

ISSUE RAISED IN SUBMISSIONS	STAFF COMMENT
negative impact on the heritage significance on the town	It is unlikely that there will be any physical impact on the heritage significance of the town due to the proposed development.
negative impact on families	A 'fly in/ fly out' workforce may have an impact on the families that are separated when a member of the family leaves to work away from home. It is considered that this type of facility encourages a 'fly in/ fly out' workforce but it also must be stated that this is an impact that employers such as mine companies must also address by employing non resident workers.
town not suitable for a non-resident workforce	It is considered that the point of this concern is that Gulgong is a small rural town and it will be adversely impacted by an influx of non resident workers. Such impacts include additional demand on services and change in the sense of community.
negative impact on tourism	The development may affect the social cohesion of the town and therefore make it a less desirable place to visit. It is not possible to quantify this impact and therefore it is difficult to determine the level of impact.
lack of social integrating of workforce	The DA submission states that the social cohesion with the town is a major objective and is also a reason why the facility would be located in close proximity to the town. As discussed in the report, this will be difficult as the workers may either through a desire to socialise together or by the fact that they would be transported together into town would present as a large group and this would impact on the ability to integrate into the town.
Safety issue for young girls and women with an influx of men	It is not possible to essentially accuse the mine workers that may inhabit this facility that they are sexual offenders. A large influx of men would impact on the social cohesion of the town and this has not been adequately addressed by the application.
inadequate infrastructure (medical, roads, town car parking, schools, police and water & sewer) Increased demands on infrastructure (medical, water and policing)	The report has indicated the concerns regarding access to government and health services and the additional demand on these as they do not affect the actual resident population. The development would have a substantial impact on the capacity of the water and sewer reticulation facilities within the town.
Gulgong has no hospital, dentists and	As above.

insufficient general practitioners	
increased road accidents	<p>The development would not strictly lead to more road accidents and it is more of an impact from the workforce being separated from the employment opportunities, i.e. the mines are generally 30 minutes to an hour away from most towns, which may increase road accidents simply from their being more people on the road for a greater period of time.</p> <p>The provision of temporary workers accommodation facilities in closer proximity to the mines which this facility is not would be the preferred approach.</p>
more appropriate locations in the vicinity of the place of employment / the mines	As above.
Inappropriate location	The report has noted a number of issues with the location such as the rural/ agricultural nature of surrounding uses, the inconsistency with the Comprehensive land use strategy and the distance from the mines/ place of employment.
Size of proposal too close to unique historic town	It is unlikely that there will be any physical impact on the heritage significance of the town due to the proposed development.
The applicant has not consulted with local mines, as stated in application	The developer says that they have spoken to local mines and a letter was provided from one of the proposed mine operators.
A more suitable outcome would be the integration of workforce within local district/towns to minimise unnatural expansion of Gulgong	Council's preferred approach in relation to housing the construction and more specifically the mine workers is that they are integrated into the community and purchase houses and become residents.
In Queensland and Western Australian experiences, the town does not receive benefits from the mining camp	<p>The economic assessment indicates that there would be some benefit to the town but it should also be noted that this is really a management decision for the proponent as to how much business they may do with the town.</p> <p>There is also some evidence to suggest that much of the income of fly in/ fly out workers goes home with them and the host town does not get as much benefit.</p>
Impacts (security, noise and light) of the proposal on the adjoining well established avicultural industry (the business on the adjoining site has been supplying the industry for 20 years) the proposal is located 10 metres from the breeding centre	<p>The proponent has carried out a number of assessments to demonstrate that while there would be impacts associated with the development that these impacts are within accepted guidelines.</p> <p>It would also be necessary that given the nature of the development in terms of housing shift workers, that there is a significant level of internal control as there will be workers arriving, leaving, utilising communal facilities at all hours of the day</p>

	and night.
Negative impacts on one of the best Australian breeding facilities	AS above.
The proposal will attract employee with no sense of belonging and therefore no sense of caring or respect for others in the community	The development specifically states that their business model is targeted towards 'fly in/ fly out' workers who will not have any sense of community or commitment to the community. The extent to which this may impact on the existing community is unknown.
The application lacks the detail regarding extending the water main, no mention of upgrading infrastructure to meet demands	A concept plan was provided detailing the proposed location of the water/ sewer main extension. These have not been done to construction detail and would be subject to a further approval, should the application be approved. The applicant has indicated that they are willing to negotiate a Voluntary Planning Agreement to increase the water supply capacity but it is agreed that there has not been sufficient detail submitted to show the additional capacity would be provided.
Of the understanding that the proposal is prohibited and should be located near the mines	Council is of the opinion that the development can be characterised as 'tourist and visitor accommodation' and is a prohibited land use at that location, i.e. cannot be approved.
Small sites should be provided by Mid-Western Regional Council to accommodate the workforce	This not relevant to the application.
More land should be made available for housing development to bring families to the community	Council has developed a draft Local Environmental Plan and has an adopted Land Use Strategy that details the future direction of urban growth for Gulgong and the Local Government Area. There is an adequate supply of land zoned for residential purposes but there is likely to be a shortage of builders to provide the actual homes.
The location of accommodation at mining sites saves travel times for workers.	Agreed.
20 years is a long 'temporary'	Agreed, but should the application be approved, it would not be on a permanent basis.
Existing infrastructure capacity will be consumed by the proposal, leaving no capacity for housing development	Agreed, see discussion in report and reasons for refusal.
The mining camp will encourage a high turnover of staff resulting in many inexperienced employees	A matter for the employer and not relevant to the application.
The application includes insufficient information regarding the social impact of the proposal	Agreed, the assessment has relied on the assumption that many of the impacts are caused by the mining industry as a whole and not this specific development. Is considered that there are a number of

	social impacts that will adversely affect the town of Gulgong which have not been adequately addressed. These include changes in social cohesion and a sense of community and an impact on local health services.
Negative impacts on local businesses	It is considered that local businesses would either benefit from the development or have no impact as the developer may choose to utilise existing goods and services in town or seek them elsewhere.
Looked at the property to purchase previously, setback restrictions for dwellings are greater than what the proposal has provided	The setback requirement from Council for a dwelling to a main road is 100 metres and 20 metres to side and rear properties. The development has a setback of approximately 300 metres to Cope Road and a minimum side setback of 20 metres.
This type of development is for remote areas, Gulgong is not remote	Not a relevant consideration.
Negative visual impact of the temporary accommodation proposal	Agreed, the development will appear as a large village surrounded by rural land and would be out of character with its surrounds.
Additional vehicular movements will place additional wear on road surfaces and costs of repairs will be the responsibility of ratepayers	Agreed, the developer has argued that the development would utilise commuter buses but Council's experience is that because the locality not remote, there is a high level of personal vehicle movements and unless major project approvals are required to address the traffic movement of their staff and contractors, it is unlikely that the high level of usage of personal vehicles will reduce.
Negative impact on social cohesion, stability and character of Gulgong	Agreed, as discussed in report. The influx of a large male dominated population would change the social fabric and cohesion of the town. The extent to which this is negative has not been adequately addressed by the applicant and it is considered that the measures proposed are not adequate to deal with the likelihood for adverse impact.
The town needs to grow with permanent residents	Agreed, as stated previously, Council's preferred approach would be that workers are housed in the towns and villages of the locality and become permanent residents.
Impact on the image of Gulgong	The development is considered to have limited physical impact on the town but the potential social impacts have not been adequately addressed.
Inappropriate location on one of the entrances to Gulgong	The location is not known for its scenic or tourist qualities and there is greater concern for its location within a rural environment than its proximity to an entrance to town.
Impact on Gulgong as an approved 'historic town' by TASAC	It is unlikely that there will be any physical impact on the heritage significance of the

	town due to the proposed development.
Mining boom will end it's more important to preserve the towns unique heritage	As above
Council should encourage the mines to invest in housing within the towns in order to bring families to the town	Council has repeatedly raised the housing shortage with the Department of Planning during the environmental assessment of the mine projects. The comments are also not a relevant consideration.
Mining companies already own large tracts of land around Gulgong which have remained undeveloped that are ideal for housing	Not relevant to the current application.
The application and the mining companies should not be encouraged to exploit miners who deserve proper housing	Agreed, see comments in Social impact assessment part of the report.
Studies have shown that it is detrimental to the health of miners who live in mining villages	As above.
The Gulgong community is committed to and have worked hard towards the town's future and to preserve the town's unique heritage, Council has been supportive of this aim and would be contradictive for Council to approve this development	Council does not support the application and it should also be noted that the Joint Regional Planning Panel will determine the application.
Family life is what we need to consider	Agreed, see comments in Social impact assessment part of the report.
The proposal will become a noisy outpost for men without their women and children	As above.
Negative impacts on local agriculture	Agreed, see comments in report under Context and Setting.
The proposal is more suited to isolated areas, not for the outskirts of Gulgong	Not relevant to the current application.
Concern for similar impacts on Gulgong experienced by mining on Ulan	Not relevant to the current application.
Gulgong residents may choose to move away from the proposal, reducing the population of Gulgong	Not relevant to the current application.
Gulgong's character is worth protecting, widening roads to improve infrastructure would have a negative impact	Noted.
Negative impacts on property prices	This is an impact of the mining industry rather than the proposed development. The proposed development may assist with housing affordability by reducing the pressure on rental and sale prices.
Establishing mining villages independent from towns would help spread the impacts associated with the influx of workers	Supports the notion that temporary workers accommodation facilities should be located at mine/ project sites and is consistent with the draft planning proposal.
Gulgong will become a 24 hour town	Suggests that an influx of shift workers would alter the social fabric of the town which is likely but the impacts have not been

	adequately quantified.
Further reduce the already inadequate amount of kerb side parking within the commercial area of Gulgong	Not relevant to the current application.
Increased rate of drink driving	Assumes that mine workers drink drive and this is not appropriate.
Sleeping workers will be woken by birds on adjoining site	There has not been an adequate assessment of the noise impacts of adjoining land uses on the clients of the proposed facility.
Noise impacts from vehicles movements	As above.
Social impacts	Discussed previously.
Negative impacts on local business, proposal will bring own resources to the site	Discussed previously.
The impact of the entire development should be considered upfront and not incrementally as a piecemeal planning decision	The application can only be assessed on what has been submitted.
The proposal represents a 20% increase in current population	Social impacts have been considered previously.
The proposal will further burden on the rateable levy and Council expenditure	Agreed, Suggests that the housing of non residents will utilise community resources but would not contribute through rates as they do not permanently reside in the local government area.
Poor strategic planning in relation to large mining developments in the region. Each individual mining development outlined the housing requirements for permanent workforce, but inadequate consideration of the cumulative impacts, these impacts continue to fall upon the existing population, environment and amenity of the shire	Noted, see Assessment Report.
Costs of water and sewerage should be paid by the mining companies	Not relevant.
The mining industry should provide additional health services	Not relevant.
There is no demonstrated need for the large development	The application lacks specific details of proposed clients but does include one letter from a coal mine yet to be approved.
The current proponents of the Cobbora Mine proposal have indicated they do not support the proposal	Noted.
Ratepayers should not be required to continue to support the impacts associated with mining impacts	Not relevant.
Impact on Cope Road	This matter has been considered by the applicant through submission of a traffic assessment and by Council and the RMS who consider that the road would cater for the proposed development.
Landowners bought properties with an expectation of a certain lifestyle guaranteed by Council zoning	Agreed, the development is contrary to the zone and the Comprehensive land use strategy.
Inadequate capacity of Gulgong's	The proposed development caters for the

supermarket and butcher to support locals needs and the needs of the development	mine workers and whether the facility engages local businesses to supply goods is a matter between the applicant and these businesses.
Detrimental social impacts of proposal as outlined in 'The Queensland University of Technology Study in the Social Impacts of Australia's Mining Boom' The alternative of the development of housing within the towns of Gulgong and Mudgee to provide the opportunity for community engagement and long term stability for families	Agreed, see Assessment report.
The need for the development is disputed	Noted.
Location adjoining / at mine site would eliminate the need to transport workers	Agreed.
Council has infrastructure capacity issues to address before taking on a larger development	Agreed.
Miner's don't want to live in this type of accommodation	Noted.
Increased road kill and reduction in biodiversity	Noted.
Families to move to Gulgong and children attend the schools	Noted.
The populations of the mining camp will not count at census time, therefore they are a liability not an asset	Agreed.
Why not closer to Mudgee?	Noted.
Impact on adjoining neighbours residential amenity	The proponent has carried out a number of assessments to demonstrate that while there would be impacts associated with the development that these impacts are within accepted guidelines. It would also be necessary that given the nature of the development in terms of housing shift workers, that there is a significant level of internal control as there will be workers arriving, leaving, utilising communal facilities at all hours of the day and night.
Loss of adjoining neighbours privacy	As above.
Located in a rural residential area, where a level of amenity is expected	Agreed.
Problems associated with this type of living / working include social and domestic dysfunction, resulting in social dislocation, loneliness, fatigue, substance abuse, aggression, increase in road-rage / traffic incidents etc	Agreed, social impact not adequately considered.
The Mac Group claims to be a superior model, however this does not exonerate the development from the negative social impacts	As above.
Workforce should be spread throughout the	Noted.

region	
Temporary workers accommodation should not be the model for regional NSW	Noted.
Gulgong is not a remote town and therefore does not require temporary workers accommodation	Noted.
No objection to the application, will increase the chances of a better medical facility, if Council approves the application it may possibly spend a little more on the town Gulgong	Non resident workers do not count at census time and do not contribute rates towards better facilities.
Negative impacts on local clubs and pubs	Not proven whether impact would be positive or negative.
This development is prohibited under the current Local Environmental Plan	Agreed.
If the proposal is not approved the rents will increase	Accommodation and housing affordability need to be addressed by a mixture of works accommodation facilities and permanent housing opportunities.
Increase in crime	No evidence to support
We need this type of development in the bush otherwise our area will be retarded	Noted, there may be a need for this type of facility but not in the proposed location. .
A referendum on the matter would help	Not a relevant consideration.
Current facilities allow for additional 360 houses and increasing population by approximately 1000 people without upgrade of major infrastructure, a more suitable method of growth	Noted.
The submitted Social Impact Assessment is unsatisfactory and inadequate	Agreed.
Decentralisation along the east coast should be encourage by creating attractive communities inland	Noted.
Personal account of poor behaviour of residents of the camps. 'Wet mess/bar' were not utilised as poor behaviour may result in termination of employment, therefore residents went into local pubs and there was no consequence for poor behaviour	Noted.
Increase in rents will force local resident out	Accommodation and housing affordability need to be addressed by a mixture of works accommodation facilities and permanent housing opportunities.
Inability of the public and private sector to attract and retain staff in non-mining sectors	Not relevant to current application.
Supplies for the Dysart's mining camps are not sourced locally and residents of the camps do not spend their income locally	Noted.
Police numbers are based on the permanent resident population, this does not include camp populations	Agreed.
It's easier for the developer to build the mining camps near an existing town, rather than locating them remotely	Noted.



Not in the miners interest	Noted.
The cost of the development should be questioned, if it is not the stated amount should Council consider the application	The application was supported by a Quantity Surveyors report that stated that the estimated cost was reasonable.
The development application supporting information is a desk top study, no traffic counters have been laid or acoustic devices erected	The assessment is considered adequate unless stipulated in the report.
Negative impact upon existing accommodation facilities in Gulgong	Not a relevant consideration. Competition is not considered to be a relevant consideration in this instance.
Concern regarding the lack of fencing between the subject site and adjoining property	Matter between landowners. The application has addressed privacy and amenity through landscaping and earth mounds.
Security concerns for the adjoining property	Not a relevant consideration.
Police checks and finger prints should be done for all mining camp residents	Not a relevant consideration.
Noise associated with garbage removal, cars stopping and starting at all hours, noise from car reversing beepers	The proponent has carried out a number of assessments to demonstrate that while there would be impacts associated with the development that these impacts are within accepted guidelines. It would also be necessary that given the nature of the development in terms of housing shift workers, that there is a significant level of internal control as there will be workers arriving, leaving, utilising communal facilities at all hours of the day and night.
Insufficient detail regarding the placement of lighting	Concept details provided and can be conditioned, if required.
Impact of vehicle headlights on adjoining property	Agreed.
The provided Statement of Environmental Effects states the development should 'fit' the host community, how can the development fit the community when the community does not want it	Noted.
Land subsidence known on the adjoining property	Geotechnical assessment was carried out by the applicant.
Concern regarding potential contaminating activities located on adjoining property	Noted, addressed in assessment report.
The site has mullock mounds from the diggings of the gold mining fields from the 1800	Noted, addressed in assessment report.
Verbal abuse from residents of miners camps	Not a relevant to this application.
Mining profits should not have priority over the lifestyle of the people of Gulgong	Noted.