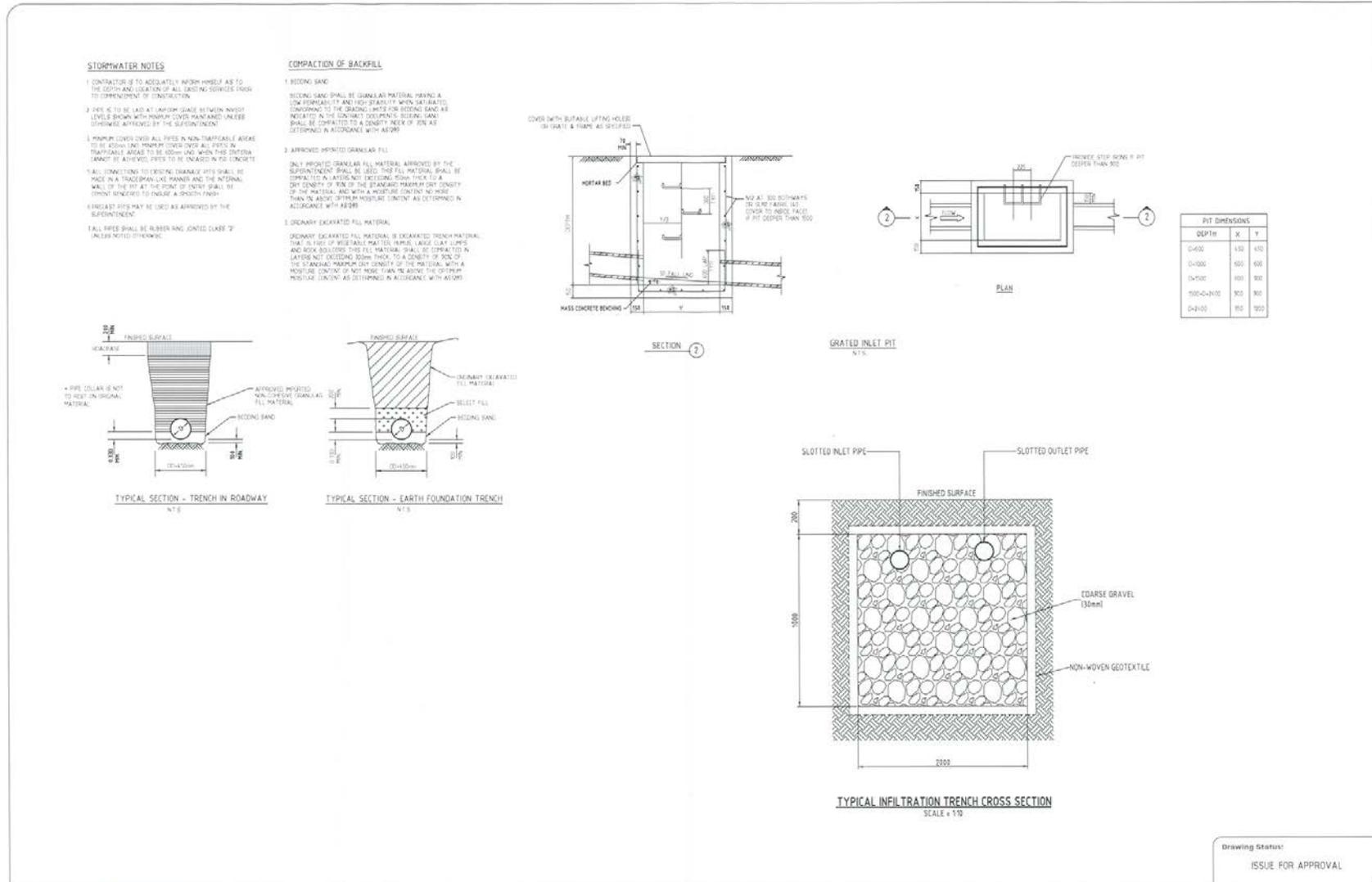
A1 - Original size - Scale as noted
A2 - Reproduction - Note as noted

Certification

Sheet 4 of 5

Drawing Number **26740-P04**

Revision **G**



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Accreditation (Quality Management)
 Quality Standard

Client: LITTLE LEARNERS MUDGEE

Project: PROPOSED CHILDCARE CENTRE DEVELOPMENT
 LOT 12 IN DP 1182129
 272 CHURCH STREET, MUDGEE, NSW

Drawing Title: STORMWATER DETAILS

Design	Drawn	Rev	Date	Amendment
AC	JC	B	19/02/2017	INFILTRATION TRENCH ADDED
Check	QA	A	19/02/2017	ISSUED FOR APPROVAL
LM	LM			

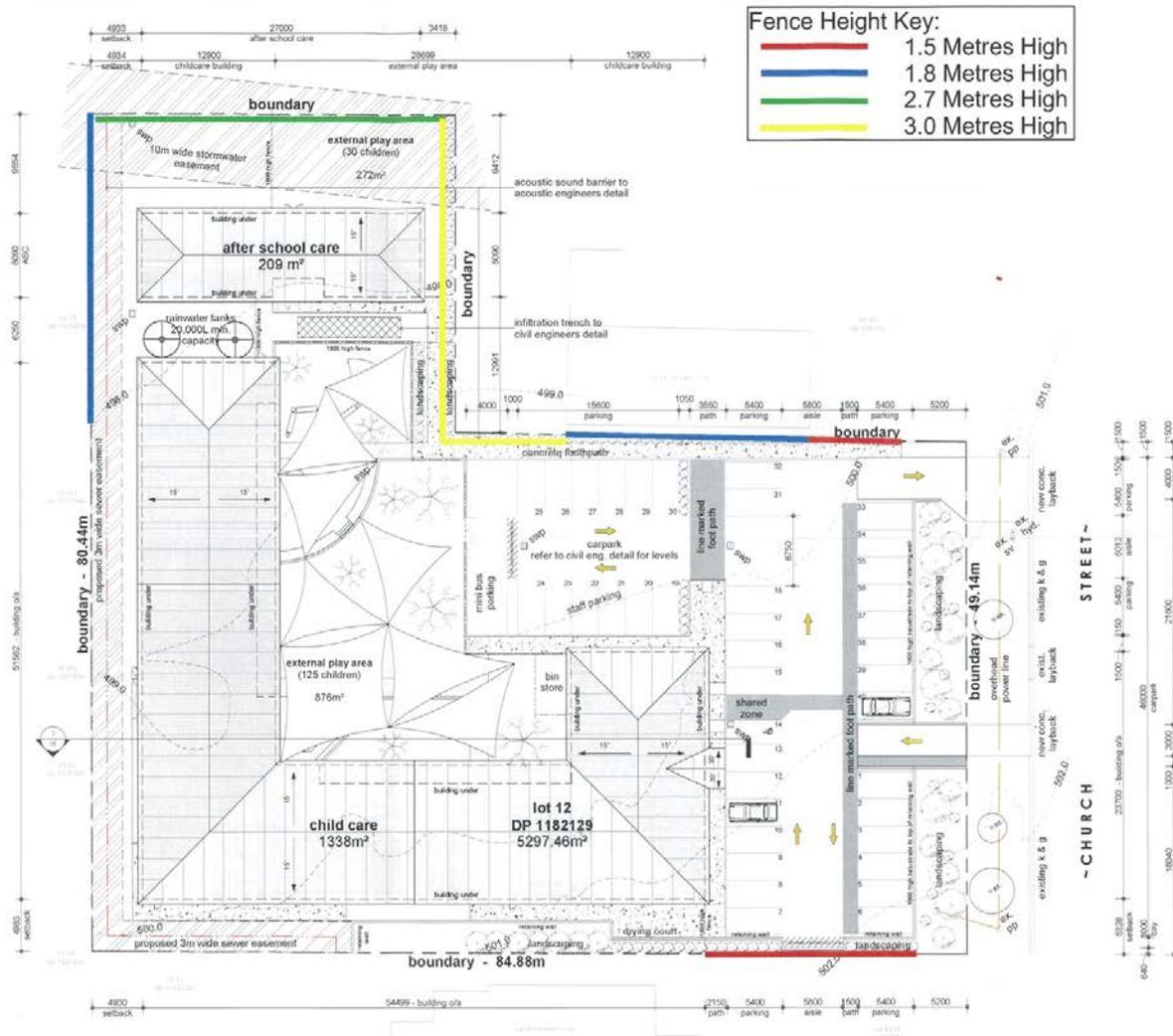
Drawing Sheet
 A1 - Original size. Scales as noted.
 A2 - Memorandum. Refer to scale.

Drawing Status:
 ISSUE FOR APPROVAL

Certification
 Sheet 5 of 5
 Drawing Number
26740-P05

Revision
B

6217-1 Rev A Appendix E



Fence Height Key:

- 1.5 Metres High
- 1.8 Metres High
- 2.7 Metres High
- 3.0 Metres High

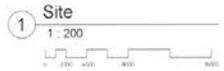
- LEGEND:**
- new concrete footpaths refer to civil documentation
 - new concrete footpaths refer to civil documentation
 - proposed landscaping
 - existing trees
 - carpark markings to be applied with paint in accordance with AS2370
 - new concrete kerb and gutter refer to civil documentation
 - existing contour lines
 - proposed sewer line
 - overhead power line
 - proposed 1000 high metal fence vertical slat - max. spacing 150mm
 - proposed graded stormwater drain refer to civil documentation

CARPARKING CALCULATIONS

Building usage	capacity	rate of provision	total
childcare centre	125	1 space/children	125
after school care	30	1 space/children	7.5
total number of carparks required			132
total number of carparks provided (incl. access car park)			40

SCHEDULE OF SITE AREAS

name	area (m²)
childcare centre	1341
after school care	209
carpark	1300
landscaping	2377
footpaths	110



DEVELOPMENT APPLICATION

Rev	Date	Amendment	Design	Drawn	Check
A	15/10/2017	DA Issue	MJ	MJ	KG
Sheet 2 of 11			Revision		
Drawing Number			Revision		
26740-A02			A		



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Project: 272 Church Street, Mudgee NSW
Drawing Title: Proposed Site Plan

Matthew and Kamara Addley
26 Lowana Close
MUDGEE NSW 2850

28 June 2017

Midwestern Regional Council
PO Box 156
Mudgee NSW 2850



Council Reference: Lot 12 DP 1182129-272 Church St Mudgee
Application Number: DA0287/2017-Mudgee Little Learners

Dear Sir/Madam

OBJECTION TO DEVELOPMENT OF CHILD CARE CENTRE & AFTER HOURS CARE

We refer to your letter of 30 May 2017 and as residents of a neighbouring property to the above Development Application wish to object to this proposal.

The location for the above proposed development is right in the middle of an existing residential area. The disruptions to neighbouring residential properties that will be created by this development are significant. We put forward the following objections:

1. **SIZE** - The size and design of the proposed buildings are incompatible and do not integrate in with the current residential neighbouring premises. The buildings would be obtrusive in terms of size, bulk, height and the amount of landscaped area provided.
2. **TRAFFIC FLOW** - Church Street, Mudgee is a major thoroughfare for many residents linking South Mudgee with the CBD area, it is an extremely busy street and adding the proposed development of a Child Care Centre we feel would create significant safety and traffic hazards for residents, parents and children using the childcare centre with entering and leaving the premises.
3. **PARKING** - We feel that with the size of the proposed 194 place child care centre there is a lack of adequate, convenient and safe parking for residents, staff and visitors.
4. **NUMBERS** - The proposed 164 place child care centre and 30 after school care places is an excessively high number of placements, posing detrimental effects on long term neighbouring residents from industrial level noise emissions from the child care centre.
5. **PRIVACY** - The amenity of adjoining neighbours is significantly compromised and no landscaping plans submitted and the intrusive after school care building that is planned to be erected on our backyard fence line. Hence the huge concerns of noise from the after school care building that has operating

- hours from 7am-7pm at night. I am a shift worker and this will have a major significance to the hours that I am home and attempting to sleep.
6. WATER – with the proposed building and development of this block we are concerned that as our property backs on to the rear boundary of the proposed development that run off during storms may cause flooding and damage to our property.
 7. WASTE DISPOSAL – with the proposed child care centre capacity of 194 places there will be large amounts of rubbish to be disposed of and this raises concerns for neighbouring properties in regards to the location of the bins and the odour.
 8. Considering the new child care development currently under construction off Melton Road is this new development warranted? We are concerned about the increased traffic it will bring to Church street and the possible use of Lowana Close for rear access to 'Mudgee Little Learners'
 9. DEVALUATION OF PROPERTY – with the building of this proposed child care centre we are concerned that our property will decrease in value.

Submitter:

Date: 28.6.2017

Name: Kamara Adletley

Address: 26 Lowana Close
Mudgee NSW.

Signature: 

**General Manager
Mid-Western Regional Council
86 Market St, Mudgee**

**270 Church St
Mudgee, NSW**

03/07/2017

Dear General Manager,

I am writing to you in relation to the proposed Child Care Centre & After Hours Care at 272 Church St Mudgee, Application No DA0287/2017.

My wife & I received notification of the proposed development from the council a fortnight after we had settled on the purchase of 270 Church St Mudgee.

For the short period that my family has resided at 270 Church St Mudgee, we have noted two distinct periods of significantly high traffic movements. These periods being when children are taken to and from school.

With the Child Care Centre's proposed 164 places, not only will extra noise be created for residents but Church Street will have in excess of approximately 130 cars, twice a day, converging on one location in what is already a peak period of traffic movements.

I note the proposed Child Care Centre allows for 32 car spaces. This number does not allow for the majority of children who will be under 5 years of age, to safely disembark from their car away from the Church St traffic. Parents will have to park in Church St in order to walk their children inside, thus their parked cars narrowing the carriageway for passing traffic. The opening of car doors will create an instant hazard for passing traffic.

I believe the safety of young children should be at the forefront of any proposed development and on that basis and the likelihood of extra noise to residents, my wife and I object to the proposed Child Care Centre.

Regards,
Craig Sievers



Stan Maffeo
266 Church St
Mudgee
0263722996

Dear sir or madam,

Subject:
Proposed Child Care Centre 272 Church St Mudgee.

Church street is a main, busy road for traffic between 8:00 AM to 9:30 AM because of school hours and the proximity to the Primary school. Then travelling the reverse way in afternoons between 2:30-4:00PM. Plus, there is continuous traffic during the day. The in-yard parking shown on the plan is insufficient in area, it shows about 34 spots. Is that area sufficient to, say, 25 four wheel drives to park in? It won't happen. The area is not big enough to handle big vehicles so that they can park and reverse without congestion in a small area too close for reversing and driving in, which means cars will parallel park down one way and up the other side of the street, which could cause problems. That is, it will become dangerous when reversing out of driveways as it impacts the vision of oncoming vehicles. Church Street has become a main street for traffic because of speed humps installed in Robertson Street, which has created a heavy load of vehicles down the street. We have to remember, this is a heavy traffic road, not a quiet street, where it would be built, common sense involved. Have respect to people that are rate payers and pay high rates.

Stan Maffeo



Mr Richard L Bransgrove &
Mrs Janice L Bransgrove
24 Lowana Close
MUDGEE NSW 2850
28TH June 2017

The General Manager
Mid Western Regional Council
86 Market Street
MUDGEE NSW 2850

Dear Sir

Re: Proposed Child Care Centre & After Hours Care
Development Application No. DA 0287/2017
272 Church Street MUDGEE.

We have studied the application documents for the development and it appears that it satisfies most of the requirements for approval, with the exception of PARKING PROVISIONS 5.4.3

The PARKING ASSESSMENT 5.7.2.4 admits that the 32 space car park is 17 spaces short for both the MRCP and the Draft SEPP. To suggest that street parking would solve this problem is not acceptable. Also, to suggest that the car parking spaces are only 7 short based on the AM two hour peak period does not solve the problem either. If Staff vehicles occupy the car park there would only be 5 spaces left and if Staff are to park in the street then parking issues would still occur.

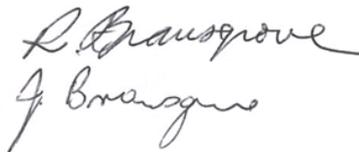
Given that the Development Traffic Generation Trips (TABLE 7) for the AM period indicates a total of 327 trips, it would appear that even a 32 space car park would not cope. It is important that a Safe, easily accessed and efficient car park be provided. Apart from After School Care children, all children attending the Centre are between 0-1year and 5 years of age, and need to be fully supervised to get to the Centre and therefore would be either carried, wheeled or walked which needs to be achieved safely.

The traffic generation increase caused by the Centre would cause congestion because of the need for 321 arrivals to park, drop off and depart during the peak 2 hour period. There would be a need for street parking with these large numbers and given that the street parking will be all Parallel parking (slow, dangerous and traffic holdups) there would be increased time required to access the Child Centre. In addition there would be the increased risks of unloading children in the street and walking to the Centre.

We are of the opinion that this Application should not be approved unless a safe workable and conforming car park design is provided on the Centre site.

Yours faithfully

Richard L Bransgrove
Janice L Bransgrove



Mr Michael T Bremer
251a Church Street
Mudgee NSW2850

General Manager
Mid-Western Regional Council
86 Market Street
Mudgee NSW 2850

APPLICATION NUMBER : DA0287/2017
PROPOSAL : Child Care Centre and After Hours Care
LAND : Lot 12 DP 1182129 – 272 Church Street, Mudgee
APPLICANT : Mudgee Little Learners



Dear Sir, **RE: Objection to the above development at 272 Church Street DA0287/2017.**

I **OBJECT** to this application for the following reasons,

TRAFFIC CONGESTION

As you would no doubt be aware that the proposed centre is in a **residential** area at the top end of Church Street, Mudgee. My property is situated opposite the proposed centre and as such will be **impacted severely** by this **business** opening up on opposite our driveway
The **un-refutable fact that Church street is already a busy and main thoroughfare** for traffic getting to and from several large sub-divisions (and expanding) at the south end of town and the proximity to Cudgegong Valley Public School Entrance/Drop off and Pickup Area in Church St. This centre will cause approximately **another 200 to 400 vehicles per day** to be entering and exiting an already busy road not to mention the fact that the amount of children travelling up and down the street to their relevant schools. In my experience over the past 8 years living in this location I have myself personally witnessed several close calls regarding near misses with children on bikes, and walking on the road. The sad fact is that it is simply too busy already without adding extra stress to the situation.

The **road is only 10.8 metres** wide which only allows a **maximum width of 6.3 metres** if vehicles are parked on either side of the roads leaving very little room for travelling vehicles.

Photo showing the lack of room in front of development, **less than 1 metre gaps** using standard size passenger vehicles. There is no way you can safely egress from your vehicle under these conditions, **let alone remove children safely.**



PARKING

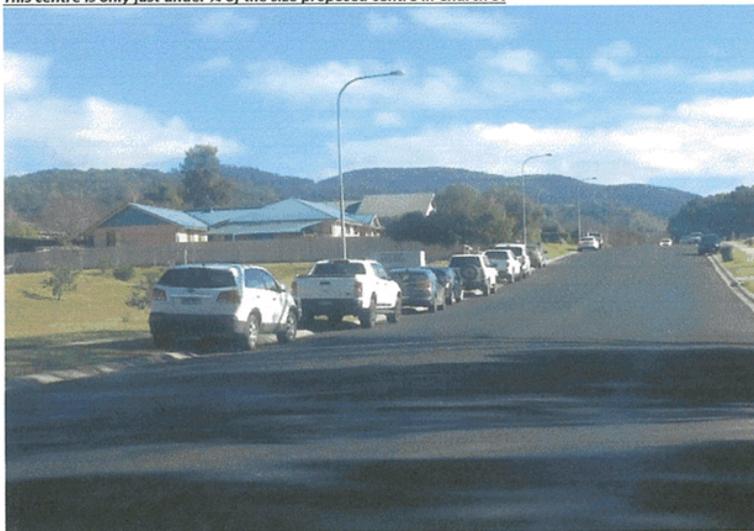
The plans submitted for this development show **32 parking** spaces at the centre, this however is woefully short of what in actual fact would be required to service such a large child care centre, As stated in the latest guidelines for child care centres in NSW my calculation put the staff alone **requiring parking up to a level of 40 vehicles** not including deliveries of supplies, waste disposal and then add in anywhere from 100 to 150 cars dropping children off and the same when picking up, this will be a recipe for disaster as I can foresee many parents choosing to pull over on the curb and remove their children and race across a busy road with limited lighting and **no safe crossing available.**

I am also convinced that the staff will in fact park outside of the centres boundaries which are **evidence at several other child care centres already in Mudgee.**

I would like you to take note of a picture took this week on Lions Drive at the 'Puggles' care centre where all the staff park on the road or footpath area and you would have to agree this is not ideal and if you travel down that road it does in fact cause **traffic issues with the width of the road** in that area which will in fact cause the same issues at this centre.

We would all be kidding ourselves if we think that this situation **won't be repeated** with this development.

*Puggles child care centre lions drive 21/06/2017, note parking off the vehicles on the footpath area,
This centre is only just under ¼ of the size proposed centre in Church St*



As stated in the **Traffic Management and Road Safety Practice: TTD 2017/0040 2014,**
The NSW rule number 197 prohibits parking on footpaths and nature strips.

I will however note that these rules do provide provisions for allowing **'Shared'** access to be allowed in certain instances but with the measurements I have calculated using these rules the curb side **does not and will not** meet the **minimum requirements** to allow this, in saying that this will mean the only way that cars will be able to park legally will be the vehicle remain wholly on the road and not 'half on and half off' the road thus leaving an already crowded road under **further stress.**

There are **also no footpaths in the vicinity** which causes most foot traffic to in fact walk on the roads instead of the sidewalk and will not clearly distinguish between foot access and 'shared' zones, just another **hazard to take in to consideration.**

Photo off footpath area adjacent to proposed centre, from my driveway

Looking south up church st opposite development, PLEASE NOTE, it is rare to see anyone using this pedestrian area due to the gradient roughly 20 degrees, and ground condition *most pedestrians use the road*



NOISE POLLUTION

I have no doubt the child care centre will cause a huge amount of **noise**, not only with the amount of vehicle activity but also pedestrians and with that comes noise, Myself and my wife are both shift workers myself at the mines and my wife Heidi a registered nurse, We also understand that with such a large population of the town we are one of **many families that are shift workers** and live within the direct vicinity of the proposed centre, as this facility is a 7am to 7pm business this will have huge repercussions for us when trying to sleep whilst they are operating such a large centre in suburbia . I will concede that the plans do have some provisions for noise proof fencing but **nothing will negate** the noise from out the front of the centre.

LANDSCAPING AND ASPECT

When we purchased our property at 251a Church Street, we particularly liked our property because although we are right in the middle of town, due to the large sized blocks it gave us a more **rural aspect** in regards to **mature trees** and neighbours houses 'pushed' back on their blocks rather than a new style subdivision.

The fact that none of the existing bushland will be kept in my opinion is **unacceptable** in this well established area; please see the following photo of our aspect taken from our front yard as it is at present.

We have a large yard ourselves and between us and our close neighbours both sides of the roads the birdlife is incredible for this part of a large town.

Top view of our property and proposed development it is clear the proposed site has **the most trees of any block in the area**



Photo taken from our front yard across to proposed site of centre

Flora that will be removed on the site of development **ALL THESE TREES WILL GO!**



In closing I would urge that yourself and the council consider all of the above points and in summarizing my main objections are that due to **large size, This will be the largest child care centre in the district** and the proposed centre will indeed have an **adverse effect in this suburban** area and in my opinion there are **much better suited properties and areas** in which such developments would be better suited for the **safety of residents and children** in this area and children accessing these facilities alike.

Yours Sincerely

Michael T Bremer
0427722186

Mrs Heidi Mildred Bremer
251a Church Street
Mudgee NSW 2850
28 June 2017



General Manager
Mid-Western Regional Council
86 Market Street
Mudgee NSW 2850



APPLICATION NUMBER : DA0287/2017
PROPOSAL : Child Care Centre and After Hours Care
LAND : Lot 12 DP 1182129 – 272 Church Street, Mudgee
APPLICANT : Mudgee Little Learners

RE: Objection to the above development at 272 Church Street DA0287/2017.

Dear Sir,

I am writing this letter in objection to the proposed construction of the Mudgee Little Learners Child Care Centre at 272 Church Street. As follows are my objections to this development;

Increase in traffic in an already busy street.

I have a 12 year old daughter who currently walks north down Church Street week day mornings to catch the school bus from the corner of Church and Lisbon Rd. She is one of many children I see each morning and afternoon walking to and from school, or their designated bus stops. There are no foot paths in this area and the ground is uneven in many spots, so the children tend to walk on the side of the road. At present the traffic in this area at these times of the day is heavy. The added traffic as a result of Little Learners will cause greater hazard and risk to our children. In this day and age it is important to encourage children to get out and about in the outdoors and walking to school or the bus stop is a great way of promoting this. I feel parents will see the increased traffic as a danger to their children and may in turn drive their children to school for safety reasons.

Insufficient parking for staff

According to the plans submitted the centre will have 32 car spaces available. Child care Centre guidelines for NSW require one car space for every four children. This centre is anticipating on accommodating 164 children with only 32 car spaces provided without the consideration of staff.

The required number of staff would be estimated at approximately 40! This would mean staff and parents/carers would have to park on the street. This concerns me for the following reasons; in the afternoon at 1540hrs the school bus stops directly opposite my house to drop my child off. It is very busy at this time of day and it makes me very nervous watching her have to navigate the oncoming traffic and soon to be parked cars. If cars are parked on the street there would be no place for the bus to safely stop and therefore would have to stop further from our home. My other major concern is the lack of visibility for me driving out my driveway with cars parked on either side of it. I am a Registered Nurse at Mudgee Hospital and I work as a Team Leader for the Operating Theatre Emergency on call team. At times I can be on call for a 7 day period, 24 hours of the day. When a call is made it is a requirement for the team to get to the hospital within 20 minutes. When purchasing this house 9 years ago its location close to the hospital was one of the features which contributed to us buying the property. With heavy traffic flow, cars obstructing my view and the potential for large numbers of people crossing the road I believe this will impact on my ability to safely exit my property to ensure my timely arrival to the hospital. I am very passionate about my role as Team leader of the Operating Theatre Emergency on call team and would not want to see my ability to perform this role damaged through no fault of my own!

C

Noise pollution

Both my husband and I are shift workers as are many of our neighbours. The increased traffic flow, along with the closing of multiple car doors will create increased noise making an already difficult job of sleeping during the day even more difficult. Not to mention the noise of children playing, crying etc. Night shift is one of the most un-natural things you can do to your body without making it more difficult due to the creation of excess noise in a residential area. As afore mentioned I take my job very seriously and am proud of the service we provide to the Mudgee community.

Removal of vegetation

C

The grounds of the property at 272 Church Street resemble that of a farm house with lovely well established trees and shrubs. This is a pleasant outlook from our property that will be destroyed by this development and be replaced with concrete and brick walls. A great deal of bird life frequent this property and in turn visit ours which is a welcome feature to our home. With the construction of this centre would see the destruction of this natural habitat and forced relocation of native wildlife.

In conclusion I object to the proposed development:

APPLICATION NUMBER : DA0287/2017
 PROPOSAL : Child Care Centre and After Hours Care
 LAND : Lot 12 DP 1182129 – 272 Church Street, Mudgee
 APPLICANT : Mudgee Little Learners

I believe this development will have a negative impact on this location by creating traffic congestion, creating parking problems, cause safety concerns for pedestrian's, make it difficult to safely exit existing properties and be responsible for the destruction of native habitat for local wildlife.

Yours sincerely,

Heidi Bremer.



School Bus stopping in front of 272 Church St



Photo showing rural-style home with natural vegetation



Evidence of children walking on the side of the road, resulting in the car having to move to the middle of the road to avoid them.

Julie Harris
7 Barigan Street
MUDGEES NSW 2850

26 June 2017

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

Dear Mr Cam

RE: DA0287/2017 - Child Care Centre and After Hours Care - 272 Church Street, Mudgee

I would like to put in an objection to the above DA for the following reasons:

I drive along Church Street, between Lisbon Rd and Spring Rd, four times each day on my way to and from work, and returning home for lunch, and have done so for many years. During this time I have noticed Church Street become busier, mainly due to the new subdivisions in Mudgee South. Church Street is the main road for most people to travel into Mudgee from that end of town for work, shopping, schools, the medical centre and hospital etc. In the mornings when travelling to work there are always a number of people walking, jogging and riding bikes along the road, and I have witnessed more than a few near misses, especially involving younger children riding their bikes on the way to school. My concern is that if a child care centre of the size of the one proposed goes ahead, with it's inadequate parking area, there will end up being more cars parked on the sides of the road than using the carparking area provided. With the extra number of cars using the road and those entering and leaving the child minding centre, as well as the parents that will try to park on the opposite side of the road and run their children across the road, I feel that it won't be long before there is a terrible accident, and the risk of this will be much higher at the times of day when the sun gets in the drivers eyes.

A few months ago I was told that there is already a child care centre being built off Melton Road. I believe that this centre is to be more than double the size of anything else we have in Mudgee. When I heard about this new child care centre I was already concerned with the increased number of cars that would be using Church Street, especially with Cudgegong Valley Public School being down the road.

Spring Road is also a road of concern, as already some mornings it can take some time for me to turn into from Church Street. This can cause frustration as some drivers are not very patient, which will also be a worry outside the child care centre.

I also would like to object to the size of the building and infrastructure that will consume the whole of the block. The loss of trees, shrubs and even grass areas will change this end of Church Street and I do not believe that it is appropriate.

I know that this child care centre can only go ahead with the consent of the council, and I ask you to seriously consider the consequences before granting an approval.

Yours truly
Julie Harris



Mrs Mary Rose Smith
276 Church Street
MUDGEE NSW 2850

25th June 2017

General Manager
Mid-Western Regional Council
86 Market Street
MUDGEE NSW 2850



Dear Sir

I wish to object to: Application No. DA0287/201 - Proposed Child Care and After Hours Centre
Lot 12, DP 1182129 - 272 Church Street, Mudgee

My reasons for this objection are as follows:

I am an elderly pensioner who lives with my daughter and her husband, next door to the proposed development. Apart from the traffic our end of Church Street is very peaceful and a beautiful place to live, which is one of the reasons my daughter bought this house. I spend many hours each day looking out of my windows at the bird life in the trees that are to be cleared if this proposal is to go ahead. These trees are home to many varieties of birds, some of these birds are, Wagtails, King Parrots, Magpies, Cockatoos, Honeyeaters, Pies, and even Kookaburras. If this land is completely cleared, as proposed, what will happen to all of the wildlife?

I also fear for the children from the local schools and the many other people who ride bikes or walk up and down our street. Church Street is already a busy street, and with a new, very large, child care centre already being built in Melton Road, Church Street is already about to become much busier. As there is not near enough parking for staff and for parents dropping off their children, most of these people will be parking on the street. With cars parking on both sides of the road, and the extra traffic that this centre will bring, and cars and buses trying to pass each other on the street, I believe that it won't be long before there is a serious accident.

Another concern I have is that the proposed car park is right outside my bedroom. With parents dropping off children from 7 o'clock in the morning, and picking them up until 7 o'clock at night, the noise from the cars, the children and their parents, will be very disturbing.

I have also been told that the garbage bins are to be kept about three metres from our side fence. With all the rubbish and soiled nappies from the centre, the smell and the flies will make it impossible to sit in the sun, in or near our barbecue area, which is an area I often use and I believe this may become a health issue.

The enormous size of the proposed Child Care Centre, is out of place and will be very damaging to our whole area, and the loss of trees and wildlife will also be very damaging to our environment.

I know that my quality of life will change in many ways for the worse if this proposal is allowed to go ahead.

Yours faithfully

Mary Rose Smith
Mary Rose Smith

Mr Craig A & Mrs Michelle MM Gunton
276 Church Street
MUDGEE NSW 2850

22 June 2017

General Manager
Mid-Western Regional Council
86 Market Street
MUDGEE NSW 2850



APPLICATION NO. DA0287/2017
PROPOSAL Child Care Centre & After Hours Care
LAND Lot 12 DP 1182129 - 272 Church Street MUDGEE
APPLICANT Mudgee Little Learners

Dear Sir

RE: Objection to Development of 164 place Child Care & 30 place After School Care Centre as described in the above Proposal

We wish to object to this proposal on the following grounds:

Over-development of the sight for an unnecessary purpose

The size of the buildings and the loss of vegetation alone will have an adverse impact of the residential amenity of the neighbours.

The number of proposed Child Care places, 194 in total, plus staff numbers of between 35 to 40 (based on 'Education and Care Services National Regulations [NSW], Chapter 4 - Operational Requirements, 123 Educator to child ratios - centre-based services), will have a devastating impact, not only on the neighbours, but on the whole area, for many reasons, but not limited to those set out below.

Mudgee currently has four Child Care Centres, Puggles, Imaginations, Lady Gowrie and Squeakers (two campuses), which cater for a total of approximately 261 children, aged between 6 weeks and 6 years. Mudgee Community Pre School (numbers unknown), also on two campuses, caters for pre-school children from 3 years to 6 years. As of last week, not all of these child care centres were 100% full.

In March 2013, an Application (DA0294/2013) was granted for a 152 place Child Care Centre at 26 Melton Road, this centre is currently under construction, and due to open between the later half of 2017 and April 2018. The Melton Road Child Care Centre is only 0.7 kilometres (see attached 'Photo1') from the above proposed Child Care Centre, and it will increase the total number of child care places in Mudgee by approximately 50%, and with the addition of the above proposed Child Care Centre's numbers, the child care places in Mudgee will be almost double the current places. If the current Child Care Centres are not 100% full, there is no justification to approve the new proposal.

Traffic Congestion

The south end of Church Street, is not a wide street and can be a busy street, especially during the hours of school drop-off and pick-up times, as well as morning and evening home/work travel

hours. With the future increased traffic to be generated from the Melton Road Child Care Centre, with Church Street being one of the main thoroughfares, the traffic congestion caused during the proposed facilities drop-off and pick-up times will create real road safety issues. These issues will greatly increase if street parking is taken into account, either on one or both sides of the road.

Lack of Car Parking and Unsafe Entrance/Exit

The base ratio for car spaces at child care facilities is one space for every four children, which brings the total number of car parking spaces for 164 children to 41, and based on these figures, the proposed car parking is short by nine spaces. The dual driveway entrance/exit, as well as the tight car parking area, will also prove inappropriate and should possibly be changed to a drive through car park with a driveway at each end, although this would remove more parking spaces from the area.

With the addition of up to 40 staff, and the lack of additional car parking spaces the only other option is for the staff to park in the street. As stated previously, Church Street is not a wide street, and using the following example, it is estimated that approximately 28 to 35 cars would need to use street parking throughout the most of the Child Care Centre's opening hours of 7:00am to 7:00pm.

Example used: Puggles Child Care Centre, 34 Lions Drive, Mudgee
Child Care places: 46
Average number of cars using street parking: Between 7 - 8
(See attached 'Photo 2')

To allow the above number of cars to use street parking, both sides of Church Street would need to be used, allowing approximately 6 metres (depending on the sizes of the parked cars) for cars and buses to pass each other. This will definitely create a safety issue, especially as buses stop on either side of the road.

Pedestrian Safety Issues

With an entrance to Cudgegong Valley Public School being 0.5 kilometres from the proposed Child Care Centre (see attached 'Photo 3'), a large number of infants and primary school students, either walk or ride their bike past the proposed facility each morning and afternoon. As there are no footpaths at this end of Church Street, nearly all of these students walk or ride along the edge of the road. With the estimated increase in traffic and street parking, as well as the parents dropping off and picking up their children, each morning and afternoon, it will become very dangerous for these students, and for the various other people who walk or ride their bikes along the south end of Church Street on a daily basis.

Lack of information regarding Retaining Wall and Fencing on Southern Boundary due to fall of land

As our property adjoins the the southern boundary of the proposed Child Care Centre, we have genuine concerns regarding the precautions being taken due to the drop of the land from the boundary to the ground level of the building. As the proposed building will only be a little over 3 metres from the boundary, with an estimated drop being around 2.5 to 3 metres, we would like to know how this area is to be retained, as well as the style of fence to be used along this area. The fence that divides the two properties is currently a post & wire fence mostly covered by an old established vine, we are very concerned that this fence and the vine will be destroyed if the proposed building is approved.

• **Land clearing and the lack of external landscaping to counteract the removal of trees and bushes**

The loss of vegetation due to the extreme land clearing will significantly impact on the neighbourhoods character and the environment. The trees on this property are often home to many birds including: Magpies, Kookaburras, King Parrots, Wagtails, Honeyeaters, Black and Sulphur-crested Cockatoos, and many more. Apart for the children's external play area, there appears to be no provision for replanting or landscaping to counteract the damage that will be done to the environment. (See attachment 'Photos 4a to 4h')

Bin Storage Area

The proposed 'Bin Storage Area', is situated approximately 6 metres from our outdoor entertaining area, and only 3 metres from where our grandchildren play. With the amount of waste generated from the proposed facility, including nappy waste, this will become a health issue, especially during the warmer months. If the 'Bin Storage Area' is placed anywhere along the southern boundary of the property it will impact on our ability to use our outdoors areas, or to open our windows on that side of our property.

Noise and Disturbance

Although there are proposed precautions in place to reduce noise to surrounding properties, there are still great concerns regarding this area. Due to the number of elderly people and shift workers that live near by, the noise generation will cause a significant loss of amenity. This noise generation will not only come from the children at play, but also from their being dropped off and picked up each day between 7:00am and 7:00pm, as well as from the increased road traffic.

In conclusion, we would like to say that all of the reasons we have stated above are not only genuine concerns of ourselves and our family, but of our whole neighbourhood. The reason we love living in this area is because of the outlook and the openness of the area, and for a building of the size of the the proposed Child Care Centre, to be approved in an area like this, and the traffic and noise that it will bring with it, will prove to be devastating for everyone. It will not only change the quality of life we live by today, it will also drastically lower the prices of our homes and make it near to impossible for our properties to be sold in the future, this fact can be supported by the local real estate agents.

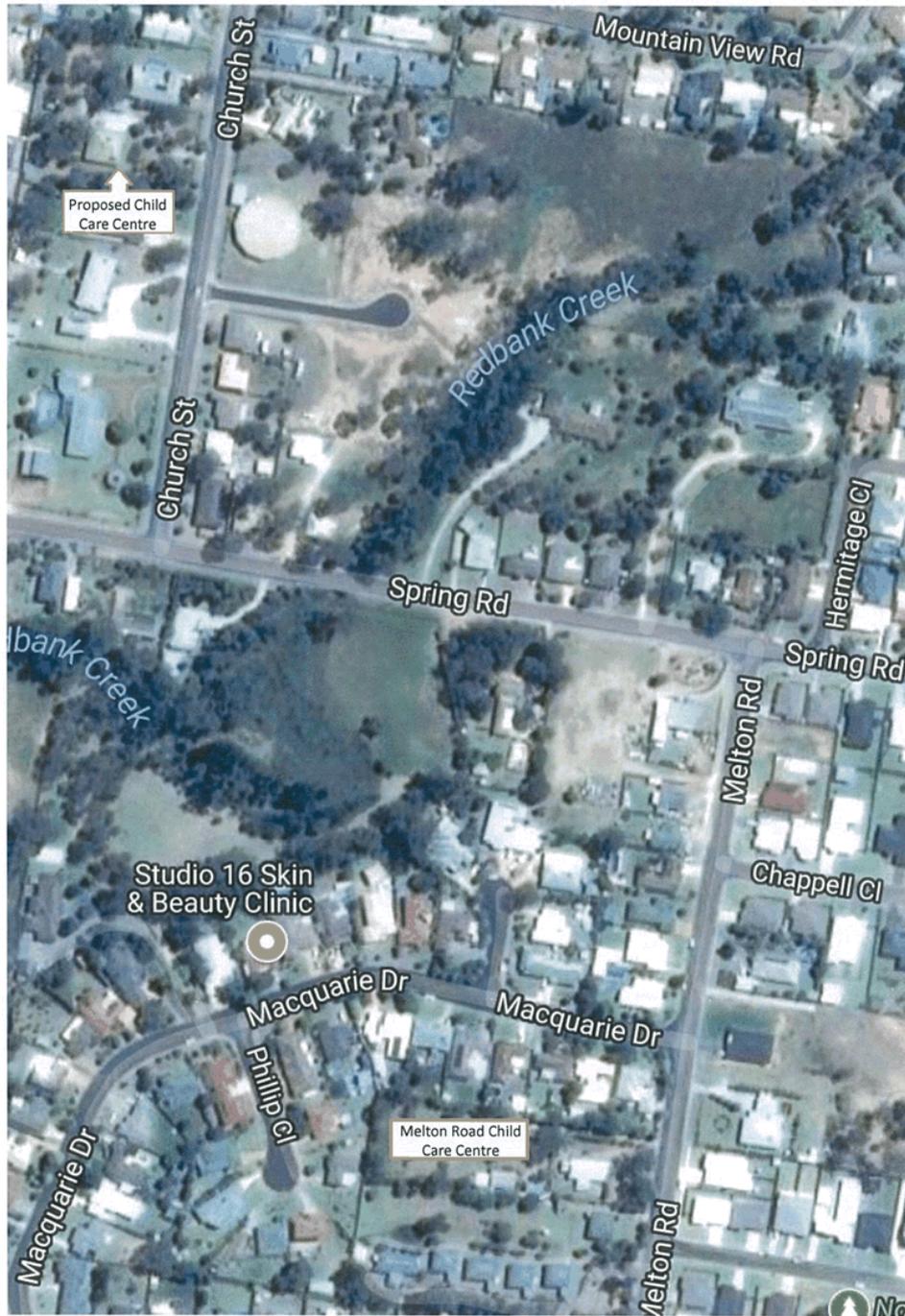
We understand that in a 'Zone R1 - General Residential', a Child Care Centre of any type can only go ahead with the consent of the council and we would like you to please consider all of our concerns before granting approval for proposal as large as this one.

If you wish to contact us regarding any of these concerns, please do not hesitate to do so at any time, either to michellegunton22@gmail.com, or on one of the numbers below.

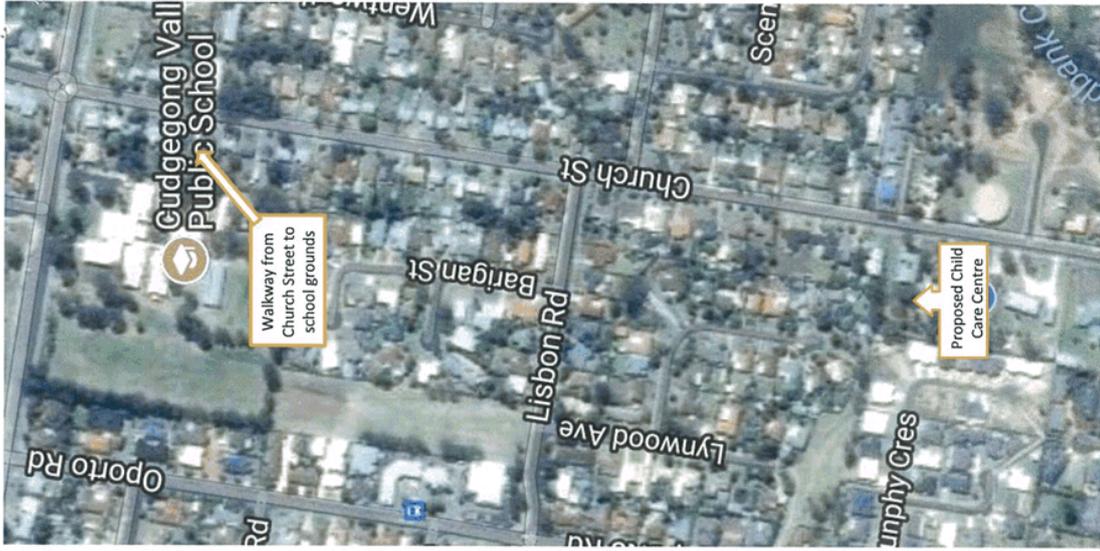
Yours faithfully


Michelle Gunton
0438 720 480


Craig Gunton
0428 720 600



'Photo 1'



'Photo 3'



'Photo 2'



'Photos 4a to 4h'

**Showing some of the
vegetation that will be
cleared from the sight
of the proposed
development**





278 Church St
Mudgee NSW 2850
21 June 2017

Ask letter

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

Re - PROPOSAL OF CHILD CARE AND AFTER HOURS CARE CENTRE

DA0287/2017- Lot 12 DP 1182129- 272 Church St Mudgee- Mudgee Little Learners

Dear Sir,

In response to your letter dated 30 May 2017 regarding the proposed Child Care Centre, I submit my objection to this development. There are many questions within my correspondence which I ask yourself, our elected Councillors and other relevant MWRC staff to strongly consider during your DA review/approval process.

My wife and I recently returned to Mudgee after 30 years where we purchased our current residence on a large residential block. The reason for this purchase was to have a large parcel of land allowing us to escape urban living whilst remaining in town (there are very few blocks of this size remaining in the town).

Whilst our residence is located on a main thoroughfare, the location of our home on the land (a little over 5,000 m²), offers the ability to enjoy our lifestyle in relative quietness. Will this continue with the erection of a childcare centre catering for over 200 persons (including staff)? Based on the noise assessment within the DA documentation and the rear of the building bordering our land and being within 2 metres of our boundary fence, I think not!

I note within the report that outdoor activity for the children attending the proposed centre will be restricted to a certain number and 3 meter high noise barrier walls will be erected. Is this the way a child should be raised? In a confined area with restrictions on what they would normally be doing i.e. running around playing & laughing. Would you, members of your family and the families of our elected Councillor's send their children to a place such as this?

Besides the extra noise, what other disruptions will this development bring to our neighbourhood?

- Increased traffic flow
 - Will traffic calming devices be installed at appropriate intervals to slow the already speeding traffic on the street? I regularly see a Highway Patrol Officer parked outside 272 Church Street conducting speed checks which often result in drivers being pulled over for assumed speeding offences
 - What effect will the extra traffic have of pedestrians entering the proposed centre?
 - There is a bus stop located directly in front of our residence. What effect will the increased traffic flow and vehicle parking have on passengers?
 - We have a through driveway at our residence which is already used by persons unknown to us as a pseudo roundabout thoroughfare. How will the developers/owners of the proposed facility manage potentially unwanted traffic flow through our property? Am I to install traffic calming devices or signage in an attempt to persuade others to do the right thing?

- Street parking - there does not appear to be sufficient parking for staff and parents/carers dropping off/collecting children
 - Will overflow parking be expected to park on Church Street directly in front of the proposed centre?
 - What effect will this have on pedestrian activity entering/exiting?
 - Are parents/staff expected to deal with near-miss incidents from passing traffic (refer previous comment regarding traffic calming devices)
 - How many near-misses are acceptable before a pedestrian, potentially a child is struck by a passing motorist? No response required, I know the answer!
 - How will the MWRC waste contractors deal with the extra parking during waste collection days? Will the drivers have to exit their vehicles and move the bins to allow collection? If so, they will take up more than half of the roadway adding to the congestion and increasing risk!
 - What of the increased risk of neighbouring residents exiting/entering their driveways during peak times?
- Street amenity - A residential area is to have a lovely home with bushland surroundings completely demolished making way for a proposed facility that will all but fill the block of land!
 - We have many native birds nesting in the area (King Parrots and Magpies regularly greet us). Have the trees to be removed been inspected for nesting habitat?
 - If approved, what restrictions are to be placed on the developers during proposed construction? There will be increased noise, dust, heavy vehicle movements on what will be a commercial construction site?
- Property values
 - What effect will this have on surrounding home values? Is this being taken into consideration by MWRC during the review/approval process?
 - If at some time in the future my wife and I decide to subdivide our block (as was done by the previous owners), will a DA be accepted and approved due to the large number of children attending a child care centre adjacent to our land?

Does Mudgee need a childcare centre of such large proportion? A new facility is under construction in Melton Road which I understand will cater for 90 children. Has Mudgee grown so extensively that there is a need for close to 300 child care placements within 800 metres of each other?

A quick internet browse identifies eight current facilities available. Are they at capacity? I understand there are placements available at some.

- Squeakers – Mortimer Street
- Puggles – Lions Drive
- Imaginations – Court Street
- Squeakers on Douro – Short Street
- Gowrie – Saleyards Lane
- Mudgee Pre School – Perry St
- The centre at the Masonic Lodge – Church Street
- Mudgee Family day Care Scheme
- Are there others?

If the proposed development goes ahead and placements cannot be filled, what will become of the facility? Will it become another South Side (Oporto Road) shopping centre situation and become a vacant eyesore?

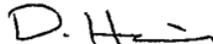
There are many other issues relating to this proposal which I am confident other concerned residents and my family members have and will cover regarding our objections.

I and members of my family oppose the location of this proposed development due to the calm and serene residential locality. This should remain as such and the proposed development must be critically reviewed by MWRC.

Your consideration of this and all objections received is appreciated and I look forward to return correspondence outlining your response to the questions raised.

Kind Regards

David Harris



0427 423 929

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Ilija Susnja

From: Council
Sent: Monday, 12 June 2017 10:23 PM
To: Council
Subject: Have your say - online submission

First_name : JOHN & ANDREA
Surname : HONEYSETT
Your_street : 280 CHURCH STREET
Town : MUDGEE
State : NSW
Postcode : 2850
Phone_number : 0409445047
Email_address : Johnandreahoneysett@bigpond.com

Your_say : We are currently away from Mudgee at present. We have lived at the above address for almost 18 years. WE WOULD LIKE TO RAISE OUR OBJECTION TO THE PROPOSED DEVELOPMENT OF A CHILD CARE CENTRE AT 272 CHURCH STREET, MUDGEE. The basis for this objection relates to noise pollution to surrounding residences and the significant increase to traffic movements in what is a designated residential area. Church Street already carries a significant amount a motor vehicle and pedestrian traffic. This is a significant child care centre proposal with a large number of children. This would cause a very large increase in the vehicular movements within a 1/2 to 2 kilometre range and pose a major danger to through traffic and great inconvenience to a large number of residents in the surrounding area. There has been no consultation with surrounding residents. From inquiries with a number of elected councillors it appears that they know nothing of this proposal. Surely this is a matter that should be discussed in open forum. We are aware that you will received a number of objections in relation to this proposed development. It is our intention to have this objection lodged along with the others and put before open council for consideration.

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278 Church Street
Mudgee NSW 2850

14 June 2017

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

Dear Sir/Madam,

Objection to – Proposal of Child Care Centre and After Hours Care DA0287/2017- Lot 12 DP
1182129- 272 Church Street Mudgee – Mudgee Little Learners

I write in response to your letter dated 30 May 2017 regarding the proposed Child Care Centre Application. I wish to strongly object to the location of the building. The area involved is a largely residential, quiet and wildlife dominated neighbourhood. A number of large blocks are utilised for outdoor recreation and gardening.

There are a number of reasons I am strongly objecting to this proposed new centre which will be outlined below.

1 – Traffic

Church Street Mudgee is currently a busy thoroughfare during both the day and night. Travel to/from work for 9am-5pm workers and earlier/later traffic for mine workers is enough for this street. Adding a Child Care Centre to this area will only increase traffic on what is already a busy thoroughfare.

At the front of the property I reside in there is a bus stop. Will this stretch of road be policed to prevent parents and workers stopping and parking here? On bin collection days, how will the local council collect waste if cars are parked along this residential street? Have you considered the local impact of residents driveways, gardens and lawns for busy parents at drop-off and pick-up times? We have a large driveway which many people already use without permission to complete U-turns in. How will this be policed for parents at drop-off and pick-up times? Due to the centres opening hours, what impact will headlights have on neighbouring properties when entering and exiting the proposed parking lot out on the street and in driveways?

2 – Noise Impacts

With an increase in traffic and human activity around the area the noise levels are bound to increase. This noise will come from car doors slamming, idling cars, children outside during the day plus extra drop-off and pick-up time noise. These noises are largely unnecessary for what is a predominantly retired and middle-aged demographic living in this area. My neighbours and family wish to retire in this area and to do so quietly and peacefully without the yelling and screaming that comes from a Child Care Centre. Show some consideration for the local residents instead of ruining retirement dreams.



3 – Extra road safety considerations

If the proposed Child Care Centre was to go ahead, what extra considerations do you need to take in to account in terms of road safety? Will there be a zebra crossing, traffic islands for a safe crossing station, speed humps or a reduced speed limit? What other disruptions would you like to add to this beautiful, quiet and residential end of Church Street? What impact will this cause for local residents in terms of construction?

4 – Construction

During the construction process how will local residents be affected? The recent roadworks and gutter rehabilitation at the southern end of Church Street resulted in my residence being impacted numerous times by water supplies being turned off without notice. Are Mudgee’s water pipe maps correct and up-to-date? I personally have walked down the street to complain to road workers that my water was off, with a dumbfounded look in reply saying we shouldn’t be affected – we were. I have also called and made a formal complaint to Mid Western Regional Council in regards to our water supply being turned off for the purpose of this same road construction. How will the noise of trucks and construction workers affect residents?

5 –New 90 place Child Care Centre due to open shortly on Melton Road



There is already a new Child Care Centre due to open shortly on Melton Road, Mudgee. A simple Google search indicates that the distance from the proposed location at 272 Church Street to Melton Road is 800 metres. Less than 1 kilometre. How ludicrous is that? Mudgee is a small country town which certainly does not need two new Child Care Centre’s within 1 kilometre of each other. What is bringing people to Mudgee, namely young families with children to be enrolled in the Child Care

- Centres? Where is the research and evidence to indicate the need for another Child Care Centre? Or is this just another profit making endeavour for a company?

Have current Child Care Centres in Mudgee been surveyed on their capacity? From research gathered in the previous weeks, Mudgee Child Care Centres are not at capacity. If already established Centres are not full, why has this application been proposed? Small country towns thrive on local support, not interstate competition.

6 – Adjoining properties have not been consulted

At this stage, adjoining properties have not been formally consulted on the impact this Centre will have on them. My residence adjoins the back south western corner of the Child Care Centre. When will formal notice on the direct impacts be notified to my residence? How far from the boundary will the building be? Will there be constant access of children and staff out a rear-access door? What happens in terms of an emergency? Are infants and toddlers going to be trapped against a colour bond fence?

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Thank you for taking the time to read this objection letter. I would be greatly appreciated if your research and evidence in regards to the needs of the local community for another Child Care Centre and the impact on residents could be forwarded to myself and all surrounding residents.

Kind regards,


Georgina Harris

0448 270 891

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2 Wentworth Ave.,
Mudgee 2850
14th June 2017

The General Manager,
Mid-Western Regional Council,
86 Market St.,
Mudgee

Dear Sir,

Re- D/A0287/2017 – Proposed Childcare Centre and After School Care Centre at 272 Church St.
Mudgee

I wish to object to this proposal as I am very concerned for the health and well-being of my 80 year old sister who has had to move to town following the death of her husband. She is struggling to adjust to town living after many years of quiet life on their farm. As she is living with family at 278 Church Street, adjoining the development site she would find the noise levels of extra traffic, so many children in a confined space and car doors slamming constantly very unsettling. She is also worried about the heavy volume of traffic and so many vehicles parked on each side of Church St when having to drive in and out.

For myself I am also concerned about the difficulty I will encounter when having to drive through so many parked cars and parents rushing to drop-off or collect their children and turning wherever they can, even using private driveways. My niece is worried that they may have to put barriers across their driveway to prevent it being used. This would be very difficult for me as I am older than my sister and suffer from arthritis, making getting in and out of cars unnecessarily harder.

I visit my sister often and also a very elderly friend who lives in 276 Church St also adjoining this planned development.

This planned development is not at all suitable for a residential area with so many elderly residents, who spend much of their time at home. Please consider the elderly in your determination.

Your faithfully

Carmen M. Archer

Mrs. Carmen Archer



3 Acacia Grove

Mudgee

14 June 2017

The Manager

Midwestern Regional Council

Mudgee 2850

Sir,

Re New Child –Care Centre, 272 Church Street, Mudgee

While I have no objection to this development in principal, I am very concerned about its impact on pedestrian traffic in the area.

As there is no concrete footpath along this section of Church there are already a large number of pedestrians walking along the road, especially before and after school.

I believe that the increase in pedestrian and vehicular traffic associated with this development will increase significantly the risk of a pedestrian, most likely a child, being injured by a motor vehicle.

I therefore request that the Council consider the provision of concrete footpaths along the section of Church Street for at least 50 metres either side of this new development.

Yours faithfully



Bruce Walker



Adc ✓

278 Church St
Mudgee NSW 2850
12 June 2017

General Manager
Mid-Western Regional Council
P O Box 156
Mudgee NSW 2850

Dear Sir,

Objection to – Proposal of Child Care Centre and After Hours Care

DA0287/2017- Lot 12 DP 1182129- 272 Church St Mudgee- Mudgee Little Learners

In response to your letter dated 30 May 2017 regarding the proposed Child Care Centre Application, I wish to strongly object to the location of this Building.

The area in question is residential with several large blocks for garden/outdoors recreation.

We only recently returned to Mudgee after many years away and were very lucky to find a prime large residential block in Church St, Mudgee. We enjoy the quiet location however we already have peak hour local traffic going about their normal business. This will increase considerably with this proposed centre.

The proposed Child Care Centre is in the wrong location – We already have 3 on South side of Mudgee, namely The Masonic Hall in Church St, Puggles, in Lions Drive and a new 90 Place centre being built in Melton Rd, Mudgee and due to open shortly. Increased Traffic flow to the new Melton Rd Centre will be expected!

To demolish a large residential block complete with a house and sheds to build a Major size Child Care Centre will absolutely destroy the neighbourhood. People enjoy walking their dogs in the area. Will this be a problem with children about in a high pedestrian area?

I wish to raise a few issues so far and these are by no means absolute in their entirety-

Increased Traffic Flow, consequential noise from the traffic, congestion at peak times, parking problems in the street (normally 2 cars are parked on the street between Spring Road and Madeira Rd at any time of the day) People performing a U turn to obtain a carpark- People turning around in my driveway (it has happened previously), People performing a U turn in Stan Boal Close- opposite my House. Car doors being slammed shut numerous times with children being collected.



An Increased amount of traffic affecting me simply going to and from work and leaving or entering my driveway.

Church Street also has local buses and school buses, congestion at peak times- line marking for limited traffic flow, reduced speed due to high volume of pedestrian traffic and all day parking by staff unable to park in the Centres car Park. Will the centre require a pedestrian Island or crossing? Police will need to patrol the area for peak periods due to parents rushing to collect children from various locations and perhaps not mindful of correct parking and potentially blocking driveways.

Disruption to local living, access to driveways, Pedestrians, Bin collections with cars parked out the front all day, every day. Increased rubbish scattered on the lawns and street due to increased pedestrian traffic. Extra Vehicle headlights on high and low beam shining into residents houses upon entering and exiting the Centre due to hours of operation and vehicle movements on a daily basis.

Increased noise from a large amount of children – outside children during the day- plus pick up and drop off of children will see this amount increase on a daily basis. I aim to retire in my house and am also considering the future impact on my retirement with a large child care centre next door!

Noise from parent's vehicles- car doors slamming, delivery trucks, mini bus for school pick up or other outings.

An Increase in noise from air conditioning units and their proximity to surrounding houses with bedrooms close to the centres exterior walls. No noise assessment has been conducted on our property even though we adjoin the Centre.

The residents will be impacted during the building and demolishing phase and any other associated impacts such as traffic congestion during connection to sewerage or other network availability. Increased noise from the large water tanks- pumps etc. We have already had staff from Barnson's access our property without permission to inspect sewerage pipes.

Removal of established trees and vegetation on the large block and replaced with an oversized structure with a concrete car park. Not attractive in a residential area with beautiful gardens and birdlife.

Possible effect on property prices in the street. We moved back to Mudgee for a quiet country lifestyle- This part of Church Street is a totally in-appropriate location and area for a Child care centre. There are many new residential areas opening up in Mudgee that would suit a centre of this size much better.

Most residents in the street are retirees and value their peace and quiet. I wonder what new business such as shopping centre's (remember Stockland Mall proposal that was rejected) are coming to town to accommodate the rush on employment that parents will require their children in care for such extended hours?

Are the local schools ready for such an influx of child enrolments due to the size of this centre? Will this centre close the smaller established Child Care Centres in the area?

There is a lot to think about with a structure of this size. Mudgee has a Development program and a vision for the future. Let this application be considered at another site and keep Mudgee the way it should be – A much loved Country Town with street appeal and Logical Town Planning.

Thank you for the opportunity to respond to your letter.

Kind Regards



Marie Harris

0418 284 926

278 Church St.,
Mudgee NSW 2850
13th June, 2017

The General Manager,
Mid-Western Regional Council,
86 Market St.,
Mudgee NSW 2850

Dear Sir,

PROPOSAL OF CHILD CARE AND AFTER HOURS CARE CENTRE



DA0287/2017 – Lot 12 DP1182129 ,272 Church St., Mudgee

I OBJECT MOST STRONGLY TO ABOVE PROPOSED DEVELOPMENT.

I have only recently been forced to move to town following the death of my husband. Coming from a peaceful farm life of 30 years I was happy when my daughter and son in law offered me a home with them on their beautiful very large garden block surrounded by trees on many nearby blocks particularly on the block of proposed childcare centre.

I am very distressed to find that there is the above DA before Council for the destruction of these trees and nesting habitat for birds, to enable the erection of a very large structure which will create large volumes of noise during all daylight hours – at least 12 hours of each week day. This will totally destroy any chance of my having a peaceful retirement to town on this block which adjoins the development site.

The amenity of the local residents, many of whom are quite elderly like myself and as long term ratepayers should be granted more consideration.

Can Council show that there is a need for such a large enterprise considering that one is currently being built in Melton Rd. only 3 blocks away, to cater for 90 children. Surely this will fill the needs of Mudgee's families for some years as there are no known plans for any large shopping centres or industrial employment opportunities coming to Mudgee. Also there are still vacant places at the Lady Gowrie centre in Saleyards Land.

The DoPE Draft Childcare Planning Guide shows that the DoPE HAVE A REALISTIC UNDERSTANDING OF THE EXPECTED NOISE LEVELS as the guide states that boundary fences should be 3m high. Technical compliance would require fence heights of up to 6.2m. This would create a gaol like structure which would not be acceptable for neighbouring residents, the children and their educators. The D/A recommends much lower fences as being sufficient and seem to think that a couple of 3m acoustic walls and 10mm Perspex sloping inwards tacked onto fences would suffice.

The DoPE Childcare Guide also recommends that no more than 20 children be allowed outside at any one time. The D/A suggests up to 80 children at one time. What a difference in noise levels. The children must be taken inside if they cry and are to be encouraged to play quietly and not to fight and scream as children do. This is an unrealistic expectation.

Obviously Barnsons will not be living next to this development and it seems that their mission is minimise DoPE requirements to ensure their client will have this proposal approved with no real consideration for nearby and adjoining neighbours.

I will endeavour to address my concerns on various points in the D/A.

Environmental noise assessment 2.0 Insufficient parking for visitors and staff. Only 32 parking spaces are shown – required to have 49, thus a shortfall of 17 parking spaces with none for up to 27 staff, who would have to park on the sides of Church St. So there could be up to 44 cars parked on both sides of Church St. Normally there are only about two cars parked in Church St. between Spring Road and Madeira Rd. This would make garbage collection, buses and visitors to local residents very awkward. Parents rushing parking and turning on the street would encourage the use of private driveways and become a nuisance. We may have to place barriers across our large private driveway to prevent others using it.

Table 1 – No mention of this residence at 278 Church St. as a noise receptor in spite of adjoining 272 Church St at rear of this block – a normally peaceful spot where I spend much time gardening and bird watching. No acoustic assessment done for this block. The noise criteria for indoor play areas, car parks and mechanical plant shall not exceed background noise by more than 5dB at the residential assessment location. Who will monitor this?

2.7 Visual amenity. No consideration is given to this with all trees destroyed, an ugly building, surrounded by gaol type fencing and rows of parked cars blocking the street where many people spend much time walking alone or with friends or dogs.

Table 9 – AirCon. and exhaust fan not selected yet nor location. Must have a detailed analysis prior to a Construction Certificate.. 5.3 – Mechanical plant has potential to be in excess of noise criteria. Air conditioner condensers recommended to be on roof inside of ridge line towards centre of site.

Table 10 – Predicted noise levels (internal) are not fully compliant at rear 270A Church St., 276 Church St or 25 Dunphy Crescent. No prediction on this block 278 Church St. which adjoins 272 Church St.

External predictions show cumulative noise levels not compliant at same addresses and again no prediction for this address. Why is this?

5.4.3- Table 7-Traffic increase of up to 35% in peak hour. This will be cumulative on expected increase of traffic in Church St when Melton Rd. childcare centre opens as Church St. is the main artery to Melton Rd. This will place a very heavy burden of traffic noise on us and will prevent local workers from leaving home at their usual time. This has not been addressed in the D/A.

5.7.1 – Context and setting. Given the nature of the development it is considered to be compatible with the existing and future context and setting of the locality. **TOTALLY WRONG!**

5.7.3 There will be disruption to sewer while being re-arranged on development site.

5.7.8.4 - Noise mitigation measures indicate that up 80 children can be allowed out at one time. DoPE recommendations are for only 20. Which will it be? In order to mitigate the noise 140 will

be locked inside away from sun and space. They cannot have it both ways. It seems cruel to the children and I would not like to have a child spending hours daily in such stringent conditions.

5.7.11 – Noise generated by demolition and building will generate some minor noise. Coming from a farming background I can assure you that the noise from large bulldozers, excavators, jackhammers and large chainsaws can in no way be described as minor noise! This will be followed by semi-trailers loaded with timber frames, then drop-saws nailguns, anglegrinders etc.

5.8 – Suitability of site. This site can in no way be considered as suitable for such a large development. It is totally inappropriate for the area. This is an industrial sized commercial development, planned only for the profitability of the developer with no consideration of permanent residents. It is an industrial sized development, which will engender industrial volumes of noise and traffic and as such should be sited on large semi-industrial land well away from permanent residents.

5.9.1- No impact on the amenity of the business area and therefore deemed to be in the public interest. HOW ONE SIDED - WHAT ABOUT THE AMENITY OF THE SURROUNDING NEIGHBOURS?
Disgraceful!

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I hope you and your Councillors and Council staff give this development much consideration and ask yourselves the question – WOULD I LIKE SUCH A DEVELOPMENT NEXT TO MY HOME?

Thank you for your assistance in this matter.

Kind Regards,



Rita Gibbins

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General Manager
Mid-Western Regional Council
Mudgee NSW 2850



Craig Sievers
270 Church Street
Mudgee NSW
17 August 2017

Dear General Manager,

Further to my objection to the application originally lodged with respect to the proposed childcare centre at 272 Church Street Mudgee, I object to the amended plan, on the grounds set out below. *DA0287/2017*

1. There has not, to my knowledge, been any community consultation with respect to the proposed development. On the contrary, clearing of the site has been substantially completed prior to any development approval being granted, or the application being determined. Having regard to the scope of the proposed development, and its potential impact on the residential area in which it is proposed to be constructed, the community is entitled to be consulted, and its concerns addressed directly by council and the proponents of the development.
2. The noise amelioration measures proposed for the development will not materially alleviate the impact of the development on owners of properties, like mine, which adjoin the development. The proposed physical noise barriers are not high enough to be effective. The application should not be determined until the proponent provides detailed expert assessment of the noise mitigation measures by an independent consultant. The proponent has not submitted an amended noise assessment, and simply asserted that reducing numbers of children will sufficiently reduce noise levels.
3. The absence of vehicular access to the before and after School Care Building proposed for the northern portion of the development creates a significant danger for occupants of the development, and owners of adjoining properties in the event of a fire, or other emergency in that part of the proposed development. Also should



an evacuation of the site be required due to a fire or emergency in the main building of the Child Care Centre, the before and after school children have no alternative but to exit the site via a path that will lead them directly past that building, thus placing them in danger's way. The prospect of children being trapped inside the northern part of the site requires serious consideration before any approval of the development. The proponent of the development has a duty to provide a safe means of evacuation should it be required.

4. The proposed stormwater runoff provisions by way of infiltration trench create the risk of inundation of properties adjoining the proposed development. The current proposed Infiltration Trench location on Drawing Number 26740-P04, places the trench in an area that contravenes regulations in relation to the proximity to a building. The apparent area from the carpark which rainwater will be harvested and diverted to the infiltration trench is far greater than the infiltration trench capacity. If heavy rainfall occurs for an extended period, the ability of the trench to cope will become problematic. The proponent acknowledges that the site is in an area mapped as "groundwater sensitive", and therefore must be considered vulnerable and there is insufficient evidence to suggest otherwise. In the absence of an independent hydrological report approving the current proposal, I contend that council cannot reasonably do so.
5. The proposed development sits in an established residential area. The proposed development is incompatible with existing development, which landowners have acquired or undertaken in the belief that the area would continue to provide them with quiet enjoyment of their properties, and without notice from council that their assumptions were, or may become erroneous. One of the most significant adverse impacts on the quiet enjoyment and amenity of adjoining properties is due to the traffic which the development will generate.
6. The proponent says that the development will have 27 staff (para 4.1.1.3), and will have 154 places (para 4.1.1.6). It concedes that the development requires 39 parking spaces (para 4.1.1.6). By providing 32 spaces, even without regard to staff parking,

the development is substantially non-compliant. If, as could reasonably be expected, staff take up the parking spaces, potentially the number of spaces for others is reduced to as few as 5 spaces, where 39 are mandated. Whether they be parents, carers, or staff members, it is transparently obvious that the great bulk of parking will need to be on the streets adjoining the development- up to potentially 34 vehicles at two critical times per day. This also has implications for the “typical staying” times suggested by the proponent in para 4.1.1.6, which are not in accordance with the RTA standards in any event.

7. The proponent suggests a total time demand for parking (exclusive of centre staff) of 633 minutes over two x two hour periods daily. The proponent has worked on 3 minutes for parking plus a “manoeuvring buffer” of 2 minutes, 5 minutes in total, in calculating its 633 minute total time during each two hour period. The RTA time is in fact 6.8 minutes. This means, instead of 633 minutes, 1,114 minutes would be required, or 1.76 times as long as the proponent suggests. Thus, not 6 but 10 spaces would be required to accommodate the movements during each two-hour period. These calculations are based on the proponent’s projected numbers. The proposal makes no reference to, or provision for bus movements, or parking. The 2 car spaces on the northern end and the 2 car spaces on southern end of the car park will be too tight for cars to easily manoeuvre into and as such will be of no benefit.
8. It is the responsibility of the proposed development to prove that public safety is not compromised in any way, this has not been shown. The carpark does not comply with the requirements of AS 2890.1:2004 Parking facilities. This will only encourage cars to park and queue on the street, thus obstructing the thoroughfare in the busiest periods of the day. RTA guidelines require that vehicles are not forced to wait on the road. The proponent has not demonstrated that the existing levels of safety on Church Street will be maintained, and as such is required to do so.
9. The proponent of the proposed development has not demonstrated consideration to the impact on safety and amenity which take precedence to increasing traffic on residential streets.

10. The likely effect of vehicular movements generated by the proposal will clearly impact the adjoining owners' quiet enjoyment of their homes, and ability to get in and out of them. It is to be remembered that the proposed development is a commercial venture. It is entitled to no special treatment, and provides no rational basis for special treatment in any event. It is transparently obvious that the desire to avoid compliance with the accepted parking requirements is simply to boost the profitability of the development by housing more children.
11. The council is required to enforce its own development standards- why have them otherwise. The proponent has not demonstrated that it should be relieved of the requirement to comply with those standards. The council must also, as required by the principles of administrative law, give objections to the proposed development serious, genuine and proper consideration. So doing will see the proposed development refused planning permission unless and until it addresses the deficiencies identified above.

Regards,

Craig & Louisa Sievers



Mr Craig A & Mrs Michelle MM Gunton
276 Church Street
MUDGEE NSW 2850

16 August 2017



General Manager
Mid-Western Regional Council
86 Market Street
MUDGEE NSW 2850

APPLICATION NO. DA0287/2017
PROPOSAL Child Care Centre & After Hours Care
LAND Lot 12 DP 1182129 - 272 Church Street MUDGEE
APPLICANT Mudgee Little Learners

Dear Sir

RE: Objection to the Amended DA for a 124 place Child Care & 30 place After School Care Centre as described in the above Proposal

PLEASE READ IN CONJUNCTION WITH OUR ATTACHED LETTER DATED 22 JUNE 2017

In our previous letter we raised a number of objections concerning the original, above DA. We feel that most of these objections and concerns have not been dealt with, and would also like to refute many of the figures used in the associated impacts for the revised application.

Some of the points that we feel were not dealt with are:

The Over-development of the sight for an unnecessary purpose

Although the size of the building and the number of child care places have been reduced, the need for a 124 place childcare centre in Mudgee is still not warranted, as presently there are not enough children to completely fill our existing centres. With approval already granted for one to be built in Caerleon Estate, as well as one almost complete in Melton Road, Mudgee is definitely not in need of another Childcare Centre, especially one of this size.

The size of the proposed building in a well established, residential area of Mudgee is inappropriate. With the mass of the building and the car park taking up most of the land, and apart from a few small trees along the eastern boundary and the five metre garden across the front, no plans appear to be made to soften the impact of such an oversized building. The amenity of the surround properties will be severely damaged by the imposing building structure, however, this damage would definitely be eased if mature trees were used to soften the impact.

Traffic Congestion

The traffic generation rates offered in the amended DA are based on the RTA's 'Guide to Traffic Generating Developments (NSW Roads and Traffic Authority, 2002)', which is based on a survey undertaken in 1992, in the Sydney region '3.11.3 Child care centres', 'Overview' (from the same Guide). This information is irrelevant to rural areas as lifestyles, transport travel distance etc. are vastly different. The amended DA states that the development would increase traffic by 24.8%. The DA then goes on to say that the peak hour traffic would only be increased by 19%, and have based this on a two hour peak period. They have also

stated that this percentage would not be as substantial as other forms of transport may be used and there would be trip sharing.

In reality after speaking with a number of people from various childcare centres in Mudgee, the peak period is normally only between 8:00-9:30 each morning, which increases the the overall percentage for the morning peak period. Also, no other forms of transport are usually used, and often unavailable for use in Mudgee, and trip sharing is not usually considered due to the strict NSW legislation for Child Car Restraints. Another factor that needs to be looked at regarding traffic generation in Church Street, is that the usable road width will be reduced to approximately 6 metres, due to cars being parked on both sides of the road. This will make it almost impossible for trucks to deliver gas, garbage trucks to empty the bins, and the movement of buses through the area.

The morning peak times are more of a concern to us than the afternoon, as this is also the time of day when school children are travelling to school. With Cudgong Valley Public School only .5 kms down Church Street, and children using the road due to the lack of pathways, the pedestrian numbers are also high during this period. Generally traffic is already at increased levels at this time of day, add to all of the above the extra traffic that is already to be generated from the new Melton Road Childcare Centre, and you should be able to see how genuine our concerns are.

C Lack of Car Parking

In the amended DA the applicant states that the on-site parking area is already short by seven spaces as required by the Mid-Western Regional Council's DCP and their Draft SEPP. They then go on to justify this using unrealistic figures.

As pointed out above, the normal morning peak period for Childcare centres in Mudgee is 8am to 9:30am, and not 7am to 9am as stated by the applicant. Another major discrepancy is the time allocation of only "3 minutes plus a manoeuvring buffer of 2 minutes", per car for drop-off and pick-ups. After surveying a significant number of parents with children currently at Childcare, and a number of Childcare centres, this figure is drastically understated. The average drop-off and delivery times for children 0-2 years old appears to be between 12 to 20 minutes, whilst the average time for an older child appears to be between 10 to 15 minutes. These times increase when parents get together for a chat, with some parents explaining that it could take them 30 minutes to get away. Most parents said that even if they were in a rush, it would still be impossible for them to park their car, take the child restraint off and get their child's bag, take the child in and sign them in, drop off their child's bag, and make it back to their car and drive away in under five minutes. Taking this into consideration you can see why the applicants figures are unrealistic.

C The applicant also states that the average demand for the morning peak period would be six car spaces. With a Childcare centre of this magnitude, and using the information above from other centres, it would not be unrealistic to have between 20 to 40 cars parked outside the Childcare centre at sometime during the peak morning period. Add these figures to cars belonging to the 27 staff members that may be at the Childcare centre at some stage during this period, and you can see why we are concerned about the shortage of parking.

The safety of those children already using Church Street to walk or ride their bikes to school in the mornings, especially considering the fact that there is no paving at the southern end of Church Street, and the safety of pedestrians trying to cross Church Street to attend the Childcare centre, must be considered when granting this application.

To quote the applicant, "A number of on-street parking spaces in front of the site and on the opposite side of the road in front of the water reservoir are also available." If cars are parked on both sides of Church Street, in the areas suggested by the applicant, the road will be narrowed to approximately 6 metres. If as few as four cars park in this area it will severely hamper the flow of traffic, but with the possibility of up to twenty cars being park on the road at any one time, for no matter how short a period, it will drastically increase the risk of injury to pedestrians and bike riders, as well as other road users . The lack of pathways in this area also greatly increases the risk to pedestrians as the normal culture in this area is to use the road instead of the footpath.

If the size of the proposed Childcare centre was drastically reduce and off-street parking was adequate to support the centre, we would less objective to the application.

Lack of information regarding Retaining Wall and Fencing on Southern Boundary

Up to now we have not been given any information in regards to boundary fencing and retaining wall (front section) of the southern boundary. As our property adjoins this boundary we feel we should be informed of these two important facts.

Land clearing and lack of external landscaping to counteract the removal of trees and bushes

As the land was cleared before the amended DA was realised and any further objections could be raised, it is now easy to see the impact the removal of the vegetation has had on the amenity of the neighbourhood. The newly proposed five metres landscaping across the front of the property will go a long way to bring back some street appeal, and the row of small trees that have been left along part of the (rear) eastern boundary will also soften the visual aspect at the back of the building. Consideration also needs to be given to the boundary planting of mature trees on both the northern and southern boundaries. The visual impact of such an enormous building and the car park area could be vastly improved with the screening of mature trees and would go a long way to restoring some of the amenity that has already been destroyed.

Bin Storage Area

In our previous letter we raised the issue of the designated 'Bin Storage Area'. The health and safety concerns we raised have been overlooked in the amended DA. On investigation it has now been brought to our attention how much of a health hazard this will actually be.

The proposed bin area is situated approximately six metres from our outdoor eating and barbecue area. After speaking with other local childcare centres and hearing about the problems they have with their waste, and the volume of waste they produce, also speaking with pest experts, we know that the amount flies that these bins will attract cannot be controlled for any length of time. The stench that will emanate from these bins during the warmer months of the year will make it impossible for us to use our external living areas or our backyard.

The proposed centre will have more than double the amount of waste most other Childcare centres in Mudgee have. With the nappies for babies/toddlers, 0-2 years, required to be changed every two hours, and a proposed 44 places for this age group, the daily waste will be extremely high. There will also be a significant number of 2-3 year olds requiring nappy changing each day.

The only suggestion we have is that the 'Bin Storage Area' be moved to the front of the property, away from any of the surrounding neighbours boundaries, and placed in a fully enclosed structure. This structure could be incorporated into the proposed landscaping across the front of the property. The regular cleaning of these bins should be made a requirement and all efforts need to be made to control flies, which could be controlled by the councils health inspector.

Natural Spring

In case it has not already been brought to your attention we would like to mention the natural spring which fills the existing pond at the back of the property. The previous owner informed us of the spring some time ago and it wasn't until the trees were cleared that we remembered the conversation. The reason we are mentioning this now is that the spring appears to be situated beneath the proposed theatre and/or the 3-5 yrs Room 3. We do not know what impact this will have on the actual building, but feel that it needs to be addressed. We have attached two diagrams for your convenience, showing the position of the spring on both the property before it was cleared and in regards to the proposed building.

In conclusion, if this DA Application was for a Childcare centre and After School Care centre, half the size of the one proposed, and parking was all onsite, and if landscaping was used on all four boundaries to visually soften the impact, we would have very little objection to the centre.

Yours faithfully



Michelle Gunton
0438 720 480



Craig Gunton
0428 720 600

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C

Mudgee Little Learners, 272 Church Street, Mudgee



Proposed 164 place childcare centre with after school care for approximately 30 children

GFA:
 Childcare Centre - 1,236.65 m²
 Out of School Care (OSC) - 170.94 m²
 Total GFA - 1,307.59 m²

DOC's Regulatory Childcare Areas's (unencumbered m²)

Doc's requirement (internal) - 3.26m² child
 Doc's requirement (external) - 7.06m² child

Proposed 124 child centre

Internal unencumbered	- 533 m ²	
External playspaces	- 1,148 m ²	
Year area internal breakdown:		
0 - 1 yrs	12 proposed places	- 50.14 m ² allowed
0 - 2 yrs	30 proposed places	- 104.00 m ² allowed
2 - 3 yrs	30 proposed places	- 104.00 m ² allowed
3 - 5 yrs	30 proposed places	- 97.50 m ² allowed
Total		- 355.64 m² allowed
0 - 5 yrs	124 proposed places	- 441.14 m ² allowed
		- 868.00 m² allowed
Total area external breakdown:		
0 - 5 yrs	124 proposed places	- 868.00 m ² allowed
		- 868.00 m² allowed

Area Table
1:100

**PLAN OF PROPOSED BUILDING
SHOWING THE POSITION OF
THE POND WHICH IS FEED BY A
NATURAL SPRING**

- Legend
- 1.00 Proposed Childcare Centre
- 1.01 Proposed Out of School Care (OSC)
- 1.02 Proposed Pond
- 1.03 Proposed Play Area
- 1.04 Proposed External Play Space
- 1.05 Proposed External Play Space
- 1.06 Proposed External Play Space
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- 1.99 Proposed External Play Space
- 2.00 Proposed External Play Space



1.00	Proposed Childcare Centre	1,236.65
1.01	Proposed Out of School Care (OSC)	170.94
1.02	Proposed Pond	0.00
1.03	Proposed Play Area	0.00
1.04	Proposed External Play Space	0.00
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2.00	Proposed External Play Space	0.00



The Little Learners centre will be a purpose built facility for 164 places, including 30 places for after school care. The centre will be a purpose built facility for 164 places, including 30 places for after school care. The centre will be a purpose built facility for 164 places, including 30 places for after school care.

Mudgee Little Learners Pty Ltd
 Project Name:
 Client Name: Mudgee
 272 Church Street, Mudgee
 Mid Western Regional Council
 Project No:
 Drawing Title:
 Date:
 Scale:
 Author:
 Checked:
 Approved:

Block 1 (A) - on site - 25000000
 Block 2 (A) - on site - 25000000
 Project No: DA 2
 Drawing No:
79_CM_17_AWD_01.01

Mr Craig A & Mrs Michelle MM Gunton
276 Church Street
MUDGEES NSW 2850

22 June 2017

General Manager
Mid-Western Regional Council
86 Market Street
MUDGEES NSW 2850

APPLICATION NO. DA0287/2017
PROPOSAL Child Care Centre & After Hours Care
LAND Lot 12 DP 1182129 - 272 Church Street MUDGEES
APPLICANT Mudgee Little Learners

Dear Sir

RE: Objection to Development of 164 place Child Care & 30 place After School Care Centre as described in the above Proposal

We wish to object to this proposal on the following grounds:

Over-development of the sight for an unnecessary purpose

The size of the buildings and the loss of vegetation alone will have an adverse impact of the residential amenity of the neighbours.

The number of proposed Child Care places, 194 in total, plus staff numbers of between 35 to 40 (based on *Education and Care Services National Regulations [NSW], Chapter 4 - Operational Requirements, 123 Educator to child ratios - centre-based services*), will have a devastating impact, not only on the neighbours, but on the whole area, for many reasons, but not limited to those set out below.

Mudgee currently has four Child Care Centres, Puggles, Imaginations, Lady Gowrie and Squeakers (two campuses), which cater for a total of approximately 261 children, aged between 6 weeks and 6 years. Mudgee Community Pre School (numbers unknown), also on two campuses, caters for pre-school children from 3 years to 6 years. As of last week, not all of these child care centres were 100% full.

In March 2013, an Application (DA0294/2013) was granted for a 152 place Child Care Centre at 26 Melton Road, this centre is currently under construction, and due to open between the later half of 2017 and April 2018. The Melton Road Child Care Centre is only 0.7 kilometres (see attached 'Photo1') from the above proposed Child Care Centre, and it will increase the total number of child care places in Mudgee by approximately 50%, and with the addition of the above proposed Child Care Centre's numbers, the child care places in Mudgee will be almost double the current places. If the current Child Care Centres are not 100% full, there is no justification to approve the new proposal.

Traffic Congestion

The south end of Church Street, is not a wide street and can be a busy street, especially during the hours of school drop-off and pick-up times, as well as morning and evening home/work travel

hours. With the future increased traffic to be generated from the Melton Road Child Care Centre, with Church Street being one of the main thoroughfares, the traffic congestion caused during the proposed facilities drop-off and pick-up times will create real road safety issues. These issues will greatly increase if street parking is taken into account, either on one or both sides of the road.

Lack of Car Parking and Unsafe Entrance/Exit

The base ratio for car spaces at child care facilities is one space for every four children, which brings the total number of car parking spaces for 164 children to 41, and based on these figures, the proposed car parking is short by nine spaces. The dual driveway entrance/exit, as well as the tight car parking area, will also prove inappropriate and should possibly be changed to a drive through car park with a driveway at each end, although this would remove more parking spaces from the area.

With the addition of up to 40 staff, and the lack of additional car parking spaces the only other option is for the staff to park in the street. As stated previously, Church Street is not a wide street, and using the following example, it is estimated that approximately 28 to 35 cars would need to use street parking throughout the most of the Child Care Centre's opening hours of 7:00am to 7:00pm.

*Example used: Puggles Child Care Centre, 34 Lions Drive, Mudgee
Child Care places: 46
Average number of cars using street parking: Between 7 - 8
(See attached 'Photo 2')*

To allow the above number of cars to use street parking, both sides of Church Street would need to be used, allowing approximately 6 metres (depending on the sizes of the parked cars) for cars and buses to pass each other. This will definitely create a safety issue, especially as buses stop on either side of the road.

Pedestrian Safety Issues

With an entrance to Cudgegong Valley Public School being 0.5 kilometres from the proposed Child Care Centre (see attached 'Photo 3'), a large number of infants and primary school students, either walk or ride their bike past the proposed facility each morning and afternoon. As there are no footpaths at this end of Church Street, nearly all of these students walk or ride along the edge of the road. With the estimated increase in traffic and street parking, as well as the parents dropping off and picking up their children, each morning and afternoon, it will become very dangerous for these students, and for the various other people who walk or ride their bikes along the south end of Church Street on a daily basis.

Lack of information regarding Retaining Wall and Fencing on Southern Boundary due to fall of land

As our property adjoins the the southern boundary of the proposed Child Care Centre, we have genuine concerns regarding the precautions being taken due to the drop of the land from the boundary to the ground level of the building. As the proposed building will only be a little over 3 metres from the boundary, with an estimated drop being around 2.5 to 3 metres, we would like to know how this area is to be retained, as well as the style of fence to be used along this area. The fence that divides the two properties is currently a post & wire fence mostly covered by an old established vine, we are very concerned that this fence and the vine will be destroyed if the proposed building is approved.

Land clearing and the lack of external landscaping to counteract the removal of trees and bushes

The loss of vegetation due to the extreme land clearing will significantly impact on the neighbourhoods character and the environment. The trees on this property are often home to many birds including: Magpies, Kookaburras, King Parrots, Wagtails, Honeyeaters, Black and Sulphur-crested Cockatoos, and many more. Apart for the children's external play area, there appears to be no provision for replanting or landscaping to counteract the damage that will be done to the environment. (See attachment 'Photos 4a to 4h')

Bin Storage Area

The proposed 'Bin Storage Area', is situated approximately 6 metres from our outdoor entertaining area, and only 3 metres from where our grandchildren play. With the amount of waste generated from the proposed facility, including nappy waste, this will become a health issue, especially during the warmer months. If the 'Bin Storage Area' is placed anywhere along the southern boundary of the property it will impact on our ability to use our outdoors areas, or to open our windows on that side of our property.

Noise and Disturbance

Although there are proposed precautions in place to reduce noise to surrounding properties, there are still great concerns regarding this area. Due to the number of elderly people and shift workers that live near by, the noise generation will cause a significant loss of amenity. This noise generation will not only come from the children at play, but also from their being dropped off and picked up each day between 7:00am and 7:00pm, as well as from the increased road traffic.

In conclusion, we would like to say that all of the reasons we have stated above are not only genuine concerns of ourselves and our family, but of our whole neighbourhood. The reason we love living in this area is because of the outlook and the openness of the area, and for a building of the size of the the proposed Child Care Centre, to be approved in an area like this, and the traffic and noise that it will bring with it, will prove to be devastating for everyone. It will not only change the quality of life we live by today, it will also drastically lower the prices of our homes and make it near to impossible for our properties to be sold in the future, this fact can be supported by the local real estate agents.

We understand that in a 'Zone R1 - General Residential', a Child Care Centre of any type can only go ahead with the consent of the council and we would like you to please consider all of our concerns before granting approval for proposal as large as this one.

If you wish to contact us regarding any of these concerns, please do not hesitate to do so at any time, either to michellegunton22@gmail.com, or on one of the numbers below.

Yours faithfully



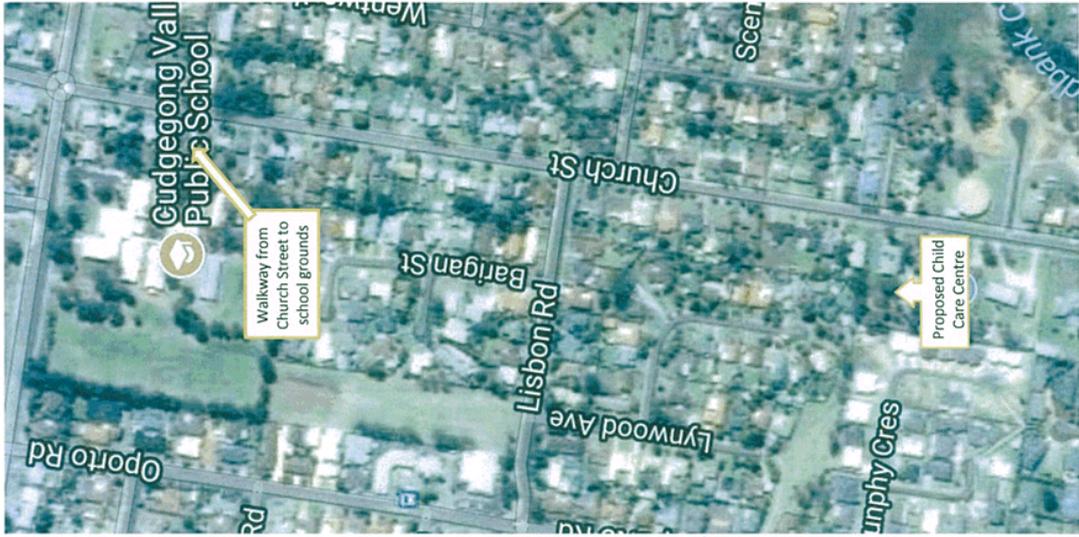
Michelle Gunton
0438 720 480



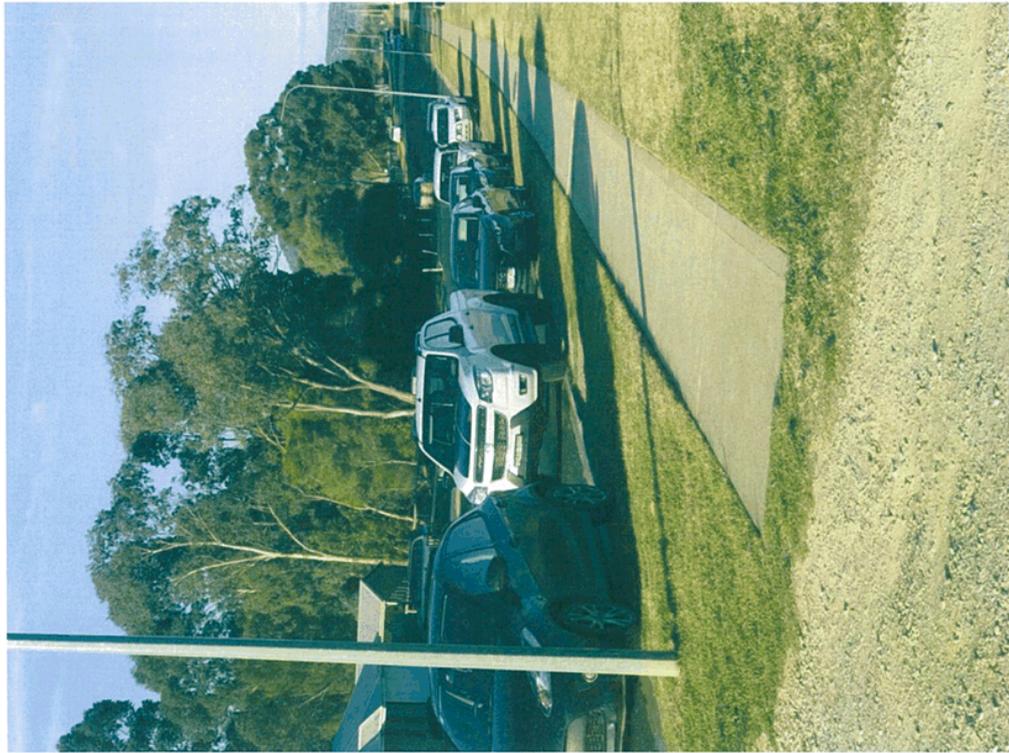
Craig Gunton
0428 720 600



'Photo 1'



'Photo 3'



'Photo 2'



'Photos 4a to 4h'

**Showing some of the
vegetation that will be
cleared from the sight
of the proposed
development**



SUBJECT

MUDGEES LITTLE LEARNERS 272 CHURCH ST MUDGEES

THE PLAN SHOWS DROP OFF & PICK UP POINTS OF ABOUT 32 CARS AS I SAID BEFORE IT WON'T HAPPEN YOU CAN'T PARK 30 FOUR WHEEL DRIVE VEHICLES INTO THAT AREA, THEY WON'T BE ABLE TO OPEN DOORS CLEARLY TO LET CHILDREN OUT BECAUSE LACK OF ROOM, ALSO IT WILL BE A NIGHTMERE REVERSING OUT BECAUSE OF TIGHT SPACE,

WHERE ARE THE 27 OR SO STAFF CARS PARKING FOR THE TIME OF WORK, OUT ON EITHER SIDE OF CHURCH ST PARALLEL PARKING, OR IS THE COUNCIL OPENING UP THE GATES TO THE TOWN WATER TANK OPPOSITE ENTRANCE TO LITTLE LEARNERS, BECAUSE CARS IF PARKED PARALLEL EITHER SIDE WILL EFFECT TRAFFIC UP & DOWN CHURCH ST PEOPLE TURNING OF SPRING ROAD ON TO CHURCH ST APPEAR VERY QUICKLY OVER RISE IN ROAD IN THAT AREA THERE IS ALSO A DESIGNATED PUBLIC BUS STOP IN THAT AREA ALSO MAJOR PROBLEM WITH REVERSING VEHICLES OUT OF DRIVE WAYS WITH PARKED VEHICLES OBSCURING VISION WITH THE AMOUNT OF TRAFFIC THAT STREET RECEIVES OVER THE DAY IN BOTH WAYS, ALSO CONSIDERING THERE IS PRIMARY SCHOOL JUST DOWN THE ST SLOWS DOWN TRAFFIC WITH DROP OFF & PICK, ALSO MUDGEES MEDICAL CENTRE STREET PARKING WHICH ALREADY IS A HOVAL SINCE CENTRE WAS BUILT WITH SO MANY CLOSE CALLS FOR ACCIDENTS WITH PARALLEL CARS BLOCKING OFF VIEW WHEN EXITING MEDICAL PARKING

Ack

MID-WESTERN REGIONAL COUNCIL RECORDS RECEIVED
15 AUG 2017
<input checked="" type="checkbox"/> SCANNED
<input checked="" type="checkbox"/> REGISTERED

YOURS SINCERELY

St. Maffeo
ST. MAFFEO
266 CHURCH MUDGEES



278 Church St
Mudgee NSW 2850
13 August 2017

Acc ✓

General Manager
Mid-Western Regional Council
P O Box 156
Mudgee NSW 2850

Dear Sir,

Objection to – Proposal of Child Care Centre and Before and After Hours Care

DA0287/2017- Lot 12 DP 1182129- 272 Church St Mudgee- Little Learners

In response to your letter dated 01 August, 2017 I outline further objections to the above mentioned Centre.

Granted that some modifications have been made to the Centre application, no mention has been made of the many objections outlined in my Original objection letter. The Centre is not required in the town and is in the totally wrong location. Current local business will not be able to compete and will effectively close their business and result in more job losses for the town.

We note the Centre is now Before School Care as well as After School Care- further noise and traffic impacts, increase by 2 extra buses per day for the morning trips.

No mention has been made of the increased traffic flow through Church Street to the Melton Road Child Care Centre, also to be opening also in 2018.

The applicant for this proposed Child Care Centre is also advertising online with Opening in 2018- Has it already been approved by Council?????

Our objections still remain the same-

-Traffic and associated noise from a Major Centre in a residential street. Garbage bins will also be a problem for the Council pick up, along with associated waste smell.

-Complete blockage of a main thoroughfare due to excessive parking in the street by staff (27 cars at the last count) plus parents double parking, incorrectly parking and rushing to collect their children... 1.14 minutes per parent pick up and drop off is totally unrealistic – try 30 minutes per parent allowing for chat time and kids playing!

- Problems for the current residents having to reverse out into a heavily congested main thoroughfare.

- Parents performing U turns in Stan Boal Close and potentially my driveway!!
- Disruption to Sewer Mains and excessive dust and noise during construction. We have been notified today that demolition of the site will commence 14 August, 2017.
- The applicant has not checked the unemployment rate for Mudgee and the fact the mines are not employing permanent staff- contract only. Partners of people coming to town are unable to secure employment as there are no new business opportunities opening in the town. Tourism is the main attraction for Mudgee followed by retirees. Therefore, part time or casual staff only, is similarly employed. Parents cannot afford the child care while looking for work and on only one income with no potential for full time work for the other parent.
- Mudgee will be ridiculously overstocked with Child Care Centres that will end up empty and an eyesore for the town. At last count we will have Puggles, New Facility at Melton Road, Mudgee Pre-school- Masonic Hall, Mudgee Pre School at Perry Street, Imaginations, Lady Gowrie(not full), Squeakers, Family Day Care and the proposed centre at Carleon Estate and proposed Mudgee Little Learners.
- Facts based on the Census for Mudgee 2016 Include- Population in the area 24,569, Residents 9830, Youth 0-15 age 23.10%, Seniors 17.55% (65+), Unemployment 5.4% (National average 5.5%)
- Mudgee Little Learners is double the size of the Dubbo Centre for Little Learners...
- Orange City Council recently rejected a proposed Child care centre due to Traffic Concerns.
- Lithgow has recently rejected another proposal due to Limited Parking concerns.
- Mudgee Families are leaving the town due to lack of employment and limited activities/Facilities for Education Following completion of Year 12 for their children and out of school activities and casual employment for their children.
- A family of 5 are leaving town due to limited work for the Husband- a Builder and limited activities for his small school age children that is, not cost prohibitive. They have been in Town for 5 years and his wife is unable to find work..
- Local schools have not taken on board the essential components of before and after school care that the large centres such as Bathurst, Orange and Dubbo have utilised for many years. This is a very cost effective and convenient option for working parents.
- Family Day Care is an attractive and cost effective form of child care, however is not widely utilised in Mudgee. This type of Day care comes under the Local Government Banner.
- The town requires more employment opportunities – Such as the Stockland Mall proposal that would have lifted Mudgee to a new level of employment and encouraged the Locals to stay local. Tastefully done this would have complimented the Town, not diminished its Longevity.
- Mudgee needs to ensure it has the correct mix of Business and Tourism- One cannot exist without the other.

I hope the Applicant has another idea for the site, something more Tasteful such as an over 55 years Complex. This would have a more attractive aspect, less noise, positive outcome for the elderly wishing to down size and cater for all the Healthy retirees who enjoy walking in a lovely Residential area.

Please pass this letter onto all Councillors for their perusal prior to the consultation meeting. I Trust the Council will consider the opinion of its Residents and The Councillors will respect our objections and act in the Best interest of the rate payers and the Town.

I can be contacted if any further information is required.

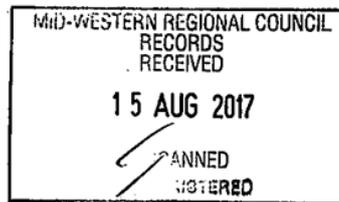
Kind regards,



Marie Harris

0418 284 926

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



278 Church Street
Mudgee NSW 2850
14th August 2017

Dear Sir,

Objection to – Proposal of Child Care Centre and Before and After Hours Care

DA0287/2017 – Lot 12 DP 1182129 – 272 Church Street Mudgee – Little Learners

In response to your letter dated 1st August 2017 I further my objection to the Little Learners Child Care Centre.

Modifications have been made to the original Child Care Centre Application, however no mention of my initial and ongoing concerns has been made. As per my original objection letter, I will reiterate and further explore the major concerns of the surrounding neighbourhood with this proposed Child Care Centre.

The Centre in Mudgee is not necessary in this established location. The majority of residents surrounding this proposed Child Care Centre are retirees, what use is this Centre to them? Why not construct a unit complex which is retiree friendly?

The new Centre opening in Melton Road, a mere 800 metres away, plus the proposed Carleon Estate Centre will be ample for the community. Currently there are empty spaces in already established Child Care Centres in Mudgee. Small town businesses that rely heavily on the local income will be negatively impacted as enrolments will drop and they will close. Where are the children coming from in order for this business to sustain itself? Are the local schools prepared for this influx of children? If there are not enough enrolments, then the Centre will not be able to cover its operating costs and subsequently close, which will then create an eyesore for the community.

Speaking of eyesores, the house on the property was demolished today 14th August 2017 with only 24 hours' notice to adjoining properties. If the proposed Child Care Centre does not get approved, then the vacant and bland lot that it is now will be an eyesore for residents and diminish the value of the area.

My objections remain and echo the many other complaints you will have received.

- An increase in traffic to the already busy thoroughfare of Church Street. This will increase the magnitude and duration or noise for residents to cater for the Before and After School opening hours.
- Safety of pedestrians when crossing the road to and from the Centre. Parents will not park in the allocated car park due to time constraints. As for timings, who on earth calculated 1.14 minutes per parent pick up and drop off? Has anyone ever dropped their child off at a Centre? 1.14 minutes of drive in – drive out time perhaps but you have not accounted for parking, parent getting out of car, unbuckling child from seat, gathering the child's items, walking the door a screaming child who doesn't want you to go, engaging in conversation

with the staff and other parents. Try doing all of that in 1.14 minutes. What even is that number, a piece of information placed ever so subtly to coerce Council members?

- Garbage collection – soiled nappies from the children sitting in garbage bins for hot summer days that neighbour residences. How would you feel if your backyard smelt like a sewer? What about parents and staff members parking on the street in front of where we place our weekly collection of garbage bins? Our garbage service will be disrupted due to the lack of real-world planning your Council and developer have put in to the Centre.
- Illegal use of driveways for parents to conduct U-turns and three-point turns instead of entering the tight carpark. This will cause a massive inconvenience for residents as it is impossible to block off our driveway from people entering it.

The Mid Western Regional Council should carefully consider this proposed Child Care Centre to ensure it does not become an eyesore for the community. Take a page from neighbouring Councils such as Lithgow and Orange who both recently rejected Child Care Centre proposals due to traffic and parking concerns.

Kind regards,

Georgina Harris
0448 270 891



278 Church St
Mudgee NSW 2850
13 August 2017

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

Re - PROPOSAL OF CHILD CARE AND AFTER HOURS CARE CENTRE

DA0287/2017- Lot 12 DP 1182129- 272 Church St Mudgee- Mudgee Little Learners

Second Objection Submission

Dear Sir,

In response to your letter dated 01 August 2017 regarding the amendments to the proposed Child Care Centre, I submit my continuing objection to this development.

I request this correspondence be provided to all Councillors well in advance of the determination date to allow their review and consideration of their constituent's concerns.

A reduction of forty places within the centre and the addition of before school care does nothing to reduce the potential traffic increase to the locality. In fact a further increase of traffic flow will occur with parents dropping children off for day care along with others dropping children off for before school care. This as well as two extra bus movements in the morning peak can only enhance the risk of pedestrian / vehicle interaction. Where is your risk assessment for this?

Parents dropping of children are focussed on getting to their final destination, presumably work elsewhere in town. Are they going to have their minds on other traffic and pedestrian movements when they could be running late?

One car every 1.04 minutes, typically staying for 3 minutes with a manoeuvring buffer of 2 minutes? Is someone writing a thesis with this claptrap? Who will be available to enforce these proposed traffic movements? Will drivers be moved on when they have exceeded their "estimated" time limit? What of my previous concerns with vehicles potentially using my driveway as a thoroughfare?

Parking remains deficient by 7 spaces yet the submission "demonstrates" it is 3 times more than the average demand! See previous comment regarding someone's thesis!

Parents will not enter the deficient car park to drop off and collect their children. They will park on either side of Church Street to allow easier and faster departure, again increasing the risk of collision and personal injury.

The submission states that parking is "sufficient" for the proposed development. Should the centre be approved, will there be follow up studies to confirm this and if found to be insufficient, what actions will be required for compliance?

The same can be said regarding noise assessments. Will further studies be done to ensure the centre remains compliant?

Continuing with reference to compliance, I note that the vegetation within the lot has been completely removed and the existing house has been gutted, including removal of the external windows. Today (Sunday 13 August) we received correspondence advising that demolition is expected to commence

on 14 August 2017. I suggest given the work already conducted, demolition commenced some time ago without compliance to the SafeWork NSW Code of Practice for Demolition Work (September 2016), in particular section 4.3 – securing the work area.

http://www.safework.nsw.gov.au/_data/assets/pdf_file/0015/52161/demolition-work-work-code-of-practice-0916.pdf

There also appears to be an anomaly within the amended application. Drawing number AWD_01.01 provided with the application amendment references the initial DA for a proposed 164 childcare centre with after school care for approximately 20 children. Which is it? The developer has obviously overlooked updating the drawings to reflect the proposed amendment, perhaps in an effort to “appease” nearby resident’s concerns!

Per my previous objection, even with a reduction of forty childcare places, has Mudgee grown so substantially to the south that 2 child care centres are required within 800 metres of each other? I think not!

The Councillors elected to represent the residents of the MWRC district must closely scrutinise and carefully consider their final decision in regards to this proposed development. There are many negative aspects for the surrounding locality and the potential to impact on the other child care centres already in operation. These issues have been raised in previous objection letters submitted and remain a continuing concern.

Kind Regards

David Harris



0427 423 929

Julie Harris
7 Barigan Street
MUDGEES NSW 2850

15 August 2017

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

Dear Mr Cam

RE: DA0287/2017 – Childcare and After Hours Care Centre – 272 Church Street, Mudgee

I would like put in an objection to the amended DA for the above, for the following reasons:

As stated in my previous letter, for many years I have travelled along Church Street between Lisbon Rd and Spring Rd, approximately four times each day on my way to and from work and in my lunch break. I also stated that I am very concerned about the safety of school children walking or riding their bikes to and from school, as well anyone else using this stretch of the road.

Rather than repeat myself, I have attached a copy of my previous letter, and all of the concerns I mentioned remain the same, as apart from lowering the number of children attending the centre, none of my safety concerns have been addressed.

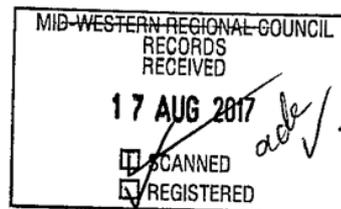
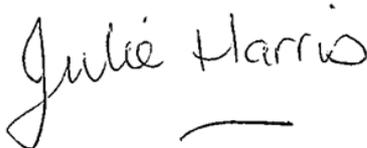
The parking for the childcare centre is still inadequate, and as stated in the amended DA, they intend to use parking on both sides of the road, thus confirming my safety fears. The amended DA also states that the average time to drop off and pick up a child from a childcare centre is 3 minutes, I know that no matter how hard you try and how fast you are, this would be impossible.

The removal of all of the trees from this block of land is disgusting, and must be devastating to the surrounding houses. In the amended DA, they have put in a 5 metre garden along the front of the centre, this will do nothing to repair the damage they have done to the environment.

Another major concern I have (which I didn't put in my previous letter), is the extra sewerage that this centre will create. As I am to understand the sewerage from this property is to be diverted into Lowana Close, which is situated above Barigan Street (where I live). My concern is that the existing sewer system will not be able to take the extra sewerage. I have already had issues where the sewerage was overloaded and ruptured like a fountain into my back yard. This should be on record at the council as it took some time to clean up and sanitise my backyard, and was a serious health issue and disgusting experience, that I do not want to go through again.

I feel that the way the owners of this property have gone ahead and cleared it, before their DA is even approved, shows they have no respect for the people living around them, and either none for our council, or else already have word that it will be approved.

Yours truly
Julie Harris



Julie Harris
7 Barigan Street
MUDGEES NSW 2850

26 June 2017

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

Dear Mr Cam

RE: DA0287/2017 - Child Care Centre and After Hours Care - 272 Church Street, Mudgee

I would like to put in an objection to the above DA for the following reasons:

I drive along Church Street, between Lisbon Rd and Spring Rd, four times each day on my way to and from work, and returning home for lunch, and have done so for many years. During this time I have noticed Church Street become busier, mainly due to the new subdivisions in Mudgee South. Church Street is the main road for most people to travel into Mudgee from that end of town for work, shopping, schools, the medical centre and hospital etc. In the mornings when travelling to work there are always a number of people walking, jogging and riding bikes along the road, and I have witnessed more than a few near misses, especially involving younger children riding their bikes on the way to school. My concern is that if a child care centre of the size of the one proposed goes ahead, with its inadequate parking area, there will end up being more cars parked on the sides of the road than using the carparking area provided. With the extra number of cars using the road and those entering and leaving the child minding centre, as well as the parents that will try to park on the opposite side of the road and run their children across the road, I feel that it won't be long before there is a terrible accident, and the risk of this will be much higher at the times of day when the sun gets in the drivers eyes.

A few months ago I was told that there is already a child care centre being built off Melton Road. I believe that this centre is to be more than double the size of anything else we have in Mudgee. When I heard about this new child care centre I was already concerned with the increased number of cars that would be using Church Street, especially with Cudgegong Valley Public School being down the road.

Spring Road is also a road of concern, as already some mornings it can take some time for me to turn into from Church Street. This can cause frustration as some drivers are not very patient, which will also be a worry outside the child care centre.

I also would like to object to the size of the building and infrastructure that will consume the whole of the block. The loss of trees, shrubs and even grass areas will change this end of Church Street and I do not believe that it is appropriate.

I know that this child care centre can only go ahead with the consent of the council, and I ask you to seriously consider the consequences before granting an approval.

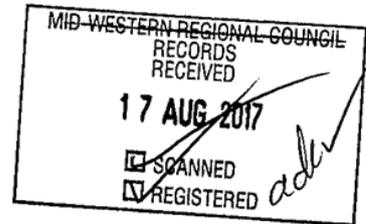
Yours truly
Julie Harris



Mrs Mary Rose Smith
276 Church Street
MUDGEE NSW 2850

16 August 2017

General Manager
Mid-Western Regional Council
86 Market Street
MUDGEE NSW 2850



Dear Sir,

I wish to object to: DA0287/2017 – Childcare Centre – 272 Church Street, Mudgee
Amended Application

I am an elderly pensioner and I live with my daughter and her husband in the house next door to this development. My sitting room and bedroom are at the front of the house and my windows overlook the front of the proposed new childcare centre. We used to be able to look out of any windows along that side of our house and see beautiful trees, shrubs and wildlife, and it was also very private. Now we see nothing, we have no privacy, and the other surrounding neighbours also have no privacy. The trees and wildlife have been destroyed and soon all we will see is brick wall and car park.

In my previous letter I explained how I would spend many hours each day looking out of my windows at the bird life in the trees, and also how beautiful our area was. I mentioned how damaging to the environment and our neighbourhood the loss of these trees and the wildlife would be. This obviously meant nothing to the owners of this property as they have completely destroyed everything, and they did this before anyone had a chance to put in further objections to their amended application. It broke my heart to see such destruction, which can never be replaced. Although the newly proposed 5 metre garden across the front of the property is a good thing it will not have any impact on the damage they have done.

I also mentioned my fears for the children and many other people using our road, going to and from school, and for exercise. The amended DA says that the applicants agree that there is not enough parking and they have given false figures to justify this. (I can tell you that over the years, I have been with my granddaughters on many occasions when they have dropped their littlies off at childcare in the mornings, and no matter how much of a hurry they are in, they could never do it in anything less than 10 minutes and if they got caught talking to someone it would be much longer.) The applicants have also said that there is parking available on both sides of Church Street. If this was to happen, with the

number of cars that would need to park there, and as this is not a wide street, how are buses and cars going to pass each other? How long will it be before there is an accident, or before a pedestrian or bike rider is injured on this road?

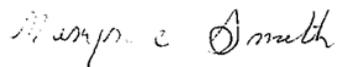
Another thing I mentioned previously was my concern about the proposed car park which was to be outside my bedroom. With the amended plan moving the car park back 5 metres, it is now even closer to my bedroom than it was before. With the centre opening at 7am each day, this means staff will be arriving even earlier. As an elderly person the noise of car doors slamming, children and adults arriving and leaving so early each morning will be very disturbing.

C One of the most worrying things about the amended DA is that no consideration has been given to the moving of the garbage bins. The health issues that would arise were mentioned by both myself and my daughter in our first objection letters, and yet these bins have not been moved. As I said previously, these bins are only 3 metres from our fence and they are only 6 metres from our outdoors and barbecue area. The smell of the dirty nappies, and the flies that they and the other rubbish will attract, being so close to our outdoor eating area, will definitely make this a health issue.

I believe that even the amended still enormous size of this childcare centre is out of place in our area and that it is also unnecessary to have such large numbers catered for when there is already a huge centre almost completed not far from here.

My quality of life has already been devastated by the removal of the trees and wildlife, and I ask you to please listen to my other concerns, as I do not believe that anybody has the right to cause so much damage to the lifestyle of others.

C Yours faithfully



Mary Rose Smith

2 Wentworth Ave.,
Mudgee NSW 2850
5th August, 2017

The General Manager,
Mid Western Regional Council,
86 Market St.,
Mudgee.



Dear Sir,

OBJECTION- DA0287/2017 – MUDGEE LITTLE LEARNERS – 272 CHURCH ST. MUDGEE

I object very strongly to above proposal. It is proposed for a totally unsuitable site amongst established quality homes, mainly occupied by elderly residents. Such a development should be sited in a "younger" part of town with closer proximity to newer homes with young families.

One area of concern is the speed of traffic in Church St. which will become very dangerous with the greatly increased volume of traffic generated by the soon to open Melton Rd. childcare centre. To add another great volume of traffic travelling at the same hours is ludicrous.

As an elderly driver with a disabled sticker I frequently visit my elderly unwell sister at 278 Church St where I can at least park and manoeuvre in a large driveway. When I drop off an even more elderly friend with walking difficulties at 276 Church St. it will be very dangerous having to back out into fast traffic with visibility obscured by cars parked all day and belonging to the staff of the proposed childcare centre, for whom no parking on site has been provided. This may mean that I will no longer be able to offer a lift home to her.

Many elderly residents of Church St. will be faced with the same danger as most have to reverse out into speeding traffic in Church St. A recipe for disaster.

I hope you will take into consideration the needs and safety of long term residents and ratepayers and not just cater for young people who may not even become permanent residents.

With the Melton Rd. childcare centre soon to open and the developer of the childcare centre approved for Caerleon estate stating on ABC radio that work on commencement is to start soon, while there are still vacancies at the Lady Gowrie childcare centre, seems ridiculous.

A development such as a retirement village would be more suited to Mudgee's ageing population .

Yours faithfully,

Carmen M. Archer.

(Mrs.) Carmen Archer.

278 Church St.
Mudgee NSW 2850
5th August, 2017

The General Manager,
Mid-Western Regional Council,
Market St.,
Mudgee. 2850

Dear Sir,



OBJECTION – DA0287/2017 – MUDGEE LITTLE LEARNERS, 272 Church St. Mudgee.

I wish to state my objection to the above proposal. My individual objection to various parts of the first DA application have been fully explained in my letter of objection dated 13th June, 2017, so I will not repeat them here. It is a totally inappropriate position for such a large development and in view of the soon to be finished Melton Rd. Childcare centre to cater for 90 children and the developer of the Caerleon estate announcing on ABC radio recently that their childcare centre will be commencing soon, it seems that Mudgee will be swamped with childcare centres.

This has happened in Newcastle and Bathurst where many are struggling financially, having rushed in to erect unnecessary cash cows and then finding that the numbers of children is not there. What happens if the development goes belly up and we the neighbours are left with an unsaleable white elephant next door? It is obvious that the developer has not researched the market need in Mudgee. Their similar development in Yass is reported to be having trouble getting paying clients – it could be much worse in Mudgee as there are few job opportunities to encourage young families to move here. It has been announced in the media that because of the exorbitant charges involved with child care that families are forced to spend more on childcare costs than on food or their mortgage- so much so that many are going to remove their children and find less costly child minding – perhaps with relatives or friends. Approving such a risky business could be a detrimental decision for Mudgee's future and in particular for the surrounding neighbours.

How is it that Mudgee Little Learners is already a registered company with appropriate ABN etc. and is already advertising for children to register for January 2018???? Proof of this can be found at the following link – <http://thelittlelearnersgroup.com.au/little-learners-group/mudgee/> How can they be so confident that the MWRC WILL APPROVE THEIR DEVELOPMENT IN THE FACE OF SO MANY OBJECTIONS??? Already all the beautiful trees have been removed and mulched. (I know that this is permitted) but it gives the impression that demolition of the buildings will begin next, ready to commence work on the childcare centre. This suggests that, together with the premature advertising for enrolments for next year that the Little learners group is confident that their DA will not be rejected. This is not a good look for the integrity of MWRC. Again I stress that all affected residents are asking the same question – HOW CAN THEY BE SO CONFIDENT THAT IT WILL BE APPROVED???? Orange City Council recently refused permission for a similar development due to traffic safety issues. Lithgow City Council also refused permission to build a prayer room due to lack of parking. Will MWRC have the courage and integrity to do the same and reject this totally inappropriate site for such a large childcare centre?

Again I ask the question – would you, the council staff and councillors like such a development next to your home?

This is not a State Significant Development being enforced by Government Depts, This a commercial enterprise only.

Traffic in Church St will become very noisy and dangerous. No extra traffic numbers have been allowed for with the opening of the Melton Rd childcare centre. They will be competing with miners 6am, workers from 7am till 9am. To permit large volumes of traffic travelling to and from Melton Rd and the proposed childcare centre at the same time is lunacy.

Garbage collection also occurs at this time and bin placement for collection will be impossible, both for the proposed centre and the neighbours.

Garbage will need to be collected more frequently as the smell of 400 used nappies daily plus so much food leftovers daily. Flies will be encouraged to breed in spite of plastic bags and will spread to adjoining properties causing health and safety concerns. Compost worms will not eat plastic containers full of uneaten food or drinks. Much will be too messy to recycle.

The parking situation is nothing short of disastrous with no parking provided for staff of 27 and 7 parks short for clients. The time frames for drop off and pick up are unrealistic. Small children are not machines and take time to get out of car seats, particularly if there is more than one. A manager of a local childcare centre told me that parents often stay for up to half an hour chatting with staff and other parents.

The street is not wide enough with cars parked on each side and trucks and buses will be trying to slow down and driving single file between parked cars. Residents having to reverse out of their driveways with vision obstructed by parked cars into speeding traffic will be very dangerous.

Where are the walkers to walk? They usually walk on the road as the verges are very uneven and will probably have cars parked on them.

What sewer disruption will we have to endure as the sewer is re-routed to the back fence of proposed development?

DA states that staff will buy supplies locally and there will be no deliveries. Having to buy 400 nappies daily plus food and other supplies is not just a small shop.

Noise levels are not at all accurate as is evidenced by the quoted "minor noise during site preparation". Having endured days, even today (Saturday) endless chainsaw and mulching sounds so loud that normal telephone conversation is very difficult inside a building. This is compounded by excavator, bobcat and trucks with large logs being dropped into them. Minor noise?

I note also that in the new DA that mention is made of not just after school care but before and after school care, so small buses will also be trying to turn through traffic and find a park in the centre.

I appreciate the fact that the size and number of children have been reduced, but I re-iterate that this a totally inappropriate position for such a large development.

I trust that MWRC will respect the wishes of their ratepayers and reject this development or have it built in a more appropriate area in town.

I ask that copies of this objection be forwarded to each councillor for their perusal well before it comes before Council for determination.

Yours faithfully,



(Mrs) Rita Gibbins



Factors

Vehicle generation rates vary substantially depending on the types of uses incorporated in the business park, particularly office and retail uses. Where the proportion of office area and retail area are high within the business park, traffic generation rates are generally higher.

Further information on business parks and their traffic generation and parking requirement can be found in *Land Use Traffic Generation - Data and Analysis 27 - Business Parks*.

3.11 Health and community services

3.11.1 Professional consulting rooms

Data is not available.

3.11.2 Extended hours medical centres

Surveys were undertaken in 1991 to determine the extended hours on Sunday and Monday for 19 medical centres in the Sydney region. A range of site variables such as gross floor area, number of consulting rooms and the number of medical practitioners was collected, as well as trip generation data. The variable that best reflected trip generation rate was gross floor area. The number of consulting rooms was the next best indicative variable, interrelated with the floor area.

The variance of generation rates in this data indicates that satisfactory prediction rates can not be recommended. Analysis needs to be based on

comparisons with similar sites. This data can be found in the *Land Use Traffic Generation - Data and Analysis 20: Extended Hours Medical Centres* report.

Factors

Monday traffic generation rates were observed to be higher than Sunday rates, although on occasions a higher peak parking demand occurred on Sunday. During the Monday evening peak period the mean peak vehicle trip generation rate was 8.8 veh/hr/100 m² gross floor area, with a range of 3.1-19.4 veh/hr/100 m². In the morning period of 9.00 am to 12.00 pm the mean peak vehicle trip generation rate was 10.4 veh/hr/100 m² gross floor area, with a range of 4.4-19.0 veh/hr/100 m².

The range in gross floor area of the sites surveyed was 110 to 935 m², with a mean of 462 m². The number of consulting rooms varied from 2 to 15, with a mean of 7.

The transport mode of patients/visitors was not closely related to the trip generation rate. The average percentage of patients arriving by car was 66%, with the range 14%-94%. If generation rates are corrected for the average mode split, the modified survey data still does not provide a more accurate basis for estimation.

There is a more apparent relationship between the data and the peak parking demand, with a mean of about one car space per 25 m² gross floor area. The mean average length of stay was approximately 27 minutes.

3.11.3 Child care centres

Overview

Surveys were undertaken in 1992 of pre-school, long day-care and before / after school care centres in the Sydney region. The best indicator of peak traffic generation was found to be the number of children that attended each centre. The time that traffic activity was at a peak varied with the differing operating hours of the child care centres. Pre-school centres typically had peaks in the periods 8.00-9.00 am and



Section 3 – Land Use Traffic Generation

2.30-4.00pm. Long day-care centres typically had peaks in both commuter peak periods. Before/after school care centres generally have their highest peak activity in the afternoon commuter peak period. The vehicle generation rates given below are the mean peak generation rates for each centre type in the periods specified. As these figures are mean figures, rates may be higher or lower, depending on the circumstances.

Rates

Table 3.6
Traffic generation rates

Centre Type	Peak Vehicle Trips / Child		
	7.00-9.00am	2.30-4.00pm	4.00-6.00pm
Pre-school	1.4	0.8	-
Long-day care	0.8	0.3	0.7
Before/after care	0.5	0.2	0.7

Factors

The centres surveyed had between 25-60 children attending pre-schools, between 29-66 children in long day-care and between 22-55 children in before / after school care. The gross floor area was the next best indicator of traffic generation. The centres surveyed had gross floor areas in the range 145-470 m² for pre-schools, 160-595 m² for long day-care and 52-150 m² for before / after care. The mean floor area per child was 6.7 m² for pre-schools, 7.8 m² for long-day care and 3.2 m² for before / after care.

The mean proportions of children transported to each centre type by car was 94% for the pre-schools, 93% for the long day-care and 75% for the before /after school care.

Parking demand was highest for the pre-school and lowest for the before / after school care, averaging over all centres 0.23 cars per child at any one time, with the average length of stay for all centres being 6.8 minutes.

approx 1:4.

3.11.4 Private hospitals

Overview

The term *private hospital* refers to those developments referred to in the Private Hospitals and Day Procedures Centre Act, 1988, No. 123 as "premises at which patients are provided with medical, surgical or other treatment, and with ancillary nursing care, for fee, gain or reward".

Private hospitals are usually identified through the provision of services i.e. general, surgical, obstetric, rehabilitation and psychiatric. Special services (such as paediatric, accident and emergency and cardiac catheterisation) may also be provided by private hospitals with Department of Health approval.

Surveys were undertaken in 1994 of 19 private hospitals in the Sydney region. The best indicator of peak traffic generation or peak vehicle trips (PVT) was found to be a combination of the number of beds (B) and the number of staff per weekday day shift (ASDS). If the average number of staff per weekday day shift (ASDS) is unknown or unavailable the number of beds (B) alone was found to be a good indicator of peak traffic generation or peak vehicle trips (PVT). The models based on numbers of beds (B) should only be used when the average number of staff per weekday day shift (ASDS) is unknown.

3 Acacia Grove
Mudgee
2nd August 2017



The Manager
Midwestern Regional Council
Mudgee 2850

C

Sir,

Re Proposed Child –Care Centre, 272 Church Street, Mudgee DA0287/2017

I wish to object to the proposed Mudgee Little Learners child care centre at 272 Church Street.

Looking at the plans distributed in the neighbourhood it is apparent that the garbage bins for the centre which undoubtedly will contain soiled napkins, are to be located on the boundary in close proximity to the neighbours barbecue and spa.

I am also concerned at the effect the centre may have on the volume of traffic in that part of Church Street which has no paved footpath and the increased risk injury to a pedestrian.

Yours faithfully

C

Mrs Sandy Walker

Matthew and Kamara Addley
Lowana Close
MUDGEE NSW 2850

3rd November 2017

Midwestern Regional Council
PO Box 156
Mudgee NSW 2850

Council Reference: Lot 12 DP 1182129-272 Church St Mudgee
Application Number: DA0287/2017-Mudgee Little Learners

C Dear Sir/Madam

OBJECTION TO DEVELOPMENT OF CHILD CARE CENTRE & AFTER HOURS CARE

We refer to your letter dated 18th October 2017 and as residents of a neighbouring property to the above Development Application wish to object to this proposal.

We note that on the Revision A of drawing no. 26740-A02 the after school care building that borders our property has now been moved forward and an external play area has been added behind the building. The acoustic sound barrier fence has been placed at the back of the building leaving the external play area open. This we believe will create an increase in noise levels and considering the afterhours care will be operating until 7pm at night it will be intrusive to our privacy.

C The location for the above proposed development is right in the middle of an existing residential area. The location and design creates significant safety and traffic hazards that pose an unacceptable health and safety risk to children, parents, pedestrians and motorists and a lack of adequate, convenient and safe parking for residents, staff and visitors.

The impact of traffic flow on Church St from both facilities will be adversely impacted. The Traffic generation table the Developer has provided in regards to a 25% increase in traffic on Church St is incorrect and misleading and does not include the traffic flow from the new child care facility off Melton Road. Once again Church St will be used as the main access road to this facility.

1. **SIZE** - The reduction of 40 children is still incompatible and does not integrate in with the current residential neighbouring premises. The buildings would be obtrusive in terms of size, bulk, height and the amount of landscaped area provided. Also
2. **TRAFFIC FLOW** - Church Street, Mudgee is a major thoroughfare for many residents linking South Mudgee with the CBD area, it is an extremely busy street and adding the proposed development of a Child Care Centre we feel would create significant safety and traffic hazards for residents, parents and

children using the childcare centre with entering and leaving the premises. Will Mid- Western Regional ratepayers foot the bill to install pathways along Church St or will the Developer ???

3. PARKING - We feel that with the size of the proposed 154 place child care centre that there is a lack of adequate, convenient and safe parking for residents, staff and visitors. The proposed parking spaces of 32 carparks will be taken up by staff members, or is the Centre proposing the staff park on Church St, causing a significant traffic hazard to passing cars, pedestrians and people attempting to drop children off in peak traffic. Church St in peak traffic is a potential fatality waiting to occur. The assumption the Developer has made that it takes 3 minutes to drop off a child is unfounded and misleading.
4. STORMWATER-With the proposed building and development of this block we are concerned that as our property backs on to the rear boundary of the proposed development and that the run off during storms may cause flooding and damage to our property. The site is already classified as being in a groundwater vulnerable zone. The proposed plan for a new easement and sewer main into Mulley Park, Lowana Close poses a risk to the groundwater system already in place. Once again who will foot the bill for the extensive stormwater easement and sewerage connection???

Submitter:

Date: 3.11.2017

Name: Kamara Adley Signature: 

Address: 26 Lowana Close
Mudgee NSW 2850

Mr Craig A & Mrs Michelle MM Gunton
276 Church Street
MUDGEE NSW 2850

2 November 2017

General Manager
Mid-Western Regional Council
86 Market Street
MUDGEE NSW 2850



APPLICATION NO. DA0287/2017
PROPOSAL Child Care Centre & After Hours Care
LAND Lot 12 DP 1182129 - 272 Church Street MUDGEE &
Lot 53 DP 802483 - Mulley Park, Oporto Road MUDGEE
APPLICANT Mudgee Little Learners

Dear Sir

RE: Response to the Amended DA for a 124 place Child Care & 30 place After School Care Centre as described in the above Proposal

This is not an objection to the above DA, in its amended state, however, we still have a few concerns which we would like to see considered before final approval is granted, and would like some clarification and assurances on some of the amendments.

As our property borders the southern boundary of the proposed centre, we would like to say we appreciate the number of amendments that have been made in regards to the previous applications, and the obvious consideration that has been paid to our previous concerns. We especially refer to: the repositioning of the bin storage area, the reduction in the size of the building, the increased set back from the boundaries, the increased number of car parking spaces, the separate entrance and exits to the car park, and the use of landscaping to soften the amenity.

The areas that we would like some clarification, or guarantees on are:

The landscaping - Flora & Fauna (5.7.5), (as well as a number of other places throughout the document) - It is mentioned that the vegetation has previously been removed, and that the proposed centre should not impact on the flora or fauna on the property. What this application does not say is that the property has already been devastated by the applicants, which has had a great impact on not only the flora & fauna, but also on the whole area, and we will admit especially on our property. We would like to have some guarantee that mature trees will be used on both the southern boundary as well as the front gardens, as they appear to be on proposed plan.

Mechanical Plant (5.7.8.4) - As yet the position of the mechanical plant associated with the proposed centre has not been selected, with said plant having the potential to be in excess of the permissible noise levels. Can we please have a guarantee, that at a later date, after the DA has been approved, these plants will not be placed near any boundaries, or opposite neighbouring residence?

Construction (5.7.11) - The proposed demolition work has already been completed except for the remaining shed. This has already caused problems with dust being blown over our property, to the extent that we do not open our outdoor areas or windows along that side of our house unless

necessary. We are concerned that when the building and landscaping begins, which we assume will be during the warmer months, this will impact further on our property. Are there any measures that can be enforced to ensure this will be taken into consideration?

If possible, could we please have a response to the above.

We still have genuine concerns regarding Church Street, and the risk to pedestrians and vehicles, and we would like to offer some suggestions to counteract these concerns.

We would like to bring your attention to the following points which have been taken from the 'Statement of Environmental Effects (revised)', dated 17 October, 2017:

2 EXISTING ENVIRONMENT

2.7 Visual Amenity:

"Church Street is a wide street with sufficient width for two lanes of traffic in addition to parallel parking either side."

2.9 Access and Traffic:

"Church Street has a 20.115m wide road reserve with approximately 9m wide paved road with kerb and gutter on both sides."

"Church Street is a primary distributor road providing access from Spring Street in the southern part of Mudgee to the Mudgee CBD and continues on to become Ulsan Road in the north."

5 PLANNING CONSIDERATIONS

5.7.2.1 EXISTING ENVIRONMENT

"Church Street is one of the main traffic routes providing access from the southern part of Mudgee into the Mudgee CBD and beyond. Oporto and Robertson Streets are the other two traffic route roads providing access from the south to the CBD, however, as shown in Figure 4 the latter two roads do not provide direct access to the CBD."

Also relating to 'Figure 4', and 'Table 6 - Existing Traffic Counts':

"The traffic count location on Church Street is one block further north than the subject site. This has the potential to be slightly different compared to the traffic directly adjacent to the subject site, however, is the best available information."

All of the above clearly show the importance of Church Street as a main road between the southern and northern areas of Mudgee. We understand that it is not easy to estimate the road usage, and the use of the figures stated in 'Table 6 - Existing Traffic Counts', may be the best available information, however, it does not take into consideration the traffic that will be generated by the new Child Care Centre in Melton Road, which is due to open at the beginning of 2018. Also, the position of the traffic count location on Church Street (see attached Barnson - Figure 4), does not allow for people travelling between Lisbon Street and Spring Road, along Church Street, or people (like us) who travel south along Church Street when travelling to work, to avoid travelling through traffic going towards Mudgee.

Although allowances have been made for extra car parking spaces at the centre, we are still concerned that there will be a number of cars that will have to park in Church Street, especially during busy drop off times. We have stated in our previous letter, that the estimated drop off time (stated in 5.7.2.2), of 3 minutes, is drastically understated. After speaking to a number of local Child Care Centres and a number of parents with children attending these centres, we have estimated that the drop off times for babies 0-2 years appears to be between 12 to 20 minutes, whilst 10+ minutes appears to be average for older children. It also appears that the peak period

for drop offs is between 8:00 and 9:30 am, whilst pick up times are more staggered. This considerably changes the estimates offered in the Statement.

It has also been stated that Church Street is of sufficient width for cars to be parked on both sides of the street and still have room for two lanes of traffic. In theory this may be correct, but this depends greatly on the size of the cars. With a car parked on either side of the road, the width between these cars is approximately 6 metres or less. With the average width of a school bus being approximately 3 metres, and width of a car being between 1.795 and 1.925 metres, there does not leave much room for error when passing each other, and it would be near to impossible for a school bus and a garbage truck to pass each other.

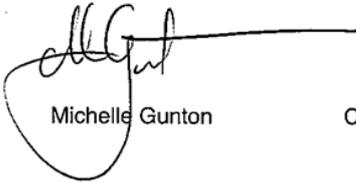
We feel that this issue could be avoided if there were 'No Parking' signs placed on the western side of Church Street, between 270A and 278 Church Street, between the hours of 7:00 - 9:30am, and 3:00 - 6:00am. This would force the extra cars to park on the eastern side of the street, near the water reservoir and allow ample room for passing traffic.

C The addition of a paved footpath along the southern end of Church Street would also go a long way to provide a safer route for school children travelling to and from school, as would a 'Give Way to Pedestrians' sign at the exit gate of the Child Care Centre.

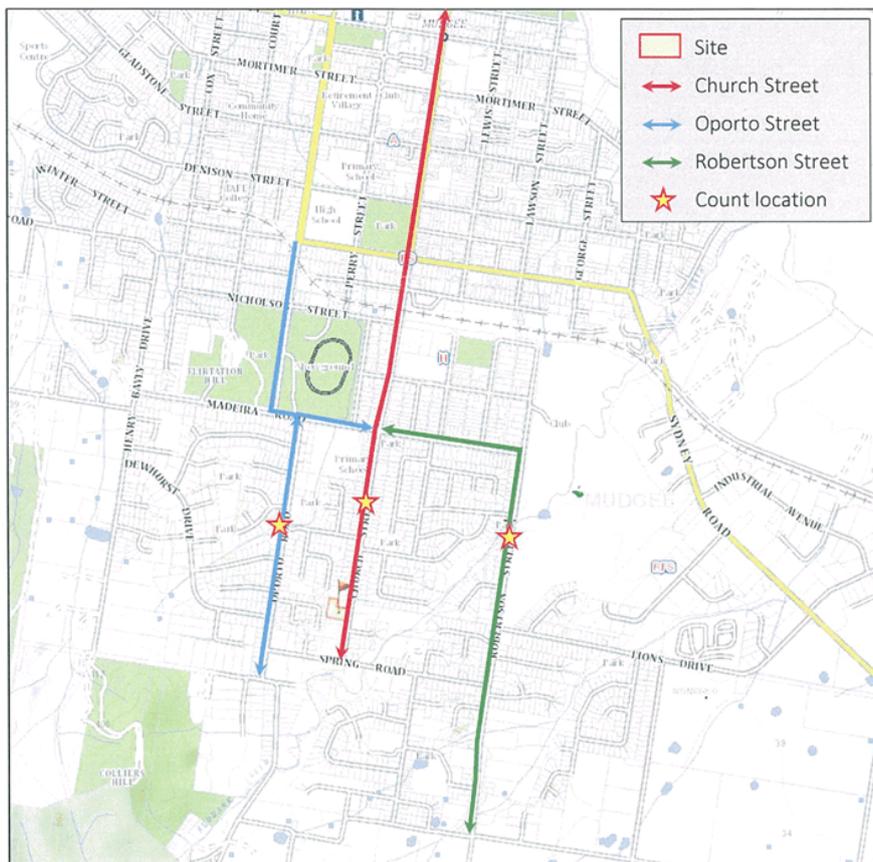
These suggestions would eliminate many of the objections put forward by a number of the local residents, and be beneficial in the safety of road users, pedestrians, runners, bike riders, and especially younger children travelling to and from the local schools.

We appreciate you taking the time to read this letter.

Your faithfully

C 
Michelle Gunton


Craig Gunton



Source: (NSW Government Spatial Services, 2017)

Figure 4 – Traffic Access Routes

Council’s engineers have provided existing traffic counts for each of these roads, which are outlined in Table 6. It can be seen that the traffic is fairly evenly split between all three roads.

General Manager
Mid-Western Regional Council
Mudgee NSW 2850

Craig Sievers
270 Church Street
Mudgee NSW
1 November 2017

Dear General Manager,

Further to my previous objection to the proposed Childcare Centre & after hours care @ 272 Church Street Mudgee, DA0287/2017, I object to the amended proposal on the grounds set out below.

The Environmental Noise Assessment , dated 17 October 2017, undertaken for the proposed development does not adequately take into account the noise impacts on adjoining properties for the proposed relocation of the after school care outdoor space.

The proposed placement of the outdoor space upon the stormwater easement significantly targets the property at 270 Church Street, as one of the most affected residential receptors. The Environmental Noise Assessment report is absent of any measured noise levels which determine the noise impact on the residents of 270 Church St, and by position alone, it will obviously be impacted, and without evidence to the contrary, must be considered as a residential receptor that will have exceedance of permissible noise.

The Environmental Noise Assessment report has failed to recognise the property at 270 Church Street as being one of the nearest noise sensitive receptors, yet has included the front of the property at 26 Lowana Close, which is some distance further away. It would appear the omission of 270 Church Street as an affected residential noise receptor serves the purpose of not disclosing the true impact of noise on the property from the proposed development.

The noise assessment is required to determine the noise at all the nearest noise sensitive receptors, and has failed to do so, and in its current form should not be relied upon.

Further, in relation to the Environmental Noise Assessment report, dated 23 May 2017, part(5.7.8.5 Noise Conclusions), previous noise predictions accepted that to be compliant with the relevant design criteria, fence heights of up to 6.2 metres would be required, and the report suggested that the design criteria ought not apply. Although this would appear convenient for the developer, the suggestion to not comply is not supported by expert or other acceptable evidence, and ignores the reality that the occupants at receptor R2 will be adversely affected by noise. The developer can not have matters concerning criteria deemed as irrelevant so as to assist development approval. Also, Administrative Law does not allow the absence of the above mentioned design criteria in the revised Noise Report to be ignored as it remains relevant criteria.

With the above paragraph in mind, it would be reasonable to assume the noise levels at 270 Church would also be well in exceedance of the acceptable noise levels if the design criteria was ignored,



and sérious attention should be given to “Offensive Noise” as defined by the Protection of the Environment Operations Act 1997.

The developments current proposal to have the external play area situated upon the stormwater easement places members of the objector’s household in the invidious position of overlooking the play area where up to 30 children could be playing and thereby risk allegations of inappropriate conduct simply because they were looking out of their own windows over their own backyard. Childcare Centre guidelines note such positioning of outdoor areas as inappropriate and undesirable.

It is evident that for the current development to meet the Outdoor Space Requirements it requires use of the stormwater easement area. Whilst there is entitlement to enjoy the area encumbered by the easement, it must be remembered that the developer has no ownership or control over the area and it becomes problematic if the council requires access to the easement and requires fixtures such as mandatory childcare centre fencing to be removed.

The fencing or possibly walls that will be required to meet noise criteria will be of such construction that their removal will be impractical.

It has to be remembered that the proposed development would not close for school holidays to facilitate any proposed work in the stormwater easement.

Council retains the right to disturb the proposed centre’s use of the land subject to the stormwater easement at any time that it is necessary or desirable to do so and the childcare centre would become non-compliant with the requirements of it’s development approval.

The commitment and exclusionary permanent fencing of the public space occupied by the easement for private gain and no fee or reimbursement is an impermissible use of public lands and incompatible with the terms of and purpose for the easement over that space.

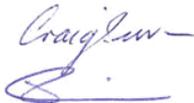
If, contrary to the submissions above, the use of the stormwater easement is accepted, access to it until 6.30pm unreasonably and adversely impacts the amenity of the objector’s property, and would need limiting to 5.00pm, being normal business hours.

Further to the proposed use of the stormwater easement, there is the real potential that any landscaping or permanent structures needed for development compliance will adversely affect the natural run-off of stormwater from the yard of 270A Church Street along the easement corridor, and neighbouring premises will be inundated as a result.

In conclusion, the council is required by the principles of administrative law to enforce all the guidelines and relevant criteria, and give objections to the proposed development serious, genuine and proper consideration. So doing will see the proposed development refused planning permission unless and until it addresses the deficiencies identified above.

Regards,

Craig and Louisa Sievers



2 Wentworth Avenue
Mudgee 2850
27 October 2017

The General Manager,
Mid-Western Regional Council
86 Market Street
Mudgee.

Dear Sir,

Re – DA0287/2017 Proposed Childcare Centre and After School Care Centre at 272 Church St.
Mudgee

I wish to object to above proposal as I am very concerned about the effect this proposal is having on the health of my 80 year old sister who has had to move into town following the death of her husband. She is struggling to adjust to town life after the peace and quiet of the farm. As she is living with family at 278 Church Street adjoining the development she is finding the destruction of trees on the site and demolition noise very unsettling. She is fearful of the future noise of the centre and the heavy traffic it will engender. Another elderly dear friend lives next door to the proposal at 276 Church St. and is similarly fearful and upset.

I am also concerned for my own safety as I regularly visit my sister and my friend and as an elderly driver am very concerned by the predicted volume of traffic and lack of safety because of the parked vehicles.

My sister feels that they may have to put heavy chains across their driveway to prevent drivers doing U turn in their driveway. This would make it very difficult for me as I am elderly and should not have to cope with this.

This planned development is not at all suitable for an established quality residential area with so many elderly residents who spend much of their time at home. Please consider the elderly in your determination and suggest the developer should move their development to a younger area.

Yours faithfully,



Mrs. Carmen Archer



278 Church St
Mudgee NSW 2850
29 October 2017

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

Re - PROPOSAL OF CHILD CARE AND AFTER HOURS CARE CENTRE
DA0287/2017- Lot 12 DP 1182129- 272 Church St Mudgee- Mudgee Little Learners

Dear Sir,

In response to the latest documentation provided regarding the above Development Application (Revised Statement of Environmental Effects dated 17 October 2017), I submit my continued objections to this proposed development.

I request my correspondence be provided to all Councillors well in advance of any determination date to allow their review and consideration of their constituent's concerns.

Concerns:

1 – Parking

The proposed development appears to meet the requirement of 1 parking space for every 4 children. Upon looking further at the amended plan, however, the carpark allows minimal room for movement of vehicles. A scenario of 31 staff parking in the 40 provided spaces leaves 9 free car spaces. How is this feasible with no turn around room for vehicles which enter the car park and soon realise there are no spaces to the right? How will a vehicle turn around at peak drop-off/pick-up time without causing disruption to other parents also arriving at the same time? Reversing vehicle(s) of parents in a rush in a tight car park with children around is unsafe.

If staff choose to park on Church Street instead of in 31 of the 40 car spaces, this will restrict the ability of through traffic on an already busy road in Mudgee. If traffic struggles to pass each other this will increase the risk of vehicle collisions. Cars parked along Church Street will also decrease the visibility of both parents walking children across the road and for drivers who can not see if a parent and child are approaching the side of the road to cross. This parking situation spells disaster.

With the increase in traffic of both staff and parents, what is to be done at the intersection of Church Street and Spring Road? Will there be an island to ensure drivers slow down to turn the corner and not cut it off? Local residents, including myself, have witnessed very near misses of car accidents occurring at this intersection. With the extra traffic from the Child Care Centre there will be an increased likelihood of accidents occurring at this intersection.



2 – Local need for another Child Care Centre

"The proposed development will provide for much needed childcare centres in the growing southern part of Mudgee."

As previously questioned, does Mudgee need another childcare centre of such large proportion? A new facility is under construction in Melton Road which will cater for 90 children. Has Mudgee grown so extensively that there is a need for close to 250 childcare placements within 800 metres of each other?

The below is a list of child care facilities currently available in Mudgee. Why does the town need another facility when the below are not all at capacity?

- Puggles – Lions Drive
- The centre at the Masonic Lodge – Church Street
- Mudgee Pre School – Perry St
- Squeakers – Mortimer Street
- Squeakers on Douro – Short Street
- Imaginations – Court Street
- Gowrie – Saleyards Lane
- Mudgee Family day Care Scheme

What will become of this proposed facility if the development goes ahead and placements cannot be filled like many other Mudgee child care facilities? Will it become another vacant eyesore?

3 – Questionable statements included in proposed development

"Staff to discourage unnecessarily loud noise and restricting the number of children playing outside."

How is this even possible for staff to control unnecessarily loud noise? There are unpredictable and uncontrollable circumstances that make this impossible, including but not limited to:

- Screaming children as their parents drop them off
- Children having a tantrum refusing to go inside after restricted outdoor play time
- Further from the above dot point, how will staff monitor the number of students playing outside? 10 at a time? 30 at a time?
- Playground laughter, chatter and playing that is loud – how are you to quieten a happy child as they play outside? Are you suggesting children go about their critical formative years being silenced?

*"Activities prior to 8:30am should be restricted indoors." **Should = discretionary.***

In the heat of summer will children be restricted indoors at the coolest time of the day and then forced outside into a so called quiet controlled environment at the hottest time of day? What happens if neighbours sight outdoor activities prior to 8.30am? Will we be provided with contact information to complain about the non-compliance of staff?

"The proposed development is not anticipated to generate any adverse impacts in the locality."

MWRC have received multiple communications from many surrounding residents outlining their strong objection to the proposed development.

I remain strongly objected to the proposed development. All complaints of the proposed development must be critically reviewed by MWRC to ensure this development does not bode poorly on the high quality residential, quiet environment of South Mudgee.

Regards,



Georgina Harris

0448 270 891

C

C

278 Church St

Mudgee NSW 2850

29 October 2017

General Manager

MWRC

PO Box 156

Mudgee NSW 2850

Dear Sir,

RE- Objection to Development Application DA 0287/2017- Mudgee Little Learners

In response to your letter dated 18 October 2017, I remain unchanged with my objection to the Proposed Child Care Centre and After Hours Care.

As reiterated previously, this is totally the incorrect location to build a Centre of this scale in a quiet residential area.

- The DA does not change a great deal with each new version. Moving pictures around does not change the problem.
- The staff do not have adequate all day off street parking- currently 31 staff and increasing with each DA. **### Street Parking Issue###**
- The parents do not have sufficient parking/reversing /entry/exit access and will again end up parking abruptly in Church St at all times of the Centres operating hours. **### Car park noise issues/doors/tyres/parents screaming kids###**
- Church St has mild traffic flow between Spring Rd and Madeira Rd with current Mudgee Locals and this will increase the noise levels with this Child Care Centre. Suggested approximately 600 extra car movements per day!!!!!! **### Traffic noise issues###**
- This section of road has already had one Fatality and numerous car accidents in the past 3 years. **### Congestion and accident issues###**
- Spring Rd and Church St requires a STOP sign or Give way sign with an Island Post due to residents cutting the corner at this intersection. Imagine the congestion with additional traffic flow!!! **### parking/traffic/noise issues###**
- Potential for parents to utilise my driveway and Stan Boal close for U turns to "grab a parking spot. Inconvenience/trespassing/hazardous traffic congestion. Any parent/ vehicle will be reported to the Police and the Child Care Centre Management. **### Parking Issues and Trespassing###**
- Garbage bin collections for local residents will be delayed/ restricted due to staff and parent parking in Church St all day.... **### Garbage Bin Collection issue###**



- Noise and smell from extra waste provide by the child care centre and extra garbage truck interactions. **### Nosie and smell from Waste and collection services###**
- Noise from screaming children and parents all day with various child care activities. The size of this Centre is the same as a school. Do the regulations for a school application apply in this case? **### size and location of a school or similar in a residential street ###**
- Noise prevention barriers for adjoining properties- really?? **### noise issue###**
- Drainage issues as the land slopes towards the Centre- what is being done to prevent any overflow to adjoining neighbours from heavy rain? **### natural water course issues###**

The reality is that the child Care Centre is causing untold grief to the residents. There is another almost completed centre 800 metres away in Melton Road. **### Another Centre is not required###**

The Child Care Subsidy is changing from 01 July 2018 which will greatly impact on the affordability of Child Care fees. What is Mudgee going to do with an obsolete Child care centre that will not be filled to capacity and become an eyesore within 12 months?

Mudgee does require Preschool services only, but not with the added cost for long day child care. The Government rebates are changing and many will not be able to afford care as they do no work or are unable to gain employment as Mudgee is a tourist town with casual hospitality employment.

We residents will be left with an eyesore - which must be fully gated to prevent local youth using this as a skate park or recreation area when the Centre is closed. **### Close the gate out of hours to prevent further noise###**

Please provide a copy of this letter onto all Councillors to be read prior to any discussion meetings. I can be contacted if required for any further discussions.

Regards,



Marie Harris

0418 284 926



Exceptional care and opportunities
for ~~your~~ children
our

Melissa Craze
Puggles Child Care Centre
PO Box 18
Mudgee NSW 2850

27 October 2017

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

RE: DA0287/2017 - CHILD CARE CENTRE- CHURCH STREET MUDGEE NSW 2850

Dear Sir

I really wanted to make a few comments regarding the proposed Centre in Church Street for Council and its members to consider.

1. I understand it is not up to Council to protect established businesses in town but would like to point out that Squeakers on Duro is closing at the end of the year in part due to the overdevelopment of Child Care Centres in Mudgee. Key staff have been headhunted for the new Centre in Melton Road and a purpose-built building (asset) owned by Council will now be empty.
2. A new Centre is approved, built and ready to go 500 meters from this proposed site in Melton Road. We are 1km away.
3. Puggles is a 46 place Centre with approximately 105 families who utilise our service. The Melton Road Centre is very large, as is this new proposal. Are there really 550 families looking for long day care? I would suggest that we would need a new primary school and high school if this was the case. We do not have wait lists for this number of children, nor do any other Centres or Pre-schools in town.
4. I dispute the Barnson report dated 26/07/2017 in relation to car-parking, drop off / pickup times and traffic generation. From our experience, most parents will drive, most parents will drive large vehicles and some parents will back into infrastructure (we replaced our bollards so many times we ended giving up) or one another. The design of the carpark will mean parents are backing out onto one another PLUS there will be small children coming and going and some children do manage to get away from their parent. Most staff will have to park on the street which creates a problem for residents backing out of their driveways. We are fortunate that our staff can park in front of the reserve and while people are able to park where ever they like in a street, our experience here if staff do park in front of houses, is a dirty note on the windscreen. People in Mudgee do not like someone else's car in front of their house!

Parents in Mudgee do not stay on average 3 minutes. We were asked this question and have been keeping track of it. I would estimate 6-7 minutes in our Centre and some parents can stay 20-30 minutes.

5. I question the garbage collection and how this development will handle their bins. We use 4 bins per week along with a blue or yellow bin. I would estimate they would require 10-12 green bins. Where

is the storage (and pity the neighbour) and has it been considered that at least 4 of these bins will hold dirty nappies (again, I pity the neighbour)?

6. I understand there is a survey on Facebook regarding before and afterschool care in town. I didn't realise that it was for this particular development. There is a building available for this now (Squeakers on Duro) and I understand that an expression of interest will be made to Mid-Western Council by a group of teachers who would look at it as a learning hub, early intervention, homework club etc. I'm sure that this location would be far more appropriate and beneficial for the town than Church Street.

Yours sincerely



Melissa Craze

278 Church Street
Mudgee NSW 2850
27th October, 2017

The General Manager,
Mid- Western Regional Council,
86 Church Street
Mudgee.
Dear Sir,



Re- DA0287/2017 -Proposed Childcare and After School Care Centre at 272 Church St. Mudgee

I wish to express my continued objection to above proposal. This is the 3rd opportunity for the local community to voice their opinion as to the acceptability of this proposal. Three times the plan has been amended and it still has not had many of our objections addressed.

In this latest plan parking issues have been re-arranged the same as the deck chairs on the Titanic in an effort to convince the neighbours that 40 carpark spaces including 6 designated staff parks makes it right! It is simply a matter of robbing Peter to pay Paul. They are required to have 39 car parks at a ratio of 1 park for each 4 children plus suitable car parks for staff – not force staff of 31 (presumably each with a vehicle) to park on each side of the road making it so dangerous for neighbours to safely exit their driveways and also for clients with little children. Continuous turning traffic entering and exiting the site, together with speeding drivers cutting the corner from Spring Road into Church Street is a recipe for disaster.

This is only one of the safety issues associated with this proposal and I consider that MWRC would be very remiss if it approves the development before these safety issues are resolved.

Section 2.7 and 2.9 Church Street is not wide enough to have cars parked on each side and still allow vehicles whether they be cars, buses or semi-trailers to pass each other in between. It has a paved width of only 9 m with vehicles parked on each side taking up more than half of that.

Section 3.5 Grease arrestor to be serviced presumably by a truck outside peak hours – difficult when the centre is open for 12 hours daily.

Section 5 -5.1 Environmental Planning and Assessment Act 1979

This Act has been totally ignored as all the flora and fauna have been prematurely removed before development approval. It has been an unsightly dustbowl for months now and the wildlife are long gone – except for a lone lizard which looks for his previous habitat This is absolutely farcical and shows the cavalier attitude expressed to anything that hinders building a cash cow.

5.2.3.1 Land Use Table R1 Zone provides facilities for residents. This is a quality residential area of residents mainly aged between 50 and 90. Why do we have to have our lives turned upside down when facilities could be better sited in a younger area.

5.7.7.1 Traffic counts based on 2013/14 projections not existing numbers. Traffic counts will be much higher because of soon to open Melton Road childcare centre and many new houses built in that area since that time. If estimated at 284ph it is unrealistic to expect residents many of whom are elderly to reverse out into such traffic, particularly if parked cars obscure their vision.

5.7.2.2 Development Generated traffic. With a vehicle every 1.04 minutes in the morning and 1.65 minutes between 4 – 7 pm, how are local workers supposed to get to work, with parents turning through and exiting in front of oncoming traffic? What has been done to ascertain the safety of local traffic and that of pedestrians perhaps with small children crossing to and from the centre?

Supplies would have to be bought in bulk – 300-400 nappies daily alone. Unlikely that staff could undertake such massive shops as it would also include large amounts of foods etc.

Cleaning surely done daily – not weekly. What are the expected noise levels of associated industrial Vacuum cleaners and floor polishers used while air con running.

5.7.2.4 Still no car parking provided for staff.

Table 7 Total 692 car movements daily just for this development. Similar can be expected for Melton Road centre who will mainly access it from Church St. so much larger cumulative number.

5.7.6 Waste collection as needed. How can collection from the centre as well as nearby residences be achieved if the street is parked out continuously. Soiled baby nappies and uneaten food will need to be removed frequently or will pose a health hazard.

5.7.8.3 Predicted noise levels – not measured at 278 Church Street which also adjoins rear yard of centre. This has been a peaceful spot where I spend much time gardening and bird watching.

No. of children playing outside at any one time? Each group seems to show numbers up to 90 at a time. This would be as noisy as a school.

Noise Management Plan. It is fruitless giving neighbours the phone number for the centre so that the manager can be contacted with complaints. With caller ID on phones it would be so easy to not respond to frequent noise complaints. The manager would suddenly be “unavailable” or “in a meeting”. Will MWRC enforce neighbours noise protection? I think not.

Noise barrier walls – no mention of this in SW corner. Have tests been carried out to ensure that noise is not deflected towards brick walls and intensified by polycarbonate addition? DoPE requires an acoustic fence of 6.2m which would be an eyesore and give a gaol like appearance.

While there is a need for pre-schools in Mudgee there is no such need for day care centres. Is the developer aware that from July 2018 childcare rebates will be drastically reduced for low income earners and so there may not be the income producing opportunities that they based their plan on?

The sheer size and scale of the building compared to surrounding buildings is mind-boggling. The noise created by heavy rain or hail would be deafening. Will the two tanks and associated drainage be able to cope with down pours. The ratio of building to green space is disappointing.

Has there been a fire plan prepared to include a gate in the back fence to allow easy escape from the gaol like boundary? It would be very difficult to safely carry so many helpless babies and toddlers to safety in the event of a fire.

The visual amenity of the area has and will be totally destroyed. Our previous vista of trees and shrubs and distant hills will be replaced by iron roof, transforming it into an urbanised appearance totally changing the peaceful ambience which Mudgee has previously been renowned for.

Has consideration been given to locking the centre off after hours to prevent skateboarders etc. creating a noise nuisance at night?

If there is an expected influx of small children to fill this and other proposed centres, have the local primary schools been advised to prepare for a larger volume of students?

I request that copies of this submission be forwarded to all Councillors and Planning Dept. staff and once again I ask the question - WOULD YOU LIKE THIS DEVELOPMENT NEXT TO YOUR HOUSE?

Yours faithfully,



(Mrs) Rita Gibbins

C

278 Church St
Mudgee NSW 2850
24 October 2017

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

Re - PROPOSAL OF CHILD CARE AND AFTER HOURS CARE CENTRE
DA0287/2017- Lot 12 DP 1182129- 272 Church St Mudgee- Mudgee Little Learners

Dear Sir,

In response to the latest documentation provided regarding the above Development Application (Revised Statement of Environmental Effects dated 17 October 2017), I submit my continued objections to this proposed development.

I request my correspondence be provided to all Councillors well in advance of any determination date to allow their review and consideration of their constituent's concerns.

Before commenting on the content of the documents provided, I bring to your attention a number of anomalies within the revised Statement of Environmental Effects:

- Section 2.2 refers to Plate 6 referencing the water reservoir opposite the proposed development. Plate 6, as detailed within the contents page and on page 7 is not a photograph of the aforementioned reservoir. The text states "Refer to Plate 6 to Error! Reference source not found."
- A similar error message appears within section 5.7.8.4 in reference to sound barrier wall construction.
- Spelling error in section 2.5 Table 2
- Grammatical error in section 3.5

A document such as this is prepared and provided to MWRC to allow determination of a development application and therefore must be true and correct in every way. Being the third draft (even though it is stated as the 'final' revision), proof reading and approval has failed to identify certain points that require clarification and as such make me question the validity of the document in its entirety.

Sections 2.4 and 5.7.5

It should be pleasing to readers and opponents of this proposed development to note that the developer has amended this section to confirm they have completely stripped the site of all flora and fauna habitat and destroyed the nesting sites of local birdlife.

Section 3.5

A grease arrestor will be provided within the bin store/service courtyard. It will be serviced by a local contractor from with the car park area outside of peak usage times. There's that grammatical error!

No trucks are required to access the site yet a local contractor will service the grease arrestor. I am yet to observe a vehicle other than a truck set up for grease waste collection. There is of course a potential entrepreneurial opportunity here.



Sections 5.4.3 and 5.7.2.4

The proposed development indeed appears to meet the requirements of one (1) parking space for every four (4) children. However, there is a proposed staff allocation of 31 personnel, of whom the majority will more than likely wish to use the provided off street parking. This could be an attempt by the staff to minimise potential vehicle damage should they park either side of Church Street, thus restricting the ability of through traffic to pass each other, which in turn increases the risk of vehicle collision.

A relatively simple mathematical calculation results in a much different allocation of parking spaces per childcare places. A scenario of 31 employees parking on site leaves nine (9) spaces available for the drop off and collection of up to 155 children. By using reverse calculation and multiplying the remaining nine (9) car spaces by the required four (4) spaces per childcare place gives a resultant maximum capability of 36 childcare places to meet the MWRC DCP requirement. A much better outcome for the neighbouring residents in regards to noise and traffic disruptions.

What proposal has the developer given to MWRC to address this scenario? May I offer a suggestion which could be passed on to the developer. Approach the neighbour to the north of the proposed development on Church Street with an offer to purchase their property. This would result in one less development opponent and provide extra off street parking to meet MWRC DCP requirements and proposed employee needs. It will of course also result in destruction of further flora and fauna habitat.

Sections 5.4.5.2 and 5.7.6

The waste management plan provided at Appendix G appears to be a motherhood statement and makes no reference to how waste and pollution will be managed. It is not on an official letterhead and as such appears to be an unregistered and uncontrolled document. It uses the word "would" which, being a synonym of "should" has a discretionary overtone leading to an openness of interpretation.

Section 5.7.2.3

A statistician's heaven! *The proportion of traffic impact cannot be quantified with available information yet the author suggests, in reality the increase would not be as substantial as other forms of transport may be used and there would be trip sharing.*

There appears to be a contradiction within this section. Please provide an explanation of how the reality of a situation can be determined by unquantifiable information?

Section 5.7.8.3

Half of the noise receptors do not meet the determined criteria with suggestion that these can be ameliorated using certain measures. If the proposed development is approved, what stipulations will MWRC implement to ensure the noise mitigation measures are met and remain appropriate?

Section 5.7.8.4

*Activities prior to 8:30am should be restricted indoors. **Should = discretionary.***

Providing the noise management plan to staff and parents. A token gesture. Parents drop off their children and it is up to the centre to enforce compliance.

*Neighbours should be provided centre management contact details. **Should = discretionary.** Will we or will we not be provided with this?*

Staff to discourage unnecessarily loud noise and restricting the number of children playing outside. Even with restrictions in place, a group of children does not equate to silent play. Who will enforce these restrictions? How will neighbouring residents know the maximum allocation of day release children behind the goal like "noise mitigating" walls/fences have not been breached?

*Mechanical plant (assume air conditioning). A detailed acoustic assessment should be made. **Should = discretionary!***

Section 5.7.10

The proposed development will provide for much needed childcare centres in the growing southern part of Mudgee.

As previously questioned, does Mudgee need a childcare centre of such large proportion? A new facility is under construction in Melton Road, which I understand will cater for 90 children. Has Mudgee grown so extensively that there is a need for close to 250 childcare placements within 800 metres of each other?

A quick internet browse identifies eight current facilities available. Are they at capacity? I understand there are placements available at some.

- Puggles – Lions Drive
- The centre at the Masonic Lodge – Church Street
- Mudgee Pre School – Perry St
- Squeakers – Mortimer Street
- Squeakers on Douro – Short Street
- Imaginations – Court Street
- Gowrie – Saleyards Lane
- Mudgee Family day Care Scheme
- Are there others? A local Real Estate Agent has advised me of a proposal for another childcare centre in the Belleview Road area.

What will become of the facility if the proposed development goes ahead and placements cannot be filled? Will it become another South Side (Oporto Road) shopping centre situation and become a vacant eyesore?

Section 5.9.1

The proposal is unlikely to create any negative impact on the amenity of the business area and is therefore deemed to be in the public interest.

I argue that the many objections received by MWRC to date highlight numerous negative impacts of which I am confident our elected representatives standing as Councillors will critically review.

Table 16 – 4.13

This DA was lodged prior to the SEPP coming into force. As such a soil assessment has not been undertaken.....Nevertheless, the required soil assessments would be undertaken as part of the service approval application.

“Would” being a synonym of “should” has a discretionary overtone leading to an openness of interpretation.

Does this infer that the developers can use their discretion on conducting the soil assessment in a location that if approved will have up to 155 children present? This assessment must be a mandatory requirement.

Section 6

The proposed development is not anticipated to generate any adverse impacts in the locality.

See comments above referencing Section 5.9.1.

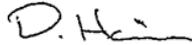
MWRC have received multiple communications from many, if not all surrounding residents outlining their strong objection to the proposed development.

In conclusion, I and members of my family continue to strongly oppose the location of this proposed development due to the calm and serene residential locality. This should remain as such and the proposed development must be critically reviewed by MWRC.

Should yourself, any Councillor or a member of MWRC Planning Department wish to discuss my concerns, please contact me on the number listed below

Your consideration of this and all objections received is greatly appreciated and I look forward to return correspondence outlining your determination.

Regards,



David Harris

0427 423 929

Child Care Planning Guideline		
PART 2 – Design Quality Principles		
1	Principle 1 - Context	Complies. The design of the Child Care Centre is suitable for the existing context.
2	Principle 2 – Built Form	Complies. The proposed built form is articulated and is a suitable built form for the site.
3	Principle 3 – Adaptive Learning Spaces	Complies. A variety of learning spaces has been provided in the proposed design.
4	Principle 4 - Sustainability	Complies. The proposed design takes advantage of natural light and ventilation. Deep soil zones are provided for landscaping.
5	Principle 5 - Landscape	Complies. Landscape areas have been shown on plan. Conditions may be applied for the submission and approval of a detailed landscape plan.
6	Principle 6 - Amenity	Complies. The proposed design generally addresses the amenity requirements of the users and neighbours.

7	Principle 7 - Safety	<p>Complies.</p> <p>The proposed design generally satisfies this principle and incorporates Crime Prevention Through Environmental Design (CPTED) principles.</p>
PART 3 – Matters for Consideration		
3.1 Site selection and location		
C1	Objective: To ensure that appropriate zone considerations are assessed when selecting a site.	<p>Complies.</p> <ul style="list-style-type: none"> • Noise report demonstrates that noise impacts are appropriate. • Buildings provided with generous setbacks (minimum 4.9m) from the street and neighbouring properties. • Single storey development with proposed fencing will mitigate visual privacy impacts. • Required amount of parking provided on site. • Traffic impacts assessed and deemed acceptable.
C2	Objective: To ensure that the site selected for a proposed child care facility is suitable for the use.	<p>Complies.</p> <ul style="list-style-type: none"> • Residential uses generally compatible with child care centre. • No adverse environmental impacts on site (eg bushfire prone or contamination). • Scale of development similar to what would be allowed for multiple dwelling units on the site. • Off street parking rate complies with the requirements of this guideline. • Adjoining road type is safe for the proposed use. • The site is not located close to incompatible uses (eg restricted premises).
C3	Objective: To ensure that sites for child care facilities are appropriately located.	<p>Complies.</p> <p>The proposed child care centre is located in an area:</p> <ul style="list-style-type: none"> • Adjacent to a park; • Within reasonable distance from schools; and • On a school bus route.

C4	Objective: To ensure that sites for child care facilities do not incur risks from environmental, health or safety standards.	Complies. The site is not located near any uses that would result in adverse environmental conditions, arising from pollution, odour or hazard.
3.2	Local character, streetscape and the public domain interface.	
C5	Objective: To ensure that the child care facility is compatible with the local character and surrounding streetscape.	Complies. <ul style="list-style-type: none"> • The proposed development presents a facade to the street that is similar to a large house. • The building has been articulated by incorporating panels of different materials in the façade and stepping down the slope. • A 5m landscape strip has been provided along the frontage. • Car parking is proposed behind front boundary landscaping, to reduce its visual impact. • The built form is reminiscent of a large dwelling – as viewed from the street. • The site coverage/building density is compatible with that of surrounding residential development.
C6	Objective: To ensure clear delineation between the child care facility and public spaces.	Complies. <ul style="list-style-type: none"> • Fencing will be provided along side and rear property boundaries and at the building line to ensure safety of children. • Windows are proposed in the front elevation and the northern elevation of the out-of-school-hours building to provide passive surveillance opportunities. • Landscaping will be provided in the vicinity of the majority of boundary fences.
C7	Multiple building and entries – pedestrian entries.	Complies. <ul style="list-style-type: none"> • Site plan shows 2 separate pedestrian entries from the street to each of the 2 buildings. • Condition for surface of pedestrian path to visually contrast/differ to the car park surface (materials and colour). • The application states that appropriate signage will be provided to direct people to either the child care centre building or the out-of-school-hours building. Condition to be applied.
C8	Where development adjoins a public park.	Not applicable. While the site technically adjoins Mulley Park, the portion of the adjoining park is a thin wedge and

		the proposed development does not practically have a frontage to the park.
C9	Objective: To ensure that front fences and retaining walls respond to and complement the context and character of the area and do not dominate the public domain.	Not applicable. The application states that no front fencing is proposed. The retaining walls surrounding the car park are within the site and do not face the street.
C10	Acoustic fencing on classified roads	Not applicable.
3.3	Building orientation, envelope and design.	
C11	Objective: To respond to the streetscape and site, while optimising solar access and opportunities for shade.	Complies. <ul style="list-style-type: none"> • Some doors and windows face adjoining properties. However these windows are on the ground level storey and boundary fencing will preclude overlooking into adjoining properties. • Play equipment and play space is provided to the centre of the site and minimises the amount of play area adjacent to the boundaries of adjoining residential properties. • Internal and external play spaces gain solar access from the north, east or west. • The building is single storey and set back 4.9m from the southern and western boundaries – consequently, there will be no significant overshadowing impacts on adjoining properties. • The building is stepped down the slope of the site to minimise cut and fill. • The main building faces/addresses Church Street. • Outdoor play areas are fenced and generally located towards the centre of the site. The play areas will generally be protected from wind.
C12	Objective: To ensure that the scale of the child care facility is compatible with adjoining development and the impact on adjoining buildings is minimised.	Complies. <ul style="list-style-type: none"> • Proposed single storey height of development is compatible with other buildings in the locality and the scale and character of the street. • The minimum 4.9m setbacks to the main child care centre building will provide for privacy in both directions. • The out-of-school-hours building is setback 3.4m from the eastern boundary. This setback combined with fencing will provide for privacy in both directions. • The setbacks provide adequate access for building maintenance. • The setbacks to the street are compatible with the existing dwelling on either side of the property.

C13	Objective: To ensure that setbacks from the boundary of a child care facility are consistent with the predominant development within the immediate context.	Complies. <ul style="list-style-type: none"> • The average front boundary setback of the dwellings on either side of the site is 15.5m. • The proposed front boundary building setback is 25.45m.
C14	Side and rear setbacks to be compatible with setbacks for a dwelling house.	Complies. <ul style="list-style-type: none"> • Council's DCP allows side and rear boundary setbacks for dwelling houses to be 0.9m. • The proposed minimum side and rear boundary setbacks for the proposed development are 3.4m for the out-of-school-hours building and 4.9m for the child care centre building.
C15	Objective: To ensure that the built form , articulation and scale of development relates to its context and buildings are well designed to contribute to an area's character.	Complies. <ul style="list-style-type: none"> • The subject site is large (5,297m²) and previously contained a single residence. • Surrounding development consists of a mixture of smaller residential scale lots and larger scale lots. • The site has previously been cleared. • While the scale of development is far larger than what was previously on the site, the scale of development is considered to be compatible with surrounding residential development. • The building has been stepped down the slope in response to the local topography. • The site is not in a heritage character area. The development is compatible with the modern residential character of the area. • The bulk of the building is similar or less than the bulk of an allowable Multi Dwelling Unit development on the site.
C16	Objective: To ensure that buildings are designed to create safe environments for all users.	Complies. <p>A single entry point is provided into the child care centre, that:</p> <ul style="list-style-type: none"> • Is located for ease of access. • Directly visible from the street frontage. • Easily monitored through camera and natural surveillance. • Not accessed through a play area.

		The pedestrian entry to the out-of-school-hours care building is separated and generally complies with the objective.
C17	Objective: To ensure that child care centres are designed to be accessible by all potential users.	Complies. <ul style="list-style-type: none"> The proposed development generally complies with the National Construction Code, Discrimination Disability Act 1992 and Disability (Access to Premises – Buildings) Standards 2010. Condition to ensure compliance.
3.4	Landscaping	
C18	Objective: To provide landscape design that contributes to the streetscape and amenity.	Complies. <ul style="list-style-type: none"> Landscaping provided along property boundaries. Screen planting is not included in calculations of unencumbered outdoor space.
C19	Incorporate car parking into the landscape design.	Complies. <p>Landscape areas adjacent to the car park have been provided:</p> <ul style="list-style-type: none"> Along the property frontage (5m); Along the southern end of the main carpark (1m); Between the front parking area and rear parking area (1m). <p>These parking areas are proposed to be landscaped with trees and shrubs to address CPTED issues. Condition for detailed landscape plan prior to issue of Construction Certificate.</p>
3.5	Visual and acoustic privacy	
C20	Objective: To protect the privacy and security of children attending the facility. <p>Open balconies in mixed use developments.</p>	Not applicable.

C21	Minimise direct overlooking of indoor rooms and outdoor play areas from public areas.	Complies. <ul style="list-style-type: none"> The indoor play rooms and outdoor play areas are located centrally to the site. This design avoids direct overlooking of these areas from external sites.
C22	Objective: To minimise impacts on privacy of adjoining properties.	Complies. <p>Direct overlooking of adjoining residences will be protected by:</p> <ul style="list-style-type: none"> Side facing windows at ground level only. Screen fencing along the side and rear boundaries (condition to ensure compliance). Screen fencing alongside pathways adjacent to property boundaries.
C23	Objective: To minimise the impact of child care facilities on the acoustic privacy of neighbouring residential developments.	Complies. <ul style="list-style-type: none"> Acoustic fences proposed at strategic locations. Condition – mechanical plant or equipment to be screened by solid, gap free material and constructed to reduce noise levels (eg acoustic fence, building or enclosure). Condition – windows on south and west facing elevations to be fixed panels.
C24	Acoustic Report	Complies. <p>An acoustic report has been submitted addressing the requirements of C24.</p>
3.6	Noise and air pollution	
C25	Objective: To ensure that outside noise levels on the facility are minimised to acceptable levels,	Complies. <p>The application states:</p> <p><i>The site is not considered to be located in an area with unacceptable noise levels. Nevertheless, cot rooms are located internal to the building and away from external noise sources.</i></p>
C26	Appropriate noise levels for sleeping areas and other non play areas.	Not applicable.

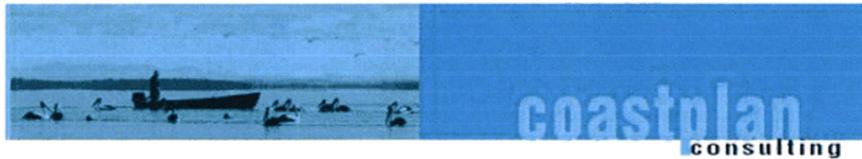
		The proposed child care centre is not located on a noisy area as identified in C26, such as industrial areas or mass transit corridors.
C27	Objective: To ensure air quality is acceptable where child care facilities are proposed close to external sources of air pollution such as major roads and industrial development.	Not applicable. The subject site is not subject to external sources of air pollution.
C28	Air quality assessment report	Not applicable. An air quality assessment report is not required as the site is not on a major road or near industrial development.
3.7	Hours of operation	
C29	Objective: To minimise the impact of the child care facility on the amenity of neighbouring residential developments.	Complies. <ul style="list-style-type: none"> The proposed hours of operation are 7am to 7pm, Monday to Friday. Condition to ensure compliance.
C30	Hours of operation in mixed use or commercial areas.	Not applicable.
3.8	Traffic, parking and pedestrian circulation.	
C31	Objective: To provide parking that satisfies the needs of users and demands generated by the centre. Car parking rate: 1 space per 4 children	Complies. <ul style="list-style-type: none"> A total of 155 children proposed. A total of 39 parking spaces required. A total of 40 parking spaces proposed.
C32	On street parking in commercial and industrial zones.	Not applicable.
C33	Traffic and Parking Study.	Complies. <ul style="list-style-type: none"> Traffic assessment undertaken as part of application, demonstrating that traffic generated by the development will not result in capacity exceedances in Church Street.

		<ul style="list-style-type: none"> The local traffic network is capable of absorbing the traffic to be generated by the proposed development.
C34	<p>Objective: To provide vehicle access from the street in a safe environment that does not disrupt traffic flows.</p> <p>Alternative vehicular access.</p>	<p>Not applicable.</p> <p>The site is not located in an area nominated by C34, such as a classified road.</p>
C35	Cul-de-sacs and narrow laneways.	Not applicable.
C36	<p>Objective: To provide a safe and connected environment for pedestrians both on and around the site.</p> <p>Design solutions – safe pedestrian environment</p>	<p>Complies.</p> <p>The application states the development provides for:</p> <ul style="list-style-type: none"> A dedicated pedestrian footpath (separate from vehicle entries) from the street to the building entries. Marked footpath areas and crossings within the carpark to the building entry. Footpaths have been designed to enable two prams to pass. Deliveries would be undertaken in a passenger sized vehicle which can be parked in a normal parking space. All vehicles will be able to enter and exit the site in a forward direction.
C37	Mixed use developments	Not applicable.
C38	Car parking design – fence, accessible parking, pram access.	<p>Complies.</p> <ul style="list-style-type: none"> The application states the car park will be separate from the building entry and play areas by child safe fencing. Condition to ensure compliance. An accessible parking space is provided adjacent to the main building entry. Accessible parking is provided in accordance with NCC rate provision requirements (ie 1 space in 50 spaces is to be accessible for disabled persons). It is argued that pram access is available to all car parking spaces via the pedestrian path.
PART 4 – Applying the National Regulations to development proposals.		

4.1	Indoor space requirements	<p>Complies.</p> <p>Child Care Centre</p> <ul style="list-style-type: none"> • Minimum of 3.25m² of unencumbered indoor space per child: 125 x 3.25 = 406.25m². Proposed 407.56m². • N/A – Verandahs as indoor space. • A minimum of 0.3m² per child of external storage space: 125 x 0.3 = 37.5m². Proposed external storage area of 46.9m² plus condition. • A minimum of 0.2m² per child of internal storage space: 125 x 0.2 = 25m². Proposed 4 internal store rooms with an area of 90.15m² plus condition. <p>Out-of-school-hours care:</p> <ul style="list-style-type: none"> • Minimum of 3.25m² of unencumbered indoor space per child: 30 x 3.25 = 97.5m². Proposed 98.55m². • A minimum of 0.3m² per child of external storage space: 30 x 0.3 = 9m² (combined 37.5m² + 9m² = 46.5m²). Proposed external storage area of 46.9m² plus condition (note: external storage area for CCC and ASHC combined). • A minimum of 0.2m² per child of internal storage space: 30 x 0.2 = 6m². Storeroom shown on plan has an area of 3.9m². Condition for storeroom to be increased in size to meet requirement.
4.2	Laundry and hygiene facilities	<p>Complies.</p> <ul style="list-style-type: none"> • On-site laundry services must contain: a commercial washer, dryer, laundry sinks and adequate storage of soiled items – Proposed: laundry room provided plus condition. • External laundry service – N/A
4.3	Toilet and hygiene facilities	<p>Complies.</p> <ul style="list-style-type: none"> • Number of facilities generally in accordance with BCA. Condition for compliance. • Junior toilet pans, low level sinks and hand drying facilities for children. Condition for compliance. • Plans indicated that a sink and handwashing facilities for adults may be provided in all bathrooms. Condition for compliance. • Direct access is provided from both activity rooms and outdoor play areas to all children's bathrooms. • Windows into bathrooms and cubicles without doors to be provided to allow supervision. Condition to ensure compliance.

		<ul style="list-style-type: none"> • Toilet areas will not be visible from neighbouring properties.
4.4	Ventilation and natural light	<p>Complies.</p> <ul style="list-style-type: none"> • Natural ventilation available to each indoor activity room as all windows facing the inner courtyard will be openable. • Windows face in different directions. • Skylights are not considered necessary, as most rooms have natural light from both sides. • 2.7m ceiling heights proposed.
4.5	Administration space	<p>Complies.</p> <ul style="list-style-type: none"> • Condition to ensure compliance.
4.6	Nappy change facilities	<p>Complies.</p>
4.7	Premises designed to facilitate supervision	<p>Complies.</p> <ul style="list-style-type: none"> • Windows to amenities will be located away from the view of the visitors/public. • Room layouts do not provide for hidden corners. • No multi level rooms proposed.
4.8	Emergency and evacuation procedures.	<p>Complies.</p> <ul style="list-style-type: none"> • The layout of the child care centre and associated out-of-school-hours building lends itself to evacuation into a number of outdoor areas. • A condition may be applied requiring the submission and approval of an Emergency and Evacuation Plan, prior to the issue of a Construction Certificate.
4.9	Outdoor space requirements	<p>Complies.</p> <ul style="list-style-type: none"> • Child Care Centre - Minimum 7.0m² per child of unencumbered outdoor space: 125 x 7 = 875m² required – Proposed: 876m² (verified off plan as being 881.3m²) • Out-of-school-hours Building – Minimum 7.0m² per child of unencumbered outdoor space: 30 x 7 = 210m² required – proposed: 272m². • Verandahs as outdoor space: the perimeter of the verandah is open and is counted towards open space. • Simulated outdoor environments – N/A

4.10	Natural Environment	<p>Complies.</p> <p>The external play area landscape plan shows:</p> <ul style="list-style-type: none"> • A variety of ground surface treatments being used outdoors. • Located centrally within the site for supervision. • Includes outdoor furniture and play equipment. <p>No details of plants have been provided so it is not possible to determine if plants are poisonous, spikey or otherwise harmful. Condition for detailed landscape plan demonstrating compliance.</p>
4.11	Shade	<p>Complies.</p> <ul style="list-style-type: none"> • Play area is open to the north and will get year round solar access to at least 30%. • Shade sails shown on landscape concept plan – condition for no more than 60% of outdoor space to be covered. • Condition for shade to be provided to at least 30% of the outdoor play area • Condition – natural shade and built shade structures in accordance with the guidelines.
4.12	Fencing	<p>Complies.</p> <ul style="list-style-type: none"> • Proposed fencing generally compliant. • Condition to ensure compliance with the guidelines.
4.13	Soil Assessment	<p>Complies.</p> <ul style="list-style-type: none"> • Given the previous residential use, it is not expected that there would be any significant contamination on the site. • Consequently, no soil assessment has been undertaken. • When applying for a service approval, one option the proponent has is to state that the site history does not indicate the site is likely to be contaminated. • The application states that a soil assessment will be undertaken as part of a service approval application. • Condition – condition for Preliminary Investigation Report prior to issue of Construction Certificate.



9 October 2017

Our ref: 1480

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

Attention: Drew Roberts

S96 Application for Development Consent No DA 0223/2016 - Caerleon Estate, 37 Hill End Road, Caerleon

Dear Drew

We have enclosed amended plans and an application under Section 96(1a) of the Environmental Planning and Assessment Act 1979 to modify the abovementioned development consent.

Oak Tree Group has reviewed the layout of the proposed development and the location of the community centre and individual dwellings within the proposed development with the view of improving the amenity for the future residents of the retirement village.

The amended proposal is shown plans prepared by Oaktree Group which includes the following drawings:

- Dwg No. 1.00 Rev A Site Layout Plan
- Dwg No. 1.01 Rev A Deep Soil Zones – SEPP
- Dwg No. 01-101 Rev 1 Proposed Village Centre Floor Plan
- Dwg No. 02-201 Rev 1 Proposed Village Centre Elevation 1 & Elevation 2
- Dwg No. 02-202 Rev 1 Proposed Village Centre Elevation 3 & Elevation 4

Units 3-4, 13-14, 19-20,23-24, 27-28,31-32, 35-36, 37-38, 39-40, 43-44, 45-46, 47-48, 51-52, 53-54, 59-60, 61-62

- Dwg No. 2Aii-2Aii 01 Floor Plan
- Dwg No. 2Aii-2Aii 06 Elevations
- Dwg No. 2Aii-2Aii 13 Window & Door Schedule

Units 7-8, 9-10,15-16, 25-26, 29-30, 57-58, 63-64

- Dwg No. 3Aii-3Aii 01 Floor Plan
- Dwg No. 3Aii-3Aii 06 Elevations
- Dwg No. 3Aii-3Aii 13 Window & Door Schedule

Coastplan Consulting - Platinum Building - Suite 208 4 Ilya Av Erina - PO Box 6179 Kincumber NSW 2251
Phone: (02) 43674060 Email: tony.tuxworth@coastplan.com.au
ACN 109 272 853 ABN 95 109 272 853

Units 1-2, 5-6, 11-12, 17-18, 21-22, 33-34, 41-42, 49-50, 55-56

- Dwg No. 3AiiPLUS-3AiiPLUS 01 Floor Plan
- Dwg No. 3AiiPLUS-3AiiPLUS 06 Elevations
- Dwg No. 3AiiPLUS-3AiiPLUS 13 Window & Door Schedule

The following amendments are proposed:

- Relocate the access driveway to the north of where it is currently located. The amended plans indicate the Safe Sight Distance in accordance with AS2890.1 for vehicles exiting the site; in addition, an expected speed reduction for oncoming traffic from the right-hand side is anticipated due to the 90 degree bend in the road.
- Amend the design and site layout by omitting all triplexes and quadplexes in favour of duplex villas throughout and an overall reduction of villas from 65 to 64.
- Villa types are now limited to 2 types, 3Aii and 2Aii with internal layouts marginally amended from the previous approved villa types.
- The proposed Type 3Aii plus villas (total 18) have garages that are 3.8m wide internally to meet the requirements of SEPP Housing for Seniors or People with a Disability and condition 51 of the consent which requires 5% of the car parking spaces provided be designed to enable the width of the spaces to be increased to 3.8m .
- All proposed villas will retain clear sheeting over the patios as per previous approved villas and incorporates moving the garages towards the front of the villa resulting in further solar gain at the rear.
- Amend the design, layout and location of the community centre and the location of the swimming pool and bowling green. The community building, bowling green and swimming pool will be relocated to the north to correspond with the relocation of the entry to the development. The location of the community building at the entry provides a sense of arrival to the site whilst being centrally located for the occupants of the development.
- 17 visitor car parking (incl. 2 disabled spaces) are now evenly distributed around the site, a dedicated and covered village bus car park is provided and an additional allowance of 34 parking spaces within driveways to the garages of a number of villas.
- Appropriately sized bulk bin storage is conveniently located for ease of access by refuse removal truck together with an increased entry road width.
- Details of the open style fencing along the front boundary of the site have been provided to comply with the provisions of Condition 7 of the development consent. We request that if the detail is satisfactory, Council advise accordingly in order to satisfy the condition of the consent.
- A section of 1.8m high rendered block wall is proposed behind Villas 2 and 3 to eliminate oncoming vehicles' lights shining into their private spaces.
- An internal footpath is provided for ease of access throughout the development together with some traffic calming hampers along internal roads.

We also wish to amend the following conditions of the development consent.

Condition 9- *The design, construction and fitout of any proposed communal kitchen, cool rooms and associated structures must be constructed in accordance with the relevant requirements of Australian Standard 4674-2004 "Design Construction and Fitout of Food Premises". Full details are to be submitted for approval with the required Construction Certificate.*

As pointed out in the Pre DA Meeting, the kitchen within the community centre will only be used for tea and coffee making with only pre-prepared food i.e. cakes and the like being available. Therefore, the kitchen should not be required to be constructed in accordance with the requirements of the Australian Standard 4674-2004 "Design Construction and Fitout of Food Premises". We request that this condition be deleted.

In order to clarify an associated issue, a number of councils where Oak Tree are currently developing retirement villages, have requested that the community centre be connected to a trade waste system on the basis of the provision of a kitchen. This is not consistent with the Liquid Trade Waste Regulation Guidelines (April 2009), Department of Water and Energy, which does not require connection of the premises to a trade waste system unless hot food is being prepared within the premises.

Condition 13 – *The public swimming pool is to be operated and designed in accordance with the requirements of the Public Health Act 2010 and the Public Health Regulation 2012. Details of compliance are to be provided to and approved by the Principal Certifying Authority.*

The Public Health Act defines a public pool as follows: -

"public swimming pool or spa pool" means a [swimming pool](#) or [spa pool](#) to which the public is admitted, whether free of charge, on payment of a fee or otherwise, including:

- (a) a pool to which the public is admitted as an entitlement of membership of a club, or
 - (b) a pool provided at a workplace for the use of employees, or
 - (c) a pool provided at a hotel, motel or guest house or at holiday units, or similar facility, for the use of guests, or
 - (d) a pool provided at a school or [hospital](#),
- but not including a pool situated at private residential [premises](#).

We're of the opinion that the proposed swimming pool is not considered to be a public swimming pool as it is for the private residents of the retirement village, therefore, we request that Condition 13 of the consent be deleted.

Condition 78 – *Premises to be registered with Council as they Class A – Food Premises. (A form for this purpose is available from the Council). The premises will be subject to inspection by council for which a fee will be payable.*

We request that this condition be deleted as pointed out previously in relation to condition 9 as the kitchen is not intended to be used for the preparation of food.

Condition 79 – *The community kitchen premises shall, at all times, be operated and maintained in accordance with the Food Safety Standard 3.1.1, 3.2.2 and 3.2.3 described in Chapter 3 of Australian and New Zealand Food Standards Code.*

We request that this condition be deleted as outlined above.

Condition 87 – *The public swimming pool is to be operated and designed in accordance with the requirements of the Public Health Act 2010, Public Health Regulation 2012.*

We request that this condition be deleted as outlined above.

A letter of support has been provided by Lambert and Rehbein confirming the design intent of the amended proposal is in general accordance with previously approved engineering servicing principles.

The amended proposal will comply with the provisions of the Mid-Western LEP and DCP.

The following assessment has been provided in relation to the relevant provisions of SEPP (Housing for Seniors and People with a Disability) 2004 that relate to the amended proposal.

SEPP – (Housing for Seniors or People with a Disability) 2004 Part 2 – Site Related Requirements

Clause 26 relates to location and access to facilities. Under the provisions of this clause, the consent authority has to be satisfied that, by written evidence, that residents of the amended proposal will have access, in compliance with Sub-clause 2, to shops, bank service providers and other retail and commercial services, community services and recreation facilities and the practice of a general medical practitioner. In this regard, the owners of the amended proposal will provide a bus that will be available to provide transport to and from the proposed development during daylight hours at least once each day from Monday to Friday (both days inclusive).

Water and Sewer

A letter of support has been provided by Lambert and Rehbein confirming the design intent of the amended proposal is in general accordance with previously approved engineering servicing principles.

Site Compatibility Criteria

Clause 24 does not apply to the amended proposal as a site compatibility certificate is not required and therefore the provisions of Clause 25(5)(b)(i), (iii) and (v) apply. The requirements of the relevant parts of Clause 25 relate to the following:

- compatibility of the amended proposal having regard to the natural environment and the existing uses and approved uses of the land in the vicinity of the proposed development,
- the services and infrastructure that are or will be available to meet the demands arising from the amended proposal
- the impact that the bulk, scale, built form and character of the amended proposal is likely to have on the existing uses, approved uses and future uses of land in the vicinity of the development.

In this regard;

- The amended proposal is considered to be compatible with the likely future surrounding land uses as the surrounding land will be developed for residential housing. The amended proposal which now consists of 2 attached single storey dwellings will be compatible with the future development of proposed subdivision which is likely to be predominantly single storey dwellings. The proposed community centre will be located at the front of the site and will not adjoin any dwelling on any future lots.

- The services and infrastructure are currently available to meet the demands arising from the amended proposal.
- The bulk, scale and built form of the amended proposal will be consistent with the approved development and the future character of the adjoining land which will be developed for residential housing in the future.

Part 3- Design Requirements

Site Analysis

The layout proposed with the amended proposal is similar to the approved development and does not result in any additional impact on any adjoining site and observes the setbacks provided with the approved development.

Infill Self Care Housing

The amended proposal is considered to be infill self-care housing in accordance with the definition provided in the SEPP. The amended proposal generally complies with the provisions of *Seniors Living Policy: - Urban Design Guidelines for Infill Development (Department of Infrastructure, Planning and Natural Resources March 2004)*.

Design Principles

The Council must be satisfied that the amended proposal demonstrates that adequate regard has been given to the principles set out in Division 2. The relevant design principles are discussed below:

Neighbourhood Amenity and Streetscape

The single storey buildings that make up the amended proposal are consistent with the likely future character of the locality which is likely to be developed with predominately single storey dwellings. The subject site has been cleared of all vegetation and maintained.

The site will be landscaped generally in accordance with the approved landscape plan.

Visual and Acoustic Privacy

The proposed dwellings that adjoin the side and rear boundaries of the site have been designed to minimise any potential visual and acoustic privacy impacts by locating the proposed patio of each dwelling 3m from the boundary and locating bedroom 1 at the rear.

Solar Access and Design for Climate

The dwellings within the amended proposal have north, east or west facing living areas and/or private open space areas. The dwellings have been designed to reduce energy use. A BASIX certificate has been prepared for the amended proposal and has been submitted with the application.

Stormwater

Stormwater runoff from the amended proposal will be drained to the piped stormwater system in the north eastern corner of the site in accordance with the Stormwater Management Plan.

Crime Prevention

The amended proposal has been designed to be consistent with the three (3) principles of Crime Prevention through Environmental Design (CPTED) which include natural

surveillance, access control and ownership.

The amended layout of the development will provide natural surveillance and the site manager will ensure an appropriate level of maintenance.

Lighting will be provided throughout the development in accordance with the provisions of SEPP Seniors Living which will provide an appropriate level of illumination for the safety of the residents.

An access gate will be provided at the front entry to the development to restrict access to the site. The gate will be open during the day but will be closed after 5pm. Access will be provided to emergency services. A 1.8m high fence will be provided around the site to prevent access.

The landscaping will be maintained throughout the site to prevent areas to hide.

Accessibility

The amended proposal will have obvious and safe pedestrian links from the site that provide access to attractive, yet safe, environments for pedestrians and motorists with convenient access and parking for residents and visitors. Access to and facilities within the community building will comply with the provisions of the Disability (Access to Premises – Buildings) Standard 2010.

Waste Management

Garbage storage areas will be throughout the development as indicated on the site plan with garbage being collected from the various storage areas and taken to the central storage for collection by a commercial waste provider.

Part 4- Development Standards

Minimum sizes and building height

The site exceeds the minimum size of the site of 1000m² and has a frontage of in excess of 20m to a road. The height of the proposed buildings will be 1 storey with buildings located in the rear 25% of the site not exceeding 1 storey in height in accordance with the requirements of this clause.

Standards for Hostels and Self Contained Dwellings

This clause requires any development for self-contained dwellings to comply with the requirements specified in Schedule 3. The following information is provided in relation to the requirements of Schedule 3.

Schedule 3 - Standards concerning accessibility and useability for hostels and self-contained dwellings

Siting Standards

The whole of the site has a gradient of less than 1:10 therefore 100% of the dwellings must have wheelchair access by way of a continuous access path of travel to an adjoining public road. The amended proposal complies with this requirement. Access will be provided from the site to the street at the front of the site.

Security

Pathway lighting will be provided to avoid glare for pedestrians and adjacent dwellings and

have at least 20lux at ground level. Details of the lighting for the amended proposal will be provided with the construction certificate.

Letter Boxes

Letter boxes will be provided at the front of the community building near the entrance to the amended proposal in accordance with the requirements of Schedule 3.

Private Car Accommodation

Schedule 3 of the SEPP requires the following private car parking to be provided:

If car parking (not being car parking for employees) is provided:

- *car parking spaces must comply with the requirements for parking for persons with a disability set out in AS 2890, and*
- *5% of the total number of car parking spaces (or at least one space if there are fewer than 20 spaces) must be designed to enable the width of the spaces to be increased to 3.8 metres, and*
- *any garage must have a power-operated door, or there must be a power point and an area for motor or control rods to enable a power-operated door to be installed at a later date.*

Single garages are provided for each dwelling. 17 visitor car parking spaces are provided on the site and 2 spaces are provided which comply with the requirements of AS 2890. There are 18 dwellings that have garages that are a minimum of 3.8m wide which satisfies the requirement to have 5% of the required spaces to be designed to be able to be widened to 3.8m. The garage will have roller doors attached and have a power point or an area for motor or control rod installed.

Accessible Entry

An accessible entry in accordance with Clauses 4.3.1 and 4.3.2 of AS4299 will be provided to the entry of each unit.

Interior

The interior of the proposed dwellings will comply with the requirements of Clause 7 to s13 of Schedule 3. Specific details of the compliance with these standards will be provided with the plans prepared for the construction certification application.

Additional Standards for Self-Contained Dwellings

The proposed dwellings have been designed to comply with clauses 15, 16, 19, 20 and 21 of Schedule 3 in relation to construction of living, dining, kitchen, and laundry and for the storage of linen and garbage. Full details relating to compliance with these requirements will be provided on the plans prepared for the Construction Certificate application.

Part 7 - Development Standards that cannot be used as grounds to refuse consent

Self-Contained Dwellings

The amended proposal complies with the requirements of Division 4 of the SEPP in that:

- The proposed buildings will be less than 8m high and less than 2 storeys.
- The density of the amended proposal is less than 0.5:1 in that the floor areas of the dwellings and community building will be 5398.52m² and the site has an area of 20,675m² which results in a floor space ratio of 0.27:1.

-
- A total of 30% of the site is landscaped.
 - In excess of 15% of the site is available for deep soil landscaping.

Living rooms and private open spaces for a minimum of 70% of the dwellings of the development receive a minimum of 3 hours direct sunlight between 9am and 3pm in mid-winter.

The roof over all of the patios will have clear sheeting to allow light penetration.

All of the proposed dwellings have a minimum of 15m² of private open space, of this open space, one area is not less than 3m wide and 3m long and is accessible from a living area located on the ground floor.

The SEPP requires 0.5 car spaces for each bedroom to be provided where the development application is made by a person other than a social housing provider. There are a total of 128 bedrooms proposed which requires a total of 64 car parking spaces. Each dwelling will have its own single garage space or covered car space (64) and 17 visitor spaces are provided (total 81) which exceeds the number of car parking spaces required. There are also a number of dwellings that have stacked parking spaces in front of the dwelling.

It is considered that Council should be satisfied that the proposed modified development is of minimal environmental impact as it only relates to minor amendments to the proposal.

Further, it is considered that Council should be satisfied that the development proposal, as modified, will be substantially the same development as that for which development consent was originally granted.

We would like to pay the application fee which was quoted by Council officer as being \$645 by credit card. Could you please contact us when fee is required to be paid?

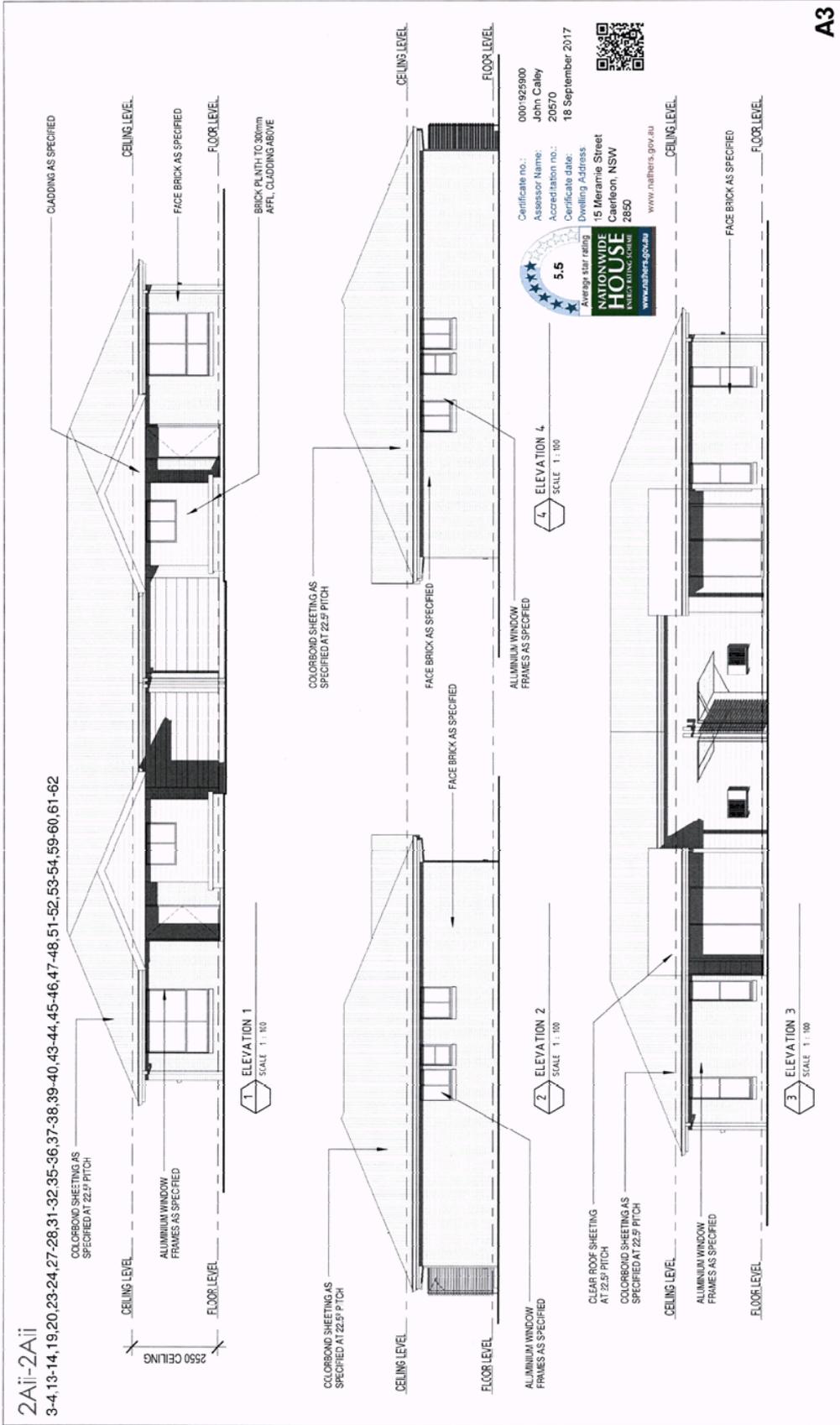
Should you require any additional information in relation to this matter, please contact me.

Yours faithfully



Tony Tuxworth

Encl



2Aii-2Aii
3-4, 13-14, 19, 20, 23-24, 27-28, 31-32, 35-36, 37-38, 39-40, 43-44, 45-46, 47-48, 51-52, 53-54, 59-60, 61-62

CLADDING AS SPECIFIED
FACE BRICK AS SPECIFIED
ALUMINIUM WINDOW FRAMES AS SPECIFIED
COLORBOND SHEETING AS SPECIFIED AT 22.5° PITCH
2550 CEILING
FLOOR LEVEL
CEILING LEVEL

BRICK PLINTH TO 200mm AFL CLADDING ABOVE

FACE BRICK AS SPECIFIED
ALUMINIUM WINDOW FRAMES AS SPECIFIED
COLORBOND SHEETING AS SPECIFIED AT 22.5° PITCH
FLOOR LEVEL
CEILING LEVEL

FACE BRICK AS SPECIFIED
ALUMINIUM WINDOW FRAMES AS SPECIFIED
FACE BRICK AS SPECIFIED
FLOOR LEVEL
CEILING LEVEL

FACE BRICK AS SPECIFIED
ALUMINIUM WINDOW FRAMES AS SPECIFIED
FACE BRICK AS SPECIFIED
FLOOR LEVEL
CEILING LEVEL

Certificate no.: 0001925900
Assessor Name: John Calby
Accreditation no.: 20570
Certification date: 18 September 2017

15 Meramie Street
Caerleon, NSW
2850
www.natiers.gov.au

NATIONWIDE HOUSE
5.5
Average star rating
www.nationwidehouse.com.au

4 ELEVATION 4
SCALE 1:100

2 ELEVATION 2
SCALE 1:100

3 ELEVATION 3
SCALE 1:100

A3

Client OAK TREE GROUP RETIREMENT VILLAGES	Title ELEVATIONS	Issue Stage ISSUE FOR DA	Drawn DMP	Checked OTG	Approved OTG
Project MUDGEES RETIREMENT VILLAGE	Project Address MUDGEES, NSW	Scale 1:100	Date 2017	Drawn By 2Aii/2Aii	Date 06
REVISION SCHEDULE					
					
<p>GENERAL LEGEND</p> <p>CT COOKTOP DW DISHWASHER / DISHDRAWER FR1 FOOT REST TILE HCR HONEYCOMB RING MOW MICROWAVE OVEN PTV PANTRY RFR REFRIGERATOR RH RANGE HOOD SC SECURITY SCREEN SK SINK</p> <p>SHR SHOWER TRH TOWEL HOLDER TRL TOWEL RAIL TUB LAUNDRY TUB VBO VANITY BENCH OVEN VB2 VANITY BASIN, WALL HUNG WC TOILET WM WASHING MACHINE</p>					
<p>OAK TREE GROUP 60 RAFF STREET SPRING HILL QLD PO BOX 847 SPRING HILL QLD 4004</p> <p>drawings@oaktreegroup.com.au Ph: 03 3328 4501 Fax: 07 3831 4544</p>					
<p><small>All drawings shall be read in conjunction with the SPECIFICATION. The client shall be responsible for any amendments to the drawings. Any amendments shall be shown to the Client Group. All items shown on the drawings shall be in accordance with the Australian Standards for relevant building requirements. The drawings are prepared in accordance with the Australian Standards for architectural specifications. The drawings are prepared in accordance with the Australian Standards for architectural specifications. The drawings are prepared in accordance with the Australian Standards for architectural specifications. The drawings are prepared in accordance with the Australian Standards for architectural specifications.</small></p>					

2Aii-2Aii

3-4,13-14,19,20,23-24,27-28,31-32,35-36,37-38,39-40,43-44,45-46,47-48,51-52,53-54,59-60,61-62

DOOR SCHEDULE				WINDOW SCHEDULE					
INC	TYPE	HEIGHT	WIDTH	NO	TYPE	SILL	HEAD	HEIGHT	WIDTH
D01	2127 Sliding Door	2100	2190	W01	0512SW	1200	2100	500	1210
D01	2127 Sliding Door	2100	2190	W01	0512SW	1200	2100	500	1210
D02	Swing Door External with Security Screen - 520 (Entry)	2125	900	W02	1818 Sliding Window 2	300	2100	1800	1810
D02	Swing Door External with Security Screen - 520 (Entry)	2125	900	W02	1818 Sliding Window 2	300	2100	1800	1810
D03	2121 Sliding Glass Door with Security Screen	2125	2190	W03	0506SW	1200	2100	500	910
D03	2121 Sliding Glass Door with Security Screen	2125	2190	W03	0506SW	1200	2100	500	910
D04	Swing Door Internal - 920	2100	900	W04	0506SW	1200	2100	500	910
D04	Swing Door Internal - 920	2100	900	W04	0506SW	1200	2100	500	910
D05	Swing Door Internal - 920	2100	900	W05	1806 Double Hung Window	300	2100	1800	610
D05	Swing Door Internal - 920	2100	900	W05	1806 Double Hung Window	300	2100	1800	610
D06	Swing Door Internal - 920	2100	900	W06	1806 Double Hung Window	300	2100	1800	610
D06	Swing Door Internal - 920	2100	900	W06	1806 Double Hung Window	300	2100	1800	610
D07	Carth Sliding Door 520	2130	900	W07	1806SW	300	2100	1800	610
D07	Carth Sliding Door 520	2130	900	W07	1806SW	300	2100	1800	610
D08	Carth Sliding Door 520	2130	900	W08	0506SW	300	2100	1800	610
D08	Carth Sliding Door 520	2130	900	W08	0506SW	300	2100	1800	610
D09	Cupboard Door 2050 - Vinyl	2130	900	W09	0506SW	1200	2100	500	610
D09	Cupboard Door 2050 - Vinyl	2130	900	W09	0506SW	1200	2100	500	610
D10	Cupboard Door 2050 - Vinyl	2130	1650						
D10	Cupboard Door 2050 - Vinyl	2130	1650						
D11	Cupboard Door 2050 - Vinyl	2130	1650						
D11	Cupboard Door 2050 - Vinyl	2130	1650						
D12	Swing Door Internal - 520	2000	3225						
D12	Swing Door Internal - 520	2000	3225						
D13	Carth Sliding Door 520	2130	900						
D13	Carth Sliding Door 520	2130	900						
D13	Carth Sliding Door 520	2130	900						
D13	Carth Sliding Door 520	2130	900						
Grand total: 26				Grand total: 16					

Certificate no.: 0001925900
 Assessor Name: John Caley
 Accreditation no.: 20570
 Certificate date: 18 September 2017

Average star rating: 5.5
 NATIONWIDE HOUSE ENERGY RATING
 www.natwide.gov.au

Dwelling Address: 15 Meramie Street
 Caeleth, NSW
 2850
 www.natwide.gov.au

A3

GENERAL LEGEND

CT COOKTOP
 DW DISHWASHER
 FRT FOOT REST TILE
 HTR HAND TOWEL RING
 HW MICROWAVE OVEN
 PTY PANTRY
 RBH ROBE-HOOKATOR
 RPH RANGE HOOD
 SC SECURITY SCREEN
 SINK SS KITCHEN SINK

SHOWER
 SHR SHOWER
 TRH TOWEL RAIL
 TUB LAUNDRY TUB
 LIBO UNDER BENCH OVEN
 WBS VANITY BASIN, WALL HUNG
 W/C TOILET
 W/O WALL OVEN
 WHI WASHING MACHINE

OAK TREE GROUP
 60 RAFF STREET
 SPRING HILL QLD
 PO BOX 647
 SPRING HILL
 QLD 4004
 drawings@oaktreegroup.com.au
 Ph: 03 3328 4501 Fax: 07 3801 4544

WINDOW AND DOOR SCHEDULE

Issue Date: ISSUE FOR DA

Drawn	Checked	Author	Checker	Approver

Project No: 232

Issue No: 2Aii-2Aii

Date: 13

REVISION SCHEDULE

NO	DESCRIPTION

3Aii-3Aiii

7-8,9-10,15-16,25-26,29-30,57-58,63,64

AREA SCHEDULE - FOOTPRINT		AREA SCHEDULE - GFA	
NAME	AREA	NAME	AREA
3Aii FOOTPRINT	129.60 m ²	3Aii GFA	85.33 m ²

Thermal Performance Note

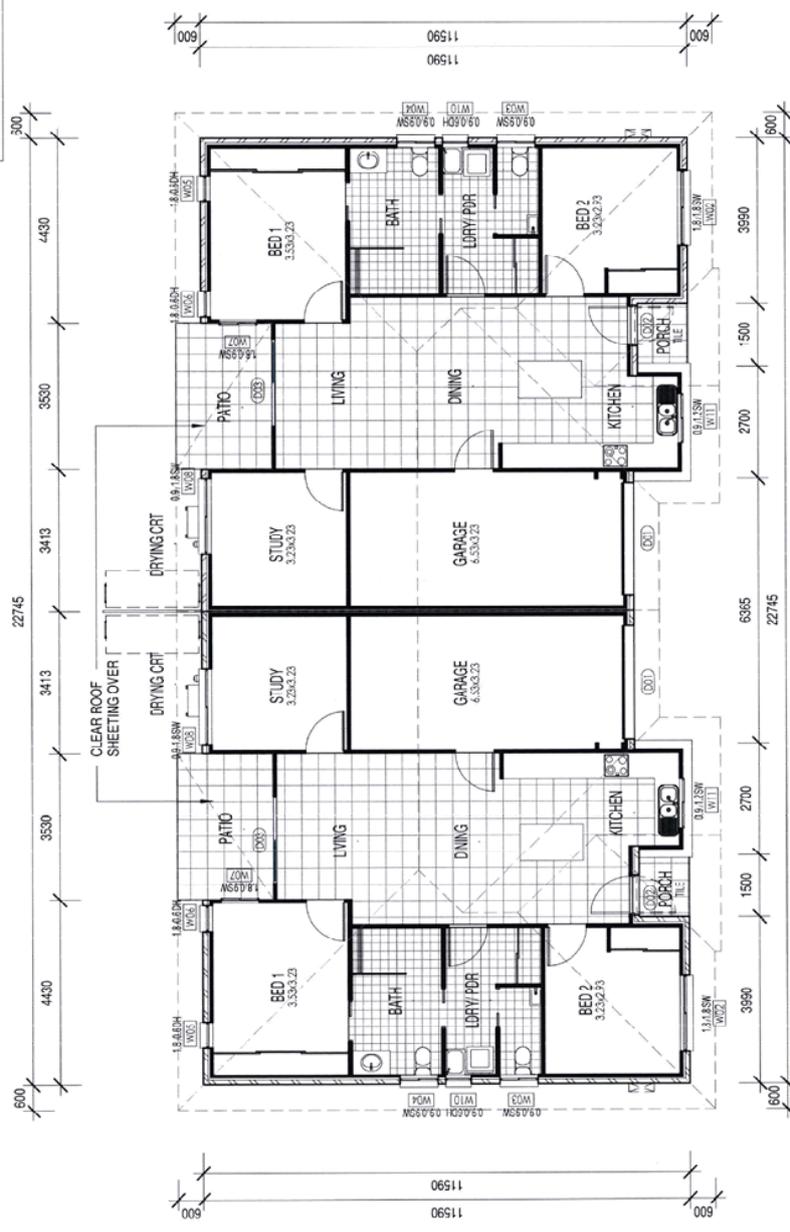
- R1.5 bulk insulation to all external and garage internal walls, plus foil to external walls
- R3 insulation between units
- R3.5 ceiling insulation
- Slab constructed with 225mm minimum high Waffle Pools
- Weather seals to all external doors
- Self-closing dampers to all exhaust fans
- All downlights to be LED fittings which prevent air leakage
- All glazing aluminium frame clear

Certificate no.: 0001925000
 Assessor Name: John Caley
 Accreditation no.: 20570
 Certificate date: 18 September 2017

Average star rating: 5.5

NATIONWIDE HOUSE
 ENERGY RATING CERTIFICATE

15 Meramee Street
 Caerleon, NSW
 2850
 www.nsw.gov.au



All work shall be in accordance with THE SPECIFICATION relating to this project.
 Contractor to inspect all work and notify all deficiencies, level, etc. in writing to the architect prior to the start of the next stage of work.
 All drawings and materials to be checked in strict accordance with the specifications of the relevant authority.
 All work to be carried out in accordance with the relevant Australian Standards.
 The Council and its staff are not responsible for the design of the building.
 The Council and its staff are not responsible for the design of the building.
 The Council and its staff are not responsible for the design of the building.

OAK TREE GROUP

60 RAFF STREET
 SPRING HILL QLD
 QLD 4004

PO BOX 847
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 QLD 4004

drawing@oaktreegroup.com.au
 Ph: 07 3338 4501 Fax: 07 3331 4544

- GENERAL LEGEND**
- CT COOKTOP
 - DW DOWNWATER
 - FRT FOOT RESTLE
 - HTR HAND TOWEL RING
 - HW MICROWAVE OVEN
 - PTV PANTRY
 - RBH ROBE HOOK
 - RHF RANGE Hood
 - SC SECURITY SCREEN
 - SNK SINK

- SHR SHOWER
- TRH TOWEL HOLDER
- TRH TOWEL RAIL
- UBO UNDER BENCH OVEN
- WB2 VANITY BASIN, WALL HUNG
- WC W.C. TOILET
- WO WALL OVEN
- WI WIRING
- WMI WASHING MACHINE



REVISION SCHEDULE

No.	Description	Date
1	Issue for DA	2017

FLOOR PLAN

OAK TREE GROUP RETIREMENT VILLAGES
 MUDGEES RETIREMENT VILLAGE
 MUDGEES, NSW

Issue Stage	Check	Drawn	DTG	OTG	Approved
Issue for DA	OTG	DMP	OTG	OTG	AS INDICATED
Issue for DA	OTG	DMP	OTG	OTG	AS INDICATED
Issue for DA	OTG	DMP	OTG	OTG	AS INDICATED

Project No: 2017
 Date: 2017

3Aii-3Aii

7-8.9-10.15-16.25-26.29-30.37-58.63-64

DOOR SCHEDULE			WINDOW SCHEDULE		
NO	TYPE	HEIGHT WIDTH	NO	TYPE	SILL HEAD HEIGHT WIDTH
D01	2-27 Garage Roller-A-Door	2190 2790	W02	1818 Sliding Window 2	300 2100 1800 1810
D01	2-27 Garage Roller-A-Door	2190 2790	W02	1818 Sliding Window 2	300 2100 1800 1810
D02	Swing Door External with Security Screen - 2040 x 920 (Entry)	2040 920	W03	0909 Sliding Window	1200 2100 900 910
D02	Swing Door External with Security Screen - 2040 x 920 (Entry)	2040 920	W03	0909 Sliding Window	1200 2100 900 910
D03	2-21 Sliding Glass Door with Security Screen	2190 2100	W04	0909 Sliding Window	1200 2100 900 910
D03	2-21 Sliding Glass Door with Security Screen	2190 2100	W04	0909 Sliding Window	1200 2100 900 910
D04	Swing Door Internal - 2040 x 920	2040 920	W05	1805 Double Hung Window	300 2100 1800 610
D04	Swing Door Internal - 2040 x 920	2040 920	W05	1805 Double Hung Window	300 2100 1800 610
D05	Swing Door Internal - 2040 x 920	2040 920	W06	1805 Double Hung Window	300 2100 1800 610
D05	Swing Door Internal - 2040 x 920	2040 920	W06	1805 Double Hung Window	300 2100 1800 610
D06	Swing Door Internal - 2040 x 920	2040 920	W07	1805 Sliding Window	300 2100 1800 910
D06	Swing Door Internal - 2040 x 920	2040 920	W07	1805 Sliding Window	300 2100 1800 910
D07	Carly Sliding Door 2040 x 920	2040 920	W08	0918 Sliding Window	1200 2100 900 1810
D07	Carly Sliding Door 2040 x 920	2040 920	W08	0918 Sliding Window	1200 2100 900 1810
D08	Carly Sliding Door 2040 x 920	2040 920	W10	0905DH	1200 2100 900 610
D08	Carly Sliding Door 2040 x 920	2040 920	W10	0905DH	1200 2100 900 610
D09	Cupboard Door 2830 - Vinyl	2040 1660	W11	0912 Sliding Window	1200 2100 900 1210
D09	Cupboard Door 2830 - Vinyl	2040 1660	W11	0912 Sliding Window	1200 2100 900 1210
D10	Cupboard Door 2830 - Vinyl	2040 1360			
D10	Cupboard Door 2830 - Vinyl	2040 1360			
D11	Cupboard Door 2107S - Vinyl / Mirror / Vinyl	2040 3225			
D11	Cupboard Door 2107S - Vinyl / Mirror / Vinyl	2040 3225			
D12	Swing Door Internal - 2040 x 920	2040 920			
D12	Swing Door Internal - 2040 x 920	2040 920			
D13	Swing Door Internal - 2040 x 920	2040 920			
D13	Swing Door Internal - 2040 x 920	2040 920			
D14	Carly Sliding Door 2040 x 920	2040 920			
D14	Carly Sliding Door 2040 x 920	2040 920			
Grand total: 28			Grand total: 16		

Certificate no.: 0001925900
Assessor Name: John Calley
Accreditation no.: 20570
Certificate date: 18 September 2017

15 Meranna Street
Caeleleon, NSW
2850

www.nalpers.gov.au





A3

REVISION SCHEDULE

No.	Description
1	ISSUE FOR DA

WINDOW AND DOOR SCHEDULE

Client: OAK TREE GROUP RETIREMENT VILLAGES
Project: MUDGEE RETIREMENT VILLAGE
MUDGEE, NSW

Issue Date: 2022
Drawing No: 3A-3Aii
Page: 13

GENERAL LEGEND

COOKTOP	SHOWER
CT	SHR
DW	TRH
DISHWASHER / DISHDRAWER	TUB
FRT	UBC
HTR	WB2
HAND TOWEL RING	WC
HW	WTOLE
MICROWAVE OVEN	WTOLE
PANTRY	WTOLE
REF	WTOLE
REFRIGERATOR	WTOLE
RH	WTOLE
SECURITY SCREEN	WTOLE
SS	WTOLE
SINK	WTOLE

OAK TREE GROUP

60 RAFF STREET
SPRING HILL QLD

PO BOX 847
SPRING HILL
QLD 4004

drawing@oaktreegroup.com.au
Ph: 03 3328 4501 Fax: 07 9831 4544

ABS 5.5 Star Rating

5.5/10

3AiiPLUS-3AiiPLUS

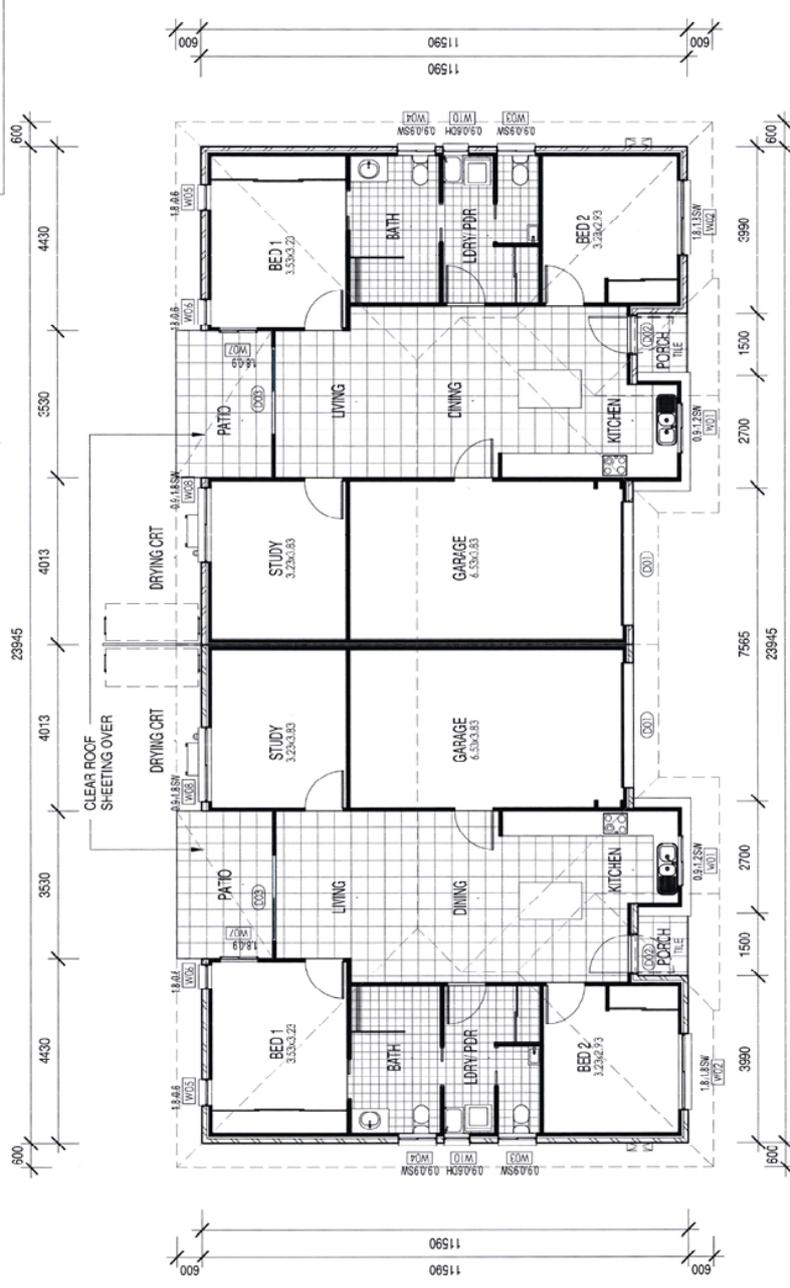
1-2,5-6,11-12,17-18,21-22,33-34,41-42,55-56,49-50

AREA SCHEDULE - FOOTPRINT		AREA SCHEDULE - GFA	
NAME	AREA	NAME	AREA
3Aii GFA	115.77 m ²	3Aii GFA	91.47 m ²



 Certificate no.: 0001925900
 Assessor Name: John Caley
 Accreditation no.: 20570
 Certificate date: 18 September 2017
 Dwelling Address: 15 Meramie Street
 Caerleon, NSW
 2850
www.nathers.gov.au


- Thermal Performance Note**
- R1.5 bulk insulation to all external and garage internal walls, plus foil to external walls
 - R3 insulation between units
 - R3.5 ceiling insulation
 - Slab constructed with 225mm minimum high Waffle Pods
 - Weather seals to all external doors
 - Self-closing dampers to all exhaust fans
 - All downlights to be LED fittings which prevent air leakage
 - All glazing aluminium frame clear



FLOOR PLAN

Issue Stage	ISSUE FOR DA
Design	Check
OTG	DMP
OTG	OTG
OTG	OTG
Scale	AS INCORPORATED
Project No.	202
Drawn By	3AiiPLUS-3AiiPLUS
Checked By	01

Title: OAK TREE GROUP RETIREMENT VILLAGES
 Project: MUDGEE RETIREMENT VILLAGE
 Name: MUDGEE, NSW
 Address:

REVISION SCHEDULE

No.	Description

GENERAL LEGEND

COOKTOP	SHR	SHOWER WALL HOLDER
CT	SHR	SHR
DW	TR	TOWEL RAIL
DRAWER/DISHDRAWER	TUB	LAUNDRY TUB
FRT	UBO	UNDER BENCH OVEN
HTR	VB	VANITY BASIN WALL HUNG
HW	WC	TOILET
MW	WD	WALL OVEN
MICROWAVE OVEN	WH	WASHING MACHINE
PANTRY		
PIBES/COOK		
RANGE HOOD		
RIBBON/CR		
RHT		
RANGE HOOD		
SECURITY SCREEN		
SS		
SS KITCHEN SINK		

OAK TREE GROUP

60 RAFF STREET
 SPRING HILL QLD
 QLD 4004
 drawings@oaktreegroup.com.au
 Ph: 07 3528 4501 Fax: 07 3851 4544

All drawings shall be read in conjunction with THE SPECIFICATION
 and the relevant contract documents.
 The Client and shall not be used, reproduced or copied in any
 form without the written consent of Oak Tree Group.

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3AiiPLUS-3AiiPLUS
1-2,5-6,11-12,17-18,21-22,33-34,41-42,55-56,49-50

1. ELEVATION 1
SCALE 1:100

2. ELEVATION 2
SCALE 1:100

3. ELEVATION 3
SCALE 1:100

4. ELEVATION 4
SCALE 1:100

Certificate no.: 0001925900
Assessor Name: John Calley
Accreditation no.: 20570
Certificate date: 18 September 2017

Average star rating: **5.5**

NATIONWIDE HOUSE
INSULATING CERTIFIED

Average star rating: **5.5**

15 Meramie Street
Casleford, NSW
2850
www.nathans.gov.au

ISSUE FOR DA

Design: OTG, DWP, MDP, OTG, OTG
Draw: OTG, DWP, MDP, OTG, OTG
Scale: 1:100
Drawing No.: 3AiiPLUS-3AiiPLUS
Date: 2022

OAK TREE GROUP
60 RAFF STREET
SPRING HILL QLD
PO BOX 847
SPRING HILL
QLD 4004

drawings@oaktreegroup.com.au
Ph: 03 3328 4501 Fax: 07 3831 4544

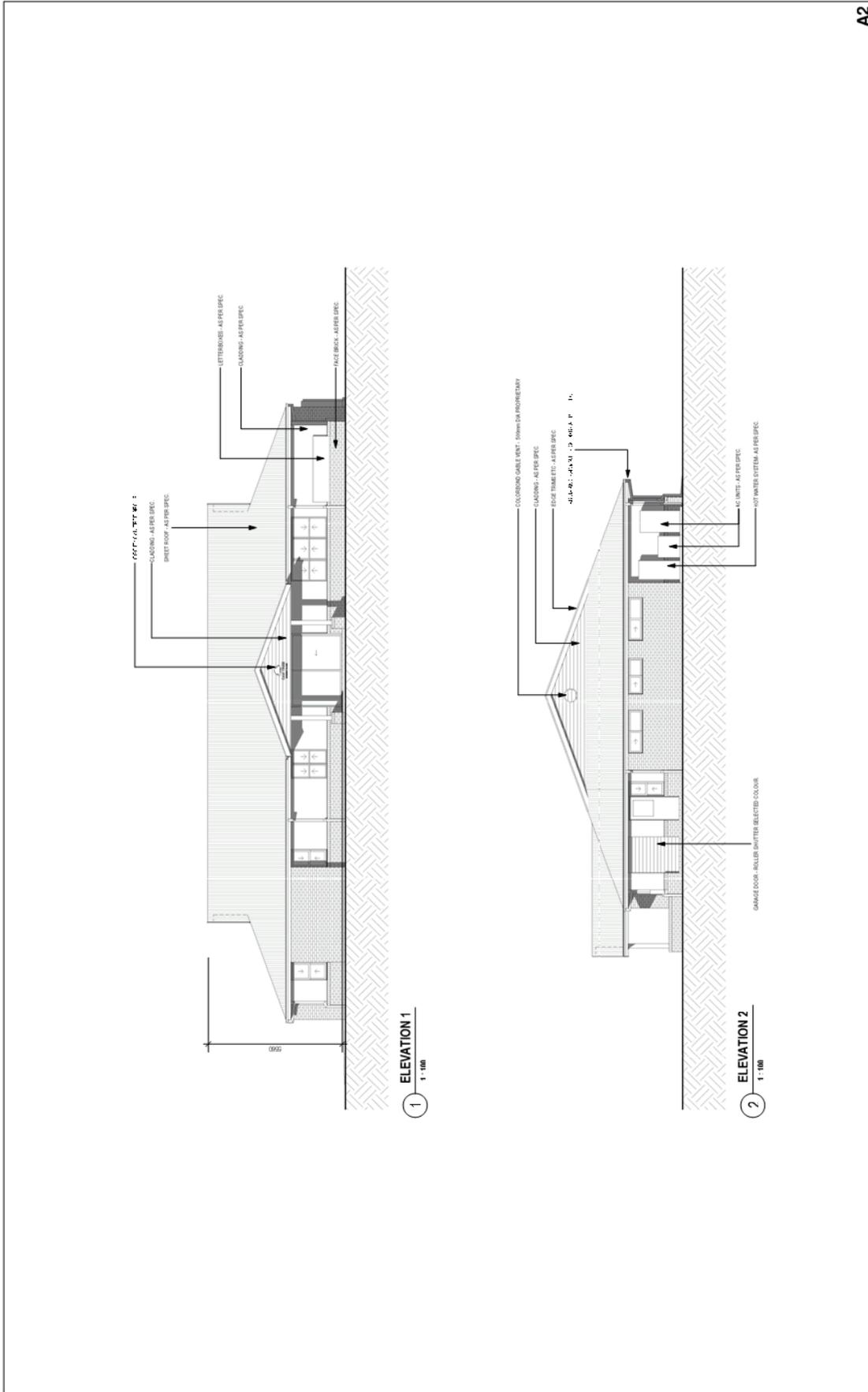
GENERAL LEGEND

COOKTOP
CT
DISHWASHER/DISHDRAWER
DW
FOOT REST TILE
FRT
HAND TOWEL RING
HTR
KITCHEN CUPBOARD
KW
MICROWAVE OVEN
MWO
PANTRY
PTY
REFRIGERATOR
REF
RANGE HOOD
RH
SECURITY SCREEN
SC
SINK
SS

SHR SHOWER
TRH TOWEL RAIL
TUB LAUNDRY TUB
UBC UNDER BENCH OVEN
VB2 VANITY BASIN WALL HUNG
WC TOILET
WCL WASH CLOSET
WFI WASHING MACHINE

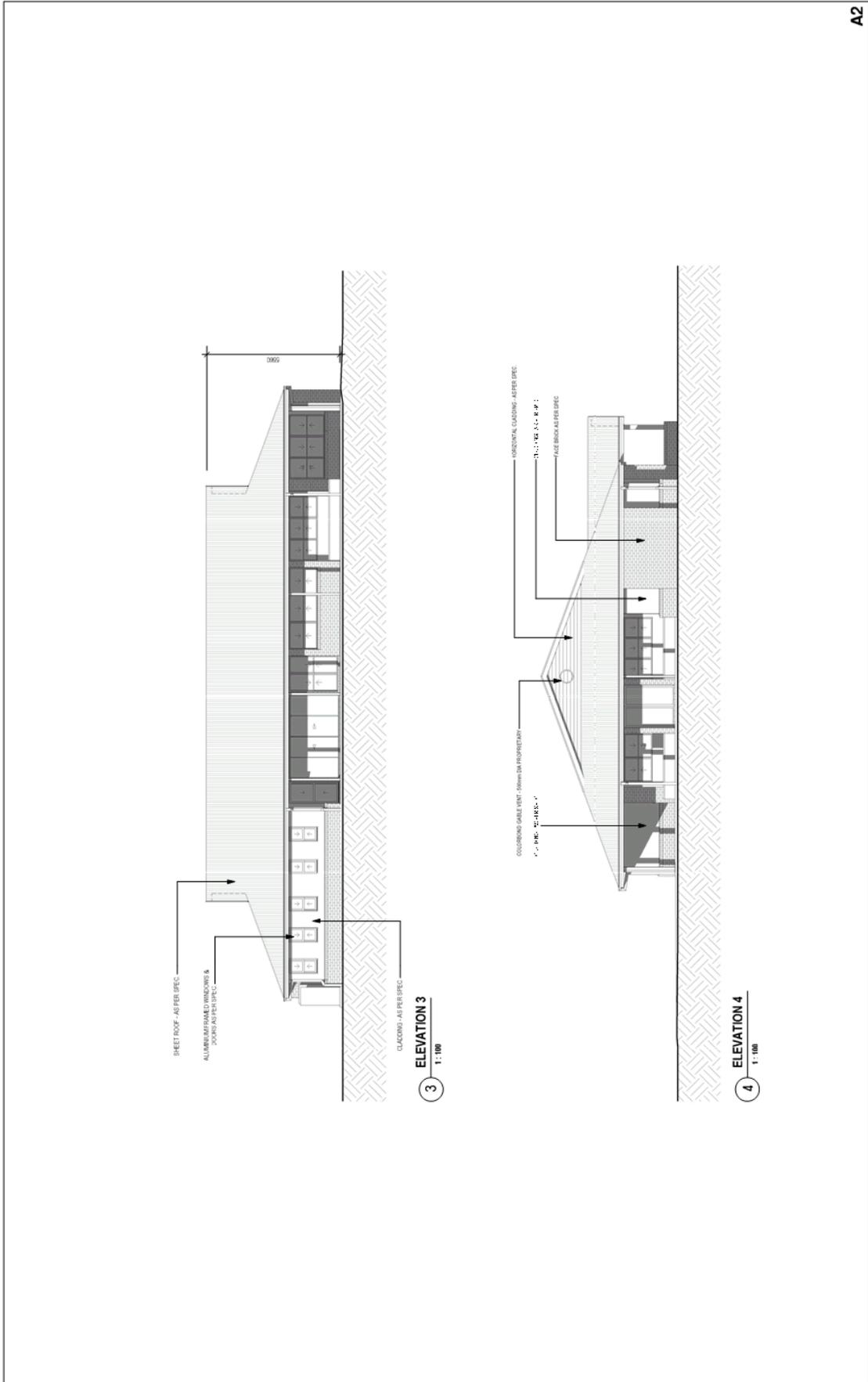
REVISION SCHEDULE

ABS **Class 1 Building**
Certificate No. 1712020
Certificate Issue Date: 20/02/2020
Certificate Valid Until: 20/02/2025
Certificate Holder: ABS Building Services Pty Ltd
Certificate Holder Address: 1/100-110/112-114/116-118/120-122/124-126/128-130/132-134/136-138/140-142/144-146/148-150/152-154/156-158/160-162/164-166/168-170/172-174/176-178/180-182/184-186/188-190/192-194/196-198/200-202/204-206/208-210/212-214/216-218/220-222/224-226/228-230/232-234/236-238/240-242/244-246/248-250/252-254/256-258/260-262/264-266/268-270/272-274/276-278/280-282/284-286/288-290/292-294/296-298/300-302/304-306/308-310/312-314/316-318/320-322/324-326/328-330/332-334/336-338/340-342/344-346/348-350/352-354/356-358/360-362/364-366/368-370/372-374/376-378/380-382/384-386/388-390/392-394/396-398/400-402/404-406/408-410/412-414/416-418/420-422/424-426/428-430/432-434/436-438/440-442/444-446/448-450/452-454/456-458/460-462/464-466/468-470/472-474/476-478/480-482/484-486/488-490/492-494/496-498/500-502/504-506/508-510/512-514/516-518/520-522/524-526/528-530/532-534/536-538/540-542/544-546/548-550/552-554/556-558/560-562/564-566/568-570/572-574/576-578/580-582/584-586/588-590/592-594/596-598/600-602/604-606/608-610/612-614/616-618/620-622/624-626/628-630/632-634/636-638/640-642/644-646/648-650/652-654/656-658/660-662/664-666/668-670/672-674/676-678/680-682/684-686/688-690/692-694/696-698/700-702/704-706/708-710/712-714/716-718/720-722/724-726/728-730/732-734/736-738/740-742/744-746/748-750/752-754/756-758/760-762/764-766/768-770/772-774/776-778/780-782/784-786/788-790/792-794/796-798/800-802/804-806/808-810/812-814/816-818/820-822/824-826/828-830/832-834/836-838/840-842/844-846/848-850/852-854/856-858/860-862/864-866/868-870/872-874/876-878/880-882/884-886/888-890/892-894/896-898/900-902/904-906/908-910/912-914/916-918/920-922/924-926/928-930/932-934/936-938/940-942/944-946/948-950/952-954/956-958/960-962/964-966/968-970/972-974/976-978/980-982/984-986/988-990/992-994/996-998/1000-1002/1004-1006/1008-1010/1012-1014/1016-1018/1020-1022/1024-1026/1028-1030/1032-1034/1036-1038/1040-1042/1044-1046/1048-1050/1052-1054/1056-1058/1060-1062/1064-1066/1068-1070/1072-1074/1076-1078/1080-1082/1084-1086/1088-1090/1092-1094/1096-1098/1100-1102/1104-1106/1108-1110/1112-1114/1116-1118/1120-1122/1124-1126/1128-1130/1132-1134/1136-1138/1140-1142/1144-1146/1148-1150/1152-1154/1156-1158/1160-1162/1164-1166/1168-1170/1172-1174/1176-1178/1180-1182/1184-1186/1188-1190/1192-1194/1196-1198/1200-1202/1204-1206/1208-1210/1212-1214/1216-1218/1220-1222/1224-1226/1228-1230/1232-1234/1236-1238/1240-1242/1244-1246/1248-1250/1252-1254/1256-1258/1260-1262/1264-1266/1268-1270/1272-1274/1276-1278/1280-1282/1284-1286/1288-1290/1292-1294/1296-1298/1300-1302/1304-1306/1308-1310/1312-1314/1316-1318/1320-1322/1324-1326/1328-1330/1332-1334/1336-1338/1340-1342/1344-1346/1348-1350/1352-1354/1356-1358/1360-1362/1364-1366/1368-1370/1372-1374/1376-1378/1380-1382/1384-1386/1388-1390/1392-1394/1396-1398/1400-1402/1404-1406/1408-1410/1412-1414/1416-1418/1420-1422/1424-1426/1428-1430/1432-1434/1436-1438/1440-1442/1444-1446/1448-1450/1452-1454/1456-1458/1460-1462/1464-1466/1468-1470/1472-1474/1476-1478/1480-1482/1484-1486/1488-1490/1492-1494/1496-1498/1500-1502/1504-1506/1508-1510/1512-1514/1516-1518/1520-1522/1524-1526/1528-1530/1532-1534/1536-1538/1540-1542/1544-1546/1548-1550/1552-1554/1556-1558/1560-1562/1564-1566/1568-1570/1572-1574/1576-1578/1580-1582/1584-1586/1588-1590/1592-1594/1596-1598/1600-1602/1604-1606/1608-1610/1612-1614/1616-1618/1620-1622/1624-1626/1628-1630/1632-1634/1636-1638/1640-1642/1644-1646/1648-1650/1652-1654/1656-1658/1660-1662/1664-1666/1668-1670/1672-1674/1676-1678/1680-1682/1684-1686/1688-1690/1692-1694/1696-1698/1700-1702/1704-1706/1708-1710/1712-1714/1716-1718/1720-1722/1724-1726/1728-1730/1732-1734/1736-1738/1740-1742/1744-1746/1748-1750/1752-1754/1756-1758/1760-1762/1764-1766/1768-1770/1772-1774/1776-1778/1780-1782/1784-1786/1788-1790/1792-1794/1796-1798/1800-1802/1804-1806/1808-1810/1812-1814/1816-1818/1820-1822/1824-1826/1828-1830/1832-1834/1836-1838/1840-1842/1844-1846/1848-1850/1852-1854/1856-1858/1860-1862/1864-1866/1868-1870/1872-1874/1876-1878/1880-1882/1884-1886/1888-1890/1892-1894/1896-1898/1900-1902/1904-1906/1908-1910/1912-1914/1916-1918/1920-1922/1924-1926/1928-1930/1932-1934/1936-1938/1940-1942/1944-1946/1948-1950/1952-1954/1956-1958/1960-1962/1964-1966/1968-1970/1972-1974/1976-1978/1980-1982/1984-1986/1988-1990/1992-1994/1996-1998/2000-2002/2004-2006/2008-2010/2012-2014/2016-2018/2020-2022/2024-2026/2028-2030/2032-2034/2036-2038/2040-2042/2044-2046/2048-2050/2052-2054/2056-2058/2060-2062/2064-2066/2068-2070/2072-2074/2076-2078/2080-2082/2084-2086/2088-2090/2092-2094/2096-2098/2100-2102/2104-2106/2108-2110/2112-2114/2116-2118/2120-2122/2124-2126/2128-2130/2132-2134/2136-2138/2140-2142/2144-2146/2148-2150/2152-2154/2156-2158/2160-2162/2164-2166/2168-2170/2172-2174/2176-2178/2180-2182/2184-2186/2188-2190/2192-2194/2196-2198/2200-2202/2204-2206/2208-2210/2212-2214/2216-2218/2220-2222/2224-2226/2228-2230/2232-2234/2236-2238/2240-2242/2244-2246/2248-2250/2252-2254/2256-2258/2260-2262/2264-2266/2268-2270/2272-2274/2276-2278/2280-2282/2284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A2

<p>DAK TREE GROUP 10 BARBER STREET SPRING HILL QLD PO BOX 847 OLD BUSH QLD 4008 dtree@optusnet.com.au Ph: 07 3358 4501 Fax: 07 3871 4544</p>	<p>GENERAL LEGEND CTR COULTER DW DOWNPIPE, DRAINAGE FFF FOOT FLEETLE GND HOUSE GROUND HSG HOUSE GROUND OVER PNTY PAINTY REF REFRIGERATOR SEC SECURITY SCREEN SHK SHUTTERS/BLINDS</p>	<p>SHR SHOWER TRN TRINET FLOOR HOILER TUB JAMBOO/TUB VLD VANDERLIND WDR WAREHOUSE WTS WAREHOUSE WTR TOILET WU WASH BASIN/HAND WU WASH BASIN/HAND</p>	<p>ELEVATIONS DATE FOR A DATE FOR B DATE FOR C DATE FOR D DATE FOR E DATE FOR F DATE FOR G DATE FOR H DATE FOR I DATE FOR J DATE FOR K DATE FOR L DATE FOR M DATE FOR N DATE FOR O DATE FOR P DATE FOR Q DATE FOR R DATE FOR S DATE FOR T DATE FOR U DATE FOR V DATE FOR W DATE FOR X DATE FOR Y DATE FOR Z</p>



A2

<p>DATE: 15/08/17 DRAWN BY: [Name] CHECKED BY: [Name] SCALE: 1:100 PROJECT NO: [Number] SHEET NO: [Number]</p>	<p>DAK TREE GROUP 18 BARR STREET SPRING HILL QLD PO BOX 847 OLD 1004 QLD 4004 dtree@optusnet.com.au Ph: 03 3358 4091 Fax: 07 3831 2544</p>	<p>GENERAL LEGEND CTR COULTRON DW DOWNPIPE FFF FOOT FOSTER FRT FOOT REST GSG GROUND SIGN HSG HOUSE SIGN PNTY PAINTY PRTY PARTY REF REF RFR REFRIGERATOR SEC SECURITY SCREEN SHK SHUTTERS SHW SHOWER TRN TRINET TUB TUB TFL TUB FOOT VLD VALVE WDC WASH DRAIN WTR WATER WU WASH UNIT</p>	<p>SHR SHOWER TRN TRINET TUB TUB TFL TUB FOOT VLD VALVE WDC WASH DRAIN WTR WATER WU WASH UNIT</p>	<p>DAK TREE GROUP PROPOSED VILLAGE CENTRE 438 MUDGEEO, NSW</p>	<p>ELEVATIONS SHEET FOR A DATE: 15/08/17 SCALE: 1:100 DRAWN BY: [Name] CHECKED BY: [Name]</p>	<p>REVISION SCHEDULE</p> <table border="1"> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> <tr> <td>1</td> <td></td> <td>15/08/17</td> </tr> </table>	NO.	DESCRIPTION	DATE	1		15/08/17	<p>DAY TREE GROUP RETIREMENT VILLAGES</p>
NO.	DESCRIPTION	DATE											
1		15/08/17											

9.3 APPLICATION FOR PROPOSED ROAD CLOSURES OF PART
UPPER BYLONG ROAD AND PART WOOLLEYS ROAD
GOV400054, ROA100007

179/16

MOTION: Walker / Cavalier

That Council:

1. receive the report by the Revenue and Property Manager on the Application for Proposed Road Closures of Part Upper Bylong Road and Part Woolleys Road;
2. considers KEPCO Bylong Australia's Application for proposed closure and proposed purchase of those road segments of Upper Bylong Road and Woolleys Road, as identified in Attachment 1 to this Report, has merit;
3. commence initial community consultation in accordance with Council's Land Acquisition and Disposal Policy and Department of Primary Industries - Lands, Road Closing Process – September 2015 in relation to the Application for proposed closure and proposed purchase of those road segments of Upper Bylong Road and Woolleys Road, as identified in Attachment 1 to this Report; and
4. receive a further report on the proposed closure and proposed purchase of those road segments of Upper Bylong Road and Woolleys Road, as identified in Attachment 1 to this Report, at the end of the initial community consultation period.

The motion was carried with the Councillors voting unanimously.

9.3 Application for Proposed Road Closures of Part Upper Bylong Road and Part Woolleys Road

REPORT BY THE REVENUE AND PROPERTY MANAGER
TO 20 JULY 2016 ORDINARY MEETING
GOV400054, ROA100007

RECOMMENDATION

That Council:

1. **receive the report by the Revenue and Property Manager on the Application for Proposed Road Closures of Part Upper Bylong Road and Part Woolleys Road;**
2. **considers KEPCO Bylong Australia's Application for proposed closure and proposed purchase of those road segments of Upper Bylong Road and Woolleys Road, as identified in Attachment 1 to this Report, has merit;**
3. **commence initial community consultation in accordance with Council's *Land Acquisition and Disposal Policy* and Department of Primary Industries - *Lands, Road Closing Process – September 2015* in relation to the Application for proposed closure and proposed purchase of those road segments of Upper Bylong Road and Woolleys Road, as identified in Attachment 1 to this Report; and**
4. **receive a further report on the proposed closure and proposed purchase of those road segments of Upper Bylong Road and Woolleys Road, as identified in Attachment 1 to this Report, at the end of the initial community consultation period.**

Executive summary

This report seeks to secure a resolution to the proposal by Kepco Bylong Australia (KEPCO) for Council to close and subsequently sell to KEPCO, those segments of Upper Bylong Road and Woolleys Road, identified in Attachment 1 appended to this Report.

Disclosure of Interest

Nil.

Detailed report

Council has received an application (the Application) from KEPCO for consideration to be given to the closure and subsequent sale to KEPCO, of a segment of Upper Bylong Road and a segment of Woolleys Road which fall within the mine footprint of the Bylong Coal Project (the Project). The Project is in Assessment stage, with final Determination from the NSW Government expected to be released in the first half of 2017.

2

The segments of road reserve proposed to be closed and subsequently purchased by KEPCO are Council formed and maintained road reserves. As such, the land, upon proposed closure of the segments, will vest in Council (Section 38(2)(b) & (c) Roads Act 1993) and Council will be entitled to receive the proceeds of the proposed sale.

The area of the Upper Bylong Road segment is 11.73 Ha and area of the Woolleys Road segment is 4.27 Ha.

The Application submitted by KEPCO provides details in relation to both proposed road closures, including KEPCO's proposal to purchase the land vested in Council upon the closure of each of the segments. Refer to Attachment 1 appended to this Report.

KEPCO acknowledges in the Application, that 4 property owners have been identified as being impacted by the closure of that segment of the Upper Bylong Road. These property owners would be able to continue to access their properties directly from Lee Creek Road from the south via Bylong Valley Way, but would not be able to utilise the Upper Bylong Road to access the village of Bylong and the Bylong Valley Way to the north if the proposed closure is granted. KEPCO is currently negotiating property acquisition or compensation with these landowners and has stated that if suitable arrangements for all four properties cannot be achieved, KEPCO will consider establishing a private road, known as *North Link Road*, to facilitate landowners' access to the north.

A further three property owners will also be impacted by the closure of that segment of Woolleys Road. Again, KEPCO has been negotiating property acquisition or compensation with these landowners and if satisfactory arrangements cannot be achieved, KEPCO will consider providing an alternative new public road which would link from the junction of the Upper Bylong Road and mine access road to the eastern remaining part of Woolleys Road on an alignment adjacent to and parallel with the Sandy Hollow-Gulgong Rail Line. This road is referred to as the *East Link Road*.

KEPCO has confirmed that a contract has been entered into for the purchase of the Bylong Upper Primary School and has also made application to Endeavour Energy to have power lines relocated away from the mine disturbance footprint that are accessed from the proposed road segment closures.

The Application made to Council for the proposed road segment closures and proposal to purchase the land, must be considered in accordance with Council's *Land Acquisition and Disposal Policy* (the Policy), Department of Primary Industries - Lands, *Road Closing Process – September 2015* (the Process) and the Roads Act 1993.

The Policy stipulates, in part, that Council must take into account the individual circumstances of the road before proceeding through the Process. Individual circumstances of a road include:

- *The likelihood of a Reserve being required as a through road; and*
- *Legal requirements of a Reserve to provide access to properties; and*
- *Access to public infrastructure or public waterway;*

The Process includes carrying out public consultation, negotiation and resolution of any objections or comments received from impacted landowners or community members/general public. The ultimate decision however, to close the road segments will be made by Department of Primary Industries - Lands, after considering Council's documented application (which will include any submissions received and Council's response to the submissions).

As KEPCO is still discussing the property purchase or provision of alternative access options with the owners of the 7 properties which will be impacted by the proposed road closures, and Council has an obligation to assess the Application in accordance with the Policy and the Process. It is

recommended that Council resolve, at this stage, to acknowledge merit of the proposal, pending the outcome of initial community consultation.

Public consultation will involve Council directly contacting the 7 impacted land owners and other stakeholders and informing the general public by way of a newspaper advertisement of the proposed closures in principle. A period of 28 days will be given to receive any objections and comments, after which, a further report will be presented to Council to consider and deal with any submissions received and formally resolve the details and conditions of KEPCO's Application for road closure and subsequent proposed purchase of the land.

Community Plan implications

Theme	Connecting Our Region
Goal	Efficient connection of the region to major towns and cities
Strategy	Create a communication network that services the needs of our residents and businesses

Financial implications

Financial implications will be detailed in the further report to Council at the end of the community consultation period.

In accordance with the Policy, all costs associated with the proposed closure and subsequent proposed sale of the segments will be borne by KEPCO.

DIANE SAWYERS
REVENUE AND PROPERTY MANAGER

LEONIE JOHNSON
CHIEF FINANCIAL OFFICER

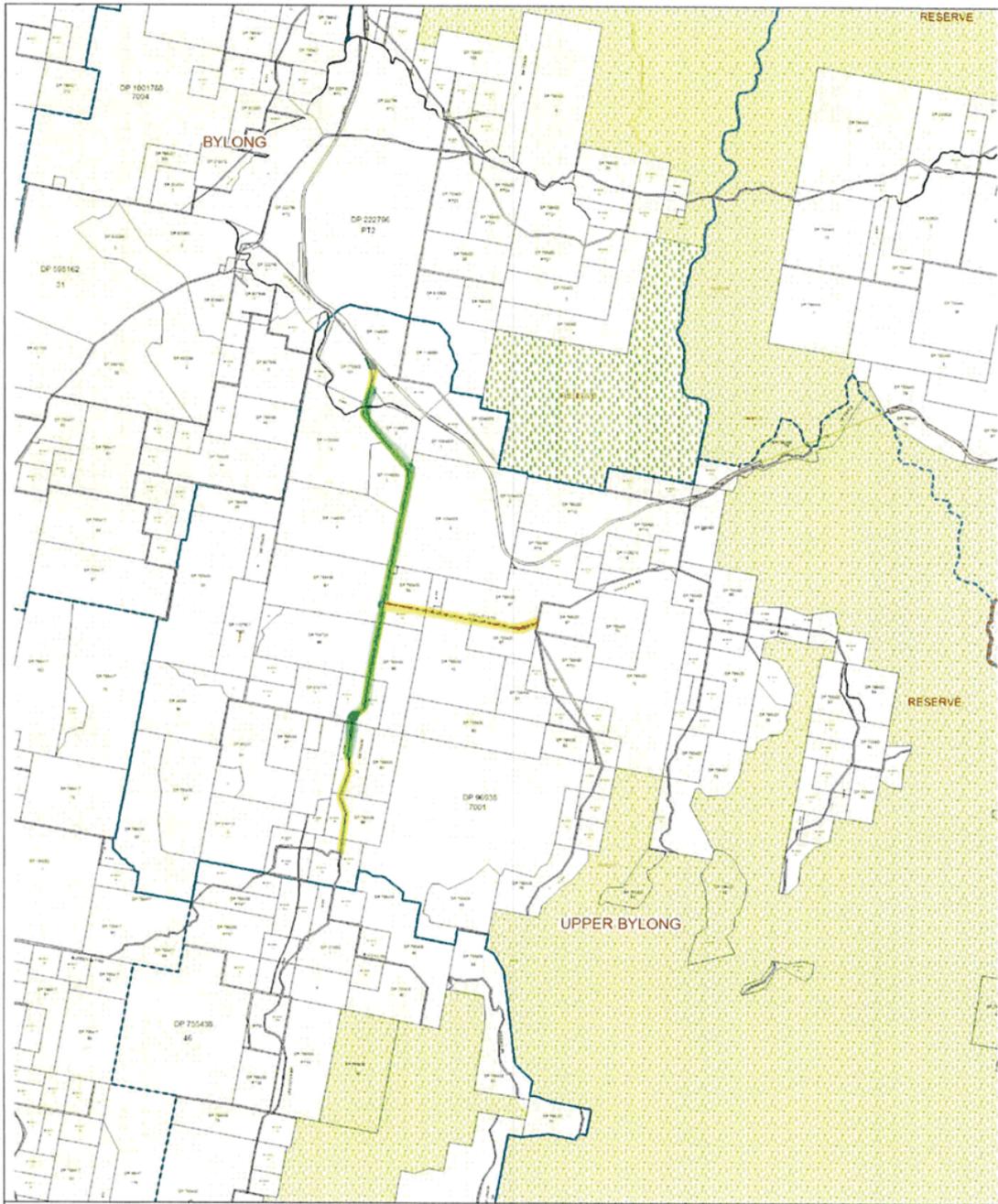
5 July 2016

Attachments:

1. Application for proposed road closure and purchase by KEPCO. (separately attached)
2. Land Acquisition & Disposal Policy. (separately attached)
3. DPI - Lands Road Closing Process. (separately attached)

APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER



Map Scale: 1:74,150

Disclaimer

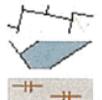
This map has been created for the purpose of showing basic locality information over Mid-Western Regional Council. Property boundary line network data is supplied by Department of Lands.

This map is a representation of the information currently held by Mid-Western Regional Council. While every effort has been made to ensure the accuracy of the product, Council accepts no responsibility for any errors or omissions.

Legend

Road & Woolleys Road

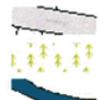
NORTH



Parcel
Crown Land
Railway



Parish
Localities
LGA Boundary



Road
State Forest
Waterway

Proposed Closure of those parts of **Upper Bylong**



Printed on Tuesday, 5 July 2016



28 June 2016

General Manager
Mid-Western Regional Council
PO Box 156
MUDGEES NSW 2850
Via email: Lilian.Mutyiri@midwestern.nsw.gov.au

Attention: Ms Lilian Mutyiri

Dear Lilian

Re: Bylong Coal Project - Proposed Road Closures

As Council will be aware, the Bylong Coal Project has been in the planning stage since the acquisition of Authorisation 287 and Authorisation 342 in 2010. The Bylong Coal Project has been the subject of a Development Application as a State Significant Development under Part 4.1 of the *Environmental Planning and Assessment Act 1979*. An Environmental Impact Statement (EIS) was submitted in support of the Development Application and was publically exhibited between 23 September 2015 and 6 November 2015.

As part of the project, the EIS indicated the requirement for the closure in part of public roads that are vested with the Mid-Western Regional Council (MWRC). The two roads that the Project seeks to close in part are the Upper Bylong Road and Woolleys Road. The sections of these roads to be closed are indicated in green highlight on the attached Plan 1, sheets 4 and 5. Sheets 1 to 3 provide additional detail. Please note that the highlighted sections are indicative only to enable Council to understand the closure proposal with the final lengths to be subject to survey. An additional figure labelled Figure 1 also provides information the proposed road closures.

KEPCO has purchased all the land required for the development of the mine infrastructure and the majority of the open cut mining areas. Three small parcels of Crown Land exist on the western side of the proposed mining leases for which KEPCO is in negotiations with the Department of Primary Industries-Lands regarding access for mining. For those sections of public roads that are proposed to be closed, KEPCO is the adjoining landowner. The attached Figures 2 and 2A indicate the extent of KEPCO's land ownership in the project area.

1. Upper Bylong Road.

It is proposed that a section of the Upper Bylong Road that falls within the mine footprint will be closed from the mine access road in the north to the proposed mine lease boundary in the south. The Upper Bylong Road joins Lee Creek Road in the south which will remain open as a public road.

Four property owners have been identified as being impacted by the closure of the nominated section of the Upper Bylong Road. These property owners, whilst continuing to be able to access their properties directly from Lee Creek Road from the south via Bylong Valley Way, do utilise the Upper Bylong Road to



access the village of Bylong and Bylong Valley Way to the north. KEPCO has been in contact with these landowners and is currently negotiating with three of them for property acquisition. The location of these properties is indicated on Figure 2.

In the case that KEPCO cannot advance acquisition with all three landholders, KEPCO will need to consider the provision of alternative road access. KEPCO has indicated to these property owners that all three would need to be acquired for KEPCO not to progress alternative road access options. KEPCO is in discussions with the fourth property owner about access between two properties that he owns to the south and east of the project area.

In the event that suitable arrangements for all four property owners is unable to be achieved, KEPCO will consider establishing a private road connecting Lee Creek Road in the south to the Upper Bylong Road in the north, running parallel to the existing Upper Bylong Road section that is subject of the closure application. KEPCO has had discussion with Council about this option known as North Link Road. This road would be constructed as part of the mine development program, with the alignment falling within the current mine disturbance assessment footprint. Whilst not proposed as part of the EIS, the construction of this road has been included in the Response to Submission (RTS) report. See the attached section of the RTS document that describes this option.

2. Woolleys Road

The EIS assessed the closure of a relatively short length of Woolley's Road that falls within the mine footprint. This is an east-west road section that joins the Upper Bylong Road at a point within the proposed closed section of the Upper Bylong Road. Woolleys Road services three property owners to the south east of the project. The EIS assessed the impact of the closure of Woolleys Road and included an alternative proposed new public road that would link from the junction of the Upper Bylong Road and mine access road to the eastern remaining part of Woolleys Road on an alignment adjacent to and parallel with the Sandy Hollow-Gulgong Rail Line. This road, referred to as the East Link Road will provide uninterrupted access for the three landowners to the south east of the project. Please refer to the attached section of the EIS that describes the East Link Road proposal.

KEPCO has been in discussion with MWRC regarding the construction of this road. Council requires that it will complete construction of the road with its own resources as it will be a public road, with the road and its easement vested with MWRC. KEPCO has not yet completed detailed design of this road, but once the design and easements have been finalised and agreed with Council, a road opening application will be discussed with Council.

Notwithstanding the above KEPCO has also been negotiating acquisition or compensation agreements with the three landholders to the south east of the project that will be serviced by the proposed East Link Road. In the event that agreements can be reached on acquisition or compensation then KEPCO would seek not to construct the East Link Road as a public road. The location of the impacted properties is indicated on Figure 2.

Council has requested KEPCO provide information regarding how it will gain ownership of the land associated with the road closures. Given that there will be road closures for parts of the Upper Bylong



Road and Woolleys Road, KEPCO considers that purchase from Council of the land associated with the closed roads as the most appropriate option. In the event that the East Link Road is to be constructed KEPCO will discuss the option of the sale of land with Council.

Council has asked specifically about the status of the Bylong Upper Primary School, which is located on Upper Bylong Road. As of the commencement of Term three 2015 the Department of Education announced the closure of the school due to lack of available students to keep the school viable. As a result, the Department offered for KEPCO to purchase the school site. Acquisition of the school site is in its final stages with contracts having been exchanged, the consideration paid and the title transfer in process.

There are within the confines of the mine disturbance footprint a number of distribution powerlines owned by Endeavour Energy. KEPCO has made application to Endeavour Energy to have those powerlines relocated away from the mining disturbance area. There may be other powerlines outside of the disturbance footprint that are accessed from the proposed roads to be closed for which further discussions will need to be held with Endeavour Energy as part of the mine power supply and distribution program.

The closure of these public roads is a critical item for the Bylong Coal Project and KEPCO seeks to liaise closely with Council to advance this process.

Please do not hesitate to contact me if you require any additional information to assist Council in its assessment and deliberations in regard to these proposed road closures.

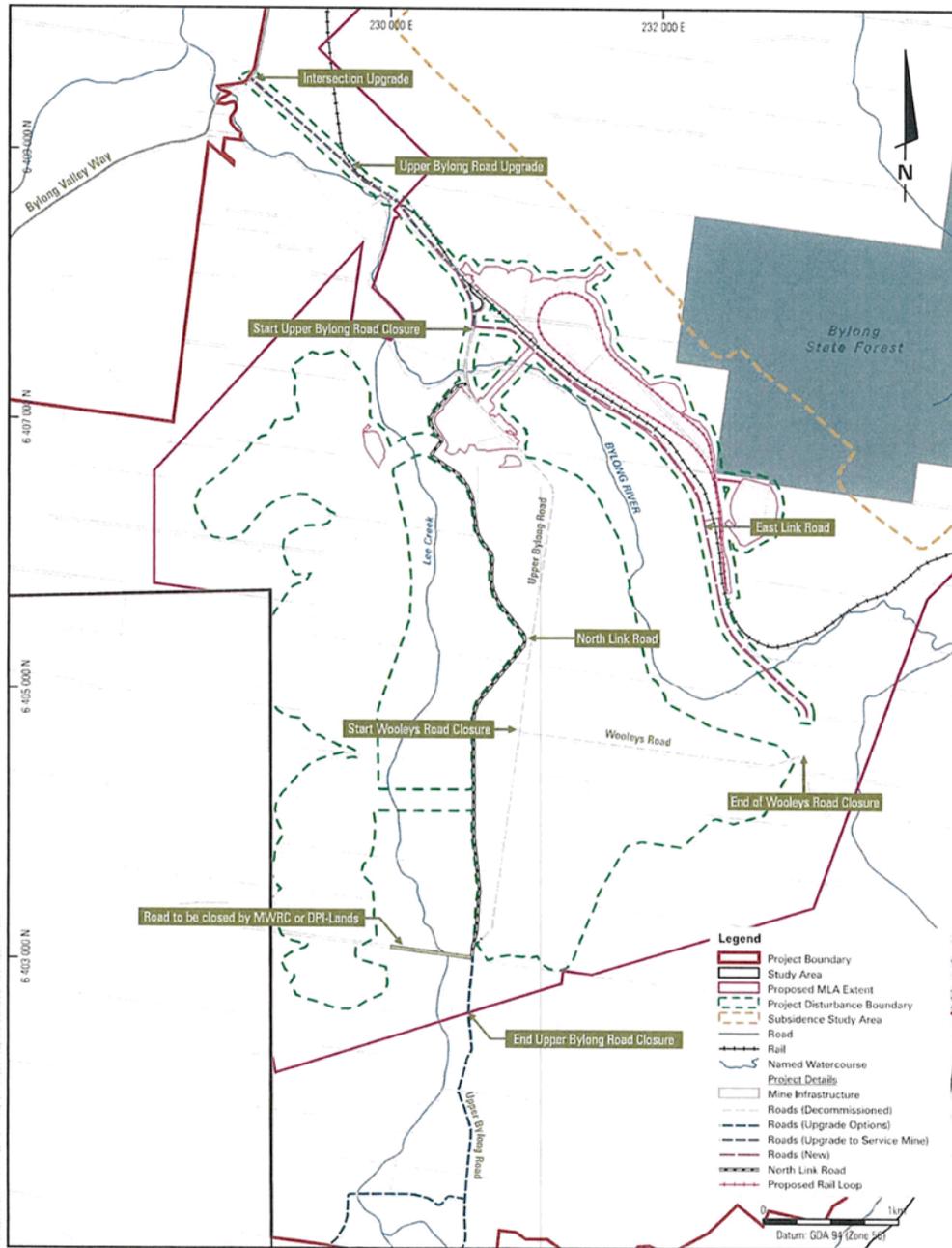
Yours faithfully,

Bill Vatovec
Chief Operating Officer

CC: Mr Brad Cam - General Manager Mid-Western Regional Council

Attachments;

Plan 1 (5 sheets)\
Figure 1
Figure 2 & 2A
Signed Contract cover pages for Bylong Upper Primary School
EIS Sections re re road relocations
RTS section re North Link Road

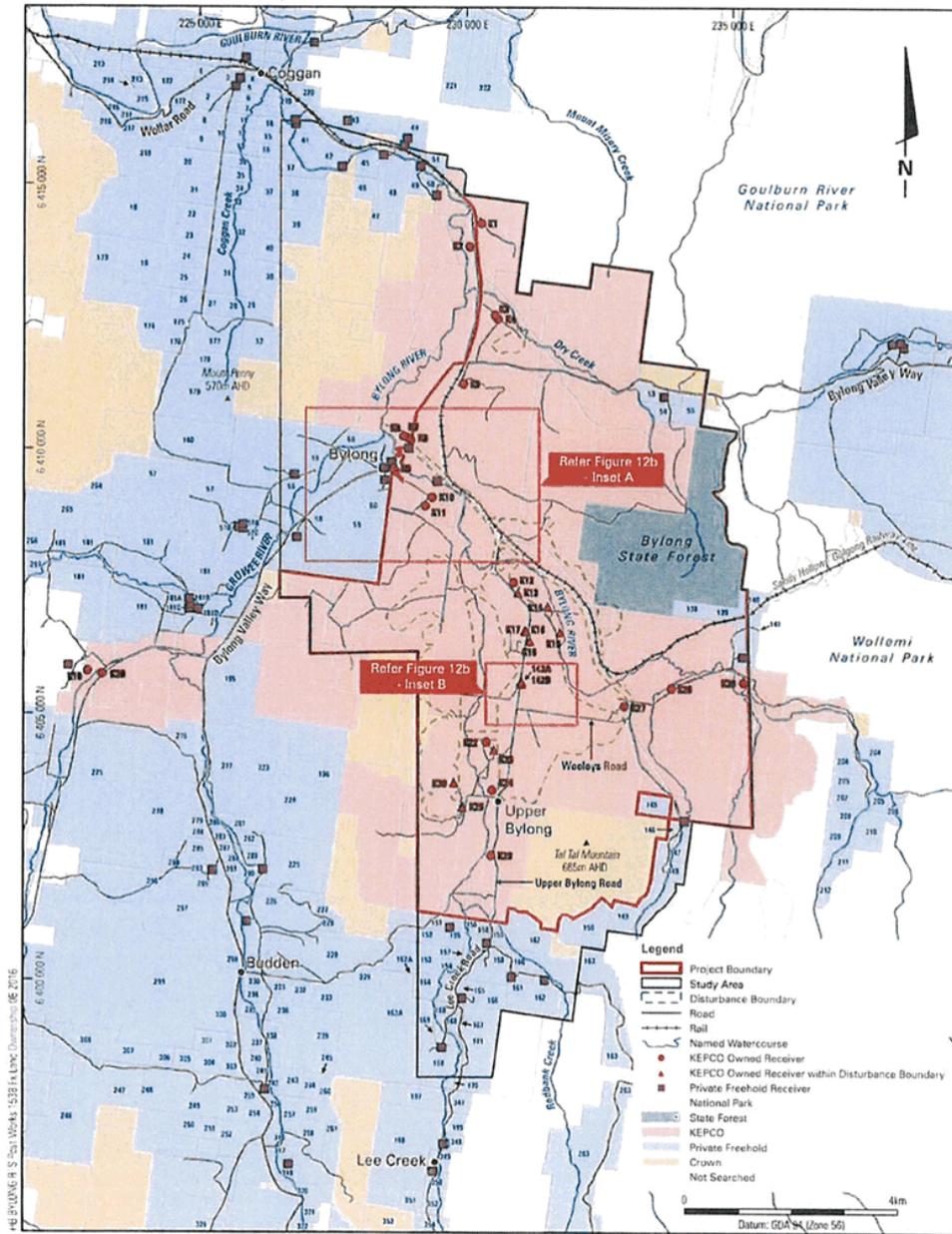


BYLONG COAL PROJECT



Road Upgrades and Closures

FIGURE 1

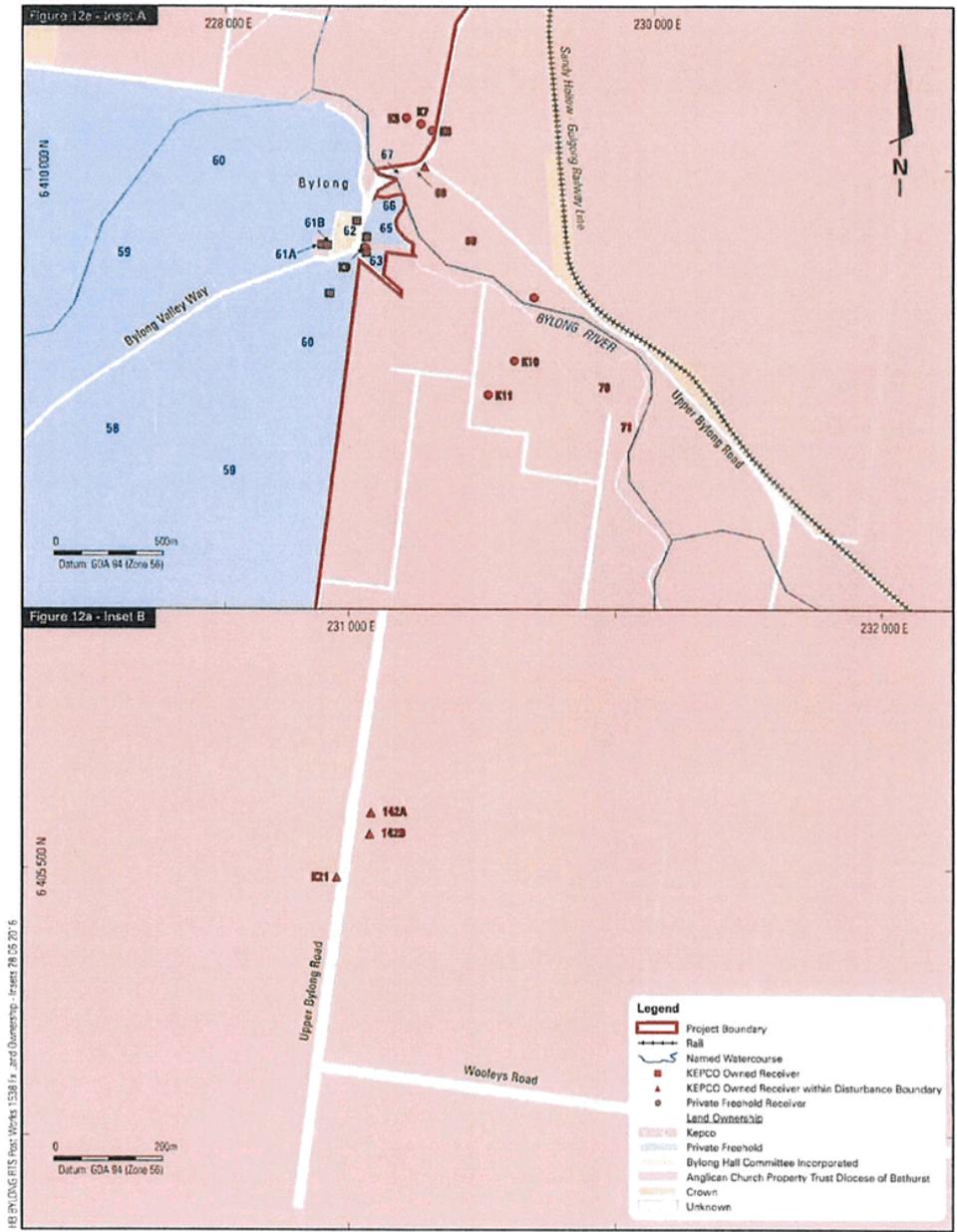


BYLONG COAL PROJECT



Land Ownership

FIGURE 2



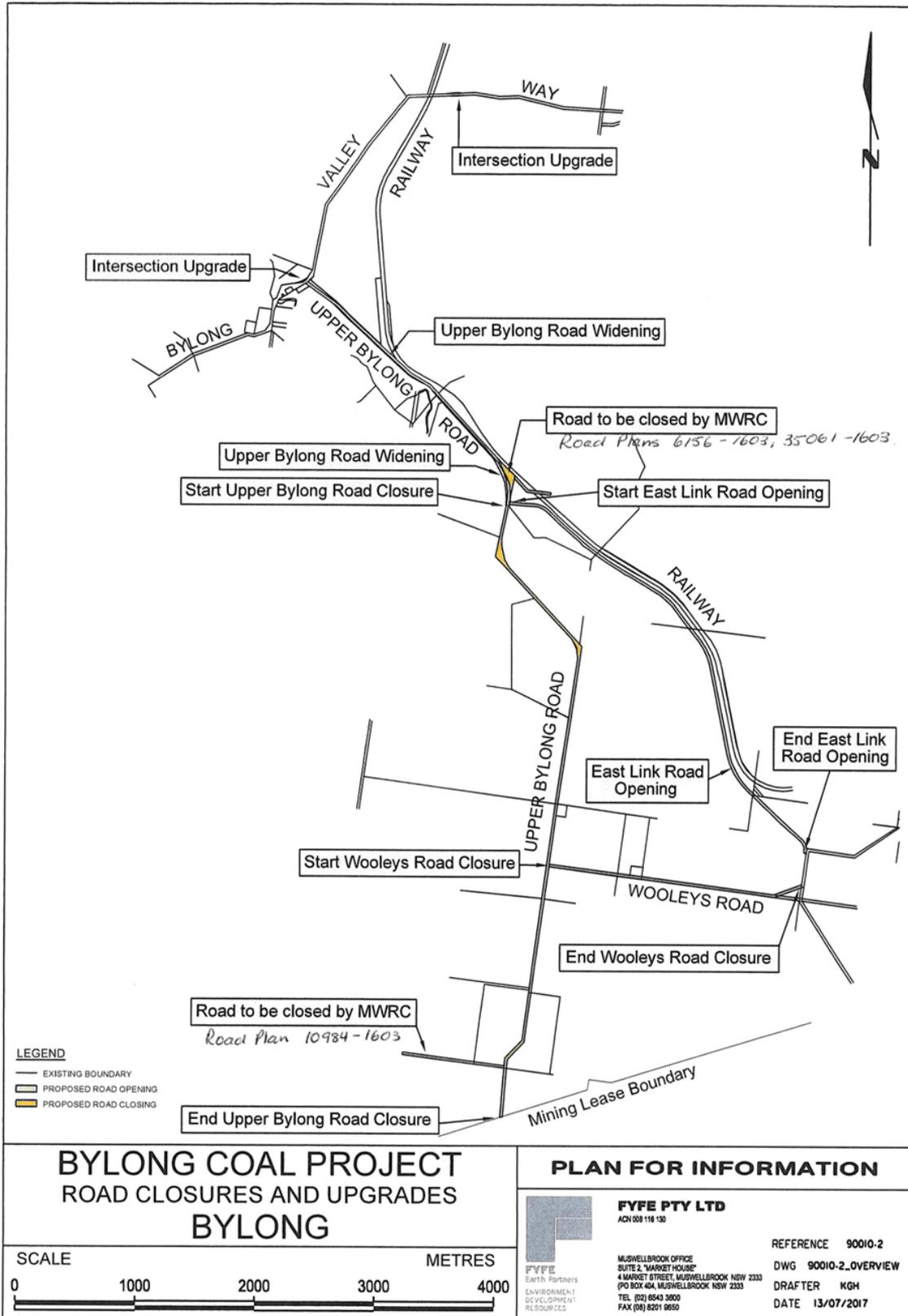
BYLONG COAL PROJECT

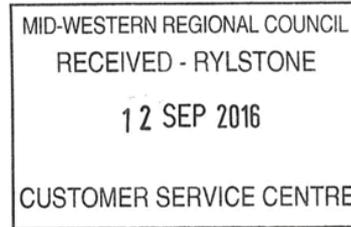
Land Ownership (Insets)



FIGURE 12A

Figure 1.1





The General Manager
Mid-Western Council
P O Box 156
MUDGEES NSW 2850

RE: PROPOSED ROAD CLOSURE- UPPER BYLONG AND WOOLLEYS
Ref: LM KEPCO A0420219

I, (name) Bruce Kerney

of, (address) 768 Wooleys Road Bylong

*Have objections to the closure of the section of Road as referred to in the attached letter and map

Have no objections to the closure of the section of Road as referred to in the attached letter and map

State any comments, submissions and or objections, if any

SEE ATTACHED

Signed [Signature]

Date 9-9-16

I Bruce Kerney of 768 Woolleys Road Bylong am objecting to the purchase of Upper Bylong Road and Woolleys Road by Kepco Bylong Australia

This will severely impact my ability to access my properties Bylong Creek 768 Wololley Road and also my second property Gowrie on the Nullo Motain to Bylong fire trail. It will also impact the efficiency of cattle trucks to access my land to pick up and deliver cattle.

Vehicles cannot access my properties via Lee Creek Road as it is not an all-weather road and it is impossible for B-doubles and semi-trailers to drive on this road

At present we are in the process of opening the properties up as a 4x4 and camping park pending approval. This will make it impossible for prospective cliental to assess my properties if these road are closed several affecting my ability to run a business.

My suggestion is if Kepco Bylong Australia are proposing to build a new road to replace Upper Bylong Road and Woolleys Road that the new road be built with consultation of affected property owners and be built before the said roads are closed

Thanking You

Bruce Kerney



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

Mid-Western Regional Council
86 Market Street
Mudgee NSW 2850

Dear Sir / Madam

KEPCO Bylong Australia Pty Ltd
Application for Proposed Road Closures of Part Upper Bylong Road and Part Woolleys Road

I understand that Mid-Western Regional Council has a record of me, as owner of the property known as 'Arabadoo' 1054 Upper Bylong Road, Bylong NSW 2849, objecting to KEPCO Bylong Australia Pty Ltd's application for road closures in relation to Upper Bylong Road and Woolleys Road (the **KEPCO Application**).

Please be advised that I, Peter Ronald Grieve, do not object to the KEPCO Application.

Please ensure that my objection to the KEPCO Application is withdrawn from Mid-Western Regional Council's records as a matter of urgency.

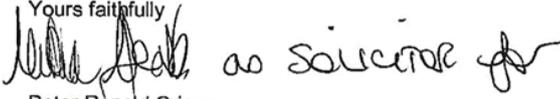
If you have any questions in relation to this letter or my request please contact my solicitor, Victoria Yeates. Ms Yeates contact details are as follows:

Victoria Yeates
Yeates Betts Solicitor
44 Market Street
Mudgee NSW 2850

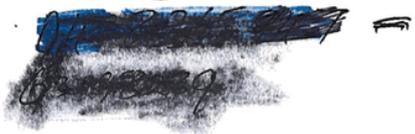
Email: admin@yeatesbetts.com.au
Phone: 02 6372 4288

Once my objection to the KEPCO Application has been withdrawn please provide written confirmation of this to Ms Yeates.

Yours faithfully


Peter Ronald Grieve

Peter Grieve.



MID-WESTERN REGIONAL COUNCIL
RECEIVED
07 DEC 2016
CUSTOMER SERVICE CENTRE

The General Manager
Mid-Western Council
P O Box 156
MUDGEES NSW 2850

RE: PROPOSED ROAD CLOSURE- UPPER BYLONG AND WOOLLEYS
Ref: LM KEPCO A0420219

I, (name) Peter R GRIEVE

of, (address) TAWOBY 5783 Bylong Valley Way
Bylong NSW 2847

Have objections to the closure of the section of Road as referred to in the attached letter and map

Have no objections to the closure of the section of Road as referred to in the attached letter and map

State any comments, submissions and or objections, if any

- 1) No road closure should occur until all affected landowners are brought out.
 - 2) KEPCO should be obliged by contract to rebuild the roads that are closed
- PFG

Signed [Signature]

Date 7/12/2016

MID-WESTERN REGIONAL COUNCIL
RECORDS
RECEIVED
08 DEC 2016
 SCANNED
 REGISTERED

Such obligation may be either the physical replacement of a suitable road network or funds collected throughout the life of the mine sufficient for money to replace the closed roads. The funds so raised to be put into a trust account and not used for other purposes. The same should apply should the roads be sold to Kapeo.

○ MR. for the approximately seven kilometres of roads my guess is there will be in excess of \$20mil. worth of coal extracted (at \$70/tonne)

Please make sure the general rate payer does not have to fund the cost to replace the closed roads.

○



Diane Sawyers

From: Bylong Store <bylongstore2849@gmail.com>
Sent: Friday, 2 June 2017 8:04 AM
To: Council
Subject: Withdrawal of road closure objection

To the General Manager.

Dear Brad, as you are aware Kepco have purchased our properties in Bylong.

On the 19th August 2016, both Jayne and myself lodged objections to the Upper Bylong Rd closure, Ref LM Kepco A0420219. We now would like to withdraw those objections, due to being bought out. Thanks for your assistance, Regards Jodie and Jayne.

PRIVATE AND CONFIDENTIAL - MIDWESTERN REGIONAL COUNCIL

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you are not the intended recipient you are hereby notified that any dissemination, distribution or copying of this email is strictly prohibited. If you have received this email in error please disregard the contents of the email, delete the email and notify the author immediately. Thank you.

14934

The General Manager
Mid-Western Council
P O Box 156
MUDGEES NSW 2850

MID-WESTERN REGIONAL COUNCIL
RECORDS
RECEIVED
25 AUG 2016
 SCANNED
 REGISTERED

RE: PROPOSED ROAD CLOSURE- UPPER BYLONG AND WOOLLEYS
Ref: LM KEPCO A0420219

I, (name) Ms JAYNE NATSON.

of, (address) 7690 Bylong Valley Way
Bylong NSW 2849

Have objections to the closure of the section of Road as referred to in the attached letter and map

Have no objections to the closure of the section of Road as referred to in the attached letter and map

State any comments, submissions and or objections, if any

in my experience Kepco say one thing then do another, if we are not required then I strangely object to the road closure on a "private" road that will not allow 24 hr access to or property 'Hillview'

Signed Jayne Natson

Date 20 August 2016

14934

MID-WESTERN REGIONAL COUNCIL
RECORDS
RECEIVED
25 AUG 2016
 SCANNED
 REGISTERED

The General Manager
Mid-Western Council
P O Box 156
MUDGEES NSW 2850

RE: PROPOSED ROAD CLOSURE- UPPER BYLONG AND WOOLLEYS
Ref: LM KEPKO A0420219

I, (name) Ms Jodie Nancarrow

of, (address) 7690 Bylong Valley Way
Bylong 2849 NSW

Have objections to the closure of the section of Road as referred to in the attached letter and map

Have no objections to the closure of the section of Road as referred to in the attached letter and map

State any comments, submissions and or objections, if any

A.s. of this date our property has not been acquired by
Keppo. My main concern is they will provide a private road for our
use - what does that mean. I want 24/7 access to our property. Accommodate
In our experience Keppo have been disrespectful ^{difficult} ~~argant~~ to deal
with & this road issue will be no exception. I believe. Can you clarify
what a private road is? Will that mean 24/7 access?

Signed [Signature]

Date 19th August 2016

P.S I am referring to the closure of the Upper Bylong Rd
[Signature]



Suite 1301, 141 Walker Street North Sydney NSW 2060
Phone: 02 8904 9508

26 September 2016

General Manager
Mid-Western Regional Council
PO Box 156
MUDGEE NSW 2850
Via email: Diane.Sawyers@midwestern.nsw.gov.au

Attention: Ms Diane Sawyers

Dear Sir

Re: Bylong Coal Project - Proposed Road Closures

As Council will be aware, the Bylong Coal Project has been in the planning stage since the acquisition of Authorisation 287 and Authorisation 342 in 2010. The Bylong Coal Project has been the subject of a Development Application as a State Significant Development under Part 4.1 of the *Environmental Planning and Assessment Act 1979*. An Environmental Impact Statement (EIS) was submitted in support of the Development Application and was publically exhibited between 23 September 2015 and 6 November 2015. As part of the project, the EIS indicated the requirement for the closure in part of public roads that are vested with the Mid-Western Regional Council (MWRC).

KEPCO submitted an application to Council for the closure of a section of the Upper Bylong Road and a section of Woolleys Road in a letter dated 28 June 2016.

KEPCO is now seeking to close a short section of unnamed and unformed public road (public road R10984-1603) that falls within the proposed mining lease area (MLA 502) and which is vested with MWRC as shown on the attached Figure 1 with the notation on the figure "Road to be closed by MWRC or DPI-Lands". The road easement provides access to a property now owned by KEPCO via a dirt track. This section of road has been the subject of consultation with both Council and Department of Primary Industries- Lands with the latter confirming that the road is vested with Council and an application to close the road must be lodged with Council notwithstanding that there are no value added elements on the road. Attached is an email string between Fyfe Surveyors and Mr Tom O'Neil of NSW Crown Lands confirming the status of the road as being vested with Council. Also attached to this letter is gazettal information supporting the fact that the road is a public road.

The road is adjoined on all sides by land owned by KEPCO other than on the western end where it connects via an intersection with the existing Council owned Upper Bylong Road for which a previous application for closure has been made as discussed above.



Suite 1301, 141 Walker Street North Sydney NSW 2060
Phone: 02 8904 9508

Please do not hesitate to contact me if you require any additional information to assist Council in its assessment and deliberations in regard to this proposed road closure (R10984-1603).

Yours faithfully,

A handwritten signature in black ink, appearing to read "W. Vatovec", is written over a light blue horizontal line.

William Vatovec
Chief Operating Officer
KEPCO Bylong Australia Pty Ltd

CC: Mr Brad Cam - General Manager Mid-Western Regional Council

Attachments: Figure 1
Email string between Fyfe and Crown Lands
Gazettal information



Suite 1301, Level 13, 141 Walker St
North Sydney NSW 2060
Phone: 02 8904 9508 Fax: 02 8904 9588

20 July 2017

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

Attention: Ms Diane Sawyers

Dear Sir

Bylong Coal Project - Road Closures

As Council is aware, the Bylong Coal Project (Project) has been in the planning stage since the acquisition of Authorisation 287 and Authorisation 342 by KEPCO in 2010. The Project is the subject of a State Significant Development Application (SSD 14_6367) under Division 4.1 of Part 4 of the *Environmental Planning and Assessment Act 1979* (NSW) (Development Application). An Environmental Impact Statement (EIS) was submitted in support of the Development Application and was publically exhibited between 23 September 2015 and 6 November 2015. The Project has since progressed to a public hearing held by the Planning Assessment Commission (PAC) for the purposes of its review of the Project. KEPCO understands that the PAC review report will be published by the end of July 2017.

Requirement for Road Closure

As part of the Project, the EIS indicated the requirement for the partial closure of public roads that are vested with the Mid-Western Regional Council (MWRC) as roads authority under section 145 of the *Roads Act 1993* (NSW). These roads need to be closed because they will either be directly impacted by the mining disturbance or the associated infrastructure. Mining Pit 1 immediately to the west of the Bylong River floodplain will result in the Upper Bylong and Wooleys Roads being severed. The need for a new access road across the Sandy Hollow–Gulgong rail line will require a short section of the Upper Bylong Road, road reserve and a short unformed road to be closed. The attached figure, titled Conceptual Project Layout, shows the conceptual mine layout demonstrating the need for the road closures.

Timing of Road Closures

The current schedule has the nominated roads progressively closed from June 2018 as construction commences, subject to consent being granted in respect of the Development Application as well as other approvals being in place (eg mining lease).

Upper Bylong Road

It is proposed that a section of the Upper Bylong Road that falls within the mine footprint will be closed from the mine access road in the north to the proposed mine lease boundary (MLA 502) in the south. This section of road was the subject of an application by KEPCO to MWRC for the closure in a letter dated 28 June 2016. The section of the Upper Bylong Road proposed for closure was subsequently publically advertised by MWRC with four objections being received. Three of these objections have now been withdrawn on the basis that KEPCO has either purchased the properties affected by the closure, has exchanged contracts for the purchase of an effected property or has reached agreement

with the landholder over the closure of the road. The outstanding objection has not been resolved between KEPCO and the landowner.

An additional short section of the Upper Bylong Road together with a short unformed section of road that traverses the Sandy Hollow-Gulgong rail line has been identified for closure to facilitate road access over the rail line to the Underground Mine Infrastructure Area. This section of the Upper Bylong Road will be replaced by an upgraded short section where road widening of the existing Upper Bylong Road will be required. Negotiations have taken place with ARTC, the manager of the Sandy Hollow-Gulgong rail line (owned by Transport for NSW), regarding the road crossing of the rail line.

It should be noted that KEPCO has purchased the Bylong Upper Primary School with the transfer being completed in 2016.

The proposed sections of the Upper Bylong Road and the unformed road crossing the Sandy Hollow - Gulgong rail line to be closed are indicated on the attached figure, titled Road Closures and Upgrades.

Wooleys Road

The EIS assessed the closure of a relatively short length of Wooleys Road that falls within the mine footprint. This is an east-west road section that joins the Upper Bylong Road at a point within the proposed closed section of the Upper Bylong Road. Wooleys Road services one privately owned property to the south east of the project, as well as providing access to the Wollemi and Goulburn River National Parks. The EIS assessed the impact of the closure of Wooleys Road and included an alternative proposed new public road that would link from the junction of the Upper Bylong Road and mine access road to the eastern remaining part of Wooleys Road on an alignment adjacent to and parallel with the Sandy Hollow-Gulgong Rail Line. This road, referred to as the East Link Road will provide uninterrupted access for the remaining landowner to the south east of the Project as well as access to the National Parks. This section of road was the subject of an application by KEPCO to Council for the closure in a letter dated 28 June 2016]. The section of Wooleys Road proposed for closure was subsequently publically advertised by Council with two objections being received. One of these objections has now been withdrawn while the other has not been resolved between KEPCO and the landowner (this is the same objection and landowner as described under the heading Upper Bylong Road above).

The proposed section of Wooleys Road to be closed is indicated on the attached figure, titled Road Closures and Upgrades.

Unnamed Public Road R10984-1603

KEPCO is also seeking to close a short section of unnamed and unformed public road (public road R10984-1603) that falls within the proposed mining lease area (MLA 502) and which is vested with MWRC as shown on the attached figure, titled Road Closures and Upgrades, with the notation on the figure "Road to be closed by MWRC". This section of road was the subject of an application by KEPCO to Council for the closure in a letter dated 26 September 2016.

The road easement provides access to a property now owned by KEPCO via a dirt track. This section of road has been the subject of consultation with both MWRC and Department of Industry-Lands with the latter confirming that the road is vested in MWRC and an application to close the road must be lodged with MWRC notwithstanding the fact that no construction work has ever taken place on the road. If required, KEPCO can provide evidence that this section of road is a public road.

The road is adjoined on all sides by land owned by KEPCO other than on the western end where it connects via an intersection with the existing MWRC owned Upper Bylong Road for which a previous application for closure has been made as discussed above.

Objections to Road Closure

As indicated above, MWRC publicly advertised the proposal for closure of the Upper Bylong Road and Wooleys Road. Four objections were received from landholders likely to be impacted by the closures. Three of the objections have now been withdrawn. The remaining objection relates to a property accessed by both the Upper Bylong Road and Wooleys Road. With the construction of the East Link Road prior to the physical closure of Upper Bylong and Wooleys Roads, the landholder will continue

to be able to access the property with a road which is approximately 1.7 km shorter. KEPCO has been in discussions with the landowner objecting and has made an offer to purchase the property impacted which has been rejected. A separate property owned by the same landholder that can be accessed by access via Bylong Valley Way onto the Lee Creek Road will not be affected by the proposed Road Closures. An offer to purchase this separate property has also been rejected.

In regards to this landholder KEPCO has conducted 35 separate interactions regarding road access and acquisition options from which;

- 13 interactions had been conducted since 28 March 2014 regarding alternative access options that would remove any landlocked concerns (i.e.) East Link Road
- 22 interactions had been conducted since 5 October 2016 regarding acquisition and formal offers to be purchased which has been rejected

Evidence of the above interactions can be provided on request

KEPCO have presented reasonable and structured alternatives to the landholder objecting to the road closures that would prevent any concerns regarding being landlocked. As a result KEPCO have concluded that all reasonable attempts to resolve this objection with the landholder have been exhausted. However if this situation does change KEPCO will advise MWRC.

KEPCO seeks MWRC's approval, or permission via another arrangement, to physically close the nominated public roads early in the construction phase while the formal road closure process is pending having regard to the potential for a protracted timeframe in which closures may take place. For this to occur, East Link Road would be constructed providing continued access to the areas current serviced by Wooleys Road (ie the landowner whose objection remains unresolved).

We look forward to your early advice on how to proceed with this matter. Please do not hesitate to contact me on 0409 365369 if you wish to discuss any aspect of this letter.

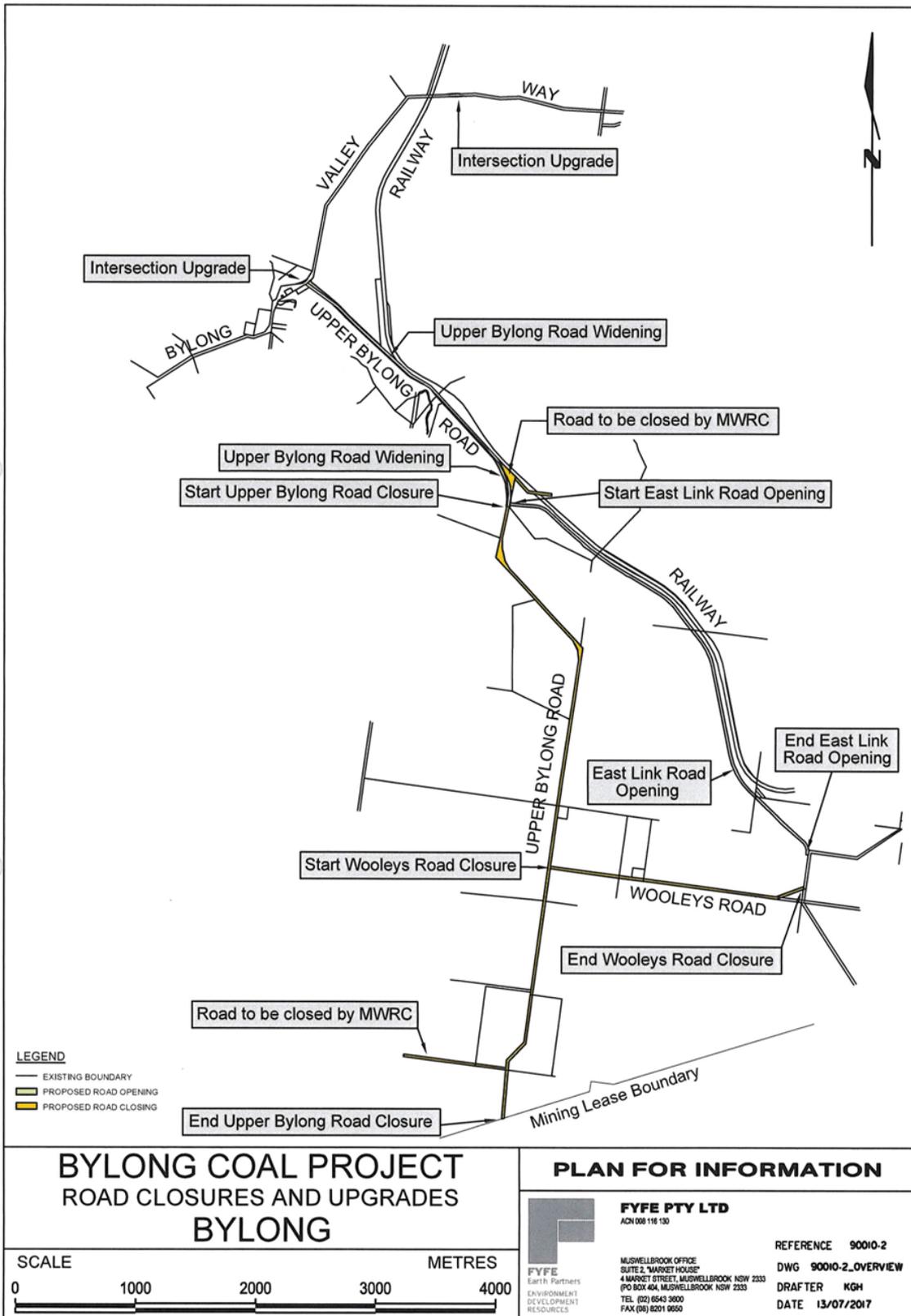
Yours sincerely

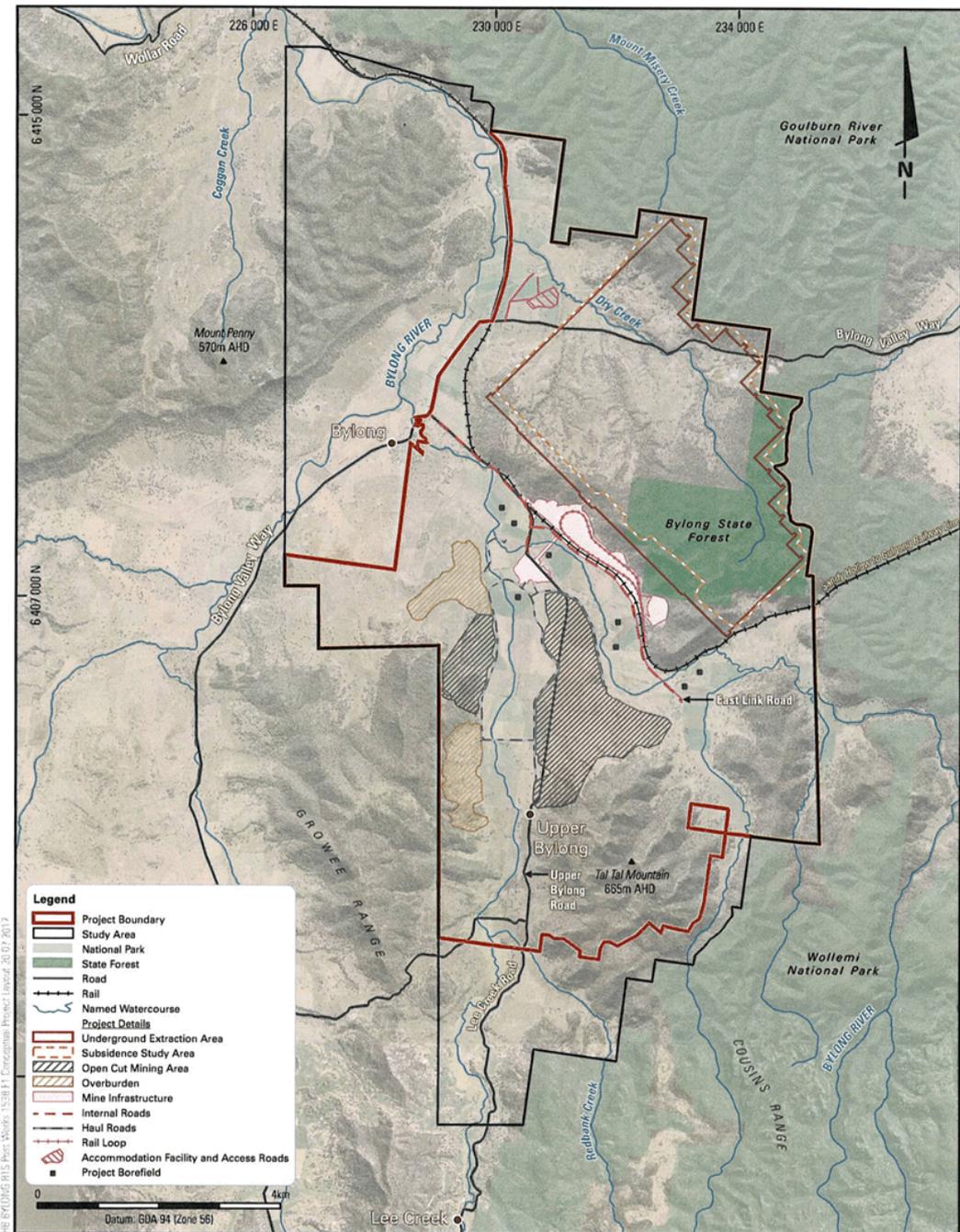


William (Bill) Vatovec
Chief Operating Officer
KEPCO Australia Pty Ltd

Attachments:

- Figure - Conceptual Project Layout
- Figure - Road Closures and Upgrades





BYLONG COAL PROJECT



Conceptual Project Layout



Level 12, 141 Walker St
North Sydney NSW 2060
Phone: 02 8904 9508 Fax: 02 8904 9588

28 August 2017

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

Attention: Ms Diane Sawyers

Dear Sir

Bylong Coal Project - Road Closures Impacts

Following the telephone discussion with Council's Ms Diane Sawyers and WorleyParsons' Rory Gordon on 10 August 2017, KEPCO herewith provides additional information in response to the three questions raised by Ms Sawyers. We understand that this information will be used to support the legal advice being obtained by Council on options for early physical closure of the Upper Bylong and Wooleys Roads.

1. What would be across the roads to physically close them prior to the commencement of construction?

At the commencement of construction the Upper Bylong Road would continue to remain open until the proposed East Link Road has been constructed and accessible for traffic accessing property / properties to the south east of the Bylong Coal Project (**Project**). Once the East Link Road is trafficable, the Upper Bylong Road would be barricaded with a gate (Gate 1 on the attached figure) immediately south of the intersection with the proposed EastLink Road. A section of the Upper Bylong Road would continue to physically exist for some 600 metres as an access road to the open cut Mine Infrastructure Area (MIA).

Once East Link Road is open for traffic the Upper Bylong Road would also be barricaded by a gate (Gate 2 on the attached figure) immediately north of the intersection with Wooleys Road with traffic from a southerly direction on Lee Creek Road and Upper Bylong still be able to access Wooleys Road.

Please refer to the attached annotated Figure 19 which depicts the Conceptual Open Cut Mine at Year 3.

2. What would the roads look like after two years?

After two years, sections of the Upper Bylong Road will be removed with the open cut MIA and a haul road overlying the road south of that section of the road that forms the mine access road.

Beyond this, it is most likely that remaining surface sections of the Upper Bylong Road will be removed as part of the preparation for open cut mining.

At this time, sections of Wooleys Road will be overlain by topsoil stockpiles formed as part of the pre-stripping operations ahead of open cut mining. Wooleys Road would now be obstructed and not accessible from the south.

A gate (Gate 3 on the attached figure) would be installed across the Upper Bylong Road where it intersects the southern mine lease boundary to prevent traffic from accessing the mining areas.

3. What would be the impact if the road could not be closed for two years?

If the roads are not closed by this time, then those elements of the Project requiring the road to be relocated would be delayed until such time as closure has occurred. This will delay the commencement of construction by up to nine (9) months.

We look forward to receiving Council's advice as to the availability to KEPCO of early physical closure of the abovementioned roads. Please do not hesitate to contact me on 0409 365369 if you wish to discuss any aspect of this letter.

Yours sincerely



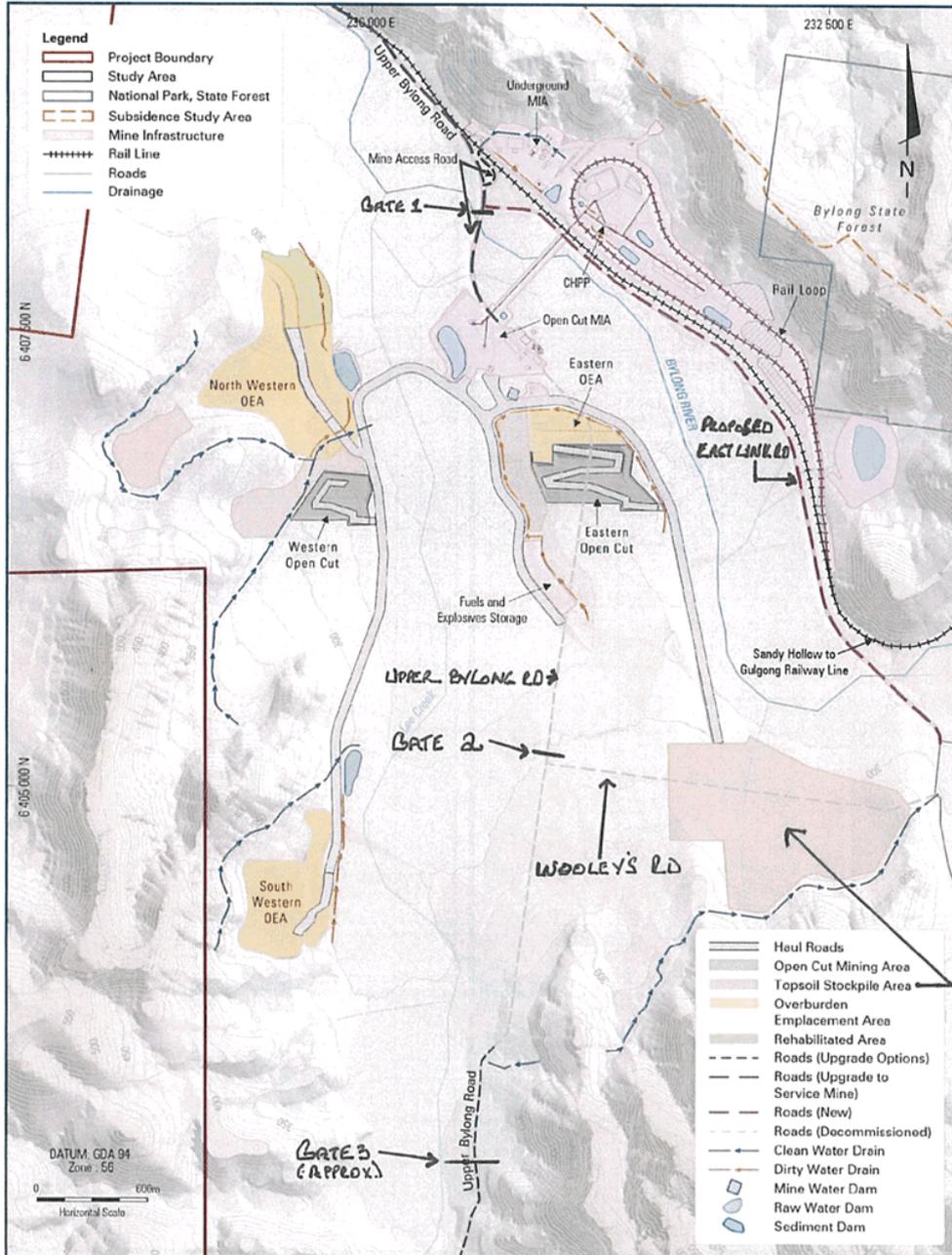
William (Bill) Vatovec
Chief Operating Officer
KEPCO Australia Pty Ltd

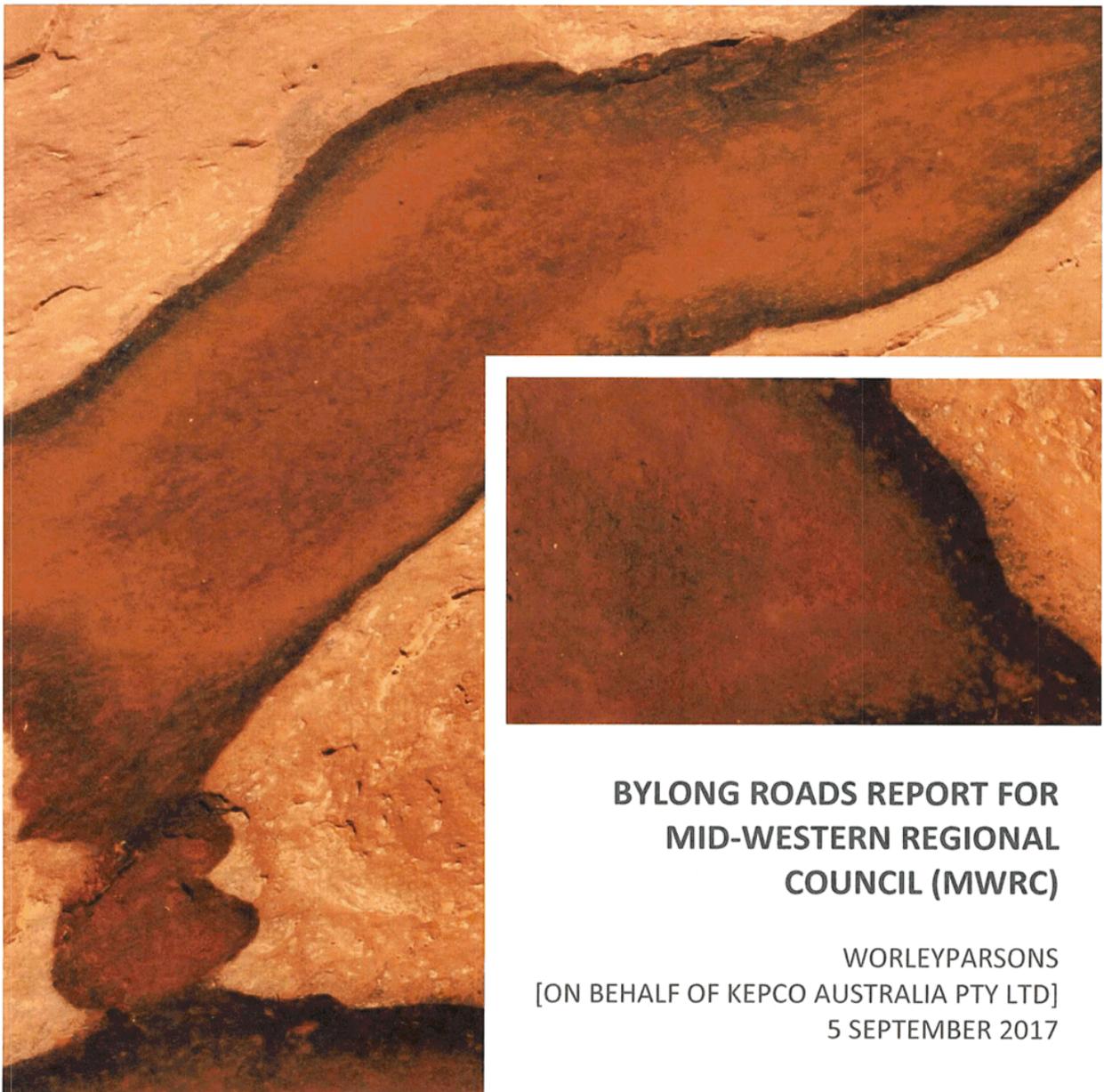
Attachments:
Figure 19 –Conceptual Open Cut Mine Years 3 (annotated)

3 Project Description

BYLONG COAL PROJECT EIS
 September 2015

FIGURE 19 Conceptual Open Cut Mine Plan Year 3





**BYLONG ROADS REPORT FOR
MID-WESTERN REGIONAL
COUNCIL (MWRC)**

WORLEYPARSONS
[ON BEHALF OF KEPCO AUSTRALIA PTY LTD]
5 SEPTEMBER 2017

BYLONG ROADS REPORT FOR
MID-WESTERN REGIONAL COUNCIL (MWRC)
[ON BEHALF OF KEPCO BYLONG AUSTRALIA PTY LTD]



EXECUTIVE SUMMARY

This report consolidates road closure, road widening and opening information required by KEPCO Australia for its proposed Bylong mine.

Previous applications by KEPCO have sought closure of part of Upper Bylong Road and Woolleys Road and these have progressed through MWRC processes to the point of advertising. Four objections were received from landholders regarding the proposed road closures.

Council requested that KEPCO resolve the objections prior to it processing the closure applications further. Three of the objections have now been withdrawn with one remaining to be resolved.

There are two additional parcels of public road that need to be closed. Each of these parcels has previously been identified to Council and KEPCO now wish to ensure that appropriate MWRC processes are initiated and finalised for their closure. Supporting documentation for these road closures is included as well as draft plans for lodgement at LPI.

Engineering road design has progressed sufficiently to clarify required widenings along Bylong Valley Way. In particular at the intersections of Bylong Valley Way and Upper Bylong Road, as well as the entry to Bylong Station. Upper Bylong Road is also to be widened from Bylong Valley Way through to the mine entrance.

This report identifies the roads to be widened. KEPCO understands that subject to feedback from MWRC on this submission that the next step in formalising these widenings is to prepare a plan of survey for lodgement at LPI with MWRC consent for the dedication of these widenings. A draft plan of survey for these road widenings is included at **Appendix C**.

Kepeco propose to dedicate East Link Road as a 20m wide public road. It will be designed and constructed to Austroads specifications for an unsealed road with less than 150 vehicles per day. A 20m wide corridor from Upper Bylong Road to Woolleys Road will be dedicated to the public as road. This will facilitate continued access for the one remaining landowner as well as NSW Fire Service, Local Land Services and NPWS. A draft plan of survey for this new public road is included.

Maps and drawings of these road areas are included as appendices as well as other supporting material requested by MWRC (draft plans of survey for closures, widenings and road opening, gazettal notices of road dedication for roads to be closed, registered plans of survey that define roads to be closed, road asset survey along Upper Bylong and Woolleys Road, Historical Parish Maps for Bylong and Lee, LPI cadastral record reports).

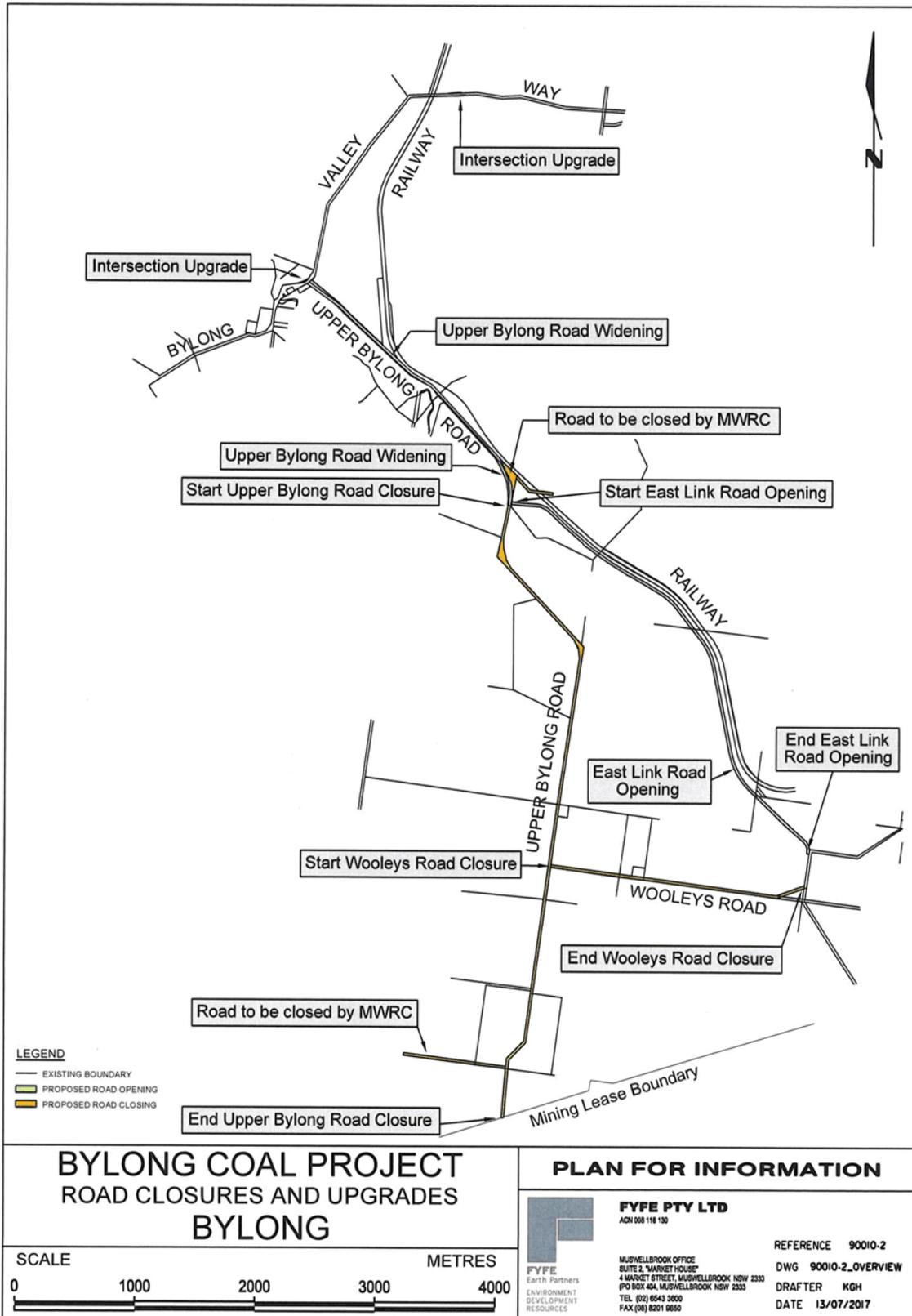
BYLONG ROADS REPORT FOR
MID-WESTERN REGIONAL COUNCIL (MWRC)
[ON BEHALF OF KEPCO BYLONG AUSTRALIA PTY LTD]



1. OVERVIEW MAP OF PROPOSED ROAD ACTIONS

A map detailing the proposed road closures and upgrades for the Bylong Coal Project is provided as **Figure 1.1** following this page.

Figure 1.1



BYLONG ROADS REPORT FOR
MID-WESTERN REGIONAL COUNCIL (MWRC)
[ON BEHALF OF KEPCO BYLONG AUSTRALIA PTY LTD]



2. PROPOSED COUNCIL ROAD CLOSURES

2.1 Upper Bylong Road

2.1.1 Northern Section

This section of Upper Bylong Road proposed for closure was declared as public road in the NSW Government Gazette on 30 August 1899 (6531). It is defined by plan of survey R6156-1603. The closure of this section in the north extends from the north western corner of Lot 2 DP 1146893 through to the former Bylong Upper Public School at the north western corner of Lot 79 DP 755438. Plan R6156-1603 and gazettal advices are included in this package.

MWRC has advertised the proposed closure of this northern section of Upper Bylong Road. Objections were received from four landholders to the closure of this road ie Landholders: Watson, Nancarrow, Grieve and Kearny. Watson, Nancarrow and Grieve have now withdrawn their objections.

2.1.2 Southern Section

From the former Bylong Upper Public School through to KEPCO's proposed mining lease boundary midway through Lot 78 DP 755438. This section of Upper Bylong Road became public road on 22 June 2007 by transfer from the Crown to Mid-Western Regional Council and declared public road under the Roads Act 1993 in the NSW Gazette (3819).

This section of Upper Bylong Road is defined by six crown plans included here along with the relevant gazettal notice.

[Crown Plans 3914-2125; 2274-2125; 2351-2125; 2272-2125; 3614-2125; 3615-2125] MWRC has advertised the proposed closure of this southern section of Upper Bylong Road. Objections were received from four landholders to the closure of this road ie Landholders: Watson, Nancarrow, Grieve and Kearny. Watson, Nancarrow and Grieve have now withdrawn their objections.

2.1.3 Part of Upper Bylong Road and adjoining road across the railway previously not advertised for closure

The closure of this section is an area of unformed public road that will intersect the mine access road to the Underground Mine Infrastructure Area. The re-aligned Upper Bylong Road abuts this parcel to the west, railway land managed by ARTC on behalf of Transport for NSW abuts to the north and KEPCO land abuts to the east and south.

This section of Upper Bylong Road and adjoining parcels are defined by three road plans (R1488-1603, R6156-1603 and R35061-1603). Each were declared public road in the NSW Government Gazette at different times (9 January 1880 (fol 115), 30 August 1899 (fol 6531) and 13 June 1975 (fol 2333)).

BYLONG ROADS REPORT FOR
MID-WESTERN REGIONAL COUNCIL (MWRC)
[ON BEHALF OF KEPCO BYLONG AUSTRALIA PTY LTD]



Plans and gazettals are attached.



MWRC has not advertised the proposed closure of this section of Upper Bylong Road and adjoining public road parcels.

2.2 Woolleys Road

2.2.1 Western Section

From Upper Bylong Road through to the Parish of Lee and Parish of Bylong boundary, this section of Woolleys Road was declared public road in the same gazettal as the southern section of Upper Bylong Road before mentioned. Re-stating, this was by transfer from the Crown to Mid-Western Regional Council and declared public road under the Roads Act 1993 in the NSW Gazette (3819) on 22 June 2007.

This section of Woolleys Road is defined by two crown plans included here along with the gazettal notice. The actual extent of this section is unclear as the Parish boundary requires clarification – refer to discussion below in respect of the ‘Central section’ of Woolleys Road.

[Crown Plans 1787-2125; 2274-2125]

MWRC has advertised the proposed closure of this southern section of Woolleys Road.

Objections were received from two landholders to the closure of this road ie Landholders: Grieve and Kearny. Grieve has now withdrawn his objection.

BYLONG ROADS REPORT FOR
MID-WESTERN REGIONAL COUNCIL (MWRC)
[ON BEHALF OF KEPCO BYLONG AUSTRALIA PTY LTD]



2.2.2 Eastern Section

This section of Woolleys Road proposed for closure was declared public road in the NSW Government Gazette on 20 November 1900 (9122). It is described as 'Part 1' on plan of survey R6573-1603. The closure of this section extends across part of Lot 67 DP 755420. Plan R6573-1603 and gazettal advices are included in this package.

MWRC has advertised the proposed closure of this southern section of Woolleys Road. Objections were received from two landholders to the closure of this road ie Landholders: Grieve and Kearny. Grieve has now withdrawn his objection.

2.2.3 Central Section

This section extends from the Parish boundary through to its continuation with the eastern section of Woolleys Road mentioned above. This part of Woolleys Road has not been included in the gazettal for the western part of Woolleys Road as that gazettal notice is explicitly limited by the 'Parish of Lee'. A further complication exists in respect of whether the Parish boundary is on the north or south side of Woolleys Road. Parish Maps and crown plan 1787-2125 have conflicting information in this regard.

This section of Woolleys Road is defined by two/three crown plans included here. [Crown Plans 375-2125; 3176-2125; 376-2125]

MWRC has advertised the proposed closure of this southern section of Woolleys Road. Objections were received from two landholders to the closure of this road ie Landholders: Grieve and Kearny. Grieve has now withdrawn his objection.

2.3 Council Road R10984-1603 un-named previously not advertised for closure

This section of road extends west from Upper Bylong Road commencing at the SE corner of Lot 51 in DP755438 through to the SW corner of Lot 1 DP 618119.

This section of un-named public road was the subject of a letter from KEPCO to MWRC on 26/9/16 requesting closure after several email communications clarifying ownership. Advice from the Crown Lands office confirms that it is a MWRC road. It was declared as public road in the NSW Government Gazette on 9 July 1913 (4324), and confirmed as public road by a crown lands communication on the 15/9/16. It is described on plan of survey R10984-1603. Plan R10984-1603 and gazettal advices are included in this package. All land adjoining this road is owned by KEPCO other than where the road intersects with the Upper Bylong Road which is a Council road subject of the abovementioned closure application.

BYLONG ROADS REPORT FOR
MID-WESTERN REGIONAL COUNCIL (MWRC)
[ON BEHALF OF KEPCO BYLONG AUSTRALIA PTY LTD]



MWRC has not advertised the proposed closure of this section of road.

2.4 Road Asset Survey

At MWRC's request, KEPCO commissioned a survey of road assets along the Upper Bylong and Woolleys Road corridors. The survey output includes a spatially tagged spreadsheet listing of assets as well as photographs for consideration.

Refer to Appendix A.7 for details.

BYLONG ROADS REPORT FOR
MID-WESTERN REGIONAL COUNCIL (MWRC)
[ON BEHALF OF KEPCO BYLONG AUSTRALIA PTY LTD]



3. PROPOSED ROAD WIDENINGS

3.1 Upper Bylong Road

Proposed road widenings are shown on draft plans of survey included in this report (Appendix B).

The widenings ensure that existing parts of Upper Bylong Road that currently encroach on private land will in future be on a dedicated public road as well as ensuring new roadworks are contained in the road reserve.

Widened areas extend along most of Upper Bylong Road through to the point of closure. Widenings have been designed by taking a 15m offset from the centre line of the new Upper Bylong Road to ensure public road assets are contained in the road reserve. There is no change to the road boundary where it abuts ARTC managed land.



Upper Bylong Road Widenings – north (above)

BYLONG ROADS REPORT FOR
MID-WESTERN REGIONAL COUNCIL (MWRC)
[ON BEHALF OF KEPCO BYLONG AUSTRALIA PTY LTD]



Upper Bylong Road Widening – south (above)

BYLONG ROADS REPORT FOR
MID-WESTERN REGIONAL COUNCIL (MWRC)
[ON BEHALF OF KEPCO BYLONG AUSTRALIA PTY LTD]



3.3 Bylong Valley Way intersection at Bylong Station entry to facilitate Access to the Workforce Accommodation Facility (WAF)

This widening is proposed to allow for traffic passing turning vehicles that are travelling along Bylong Valley Way. Criterion used is a 7m offset from the proposed road shoulder on both sides of the road through to where intersects the existing road reserve.



BYLONG ROADS REPORT FOR
MID-WESTERN REGIONAL COUNCIL (MWRC)
[ON BEHALF OF KEPKO BYLONG AUSTRALIA PTY LTD]



4. EAST LINK ROAD

It is proposed that East Link Road be constructed to provide access for the remaining private landowner currently serviced by Upper Bylong Road and Woolleys Road for which closure is sought for nominated sections as discussed in 2.1 and 2.2 above. This access will also be utilised by NPWS for access to the Wollom and Goulburn River National Parks, the Rural Fire Service and the Local Land Services. The proposed road closures have been discussed with these organisations.

East Link Road will be a non-sealed road designed to meet Austroads requirements for a rural road with less than 150 vehicles per day. The design has a 3.7m wide carriageway with two 2.5m shoulders (8.7m total width, all unsealed).

East Link Road will be constructed prior to physical closure of the nominated section of Upper Bylong Road and Woolleys Road.

It is proposed to dedicate to the public a 20m wide carriageway along the new road from Upper Bylong Road through to where it meets Woolleys Road. This will require a full cadastral survey for lodgement at LPI. A draft of this plan is attached at Appendix C.



APPENDIX A

ROAD CLOSURE SURVEY PLAN



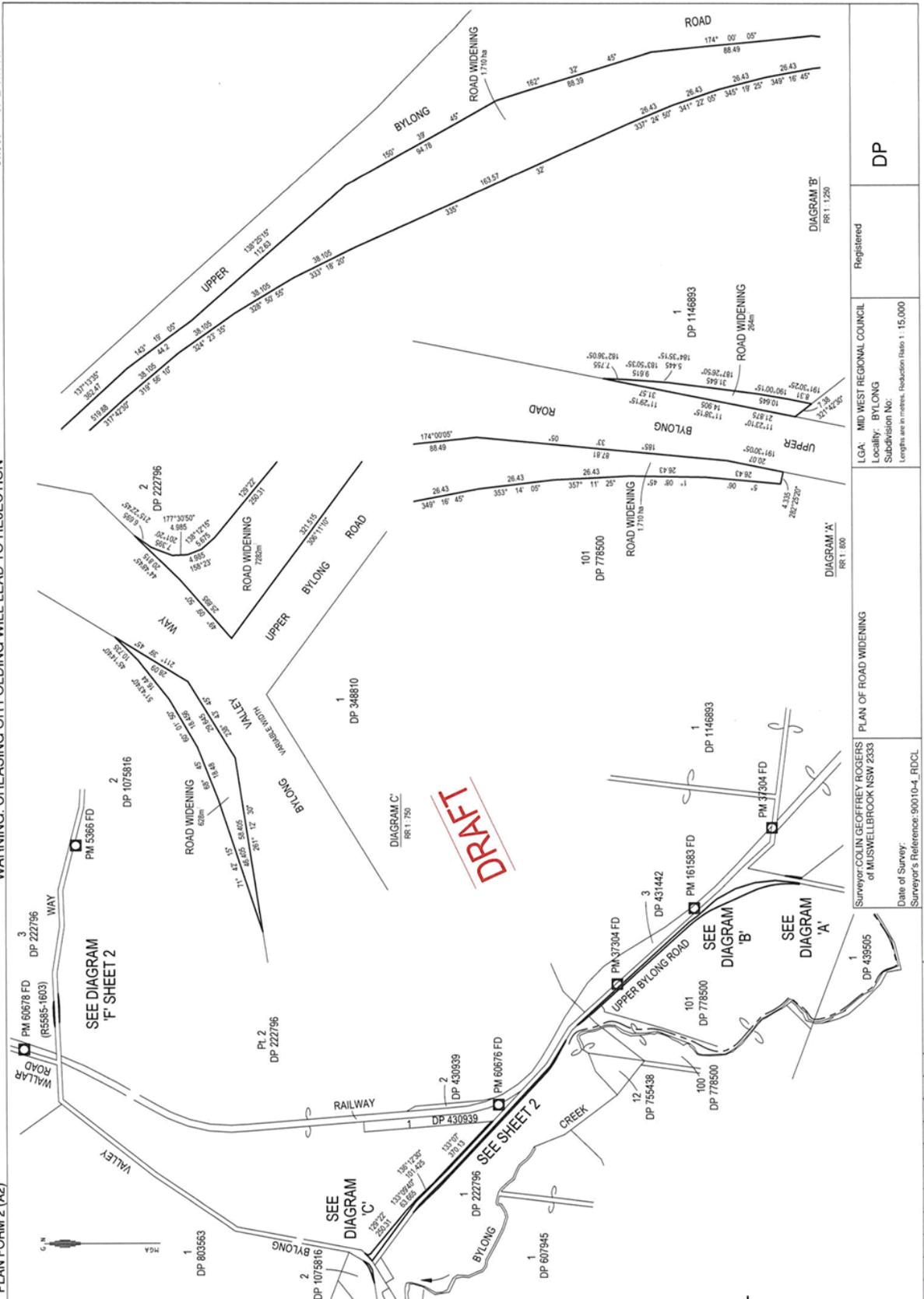
APPENDIX B

ROAD WIDENING SURVEY PLAN

Sheet 1 of 2 sheets

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

PLAN FORM 2 (A2)



DRAFT

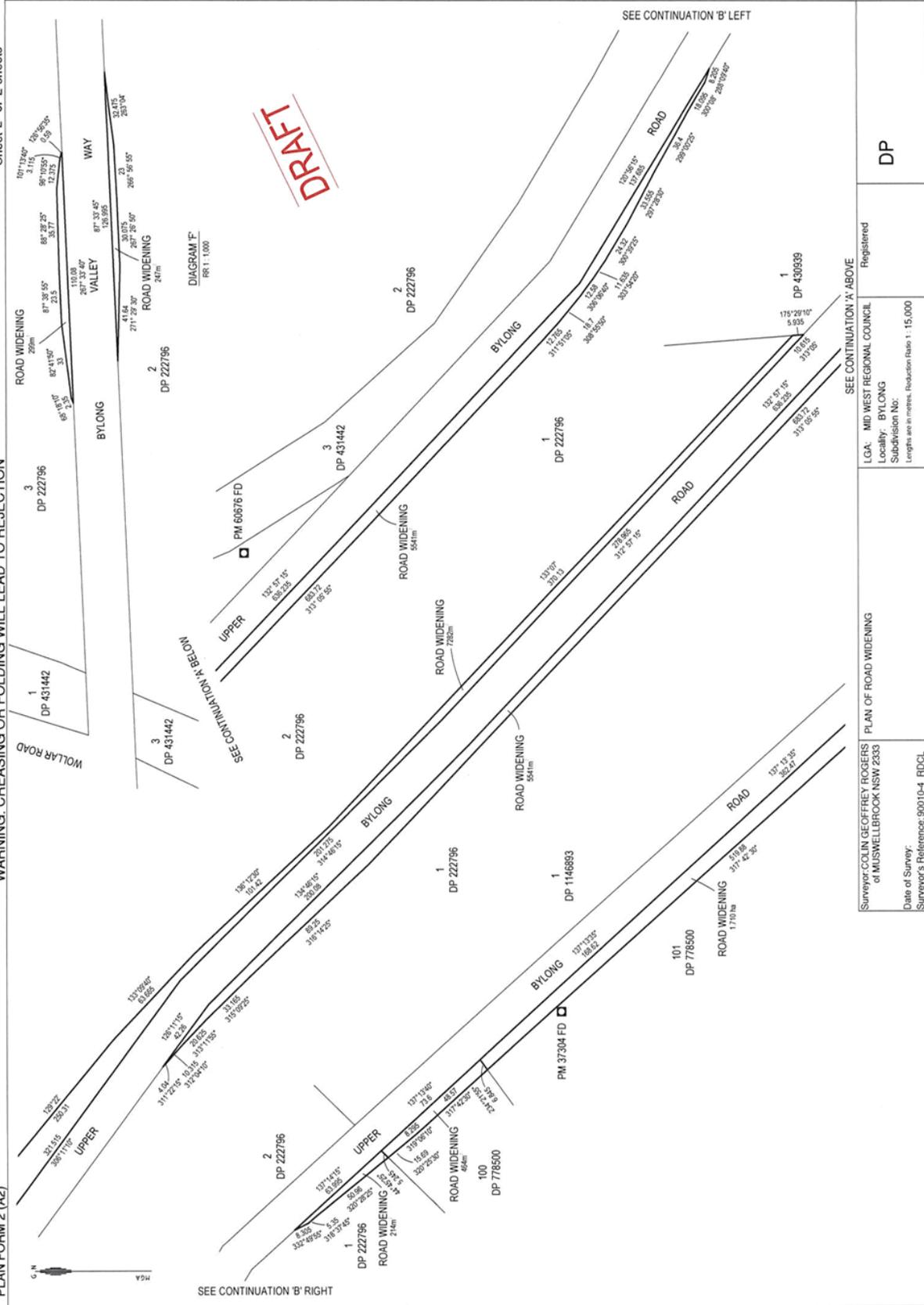
Registered LGA: MID WEST REGIONAL COUNCIL Locality: BYLONG Subdivision No: Lengths are in metres. Reduction Ratio 1 : 15,000	DP
Surveyor: COLIN GEOFFREY ROGERS of MUSWELLBROOK NSW 2333 Date of Survey: Surveyor's Reference: 90010-4_RDCL	PLAN OF ROAD WIDENING



Sheet 2 of 2 sheets

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

PLAN FORM 2 (A2)



Surveyor: COLIN GEOFFREY ROGERS of MUSWELLBROOK NSW 2333	PLAN OF ROAD WIDENING	LGA: MID WEST REGIONAL COUNCIL Locality: BYLONG Subdivision No: Lengths are in metres. Reduction Ratio 1: 15,000	Registered DP
Date of Survey: Surveyor's Reference: 900110-4_RDCL	SEE CONTINUATION 'X' ABOVE		





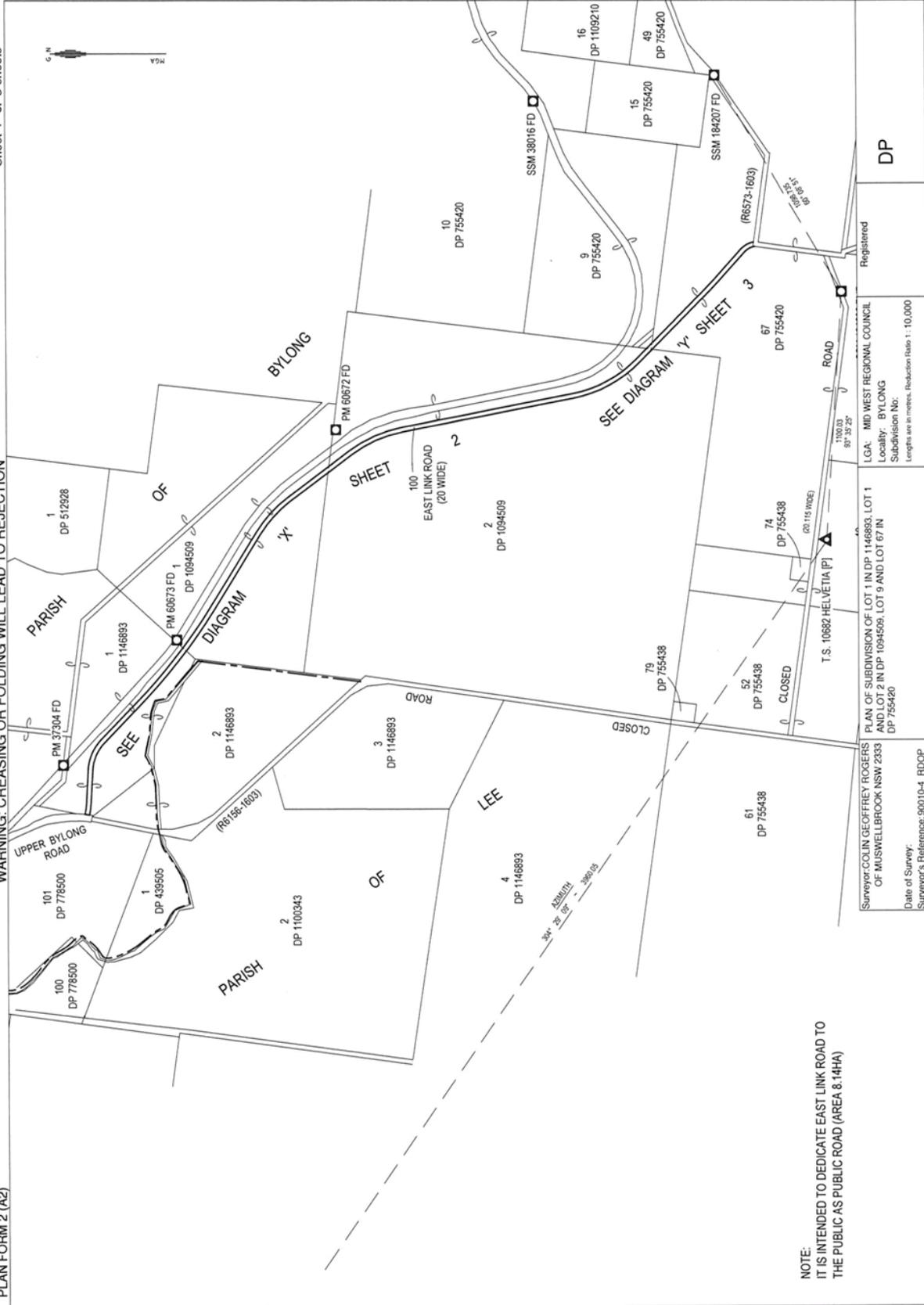
APPENDIX C

ROAD OPENING SURVEY PLAN

Sheet 1 of 3 sheets

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

PLAN FORM 2 (A2)



NOTE:
IT IS INTENDED TO DEDICATE EAST LINK ROAD TO
THE PUBLIC AS PUBLIC ROAD (AREA 8.14HA)

Registered
LGA: MID WEST REGIONAL COUNCIL
Locality: BYLONG
Subdivision No:
Lengths are in metres. Reduction Ratio 1: 10,000

Surveyor: COLIN GEOFFREY ROGERS
OF MUSWELLBROOK NSW 2333
AND LOT 2 IN DP 1094509; LOT 9 AND LOT 67 IN
DP 755420
Date of Survey:
Surveyor's Reference: 90010-4_RDOP

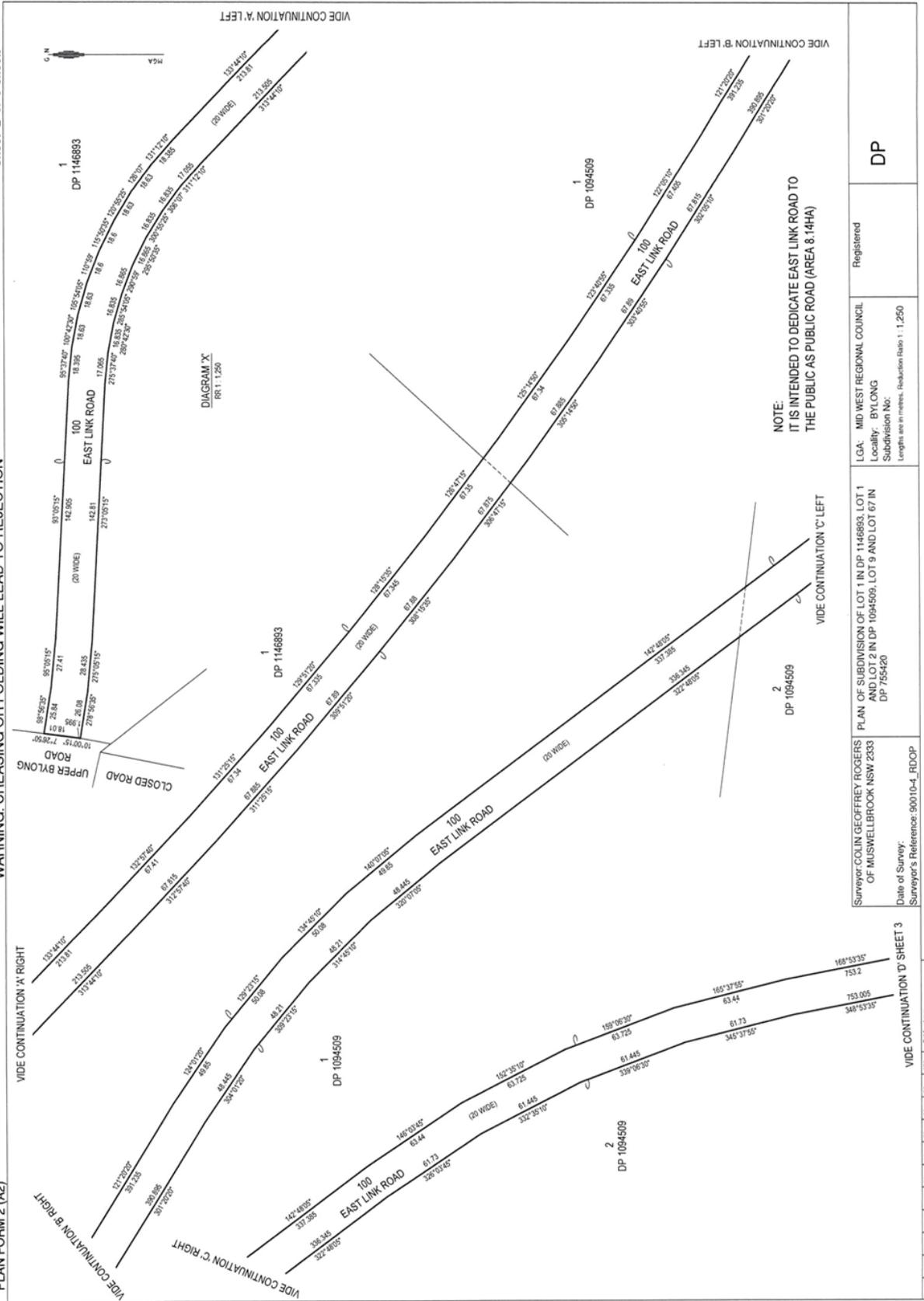
DP

10 20 30 40 50 60 70 80 90 100 Table 4 of 4

Sheet 2 of 3 sheets

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

PLAN FORM 2 (A2)



Surveyor: COLIN GEOFFREY ROGERS OF MUSWELLBROOK NSW 2333 Date of Survey: Surveyor's Reference: 90010-4_RDOP	PLAN OF SUBDIVISION OF LOT 1 IN DP 1146893, LOT 1 AND LOT 2 IN DP 1094509, LOT 9 AND LOT 67 IN DP 755420 Subdivision No: Lengths are in metres. Reduction Ratio: 1:1,250	Registered LGA: MID WEST REGIONAL COUNCIL Locality: BYLONG DP
--	--	--

VIDE CONTINUATION 'D' SHEET 3 10 20 30 40 50 60 70 80 90 100 1000 METRES
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Application Form

APPLICANTS DETAILS

Name of Organisation	Mudgee Show Society INC
Contact Person	Allison Beer or Kayla Thomas
Address	PO Box 199 Mudgee, NSW, 2850
Phone	0412815827
Email	secretary@mudgeeshow.org.au
ABN	43081690052
Bank Account Name	National Australia Bank
BSB	082726
Account Number	691314649

PROJECT / ACTIVITY DETAILS

Name of Project / Activity	Mudgee Annual Ag Show	
Amount of funding requested	\$ 3,000.00	
Start and Finish date	START (click to tick)	FINISH (click to tick)
	02/03/18	04/03/18
Briefly, describe Project / Activity	Mudgee Show has been running for over 150yrs and we showcase our regions finest foods, arts, crafts and livestock etc as well as holding competitions. The community comes together to either help setup and pack up, donate their time in stewarding and making each sections the best it can be or as spectators. The event brings approx 5000 people together over the weekend	

COMMUNITY GRANTS

ADDRESS CRITERIA

How will your project benefit the Mid-Western Region Community?

(Note: limited number of characters)

We believe the MWRC benefits as a community in coming together to showcase our finest produce, products and talents. This helps the local community aware of what is on offer around our district and encourages people to look locally for products before they look elsewhere. Mudgee is a fine food and livestock area and its wonderful to see the communities achievements on display at in the one location once a year.

What is the expected amount of resident participation?

(Please provide no. of estimated participants)

(Note: limited number of characters)

We estimate approx 5000 spectators through the gates over the weekend.

We have over 1000 entries in the Main pavilion - this is showcasing , produce, farm and garden, honey, arts, crafts and some fleeces.

Cattle entries have climbed over the past few years which would indicate the success in the region and that people are proud of what they are breeding.

Horse section always thrives with competitors.

What level of consultation and collaboration with other local groups has your organisation undertaken?

(ie what other local community groups are or will be involved in this project?)

(Note: limited number of characters)

Other community groups involved at the Mudgee Show are - The Mudgee Branch Lions Club, St Mathews School, Mudgee High School, Mudgee Public School and Cudgegong Valley public School also get involved. The local Wood Chop group put on a display, Local Shearers run a competition, Local Dressage Group. Fire brigades are able to showcase their equipment and be involved in community displays. There are always Local sponsors that love to showcase their products and find that the exposure is great for their business.

Outline your organisation's capacity to deliver the Project / Activity OR describe previous experiences.

(Note: limited number of characters)

With in the Mudgee Show Society organisation we have a small active group that is very passionate about this community event and getting as many involved as possible. We have bigger entities that are available to assist such as the ASC. To advertise our event we put out flyers, radio advertisements and use the local paper. We also promote on Facebook and user groups also share the event on their pages. We have expanded our events over the past couple of years to include a Spring HORse Show which helps competitors with their performances for Sydney Royal entries. We are also running an additional Rodeo this year and hope to continue in the future with this.

COMMUNITY GRANTS

Project Income	Community Grant (amount sought from Council)	\$ 3,000.00
	Expected Sales Revenue i.e. Entry Fee, Membership Sales	\$ 30,000.00
	Other Income	
TOTAL INCOME		\$ 33,000.00

List proposed cash expenditure (provide copies of quotes for equipment)

Project Expenditure	Hunter White is our Treasurer and has all these details: His contact is	
	0428736507 or email hunterwhite@bigpond.com	
	Please confirm with the Treasurer for above amounts suggested by me.	
TOTAL EXPENDITURE		\$ 0.00
TOTAL SURPLUS / DEFICIT		\$ 33,000.00

If positive or surplus budget, please provide further details/explanation what this surplus will be used for.

(Note: Unspent grants >\$200 will be required to be returned to MWRC)

FINANCIAL DETAILS

Is your group/organisation Incorporated?	YES (click to tick)	NO (click to tick)
	<input checked="" type="radio"/>	<input type="radio"/>
Have you registered for Goods & Services Tax (GST) purposes?	<input type="radio"/>	<input checked="" type="radio"/>
Do you have an Australian Business Number (ABN)? Note: If you do not have an ABN please attach a 'Statement by Supplier' form	<input checked="" type="radio"/>	<input type="radio"/>

COMMUNITY GRANTS

Has your organisation/group previously received a Community Grant from Council? YES (click to tick) NO (click to tick)

If yes, please advise date and amount DATE / YEAR AMOUNT

Did your group return the acquittal form? YES (click to tick) NO (click to tick)

Closing bank balance from the most recent bank statement or treasurer's report

Comment on cash set aside for specific projects (optional)

APPLICATION CHECKLIST

If the following are not attached with the application, this may result in the application not being considered.

	SUPPLIED? (click to tick)	
	YES	NO
A copy of the group's/organisation's most recent bank statement or treasurer's report	<input checked="" type="radio"/>	<input type="radio"/>
A copy of the group's/organisation's public liability insurance	<input checked="" type="radio"/>	<input type="radio"/>
Where the group intends to purchase equipment, a copy of the quote/s obtained	<input type="radio"/>	<input checked="" type="radio"/>
Where the groups/organisations does not have an ABN, 'Statement by Supplier' is required	<input type="radio"/>	<input checked="" type="radio"/>
If your group is not incorporated, please supply a letter from your auspicng body	<input type="radio"/>	<input checked="" type="radio"/>

AUTHORISATION OF APPLICANT

Name

Position

Date

- I confirm that the information contained in the application form and within the attachments are true and correct.
- I confirm that this application has been submitted with the full knowledge and support of the applicant.
- I acknowledge the Community Grants Program acquittal requirements and understand that surplus funds may be required to be returned to Council.
- I am aware that this application will be reproduced in the Council Business Paper, and authorise public release of information provided.

COMMUNITYGRANTS

SUBMIT YOUR APPLICATION

EMAIL: After you complete this digital form, please save it to your computer and email to council@midwestern.nsw.gov.au

DELIVER TO: Customer Service Locations

86 Market Street
MUDGEE

109 Herbert Street
GULGONG

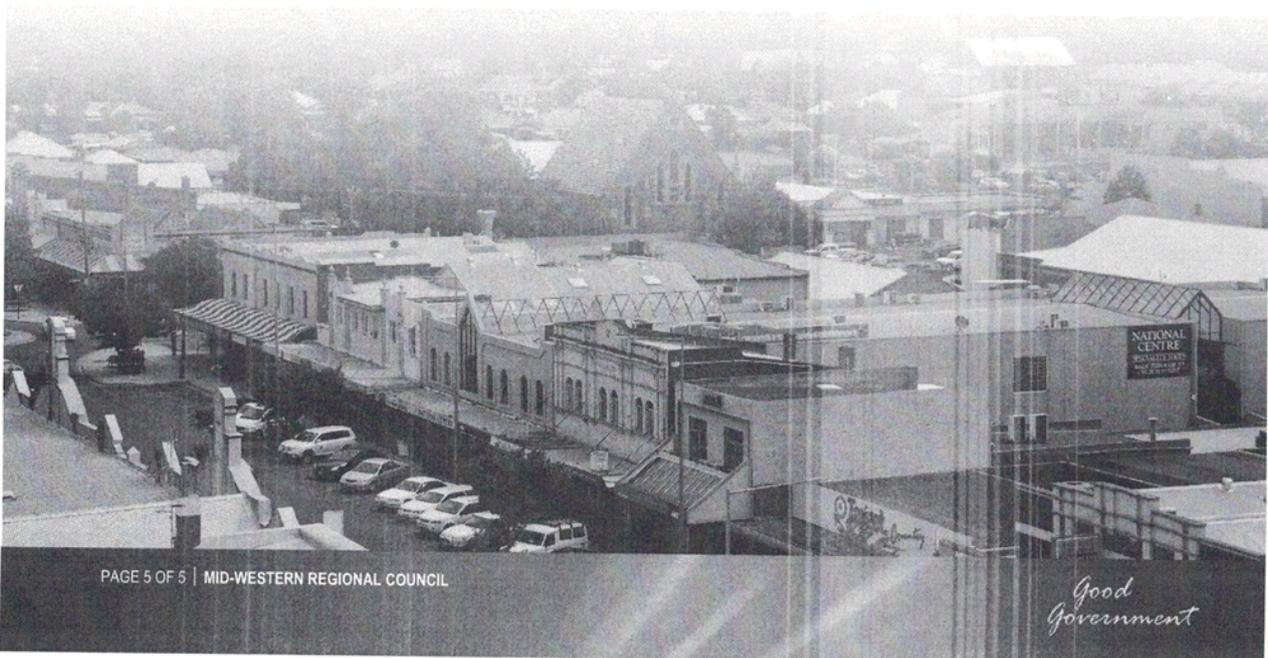
77 Louee Street
RYLSTONE

MAIL TO: Mid-Western Regional Council
Attn: Finance Department
PO Box 156
MUDGEE NSW 2850

SUBMIT ONLINE

COMMUNITY GRANTS POLICY

PRINT MY APPLICATION





PSC

INSURANCE
BROKERS
S Y D N E Y**CERTIFICATE OF PLACEMENT****PUBLIC AND PRODUCTS LIABILITY**

In our capacity as Insurance Brokers we hereby certify that the under mentioned Insurance Contract is current as at **28 February 2017**.

This certificate is issued as a matter of information only and confers no rights upon the certificate holder. This certificate does not amend, extend or alter the coverage afforded by the policy below.

Insured Name: Mudgee Show Society Inc.

Period of

Insurance: From 4:00pm on 28 February 2017
To 4:00pm on 28 February 2018

and any subsequent period for which the insured shall pay or agree to pay and the insurer(s) agree to accept a renewal premium.

Interest Insured: Legal Liability to third parties for property damage and/or bodily injury caused in connection with the business

Territorial Limit: Anywhere in Australia

Limit of Liability: Public Liability \$50,000,000 any one occurrence
Products Liability \$50,000,000 any one period of insurance

Insurer: Underwritten for certain underwriters at Lloyd's of London & Chubb Insurance Australia Limited by their agent SLE Worldwide Australia Pty Limited

Policy Number: 205034401020

We trust that this information is sufficient for your purposes, however if you require any additional information or clarification, please contact the undersigned.

Yours faithfully,

PSC INSURANCE BROKERS (AUST) PTY LIMITED

Geoff McLeay
Broking Director



Level 12, 189 Kent Street Sydney NSW 2000
PO Box N661 Grosvenor Place NSW 1220

Phone: (02) 9247 1700 Fax: (02) 9247 1733 Email: gmcleay@pscinsurance.com.au
ABN:30 129 444 828 AFSL: 342385

COMMUNITY GRANTS



Application Form

APPLICANTS DETAILS

Name of Organisation	Gulgong Show Society Inc
Contact Person	Jean Monaghan
Address	PO Box 294, Gulgong 2852
Phone	63741425
Email	editorgulgongss@outlook.com
ABN	51031367714
Bank Account Name	Gulgong Show Society Inc.
BSB	062549
Account Number	10028264

PROJECT / ACTIVITY DETAILS

Name of Project / Activity	Gulgong Show 2018	
Amount of funding requested	\$ 3,000.00	
Start and Finish date	START (click to tick)	FINISH (click to tick)
	17 February 2018	17 February 2018
Briefly, describe Project / Activity	Annual Agricultural Show. A community event where people come together in competition and friendship	



ADDRESS CRITERIA

How will your project benefit the Mid-Western Region Community?

(Note: limited number of characters)

it will provide an event/entertainment for all members of the Mid-Western Regional Council area and beyond to compete, meet with friends and neighbours and put aside for a period of time, their concerns regarding fire,drought, stock prices, the rising cost of raising their family, and operating their farms and business.

What is the expected amount of resident participation?

(Please provide no. of estimated participants)

(Note: limited number of characters)

Many members of the community come to the show. Some to enter the various competitions, some to entertain and/or be entertained.
Community groups that participate include, local schools, musicians, dance group, members of the Fire Brigade, Ambulance and representatives from Gulgong MPS attend to inform and entertain and if required in case of accident or illness.
Many others attend as stall holders where they sell their products and/or services.
Members of the Show Society attend as volunteers to organize the various competitions.
Some come simply to enjoy the day.
Estimated number of participants is 2000-2500

What level of consultation and collaboration with other local groups has your organisation undertaken?

(ie what other local community groups are or will be involved in this project?)

(Note: limited number of characters)

See above.
Invitations are sent to the groups to participate, to assist with sponsorship.
Service clubs such as 2852, Mens Shed, Seniors & Superannuates, CWA, Car clubs, machinery clubs are invited to assist in various areas.

Outline your organisation's capacity to deliver the Project / Activity OR describe previous experiences.

(Note: limited number of characters)

The Gulgong Show will celebrate the 130th Show in 2018.
We believe it has been held every year only missing 2 or 3 shows during the war years.



Project Income	Community Grant (amount sought from Council)	\$ 3,000.00
	Expected Sales Revenue i.e. Entry Fee, Membership Sales	\$ 35,008.00
	Other Income	\$ 980.00
TOTAL INCOME		\$ 38,988.00

List proposed cash expenditure (provide copies of quotes for equipment)

Project Expenditure	Miscellaneous	\$ 20,178.00
	Food/Drinks/BarBQ	\$ 419.00
	Ribbons/Trophies/Prizes/Entertainment	\$ 13,459.00
	Judges costs	\$ 600.00
	Electricity/Rent/Water approx.	\$ 4,248.00
TOTAL EXPENDITURE		\$ 38,904.00
TOTAL SURPLUS / DEFICIT		\$ 84.00

If positive or surplus budget, please provide further details/explanation what this surplus will be used for.

Prize money

(Note: Unspent grants >\$200 will be required to be returned to MWRC)

FINANCIAL DETAILS

	YES (click to tick)	NO (click to tick)
Is your group/organisation Incorporated?	<input checked="" type="radio"/>	<input type="radio"/>
Have you registered for Goods & Services Tax (GST) purposes?	<input type="radio"/>	<input checked="" type="radio"/>
Do you have an Australian Business Number (ABN)? Note: If you do not have an ABN please attach a 'Statement by Supplier' form	<input checked="" type="radio"/>	<input type="radio"/>



Has your organisation/group previously received a Community Grant from Council?	YES (click to tick) <input checked="" type="radio"/>	NO (click to tick) <input type="radio"/>
If yes, please advise date and amount	DATE / YEAR 9-11-16	AMOUNT \$ 5,000.00
Did your group return the acquittal form?	YES (click to tick) <input checked="" type="radio"/>	NO (click to tick) <input type="radio"/>
Closing bank balance from the most recent bank statement or treasurer's report	\$ 4,802.59	
Comment on cash set aside for specific projects (optional)		

APPLICATION CHECKLIST

If the following are not attached with the application, this may result in the application not being considered.

	SUPPLIED? (click to tick)	
	YES	NO
A copy of the group's/organisation's most recent bank statement or treasurer's report	<input checked="" type="radio"/>	<input type="radio"/>
A copy of the group's/organisation's public liability insurance	<input checked="" type="radio"/>	<input type="radio"/>
Where the group intends to purchase equipment, a copy of the quote/s obtained	<input type="radio"/>	<input checked="" type="radio"/>
Where the groups/organisations does not have an ABN, 'Statement by Supplier' is required	<input checked="" type="radio"/>	<input type="radio"/>
If your group is not incorporated, please supply a letter from your auspicing body	<input checked="" type="radio"/>	<input type="radio"/>

AUTHORISATION OF APPLICANT

Name	Jean Monaghan
Position	Editor/Assistant Secretary/Public Officer
Date	5th November 2017

- I confirm that the information contained in the application form and within the attachments are true and correct.
- I confirm that this application has been submitted with the full knowledge and support of the applicant.
- I acknowledge the Community Grants Program acquittal requirements and understand that surplus funds may be required to be returned to Council.
- I am aware that this application will be reproduced in the Council Business Paper, and authorise public release of information provided.



SUBMIT YOUR APPLICATION

EMAIL: After you complete this digital form, please save it to your computer and email to council@midwestern.nsw.gov.au

DELIVER TO: Customer Service Locations

86 Market Street
MUDGEE

109 Herbert Street
GULGONG

77 Louee Street
RYLSTONE

MAIL TO: Mid-Western Regional Council
Attn: Finance Department
PO Box 156
MUDGEE NSW 2850

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11/6/2017

Current details for ABN 51 031 367 714 | ABN Lookup

**ABN Lookup**

Current details for ABN 51 031 367 714

ABN details

Entity name:	GULGONG SHOW SOCIETY INC
ABN status:	Active from 01 Nov 1999
Entity type:	Other Incorporated Entity
Goods & Services Tax (GST):	Not currently registered for GST
Main business location:	NSW 2852

Deductible gift recipient status

Not entitled to receive tax deductible gifts

ABN last updated: 14 Jun 2000

Record extracted: 06 Nov 2017

Disclaimer

The Registrar makes every reasonable effort to maintain current and accurate information on this site. The Commissioner of Taxation advises that if you use ABN Lookup for information about another entity for taxation purposes and that information turns out to be incorrect, in certain circumstances you will be protected from liability. For more information see [disclaimer](#).



CERTIFICATE OF PLACEMENT

PUBLIC AND PRODUCTS LIABILITY

In our capacity as Insurance Brokers we hereby certify that the under mentioned Insurance Contract is current as at **28 February 2017**.

This certificate is issued as a matter of information only and confers no rights upon the certificate holder. This certificate does not amend, extend or alter the coverage afforded by the policy below.

Insured Name: Gulgong P A & H Association Inc.

Period of Insurance:
From 4:00pm on 28 February 2017
To 4:00pm on 28 February 2018

and any subsequent period for which the insured shall pay or agree to pay and the insurer(s) agree to accept a renewal premium.

Interest Insured: Legal Liability to third parties for property damage and/or bodily injury caused in connection with the business

Territorial Limit: Anywhere in Australia

Limit of Liability:
Public Liability \$50,000,000 any one occurrence
Products Liability \$50,000,000 any one period of insurance

Insurer: Underwritten for certain underwriters at Lloyd's of London & Chubb Insurance Australia Limited by their agent SLE Worldwide Australia Pty Limited

Policy Number: 205034401020

We trust that this information is sufficient for your purposes, however if you require any additional information or clarification, please contact the undersigned.

Yours faithfully,

PSC INSURANCE BROKERS (AUST) PTY LIMITED

A handwritten signature in black ink, appearing to read 'Geoff McLeay', written over a light blue and orange geometric pattern.

Geoff McLeay
Broking Director



Application Form

APPLICANTS DETAILS

Name of Organisation	Henry Lawson Society of NSW Inc
Contact Person	Krevin Robson
Address	147 Mayne St, Gulgong NSW 2852
Phone	0263741944
Email	henrylawsongulgong@yahoo.com.au
ABN	32438301774
Bank Account Name	Henry Lawson Society No 1 A/c
BSB	062549
Account Number	00900785

PROJECT / ACTIVITY DETAILS

Name of Project / Activity	Gulgong Henry Lawson Literary Awards	
Amount of funding requested	\$2000	
Start and Finish date	START (click to tick)	FINISH (click to tick)
	March 27, 2018	June 11, 2018
Briefly, describe Project / Activity	<p>The Gulgong Literary Awards are held each year with 2 adult events, Performance Poetry and Written Poetry, as well as school sections for primary and high schools. These Awards attract entries from throughout Australia and overseas.</p>	



ADDRESS CRITERIA

How will your project benefit the Mid-Western Region Community?

(Note: limited number of characters)

Each year the Literary Awards, with associated attractions of Poets Breakfasts and Poets Morning Tea, attract many people to the area, usually for the week before and the week following the June Long Weekend. Already 2 Gulgong Motels are booked out for the 2018 Henry Lawson Heritage Festival.

What is the expected amount of resident participation?

(Please provide no. of estimated participants)

(Note: limited number of characters)

Approx 20 local entrants, up to 50 in some years.
However, in the Performance Poetry usually only 1 makes the final cut-off of 10. (Note that in 2017 in the Performance Poetry all 10 finalists had won a first prize in a major Literary Awards).
In the Written Poetry Awards, about 12 local residents make the final awards out of about 50.

What level of consultation and collaboration with other local groups has your organisation undertaken?

(ie what other local community groups are or will be involved in this project?)

(Note: limited number of characters)

Personal contact and phone calls and written material to others in the area:-
Schools both Primary and High.
All our sponsors.
Heritage Festival Committee.
GHS Hospitality Group.
Gulgong MADS Society.

Outline your organisation's capacity to deliver the Project / Activity OR describe previous experiences.

(Note: limited number of characters)

Based on previous years organisation, (the Awards have been going since 1976) each year we have a slight increase in entries for the last 4 years, which is very pleasing as there are so many Literary Awards now, and some have to close due to lack of entries.
In the last Awards in June 2017, a number of the contestants told us that it was one of the best run awards they had attended.



Project Income	Community Grant (amount sought from Council)	\$2000
	Expected Sales Revenue i.e. Entry Fee, Membership Sales	2850
	Other Income	3900
TOTAL INCOME		8750

List proposed cash expenditure (provide copies of quotes for equipment)

Project Expenditure	Printig, postage, statonery	1550
	Advertising in Literary Magazines, newspapers	500
	Lit Awards Prizes	4050
	Judges fees	300
	Dinner costs	1700
	Opera House hire	200
TOTAL EXPENDITURE		8400
TOTAL SURPLUS / DEFICIT		plus 350

If positive or surplus budget, please provide further details/explanation what this surplus will be used for.

During the last 3 years, we have had deficit budgets of \$900, \$650, &250 and \$110 last year. If we have a surplus this year we can use it to further advertise the reullta and the next Awards.

(Note: Unspent grants >\$200 will be required to be returned to MWRC)

FINANCIAL DETAILS

	YES (click to tick)	NO (click to tick)
Is your group/organisation Incorporated?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Have you registered for Goods & Services Tax (GST) purposes?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Do you have an Australian Business Number (ABN)? Note: If you do not have an ABN please attach a 'Statement by Supplier' form	<input checked="" type="checkbox"/>	<input type="checkbox"/>



Has your organisation/group previously received a Community Grant from Council?	YES (click to tick) <input checked="" type="checkbox"/>	NO (click to tick) <input type="checkbox"/>
If yes, please advise date and amount	DATE / YEAR 9/11/2016	AMOUNT \$ \$1000
Did your group return the acquittal form?	YES (click to tick) <input checked="" type="checkbox"/>	NO (click to tick) <input type="checkbox"/>
Closing bank balance from the most recent bank statement or treasurer's report	\$10,265	

Comment on cash set aside for specific projects (optional)

The \$10,265 is our main a/c for the museum side of our organisation. The Literary Awards balance is in sub columns of this account.

APPLICATION CHECKLIST

If the following are not attached with the application, this may result in the application not being considered.

	SUPPLIED? (click to tick)	
	YES	NO
A copy of the group's/organisation's most recent bank statement or treasurer's report	<input checked="" type="checkbox"/>	<input type="checkbox"/>
A copy of the group's/organisation's public liability insurance	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Where the group intends to purchase equipment, a copy of the quote/s obtained	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Where the groups/organisations does not have an ABN, 'Statement by Supplier' is required	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If your group is not incorporated, please supply a letter from your auspicing body	<input type="checkbox"/>	<input checked="" type="checkbox"/>

AUTHORISATION OF APPLICANT

Name	Kevin Robson
Position	Treasurer and Literary Awards Cp-ordinator
Date	29.9.2017

- I confirm that the information contained in the application form and within the attachments are true and correct.
- I confirm that this application has been submitted with the full knowledge and support of the applicant.
- I acknowledge the Community Grants Program acquittal requirements and understand that surplus funds may be required to be returned to Council.
- I am aware that this application will be reproduced in the Council Business Paper, and authorise public release of information provided.

COMMUNITYGRANTS**SUBMIT YOUR APPLICATION**

EMAIL: After you complete this digital form, please save it to your computer and email to council@midwestern.nsw.gov.au

DELIVER TO: Customer Service Locations

86 Market Street
MUDGEE

109 Herbert Street
GULGONG

77 Louee Street
RYLSTONE

MAIL TO: Mid-Western Regional Council
Attn: Finance Department
PO Box 156
MUDGEE NSW 2850

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The Henry Lawson Centre

A Memorial for the study
of literary works and the
history of associated
characters, places and
times of Australia's
National Poet.

The Henry Lawson Society of N.S.W. Inc.

147 Mayne St
Gulgong, NSW
Postal Address:
P.O. Box 235
Gulgong, NSW 2852
Phone: (02) 6374 2049
Fax: (02) 6374 2400

Email: henrylawsongulgong@yahoo.com.au
Web: www.henrylawsongulgong.org.au

Attn: Finance Department
Mid-Western Regional Council
PO Box 156
Mudgee 2850

29.9.2017
Contact: Kevin Robson,
Treasurer
Home Ph: 02 6374 1944

Application for financial support for Gulgong Henry Lawson Literary Awards;
to be held on June Long Weekend, 2018, as a feature event of the Henry
Lawson Heritage Festival.

The Henry Lawson Society runs these Literary Awards each year, culminating in a
dinner and “play-off” of the final 10 in the Performance Poetry on Saturday night the 10th
June, 2018 at the Prince of Wales Opera House. Also, the presentations are held for the winners
in the Written Poetry section.

We have quite a number of mainly small sponsors at the moment, with a few larger
sponsors.

Although the Awards are not finalised until June 2018, we are applying early so that
entry forms with sponsors logos, and posters can be distributed by Nov/Dec this year via
emails, web site, facebook, local papers, and a number of writers magazines; to get exposure for
up to 8 months before the event.

I have attached the following pdf files:—

- Grant Application Form.
- A copy of our Public Liability Insurance
- A copy of the results for 2017, published in the ABPA Magazine.

It would be highly appreciated if you can help financially in this area.

Thanking You,

Kevin Robson

Literary Awards Co-ordinator

COMMUNITY GRANTS



Application Form

APPLICANTS DETAILS

Name of Organisation	Mudgee High School
Contact Person	Victoria Mcadam or Melissa Parrotta
Address	Douro Street Mudgee
Phone	0410898869 0407240350
Email	vic.mcadam@hotmail.com gina.parrpotta@det.nsw.edu.au
ABN	25074408459
Bank Account Name	Westpac
BSB	032001
Account Number	153881

PROJECT / ACTIVITY DETAILS

Name of Project / Activity	Playground	
Amount of funding requested	\$ 2,500.00	
Start and Finish date	START (click to tick)	FINISH (click to tick)
	12/12/17	30/1/17
Briefly, describe Project / Activity	The Support Unit Playground for students with disabilities at the corner of Douro and Horatio Street is unfinished due to unexpected delays, regulations and associated costs	



ADDRESS CRITERIA

How will your project benefit the Mid-Western Region Community?

(Note: limited number of characters)

As the playground is intended for use with special needs students it will be accessed by students with disabilities. It will also serve as a quiet area for students who are socially challenged, the area will be utilized to calm and provide an alternate activity space. The benefit will come to the community by way of keeping our students safe and ensure the special needs students are accommodated and provided with the opportunity for physical activity that they may not otherwise receive. These students often come from families that are unable to safely access community playgrounds.
Our playground (3 areas in one) is able to be locked to keep students safe from passing traffic. Our Support unit is a growing part of the wider school community.

What is the expected amount of resident participation?

(Please provide no. of estimated participants)

(Note: limited number of characters)

Our Support Unit has 6 classes and 48 students. The students have a very wide range of disabilities. The physical and mental needs of the students will be helped by having access to a safe playground facility.

What level of consultation and collaboration with other local groups has your organisation undertaken?

(ie what other local community groups are or will be involved in this project?)

(Note: limited number of characters)

Local earthmoving companies have advised and quoted on safe fall area excavation. Quotes have been sought for soft fall. Council building surveyors have provided safety guidelines as has the Dept of Ed.

Outline your organisation's capacity to deliver the Project / Activity OR describe previous experiences.

(Note: limited number of characters)

The School will utilise all funds and access the necessary labor to get the job done, trades people, (Troy Kurtz) soft Fall will be sourced as to meet the DET requirements



Project Income	Community Grant (amount sought from Council)	\$ 2,500.00
	Expected Sales Revenue i.e. Entry Fee, Membership Sales	
	Other Income	
TOTAL INCOME		\$ 2,500.00

List proposed cash expenditure (provide copies of quotes for equipment)

Project Expenditure	Excavation	
	Soft fall	
TOTAL EXPENDITURE		\$ 0.00
TOTAL SURPLUS / DEFICIT		\$ 2,500.00

If positive or surplus budget, please provide further details/explanation what this surplus will be used for.

(Note: Unspent grants >\$200 will be required to be returned to MWRC)

FINANCIAL DETAILS

	YES (click to tick)	NO (click to tick)
Is your group/organisation Incorporated?	<input checked="" type="radio"/>	<input type="radio"/>
Have you registered for Goods & Services Tax (GST) purposes?	<input checked="" type="radio"/>	<input type="radio"/>
Do you have an Australian Business Number (ABN)? Note: If you do not have an ABN please attach a 'Statement by Supplier' form	<input checked="" type="radio"/>	<input type="radio"/>

COMMUNITY GRANTS

Has your organisation/group previously received a Community Grant from Council?	YES (click to tick) <input type="radio"/>	NO (click to tick) <input checked="" type="radio"/>
If yes, please advise date and amount	DATE / YEAR <input type="text"/>	AMOUNT \$ <input type="text"/>
Did your group return the acquittal form?	YES (click to tick) <input checked="" type="radio"/>	NO (click to tick) <input type="radio"/>
Closing bank balance from the most recent bank statement or treasurer's report	<input type="text"/>	
Comment on cash set aside for specific projects (optional)	<div style="border: 1px solid black; height: 60px;"></div>	

APPLICATION CHECKLIST

If the following are not attached with the application, this may result in the application not being considered.

	SUPPLIED? (click to tick)	
	YES	NO
A copy of the group's/organisation's most recent bank statement or treasurer's report	<input checked="" type="radio"/>	<input type="radio"/>
A copy of the group's/organisation's public liability insurance	<input checked="" type="radio"/>	<input type="radio"/>
Where the group intends to purchase equipment, a copy of the quote/s obtained	<input checked="" type="radio"/>	<input type="radio"/>
Where the groups/organisations does not have an ABN, 'Statement by Supplier' is required	<input checked="" type="radio"/>	<input type="radio"/>
If your group is not incorporated, please supply a letter from your auspicing body	<input checked="" type="radio"/>	<input type="radio"/>

AUTHORISATION OF APPLICANT

Name	<input type="text" value="Gina Parrotta (Victoria McAdam SLSo)"/>
Position	<input type="text" value="Head Teacher Special Education"/>
Date	<input type="text"/>

- I confirm that the information contained in the application form and within the attachments are true and correct.
- I confirm that this application has been submitted with the full knowledge and support of the applicant.
- I acknowledge the Community Grants Program acquittal requirements and understand that surplus funds may be required to be returned to Council.
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SUBMIT YOUR APPLICATION

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PO Box 156
MUDGEE NSW 2850

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Troy Kurtz Earthworks
430 Henry Lawson Drive
Mudgee, NSW 2850
Tel: 0427 455 554
Fax: 02 6373 3997

Sold to
Mudgee High School
Mudgee NSW 2850

A.B.N.

Quote No.	Customer	Date	Page
79	mudhigh	10/11/2017	1

Quote

Quantity	Description	Unit Price	Tax	Total
----------	-------------	------------	-----	-------

Supply quotation for excavation works at Mudgee High School in regards to the Disabled Playground Facility.

Area is approx 15 x 10mtrs, with a 300mm excavation below the slippery dip exit to maintain a overall depth. All spoil to be retained on site for backfill.

Softfall material is available from various suppliers,

Australian Native Landscapes Blayney 02 6366 5205

Turtle Landscapes Rouse Hill 02 9629 2299

Mini Excavator hire		\$93.50	\$51.00	\$561.00
---------------------	--	---------	---------	----------

\$ 85 cm delivered inc GST

Mudgee putta bucca landsc

\$ 100 cm

\$ 4500

Begin forwarded message:

From: Justin Bracey <justin@anlscape.com.au>
Date: 13 November 2017 at 1:37:22 pm AEDT
To: 'Victoria Mcadam' <vic.mcadam@hotmail.com>
Subject: RE: Victoria

Victoria

Certified Softfall is charged out at \$70.00 per cubic metre.
\$3150.00 and \$375.00 transport to Mudgee.
Total \$3525.00 inclusive of GST.

With all that being said, We are out of Softfall until early next week.
Hope this isn't too much of a worry for you.

Regards,
Justin Bracey
Assistant Manager
tel: 63665205 **email:** justin@anlscape.com.au
fax: 63665282 **web:** www.anlscape.com.au

755 Browns Creek Rd

Browns Creek 2799



45

YEARS
1971-2016

Celebrating 45 years.. "Working in the interests of a better environment"
©1971

From: Victoria Mcadam [<mailto:vic.mcadam@hotmail.com>]
Sent: Monday, 13 November 2017 1:08 PM
To: Justin Bracey <justin@anlscape.com.au>
Subject: Victoria

Hi Justin
Thank you for the chat
Can I have a quote for 45 cubic metres of certified soft fall please

vic.mcadam@hotmail.com
0410898869

Message protected by MailGuard: e-mail anti-virus, anti-spam and content filtering.
<http://www.mailguard.com.au>

[Report this message as spam](#)

Message protected by MailGuard: e-mail anti-virus, anti-spam and content filtering.
<http://www.mailguard.com.au>

Type here to search Entire Mailbox

Options Sign out

Reply Reply All Forward X Junk Close

Fwd: Victoria
Victoria Mcadam [vic.mcadam@hotmail.com]

Sent: Monday, 13 November 2017 3:06 PM
To: Mcadam, Victoria

Begin forwarded message:

From: Justin Bracey <justin@anlscape.com.au>
Date: 13 November 2017 at 1:37:22 pm AEDT
To: 'Victoria Mcadam' <vic.mcadam@hotmail.com>
Subject: RE: Victoria

Victoria

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Regards,
Justin Bracey
Assistant Manager
tel: 63665205 email: justin@anlscape.com.au
fax: 63665282 web: www.anlscape.com.au



755 Browns Creek Rd

Browns Creek 2799

45 YEARS 1971-2016 Celebrating 45 years.. "Working in the interests of a better environment"
©1971

From: Victoria Mcadam [<mailto:vic.mcadam@hotmail.com>]
Sent: Monday, 13 November 2017 1:08 PM
To: Justin Bracey <justin@anlscape.com.au>
Subject: Victoria

Hi Justin
Thank you for the...



QUOTE

Invoice #: 00012316

Mudgee High School
MUDGEE

YOUR REFERENCE #			TERMS	DATE
			Net 14	13/11/2017
QTY.	Unit	DESCRIPTION	PRICE Inc GST	EXTENDED
45	1	Soft Fall - certified	\$100.00	\$4,090.91

Yard/Office: 0438 157 356
Deliveries: 0419 669 003
Email: puttabuccamudgee@gmail.com

BANK DETAILS
Putta Bucca Landscaping & Concrete Supplies Pty Ltd
CBA BSB: 062-549
Account No: 1009-9214

SALE AMT.	\$4,090.91
FREIGHT	\$0.00
GST	\$409.09
TOTAL AMT.	\$4,500.00
PAID TODAY	\$0.00
BALANCE DUE	\$4,500.00