



ORDINARY MEETING OF
COUNCIL FOLLOWING POLICY
COMMITTEE

25 May 2011

His Worship the Mayor & Councillors

I have to advise that an Ordinary Meeting of **Bathurst Regional Council** will be held in the Council Chambers on Wednesday, 1 June 2011 commencing at approximately 5.15 pm (or immediately following the conclusion of the Policy Committee).

A handwritten signature in blue ink, appearing to read "D J Sherley".

D J Sherley
GENERAL MANAGER

BUSINESS AGENDA

ORDINARY MEETING OF COUNCIL FOLLOWING POLICY COMMITTEE

TO BE HELD ON WEDNESDAY, 1 JUNE 2011

1. MEETING COMMENCES
2. APOLOGIES
3. DECLARATION OF INTEREST
To assist the Councillors and committee members in their correct consideration of business before them at the meeting, please give consideration to Section 451 of the Local Government Act, in relation to Declaration of Interest at meetings.

4. RECEIVE AND DEAL WITH DIRECTORS' REPORTS

* Director Environmental Planning & Building Services' Report

5. RESOLVE INTO CONFIDENTIAL COMMITTEE OF THE WHOLE TO DEAL WITH CONFIDENTIAL REPORTS

Recommendation: That:

- (a) Council resolve into closed Council to consider business identified, together with any late reports tabled at the meeting.
- (b) Pursuant to section 10A(1)-(3) of the Local Government Act 1993, the media and public be excluded from the meeting on the basis that the business to be considered is classified confidential under the provisions of section 10A(2) as outlined above.
- (c) Correspondence and reports relevant to the subject business be withheld from access.

In accordance with the Local Government Act 1993 and the Local Government (General) Regulation 2005,:

1. In the opinion of the General Manager, the following business is of a kind as referred to in section 10A(2) of the Act, and should be dealt with in a part of the meeting closed to the media and public
2. In accordance with Section 10A(4) members of the public are invited to make representations to the Council as to whether the matters should or should not be dealt with in Confidential Committee.

*** Director Environmental Planning & Building Services' Report**

ITEM	SUBJECT	REASON FOR CONFIDENTIALITY

1	TENDER 36.00414 URBAN DRAINS REVEGETATION PLAN: REVEGETATION PROGRAM	10A (2) (d) (i) – contains commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it. Discussion of the matter in open council would, on balance, be contrary to the public interest as it would prejudice the commercial position of the person who supplied it.
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*** Director Corporate Services & Finance's Report**

ITEM	SUBJECT	REASON FOR CONFIDENTIALITY
1	TRANSFER OF LICENCE AGREEMENT - SINCLAIR TO OWENS - BEN CHIFLEY DAM	10A (2) (d) (i) – contains commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it. Discussion of the matter in open council would, on balance, be contrary to the public interest as it would prejudice the commercial position of the person who supplied it.
2	V8 CONTRACT	10A (2) (d) (i) – contains commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it. Discussion of the matter in open council would, on balance, be contrary to the public interest as it would prejudice the commercial position of the person who supplied it.

6. RESOLVE INTO OPEN COUNCIL
7. ADOPT REPORT OF THE COMMITTEE OF THE WHOLE
8. MEETING CLOSE

MINUTE

1 MEETING COMMENCES

Present: Councillors North (Deputy Mayor (Chair)), Aubin, Bourke, Carpenter, Hanger, Morse, Thompson, Westman.

MINUTE

2 APOLOGIES MOVED: W Aubin SECONDED: B Bourke

RESOLVED: That the apology from Cr Toole be accepted and leave of absence granted.

MINUTE

- 3 DECLARATION OF INTEREST 11.00002**
MOVED: R Thompson SECONDED: B Bourke

RESOLVED: That the Declaration of Interest be noted.

ORDINARY MEETING OF COUNCIL FOLLOWING POLICY COMMITTEE
DIRECTOR ENVIRONMENTAL PLANNING & BUILDING SERVICES' REPORT
1 JUNE 2011

**DIRECTOR ENVIRONMENTAL PLANNING & BUILDING SERVICES' REPORT TO THE
ORDINARY MEETING OF COUNCIL FOLLOWING POLICY COMMITTEE MEETING
HELD ON 1 JUNE 2011**

General Manager
Bathurst Regional Council

**1 DEVELOPMENT APPLICATION NO. 2010/0461 – DEMOLITION OF COMMERCIAL
BUILDING AT 66-68 GEORGE STREET. APPLICANT & OWNER: BOLAM PROPERTY
INVESTMENTS PTY LTD (DA/2010/0461)**

Recommendation: That Council:

- (a) direct the Director Environmental, Planning & Building Services to approve the modification to Development Application No. 2010/0461 by waiving Condition 4; and
- (b) call a division.

Report: Council has received request to modify the Development Application (DA) for demolition of commercial building at 66-68 George Street, Bathurst, described as lot A, DP 164538. See location map at **attachment 1**.

The site currently contains a two storey masonry commercial building. The site also contains a small single storey brick building at the rear.

The Development Application as lodged only proposed demolition. At the time no details of the proposed infill development were known. To date the infill Development Application has not been lodged.

Council resolved to approve demolition of the existing commercial building at its meeting on 16 June 2010. A condition of that approval required a further development consent and construction certificate be issued prior to demolition beginning.

The applicant has submitted two letters requesting Council waive the condition requiring further approval prior to demolition beginning. A copy of the correspondence is at **attachment 2**.

The modification is able to be supported in this instance given the existing structural adequacy of the building is compromised and the potential for the building to be further compromised through vandalism.

Financial Implications: Nil.

MINUTE

4 Item 1 DEVELOPMENT APPLICATION NO. 2010/0461 – DEMOLITION OF COMMERCIAL BUILDING AT 66-68 GEORGE STREET. APPLICANT & OWNER: BOLAM PROPERTY INVESTMENTS PTY LTD (DA/2010/0461)

MOVED: T Carpenter **SECONDED:** W Aubin

RESOLVED: That Council:

- (a) direct the Director Environmental, Planning & Building Services to approve the modification to Development Application No. 2010/0461 by waiving Condition 4; and
- (b) call a division.

On being **PUT** to the **VOTE** the **MOTION** was **CARRIED**

The result of the division was:

In favour of the motion - Cr W Aubin, Cr B Bourke, Cr T Carpenter, Cr G Hanger, Cr M Morse, Cr I North, Cr R Thompson, Cr G Westman,

Against the motion - Nil

Absent - Cr P Toole,

Abstain - Nil

Yours faithfully



D R Shaw
DIRECTOR
ENVIRONMENTAL, PLANNING & BUILDING SERVICES

MINUTE

5 RESOLVE INTO CONFIDENTIAL COMMITTEE OF THE WHOLE TO DEAL WITH CONFIDENTIAL REPORTS

MOVED: G Westman SECONDED: M Morse

The Mayor invited members of the public to make submissions on whether the matter should or should not be dealt with in Confidential Committee.

There were no representations from the public.

RESOLVED: That:

- (a) Council resolve into closed Council to consider business identified, together with any late reports tabled at the meeting.
- (b) Pursuant to section 10A(1)-(3) of the Local Government Act 1993, the media and public be excluded from the meeting on the basis that the business to be considered is classified confidential under the provisions of section 10A(2) as outlined above.
- (c) Correspondence and reports relevant to the subject business be withheld from access.

*** Director Environmental Planning & Building Services' Report**

ITEM	SUBJECT	REASON FOR CONFIDENTIALITY
1	TENDER 36.00414 URBAN DRAINS REVEGETATION PLAN: REVEGETATION PROGRAM	10A (2) (d) (i) – contains commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it. Discussion of the matter in open council would, on balance, be contrary to the public interest as it would prejudice the commercial position of the person who supplied it.

*** Director Corporate Services & Finance's Report**

ITEM	SUBJECT	REASON FOR CONFIDENTIALITY
1	TRANSFER OF LICENCE AGREEMENT - SINCLAIR TO OWENS - BEN CHIFLEY DAM	10A (2) (d) (i) – contains commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the

		<p>person who supplied it.</p> <p>Discussion of the matter in open council would, on balance, be contrary to the public interest as it would prejudice the commercial position of the person who supplied it.</p>
2	V8 CONTRACT	<p>10A (2) (d) (i) – contains commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it.</p> <p>Discussion of the matter in open council would, on balance, be contrary to the public interest as it would prejudice the commercial position of the person who supplied it.</p>

ORDINARY MEETING OF COUNCIL FOLLOWING POLICY COMMITTEE
DIRECTOR ENVIRONMENTAL PLANNING & BUILDING SERVICES' REPORT
1 JUNE 2011

MINUTE

a Item 1 TENDER 36.00414 URBAN DRAINS REVEGETATION PLAN:
REVEGETATION PROGRAM (36.00414)

MOVED: G Westman SECONDED: R Thompson

That Council accepts the tender of Australian Wetlands Pty Ltd, for the implementation of the Bathurst Urban Drainage Reserve Vegetation Link: Revegetation Program in the amount of \$222,764.00 Inc. GST subject to adjustments.

ORDINARY MEETING OF COUNCIL FOLLOWING POLICY COMMITTEE

DIRECTOR CORPORATE SERVICES & FINANCE'S REPORT

1 JUNE 2011

MINUTE

b Item 1 TRANSFER OF LICENCE AGREEMENT - SINCLAIR TO OWENS - BEN CHIFLEY DAM (32.00005-05)

MOVED: G Westman SECONDED: W Aubin

That Council approves the transfer of the current Licence Agreement for part Lot 2 DP224864 (paddocks 3, 4 5) and Lot 10 DP224864 (paddock 6) and 11 DP224864 (paddocks 7 and 8) Ben Chifley Dam in the name of Don Sinclair to Stephen and Dan Owens as detailed in the report.

MINUTE

c Item 2 V8 CONTRACT (04.00001)

MOVED: G Westman SECONDED: B Bourke

That Council act in accordance with the recommendations of the report.

MINUTE

- 6** **RESOLVE INTO OPEN COUNCIL**
MOVED: Bourke SECONDED: M Morse

RESOLVED: That Council resume Open Council.

MINUTE

7 ADOPT REPORT OF THE COMMITTEE OF THE WHOLE MOVED: B Bourke SECONDED: R Thompson

RESOLVED: That the Report of the Committee of the Whole, Items (a) to (c) be adopted.

MINUTE

8 MAYORAL MINUTE

MOVED: I North SECONDED: Nil

RESOLVED: That Council make a donation to the Ohkuma Appeal, with a further report being made to the June 2011 Council meeting.

to the Council Meeting 01/06/2011

GENERAL MANAGER

MAYOR
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MINUTE

9 MEETING CLOSE

The Meeting closed at 5.58 pm

CHAIRMAN: _____

Date: _____ **(15 June 2011)**

to the Council Meeting 01/06/2011

GENERAL MANAGER

MAYOR
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ORDINARY MEETING OF COUNCIL FOLLOWING POLICY COMMITTEE
ATTACHMENTS TO THE
DIRECTOR ENVIRONMENTAL PLANNING & BUILDING SERVICES' REPORT
1 JUNE 2011

DJP Corp Pty Ltd T/A

INLAND BUILDING & CONSTRUCTION

BUILDERS LIC: R86305

ABN: 29 138 778 033

COMMERCIAL | INDUSTRIAL

PO BOX 1864, BATHURST NSW 2795

PH: (02) 6331 3330 MOB: 0418 647 593

ibc@inlandbuilding.com.au

28th April, 2011.

Mr D Shaw
Director
Environmental, Planning & Building Services
Bathurst Regional Council
BATHURST. NSW. 2795.

Re: Development Application No. 2010/0461 – The Osborn Building

Dear Mr Shaw

I refer to the above development application for the demolition of building located at 66-68 George Street Bathurst.

I am writing to you to consider the wavering of condition number 4 of the development application, which requires that the demolition of the existing building is not to commence until the Construction Certificate has been issued for the proposed replacement building.

As a tenant has not been secured for the proposed building, we are unable to provide a true floor plan for the replacement building. This cannot be achieved until the present building is demolished and our planners can assess the site for the future construction works of the proposed offices.

It is also noted that, whilst the building is vacant, squatters are illegally assessing the building, and this then poses a risk of fire or other damage to surrounding properties and personnel.

I have enclosed an image projecting the finished facade of the new Osborn Building. This will give some indication of how the building will appear on the streetscape of George Street. To achieve this outcome, I ask that Council consider the request to wave the condition stated to enable construction works to move forward.

Yours faithfully,

A handwritten signature in black ink, appearing to be "David Pennells".
David Pennells

DEPB-R



Quicken

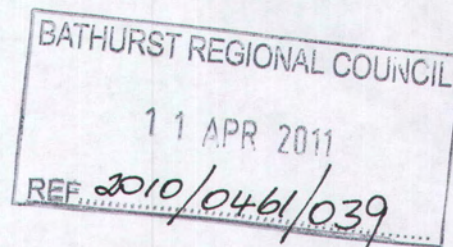
Bolam Property Investments Pty Ltd

ACN 085 069 530

"Blair Athol" 281 Keppel St Bathurst

Tel: 02 6331 2851 Fax: 02 6334 2851

8th April 2011



Mr David Shaw
Director of Environmental Planning & Building
Bathurst Regional Council
158 Russell St
Bathurst NSW 2795

Dear Mr Shaw,

RE: 64-68 GEORGE ST, BATHURST

Please find attached two copies of the proposed street profile of the new building we aim to build on 64-68 George Street Bathurst.

The new building will be two storey with four retail shops on the ground floor and four residential units on the 1st floor.

Following your acceptance of this street profile we hereby seek permission to proceed with the Council approved demolition of the existing 64-68 George Street building.

Yours faithfully

A handwritten signature in cursive script that reads "Bruce Bolam".

Bruce Bolam



Duckham



Quicken

1870s



Hotels where gold miners drank

Like many of Beechworth's early buildings, Tanswell's Commercial Hotel was built from timber in the 1860s, when gold diggers flooded into the district. The original structure was replaced by a stone building in the 1870s, and today the hotel has been carefully restored – even its painted windows have been preserved. On the other side of Ford Street stands the former Star Commercial and Family Hotel (bottom), also built in the 1860s and another favourite haunt of the town's miners.



1860s



Victorian Filigree c. 1840–c. 1890



◁ 106 Terrace houses, Park Street, South Yarra, Vic. Architect unknown, 1890–91. Opulent filigree incorporating specially cast 'opera-box' balconies.

▷ 107 Retford Park, Old South Road, Bowral, NSW. Albert Bond, architect, 1887. The Italianate tower is accentuated by deep verandas and porte-cochère of iron lace.

▷▷ 108 Braeside, Elliott Street, Balmain, NSW. Architect unknown, 1887. A simple box-like dwelling transformed by its delicate screen.

From the early days of European settlement, the veranda has played an important part in Australian architecture. It shades the external walls of a building from the often severe summer sun, and at the same time it provides a transitional zone between 'inside' and 'outside' which fosters relaxed, communal activities of many kinds. During the Old Colonial period the veranda was usually of one storey; two-storey verandas became common as the Victorian period progressed.

From about mid-century, when the gold rushes brought sudden increases in population and wealth, there was a growing demand for more ornate styles of architecture (see also VICTORIAN FREE CLASSICAL), a demand which was largely met by the extensive use of decorative cast-iron components. The first local ironfounder of consequence was Richard Dawson, who established his business in Sydney in 1833, remelting bars of imported pig-iron. Iron ore was first smelted at Mittagong, New South Wales, in 1848. Cast-iron components for buildings were at first imported from Britain, but by the 1870s they were being designed and made in Australia and were being widely used, sometimes featuring local flora such as the fern and the flannel flower.

The most important cast-iron components were those associated with the veranda—posts in the form of ultra-thin classical columns, balustrades,

friezes, brackets and fringes. Ordered from the ironfounder's catalogue and quickly assembled on site, they made the veranda into a lacy screen seen against pools of dim shadow. It mattered little whether the solid building veiled by this delicate filigree was in one or other of the various classical or medieval styles, or whether or not its design was of any great distinction; the filigree screen became the visually dominant element which transformed the architecture.

The term *iron lace* has frequently and aptly been used in the context of this style. Some examples, however, display perforated screens made both of iron and of timber, or of timber alone—the latter being especially common in Queensland. For this reason, *iron* has been deliberately excluded from the style's name.

In the prosperous 1870s and 1880s, speculative builders built many thousands of terrace houses in the densely packed suburbs around the centres of cities and large towns, and they almost always featured filigree-encrusted, two-storey verandas addressing the street from between the houses' party walls. Principally because of their decorative ironwork, these buildings have come to be regarded as distinctively Australian, although there are interesting parallels to be seen in New Orleans and also in the West Indies and South Africa.

▽ 109 .
Street, L
unknown
spired
draped u

▽ 111
Parkville
known,
screens
Italiana

▷ 11
unknown
the deco



House was built in 1830 as a warehouse. It is of sandstone brick with quoins and door and windows of sandstone.



◀ A curved window and columns at the entrance make a neatly rounded corner on this 1865 bank building. It is now occupied by a credit union.



▲ A rare and precious example of a Victorian shop. Shotts' has survived from the 1890s. The windows were among the first to have plate glass.



Still in commercial use after more than 150 years, this building has a mixture of original and modern multi-pane windows. It was built as a shop before 1828.



▲ Art Nouveau embellishments are used around the entrance and on the parapet of this 1919 building.