

# ORDINARY MEETING OF BATHURST REGIONAL COUNCIL

6 December 2017

His Worship the Mayor & Councillors

# Notice of Ordinary Meeting of Bathurst Regional Council - Wednesday, 13 December 2017

I have to advise that an **Ordinary Meeting** of Bathurst Regional Council will be held in the Council Chambers on Wednesday, 13 December 2017 commencing at 6.00 pm.

From 6.00 pm to 6.15 pm there will be an opportunity for members of the public to raise matters with Council and staff.

D J Sherley

**GENERAL MANAGER** 

### **BUSINESS AGENDA**

# ORDINARY MEETING OF BATHURST REGIONAL COUNCIL TO BE HELD ON WEDNESDAY, 13 DECEMBER 2017

#### 1. 6:00 PM - MEETING COMMENCES

#### 2. PUBLIC QUESTION TIME

#### 3. PRAYER

Almighty God, Give wisdom to those in authority and guide all peoples in the way of righteousness and peace, so that we may share with justice the resources of the earth, work together in trust and seek the common good. Amen.

#### 4. APOLOGIES

#### 5. MINUTES

\* MINUTES - ORDINARY MEETING OF BATHURST REGIONAL COUNCIL - 15 NOVEMBER 2017

#### 6. 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.

#### 7. MAYORAL MINUTE - Nil

#### 8. RECEIVE AND DEAL WITH GENERAL MANAGER'S AND DIRECTORS' REPORTS

- \* GENERAL MANAGER'S REPORT
- \* DIRECTOR ENVIRONMENTAL PLANNING & BUILDING SERVICES' REPORT
- \* DIRECTOR CORPORATE SERVICES & FINANCE'S REPORT
- \* DIRECTOR ENGINEERING SERVICES' REPORT
- \* DIRECTOR CULTURAL & COMMUNITY SERVICES' REPORT

#### 9. REPORTS OF OTHER COMMITTEES

\* MINUTES - TRAFFIC COMMITTEE MEETING - 5 DECEMBER 2017

#### 10. NOTICES OF MOTION

## 1 NOTICE OF MOTION - CR NORTH - PROPOSED SOLAR PLANT, BREWONGLE (11.00004, 22.08374)

#### Moved by Cr North::

That Council write to Photon Energy and request that they identify an alternative site for their proposed solar plant installation so that it is not located on prime agricultural land.

#### 11. RESCISSION MOTIONS - Nil

#### 12. COUNCILLORS/ DELEGATES REPORTS

- \* MINUTES BATHURST REGIONAL YOUTH COUNCIL 7 NOVEMBER 2017
- \* CENTROC BOARD MEETING
- \* UPPER MACQUARIE COUNTY COUNCIL (UMCC) OCTOBER 2017
- \* UPPER MACQUARIE COUNTY COUNCIL (UMCC) NOVEMBER 2017
- \* CR MONICA MORSE REPORT NSW PUBLIC LIBRARIES ASSOCIATION SWITCH 2017 CONFERENCE 21-24 NOVEMBER 2017
- \* MINUTES AUSTRALIA DAY WORKING PARTY 21 NOVEMBER 2017

### 13. 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 accordance with Section 9(2A) of the Local Government Act 1993, it is the opinion of the General Manager that 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 10B(1) it is considered that discussion of the matter in open meeting, would on balance, be contrary to the public interest.
- 3. 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.

#### \* MAYORAL MINUTE

	CLID IECT	DE A CON EOD
ITEM	SUBJECT	REASON FOR

		CONFIDENTIALITY
1	GENERAL MANAGER'S APPRAISAL	10A (2) (a) – Deals with personnel matters concerning particular individuals (other than Councillors) disclosure of which would not be in the public interest as it would reveal personal details of the individuals concerned.

### \* GENERAL MANAGER'S REPORT

ITEM	SUBJECT	REASON FOR CONFIDENTIALITY
	OF BATHURST	10A (2) (a) – Deals with personnel matters concerning particular individuals (other than Councillors) disclosure of which would not be in the public interest as it would reveal personal details of the individuals concerned.

### \* DIRECTOR CORPORATE SERVICES & FINANCE'S REPORT

ITEM	SUBJECT	REASON FOR CONFIDENTIALITY
1	BOUNDARY ADJUSTMENT OF LAND AT PART LOT 4 SECTION 7 DP758065, PART LOT 1 DP794563 AND PART LOT 1 DP194101 KNOWN AS 133-137 KEPPEL STREET BATHURST	10A (2) (c) – contains information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.  Discussion of the matter in an open meeting would, on balance, be contrary to the public interest as it would prejudice council's position in negotiating commercial and or financial arrangements.
2	NEW RESIDENTIAL LEASE AGREEMENT - LOT 18 DP1011780 KNOWN AS 162 MOUNTAIN STRAIGHT, MT PANORAMA	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.
3	TENDER FOR THE HIRE OF ICE RINK FOR BATHURST WINTER FESTIVAL	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.
4	TENDER FOR THE HIRE OF DECKING AND MARQUEE FOR BATHURST WINTER FESTIVAL	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.
5	TENDER FOR THE DESIGN AND INSTALLATION OF ILLUMINATION FOR BATHURST WINTER FESTIVAL	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	INTERIM SPORTING LICENCE AGREEMENT - LOT 234 IN DP750357 KNOWN AS THE BATHURST INDOOR SPORTS STADIUM LOCATED ON VITTORIA STREET, BATHURST	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.
7	REQUEST FOR FINANCIAL	10A (2) (b) – contains advice

ASSISTANCE	concerning hardship of a
	resident or ratepayer,
	disclosure of which would not
	be in the public interest as it
	would prejudice the personal
	position of the individual
	concerned.

### \* DIRECTOR ENGINEERING SERVICES' REPORT

ITEM	SUBJECT	REASON FOR CONFIDENTIALITY
1	TENDER FOR TREE THINNING AT SOFALA	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	TENDER FOR TREE THINNING AT SOFALA	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.
3	CENTROC TENDER FOR THE SUPPLY AND DELIVERY OF ROAD SIGNS	10A (2) (d) (i) – contains commercial information of a
4	TENDER FOR CONSTRUCTION OF TAXIWAYS AND APRON	10A (2) (d) (i) – contains commercial information of a confidential nature that would,

	EXTENSION AT BATHURST AERODROME	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.
5	LATE REPORT -TENDER FOR TREE THINNING AT SOFALA	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.

- 14. RESOLVE INTO OPEN COUNCIL
- 15. ADOPT REPORT OF THE COMMITTEE OF THE WHOLE
- 16. MEETING CLOSE

### **MINUTE**

### MEETING COMMENCES

1 <u>IVI</u>	EETING COMMENCES
<u>Present</u> : Rudge.	Councillors Hanger (Chair), Aubin, Bourke, Christian, Fry, Jennings, Morse, North
	Meeting Commences to the Council Meeting 13/12/2017

#### **MINUTE**

### 2 PUBLIC QUESTION TIME

### <u>B Triming</u> – Bathurst Regional Access Committee

#### Item #1 of the Director Cultural & Community Services' report

Disabled toilets, pleased money is being put in for the Administration building toilets. Disappointed with Bathurst Memorial Entertainment Centre (BMEC), but understands this. Thanks to Director on assistance with this matter. Thanked the Mayor for assistance concerning the issue of the disabled taxi service, referred to submissions made.

#### Item #7 of the Director Corporate Service's & Finance's report

Code of Meeting Practice - referred to submissions made, in particular Public Forum on Policy night and also Item 2 included in the submission. Requests Council take these suggestions on board.

# <u>I McPherson</u> – National Trust of Australia (NSW), Bathurst Branch - Item #5 of the Director Environmental, Planning & Building Services report

Spoke to the DA before Council and the importance of the streetscape in this area of Bathurst. It is a heritage street for Bathurst. The report indicates the importance of this street as a heritage precinct, concern at loss of heritage. There is nothing that says this building can not have remedial maintenance, demolition is not necessary. Requests Council does not agree to the demolition. The proposed building does not fit appropriately within the heritage precinct and would set a dangerous precedent.

#### <u> I Hancock –</u>

#### Item #2 of the Director Cultural & Community Services' report

Spoke to angst in community about the logo and used an example the naming of Mount Panorama to urge for a community competition. Referred to possible slogans that relate to Bathurst being first. Feels proposed colour of the "B" is inappropriate. Noted people have put in suggestions. Public are not happy, asked Council not to pursue.

### **Disabled Access / Taxis**

Supports Mr Triming on the matter of the provision of wheelchair access taxis. The number in Bathurst is insufficient for the city. Requests Council support.

### N Koviosky – Photon Energy - Notice of Motion by Cr North

Spoke to operations of Photon Energy, it is a publicly listed company. Noted benefits of the production, including jobs. Photon Energy is following the rigorous planning process and is meeting with individuals and groups. Noted Environmental Impact Statement when completed will be made available for public input. Photon Energy welcomes any suggestions on locations and these will be reviewed. Explained why existing site was chosen and noted the site can continue to operate as farmland. Looking at visual impact matters. There is no impact on the value of lands. Photon Energy wants to address concerns of residents and invites input, asks people to visit the site.

Pub	olic Question Time to the Council	Meeting 13/12/2017
	GENERAL MANAGER	MAYOF

#### S Driver & A Kemp – Bathurst Regional Youth Council

Spoke to various reports in the Business Paper and noted workshops held and recent Youth Council raffle to raise funds for the youth refuge. The Youth Council will take a break over Christmas. Thanked Council and the community.

#### L O'Hara – resident - Notice of Motion by Cr North

Lives across the road from the proposed Photon Energy development. In support of solar, but feels the site is not appropriate. This is a 500 acre site and so is massive. Neighbours are all concerned, property values will decrease per local real estate agents. The site is prime agricultural land, it is Class 3, there are better sites in Bathurst for this development. Photon Energy should go to residents, Council and real estate agents to pick a better site. The community have identified via Anthony Daintith a better location for the development. Referred to costs incurred in relocating major electrical service lines. Requests Council vote for Cr North's Notice of Motion.

#### M Locke – resident - Notice of Motion by Cr North

Spoke on behalf of Brewongle Action Group. Noted the community concerns; richness of the agricultural lands, property devaluation, unfairness of the proposal. This is an industrial scale project in people's front yards. The people have not been considered, the area is zoned primary production. If Council had been involved in transparent consultation the Brewongle Action Group are confident Council would not approve of it. Referred to the LEP and Council policies/priorities, the Central West and Orana Strategic Plan and its strategies on protecting agricultural land. Noted Member for Bathurst, Paul Toole, is working with them. Not against solar, but request Council to support them to get a win-win.

### <u>S Locke</u> – resident - Notice of Motion by Cr North

Farmer in the Brewongle area, appreciates Photon Energy turning up tonight, but noted Photon Energy did not have the decency to meet residents. Mr Locke is a long-term farmer of the area. There is no better farming land in the Bathurst district, referred to holding capacities etc. of the land. Why would you make best farming land extinct? There is a lot more suitable land in the Bathurst area. Only group benefitting is Photon Energy, a foreign based company, they want only to make money. Requests Council stand up for locals, please support the Notice of Motion.

#### S Barnden – resident - Notice of Motion by Cr North

Attended the meeting at Paddy's, has lived on the site for the last 10 years, renting from Bestwicks. The alternative piece of land proposed faces south and this is not suitable for solar energy. Referred to issues of view, farming choices of the Bestwicks. The paddocks Photon Energy propose have only been used for sheep. Notes Mr Bestwick is away, it is his land, he can choose the type of farming he requires. Sheep will continue to run under the panels. The Bestwicks have not been consulted on the proposed alternative site.

### <u>D Grant</u> – owner of 190 Rankin Street - Item #5 of the Director Environmental, Planning & Building Services report

Spoke to processes involved. Notes heritage advisor and Council have recommended the development to Council, further noted other expert opinions. Aware of importance of Rankin Street and are proposing a development that is suitable for the precinct. Noted Council policies about heights, particularly in the middle of blocks. Requests Council approves the

Public Question Time to the Council Meeting 13/12/2017	
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#### **T Carpenter** – resident - Notice of Motion by Cr North

Spoke of renewable energy. The development is not a gold mine, noted concerns with McPhillamy proposal. This solar farm does not remove topsoil, interfere with ground water. The shade of panels is not an issue. Co-location of solar and agriculture is compatible. It is urgent we transfer to renewable energy with stations such as Liddell closing. The community needs to embrace solar farms.

#### **C Curry** – resident - Notice of Motion by Cr North

Solar farms require water so panels can be washed. There is a huge visual impact, there is 500 acres of solar panels. In regards to the public meeting, was not advised by Photon Energy. The community group has asked questions of Photon Energy, these have not been answered. Agricultural land is being lost. Not against solar, it is the way of the future, but can not lose primary agricultural land. Brewongle is the wrong location.

#### M King – resident - Item #2 of the Director Cultural & Community Services' report

Has attended the meetings on the logo, has asked for paperwork and has not received these. Disturbed with the logo, noted people upset with "Forever Young" tagline at the meetings he has attended. Needs more thought on this matter and alleviate problems, come up with something a little better. Matter decided before Councillors knew about it.

#### K McNab - Mitre/Suttor/Lambert Street intersection

Spoke to problems with the intersection. Council has not considered the students in this area over the last 20 years. Funding needs to be provided, with Council showing foresight. Schools support upgrade and people are being discriminated against in West Bathurst. The area has an accident history and spoke to a number of these. Asked how can you put a price on safety.

#### S Chapman - Item #6 of the Director Corporate Services & Finance Confidential report

Noted the Bathurst Basketball Association has not had an Annual General Meeting (AGM) in 5 years. Spoke to his involvement in Basketball in Bathurst and issues with the Association. There are concerns at a personal level, need to have an AGM.

#### **P Jackson** – resident of Raglan - Notice of Motion by Cr North

Urges Council to think about the siting of the solar farm. Need to look after land and water, owners can not do just what they want to do with their land. The town is here due to large efforts of farmers. If farm was to go to the Lagoon they would not agree either. People in Queensland are questioning issues with solar farms.

#### G Crisp - ratepayer

Seeks assistance from Directors. Made a submission on financial statements. Will a report come up on these submissions, there is nothing in the business paper. Spoke to reserved funds held by Council.

**The Director Corporate Services & Finance** advised submissions are referred directly to the Auditor Generals Office.

Public Question Time to the Council Meeting 13	3/12/2017
GENERAL MANAGER	MAYOR
	Page 11

Welcomed new Director Environmental, Planning & Building Services to the Council. Noted issue of unauthorised signs being followed up. There has been no action on advertising signs on building sites around town. These signs block off ability of people to see.

#### J Thompson - Item #9 of the Director Corporate Services & Finance's report

Spoke to proposed event and the issues of concern raised. The event is to occur in April 2018, it is a breeding ground for skateboarders. 2017 saw 8,000 spectators and many overseas riders, it will stream around the world. Skateboarding is an Olympic sport, it is scheduled for Paris and Los Angeles. The Newtons Nation event is the talk of all the events around the world, it is world renowned. Council holds a bond of \$10,000 for the event. The event does not need the timing system. Requests Council and Australian Skateboard Racing Association work closely together and that approval for the event occur.

#### **D McNab** – Mitre/Suttor/Lambert Street intersection

Notes construction is proposed, but funds cover only half of the work. Spoke to Member for Calare, Andrew Gee, who has advised blackspot funding has been approved to RMS for NSW. Have then spoken to Member for Bathurst, Paul Toole, to get funds allocated through the Minister for Roads. Letter has been sent to the Minister expressing concerns on safety at the intersection. Attended Minister's office in December and handed over a petition and letters to Paul Toole's staff in Sydney. The petition was prepared for submission for presentation to Parliament, this occurred at the end of November. Spoke further to safety issues, school location, road access and usage levels.

#### P Dowling - resident - Item #2 of the Director Cultural & Community Services' report

Had enough with the logo. Ludicrous to go out of town to get a consultant. Why not put it out to the schools? Proposes Mount Panorama race circuit is a great logo. Urge Council to void the matter and cut the losses.

Public Question Time to the Council Meeting 13/12/2017	
 GENERAL MANAGER	MAYOF
	Page 12
	MA\ Pag

### **MINUTE**

### 3 APOLOGIES

Nil.

MINUTES	
	ORDINARY MEETING OF BATHURST REGIONAL COUNCIL

# 1 MINUTES - ORDINARY MEETING OF BATHURST REGIONAL COUNCIL - 15 NOVEMBER 2017 (11.00005)

**Recommendation**: That the Minutes of the Ordinary Meeting of Bathurst Regional Council held on 15 November 2017 be adopted.

**Report**: The Minutes of the Ordinary Meeting of Bathurst Regional Council held on 15 November 2017, are **attached**.

Financial Implications: N/A

### Bathurst 2036 Community Strategic Plan - Objectives and Strategies

 Objective 32: To ensure Council is supported by an adequate workforce and appropriate governance procedures. Strategy 32.2

### **Community Engagement**

• Inform To provide the public with balanced

and objective information to help them understand the problem, alternatives

opportunities and/or solutions.

Minutes to the Council Meeting 13/12/2017	
 GENERAL MANAGER	MAYOR Page 15

MINUTE
4 <u>Item 1 MINUTES - ORDINARY MEETING OF BATHURST REGIONAL COUNCIL - 15 NOVEMBER 2017 (11.00005)</u>
MOVED: Cr I North SECONDED: Cr W Aubin
<b>RESOLVED:</b> That the Minutes of the Ordinary Meeting of Bathurst Regional Council held on 15 November 2017 be adopted.
Minutes to the Council Meeting 13/12/2017

GENERAL MANAGER

**Mayor** 

## MINUTES OF THE ORDINARY MEETING OF BATHURST REGIONAL COUNCIL HELD ON 15 NOVEMBER 2017

#### **MEETING COMMENCES**

#### 1 MEETING COMMENCES 6:00 PM

**<u>Present</u>**: Councillors Hanger (Chair), Bourke, Fry, Jennings, Morse, North, Rudge.

#### **PUBLIC QUESTION TIME**

### 2 PUBLIC QUESTION TIME

#### P Montgomery – resident Intermodal Transport Terminal, 95 Lee St - DEPBS#4

Spoke to the proposal and the noise analysis proposed. There has been an in depth noise study previously done which was based on one access only. Requests matter be deferred until the proposed new noise report is received. Need to see this to understand if can comply with requirements.

### <u>J Byrne</u> – White Rock Road resident and Progress Association member - Intermodal Transport Terminal, 95 Lee St - DEPBS#4

Disagrees with the objections made. The modification is very simple, it will make the yard more efficient, the project needs to commence quickly. Referred to size of operation, the opening is needed. Requests Council approve the DA. The operation of this site will reduce truck movements in Kelso if the site re-opens.

## <u>A Taylor</u> – Eglinton Public School P&C - DA2017/396 -221 Lot Residential Subdivision - Freemantle Road

Spoke to DA on exhibition and noted Hynash has left space at back of school. Spoke to the need for land to allow the school to expand. Spoke to options such as; Department of Education, Bathurst Regional Council, or these two parties buy the land to allow for future growth. The school has not been officially notified of the DA, please put on the mailing list. Has concerns that DA has no green space.

### <u>G Goldsmith</u> – St Pat's Rugby Club - Sporting Licence Agreement DCSF Confidential #2

Spoke to fields and clubhouse being built on Hereford Street. The facilities are first class. Requests Council agrees to a lease to St Pat's Rugby Club for the facility.

### <u>K McNab</u> – ratepayer - Mitre/Suttor/Lambert Street Intersection

Spoke to issues concerning the proposed roundabout and accident history at the site. Provided details of a number of the accidents in the area.

#### <u>D McNab – ratepayer - Mitre/Suttor/Lambert Street Intersection</u>

General Manager

This is page 1 of Minutes (Minute Book Folio 12617) of the Ordinary Meeting of Council held on 15 November 2017

Presented a further petition of over 600 signatures. Over 5,000 names have been obtained to date. Requested Council construct the roundabout.

#### <u>G Crisp – ratepayer</u>

Spoke to people safety and planning and in particular a development on the corner of Peel Street. The development is on a cramped site and this is causing problems with the footpath barricaded off. The builder has not complied with Council requirements or RMS requirements. Approached the Director about concerns. When will the Director be required to remove the barricades and put in a pedestrian walkway. Mr Crisp spoke to sign he once put up on his house and request by Council to remove the sign.

The Acting Director Environmental, Planning & Building Services spoke to approaches by Mr Crisp about a missing sign, this has been raised with the builder requiring replacement.

<u>P Wiggins – President, White Rock Progress Association - Intermodal Transport</u> <u>Terminal, 95 Lee St - DEPBS#4</u>

Spoke to letter written by White Rock Progress Association to Council. The Association has no objection to industrial actions on the site but object to the proposed modifications. Spoke to proposal to angle exit out of site (new entrance) so can only turn left, this has not been allowed for. Spoke to concerns with noise and need for study. Traffic Committee has to make decision on parking signs, this has not yet occurred and so not all information is in front of Council to make a decision. Referred to pollution on the site and need for sealed roads. Requests Council defer decision till all information is at hand.

<u>G Lindsay</u> – resident, DA Ambulance Station at 6 Commonwealth Street - DEPBS #3

Spoke at the Discussion Forum on this development. Noted Health Infrastructure persons also addressed Council. Referred to matter of odour and what is being proposed - charcoal filter, future capacity for air conditioning and plantings. Has received unsolicited phone calls from people expressing concerns, has spoken to Paul Toole and he advised person to speak to, who has resigned and is unavailable. Was then put onto another person who said the odour is no issue. The odour is a problem early morning and late afternoon, it does not appear that full testing was undertaken of all time periods.

#### **B** Triming- resident

Asked when will the signage strategy be completed, need to have Machattie Park sign repaired.

The Director Engineering Services advised Council is currently seeking quotations to replace the sign.

Mr Triming then spoke as Chairman of Access Committee - DA Ambulance Station at 6 Commonwealth Street - DEPBS #3

DA does not allow for a footpath. Feels with this facility and PCYC, a footpath needs to go in. Also could a footpath go along Suttor Street down to service centre

This is page 2 of Minutes (Minute Book Folio 12618) of the Ordinary Meeting of Council held on 15 November 2017

Page 18

and along the Highway at the Centre so people can get in.

Also spoke to Peel Street matter raised earlier and noted Traffic Committee report deals with No Parking Signs, please approve, then refer to RMS rules for developers including water filled barriers. Please take action.

#### F White – National Trust - Destination Branding Strategy

Spoke to Destination Management Plan and Branding strategies. The logo and tagline are not designed to represent Bathurst. The tag and logo are an integral part of the total destination brand for an external audience. Overwhelmingly those at the National Trust understand the logo's purpose.

Referred to diversity and richness of the region, the logo and tagline are only small parts of the process. The program was developed by very experienced persons. The strategy has many themes leading to the overall marketing of Bathurst. There will always be people who love, hate, or are indifferent to a logo, there is wide support for the strategy. Let's get on with it.

#### <u>APOLOGIES</u>

<u>APOLOGIES</u> MOVED Cr I North

and **SECONDED** Cr B Bourke

**RESOLVED:** That the apologies from Crs Aubin and Christian be accepted and leave of absence granted.

#### **MINUTES**

<u>4 Item 1 MINUTES - ORDINARY MEETING OF BATHURST REGIONAL COUNCIL - 18 OCTOBER 2017 (11.00005)</u>

**MOVED** Cr B Bourke

and **SECONDED** Cr J Fry

**RESOLVED:** That the Minutes of the Ordinary Meeting of Bathurst Regional Council held on 18 October 2017 be adopted.

#### **DECLARATION OF INTEREST**

5 DECLARATION OF INTEREST 11.00002

**MOVED** Cr I North

and **SECONDED** Cr J Rudge

**RESOLVED:** That the following Declarations of Interest be noted.

Cr Bourke

Item #7 of the Director Corporate Services & Finance's report

This is page 3 of Minutes (Minute Book Folio 12619) of the Ordinary Meeting of Council held on 15 November 2017

Page 19

#### RECEIVE AND DEAL WITH GENERAL MANAGER'S AND DIRECTORS' REPORTS

#### **General Manager's Report**

### 6 Item 1 DISCLOSURES BY COUNCILLORS AND DESIGNATED PERSONS RETURNS (11.00002)

**MOVED** Cr J Jennings

and **SECONDED** Cr J Rudge

**RESOLVED:** That the completed *Disclosure by Councillors and Designated Persons Return* forms be noted.

### <u>Director Environmental Planning & Building Services' Report</u>

## 7 <u>Item 1 SECTION 79C OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 (03.00053)</u>

**MOVED** Cr I North

and **SECONDED** Cr M Morse

**RESOLVED:** That the information be noted.

#### 8 <u>Item 2 GENERAL REPORT (03.00053)</u>

MOVED Cr J Rudge

and **SECONDED** Cr I North

**RESOLVED:** That the information be noted.

9 Item 3 DEVELOPMENT APPLICATION NO. 2017/359 - AMBULANCE STATION
AT 6 COMMONWEALTH STREET, WEST BATHURST. APPLICANT: HEALTH
INFRASTRUCTURE NSW. OWNER: BATHURST REGIONAL COUNCIL
(DA/2017/359)

**MOVED** Cr B Bourke and **SECONDED** Cr I North

**RESOLVED:** That Council:

- (a) support Development Application No. 2017/359, subject to conditions able to be imposed pursuant to Section 80(A) of the Environmental Planning and Assessment Act 1979, as amended;
- (b) forward a copy of the draft conditions of consent to the applicant Health Infrastructure NSW and seek its approval for the imposition of the conditions pursuant to Section 89 of the Environmental Planning and Assessment Act 1979;
- (c) note that subject to the agreement to conditions between Council and Health Infrastructure NSW, the matter will be dealt with under delegated authority;
- (d) notify those that made submissions of its decision; and
- (e) call a division.

This is page 4 of Minutes (Minute Book Folio 12620) of the Ordinary Meeting of Council held on 15 November 2017

General Manager

Mayor

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

#### The result of the division was:

In favour of the motion - Cr B Bourke, Cr J Fry, Cr G Hanger, Cr J Jennings, Cr M Morse, Cr I North, Cr J Rudge,

Against the motion - Nil

Absent - Cr W Aubin, Cr A Christian,

Abstain - Nil

10 Item 4 MODIFICATION TO DEVELOPMENT APPLICATION NO. 1998/0154 -DEVELOPMENT OF AN INTERMODAL TRANSPORT TERMINAL AT 95 LEE STREET, KELSO. APPLICANT: ASCIANO PROPERTIES OPERATIONS PTY LTD. OWNER: ASCIANO PROPERTIES OPERATIONS PTY LTD (DA/1998/154) **MOVED** Cr J Rudge and **SECONDED** Cr B Bourke

**RESOLVED:** That Council:

- as the consent authority, grant consent to the modification of Development Application No. 1998/0154 made under Section 96(1A) of the Environmental Planning and Assessment Act 1979, subject to conditions able to be imposed pursuant to Section 80(A) of the Environmental Planning and Assessment Act 1979 as amended and including conditions to the effect that:
  - i. Before creating the new opening in the sound attenuation mound the applicant is to submit to Council an amended Noise Management Plan that demonstrates that the noise criteria prescribed in Condition 77 of the consent can still be achieved after the opening has been created;
- (b) The development is to incorporate a solid gate across the egress gap to be closed when the driveway is not in use.
- the internal road be sealed as proposed. (c)
- (d) notify those that made submissions of its decision; and
- (e) 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 B Bourke, Cr J Fry, Cr G Hanger, Cr J Jennings, Cr M Morse, Cr I North, Cr J Rudge, Against the motion - Nil

Absent - Cr W Aubin, Cr A Christian,

Abstain - Nil

<u>11</u> <u>Item 5 DEVELOPMENT APPLICATION NO. 2017/306 – ADDITIONS AND </u> ALTERATIONS TO EXISTING BUILDING, CHANGE OF USE TO DWELLING, UNDERGROUND TANK AT 716 COW FLAT ROAD, COW FLAT. APPLICANT: MR T HUDSON AND MS H PYKE. OWNER: MR T HUDSON AND MS H PYKE

This is page 5 of Minutes (Minute Book Folio 12621) of the Ordinary Meeting of Council held on 15 November 2017

Page 21

### (DA/2017/306) MOVED Cr J Jennings

#### and **SECONDED** Cr J Rudge

**RESOLVED:** That Council:

- (a) support the variation to the setbacks development standards prescribed in the Bathurst Regional Development Control Plan 2014;
- (b) as the consent authority, grant consent pursuant to section 80 of the Environmental Planning and Assessment Act 1979 to Development Application No. 2017/306, subject to conditions able to be imposed pursuant to Section 80(A) of the Environmental Planning and Assessment Act 1979, as amended:
- (c) notify those that made submissions of its decision; and
- (d) 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 B Bourke, Cr J Fry, Cr G Hanger, Cr J Jennings, Cr M Morse, Cr I North, Cr J Rudge,

Against the motion - Nil

Absent - Cr W Aubin, Cr A Christian,

Abstain - Nil

# 12 Item 6 DRAFT BATHURST REGIONAL DCP 2014 AMENDMENT – GATEWAY ENTERPRISE PARK AND ADRIENNE STREET INDUSTRIAL AREA (20.00317) MOVED Cr I North and SECONDED Cr J Rudge

**RESOLVED:** That Council:

- (a) amend the Bathurst Regional Development Control Plan 2014 as outlined in this report;
- (b) notify those who made submissions of its decision; and
- (c) call a division.

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

#### The result of the division was:

<u>In favour of the motion</u> - Cr B Bourke, Cr J Fry, Cr G Hanger, Cr J Jennings, Cr M Morse, Cr I North, Cr J Rudge,

Against the motion - Nil

Absent - Cr W Aubin, Cr A Christian,

Abstain - Nil

This is page 6 of Minutes (Minute Book Folio 12622) of the	<b>Ordinary Meeting of Council</b>
held on 15 November 2017	

Page 22

**Mayor** 

# 13 <u>Item 7 ABORIGINAL CULTURAL HERITAGE ASSESSMENT – SECOND CIRCUIT LANDS (20.00311)</u>

MOVED Cr I North and SECONDED Cr M Morse

**RESOLVED:** That Council:

- (a) without calling tenders accept the Extent Heritage quotation as outlined in this report in accordance with Section 55(3)(i) of the Local Government Act 1993 due to the extenuating circumstances as outline in this report; and
- (b) commission Extent Heritage to complete an Aboriginal Cultural Heritage Assessment for the Second Circuit lands at Mount Panorama as outlined in this report.

# 14 Item 8 CAMPGROUND UPGRADE, MOUNT PANORAMA WAHLUU, ABORIGINAL CULTURAL HERITAGE ASSESSMENT REPORT. (20.00311) MOVED Cr I North and SECONDED Cr J Rudge

**RESOLVED:** That Council:

- (a) note that the Aboriginal Cultural Heritage Assessment Report for the campground upgrade at Mount Panorama has identified that no Aboriginal objects, sites or places within the study area have been found and that the development may proceed without the need for further investigation or mitigation measures with respect to Aboriginal cultural heritage; and
- (b) refer a copy of the completed report to the NSW Office of Environment and Heritage.

# 15 Item 9 REVOLVING ENERGY FUND UPDATE (13.00061) MOVED Cr I North and SECONDED Cr J Jennings

**RESOLVED:** That the information be noted.

# 16 Item 10 STATE OF THE ENVIRONMENT REPORT – BATHURST REGIONAL COUNCIL (13.00062)

**MOVED** Cr J Jennings and **SECONDED** Cr B Bourke

**RESOLVED:** That Council:

- (a) note that the 2017 Bathurst Region State of the Environment Report has been completed; and
- (b) make electronic copies of the 2017 Bathurst Region State of the Environment Report available on Council's Website.

# 17 Item 11 SUSTAINABLE LIVING EXPO (23.00124) MOVED Cr M Morse and SECONDED Cr I North

This is page 7 of Minutes (Minute Book Folio 12623) of the Ordinary Meeting	of Council
held on 15 November 2017	Page 23

**RESOLVED:** That Council note the receipt of two awards for the 2017 Sustainable Living Expo event.

### 18 Item 12 ECONOMIC DEVELOPMENT STRATEGY 2018 – 2022 (20.00071) MOVED Cr J Jennings and SECONDED Cr M Morse

**RESOLVED:** That the information be noted.

# 19 Item 13 DEVELOPMENT APPLICATION NO. 2017/115 – COMMERCIAL ALTERATIONS AND ADDITIONS – ACCESS RAMP AND TOILET FACILITIES, 106 RANKIN STREET, BATHURST. APPLICANT & OWNER: G S & M A WEBSTER PTY LTD (DA/2017/115)

**MOVED** Cr J Rudge and **SECONDED** Cr J Fry

**RESOLVED:** That Council:

- (a) not support the request from the applicant to waive the imposing of sewer and water headworks charges on the Development Application.
- (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 B Bourke, Cr J Fry, Cr G Hanger, Cr J Jennings, Cr M Morse, Cr I North, Cr J Rudge,

Against the motion - Nil

Absent - Cr W Aubin, Cr A Christian, Abstain - Nil

# 20 Item 14 ITEMS INCLUDED IN CONFIDENTIAL COMMITTEE OF THE WHOLE (13.00053)

**MOVED** Cr J Jennings and **SECONDED** Cr J Rudge

**RESOLVED:** That the information be noted.

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

#### 21 Item 1 STATEMENT OF INVESTMENTS (16.00001)

**MOVED** Cr I North and **SECONDED** Cr B Bourke

**RESOLVED:** That the information be noted.

#### 22 <u>Item 2 MONTHLY REVIEW - 2017/2021 DELIVERY PLAN AND OPERATIONAL</u> PLAN 2017-2018 (16.00148)

MOVED Cr B Bourke and SECONDED Cr J Rudge

This is page 8 of Minutes (Minute Book Folio 12624) of the Ordinary Meeting of Council held on 15 November 2017

Page 24

General Manager \_\_\_\_\_\_Mayor

**RESOLVED:** That the information be noted.

# 23 Item 3 SUNDRY SECTION 356 DONATIONS, BATHURST MEMORIAL ENTERTAINMENT CENTRE COMMUNITY USE SUBSIDY AND MOUNT PANORAMA FEE SUBSIDY (18.00004)

**MOVED** Cr I North

and **SECONDED** Cr J Rudge

**RESOLVED:** That the information be noted and any additional expenditure be voted.

#### **24** Item 4 POWER OF ATTORNEY (11.00007)

**MOVED** Cr B Bourke

and **SECONDED** Cr J Jennings

**RESOLVED:** That the information be noted.

#### <u>25</u> <u>Item 5 AUDITED FINANCIAL REPORTS (16.00055)</u>

**MOVED** Cr B Bourke

and **SECONDED** Cr I North

**RESOLVED:** That the information be noted.

### 26 Item 6 MORGAN OWNERS CLUB OF AUSTRALIA 60TH ANNIVERSARY

(23.00015-08/097)

**MOVED** Cr I North

and **SECONDED** Cr J Fry

**RESOLVED:** That:

- (a) Council close Russell Street between William Street and George Street between 8.00 am and 2.30 pm on Saturday, 20 October 2018 to enable a display of Morgan Motor Cars;
- (b) Council donate the costs associated with:
  - (i) The venue hire and entry fees to the National Motor Racing Museum for the Mayoral Welcome Reception, estimated to be \$1,000;
  - (ii) The road closure of Russell Street, estimated to be \$1,500;

which are to be funded from Council's Section 356 Donations 2018/2019 budget allocation.

### 27 <u>Item 7 REQUEST FOR FINANCIAL ASSISTANCE - BATHURST CITY MEN'S</u> BOWLING CLUB (18.00004-33/072)

**MOVED** Cr I North

and **SECONDED** Cr J Jennings

Cr Bourke declared a non-pecuniary interest in this item, left the Chamber and took no part in discussion or voting.

This is page 9 of Minutes (Minute Book Folio 12625) of the Ordinary Meeting of Council held on 15 November 2017

Page 25

**Reason: Member of Club** 

**RESOLVED:** That Council sponsor the Bathurst City Men's Bowling Club Carillon Fours Tournament to be held on 2 and 3 December 2017 by donating an amount of \$1,000.

# 28 Item 8 REQUEST FOR FINANCIAL ASSISTANCE - ACCESSIBLE LIVING OPTIONS - INTERNATIONAL DAY OF PEOPLE WITH DISABILITY (IDPWD) (18.00004-33/091)

**MOVED** Cr M Morse

and **SECONDED** Cr I North

**RESOLVED:** That Council provide an amount of \$1,485 (including GST) to Accessible Living Options, to cover the cost of hire for an outdoor movie screen, in support of the planned community event at the Adventure Playground on 3 December 2017.

# 29 Item 9 ITEMS INCLUDED IN CONFIDENTIAL COMMITTEE OF THE WHOLE (11.00005, 04.00013, 04.00146, 22.08931, 22.00041, 22.16350, 16.00007, 21.00095, 21.00037)

**MOVED** Cr I North

and **SECONDED** Cr J Rudge

**RESOLVED:** That the information be noted.

#### **Director Engineering Services' Report**

# 30 Item 1 PROPOSED ACQUISITION OF LAND FOR ROAD PURPOSES - RIVULET ROAD PEEL (25.00306)

**MOVED** Cr B Bourke

and **SECONDED** Cr I North

**RESOLVED:** That Council:

- (a) Approve the preparation of a Plan of Subdivision for the acquisition of land for road purposes
- (b) Approve the acquisition of land, and classify the acquired land as Operational Land under the provisions of section 31(2) of the Local Government Act 1993;

subject to the information contained in the Director Engineering Services' report.

# 31 Item 2 ROAD SAFETY OFFICER PROGRAM UPDATE (16.00018) MOVED Cr B Bourke and SECONDED Cr J Rudge

**RESOLVED:** That Council continues its commitment to the Road Safety Officer Program and commences a new RSO employment contract to 30 June 2018, subject to the ongoing support of the Blayney Shire Council and Roads and Maritime Services.

This is page 10 of Minutes (Minute Book Folio 12626) of the Ordinary Meeting of Council held on 15 November 2017

Page 26

General Manager

Mayor

### 32 <u>Item 3 APPLICATION TO CONDUCT JET ADVENTURE JOY FLIGHTS</u> (21.00008)

**MOVED** Cr B Bourke

and **SECONDED** Cr I North

**RESOLVED:** That Council approve the request from Fastjet Adventure Flights Pty Ltd to conduct up to 8 jet adventure joy flights per year from the Bathurst Aerodrome, up to 2022, subject to conditions outlined in the Director Engineering Services' report.

# 33 <u>Item 4 ITEMS INCLUDED IN CONFIDENTIAL COMMITTEE OF THE WHOLE</u> (11.00005, 36.00652, 22.04712, 25.00262 & 36.00649

MOVED Cr I North

and **SECONDED** Cr M Morse

**RESOLVED:** That the information be noted.

### **Director Cultural & Community Services' Report**

# 34 Item 1 BATHURST REGIONAL YOUTH COUNCIL - ATTENDANCE AT YOUTH COUNCIL CONFERENCE, MACQUARIE UNIVERSITY, NORTH RYDE, 22 - 24 SEPTEMBER 2017 (11.00020)

**MOVED** Cr B Bourke

and **SECONDED** Cr I North

**RESOLVED:** That the information be noted.

### 35 Item 2 BATHURST REGIONAL YOUTH COUNCIL - 'HOW TO ADULT' WORKSHOPS, 1 NOVEMBER 2017 (11.00020)

MOVED Cr J Rudge

and **SECONDED** Cr I North

**RESOLVED:** That the information be noted.

### 36 Item 3 BATHURST REGION TOURISM REFERENCE GROUP - MEETING HELD 3 JULY 2017 (07.00116)

MOVED Cr I North

and **SECONDED** Cr J Rudge

**RESOLVED:** That the information be noted.

#### **REPORTS OF OTHER COMMITTEES**

### **Policy Committee Meeting**

### 37 <u>Item 1 MINUTES - POLICY COMMITTEE MEETING - 1 NOVEMBER 2017</u> (07.00064)

**MOVED** Cr B Bourke

and **SECONDED** Cr I North

**RESOLVED:** That the recommendations of the Policy Committee Meeting held on 1 November 2017 be adopted.

# This is page 11 of Minutes (Minute Book Folio 12627) of the Ordinary Meeting of Council held on 15 November 2017

#### **Traffic Committee Meeting**

### 38 <u>Item 1 MINUTES - TRAFFIC COMMITTEE MEETING - 7 NOVEMBER 2017</u> (07.00006)

MOVED Cr I North

and **SECONDED** Cr J Rudge

**RESOLVED:** That the recommendations of the Traffic Committee Meeting held on 7 November 2017 be adopted.

#### **NOTICES OF MOTION**

### 39 Item 1 NOTICE OF MOTION - CR MORSE & CR NORTH (20.00299) MOVED Cr M Morse and SECONDED Cr I North

That the roll-out of the Bathurst Region Branding Strategy be deferred pending a report on options for the future direction of the Branding.

#### 40 Item 1.01 EXTENSION OF TIME (11.00005)

**MOVED** Cr B Bourke

and **SECONDED** Cr I North

**RESOLVED:** That an extension of time of 1 minute be granted to Cr Morse for this item in accordance with Clause 250 (3) of the Local Government (General) Regulation 2005.

## 41 <u>Item 1.02 NOTICE OF MOTION - CR MORSE & CR NORTH (20.00299)</u> MOVED Cr M Morse and <u>SECONDED</u> Cr I North

That the roll-out of the Bathurst Region Branding Strategy be deferred pending a report on options for the future direction of the Branding.

The MOTION was then PUT and LOST

## 42 Item 2 NOTICE OF MOTION - CR BOURKE & JENNINGS (20.00299) MOVED Cr B Bourke and SECONDED Cr J Jennings

That Council continue with its Brand Strategy, but requests the consultants to provide two additional redesigned logos and two additional redesigned tag lines for consideration by Council.

The following AMENDMENT was MOVED.

## 43 Item 2.01 NOTICE OF MOTION - CR BOURKE & JENNINGS (20.00299) MOVED Cr J Jennings and SECONDED Cr B Bourke

This is page 12 of Minutes (Minute Book Folio 12628) of the Ordinary Meeting of Council held on 15 November 2017

Page 28

#### That Council:

- (a) continue with its Brand Strategy, but requests the consultants to provide two additional redesigned logos and two additional redesigned tag lines for consideration by Council as a matter of urgency.
- (b) report on the logo development consultation process deployed to date including consultation with tourism stakeholders, councillors and the broarder community, as well as report on options for future consultations in developing, choosing and releasing the final branding logo and tag line, once two alternate logos and tag lines have been produced as per item (a) above.

Cr Morse gave NOTICE of a FORESHADOWED AMENDMENT

44 Item 2.02 NOTICE OF MOTION - CR BOURKE & JENNINGS (20.00299)

MOVED Cr J Jennings and SECONDED Cr B Bourke

That Council:

- (a) continue with its Brand Strategy, but requests the consultants to provide two additional redesigned logos and two additional redesigned tag lines for consideration by Council as a matter of urgency.
- (b) report on the logo development consultation process deployed to date including consultation with tourism stakeholders, councillors and the boarder community, as well as report on options for future consultations in developing, choosing and releasing the final branding logo and tag line, once two alternate logos and tag lines have been produced as per item (a) above.

The AMENDMENT was PUT and CARRIED

The AMENDMENT of Crs Jennings and Bourke THEN became the MOTION

The following AMENDMENT from Cr Morse was PUT

45 Item 2.03 NOTICE OF MOTION - CR BOURKE & JENNINGS (20.00299)

MOVED Cr M Morse and SECONDED Cr I North

That Council requests the consultants to provide additional redesigned logos and additional redesigned tag lines for consideration by Council as a matter of urgency.

The AMENDMENT was PUT and LOST

The MOTION of Crs Jennings and Bourke was then PUT

46 Item 2.04 NOTICE OF MOTION - CR BOURKE & JENNINGS (20.00299)

MOVED Cr J Jennings and SECONDED Cr B Bourke

**RESOLVED:** That Council:

This is page 13 of Minutes (Minute Book Folio 12629) of the Ordinary Meeting of Council held on 15 November 2017

General Manager

Mayor

- (a) continue with its Brand Strategy, but requests the consultants to provide two additional redesigned logos and two additional redesigned tag lines for consideration by Council as a matter of urgency.
- (b) report on the logo development consultation process deployed to date including consultation with tourism stakeholders, councillors and the broarder community, as well as report on options for future consultations in developing, choosing and releasing the final branding logo and tag line, once two alternate logos and tag lines have been produced as per item (a) above.

#### **COUNCILLORS/ DELEGATES REPORTS**

## <u>Item 1 MINUTES - AUSTRALIA DAY WORKING PARTY - 24 OCTOBER 2017</u> (23.00033)

**MOVED** Cr I North and **SECONDED** Cr J Jennings

**RESOLVED:** That the information be noted.

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

# 48 RESOLVE INTO CONFIDENTIAL COMMITTEE OF THE WHOLE TO DEAL WITH CONFIDENTIAL REPORTS

**MOVED** Cr B Bourke

and **SECONDED** Cr J Fry

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	INSTALLATION OF ELECTRIC VEHICLE	10A (2) (d) (iii) – contains commercial information of a confidential nature that
	CHARGING STATION	would, if disclosed, reveal a trade secret.

This is page 14 of Minutes (Minute Book Folio 12630) of the Ordinary Meeting of Council held on 15 November 2017

Page 30

#### \* DIRECTOR CORPORATE SERVICES & FINANCE'S REPORT

ITEM	SUBJECT	REASON FOR CONFIDENTIALITY
1	RENEWAL OF SPORTING LICENCE AGREEMENT - PART LOT 1 DP1167594 KNOWN AS THE JOHN MATTHEWS SPORTING COMPLEX AT 261 DURHAM STREET, BATHURST WITH THE BATHURST NETBALL ASSOCIATION INC.	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	SPORTING LICENCE AGREEMENT - PART LOT 1 DP194761 AND PART LOT 104 DP1073272 KNOWN AS THE HEREFORD STREET RUGBY LEAGUE COMPLEX TO THE ST PATS RUGBY LEAGUE FOOTBALL CLUB	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.
3	LAND ACQUISITION FOR LOT 267 DP820952 KNOWN AS 362 PANORAMA AVENUE, BATHURST	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.
4	PROPOSED NEW COMMERCIAL LEASE AGREEMENT - LOT 1 DP774489 KNOWN AS 230 HOWICK STREET, BATHURST	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.
5	BOUNDARY ADJUSTMENT AND SALE OF LAND AT PART LOT 3 DP1185929 KNOWN AS 29 HAMPDEN PARK ROAD, KELSO	10A (2) (c) – contains information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business. Discussion of the matter in an open meeting would, on balance, be contrary to the public interest as it would prejudice council's position in negotiating commercial and or financial

This is page 15 of Minutes (Minute Book Folio 12631) of the Ordinary Meeting of Council held on 15 November 2017

Page 31

General Manager \_\_\_\_\_

		arrangements.
6	LARGE SITE ELECTRICITY CONTRACT CENTROC PROCUREMENT	10A (2) (d) (iii) – contains commercial information of a confidential nature that would, if disclosed, reveal a trade secret.
7	BATHURST VISITOR INFORMATION CENTRE CAFE - LEASE	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."
8	INTERIM SPORTING LICENCE AGREEMENT - LOT 234 IN DP750357 KNOWN AS THE BATHURST INDOOR SPORTS STADIUM LOCATED ON VITTORIA STREET, BATHURST	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 ENGINEERING SERVICES' REPORT

ITEM	SUBJECT	REASON FOR CONFIDENTIALITY
1	RESURFACING OF HOCKEY FIELD, LEARMONTH PARK	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	PROPOSED PURCHASE OF LEVEE LAND ENCROACHING UPON 93 STANLEY STREET BATHURST	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.+
3	PROPOSED FINALISATION OF ROAD CLOSURE APPLICATION - LOTS 97, 101 & 103 DP1174100 HILL END ROAD SALLYS FLAT	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

This is page 16 of Minutes (Minute Book Folio 12632) of the Ordinary Meeting of Council held on 15 November 2017

Page 32

General Manager \_\_\_\_\_

		person who supplied it.
4	PROPOSED TRANSFER AND CLOSURE OF RESIDUE OF CROWN ROAD ADJOINING LOT 57 DP756873 - PART OF HILL END ROAD SALLYS FLAT	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.
5	TENDER FOR PANORAMA MOTORCYCLE CLUB RACE CONTROL AND AMENITIES BUILDING	10A (2) (d) (iii) – contains commercial information of a confidential nature that would, if disclosed, reveal a trade secret.

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

<u>a ltem 1 INSTALLATION OF ELECTRIC VEHICLE CHARGING STATION (13.00053)</u>

MOVED Cr B Bourke

and **SECONDED** Cr I North

That Council:

- (a) note the report; and
- (b) delegate authority to the General Manager to sign a licence agreement on behalf of Council.

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

b Item 1 RENEWAL OF SPORTING LICENCE AGREEMENT - PART LOT 1
DP1167594 KNOWN AS THE JOHN MATTHEWS SPORTING COMPLEX AT 261
DURHAM STREET, BATHURST WITH THE BATHURST NETBALL
ASSOCIATION INC. (04.00013)

MOVED Cr I North

and **SECONDED** Cr B Bourke

**That** Council approves the renewal of the Sporting Licence Agreement for part Lot 1 in DP 1167594 at 261 Durham Street Bathurst with the Bathurst Netball Association Inc. for a period of 5 years as detailed in the report.

<u>LOT 104 DP1073272 KNOWN AS THE HEREFORD STREET RUGBY LEAGUE</u>

<u>COMPLEX TO THE ST PATS RUGBY LEAGUE FOOTBALL CLUB (04.00146)</u>

<u>MOVED Cr B Bourke</u>

and <u>SECONDED</u> Cr J Rudge

**That** Council approves entering into a sporting organisation lease agreement for part Lot 1 DP194761 and part Lot 104 DP1073272 known as the Hereford Street Rugby League Complex with the St Pats Rugby League Football Club for a period

This is page 17 of Minutes (Minute Book Folio 12633) of the Ordinary Meeting of Council held on 15 November 2017

Page 33

General Manager

Mayor

of 5 years as detailed in the report.

# d Item 3 LAND ACQUISITION FOR LOT 267 DP820952 KNOWN AS 362 PANORAMA AVENUE, BATHURST (22.08931)

**MOVED** Cr I North

and **SECONDED** Cr B Bourke

#### That Council:

- (a) commence the process of land acquisition of Lot 267 DP820952 known as 362 Panorama Avenue, Bathurst.
- (b) delegate authority to the General Manager to make an application to the Department of Industry Lands & Forestry for acquisition as per the report.
- (c) delegate authority to the General Manager to contact the Bathurst Local Aboriginal Land Council to negotiate a resolution to the claim.

# <u>e ltem 4 PROPOSED NEW COMMERCIAL LEASE AGREEMENT - LOT 1</u> <u>DP774489 KNOWN AS 230 HOWICK STREET, BATHURST (22.00041)</u> <u>MOVED Cr B Bourke and <u>SECONDED</u> Cr M Morse</u>

**That** Council approves entering into a new commercial lease agreement for Lot 1 in DP774489 known as Level 1, 230 Howick Street, Bathurst for a period of 5 years with a 5 year option as detailed in the report.

f <u>Item 5 BOUNDARY ADJUSTMENT AND SALE OF LAND AT PART LOT 3</u>
DP1185929 KNOWN AS 29 HAMPDEN PARK ROAD, KELSO (22.16350)
MOVED Cr B Bourke and SECONDED Cr M Morse

**That** Council approves the boundary adjustment and sale of part Lot 3 in DP1185929 known as 29 Hampden Park Road, Kelso as detailed in the report.

# g <u>Item 6 LARGE SITE ELECTRICITY CONTRACT CENTROC PROCUREMENT</u> (16.00007)

**MOVED** Cr B Bourke

and **SECONDED** Cr J Fry

**That** the information be noted.

# h MOVED Cr B Bourke and SECONDED Cr J Rudge

**That** Council not approve an extension of the "lease-free" period as requested by the lessees of the Bathurst Visitor Information Centre Cafe.

Cr North asked that his negative vote be recorded.

This is page 18 of Minutes (Minute Book Folio 12634) of the Ordinary Meeting	of Council
held on 15 November 2017	Page 34
General Manager	Mayor

# i Item 8 INTERIM SPORTING LICENCE AGREEMENT - LOT 234 IN DP750357 KNOWN AS THE BATHURST INDOOR SPORTS STADIUM LOCATED ON VITTORIA STREET, BATHURST (21.00037)

**MOVED** Cr I North

and **SECONDED** Cr J Rudge

**That** a further report come back to the December 2017 Council Meeting.

#### **Director Engineering Services' Report**

<u>i ltem 1 RESURFACING OF HOCKEY FIELD, LEARMONTH PARK (36.00652)</u>

<u>MOVED Cr I North and SECONDED Cr B Bourke</u>

**That** Council accepts the tender of Tuff Turf N Co Pty Ltd for the Resurfacing of Hockey Field, Learmonth Park, in the amount of \$484,788.59 (including GST) subject to adjustments and provisional items.

<u>k</u> <u>Item 2 PROPOSED PURCHASE OF LEVEE LAND ENCROACHING UPON 93</u> <u>STANLEY STREET BATHURST (22.04712)</u>

MOVED Cr I North

and **SECONDED** Cr J Rudge

#### That Council:

- (a) Approve the purchase of proposed Lot 6 in Plan of Subdivision of 93 Stanley Street Bathurst;
- (b) Classify the land as Operational Land under the provisions of section 31(2) of the Local Government Act 1993;

subject to the information contained in the Director Engineering Services' report.

<u>I ltem 3 PROPOSED FINALISATION OF ROAD CLOSURE APPLICATION - LOTS</u>

97, 101 & 103 DP1174100 HILL END ROAD SALLYS FLAT (25.00262)

MOVED Cr B Bourke and SECONDED Cr J Fry

#### That Council:

- (a) Finalise the process of closing road Lots 97, 101 & 103 DP1174100, and
- (b) Transfer Lot 101 DP1174100 to the owner of 2641 Hill End Road subject to the information provided in the Director Engineering Services' report.
- m Item 4 PROPOSED TRANSFER AND CLOSURE OF RESIDUE OF CROWN
  ROAD ADJOINING LOT 57 DP756873 PART OF HILL END ROAD SALLYS
  FLAT (25.00262)

**MOVED** Cr B Bourke

and **SECONDED** Cr J Rudge

This is page 19 of Minutes (Minute Book Folio 12635) of the Ordinary Meetin	g of Council
held on 15 November 2017	Page 35
General Manager	Mayor

#### That Council:

- (a) approve the transfer of residue Crown Road adjoining Lot 57 DP756873 Hill End Road, Sallys Flat from The Crown to Council
- (b) following the transfer of land to Council, approve an application to close the road being made to Department of Industry Lands
- (c) following the closure of the road, approve the transfer of the road to the adjoining landowner,

subject to the information contained in the Director Engineering Services' report.

# n <u>Item 5 TENDER FOR PANORAMA MOTORCYCLE CLUB RACE CONTROL AND AMENITIES BUILDING (36.00649)</u>

**MOVED** Cr I North

and **SECONDED** Cr J Rudge

**That** Council accepts the tender from Nick Harvey Constructions in the amount of \$199,411.00 (GST inclusive), subject to provisional items and variations.

#### **RESOLVE INTO OPEN COUNCIL**

### 49 RESOLVE INTO OPEN COUNCIL

**MOVED** Cr B Bourke

and **SECONDED** Cr J Jennings

**RESOLVED:** That Council resume Open Council.

#### ADOPT REPORT OF THE COMMITTEE OF THE WHOLE

### 50 ADOPT REPORT OF THE COMMITTEE OF THE WHOLE MOVED Cr B Bourke and SECONDED Cr I North

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

#### **MEETING CLOSE**

#### 51 MEETING CLOSE

The Meeting closed at 9.13 pm.

CHAIRMAN:		

This is page 20 of Minutes (Minute Book Folio 12636) of the Ordinary Meeting held on 15 November 2017	
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#### **MINUTE**

#### 5 <u>DECLARATION OF INTEREST 11.00002</u> MOVED: Cr B Bourke SECONDED: Cr J Rudge

**RESOLVED:** That the following Declarations of Interest be noted.

#### Cr Fry

Item #7 of the Director Cultural & Community Service's report.

Item #1 of the Notice of Motion.

Item #1, #2, #5 of the Director Engineering Service's Confidential report.

#### General Manager

Item #1 of the Mayoral Minute Confidential report.

Declaration Of Interest to the Council Meeting 13/12/2017

MAYOR

GENERAL MANAGER

GENERAL MANAGER'S REPORT AND MINUTES			
ORDINARY MEETING OF BATHURST REGIONAL COUNCIL			
13 DECEMBER 2017			

#### 1 SENIOR STAFF CONTRACTS (19.00030)

**Recommendation**: That the information be noted.

The provisions of Section 339 of the Local Government Act (1993) requires that, Report:

"The General Manager must, at least once annually, report to the Council on the contractual conditions of senior staff."

The only staff position that is appointed by the governing body of Council is that of the General Manager. The position of General Manager is a senior staff position under Section 334(1) of the Local Government Act (1993).

The General Manager is responsible for the appointment of all other staff (including senior staff) in accordance with the organisation structure and resources approved by the Council's governing body.

The following positions are in Council's structure:

- General Manager
- Director Corporate Services & Finance
- **Director Engineering Services**
- Director Environmental Planning & Building Services, and,
- Director Cultural & Community Services

Each senior staff member is employed on a five year fixed term performance based contract. Employment Contracts are in accordance with the Office of Local Government's Standard contracts for General Managers and senior staff.

Performance of senior staff is reviewed annually by the General Manager. A sub-committee of Council undertakes the performance review of the General Manager, which is reported to the full Council.

All contracts have the same conditions, which include four (4) weeks annual leave (cumulative), three (3) weeks sick leave (cumulative), long service leave in accordance with the Local Government Award, public holidays as gazetted and motor vehicle included in the salary package.

**Financial Implications**: Staff costs are provided for in the Council's adopted budget.

#### Bathurst 2036 Community Strategic Plan - Objectives and Strategies

Objective 33: To be and develop good leaders.

#### **Community Engagement**

Inform To provide the public with balanced and objective information to help them

understand the problem, alternatives opportunities and/or solutions.

Strategy 33.5

General Manager's Report to the Council Meeting 13/12/2017	
GENERAL MANAGER	MAYOR

MINUTE				
6	Item 1 SENIOR STAFF CONTRACTS (19.00030)  MOVED: Cr B Bourke SECONDED: Cr W Aubin			
	RESOLVED: That the information be noted.			
	General Manager's Report to the Council Meeting 13/12/2017			

## 2 UPPER MACQUARIE COUNTY COUNCIL (UMCC) OPERATIONS: SERVICE LEVELS & STRATEGIC DIRECTION (18.00172)

#### **Recommendation**: That:

- (a) The information be noted
- (b) A meeting be arranged with the Mayors and General Managers of UMCC Constituent Councils, UMCC Councillor Delegates and the General Manager of UMCC to discuss further arrangements
- (c) A report come back to Council with regards to the structure for weed control in the Bathurst Regional Council area.

#### Report: BACKGROUND

Council will recall that there has been an ongoing review of the services provided by UMCC for the treatment of weeds in the constituent Council areas. By way of background information, find at <a href="mailto:attachment1">attachment 1</a> the Review of Membership Upper Macquarie County Council (UMCC) 2013: "One Year of Weeds – Seven Years of Seeds". Further, Bathurst Regional Council wrote to UMCC 19 February 2014 as follows to assist in progressing the review:

19 February 2014

Mr Roy Jennison General Manager Upper Macquarie County Council PO Box 703 BATHURST NSW 2795

Dear Mr Jennison

Review of Bathurst Regional Council membership of Upper Macquarie County Council

Bathurst Regional Council has been undertaking an ongoing assessment of the services the Council provides, and the methodology by which such services are delivered. As part of this ongoing assessment Council determined that a review be undertaken of Bathurst Regional Council's membership of the Upper Macquarie County Council (UMCC).

The initial stage of the review was a collation of information for Council to understand the operations of UMCC and the level of service Bathurst Regional Council receives. The first stage has now been completed and the Council is now moving to assess its ongoing membership of UMCC.

A copy of the service review is attached for your information. Council seeks advice from the UMCC to the following issues:

- 1. Performance targets/level of service set for the future and the last three years actual, in particular for:
  - (a) Roadside inspections;
  - (b) Farmland properties;

General Manager's Report to the Council Meeting 13/12/2017	
GENERAL MANAGER	MAYOR

Page 41

- (c) Rural Residential properties;
- (d) Residential properties.
- 2. The level of staff allocation to the Bathurst Regional Council for "on the ground" works/inspectorial duties. Further, what are the levels of service to be provided by the inspections eg inspections/month. It would appear that currently on average one inspector is being allocated to Bathurst.
- 3. UMCC's position with respect to the report of the ILGRP Revitalising Local Government Final Report October 2013, in particular the Joint Organisation proposal.
- 4. Current expenditure (value \$) levels spent on the Bathurst Regional Council area as against revenues attributable to this area, for example, but not limited to, in regards to revenues, Council contribution, profit on aerial spraying, chemical sales, WAP grant and other grants.
- 5. UMCC's future proposals on enforcement actions to address noxious weeds.
- 6. Detailed scope of aerial spraying program including: basis for determining areas involved, take up (ha) in each local government area, resource demands, area of UMCC serviced by this program over a 3 4 year time line, and future costing policies.
- 7. UMCC's current position with regard to the NSW Weeds Review currently being undertaken.
- 8. Basis for allocation of expenditure on roadside spraying/weed control between the four (4) constituent Councils.
- 9. Whilst it is understood UMCC does not obtain records of private sprayings in the area nor does UMCC have statutory power to do so, is there any intention of trying to collate this data into the future?
- 10. Future direction in terms of technology eg GIS, aerial photography (including thermal imaging technologies to locate weed infestations) and GPS mapping/recording.
- 11. Has UMCC considered alternative methods for property inspections such as aerial inspections by helicopter.

UMCC's response by the end of March 2014 would be appreciated to assist Council in its consideration of this matter. Council would be pleased to meet with UMCC representatives if this would be of assistance.

Yours faithfully

D J Sherley GENERAL MANAGER

UMCC is a Weeds Control Authority, that acts for four (4) constituent Councils;

GENERAL MANAGER

- Bathurst Regional Council,
- Blayney Shire Council,
- Lithgow City Council,

Oberon Shire Council.

As part of the review of services provided to the constituent Councils, the Councils have requested that UMCC provide advice on future directions for weeds control in the area serviced by UMCC.

#### **REPORT**

UMCC at its meeting held on 17 March 2017 resolved that;

(i) as a priority, the Acting General Manager initiate a review to explore alternative governance models for weed control in the UMCC region.

Council has now received advice from UMCC of the results of the review by way of letter dated 29 November 2017 which states:

29 November 2017

Mr David Sherley General Manager Bathurst Regional Council

Dear David

<u> Upper Macquarie County Council – Governance Model</u>

You will be aware that there has been much discussion in recent times about the future of the Upper Macquarie County Council (UMCC). To progress this issue a meeting was held between the UMCC delegates and the Mayors and General Managers of the constituent councils to discuss the future directions of UMCC. This meeting was held on 9 March 2017 at the Bathurst Regional Council offices.

The UMCC as we now know it comprises the constituent councils of Bathurst Regional, Blayney, Lithgow and Oberon. It covers an area of almost 13,500 square kilometres, 77,000 residents and over 4,000kms of roads. Within this area of responsibility there are approximately 10,500 properties of a rural or rural/residential nature. While all properties, including residential properties, should be inspected from time to time those ones that have a rural element are the areas of main focus.

The UMCC was originally constituted by proclamation on 18 February 1949. With limited exceptions the Local Government Act 1993 applies to the UMCC in the same way as it applies to other local government councils and under Section 8 of the Act the UMCC has the same charter as any other council.

County councils were originally provided for in the Local Government Act 1919 and over time their roles have diminished. The number of county councils have reduced for various reasons, such as the large scale amalgamation of general purpose councils. Currently there are seven weed county councils in NSW incorporating 25 general purpose councils plus a further three general purpose councils that have other services provided to them e.g. water supply.

With the above in mind UMCC decided to review the situation for UMCC and discussions were held with UMCC councillors, staff and others in relation to the future of the organisation. During the research process, it was revealed that this was not the first time that the governance of UMCC has been questioned. It was found

General Manager's Report to the Council Meeting 13/	12/2017

that there were questions asked about the reorganisation of the UMCC in 1990. While this reorganisation was not seeking the disbanding of the UMCC it was seeking a reduction in the UMCC councillor numbers and other improvements to be made to the organisation to make it more efficient.

The main issues for the UMCC have been:

- The forecast long term financial sustainability of the organisation
- The reliance on government grants and contributions from constituent councils
- Ability to complete a considered satisfactory number of property inspections
- A significant amount of its financial resourcing being taken up in governance and general running of the organisation.

As stewards and custodians of their communities, councils and councillors are charged with the role to achieve the best outcomes for their local community, which includes ensuring that resources are used effectively and efficiently. In undertaking this responsibility UMCC considered a draft report on options for the organisation. This was broken into two main options and then sub options, these included:

- Option UMCC to Continue and;
  - 1. Make no changes
  - 2. Seek additional contribution from constituent councils (advantages and
  - 3. Alternative funding arrangements
  - 4. Reduce administrative costs by one council undertaking the role of General Manager, or even councils rotating this role
  - 5. Shared services model between UMCC and a constituent council
  - 6. Expand the area of operations of UMCC
- Option UMCC be Dissolved and:
  - 1. Transfer Noxious Weed Management to Local Land Services (LLSs)
  - 2. Transfer Weed Control Coordination to NSW Primary Industries
  - 3. Operate Weed control by the individual councils
  - 4. Transfer Weed Control Coordination to JO/ROC (Centroc) to run weeds
  - 5. Coordination by a Regional Chief Weeds Officer
  - 6. Deed of agreement between councils a shared service model where one council is the service provider and others buy the services
  - 7. Delegation of service from several councils to one provider
  - 8. Operate a weeds business unit as a S355 committee of a constituent council, similar to that of the operation of Centroc

While some of the options considered were extremely unlikely to occur they were still considered from the point of view of discussion points.

Following this report the UMCC then conducted a workshop with councillors on 24 November 2017 to consider the options with a recommendation going to the UMCC meeting on the same day. At the UMCC meeting it was resolved;

#### That:

- Council notes that a workshop was held earlier today providing councillor induction plus the workshop considered options in relation to Alternative Governance Models for the future of UMCC;
- 2. Council propose that Upper Macquarie County Council continue to operate under the current governance structure;
- 3. UMCC Councillor delegates report to their constituent councils on the proposal and recent improvements made to the organisation; and

General Manager's Report to the Council Meeting 13/12/2017

- 4. Subject to responses from constituent councils, UMCC:
  - i. identifies targets that it wishes to achieve over the coming 12 months;
     and
  - ii. again reviews the status of the organisation at the December 2018 UMCC meeting.

In coming to this position UMCC had regard to the following advantages of continuing with the current structure:

- Specialised knowledge and knowledge support base of the staff. These staff
  are often sharing information and providing advice to one another. Such a
  base would likely not be available to the constituent councils if they were
  running the program themselves, especially for the smaller member councils.
- Independence from other councils the UMCC has the responsibility for a specific issue and across multiple local government areas. This responsibility has the benefit that it is not a distraction to the day to day functions of the general purpose council.
- Ability to run larger scale programs some programs are run on a larger scale that possibility would not be run by an individual council, e.g. aerial weed spraying program or the recent large scale inspections of Wattle Flat. These programs are unlikely to be run by individual councils.
- Greater level of consistency with staff covering a wider region there is a greater consistency of approach, as opposed to different approaches across LGAs
- Greater level of input by councillors under the current model UMCC councillors are able to play a more active role in the management and control of weeds in the control area. It provides a greater level of democratic input.

Other issues that UMCC took into account with this decision included:

- The increased number of property inspections being undertaken by UMCC
- UMCC's efforts in moving to the newly enacted Biosecurity Act
- Significantly increased community involvement with UMCC staff attending a number of community events over the past 12 months
- UMCC being more proactive in taking action against landholders that have not taken reasonable action to control weeds
- Grant funding being obtained to further improve inspection numbers such as remotely piloted aircraft (drones)
- Additional grant funding recently announced for the control of weeds assisting with UMCC's financial position
- Entering into service sharing with Bathurst Regional Council, e.g. document management

It would be appreciated if your Council could consider this and provide advice to the UMCC on what it sees as its position for the UMCC.

Should you have any further questions then please contact me.

Yours sincerely

RW Bailey Acting General Manager

Given the advice provided by UMCC it would be appropriate to seek a meeting of the

Gener	al Manager's Report to the Coun	cil Meeting 13/12/2017	
	GENERAL MANAGER	N	ЛАҮОБ
	<del></del>	p	age 4!

Mayors and General Managers of the constituent councils as well as the council delegates to UMCC and the General Manager of UMCC to progress this matter forward.

The advice provided does not fully address the Level of Service issue raised in 2014 by Bathurst Regional Council, nor does it identify how to maintain;

- 1. Long term financial viability,
- 2. Ability to meet governance requirements with current resources available,
- 3. Strategic capacity

These factors are to be considered in determining a long term direction for weeds management in the Bathurst Regional Council Area.

**Financial Implications**: There are no financial implications at this time.

#### Bathurst 2036 Community Strategic Plan - Objectives and Strategies

•	Objective 9: To protect and enhance the region's landscapes, views, vistas, open spaces and the Macquarie River.	Strategy 9.4
•	Objective 10: To protect and enhance the region's biodiversity.	Strategy 10.6
•	Objective 10: To protect and enhance the region's biodiversity.	Strategy 10.10
•	Objective 33: To be and develop good leaders.	Strategy 33.5

#### **Community Engagement**

• Inform To provide the public with balanced

and objective information to help them understand the problem, alternatives

opportunities and/or solutions.

MAYOR Page 46

GENERAL MANAGER

#### **MINUTE**

#### 7 <u>Item 2 UPPER MACQUARIE COUNTY COUNCIL (UMCC) OPERATIONS:</u> <u>SERVICE LEVELS & STRATEGIC DIRECTION (18.00172)</u>

MOVED: Cr I North SECONDED: Cr J Fry

**RESOLVED:** That:

- (a) The information be noted
- (b) A meeting be arranged with the Mayors and General Managers of UMCC Constituent Councils, UMCC Councillor Delegates and the General Manager of UMCC to discuss further arrangements
- (c) A report come back to Council with regards to the structure for weed control in the Bathurst Regional Council area.

Yours faithfully

D J Sherley

**GENERAL MANAGER** 

**GENERAL MANAGER** 

DIRECTOR ENVIRONMENTAL PLANNING & BUILDING SERVICES' REPORT AND MINUTES			
ORDINARY MEETING OF BATHURST REGIONAL COUNCIL			
13 DECEMBER 2017			

### 1 SECTION 79C OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 (03.00053)

**Recommendation**: That the information be noted.

**Report**: Section 79C of the Environmental Planning and Assessment Act 1979 is provided below to assist Council in the assessment of Development Applications.

#### 79C Evaluation

#### (1) Matters for consideration—general

In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:

- (a) the provisions of:
  - (i) any environmental planning instrument, and
  - (ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and
  - (iii) any development control plan, and
  - (iiia) any planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F, and
  - (iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph), and
  - (v) any coastal zone management plan (within the meaning of the *Coastal Protection Act 1979*),

that apply to the land to which the development application relates,

- (b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,
- (c) the suitability of the site for the development,
- (d) any submissions made in accordance with this Act or the regulations,
- (e) the public interest.

**Note.** See section 75P (2) (a) for circumstances in which determination of development application to be generally consistent with approved concept plan for a project under Part 3A.

### (2) Compliance with non-discretionary development standards—development other than complying development

If an environmental planning instrument or a regulation contains non-discretionary development standards and development, not being complying development, the subject of a development application complies with those standards, the consent authority:

- (a) is not entitled to take those standards into further consideration in determining the development application, and
- (b) must not refuse the application on the ground that the development does not comply with those standards, and
- (c) must not impose a condition of consent that has the same, or substantially the

same, effect as those standards but is more onerous than those standards, and the discretion of the consent authority under this section and section 80 is limited accordingly.

- (3) If an environmental planning instrument or a regulation contains non-discretionary development standards and development the subject of a development application does not comply with those standards:
  - (a) subsection (2) does not apply and the discretion of the consent authority under this section and section 80 is not limited as referred to in that subsection, and
  - (b) a provision of an environmental planning instrument that allows flexibility in the application of a development standard may be applied to the non-discretionary development standard.

**Note.** The application of non-discretionary development standards to complying development is dealt with in section 85A (3) and (4).

#### (3A) Development control plans

If a development control plan contains provisions that relate to the development that is the subject of a development application, the consent authority:

- (a) if those provisions set standards with respect to an aspect of the development and the development application complies with those standards—is not to require more onerous standards with respect to that aspect of the development, and
- (b) if those provisions set standards with respect to an aspect of the development and the development application does not comply with those standards—is to be flexible in applying those provisions and allow reasonable alternative solutions that achieve the objects of those standards for dealing with that aspect of the development, and
- (c) may consider those provisions only in connection with the assessment of that development application.

In this subsection, **standards** include performance criteria.

#### (4) Consent where an accreditation is in force

A consent authority must not refuse to grant consent to development on the ground that any building product or system relating to the development does not comply with a requirement of the *Building Code of Australia* if the building product or system is accredited in respect of that requirement in accordance with the regulations.

(5) A consent authority and an employee of a consent authority do not incur any liability as a consequence of acting in accordance with subsection (4).

#### (6) **Definitions**

In this section:

- (a) reference to development extends to include a reference to the building, work, use or land proposed to be erected, carried out, undertaken or subdivided, respectively, pursuant to the grant of consent to a development application, and
- (b) **non-discretionary development standards** means development standards that are identified in an environmental planning instrument or a regulation as non-discretionary development standards.

	lication	s: Ni

#### Bathurst 2036 Community Strategic Plan - Objectives and Strategies

 Objective 28: To plan for the growth of the region and the protection of the region's environmental, economic, social and cultural assets. Strategy 28.8

#### **Community Engagement**

Inform

To provide the public with balanced and objective information to help them understand the problem, alternatives opportunities and/or solutions.

Director Environmental Planning & Building Services' Report to the Council Meeting 13/12/2017

#### **MINUTE**

8 <u>Item 1 SECTION 79C OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 (03.00053)</u>

MOVED: Cr W Aubin SECONDED: Cr J Jennings

**RESOLVED:** That the information be noted.

Director Environmental Planning & Building Services' Report to the Council Meeting 13/12/2017

\_\_\_\_\_ GENERAL MANAGER \_\_\_\_\_ MAYOR

Page 52

#### **2 GENERAL REPORT (03.00053)**

**Recommendation**: That the information be noted.

**Report**: The following reports are provided for Council's information.

- (a) Applications approved using authority delegated to the Director Environmental Planning & Building Services during November 2017 (<u>attachment 1</u>).
- (b) Applications refused during November 2017 (attachment 2).
- (c) Applications under assessment as at the date of compilation of this report (<u>attachment</u> <u>3</u>).
- (d) Applications pending determination for greater than 40 days as at the date of compilation of this report (attachment 4).
- (e) Applications with variations to development standards under State Environmental Planning Policy No. 1 or Clause 4.6 of Bathurst Regional LEP 2014 approved in November 2017 (attachment 5).
- (f) No political disclosure statements have been received in relation to any "planning applications" being considered at this meeting.

Financial Implications: Nil.

#### Bathurst 2036 Community Strategic Plan - Objectives and Strategies

 Objective 28: To plan for the growth of the region and the protection of the region's environmental, economic, social and cultural assets. Strategy 28.8

#### **Community Engagement**

Inform
 To provide the public with balanced

and objective information to help them understand the problem, alternatives opportunities and/or solutions.

#### **MINUTE**

9	Item 2	GENERAL REPORT (03.00053)
	MOVED:	Cr B Bourke SECONDED: Cr J Fry

**RESOLVED:** That the information be noted.

## 3 DEVELOPMENT APPLICATION NO. 2017/368 – CONVERSION OF TWO EXISTING RESIDENTIAL UNITS TO ONE SINGLE DWELLING AT 92 RUSSELL STREET, BATHURST. APPLICANT: JIM LAVIS. OWNER: MR JS LAVIS (DA/2017/368)

#### **Recommendation**: That Council:

- (a) as the consent authority, grant deferred commencement consent pursuant to section 80(3) of the Environmental Planning and Assessment Act 1979 to Development Application No. 2017/368, subject to conditions able to be imposed pursuant to Section 80(A) of the Environmental Planning and Assessment Act 1979, as amended including deferred commencement conditions as follows:
  - (i) The consents given by Council's Notice of Determination of Building Application No. 1967/129 and dated 23 September 1967, Development Application No. 1999/0450 and dated 6 April 1999 and Development Application No. 2014/0433 and dated 10 February 2015 are to be surrendered in accordance with Section 104A of the Environmental Planning and Assessment Act 1979,
  - (ii) The deferred commencement conditions are to be satisfied within 6 months of the granting of development consent; and
- (b) call a division.

#### Report: The Site

Council has received a Development Application (DA) for the conversion of two existing residential units to one single dwelling at 92 Russell Street, described as Lot 1 DP 849515. A location plan is provided at **attachment 1**.

The site contains a two-storey terrace house and a single storey building at the rear of the property. The latter is proposed to be used as a secondary dwelling (granny flat) pursuant to Development Application 2017/369 being considered concurrently with this application (refer to item 4 of DEPBS report). The property is adjacent to Kohlhoff Way and The Neighbourhood Centre (formerly BINC). To the rear of the site is the Bathurst Seymour Centre and the Kohlhoff Way car park. The site is accessed off Kohlhoff Way but also has right-of-carriage way off Russell Street.

The property is 443.1 sqm.

The site is part of a set of four terrace style dwellings of the Victorian era that contribute to the streetscape.

#### History of the Site

Development consent by the former Bathurst City Council was issued in 1967 for the conversion of the existing dwelling into two units.

Council at its meeting held 4 February 2015 resolved to approve (DA 2014/433) a secondary dwelling (granny flat) to the rear of the property. The documentation submitted by the applicant with this previous application incorrectly referred to the terrace as being a single dwelling. The effect of this is that the development as lodged should have been characterised as residential units (being 3 or more dwellings on the property). Residential

Director Environmental Planning & Building Services' Rep	port to the Council Meeting 13/12/2017
GENERAL MANAGER	MAYOR
	Page 55

units, at the density proposed, are a prohibited development in the zone.

The intention behind this Development Application and Development Application 2017/369 is to return the property to the state indicated in the original documentation submitted and approved by Council and to regularise the use of the building at the rear as a granny flat. It is to be noted that the Development Application must still be assessed on its respective merits.

The intention is therefore to surrender the existing consents that apply to the property by way of a "deferred commencement" condition with this and DA 2017/369.

It is further noted that given the approval history of this development, Council has had its assessment report peer reviewed by officers of Orange City Council, which has concluded that the application warrants consent (see <u>attachment 2</u>).

#### The proposal

The proposal involves conversion of the two existing units within the terrace to one single dwelling. A plan of the proposed development is at <u>attachment 3</u>.

A copy of the applicant's Statement of Environmental Effects is provided at attachment 4.

The works involved to convert the two units into a single dwelling is limited to the removal of one kitchen from the upper level and reinstating the stair well between the upper and lower level.

There are no changes proposed to the external façade of the building.

#### Planning Context

#### Bathurst Regional Local Environmental Plan 2014

The subject site is zoned B3 Commercial Core under the provisions of the *Bathurst Regional Local Environmental Plan 2014*. Dwellings are permissible with consent in the B3 Commercial Core zone. The proposal is consistent with the objectives of the zone.

#### 4.3 Floor Space Ratio

As the property is zoned B3 Commercial Core a maximum floor space ratio of 2:1 applies. In this particular case the floor space ratio is in the order of 0.5:1.

#### 5.10 Heritage Conservation

The objective of this clause is to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views.

The site is located within the Bathurst Heritage Conservation Area but is not listed as an individual heritage item.

Clause 5.10(4) of Bathurst Regional Local Environmental Plan 2014 requires Council to consider the effect of the proposed development on the heritage significance of the heritage conservation area.

There are no external works proposed to the existing terrace building. The proposed works are internal only. Thus there is no impact on the external fabric of the dwelling. The

application returns the terrace to a single dwelling which is consistent with its original use at the time of construction. The proposal is considered consistent with the objectives of Clause 5.10.

#### Bathurst Regional Development Control Plan 2014

#### Chapter 4 Residential Development

As the Development Application is for a single dwelling in the B3 Commercial zone many of the development standards normally associated with higher density developments (ie medium density developments) do not apply. These include the minimum lot size requirements which apply to dwellings in the residential zone.

As the development is occurring wholly within the existing terrace structure there are no physical changes to the existing setbacks, height of building, off street car parking or access arrangements at the subject site.

The site is contained within Precinct 1 pursuant to the *Bathurst Regional Development Control Plan 2014* (DCP). Dwellings are permissible with consent in the precinct. The proposal is consistent with the objectives of the Precinct and the development standards for dwellings as outlined below:

Development Standard	Proposed	Permissible	Complies
Minimum lot size	443.1 sqm	NA	Yes
Density		NA	Yes
Height	Two storey	Two storey	Yes
Setbacks - Front	Existing contributory building with no external alterations	Complementary	Yes
Setbacks - Rear	Existing building	In accordance with NCC	Yes
Setbacks - Side	Existing building	In accordance with NCC	Yes
Carparking - Resident	Existing car parking is provided in the form of an open area to the rear of the proposed granny flat	1 covered car parking space	Parking space provided although not covered
Open space area	Fenced private area provided between the rear of the dwelling and proposed granny flat	NA	Yes
Open space width	Fenced private area provided between the rear of the dwelling and proposed granny flat	NA	Yes

#### Submissions

#### Chapter 2 Exhibition and Notification

The development application was notified to adjoining property owners from 16 October 2017 to 25 October 2017 in accordance with Chapter 2 of the DCP.

Director Environmental Planning & Building Services' Report to the Council Meeting 13/12/2017	
GENERAL MANAGER	MAYOR Page 57

Following the advertising and notification period, no submissions were received.

#### Conclusion

The proposed development seeks consent for the conversion of two residential units into one single dwelling. The works involve removing one kitchen and reinstating the original internal stairwell.

The proposed development is compliant with the commercial zoning and planning controls. There are no changes to the façade of the building, having no further impact on the streetscape. Approval is therefore recommended.

Financial Implications: Nil.

#### Bathurst 2036 Community Strategic Plan - Objectives and Strategies

 Objective 28: To plan for the growth of the region and the protection of the region's environmental, economic, social and cultural assets. Strategy 28.8

#### **Community Engagement**

Consult To obtain public feedback on alternatives and/or decisions

Director Environmental Planning & Building Services' Report to the Council Meeting 13/12/2017

#### **MINUTE**

10 Item 3 DEVELOPMENT APPLICATION NO. 2017/368 – CONVERSION OF TWO EXISTING RESIDENTIAL UNITS TO ONE SINGLE DWELLING AT 92 RUSSELL STREET, BATHURST. APPLICANT: JIM LAVIS. OWNER: MR JS LAVIS (DA/2017/368)

MOVED: Cr I North SECONDED: Cr B Bourke

**RESOLVED:** That Council:

- (a) as the consent authority, grant deferred commencement consent pursuant to section 80(3) of the Environmental Planning and Assessment Act 1979 to Development Application No. 2017/368, subject to conditions able to be imposed pursuant to Section 80(A) of the Environmental Planning and Assessment Act 1979, as amended including deferred commencement conditions as follows:
  - (i) The consents given by Council's Notice of Determination of Building Application No. 1967/129 and dated 23 September 1967, Development Application No. 1999/0450 and dated 6 April 1999 and Development Application No. 2014/0433 and dated 10 February 2015 are to be surrendered in accordance with Section 104A of the Environmental Planning and Assessment Act 1979,
  - (ii) The deferred commencement conditions are to be satisfied within 6 months of the granting of development consent; and
- (b) call a division.

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

#### The result of the division was:

<u>In favour of the motion</u> - Cr W Aubin, Cr B Bourke, Cr A Christian, Cr J Fry, Cr G Hanger, Cr J Jennings, Cr M Morse, Cr I North, Cr J Rudge,

Against the motion - Nil

Absent - Nil

Abstain - Nil

Director Environmental Planning & Building Services' Report to the Council Meeting	13/12/2017

GENERAL MANAGER

## 4 DEVELOPMENT APPLICATION NO. 2017/369 – FITOUT AND USE OF EXISTING SINGLE STOREY BUILDING AS SECONDARY DWELLING AT 92 RUSSELL STREET, BATHURST. APPLICANT: JIM LAVIS. OWNER: MR JS LAVIS (DA/2017/369)

#### **Recommendation**: That Council:

- (a) as the consent authority, grant deferred commencement consent pursuant to section 80(3) of the Environmental Planning and Assessment Act 1979 to Development Application No. 2017/369, subject to conditions able to be imposed pursuant to Section 80(A) of the Environmental Planning and Assessment Act 1979, as amended including deferred commencement conditions as follows:
  - (i) The consents given by Council's Notice of Determination of Building Application No. 1967/129 and dated 23 September 1967, Development Application No. 1999/0450 and dated 6 April 1999 and Development Application No. 2014/0433 and dated 10 February 2015 are to be surrendered in accordance with Section 104A of the Environmental Planning and Assessment Act 1979,
  - (ii) The deferred commencement conditions are to be satisfied within 6 months of granting of development consent; and
- (b) call a division.

#### Report: The Site

Council has received a Development Application (DA) for the fitout of an an existing building and its use as a secondary dwelling (granny flat) at 92 Russell Street, described as Lot 1 DP 849515. A location plan is provided at <u>attachment 1</u>.

The site contains a two-storey terrace house and a single storey building at the rear of the property. The former is to be converted into a single dwelling pursuant to Development Application 2017/368 also under consideration by Council (refer to item 3 of DEPBS report). The latter is proposed to be used as a secondary dwelling pursuant to this Development Application 2017/369. The property is adjacent to Kohlhoff Way and The Neighbourhood Centre (formerly BINC). To the rear of the site is the Bathurst Seymour Centre and the Kohlhoff Way car park. The site is accessed off Kohlhoff Way but also has right-of-carriage way off Russell Street.

The property is 443.1 sqm.

The site is part of a set of four terrace style dwellings of the Victorian era that contribute to the streetscape.

#### History of the Site

Development consent by the former Bathurst City Council was issued in 1967 for the conversion of the existing dwelling into two units.

Council at its meeting held 4 February 2015 resolved to approve (DA 2014/433) for the erection of a secondary dwelling (granny flat) to the rear of the property. The documentation submitted by the applicant with this previous application incorrectly referred to the terrace as being a single dwelling. The effect of this is that the development as lodged should have

Director Environmental Planning & Building Services' Report to the Council Meeting 1	3/12/2017
GENERAL MANAGER	MAYOR Page 60

been characterised as residential units (being 3 or more dwellings on the property). Residential units, at the density proposed, are a prohibited development in the zone.

The intention behind this Development Application and Development Application 2017/368 is to return the property to the state indicated in the original documentation submitted and approved by Council and to regularise the use of the building at the rear as a granny flat. It is to be noted that the Development Application must still be assessed on its respective merits.

The intention is therefore to surrender the existing consents that apply to the property by way of a "deferred commencement" condition with this and DA 2017/368.

It is further noted that given the approval history of this development, Council has had its assessment report peer reviewed by officers of Orange City Council, which has concluded that the application warrants consent (see <u>attachment 2</u>).

#### The proposal

The proposal involves use of the existing building at the rear of the property as a secondary dwelling (granny flat) and completion of its fitout. The substantive work undertaken to date has been undertaken in accordance with Development Application 2014/433.

A plan of the proposed development is at attachment 3.

A copy of the applicant's Statement of Environmental Effects is provided at attachment 4.

#### **Planning Context**

#### Bathurst Regional Local Environmental Plan 2014

The subject site is zoned B3 Commercial Core under the provisions of the *Bathurst Regional Local Environmental Plan 2014.* Secondary dwellings (granny flats) are permissible with consent in the B3 Commercial Core zone. The proposal is consistent with the objectives of the zone.

#### 4.3 Floor Space Ratio

As the property is zoned B3 Commercial Core a maximum floor space ratio of 2:1 applies. In this particular case the floor space ratio is in the order of 0.5:1.

#### 5.4 Controls relating to miscellaneous permissible uses

Clause 5.4 contains development standards in relation to specific development types including secondary dwellings. In the case of secondary dwellings clause 5.4 limits the proposed floor area to be no greater than 60 square metres or 20% of the total floor area of the principal dwelling.

In this particular case the granny flat has a floor area of less than 60 square metres (in the order of 57.12 sqm). Note that the building contains a loft/mezzanine area accessed via an internal ladder. This area is excluded from the calculation of the floor area.

The development therefore complies with clause 5.4.

Page 61

#### 5.10 Heritage Conservation

The objective of this clause is to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views.

The site is located within the Bathurst Heritage Conservation Area but is not listed as an individual heritage item.

Clause 5.10(4) of Bathurst Regional Local Environmental Plan 2014 requires Council to consider the effect of the proposed development on the heritage significance of the heritage conservation area.

The existing building is single storey, constructed of weatherboard and galvanised iron wall cladding and galvanised roofing.

The building is located to the rear of the site with limited visibility from Russell Street.

The building also adjoins a series of garages located at the rear of 88 and 90 Russell.

The impact on the heritage conservation area is therefore limited and considered appropriate in this instance.

#### Bathurst Regional Development Control Plan 2014

#### Chapter 4 Residential Development

As the proposed granny flat is not a form of medium density housing as outlined in Chapter 4 of the DCP and it is located in B3 Commercial Core zone many of the standards inclusive of the minimum lot size do not apply.

The general siting considerations under Chapter 4 continue to apply and are summarised below.

The site is contained within Precinct 1 pursuant to the *Bathurst Regional Development Control Plan 2014* (DCP). Secondary dwellings are permissible with consent in the precinct. The proposal is consistent with the objectives of the Precinct and the development standards for dwellings as outlined below:

Development Standard	Proposed	Permissible	Complies
Minimum lot size	443.1 sqm	NA	Yes
Density		NA	Yes
Height	Single storey	Two storey	Yes
Setbacks - Front	Located to the rear of the site	Complementary	Yes
Setbacks - Rear	6 metres	In accordance with NCC	Yes
Setbacks - Side	1.05 metres	In accordance with NCC	Yes
Carparking - Resident	Existing car parking is provided in the form of an open area to the rear of the proposed granny flat	1 car parking space	Yes
Open space area	Fenced private area	NA	Yes

Director Environmental	Planning & Building	J Services' Report	to the Council M	eeting 13/12/2017

	provided between the rear of the dwelling and proposed granny flat		
Open space width	Fenced private area provided between the rear of the dwelling and proposed granny flat	NA	Yes
Floor area	57 sqm	60sqm or 20% of floor area of principle	Yes
Overshadowing	Building is located generally to the north west of open space of adjoining property and is single storey.  Shadow impacts would be limited to afternoon periods with limited impact on any private open space	Should not "significantly overshadow neighbouring properties"	Yes
Privacy	Building adjoins outbuildings associated with adjoining property at 90 Russell.	Should not "adversely impact upon neighbouring properties"	Yes

#### Chapter 10 Urban Design and Heritage Conservation

The subject development is within the Bathurst Heritage Conservation Area. The proposed development is consistent with the objectives of Chapter 10 of the Bathurst Regional DCP 2014. The proposed development consists of a matching pitched roof, galvanised iron roofing and weatherboard wall cladding. The dominant feature in the landscape and streetscape remains the existing Victorian era set of terraces and the proposal is not considered to detract from this.

#### **Submissions**

The development application was advertised and notified to adjoining property owners from 16 October 2017 to 25 October 2017. Following the advertising and notification period, no submissions were received.

#### Conclusion

The proposed development seeks consent for the use of the existing building as a secondary dwelling and completion of its fitout. The building is existing and is not considered to have an adverse social, economic or environmental impact on the vicinity. The existing terrace house maintains the heritage significance in the streetscape and the design of the proposed secondary dwelling is considered sympathetic to the surrounding area.

The proposed development is compliant with the commercial zoning and planning controls. Approval is therefore recommended.

Financial Implications: Nil.

#### Bathurst 2036 Community Strategic Plan - Objectives and Strategies

Objective 28: To plan for the growth of the region and the Strategy 28.8

 Director Environmental Planning & Building Services' Report to the Council Meeting 13/12/2017

 GENERAL MANAGER MAYOR

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mmunity Engage	<u>ment</u>	
Consult	To obtain public feedback on alternatives and/or decisions	

#### MINUTE

11 Item 4 DEVELOPMENT APPLICATION NO. 2017/369 – FITOUT AND USE OF EXISTING SINGLE STOREY BUILDING AS SECONDARY DWELLING AT 92 RUSSELL STREET, BATHURST. APPLICANT: JIM LAVIS. OWNER: MR JS LAVIS (DA/2017/369)

MOVED: Cr I North SECONDED: Cr B Bourke

**RESOLVED:** That Council:

- (a) as the consent authority, grant deferred commencement consent pursuant to section 80(3) of the Environmental Planning and Assessment Act 1979 to Development Application No. 2017/369, subject to conditions able to be imposed pursuant to Section 80(A) of the Environmental Planning and Assessment Act 1979, as amended including deferred commencement conditions as follows:
  - (i) The consents given by Council's Notice of Determination of Building Application No. 1967/129 and dated 23 September 1967, Development Application No. 1999/0450 and dated 6 April 1999 and Development Application No. 2014/0433 and dated 10 February 2015 are to be surrendered in accordance with Section 104A of the Environmental Planning and Assessment Act 1979,
  - (ii) The deferred commencement conditions are to be satisfied within 6 months of granting of development consent; 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 A Christian, Cr J Fry, Cr G Hanger, Cr J Jennings, Cr M Morse, Cr I North, Cr J Rudge,

Against the motion - Nil

Absent - Nil

Abstain - Nil

Director Environmental Planning & Building Services' Report to the Council Meeting 13/12/2017

GENERAL MANAGER

# 5 DEVELOPMENT APPLICATION NO. 2017/258 – DEMOLITION OF EXISTING SINGLE STOREY DWELLING & SEPARATE GARAGE AND CONSTRUCTION OF TWO STOREY DWELLING WITH ATTACHED GARAGE AT 190 RANKIN STREET, BATHURST. APPLICANT: MR D & MRS E GRANT. OWNER: MR D & MRS E GRANT (DA/2017/258)

#### **Recommendation**: That Council:

- (a) as the consent authority, grant consent pursuant to section 80 of the Environmental Planning and Assessment Act 1979 to Development Application No. 2017/258, subject to conditions able to be imposed pursuant to Section 80(A) of the Environmental Planning and Assessment Act 1979, as amended and including conditions to the effect that:
  - (i) Demolition is not to commence until a Construction Certificate has been issued for the proposed infill replacement dwelling,
  - (ii) The submission of a letter or report, rendered drawings, manufacturers brochures and/or samples sufficient to detail the types and colours of the external materials to be used in the construction, and that these be approved by Council.
    - Note: The face bricks and rendered areas, including the fence, is to utilise strong Autumn tones,
  - (iii) Prior to the commencement of demolition, the developer is to submit to Council at least two printed photographs and either photographic negatives or a CD containing high quality digital copies of the dwelling and outbuilding in accordance with the guidelines for photographic recording of sites for which approval has been granted for demolition,
  - (iv) During the carrying out of the proposed works, if any archaeological remains are discovered, the developer is to stop works immediately and notify the Heritage Division, NSW Office of Environment & Heritage. Any such find is to be dealt with appropriately and in accordance with the Heritage Act 1977, recorded, and details given to Council prior to the continuing of works,
    - Note: A Section 140 Permit will need to be obtained to disturb archaeological relics. This permit is to be obtained from the Heritage Division, NSW Office of Environment & Heritage, prior to the disturbance of the archaeological relics,
  - (v) Prior to the issue of a Construction Certificate, the developer is to complete and submit to Council for approval a completed Council Waste Management Plan. The Plan shall include, but not be limited to, the following:
    - The types of waste to be handled:
    - Volume of each waste;
    - Management and storage of waste:
    - Method of waste disposal;
    - Method of waste transport; and
    - Disposal location;
- (b) notify those that made submissions of its decision; and

(c) call a division.

#### Report: The Site

Council has received a Development Application (DA) for the demolition of the existing single storey dwelling and separate garage and construction of a new two storey dwelling with attached garage at 190 Rankin Street, Bathurst, described as Lot B, DP 327767. A location plan is provided at **attachment 1**.

The subject site currently contains a single storey detached dwelling with separate single car garage.

The area of the site is 518.5m<sup>2</sup>.

#### The proposal

The proposal involves:

- Demolition of the existing single storey dwelling;
- Demolition of the existing separate garage; and
- Construction of a two storey replacement dwelling with attached garage.

Plans of the proposed development (including shadow diagrams) are at <u>attachment 2</u> and the Statement of Environmental Effects is at <u>attachment 3</u>.

It is acknowledged that the applicant has lodged amended plans as part of the assessment process in order to address concerns regarding the bulk of the development to the front of the property. These amended plans include:

- Changes to the upper level floor plan; and
- Redesign of the roof to reduce the bulk of the second storey component at the front of the site.

#### **Planning Context**

Bathurst Regional Local Environmental Plan 2014

The subject site is zoned R1 General Residential under the provisions of the *Bathurst Regional Local Environmental Plan 2014.* A dwelling house is permissible with consent in the R1 General Residential zone. The proposal is not inconsistent with the objectives of the zone.

#### Clause 4.3 Height of buildings

The *Height of Buildings Map* indicates that the maximum building height for the subject property is 9 metres. The proposed building will have an overall height of approximately 8.98 metres.

#### Clause 5.9 Preservation of trees

While the proposed development will necessitate the removal of some vegetation (both trees and shrubs) none of the vegetation:

is greater than 9 metres high;

- have a stem diameter of 1 metre or more; or
- have a branch spread of 15 metres.

The trees therefore do not constitute Prescribed Trees that need approval for removal.

#### **Clause 5.10 Heritage Conservation**

Clause 5.10(4) of Bathurst Regional Local Environmental Plan 2014 requires Council to consider the effect of the proposed development on the heritage significance of the Heritage Conservation Area.

The site is located within the Bathurst Heritage Conservation Area. The existing dwelling is not individually listed as a heritage item but is considered to be contributory.

In terms of the appropriate approach to the consideration of the application, the Land and Environment Court has provided a set of "planning principles" governing demolition of contributory buildings in a Heritage Conservation Area.

(Helou v Strathfield Municipal Council [2006] NSWLEC 66)

A contributory item in a conservation area is a building that is not individually listed as a heritage item, but by virtue of age, scale, materials, details, design style or intactness is consistent with the conservation area, and therefore reinforces its heritage significance.

The demolition of a building which contributes to a conservation area will impact on the area's heritage significance even if its replacement building "fits" into the conservation area. Although the replacement building may be a satisfactory streetscape or urban design outcome, this does not address heritage impacts as the original heritage element has been removed. Despite this, it is open to the consent authority still to permit the demolition of a contributory element, for example, if the replacement has other planning benefits that the original does not.

In the application of these planning principles, it is noted that the existing building contributes to the Rankin Street streetscape despite the fact that its construction is from a later period whereas many of the surrounding residences are from a much earlier period. This is reflected in the buildings relatively high BCAMS rating (see later in the report).

The documentation submitted with the application demonstrates that, whilst noting that the building requires work, it is not in the category where it would be considered unsafe or beyond reasonable repair.

In terms of the infill building, Rankin Street is typified by single storey developments. Where two storey elements have been constructed they are typically to the rear.

Bathurst Regional Development Control Plan 2014

#### Chapter 2 – Exhibition and notification of Development Applications

The proposed development was advertised and notified to adjoining neighbours for 14 days from the 31 July 2017 to the 14 August 2017, in accordance with Chapter 2 of Councils Development Control Plan 2014.

During the advertising period one submission was received from the National Trust. A detailed explanation of this submission is within the submission section of this report.

Director Environmental Planning & Building Services' Report to the Council Meeting 13/12/2017	
GENERAL MANAGER	MAYOF
	Page 68

#### **Chapter 4 Residential Development**

Development Standard	Required	Proposed	Compliance
Minimum lot size	550m²	518.5m <sup>2</sup>	NO*
Height	9.0 metres – two storeys	8.98 metres – Two storeys	YES
Front	must complement existing	3.0 metre minimum, complements existing	YES
Side	As per BCA	As per BCA	YES
Setbacks - Rear	As per BCA	As per BCA	YES
Car parking	1 covered resident space per dwelling	2 covered car parking spaces	YES
Private open space area	Minimum 50m² for four bedroom dwellings	75m²	YES
Driveway width	Minimum 3 metres	3.0m	YES
Private open space width	Minimum 4.0 metres wide	5.0m	YES

<sup>\*</sup> While the prescribed minimum lot size for a single dwelling is 550m² and the subject site has an area of 518.5m² the variation to the minimum lot size is considered appropriate given that the proposal is for one replacement dwelling.

#### Overshadowing

The standard that Council applies to new development is that it should not significantly affect access to sunlight of existing or likely future developments on other properties between 9am and 3pm particularly living areas and usable open space. At least two hours of sunlight is to be maintained between 9am and 3pm on 21 June.

A copy of the shadow diagrams which show the impact of overshadowing have been submitted with this application (attachment 2).

The impact of overshadowing on 188 Rankin Street is minimal as the site is located to the north of 190 Rankin Street. This site will be partially overshadowed from approximately 3pm.

Overshadowing of 192 Rankin Street is from early morning until 12pm. The impact on this site complies with Councils requirements as 192 Rankin Street maintains at least two hours of sunlight in the afternoon between 1pm to 3pm.

#### **Chapter 10 Urban Design & Heritage Conservation**

#### 10.3.3 Statement of Heritage Impact

A detailed Statement of Heritage Impact (<u>attachment 4</u>) has been prepared in accordance with Section 10.3.3 of the Bathurst Regional Development Control Plan 2014.

The document identifies the following Statement of Significance for the existing dwelling:

The value of the building and site at No. 190 Rankin Street lies in its contributory role as part of the existing residential streetscape. In this part of Rankin Street there is an eclectic mix of building types exhibiting symptomatic infill building and building replacement in the 20th and 21st centuries. There are a few original cottages from the 1800's and the adjacent cottage to the southwest has a contemporary two storey part.

Director Environmental Pla	anning & Building Services' Rep	ort to the Council Meeting 13/12/2017	
	GENERAL MANAGER		MAYOF
			Page 69

The existing building is of the functional unembellished 1960's style which featured hipped roofs with simple rooflines, sliding timber or aluminium framed windows, very plain interiors and red brick exteriors with a concrete unroofed front patio. This era of homes saw a step back from the ambitious designs of the Art Deco and Contemporary eras and ushered in the conservative and plain brick style, which was easy to build and relatively affordable. There are entire streets of very similar brick homes and throughout the central Bathurst area there are numerous examples of similar infill buildings (136 George Street, 129 Piper Street, 234 William Street, 198 Rocket Street, 88 Brilliant Street etc).

The garage is a small asbestos sheeted timber framed structure of plain unembellished finish and many examples exist throughout Bathurst. A remnant garden is in evidence with a Hills Hoist, concrete paths and shrubs.

There is little potential for aboriginal archaeological significance due to previous site disturbance. The proposed dwelling will be sited on ground either already occupied by the existing dwelling or on the area of vacant rear land.

The building is not unique. The type of building it resembles is found in many other locations within Bathurst and surrounding villages as well as on rural properties of the wool boom era. There are many other residences which exhibit the same qualities and many which display the more desirable features of 1960's housing which are the significant housing examples from this era.

The Statement of Significance acknowledges that the dwelling contributes to the Rankin Street streetscape. In addition it should be noted that whilst the dwelling is of a later period of construction, it is intact and its characteristics complement the other dwellings in this streetscape.

#### Historical Assessment

The Statement of Heritage Impact contains an Historical Assessment, summarised as follows:

The land lies within the historically significant residential building sector of central Bathurst. The city block is an important part of the central town area and it forms part of the conservation area of Bathurst. Land set aside for development as part of the town plan for Bathurst was sold by the government by auction and residences have infilled and dominated the streetscape. From historic Parish maps H. Perrier was the first land owner but Mr Martin Lang (spelt Long in subsequent purchases) is recorded as the owner prior to 1904 (in rate books) of the vacant land in the first European occupation phase. He is listed as owning the land until 1905. Mrs Russell then purchased the land and occupied a two room house which may be No. 192 Rankin Street. A factory is listed as occupying land named as Nos. 184 and 198 Rankin Street in 1905-06. The factory of Mr Lawrence Peate of L. Peate and Co., produced baking powder and self-raising flour.

The second owner of the land, Catherine Russell, bought the land in 1905-6 and a two room house is recorded as built at that time (No. 192 Rankin). Patrick Russell took over the deed in 1907 and it remained in the family until subdivision in 1928-32. Martin William Russell owned the vacant block (No. 192 Rankin) until 1962-3 when it was sold to Annie May Patricia Baker and William Allen Baker who built the existing red brick house in the contemporary style of the time. Records are not available after this time.

Director Environmental Planning & Building Services' Report to the Council Meeting 13/12/2017

As noted above, Council records indicate that the existing dwelling on the property was approved in 1956 with a construction date some time after that.

The Statement of Heritage Impact is at <u>attachment 4</u> and the Heritage Building Report is at <u>attachment 5</u>.

#### Structural Assessment

As part of it's assessment, Council has received a number of reports from the applicant endeavouring to demonstrate the condition of the building and essential and desirable works.

#### These include:

- Building Report prepared by Gillbanks Building dated 25 July 2016 (see attachment 6);
- Structural Report prepared by Calare Civil dated 7 July 2016 (see attachment 7);
- Additional information supplied by the applicant in relation to "essential" and ""desirable" works provided 28 August 2017 (see attachment 8);
- Valuation Report prepared by Ralph Toyer and Associates dated 26 September 2017(
   see attachment 9); and
- Quote for repair works prepared by John Fitzpatrick Constructions dated 24 August 2017 (see attachment 10).

Council's DCP defines essential work to be "any works required to make the building structurally sound and safe and reverse any adverse deterioration". Desirable works means "other work required to make the structure more habitable and comfortable".

A Structural Assessment has been prepared by Calare Civil Pty Ltd (dated 7 July 2016). The Structural Assessment prepared by Calare Civil Pty Ltd identifies the following essential and desirable works:

- 1. Essential Work (to ensure structural soundness and safety of building, and to extend building life:
  - a) Investigate and repair damaged internal plumbing \$15,000.00
  - b) Investigate and repair in-ground stormwater \$5,000.00
  - c) Remove and replace windows due to rot \$6,000.00
  - d) Re-shim bearers \$1,000.00
  - e) Replace doors and cladding to garage \$3,000.00

TOTAL (including GST): \$33,000.00

- 2. Desirable Work (to make the structure more habitable and comfortable):
  - a) Install ventilation extraction system \$2,000.00
  - b) Remove and replace fascia and eaves \$10,000.00
  - c) Remove and replace front patio tiling \$4,000.00
  - d) Install insulation paper and wool insulation batts \$2,500.00
  - e) Apply new render and paint to internal walls \$15,000.00
  - f) Demolish and replace garage with new masonry construction \$35,000.00

TOTAL (including GST) \$77,550.00

It is noted that both the Essential and Desirable Works listed above include elements relating to the existing garage. The existing garage is in poor condition and is considered to be of little significance. It is therefore considered appropriate to disregard the elements

Director Environmental Planning & Building Services' Report to the Council Meeting 13/12/2017

GENERAL MANAGER MAYOR

relating to the existing garage in both the Essential and Desirable Works listed above. Essential Works in the vicinity of \$33,000.00 are not considered unreasonable. Desirable Works are estimated at \$77,550.00.

In addition to the Structural Assessment, the applicant has submitted a pre-purchase Building Report prepared by Gillbanks Building (dated 25 July 2016). The Building Report identifies non-structural issues with the existing dwelling.

The reports as submitted do not support the conclusion that the building is unsafe or beyond reasonable repair.

Taken as the "worst case" scenario (being the cost of restoration identified by the Fitzpatrick quote) the cost of restoration (\$195,580.00) can be compared to the estimated cost of construction for the new dwelling cited by the applicant (\$625,000.00). Whether this cost of construction imposes an unacceptable burden will always involve a subjective assessment however on this basis the comparison would indicate the retention of the dwelling remains a viable option to demolition and rebuilding if Council is not satisfied with the appropriateness of the infill.

#### Infill development

The applicant has submitted a completed Residential Infill Application that has been supported with an accurately surveyed streetscape diagram to demonstrate the relativity between the proposal and the adjoining dwellings (see **attachment 11**).

The Streetscape in the vicinity of the development is not uniform. It varies from mid Victorian 1860-1875, to Interwar 1920-30s and Bungalow from the 1950's.

As noted in the Residential Infill Application, the proposed infill dwelling differs from its immediate neighbours in terms of height to eaves, overall height and roof style.

The existing streetscape, including the dwelling to be demolished, have formed a diverse and unique streetscape as the housing stock dates from the early settlement houses in 1860's to relatively modern design from the 1980's. The proposed infill building is a representation of a modern design which complements some design elements of the adjoining building. It is difficult to achieve unity and harmony in such a diverse streetscape.

The dwelling on the left hand side (188 Rankin Street) is a single storey dwelling setback approximately 4.5 metres from Rankin Street. It has an eave height of 3.13 metres and an overall height of 6.25 metres at the apex of the roof.

The dwelling on the right hand side (192 Rankin Street) is a single storey dwelling with a two storey addition to the rear. The dwelling is setback approximately 2.4 metres from Rankin Street. It has an eave height of 3.23 metres and an overall height of 4.05 metres for the single storey component. The two storey component is setback approximately 16 metres from Rankin Street and has an overall height of 6.03 metres.

The adjacent dwelling at 194 Rankin Street is a single storey dwelling with a two storey addition to the rear. The dwelling is setback approximately 2.5 metres from Rankin Street. It has an eave height of 4.17 metres and an overall height of 6.59 metres for the single storey component. The two storey component is setback approximately 17 metres from Rankin Street and has an overall height of 8.37 metres.

The existing dwelling has a total floor area of approximately 100 square metres and the proposed dwelling has a total floor area of 554 square metres.

It is acknowledged that the applicant has made some concessions in relation to the overall upper storey design and roof to address underlying concerns regarding the bulk and scale relative to its neighbours.

It is fair to say that the development will be higher than any of its neighbours along the front of the site and will have significantly more bulk than the single storey dwellings (or components thereof) in the immediate vicinity.

#### Character

New infill buildings need to be designed to ensure that the proposed building maintains the harmony and unity of the area and streetscape.

The existing dwellings, including the dwelling to be demolished, have formed a diverse and unique streetscape as the housing stock dates from the early settlement houses in the 1860's to relatively modern design from the 1980's. The proposed infill building is a representation of a modern design which complements some design elements of the adjoining buildings.

#### Scale

Infill buildings should be designed to recognise the predominant scale (height and bulk) of the setting. The proposed two storey dwelling is higher than the adjoining dwellings in the streetscape. Its height ranges from 8.3m on the front elevation to 8.98m at the rear. The proposed dwelling is 2.26 metres above the ridge height of the adjoining dwelling at 188 Rankin Street. The adjoining dwelling at 192 Rankin Street is a single storey dwelling with two storey additions which are setback approximately 15.5 metres from the street. At the front façade/street, 192 Rankin Street has a height of 4.1 metres. The proposed dwelling will be approximately 4 metres higher than the adjoining neighbour at the front building line which is illustrated in the streetscape infill diagram prepared by the applicant.

The proposed dwelling is two storey with a large verandah with a low roof pitch on the first floor. The bulk of the infill dwelling is not necessarily consistent with its adjoining neighbours. Amended plans provided by the applicant attempt to push back the higher bulk of the building away from the street which has to some degree minimised the bulk of the front elevation as compared to earlier plans lodged with Council.

#### <u>Form</u>

The overall shape of the proposed building has been designed to create an interesting design through staggering the front building of the dwelling. The low roof pitch of the verandah for the second storey and the 30 degree pitch for the hip roof creates a symmetrical design which is sympathetic to the streetscape in general.

#### <u>Siting</u>

The existing dwelling subject to be demolished in the DA is currently setback at approximately 5 metres. The proposed dwelling has a two storey verandah which is setback 3 metres from Rankin Street. The adjoining dwellings have verandahs that are setback approximately 2.5 to 3.0 metres from Rankin Street. The dwelling will be setback 1.5 metres from both side boundaries. It is considered all the proposed setbacks are appropriate for the streetscape.

The infill dwelling does have a presence to Rankin Street in the form of windows and

verandah but the front door is on the side of the building and is not visible from the street.

#### Materials and Colours

The existing dwelling is red face brick with a colorbond roof. The infill dwelling will have face brick work for the Rankin Street facade and return for 600mm each side. The type of brick has not been specified. It is recommended a condition be imposed to ensure that face brick work utilises warm autumn tones. The remainder of the dwelling is a rendered finish. An additional condition will be imposed to ensure the render is of warm autumn tone.

The streetscape is a combination of corrugated rooves and tiled rooves. The proposed dwelling has a tile - slate style Monier Elemental finish. This roofing material is considered appropriate for the Heritage Conservation Area and the streetscape. The colour of the roof has not been specified. If Council approves the development, it is recommended a condition be imposed so that a material/colour schedule is submitted to Council prior to the issue of a Construction Certificate.

#### Detailing

Generally the dwellings in the streetscape have simple verandah posts. The proposed dwelling has simple verandah support posts which are a consistent feature of the streetscape.

The proposed fence shown on the Streetscape Infill Diagram (<u>attachment 12</u>) illustrates a pillar fence with vertical infills. Within the streetscape there are examples of this type of fencing. The detail on the fencing is not shown on the plans. The fencing detail, including colours and materials, should be submitted to Council prior to the issue of a Construction Certificate.

There are some design elements of the infill building which complement the streetscape and adjoining dwellings. This dwelling is considered to be a modern infill building sited within a diverse streetscape that is not uniform in relation to bulk, scale and character.

#### 10.3.4 Bathurst Conservation Area Management Strategy (BCAMS)

In order to assess the conservation significance of the dwelling proposed for demolition, an assessment under the *Bathurst Conservation Area Management Strategy* (BCAMS) was undertaken.

The following table provides a summary of the assessment.

Address of Building:	190 Rankin Street, Bathurst
BCAMS Rating:	6
Type of Building/Current Use:	Residential
Zoning:	R1 General Residential
Period of Construction:	exact date unknown but photos suggest late Victorian era 1950/60s
Representative	
Heritage Listings:	Located within the Bathurst Heritage Conservation Area.
Streetscape:	The street is a mix of Victorian, 19th century bungalows and Federation. This is the youngest house in the group so the streetscape is a fair representative of many periods of houses.

Director Environmental Planning & Building Services' Report to the Council Meeting 13/12/2017

Physical Description:	Single return brick cottage with hipped iron clad roof and original chimney. Probably built soon after WWII. Has matching fence and is a modest dwelling that is typical of its era.
Condition Description:	Council's Heritage Advisor inspected the site with the applicant on 16 June 2016 and noted that the dwelling was not in excellent condition due to lack of attention, has some damp issues and rotten windows. The Structural Report (prepared by Calare Civil dated 7/7/2016) concludes that the building has suffered slight damage due to reactive clay soils and general weathering.
Statement of	Modest house of the 1950s in brick veneer with corrugated hipped roof and
Significance:	timber windows.
Heritage Significance:	Not significance
Streetscape Rating	Contributory
Integrity	Substantially intact
Special	Nil.
Vegetation:	

The BCAMS rating of 6 reflects the existing dwelling's integrity and contribution to the Rankin Street streetscape. While the existing dwelling is not unique, it is an almost completely intact example of a 1960s dwelling. Its characteristics complement the older buildings in the street. The proposed infill building does not necessarily improve the streetscape in relation to the contributory nature of the existing building.

It should be noted that Council's records indicate that approval was granted for the dwelling and garage in 1956. Council's Drainage Diagram for the dwelling is dated 1963.

The applicant has sought the advice of an independent Heritage Consultant in relation to the demolition and proposed infill. A letter from Mr Stephen Davies of Urbis is at <u>attachment 13</u>

The applicants have also prepared a dossier to support their application (see <u>attachment 14</u>).

#### Other issues

The demolition of the dwelling will generate waste that will require appropriate disposal. Should the application be approved, it is recommended a condition be imposed requiring the provision of evidence that the material has been appropriately disposed of at a licensed waste facility or otherwise lawfully disposed of.

#### **Submissions**

The Development Application was advertised and notified to adjoining property owners from 31 July 2017 to 14 August 2017. Following the advertising and notification period, one (1) submission was received from the local branch of the National Trust (see submission at **attachment 15**).

A Discussion Forum was convened by the Acting Director Environmental Planning and Building Services on 30 August 2017 (see minutes of discussion forum at <u>attachment 16</u>). Issues raised in the submissions and at the discussion forum included:

- The positive contribution the existing dwelling makes to the Rankin Street streetscape;
- The minimal cost of Essential Works for the existing dwelling identified in the Structural Engineer's Assessment; and
- The inclusion of garage related works in the list of Desirable Works and the fact that such works make up half of the total cost of the Desirable Works.

It should be noted that the National Trust did not comment on the proposed infill dwelling in their submission or at the Discussion Forum because they do not support the demolition of the existing dwelling.

#### Conclusion

Council has received a Development Application (DA) for the demolition of the existing single storey dwelling and separate garage and construction of a two storey dwelling with attached garage at 190 Rankin Street, Bathurst. The site is located within the Bathurst Heritage Conservation Area. The documentation submitted with the application does not conclude the existing building is in poor structural condition or that the costs to make the existing dwelling habitable are unreasonable. The bulk and scale of the proposed infill building is large relative to its direct neighbours. The Residential Infill Application submitted with the application demonstrates that the overall height of the proposed building is greater than the existing residence on the left and right sides.

The applicant has amended the plans for the development in an attempt to address those concerns such that approval can be recommended, with conditions.

Financial Implications: Nil.

#### Bathurst 2036 Community Strategic Plan - Objectives and Strategies

 Objective 28: To plan for the growth of the region and the protection of the region's environmental, economic, social and cultural assets. Strategy 28.8

#### **Community Engagement**

Consult To obtain public feedback on alternatives and/or decisions

Director Environmental Planning & Building Services' Report to the Council Meeting 13/12/2017

12 Item 5 DEVELOPMENT APPLICATION NO. 2017/258 – DEMOLITION OF EXISTING SINGLE STOREY DWELLING & SEPARATE GARAGE AND CONSTRUCTION OF TWO STOREY DWELLING WITH ATTACHED GARAGE AT 190 RANKIN STREET, BATHURST. APPLICANT: MR D & MRS E GRANT. OWNER: MR D & MRS E GRANT (DA/2017/258)

MOVED: Cr I North SECONDED: Cr W Aubin

**RESOLVED:** That Council:

- (a) as the consent authority, grant consent pursuant to section 80 of the Environmental Planning and Assessment Act 1979 to Development Application No. 2017/258, subject to conditions able to be imposed pursuant to Section 80(A) of the Environmental Planning and Assessment Act 1979, as amended and including conditions to the effect that:
  - (i) Demolition is not to commence until a Construction Certificate has been issued for the proposed infill replacement dwelling,
  - (ii) The submission of a letter or report, rendered drawings, manufacturers brochures and/or samples sufficient to detail the types and colours of the external materials to be used in the construction, and that these be approved by Council,

Note: The face bricks and rendered areas, including the fence, is to utilise strong Autumn tones.

- (iii) Prior to the commencement of demolition, the developer is to submit to Council at least two printed photographs and either photographic negatives or a CD containing high quality digital copies of the dwelling and outbuilding in accordance with the guidelines for photographic recording of sites for which approval has been granted for demolition,
- (iv) During the carrying out of the proposed works, if any archaeological remains are discovered, the developer is to stop works immediately and notify the Heritage Division, NSW Office of Environment & Heritage. Any such find is to be dealt with appropriately and in accordance with the Heritage Act 1977, recorded, and details given to Council prior to the continuing of works,

Note: A Section 140 Permit will need to be obtained to disturb archaeological relics. This permit is to be obtained from the Heritage Division, NSW Office of Environment & Heritage, prior to the disturbance of the archaeological relics,

- (v) Prior to the issue of a Construction Certificate, the developer is to complete and submit to Council for approval a completed Council Waste Management Plan. The Plan shall include, but not be limited to, the following:
  - The types of waste to be handled;
  - Volume of each waste;
  - Management and storage of waste:
  - Method of waste disposal;
  - Method of waste transport; and

Director Environmental Planning & Building Services' Report to the Cou	ncil Meeting 13/12/2017

MAYOR

GENERAL MANAGER

- Disposal location;
- (b) notify those that made submissions of its decision; and
- (c) call a division.

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

#### The result of the division was:

<u>In favour of the motion</u> - Cr W Aubin, Cr B Bourke, Cr A Christian, Cr J Fry, Cr J Jennings, Cr I North, Cr J Rudge,

Against the motion - Cr G Hanger, Cr M Morse,

Absent - Nil

Abstain - Nil

Director Environmental Planning & Building Services' Report to the Council Meeting 13/12/2017

# 6 DEVELOPMENT APPLICATION NO. 2017/366 – DEMOLITION OF DWELLING AND ERECTION OF A SINGLE STOREY DWELLING WITH DETACHED GARAGE AT 165 KEPPEL STREET, BATHURST. APPLICANT: KENWOOD HOMES PTY LTD. OWNER: MRS TC HOOPER (DA/2017/366)

#### **Recommendation**: That Council:

- (a) as the consent authority, grant consent pursuant to section 80 of the Environmental Planning and Assessment Act 1979 to Development Application No. 2017/366, subject to conditions able to be imposed pursuant to Section 80(A) of the Environmental Planning and Assessment Act 1979, as amended and including conditions to the effect that:
  - (i) the bricks are to be laid in the Flemish Bond style consistent with the adjoining dwelling;
  - (ii) the windows facing Keppel Street are to be 4 pane double hung timber windows;
- (b) notify those that made submissions of its decision; and
- (c) call a division.

#### Report: The Site

Council has received a Development Application (DA) for the demolition of an existing dwelling and construction of a new dwelling and detached garage at 165 Keppel Street, described as Lot 2 DP34030. A location plan is provided at **attachment 1**.

The subject site contains a single storey dwelling, which is accessed off Keppel Street via a right-of-carriage way over 167 Keppel Street (Lot 12 DP1232930).

The site is 986.4m<sup>2</sup>.

#### History of the Site

The existing building is a single storey late Victorian cottage with decorative gable to front and central vent. It has a hipped corrugated iron roof with a separate verandah roof. The dwelling was built in 1880 by local publican, William Bowhill, indicative of a typical town house of the Bathurst late Victorian style.

The dwelling has been unoccupied for several years and has suffered severely as a result of abandonment, vandalism, cracking and termite damage.

A Development Application (2006/791) was approved under delegated authority for the partial demolition of the rear of the dwelling and its reconstruction. The Statement of Heritage Impact notes the Approval was not acted upon due to lack of financial feasibility.

#### The proposal

The proposal involves the demolition of the existing dwelling and the construction of a new single storey dwelling with detached garage. A plan of the proposed development is at **attachment 2**.

Director Environmental Planning & Building Services' Report to the Council Meeting 13/12/201	7
GENERAL MANAGER	MAYOR
	Page 79

The proposed dwelling to replace the existing has been strategically designed to largely replicate the existing dwelling.

#### **Planning Context**

#### Bathurst Regional Local Environmental Plan 2014

The subject site is zoned R1 General Residential under the provisions of the *Bathurst Regional Local Environmental Plan 2014.* A dwelling is permissible with consent in the R1 General Residential zone. The proposal is consistent with the objectives of the zone.

#### 4.3 Height of Buildings

The *Height of Buildings Map* indicates that the maximum building height for the subject property is 9 metres. The proposed building will have an overall height of approximately 5.6 metres at the greatest extent. The proposed development complies with the maximum permissible height of buildings.

#### 5.10 Heritage Conservation

The objective of this clause is to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views.

The site is located within the Bathurst Heritage Conservation Area but is not listed as an individual heritage item.

Clause 5.10(4) of Bathurst Regional Local Environmental Plan 2014 requires Council to consider the effect of the proposed development on the heritage significance of the heritage conservation area.

A Statement of Heritage Impact has been submitted (<u>attachment 3</u>). The building is described as:

No. 165 Keppel Street is historically significant as being an example of a late Victorian residence which, together with nearby buildings, reflects the past European growth of the town of Bathurst during the Victorian era. It forms part of the streetscape of Keppel Street between Stewart Street and Rankin Street. The vacant land prior to the construction of the house has associational significance with a prominent local individual of his time, Dr Richard Machattie.

With regards to the proposed infill dwelling, it has been designed to reflect elements of the existing dwelling primarily as follows:

- The front gable has been designed to match the existing dwelling;
- The bullnose verandah has been designed to match that on the existing dwelling;
- The window sills match those on the existing dwelling;
- Reusing the verandah posts and cast iron lacework on the new dwelling.

In addition the proposed new dwelling maintains the same bulk and scale as the existing dwelling.

The external finishes for the proposed dwelling is facebrick, which is consistent with the existing dwelling prior to it being rendered/painted. It is proposed as far as possible to reuse the existing bricks for the front elevation and returns at a minimum. If consent is granted it is recommended that a condition is imposed to require the new bricks to be laid in the Flemish

Bond style consistent with the adjoining dwelling.

The proposed dwelling has a different roof line to the existing dwelling. Although outlined in the submissions, the use of this alterative roof line (hip) is supported to enable the building footprint to be increased. The use of the hip and a 25 degree pitch will generally be in keeping with the height and scale of the existing roof and streetscape.

#### Bathurst Regional Development Control Plan 2014

Chapter 10 Urban Design and Heritage Conservation

A Statement of Heritage Impact was submitted with the Development Application ( **attachment 3**).

The proposed dwelling to be demolished is a three bedroom, single storey dwelling of face brickwork that has been painted and rendered. The dwelling contains a bullnosed roofed front verandah and cast iron verandah columns with decorative iron lacework under the verandah fascia.

The building is identified to be originally constructed in 1890 and indicative of a typical town house of the Bathurst late Victorian style.

#### **Historical Assessment**

A historical assessment of the site was completed. It indicates that the site has a residential history.

The site was owned by Dr Richard Machattie, who also owned several other allotments within the Bathurst city. Dr Machattie was a doctor, elder of the Presbyterian Church, a magistrate, alderman and Mayor on Council. There was no dwelling ever constructed during the time Dr. Machattie owned the land.

The allotment was sold to William Bowhill, a local publican, who built a dwelling in 1890, indicative of a typical town house of the Bathurst late Victorian style.

The dwelling was then owned by William Johnson, a local engineer until the 1940's.

The dwelling has been unoccupied for several years and has suffered severely from abandonment, vandalism, cracking and termite damage.

#### Structural Assessment

A Building Condition Survey prepared by Calare Civil (dated 2 December 2016) is provided at <u>attachment 4</u>. The report submitted outlines the evidence of significant internal and external cracking.

The Building Condition Survey provided a list of essential work and desirable works, to make the structure more habitable and comfortable.

The essential work and quoted cost involves:

Rebuild eastern wall	\$33,840.00
Install termite protection system	\$5,488.50
Replace flooring – bearers and joist with support piers	\$35,000.00
Replace or repair external timber	\$10,000.00

Repair existing rising damp (damp course)	
Remove asbestos	\$9,000.00
Remove and replace windows due to rot	\$7,200.00
TOTAL (excluding GST)	\$112,828.00

#### The desirable work and quoted cost involves:

Underpin footings	\$50,000.00
Install ventilation extraction system	\$2,500.00
Remove and replace fascia and eaves and install downpipes and stormwater system	\$15,000.00
Install downpipes and stormwater system	\$5,300.00
Install insulation paper and wool insulation batts	\$2,800.00
Removal of all rubbish from site	\$4,300.00
Painting throughout including timber	\$12,900.00
Western wall repair	\$6,000.00
Repoint chimney	\$2,000.00
Replace roof and battens	\$15,000.00
Remove and replace internal linings	\$11,300.00
Installation of new doors, skirting, architraves	\$7,900.00
Replacement of all floor covering and light fittings	\$5,700.00
Contingency fees	\$20,000.00
TOTAL (excluding GST)	\$160,700.00

#### 10.3.4 Bathurst Conservation Area Management Strategy (BCAMS)

In order to assess the conservation significance of the dwelling proposed for demolition an assessment under the Bathurst Conservation Area Management Strategy (BCAMS) was undertaken.

The following table provides a summary of the assessment.

Address of	165 Keppel Street
Building:	
BCAMS Rating:	7
Current Use:	Residential
Zoning:	R1 Residential
Period of Construction:	Late Victorian 1880-1900
Representative	
Heritage Listings:	Bathurst Heritage Conservation Area

Streetscape:	The streetscape is an excellent example of the late Victorian period.
Physical Description:	The dwelling is a single storey painted brick cottage with a single return hipped roof in corrugated iron. The front façade is symmetrical with metal bullnose veranda for the width of the cottage. A brick chimney is present and visible from the street. The dwelling retains most of its original fabric, including cast-iron fretwork and is a good example of a late Victorian cottage. The cottage has been rendered/painted.
Condition	Very poor
Description:	
Statement of Significance:	The late Victorian cottage matches the two adjoining dwellings, forming a strong Victorian streetscape. The cottage was built for Mr Bowhill (Local licensee) probably for an investment, then rented to tenants. This is an excellent example of a small Victorian Cottage.
Heritage	(3) Historically significant in a local context (1900 – 1920s)
Significance	
Streetscape Rating	(3) Contributory
Special Vegetation:	Nil
Integrity	(0) Altered unsympathetically – Non-reversible (rendered walls and concrete pavements)

The site is located within Bathurst Heritage Conservation Area under BRLEP 2014 and has a BCAMS rating of Contributory and is circa Late Victorian (1875-1901). The site is not identified in the OEH State Heritage Inventory Database.

Whilst the building has a high BCAMS rating, it is acknowledged that the building is in a severe state of disrepair. The Statement of Heritage Impact indicates there are better examples of this type of building in Bathurst and the proposed replacement dwelling contributes well to the streetscape and reflects the scale and character of the existing dwelling. On the basis of the extent of damage to the building and the appropriateness of the infill development, the demolition of the existing building is supported in this instance.

#### Submissions

The development application was advertised and notified to adjoining property owners from 9 October 2017 to 23 October 2017 in accordance with Chapter 2 of the DCP.

Following the advertising and notification period, two (2) submissions were received from The Bathurst Heritage Action Network and National Trust (attachment 5).

A discussion forum was convened on 3 November 2017 (see minutes of discussion forum at **attachment 6**). Issues raised in the submissions and at the discussion forum included:

- Demolition should be considered only if building materials are attempted to be reused;
- Roof line is inconsistent with the existing dwelling; and
- Roof pitch should be increased to 40 degrees.

The submission did not raise objection to the demolition and acknowledged the proposal is 'fairly close to a faithful reinstatement'. The submission acknowledged the reinstatement is suitable for a building that cannot be saved.

#### Comment

The general approach taken to this proposal is to work as closely as possible to replicating the current dwelling design with the exception of the existing roofline

Conditions will be imposed to require the practical reuse of materials where possible.

Director Environmental Planning & Building Services' Report to the Council Meeting 13/12/2017	
GENERAL MANAGER	MAYOR Page 83

The applicant investigated alternate roof designs and increasing the roof pitch to 40 degrees (refer <u>attachment 7</u>) but believes these are not achievable. Given the roof line and eave heights of the proposed development are consistent, if not higher, then the adjoining buildings, the proposal in its current form is supported.

#### Conclusion

The proposed development seeks consent for the demolition of the existing building and construction of a new single storey dwelling. The proposal is considered reasonably sympathetic to the existing dwelling and the surrounding Victorian style houses in the streetscape. The proposal has been strategically designed to represent the existing dwelling and its significance within the streetscape.

Structurally the existing building has suffered major damage and requires significant repairs to be habitable. On this basis and the appropriateness of the proposed infill, demolition is supported in this instance.

Approval of the application is therefore recommended.

Financial Implications: Nil.

#### Bathurst 2036 Community Strategic Plan - Objectives and Strategies

 Objective 28: To plan for the growth of the region and the protection of the region's environmental, economic, social and cultural assets. Strategy 28.8

#### **Community Engagement**

Consult To obtain public feedback on alternatives and/or decisions

Director Environmental Planning & Building Services' Report to the Council Meeting 13/12/2017

13 Item 6 DEVELOPMENT APPLICATION NO. 2017/366 - DEMOLITION OF **DWELLING AND ERECTION OF A SINGLE STOREY DWELLING WITH DETACHED** GARAGE AT 165 KEPPEL STREET, BATHURST. APPLICANT: KENWOOD HOMES PTY LTD. OWNER: MRS TC HOOPER (DA/2017/366)

MOVED: Cr B Bourke SECONDED: Cr J Fry

**RESOLVED:** That Council:

- as the consent authority, grant consent pursuant to section 80 of the Environmental Planning and Assessment Act 1979 to Development Application No. 2017/366, subject to conditions able to be imposed pursuant to Section 80(A) of the Environmental Planning and Assessment Act 1979, as amended and including conditions to the effect that:
  - the bricks are to be laid in the Flemish Bond style consistent with the adjoining dwelling;
  - the windows facing Keppel Street are to be 4 pane double hung timber windows: (ii)
- notify those that made submissions of its decision; and (b)
- (c) 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 A Christian, Cr J Fry, Cr G Hanger, Cr J Jennings, Cr M Morse, Cr I North, Cr J Rudge,

Against the motion - Nil

Absent - Nil Abstain - Nil

Director Environmental Planning & Building Services' Report to the Council Meeting 13/12/2017	

**GENERAL MANAGER** 

#### 7 BATHURST REGION 2040 COMMUNITY STRATEGIC PLAN (03.00180)

**Recommendation**: That Council note the preparation of the Bathurst Region 2040 Community Strategic Plan has commenced.

**Report**: Council is required to prepare a new Community Strategic Plan within 9 months of the election. The Community Strategic Plan for this term of Council is therefore due for adoption by Council on or before June 2018.

The Community Strategic Plan is an integral part of the Integrated Planning and Reporting Framework required under the Local Government Act 1993. It informs Council's Resourcing Strategy, Delivery Program and Operational Plan.

The Community Strategic Plan aims to reflect community opinion about the major directions and programs Council and the community is undertaking in shaping the future of the Bathurst Region.

It represents the "blue print" for the future – the community's vision. As an overarching document, it is supported by a series of plans/strategies and studies that Council has completed or is completing, including, for example:

- Asset Management Plans
- Strategic plans, studies and strategies (e.g. land use strategies, Economic Development Strategy, Cultural Plan, Heritage Plan)
- Environmental studies that detail natural asset management

Importantly, the Plan is informed through community engagement both specifically in developing the Plan itself but also through ongoing engagement that Council undertakes from time to time (e.g. community survey, consultation for strategy development).

The first Community Strategic Plan, the Bathurst 2036 Community Strategic Plan, was adopted by Council in February 2012 and was reviewed in November 2012.

The community's vision for the region under the 2036 Plan is:

A vibrant regional centre that enjoys a rural lifestyle, the Bathurst Region achieves health and well-being through strengthening economic opportunities, planning for sustainable growth, protecting and enhancing our assets, and encouraging a supportive and inclusive community. A Region full of community spirit and shared prosperity.

The key directions and objectives of the 2036 Plan are as follows:

#### **Economic Prosperity**

- To attract employment, generate investment, strengthen and attract new economic development opportunities.
- To encourage, promote and protect the region's primary resources.
- To protect a vibrant CBD and support and grow retail diversity.
- To market Bathurst as a great place to live, work, study invest and play.
- To facilitate and foster partnerships, networks and infrastructure to support and attract knowledge, innovation and research.
- To support infrastructure development necessary to enhance Bathurst's lifestyle and industry development.

• To support integrated transport infrastructure development.

#### **Environmental Sustainability**

- To promote sustainable and energy efficient growth.
- To protect and enhance the region's landscapes, views, vistas, open spaces and the Macquarie River.
- To protect and enhance the region's biodiversity.
- To protect the region's unique heritage and history. To protect a unique identity.
- To protect and enhance water quality and riparian ecology.
- To minimise the City's environmental footprint.
- To encourage less car dependency.
- To secure a sustainable water supply and raise awareness on water issues.
- To encourage sustainable waste management practices, including opportunities for energy generation.

#### **Liveable Communities**

- To encourage living, vibrant and growing villages and rural settlements.
- To encourage sustainable housing choice and quality design that engenders a sense of place.
- To improve equity of access to all members of the community in public and private domains.
- To provide a range of cultural facilities, programs, activities and events and to support and enhance cultural and social activities across the community.
- To support the provision of community services and facilities to meet the needs of specific community sectors and the community as a whole.
- To improve community safety.
- To encourage a supportive and inclusive community.
- To provide and support the provision of accessible, affordable and well planned transport systems.
- To support the provision of high quality medical care that meets the needs of the Bathurst community.
- To encourage and support the provision of a range of opportunities for life long education across the Bathurst community.
- To encourage youth engagement, participation and achievement across all areas of the Bathurst Community.

#### **Sound Leadership**

- To plan for the growth of the region and the protection of the Region's environmental, economic, social and cultural assets.
- To guide the construction of new infrastructure, facilities and services and the management and upgrading of existing assets and service levels.
- To identify the needs of the community and encourage and support communication, interaction and support within the community.
- To maintain local public ownership of water and sewer assets.
- To ensure Council is supported by an adequate workforce and appropriate governance procedures.
- To be and develop good leaders.

In the last 12 months Council has continued to engage with the community with respect to the development of a number of plans and strategies including the Cultural Vision, Centennial Park Master Plan, Perthville Village Square, Freeman Park, Economic Development Strategy and the Branding Strategy.

More recently Council has been engaging the community with respect to the Housing Strategy and the Open Space Strategy. Council is also engaging with the Village Progress Associations to review the Village Plans.

Under Councils' adopted Community Engagement Strategy, Council will now engage with the community and State Government agencies to:

- determine if the vision and the directions/objectives of the 2036 Community Strategic Plan remain relevant; and
- identify the community's key priorities with respect to the directions and objectives for the new Bathurst Region 2040 Community Strategic Plan.

Community engagement will focus on a social media campaign over the Christmas/school holiday break. The campaign will ask the community what they love about the region and their priorities for the future.

It is anticipated that the development of the new Bathurst Region 2040 Community Strategic Plan will take approximately 6 months, its adoption to occur in time for the 2018/2019 financial year.

**<u>Financial Implications</u>**: Funding for this item is contained within existing budgets.

#### Bathurst 2036 Community Strategic Plan - Objectives and Strategies

 Objective 28: To plan for the growth of the region and the protection of the region's environmental, economic, social and cultural assets.

Strategy 28.2

 Objective 30: To identify the needs of the community and encourage and support communication, interaction and support within the community.

Strategy 30.1, 30.7

Objective 33: To be and develop good leaders.

Strategy 33.4, 33.5

#### **Community Engagement**

Involve

To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered.

14	Item 7	BATHURST REGION 2040 COMMUNITY STRATEGIC PLAN	(03.00180)
	MOVED	: Cr I North SECONDED: Cr M Morse	

MOVED: Cr I North SECONDED: Cr M Morse
RESOLVED: That Council note the preparation of the Bathurst Region 2040 Community Strategic Plan has commenced.
Community Strategie Flam has commenced.
Director Environmental Planning & Building Services' Report to the Council Meeting 13/12/2017

#### 8 BATHURST REGION HERITAGE REFERENCE GROUP (20.00123)

**Recommendation**: That the information be noted.

**Report**: The Bathurst Region Heritage Reference Group met on 14 November 2017. The minutes of that group's meeting are provided at **attachment 1**.

The group will meet next in February 2018.

With respect to the implementation of the 2017-2020 Bathurst Region Heritage Plan, the following highlights Council's achievements to date:

- Bathurst Region Local Heritage Fund is underway for 2017/18, with 77 projects being offered funding with an estimated total value of works of \$606.656.78.
- The Bathurst Region Conservation and Interpretation Fund is underway for 2017/18, with 12 conservation and interpretation projects being offered funding with an estimated value of \$111,798.00.
- The Bathurst CBD Main Street Fund for 2017/2018 is underway with 19 projects being offered funding for main street improvement works to the Bathurst CBD, generating an estimate total value of works of \$465,531.00.
- Council's Heritage Advisory Service continues to be a well-received program with 69 site inspections undertaken in this financial year to date, an increase from the previous financial year.
- Completion of the King's Parade Interpretation project, to be launched on the 15 December 2017.
- Near completion of the Main Street Study Review providing statement of significance and building recommendations for all of the Bathurst CBD, linking the Main Street Study inventories to Council's GIS and to Council's Development Control Plan.
- The completion of a Surveyors Heritage Trail in the Bathurst CBD, including a published brochure.
- DA fees continue to be waived for the repainting of buildings, reinstatement of verandahs and appropriate signage in the Bathurst CBD. Section 68 fees such as erection of scaffolding or footpath closures associated with these works are also waived.

**<u>Financial Implications</u>**: Funding for this item is contained within existing budgets.

#### Bathurst 2036 Community Strategic Plan - Objectives and Strategies

 Objective 11: To protect the region's unique heritage and history. To protect a unique identity. Strategy 11.1

 Objective 30: To identify the needs of the community and encourage and support communication, interaction and support within the community.

Strategy 30.3, 30.5, 30.6

#### **Community Engagement**

Involve To work direct

To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and

considered.

Director Environmental Planning & Building Services' Report to the Council Meeting 13/12/2017

MINU	MINUTE		
15	Item 8 BATHURST REGION HERITAGE REFERENCE GROUP (20.00123) MOVED: Cr I North SECONDED: Cr J Rudge		
	RESOLVED: That the information be noted.		
	Director Environmental Planning & Building Services' Report to the Council Meeting 13/12/2017		

### 9 GREATER CENTRAL WEST REGIONAL STATE OF ENVIRONMENT REPORT 2016-2017 (13.00004)

#### **Recommendation**: That Council:

- (a) note that the 2016 2017 Regional State of the Environment Report has been completed; and
- (b) make electronic copies of the 2016 2017 Regional State of the Environment Report available on Council's Website.

**Report**: Since 2008 Bathurst Regional Council has participated in the Greater Central West Regional State of the Environment Reporting process. Fifteen councils currently participate in the project including: Bathurst Regional, Blayney Shire, Bogan Shire, Bourke Shire, Cabonne Shire, Coonamble Shire, Cowra Shire, Dubbo Regional, Gilgandra Shire, Lachlan Shire, Mid-Western Regional, Narromine Shire, Oberon Shire, Orange City and Warrumbungle Shire.

A regional approach to reporting recognises that many environmental issues transcend local government boundaries. It also:

- Facilitates a better understanding of the state of the environment across the region;
- Encourages collaboration in regard to partnering on projects and sharing ideas and resources;
- Assists in the management of shared environmental resources; and
- Forges stronger regional links across participating councils.

The IP&R Framework requires that councils prepare annual reports which include reporting on the environmental objectives of their Community Strategic Plans. In the year in which a Council election is held, the annual report must also include a State of the Environment Report (SoE). Notwithstanding this, the participating councils and Central West Local Land Services have decided to continue collecting data and reporting on an annual basis.

This report has been prepared using a common set of environmental indicators to capture data which allows comparison of trends and changes across the Greater Central West council areas.

A steering committee made up of representatives from the Central West Local Land Services, Orange City, Dubbo Regional, Mid-Western Regional and Bathurst Regional councils have guided the preparation of this year's Regional SoE.

The full 2017 Regional SoE Report will be provided under separate cover to the Councillors and will be made available on Council's website. The Bathurst Regional Council State of the Environment Snapshot Report is provided as **attachment 1**.

Each participating council makes an annual financial contribution to the preparation and printing of the Regional SoE. Administrative support is provided by the Central West LLS. Bathurst Regional Council currently manages the funds for the project.

While the Regional SoE provides the opportunity for smaller councils to use it to meet statutory reporting requirements, Bathurst Regional Council continues to prepare its own SoE each year. This ensures that monitoring of a broader range of environmental indicators can continue and enables the comprehensive reporting of Council's environmental programs and trends in environmental indicators to the wider community.

Director Environmental Planning & Buildin	g Services' Report to the Council Meeting 13/12/2017
GENERAL MAI	NAGERMAYO
	Page 9

<u>Financial Implications</u>: Bathurst Regional Council's contribution to the preparation of the Regional State of the Environment Report was funded from existing allocations.

#### Bathurst 2036 Community Strategic Plan - Objectives and Strategies

•	Objective 8: To promote sustainable and energy efficient	Strategy 8.2
	growth.	

 Objective 29: To guide the construction and provision of new infrastructure/facilities and services and the management and upgrading of existing assets and service levels.

Strategy 29.5

 Objective 30: To identify the needs of the community and encourage and support communication, interaction and support within the community.

Strategy 30.6

• Objective 33: To be and develop good leaders.

Strategy 33.1, 33.5, 33.6

#### **Community Engagement**

Inform
 To provide the public with balanced
and objective information to help the

and objective information to help them understand the problem, alternatives opportunities and/or solutions.

Director Environmental Planning & Building Services' Report to the Council Meeting 13/12/2017

### 16 <u>Item 9 GREATER CENTRAL WEST REGIONAL STATE OF ENVIRONMENT REPORT 2016-2017 (13.00004)</u>

MOVED: Cr J Jennings SECONDED: Cr J Fry

**RESOLVED:** That Council:

- (a) note that the 2016 2017 Regional State of the Environment Report has been completed; and
- (b) make electronic copies of the 2016 2017 Regional State of the Environment Report available on Council's Website.

Director Environmental Planning & Building Services' Report to the Council Meeting 13/12/2017	
GENERAL MANAGER	MAYOF
	Page 9/

#### 10 BATHURST FREE CBD WI-FI GRANT (20.00315)

**Recommendation**: That the information be noted.

**Report**: Bathurst Regional Council's application under the Federal Government's Smart Cities and Suburbs program has been successful for the deployment of a free CBD Wi-Fi network. This will position Bathurst as a leading regional City that embraces technology to support its community and economy.

Council has received \$152,500, equating to 50% of the total project cost, with the remaining 50% to be contributed by Council.

While free public Wi-Fi has recently been made available in the immediate vicinity of the Civic Centre for major events, this project will see this service extend to include the greater CBD and green space areas on a permanent basis. The grant will allow Council to install a Wi-Fi network within a designated CBD footprint extending from Durham, Seymour, Rankin and Piper Streets, providing free publicly available internet services within this zone (see location map at <u>attachment 1</u>). Wi-Fi will also be available within George Park, Victoria Park, Bicentennial Park and Centennial Park in the second rollout phase of the project. The grant will also include the purchase of data analytics software which will analyse device user movements through these zones.

The project represents the first steps that Council is taking to develop Bathurst into an innovative Smart City. It will provide a new medium for Council to communicate with users in real time, and will be capable of integrating with a range of interoperable systems and future smart technology (e.g. sensors), improving community services such as waste, water and traffic management and public safety.

Smart technology data analytics systems have not previously been employed in the CBD and green spaces of Bathurst, although they have recently been used over a limited time for major events at the Mount Panorama Motor Racing Circuit. Through this project Council will, for the first time, use smart data analytics technology to collect, securely store and process data on device owner movements through the Wi-Fi zones. The opportunity to produce reports evidencing device owner movements through the CBD and green space areas will be a new service Council will extend to Council departments, local businesses and community, supporting economic development activities, asset management and planning services by Council.

It is expected that the CBD Wi-Fi network will be fully operational by late 2018.

**Financial Implications**: This item is able to be funded from within existing reserves.

#### Bathurst 2036 Community Strategic Plan - Objectives and Strategies

 Objective 5: To facilitate and foster partnerships, networks and infrastructure to support and attract knowledge, innovation and research.

 Objective 6: To support infrastructure development necessary to enhance Bathurst's life-style and industry development.

**GENERAL MANAGER** 

Director Environmental Planning & Building Services' Report to the Council Meeting 13/12/2017

MAYOR Page 95

#### **Community Engagement**

• Inform

To provide the public with balanced and objective information to help them understand the problem, alternatives opportunities and/or solutions.

Director Environmental Planning & Building Services' Report to the Council Meeting 13/12/2017

GENERAL MANAGER

MAYOR
Page 96

17	<u>Item 10</u>	BATHURST FREE CBD WI-FI GRANT	(20.00315)
	MOVED:	Cr J Jennings SECONDED: Cr M Morse	<u> </u>

**RESOLVED:** That the information be noted.

Director Environmental Planning & Building Services' Report to the Council Meeting 13/12/2017

\_\_\_\_\_ GENERAL MANAGER \_\_\_\_\_\_ MA

#### 11 DRAFT ROADSIDE VEGETATION MANAGEMENT PLAN (13.00088)

#### **Recommendation**: That Council:

- (a) place the draft Roadside Vegetation Management Plan on public exhibition for a period of 42 days (6 weeks);
- (b) if submissions are received, a further report be presented to Council; and
- (c) if no submissions are received, adopt the Roadside Vegetation Management Plan.

Report: In 2007 roadside vegetation in the Bathurst Regional Council Local Government Area (Bathurst Regional LGA) was assessed and classified into High, Medium and Low Conservation value categories. These vegetation classifications are used to guide construction and maintenance works on rural road reserves within the Bathurst Regional LGA through the Roadside Vegetation Management Guidelines (2007). While the current guidelines identify whether roadside vegetation is classed as high, medium and low conservation value, other biodiversity assets such as Endangered Ecological Communities and threatened species are not recognised. Furthermore no detail was provided in the original assessment about the constituent vegetation communities within the road reserves.

In recognition of the limitations of the original vegetation assessment and the associated Guidelines, between 2013 and 2016, Council engaged NGH Environmental to undertake a rapid assessment of the conservation value of all roadside vegetation across the Bathurst Regional LGA. More than 1100km of roadside vegetation was assessed. Vegetation was classified to plant community type and a conservation value assigned. Approximately 247km of high conservation value and 194km of medium conservation value roadside vegetation was mapped across the local government area.

High conservation value areas provide habitat for threatened species and communities. High and medium conservation value areas also often contain other values including:

- Fauna habitat such as hollow-bearing trees, fallen timber, rocks and foraging resources.
- The provision of connectivity between patches of vegetation in highly cleared landscapes.
- Landform stability through protection from erosion.
- Aesthetic values for motorists and local residents.

In 2017 Council engaged NGH Environmental to use this updated data to develop a comprehensive Roadside Vegetation Management Plan (RVMP) for the Bathurst Regional LGA. The draft RVMP (attachment 1) replaces and builds upon the 2007 Roadside Vegetation Management Guidelines.

The purpose of the RVMP is to promote good management of roadside vegetation particularly in relation to environmental values. The RVMP defines the strategic framework and management principles which will guide actions within the road reserves to achieve good management.

Specifically, the goals of the Roadside Vegetation Management Plan are to:

- Improve the management of Roadside Vegetation in the Bathurst Regional LGA;
- Better integrate roadside environmental management with Council planning mechanisms including the Community Strategic Plan and Delivery Plan;
- Protect and enhance the environmental values of roadside vegetation under Council's

- care and control;
- Identify priority management actions to enhance the environmental values of the roadside reserves;
- Provide strategies to improve community awareness of roadside environmental values and compliance with relevant legislation and Council policies.

Liaison with community interest groups, individuals and key stakeholders was a key component of the development of the RVMP. During its preparation NGH Environmental invited input from a range of organisations and agencies and received feedback from:

- Upper Macquarie County Council
- Central West Council's Environment and Waterway Alliance
- Napoleon Reef Landcare Group
- Roads and Maritime Services
- NSW Office of Environment and Heritage
- NSW Roadside Environment Committee

Council's Works Section (in Council's Engineering Department) was also consulted as part of the development of the plan. While on public exhibition, further feedback on the Draft RVMP will be sought from Council's Works Section.

The general community was consulted via Council's 'Have Your Say' web page, which was available to the public from 31 July to 29 August 2017, and seven members of the public provided responses. Weed control, protection of plants and animals, motorist safety and rehabilitation of degraded sites were identified as important issues.

The reassessment of roadside vegetation and the preparation of the RVMP fulfil a number of recommended actions of the Bathurst Biodiversity Management Plan including:

- Action AO1 Undertake a comprehensive roadside survey of high and medium conservation roadside vegetation and identify threats, including to provide prioritised recommendations and guidelines for roadside management in specific areas.
- Action AO4 Develop biodiversity plan/s of management for the protection, enhancement and linkage of native vegetation along rural roads.

It is recommended that Council place the draft RVMP on public exhibition for an extended period of six weeks to make allowance for the Christmas/New Year period.

<u>Financial Implications</u>: The preparation of the Bathurst Regional Council Roadside Vegetation Management Plan was funded from existing allocations. Funding of recommended actions of the RVMP will in some instances be funded from existing allocations. Other recommendations will require funding to be sourced through grants and/or alternate external funding sources.

#### Bathurst 2036 Community Strategic Plan - Objectives and Strategies

•	Objective 9: To protect and enhance the region's	Strategy	9.7
	landscapes, views, vistas, open spaces and the		
	Macquarie River.		

Objective 10: To protect and enhance the region's Strategy 10.2, 10.4, 10.7, biodiversity.

<ul><li>Consult</li></ul>	To obtain public feedback on	
	alternatives and/or decisions	
Director Envi	ironmental Planning & Building Services' Report to the Council Meeting 13	
	GENERAL MANAGER	MAYOR Page 100

### 18 <u>Item 11 DRAFT ROADSIDE VEGETATION MANAGEMENT PLAN (13.00088)</u> MOVED: Cr I North SECONDED: Cr J Jennings

**RESOLVED:** That Council:

- (a) place the draft Roadside Vegetation Management Plan on public exhibition for a period of 42 days (6 weeks);
- (b) if submissions are received, a further report be presented to Council; and
- (c) if no submissions are received, adopt the Roadside Vegetation Management Plan.

Yours faithfully

N Southorn **DIRECTOR** 

**ENVIRONMENTAL, PLANNING & BUILDING SERVICES** 

DIRECTOR CORPORATE SERVICES & FINANCE'S REPORT AND MINUTES
ORDINARY MEETING OF BATHURST REGIONAL COUNCIL
ONDINANT MEETING OF BATTIONST REGIONAL COUNCIL
13 DECEMBER 2017

#### 1 STATEMENT OF INVESTMENTS (16.00001)

**Recommendation**: That the information be noted.

**Report**: \$88,250,000 was invested at 30 November 2017 in accordance with Council's investment policies, the Minister's Investment Order dated 12 January 2011, the Local Government Act 1993 and associated regulations. All investments have been reconciled with Council's general ledger and are listed below:

	Rating	<u>Balance</u>	<u>Average</u> Return
Short Term 1 – 365 Days			<u> </u>
(comprising Commercial Bills, Term Deposits, D	ebentures		
and Certificates of Deposits):		Φ	0.540/
National Australia Bank Limited	A1+	\$10,000,000.00	2.54%
Bankwest	A1+	\$3,000,000.00	2.54%
CBA	A1+	\$1,500,000.00	2.54%
Bank of Queensland Limited	A2	\$13,500,000.00	2.62%
Bendigo and Adelaide Bank Limited	A2	\$3,000,000.00	2.62%
Newcastle Permanent	A2	\$2,500,000.00	2.54%
Maritime, Mining & Power Credit Union Ltd	A2	\$4,500,000.00	2.70%
People's Choice Credit Union	A2	\$3,000,000.00	2.68%
IMB	A2	\$4,500,000.00	2.62%
G & C Mutual Bank Limited	A3	\$1,500,000.00	2.70%
Auswide Bank	A3	\$1,500,000.00	2.70%
Railways Credit Union Limited	ADI	\$2,000,000.00	<u>2.71%</u>
		\$50,500,000.00	2.61%
Long Term > 365 Days			
(comprising Commercial Bills, Term Deposits, D	ebentures		
and Bonds):			
Floating Rate Term Deposits			
CBA Deposit Plus	AA-	\$1,500,000.00	2.54%
CBA Deposit Plus 1	AA-	\$1,500,000.00	2.69%
CBA Deposit Plus 2	AA-	\$1,500,000.00	2.79%
WBC Coupon Select	AA-	\$2,000,000.00	2.73%
WBC Coupon Select 1	AA-	\$3,000,000.00	3.00%
WBC Coupon Select 2	AA-	\$1,500,000.00	2.95%
Maritime Mining & Power Credit Union Ltd	ADI	\$2,200,000.00	<u>1.70%</u>
•		\$13,200,000.00	2.62%
Fixed, Negotiable & Tradeable			
Certificates of Deposits			
Greater Bank Ltd	BBB	\$1,000,000.00	3.13%
Greater Bank Ltd	BBB	\$2,000,000.00	3.29%
		\$3,000,000.00	3.24%
Floating Rate Notes		<b>,</b> -,,	
Commonwealth Bank of Aust.	AA-	\$1,000,000.00	2.60%
CBA Climate Bond	AA-	\$1,000,000.00	2.63%
Suncorp Metway	A+	\$1,000,000.00	2.95%
Rabobank	A+	\$1,000,000.00	3.24%
AMP	A	\$1,000,000.00	2.76%
7 11411	/ \	ψ1,000,000.00	2.7070

Director Corporate Services & Finance's Report to the Council Meeting 13/12/2017

AMP	Α	\$800,000.00	2.84%
AMP	A	\$1,000,000.00	3.08%
Macquarie Bank	A	\$1,000,000.00	2.84%
Bank of Queensland	BBB+	\$1,000,000.00	2.74%
Bank of Queensland 1	BBB+	\$2,000,000.00	2.81%
Bank of Queensland 2	BBB+	\$1,000,000.00	2.77%
Bendigo & Adelaide Bank 2	BBB+	\$1,000,000.00	2.65%
Bendigo & Adelaide Bank 3	BBB+	\$1,000,000.00	2.82%
Members Equity 3	BBB	\$750,000.00	2.96%
Police Bank Ltd 1	BBB	\$1,000,000.00	2.76%
Police Bank Ltd 1	BBB	\$1,000,000.00	2.70%
Credit Union Australia 2	BBB	. , ,	
		\$1,000,000.00	2.92%
Credit Union Australia 3	BBB	\$1,000,000.00	3.31%
Newcastle Permanent	BBB	\$1,000,000.00	3.05%
Newcastle Permanent 2	BBB	\$1,000,000.00	3.32%
Newcastle Permanent 3	BBB	\$1,000,000.00	3.34%
		\$21,550,000.00	2.91%
Total Investments		<u>\$88,250,000.00</u>	<u>2.71%</u>
These funds were held as follows:			
Reserves Total (includes unexpended loan fun	ids)	\$50,916,372.00	
Grants held for specific purposes	,	\$2,773,031.00	
Section 94 Funds held for specific purposes		\$32,931,328.00	
Unrestricted Investments – All Funds		\$1,629,269.00	
Total Investments		\$88,250,000.00	
Total Interest Revenue to 31 October 2017		<u>\$984,772.93</u>	<u>2.71%</u>

#### A Jones

**Responsible Accounting Officer** 

<u>Financial Implications</u>: <u>Attachment 1</u> shows Council's year to date performance against the benchmarks contained in Council's Investment Policy. Council has outperformed each of the benchmarks required and complied with the Ministers Investment Order.

#### Bathurst 2036 Community Strategic Plan - Objectives and Strategies

 Objective 28: To plan for the growth of the region and the protection of the region's environmental, economic, social and cultural assets. Strategy 28.6

#### **Community Engagement**

Inform

To provide the public with balanced and objective information to help them understand the problem, alternatives opportunities and/or solutions.

Director Corporate Services & Finance's Report to the Council Meeting 13/12/2017

19	Item 1	STATEMENT OF INVESTMENTS (16.00001)
	MOVED	: Cr W Aubin SECONDED: Cr B Bourke

**RESOLVED:** That the information be noted.

Director Corporate Services & Finance's Report to the Council Meeting 13/12/2017

\_\_\_\_\_ GENERAL MANAGER \_\_\_\_\_\_ MAY

### **2 MONTHLY REVIEW - 2017/2021 DELIVERY PLAN AND OPERATIONAL** PLAN 2017-2018 (16.00148)

**Recommendation**: That the information be noted.

Report: Bathurst Regional Council has in place the Bathurst 2036 Community Strategic Plan which aims to inform the community about the major directions and programs Council is undertaking in shaping the future of the Bathurst Region. These directions are summarised as objectives and strategies in Part VI of the Community Strategic Plan which was adopted by Council on 20 February 2013. The Plan is available for viewing at the council offices at 158 Russell Street or can be downloaded from the Public Documents section of Council's website, www.bathurst.nsw.gov.au/council/general-information/public-documents. A listing of the Objectives and Strategies from the Bathurst 2036 Community Strategic Plan can be found within the Plan commencing from page 34.

At <u>attachment 1</u> is an update of Council's progress towards achieving the Strategies and Objectives for the 2017-2021 Delivery Plan and the Annual Operational Plan 2017-2018.

The Local Government (General) Regulation 2005 has been amended by inserting clause 413A to make it the duty of the General Manager to give timely information to Councillors about any fines or penalty notices from agencies such as the Australian Taxation Office, the Roads and Maritime Services or the Environment Protection Authority, or where a court or tribunal makes a costs order against a council.

Fines or penalty notices this month - Refer to attachment 1.

Financial Implications: Nil.

#### Bathurst 2036 Community Strategic Plan - Objectives and Strategies

 Objective 28: To plan for the growth of the region and the protection of the region's environmental, economic, social and cultural assets. Strategy 28.6

 Objective 29: To guide the construction and provision of new infrastructure/facilities and services and the management and upgrading of existing assets and service levels.

Strategy 29.3

• Objective 33: To be and develop good leaders.

Strategy 33.5

#### **Community Engagement**

Inform

To provide the public with balanced and objective information to help them understand the problem, alternatives opportunities and/or solutions.

Director Corporate Services & Finance's Report to the Council Meeting 13/12/2017

GENERAL MANAGER

### 20 <u>Item 2 MONTHLY REVIEW - 2017/2021 DELIVERY PLAN AND OPERATIONAL PLAN 2017-2018 (16.00148)</u>

MOVED: Cr I North SECONDED: Cr J Rudge

**RESOLVED:** That the information be noted.

Director Corporate Services & Finance's Report to the Council Meeting 13/12/2017

\_\_\_\_\_ GENERAL MANAGER \_\_\_\_\_ MAYOR
Page 107

## 3 SUNDRY SECTION 356 DONATIONS, BATHURST MEMORIAL ENTERTAINMENT CENTRE COMMUNITY USE SUBSIDY AND MOUNT PANORAMA FEE SUBSIDY (18.00004)

**Recommendation**: That the information be noted and any additional expenditure be voted.

**Report**: At **attachment 1** is a list of Sundry Section 356 Donations, Bathurst Memorial Entertainment Centre Community Use Subsidies and Mount Panorama Fee Subsidies granted by Council for the period ending 30 November 2017.

<u>Financial Implications</u>: Council's Sundry Section 356 Donations and Bathurst Memorial Entertainment Centre Community Use Subsidies and Mount Panorama Fee Subsidies are included in the current budget, which currently have a balance as follows:

Section 356: \$Nil

BMEC Community use: \$ 4,241.28 Mount Panorama: \$25,015.36

#### Bathurst 2036 Community Strategic Plan - Objectives and Strategies

 Objective 28: To plan for the growth of the region and the protection of the region's environmental, economic, social and cultural assets. Strategy 28.6

 Objective 30: To identify the needs of the community and encourage and support communication, interaction and support within the community.

Strategy 30.5

#### **Community Engagement**

Inform
 To provide the public with balanced

and objective information to help them understand the problem, alternatives opportunities and/or solutions.

Director Corporate Services & Finance's Report to the Council Meeting 13/12/2017

21 <u>Item 3 SUNDRY SECTION 356 DONATIONS, BATHURST MEMORIAL</u>
ENTERTAINMENT CENTRE COMMUNITY USE SUBSIDY AND MOUNT PANORAMA
FEE SUBSIDY (18.00004)

FEE SUBSIDY (18.00004)  MOVED: Cr B Bourke SECONDED: Cr W Aubin		
<b>RESOLVED:</b> That the information be noted and any additional expenditure be voted.		
voleu.		
Director Corporate Services & Finance's Report to the Council Meeting 13/12/2017		

### **4 POWER OF ATTORNEY (11.00007)**

**Recommendation**: That the information be noted.

**Report**: That the General Manager's action in affixing the Power of Attorney to the following be noted.

- P & A Peterson Rockley Street, Georges Plains Lot 17, DP 1099208 Licence
- JH & MA Ireland 128 Bentinck Street, Bathurst Lot 10, DP 1237044 Transfer

#### **Linen Plan Release**

- Ruce Pty Ltd Stage 9 12 lot release of 56 lot residential subdivision Lot 5, DP 1231722, Cusick Street, Eglinton
- TJ Booth Two lot residential subdivision Lot 1, DP 995862, 175 Durham Street, Bathurst
- F Camilleri Two lot industrial subdivision Lot 162, DP 1125026, Toronto Street, Kelso
- Gullifer, Bickford & Miller Three lot residential subdivision Lot 1134, DP 1226870, 22
   Maxwell Drive, Eglinton

### Financial Implications: Nil.

### Bathurst 2036 Community Strategic Plan - Objectives and Strategies

 Objective 32: To ensure Council is supported by an adequate workforce and appropriate governance procedures. Strategy 32.2

### **Community Engagement**

Inform

To provide the public with balanced and objective information to help them understand the problem, alternatives opportunities and/or solutions.

Director Corporate Services & Finance's Report to the Council Meeting 13/12/2017

22 <u>Item 4 POWER OF ATTORNEY (11.00007)</u> <u>MOVED: Cr J Rudge SECONDED: Cr W Aubin</u>

**RESOLVED:** That the information be noted.

# 5 CODE OF CONDUCT COMPLAINTS - 1 SEPTEMBER 2016 TO 31 AUGUST 2017 (07.00088)

**Recommendation**: That the information be noted.

**Report**: Council is required to prepare an annual report on the number and type of Code of Conduct complaints received for the 12 months to 31 August year. The report detail is outlined in the Council's Code of Conduct Procedures Manual as follows:-

Council's Code of Conduct - Procedures for the Administration of the Code of Conduct, requires at part 12, Clause 12.1 and 12.2 the following:

- "12.1 The complaints coordinator must arrange for the following statistics to be reported to the Council within 3 months of the end of September each year:
- (a) the total number of Code of Conduct complaints made about Councillors and the General Manager under the Code of Conduct in the year to September;
- (b) the number of Code of Conduct complaints referred to a conduct reviewer;
- (c) the number of Code of Conduct complaints finalised by a conduct reviewer at the preliminary assessment stage and the outcome of those complaints;
- (d) the number of Code of Conduct complaints investigated by a conduct reviewer;
- (e) the number of Code of Conduct complaints investigated by a conduct review committee:
- (f) without identifying particular matters, the outcome of Code of Conduct complaints investigated by a conduct reviewer or conduct review committee under these procedures;
- (g) the number of matters reviewed by the Division and, without identifying particular matters, the outcome of the reviews; and,
- (h) the total cost of dealing with Code of Conduct complaints made about Councillors and the General Manager in the year to September, including staff costs.
- 12.2 The Council is to provide the Division with a report containing the statistics referred to in Clause 12.1 within 3 months of the end of September of each year."

Code of Conduct Complaints - 1 September 2016 to 31 August 2017 present the following profile, as referred to in Clause 12.1 of the Code of Conduct - Procedures for the Administration of the Code of Conduct:

12.1

(a) Number of complaints	13	
(b) Referred to Reviewer	5	
(c) Number finalised by Reviewer and nature of those complaints:	5	Complaints relating to breaches of various clauses of the Code of Conduct
(d) Number investigated by Reviewer	1	

Director Corporate Services & Finance's Report to the Council Meeting 13/12/2017

(e) Number investigated by Conduct Review Committee	Nil	
(f) Outcome of reviews under 2.1(d) & (e)	No action was required after investigation by conduct reviewer.	
(g) Number investigated by OLG & nature of those complaints	Nil	8 complaints were referred to the Office of Local Government the Office of Local Government has entered into a special complaints management arrangement with Council for complaints being received from one particular individual.
(h) Cost of dealing with complaints	Conduct Reviewer \$16,115	Staff time was spent on preparation of correspondence to Office of Local Government and recording and copying of material for council records and submission to Conduct reviewer Approximately \$2,000.

<u>Financial Implications</u>: The cost of dealing with the complaints received for the 2016/2017 reporting period is \$16,115 plus an estimated cost of \$2,000 for Council staff time.

### Bathurst 2036 Community Strategic Plan - Objectives and Strategies

• Objective 33: To be and develop good leaders. Strategy 33.5

 Objective 30: To identify the needs of the community and encourage and support communication, interaction and support within the community.

Strategy 30.7

### **Community Engagement**

• Inform To provide the public with balanced

and objective information to help them understand the problem, alternatives opportunities and/or solutions.

Director Corporate Services & Finance's Report to the Council Meeting 13/12/2017

# 23 <u>Item 5 CODE OF CONDUCT COMPLAINTS - 1 SEPTEMBER 2016 TO 31 AUGUST 2017 (07.00088)</u>

MOVED: Cr B Bourke SECONDED: Cr I North

**RESOLVED:** That the information be noted.

Director Corporate Services & Finance's Report to the Council Meeting 13/12/2017	
GENERAL MANAGER	MAYO
	Dage 11

# 6 SUBMISSIONS - GOVERNANCE - PAYMENT OF EXPENSES & PROVISION OF FACILITIES FOR COUNCILLORS POLICY (11.00008, 41.00089)

# **Recommendation**: That Council:

- (a) following the consideration of public submissions adopt the Payment of Expenses & Provision of Facilities for Councillors Policy, and
- (b) notify those that made submissions.

**Report**: Section 252 of the Local Government Act 1993 requires Council to adopt a policy concerning the payment of expenses and provision of facilities to the Mayor, Deputy Mayor and other Councillors. At the Council meeting of 27 September 2017 Council considered a report on the draft Policy on the Payment of Expenses and Provision of Facilities. Council resolved to:

- (a) Place the draft Policy on the Payment of Expenses and Provision of Facilities, on public exhibition for 28 days, and
- (b) Receive a further report following the exhibition period.

The public exhibition period has now finished and Council received two submissions on the policy. The items raised for Council consideration include:

Submission 1. Mr R Triming (shown at <u>attachment 1</u>)

#### 8. ACCESS AND USE OF FACILITIES/EQUIPMENT

### (v) Access to Motor Sport Events

Raised concerns over the allocation of 4 tickets to each Councillor to attend motor sport events

Council's response: As outlined in the draft Policy, provision of four tickets to each Councillor provides the opportunity to promote Bathurst and to network with dignitaries. Whether the provision of these tickets gives rise to the need for them to be declared as a gift is a matter to be considered by the recipient of the ticket, and is outside the scope of this Policy.

It is recommended that the Policy not be altered as a result of this submission.

#### 9. PROVISION OF EQUIPMENT

Raised concerns over the allocation of electronic equipment to Councillors (phones, computers etc.,) when Councillors do not use them to respond to ratepayers.

Council's response: As outlined in the draft Policy, the provision of equipment under this Policy is to be used for the undertaking of Council business. The Policy does allow for the incidental use of the equipment for private purposes.

The concern that Councillors may not be returning calls or emails, etc is outside the scope of this Policy.

D	Director Corporate Services & Finance's Report	to the Council Meeting 13/12/2017	
	GENERAL MANAGER	MAYC	F
		Page 1	!

<u>It is recommended</u> that the Policy not be altered as a result of this submission.

### 13. SUSTENANCE/MEALS

Suggests that the provision of alcohol should be restricted and queries the wording used "including meetings with residents, ratepayers or guests of the city".

Council's response: The timing of the provision of a meal and/or refreshments is prescribed in the Policy as mentioned in the submission, and Council may alter the time of when a meal and/or refreshments are provided.

In relation to the specific concern pertaining to the provision of alcohol following Council/Committee meetings, etc, it is estimated that the annual cost would be \$1,500 to \$2,000. To place this into context, Council's current annual budget is \$231.8 million. Hence, the expenditure on alcohol for these meetings equates to approximately 0.0009% of Council's annual budget.

<u>It is recommended</u> that the Policy not be altered as a result of this submission.

### Submission 2. Mr R Heferen (shown at <u>attachment 2</u>)

Opposes the provision of alcohol after council meetings.

Council's response: The matter raised in this submission has previously been addressed in this report.

**<u>Financial Implications</u>**: Funding for this item is contained within existing budgets.

#### Bathurst 2036 Community Strategic Plan - Objectives and Strategies

 Objective 32: To ensure Council is supported by an adequate workforce and appropriate governance procedures. Strategy 32.5

 Objective 28: To plan for the growth of the region and the protection of the region's environmental, economic, social and cultural assets. Strategy 28.8

### **Community Engagement**

Consult
 To obtain public feedback on alternatives and/or decisions

Director Corporate Services & Finance's Report to the Council Meeting 13/12/2017

# 24 <u>Item 6 SUBMISSIONS - GOVERNANCE - PAYMENT OF EXPENSES & PROVISION OF FACILITIES FOR COUNCILLORS POLICY (11.00008, 41.00089)</u> <u>MOVED: Cr B Bourke SECONDED: Cr J Fry</u>

That Council:

- (a) following the consideration of public submissions adopt the Payment of Expenses & Provision of Facilities for Councillors Policy, and
- (b) notify those that made submissions.

The following AMENDMENT was MOVED.

Dire	irector Corporate Services & Finance's Report to the Council Meeting 13/12/2017	

# 25 Item 6.01 SUBMISSIONS - GOVERNANCE - PAYMENT OF EXPENSES & PROVISION OF FACILITIES FOR COUNCILLORS POLICY (11.00008, 41.00089) MOVED: Cr J Jennings SECONDED: Cr J Fry

That Council:

(a) following the consideration of public submissions adopt the Payment of Expenses & Provision of Facilities for Councillors Policy, with an additional sentence at Clause 13 as follows:

### 13 SUSTENANCE/MEALS

The provision of light refreshments following a Council or Committee Meeting is to exclude alcohol

and

(b) notify those that made submissions.

The AMENDMENT was PUT and LOST

The original MOTION was then PUT and CARRIED.

Director Corporate Services & Finance's Report to the Council Meeting 13/12/2017	
GENERAL MANAGER	MAYOR
	Page 118

### 7 SUBMISSIONS - CODE OF MEETING PRACTICE (07.00064, 07.00065)

### **Recommendation**: That Council:

- (a) following the consideration of public submissions adopt the Code of Meeting Practice, and
- (b) notify those that made submissions.

**Report**: Section 360 of the Local Government Act 1993 requires Council to adopt a code of meeting practice that incorporates the requirements of the Local Government (General) Regulation 2005. At the meeting on 27 September 2017 Council considered a report on the Code of Meeting practice. Council resolved to;

- (a) Place the Code of Meeting Practice on public exhibition for 28 days, and
- (b) Receive a further report following the public exhibition period.

The public exhibition period is now closed and Council received one submission. A summary of the points raised in the submission is provided below.

SUBMISSSION: Mr R Triming (shown at attachment 1)

### Issue 1 - Public Forum time limit

Believes Public Forum should not indicate a time limit of 15 minutes.

Council's response: It is appropriate that a time limit be identified for the Public Forum as part of Council's agenda. It should, however, be noted that Council's practice has been not to restrict the Public Forum to just a 15 minute timeslot. Council has the flexibility to be able to extend this time if it feels appropriate. Accordingly, it is recommended that the Code of Meeting Practice, as exhibited, not be altered in relation to this issue.

# <u>Issue 2 - Ability for candidates, nominated for Council elections, to participate in Public</u> Forum

Feels Council needs to clarify whether potential candidates for election to council should be allowed to speak at the Public Forum in the lead up to an election.

Council's response: Public Forum (or the formerly known Public Question Time) provides an opportunity for members of the public to raise specific matters which are relevant to Council. At present, the draft Code of Meeting Practice does not place any parameters on Public Forum, other than time restrictions. For the avoidance of doubt, it is recommended that the following clause be introduced into the Code of Meeting Practice:

#### "9A. Public Forum

Public Forum provides an opportunity for any member of the public to raise a specific matter or matters which are relevant to Council.

Speakers participating in Public Forum do not have parliamentary privilege, and are to conduct themselves in a manner consistent with the key principles of Council's Code of Conduct.

[	Director Corporate Services & Finance's Report to	the Council Meeting 13/12/2017
	GENERAL MANAGER	MAYOF
		Page 11

Public Forum is not to be used for the purposes of electioneering".

# <u>Issue 3 - Inclusion of Public Forum in Ordinary Meetings following Policy Meetings</u>

Believes Council should consider incorporating a Public Forum session in the agenda of the Ordinary meeting following a Policy Meeting where members of the public can speak only on matters listed on the agenda for that specific meeting. Alternatively Council should not allow DAs to be considered at this meeting because the public has no ability to make comments.

Council's response: The calling of an Ordinary Meeting following a Policy Meeting usually arises in response to an urgent matter that needs to be considered by Council. Development Applications that are presented at these meetings are required to have been considered in accordance with their respective applicable consultation processes, hence, providing adequate opportunity for submissions to be made. Accordingly, <u>it is recommended</u> that no change to the Code of Meeting Practice be made in relation to this matter.

However, should Council wish to introduce "Public Forum" as a standing agenda item for these meetings, then Council may like to consider placing a restriction that prescribes that speakers utilising the Public Forum may only address matters that are listed on the agenda.

**Financial Implications**: There are no financial implications resulting from this report.

### Bathurst 2036 Community Strategic Plan - Objectives and Strategies

 Objective 30: To identify the needs of the community and encourage and support communication, interaction and support within the community. Strategy 30.2

 Objective 32: To ensure Council is supported by an adequate workforce and appropriate governance procedures. Strategy 32.5

#### **Community Engagement**

Consult To obtain public feedback on alternatives and/or decisions

Director Corporate Services & Finance's Report to the Council Meeting 13/12/2017

# 26 <u>Item 7 SUBMISSIONS - CODE OF MEETING PRACTICE (07.00064, 07.00065)</u> <u>MOVED: Cr B Bourke SECONDED: Cr M Morse</u>

**RESOLVED:** That Council:

- (a) following the consideration of public submissions adopt the Code of Meeting Practice, and
- (b) notify those that made submissions.

Director Corporate Services & Fin	nance's Report to the Council Meeting 13/12/2017

# 8 REQUEST FOR FINANCIAL ASSISTANCE - EGLINTON COUNTRY FAIR (18.00004)

**Recommendation**: That Council purchase a Gold Sponsorship Package, valued at \$500, for the Eglinton Country Fair to be held on Saturday, 24 February 2018.

**Report**: Council has received a request from the Eglinton Country Fair Committee at **attachment 1** for Council to become a sponsor of the Eglinton Country Fair to be held on Saturday, 24 February 2018. The Eglinton Public School has been hosting the popular annual country fair for over 50 years. The annual fair is one of the most popular outings in Bathurst and attracts thousands of visitors who come to enjoy great foods, rides, entertainment and stalls.

Sponsorship packages range from Gold (\$500), Silver (\$250) and Bronze (\$100) with various sponsor benefits. Gold sponsors are also welcome to host a display stand on the day.

<u>It is recommended</u> that Council purchase a Gold Sponsorship package at a cost of \$500.

<u>Financial Implications</u>: Should Council resolve to support this request, then a budget transfer of \$500 from Council's Section 356 - Mount Panorama Fee Waiver allocation would be required to fund this request.

### Bathurst 2036 Community Strategic Plan - Objectives and Strategies

 Objective 23: To encourage a supportive and inclusive community. Strategy 23.1

#### **Community Engagement**

Inform

To provide the public with balanced and objective information to help them understand the problem, alternatives opportunities and/or solutions.

27	Item 8	REQUEST FOR FINANCIAL ASSISTANCE - EGLINTON COUNTRY FAIR
(18.00	0004)	

(18.00004)  MOVED: Cr B Bourke SECONDED: Cr J Rudge			
RESOLVED: That Council purchase a Gold Sponsorship Package, valued at \$500,			
for the Eglinton Country Fair to be held on Saturday, 24 February 2018.			
Director Corporate Services & Finance's Report to the Council Meeting 13/12/2017			

# 9 USE OF MOUNT PANORAMA - NEWTONS NATION IDF WORLD CUP 2018 EVENT (04.00122)

<u>Recommendation</u>: That Council not make available the Mount Panorama Motor Racing Circuit for use by the Australian Skateboard Racing Association for the Newtons IDF World Cup in April 2018.

**Report**: Council has received a request from Mr James Hopkin from the Australian Skateboard Racing Association, see **attachment 1**, seeking to use Mount Panorama to conduct the Newtons International Downhill Federation (IDF) World Cup race. It is proposed to hold the event from 5 to 9 April 2018.

Mount Panorama has previously hosted skateboarding championships, with the most recent being the Bathurst World Cup held in February 2017. As previously reported to Council, Council has experienced many problems with the operations of this event; a number of which re-occurred during the 2017 event.

Some of the issues that occurred during the 2017 event included:

- non-compliance with traffic control plans;
- non-compliance with resident access/security;
- risks to competitor safety; and
- an apparent lack of respect towards Council staff.

In previous years, the organisers have requested Council to provide a significant amount of infrastructure and access at no cost to them. As yet, no equivalent request for the 2018 event has been received, however, it is anticipated that a request is imminent. Previous requests have sought:

- (a) Use of McPhillamy Park;
- (b) Use of camping facilities and amenities:
- (c) Use of Castrol Tower;
- (d) Use of starting line timing systems;
- (e) Use of PA systems;
- (f) Rubbish removal;
- (g) Use of street sweeper;
- (h) Use of Council's assets, ie: water barriers, etc; and
- (i) A three-day partial track closure for the duration of the event.

It is estimated the cost of these requests to Council (either in-kind or direct) would amount to approximately \$20,000.

Given the recurring resident and Council issues that this event continues to cause, it is recommended that Council not make Mount Panorama available for this event.

Financial Implications: Nil

### Bathurst 2036 Community Strategic Plan - Objectives and Strategies

Objective 23: To encourage a supportive and inclusive Strategy 23.2 community.

Director Corporate Services & Finance's Report to the Council Meeting 13/12/2017

# **Community Engagement**

• Inform

To provide the public with balanced and objective information to help them understand the problem, alternatives opportunities and/or solutions.

Director Corporate Services & Finance's Report to the Council Meeting 13/12/2017

GENERAL MANAGER

MAYOR
Page 125

# 28 <u>Item 9 USE OF MOUNT PANORAMA - NEWTONS NATION IDF WORLD CUP</u> 2018 EVENT (04.00122)

MOVED: Cr W Aubin SECONDED: Cr B Bourke

**RESOLVED:** That Council:

- (a) make available the Mount Panorama Motor Racing Circuit for use by the Australian Skateboard Racing Association for the Newtons IDF World Cup in April 2018, and
- (b) appoint a local person to act as the local contact for liaising with Australian Skateboard Racing Association.

Director Corporate Services & Finance's Report to the Council Meet	ng 13/12/2017
GENERAL MANAGER	MAYOR

# 10 BATHURST WAR MEMORIAL CARILLON - PROPOSED UPGRADES (04.00021)

**Recommendation**: That Council endorse, in principle, the proposed upgrading of the Bathurst War Memorial Carillon by the:

- (a) Replacement of the Eternal Flame;
- (b) Replacement of the present top octave of bells;
- (c) Purchase of a new higher octave of bells;
- (d) Purchase of a clavier; and
- (e) Purchase of a new electronic Clock-o-matic system

**Report**: The Bathurst War Memorial Carillon is a building in Bathurst which houses 35 bells. The bells are actually the Carillon, a musical instrument, but the building itself has become known as the Carillon, the Bathurst War Memorial and symbol of the city.

According to a document by Graham Harris in 2002, the history of the Bathurst Memorial Carillon is very different from other war memorials in Australia and is a monument to those people who protected our freedom in times of war and conflict. From several viewpoints it is unique.

- 1. Funds for its construction and outfitting were raised within the local Bathurst district prior to and during the Great Depression. The largest bell is inscribed with "Thus Bathurst and her surrounding villages honour their men of 1914-1918. Lest We Forget.
- 2. The idea of a musical instrument is to remind everyone of its significance while it is playing and reminds returning soldiers of the Carillons which they heard in Belgium.
- 3. It was the second carillon in Australia at the time of construction and it was the first free standing carillon tower in the southern hemisphere.

At <u>attachment 1</u> is a leaflet describing the Carillon and naming the villages which raised funds.

In the Bathurst Carillon there are 35 bells in three tiers, which are two notes short of three octaves. The intention of the original builders was to have the bells played by a clavier which is the proper traditional method and the intended means of using the instrument. This is like a large wooden piano keyboard, together with foot pedals, which is played by hitting the keys with a closed fist.

Because of lack of funds at the time, an electro-pneumatic system was installed in 1933 as a stopgap measure, but deteriorated beyond repair. At the moment the bells are rung electronically by the use of a Clock-o-matic system with strikers on the outside of the bell, which do not give the dynamics expected of a working carillon. The Carillon sounds the hours and quarters, known as the Westminster chimes, and plays tunes twice a day.

In 1938 the Carillon was handed over to Council and is now a Council asset, listed as a heritage item as part of King's Parade.

A Conservation Management Plan was developed in 2003. A fund raising program was established in 2007 with over \$200,000 raised from grants and from the community for the upgrading and the Bathurst War Memorial Carillon Public Fund Trust was established. During 2013 investigations were carried out on what is required to bring the Carillon up to the original intention, including the installation of a clavier.

Director Corporate Services & Finan	nce's Report to the Council Meeting 13/12/2017	
GENERAL MAN	NAGER	MAYOR
		Page 127

The 2013 investigations were carried out to upgrade the Carillon and to install a clavier, but the project was not accepted by Council because the costs of those works were over \$1.5 million owing to the fact that quotes were called for alterations to the building to allow public access. This included the installation of a sound-proof room for a clavier, a toilet and upgrading of the fabric of the building to conform to the Building Code of Australia.

In 2017 the Carillon Group was formed to revisit the possibility of upgrading the Carillon in time for the events to mark the end of World War 1 on 11 November 2018. The group was convened by Cr Monica Morse and members of the Group were representatives of the RSL, National Trust, Bathurst War Memorial Carillon Public Fund Trust, historians and the Town Square Group. Two major issues were addressed:

- The gas powered Eternal Flame is causing significant greasy-sooty deposits in the whole of the interior of the building, necessitating frequent cleaning. The RSL suggested that alternatives to a gas fired flame should be considered before any other upgrading take place. Enquiries are now being made about the possibility of installing a hologram. The RSL is keen to have the Eternal Flame replaced in time for the events of November 2018.
- 2. The top octave of bells has deteriorated and needs to be replaced. The original bells were made by Taylor's Foundry in England in the 1920s. Advice from Andrew Wilby from Taylor's was:

With regard to the bells themselves, my colleague David Potter visited a couple of years ago. He has much experience with carillons and good ears. His view, supported by others and our records, is that these bells were cast at a time when the founders had not yet discovered how to cast very small bells to match the larger ones in power and tone. The top octaves of the Sydney carillon were recast at Loughborough in 1973 and Canberra about 20 years ago for the same reason. The Bathurst top octave have exactly the same problem and so we offer the same solution.

In October a Scope document at <u>attachment 2</u> was prepared by two members of the Carillon Group. Taylor's Foundry responded with proposals. Given the commercial nature of the response, this proposal has been provided to Councillors under separate cover.

Cr Morse has advised that the Carillon Group and the Bathurst War Memorial Carillon Public Fund Trust are now in a position to be able to fund all the proposed works. In order to do this:

- (a) Council needs to give approval in principle for the work, as the "owner" of the asset;
- (b) A Heritage Impact Statement needs to be prepared; and
- (c) A Development Application needs to be submitted.

Representatives from Taylor's Foundry are planning to visit Bathurst in February 2018 which would be an opportunity to obtain further professional advice about the way forward for the updating of the Carillon.

Financial Implications: Nil.

### Bathurst 2036 Community Strategic Plan - Objectives and Strategies

 Objective 11: To protect the region's unique heritage and history. To protect a unique identity.

Director Corporate Services & Finance's Report to the Council Meeting 13/12/2017

# **Community Engagement**

• Inform

To provide the public with balanced and objective information to help them understand the problem, alternatives opportunities and/or solutions.

Director Corporate Services & Finance's Report to the Council Meeting 13/12/2017

GENERAL MANAGER

MAYOR
Page 129

# 29 <u>Item 10 BATHURST WAR MEMORIAL CARILLON - PROPOSED UPGRADES</u> (04.00021)

MOVED: Cr M Morse SECONDED: Cr A Christian

**RESOLVED:** That Council endorse, in principle, the proposed upgrading of the Bathurst War Memorial Carillon by the:

- (a) Replacement of the Eternal Flame;
- (b) Replacement of the present top octave of bells;
- (c) Purchase of a new higher octave of bells;
- (d) Purchase of a clavier;
- (e) Purchase of a new electronic Clock-o-matic system; and
- (f) Refer the matter to the 2018/2019 budget for consideration.

Director Corporate Services & Finance's Report to the Council Meeting 13/12/2017	

# 11 ITEMS INCLUDED IN CONFIDENTIAL COMMITTEE OF THE WHOLE (11.00005, 22.00999, 22.04305, 36.00656, 36.00657, 36.00658, 21.00037, 36.00623)

**Recommendation**: That the information be noted.

**Report**: The following items have been included in the confidential section of the business paper for Council's consideration:

# 1 BOUNDARY ADJUSTMENT OF LAND AT PART LOT 4 SECTION 7 DP758065, PART LOT 1 DP794563 AND PART LOT 1 DP194101 KNOWN AS 133-137 KEPPEL STREET BATHURST (22.00999)

This report relates to a proposal for a boundary adjustment at Part Lot 4 Section 7 DP758065, Part Lot 1 DP794563 and Part Lot 1 DP194101 known as 133-137 Keppel Street.

# 2 NEW RESIDENTIAL LEASE AGREEMENT - LOT 18 DP1011780 KNOWN AS 162 MOUNTAIN STRAIGHT, MT PANORAMA (22.04305)

This report relates to a proposed new residential lease for Lot 18 DP1011780 known as 162 Mountain Straight, Mt Panorama.

# 3 TENDER FOR THE HIRE OF ICE RINK FOR BATHURST WINTER FESTIVAL (36.00656)

The report considers the tender for the hire of an ice rink for the Bathurst Winter Festival.

# 4 TENDER FOR THE HIRE OF DECKING AND MARQUEE FOR BATHURST WINTER FESTIVAL (36.00657)

The report considers the tender for the hire of decking and marquee to support the ice rink at the Bathurst Winter Festival.

# 5 TENDER FOR THE DESIGN AND INSTALLATION OF ILLUMINATION FOR BATHURST WINTER FESTIVAL (36.00658)

The report considers the tender for the design and installation of illumination for the Bathurst Winter Festival.

# 6 INTERIM SPORTING LICENCE AGREEMENT - LOT 234 IN DP750357 KNOWN AS THE BATHURST INDOOR SPORTS STADIUM LOCATED ON VITTORIA STREET, BATHURST (21.00037)

This report relates to an interim sporting licence agreement with the Bathurst Basketball Association for use of the Indoor Stadium.

Director Corporate Services & Finance's Report to the Council Meeting 13/12/2017	
GENERAL MANAGER	MAYOR
	Page 131

### **7 REQUEST FOR FINANCIAL ASSISTANCE (36.00623)**

This report relates to a request for financial assistance due to financial hardship.

**Financial Implications**: There are no financial implications resulting from this report.

# Bathurst 2036 Community Strategic Plan - Objectives and Strategies

 Objective 32: To ensure Council is supported by an adequate workforce and appropriate governance procedures. Strategy 32.2

### **Community Engagement**

Inform

To provide the public with balanced and objective information to help them understand the problem, alternatives opportunities and/or solutions.

Director Corporate Services & Finance's Report to the Council Meeting 13/12/2017

30 <u>Item 11 ITEMS INCLUDED IN CONFIDENTIAL COMMITTEE OF THE WHOLE</u> (11.00005, 22.00999, 22.04305, 36.00656, 36.00657, 36.00658, 21.00037, 36.00623) <u>MOVED: Cr I North SECONDED: Cr J Jennings</u>

**RESOLVED:** That the information be noted.

Yours faithfully

A Jones **DIRECTOR** 

**CORPORATE SERVICES & FINANCE** 

DIRECTOR ENGINEERING SERVICES' REPORT AND MINUTES
ORDINARY MEETING OF BATHURST REGIONAL COUNCIL
13 DECEMBER 2017

### 1 FREEMAN PARK LANDSCAPE DESIGN (04.00144)

**Recommendation**: That Council:

- (a) endorse the landscape plan for the development of Freeman Park;
- (b) provide funding within the 2018/2019 Management Plan to enable the construction of the park to proceed, and
- (c) call for tenders for the development of Freeman Park within the new financial year, in accordance with the endorsed landscape plan, subject to funding availability.

**Report**: On 11 March 2017, quotations were advertised in the Western Advocate and on Tenderlink for a consultancy to complete a landscape design for the development of Freeman Park, Bathurst. This park is located in a new subdivision area of Llanarth and incorporates a large parcel of land surrounded by new residential housing development in Freeman Circuit. The land in question is approximately 1.2 hectares in area.

A landscape architectural firm, dsb Landscape Architects (dsb), were awarded the consultancy for the design of this park on 24 April 2017. As part of the their brief, dsb were required to undertake an extensive community consultation process to ensure that the park's development embraced the desires and needs of the Bathurst community, especially for those who live in the local neighbourhood. The consultation process included a letter box drop to all residential properties within the surrounding area of the park, media releases and a community on line survey, which was open to all members of the Bathurst Community.

Out of 230 visitations to the Have Your Say Survey site, Council received 85 submissions from the local community advising of their desires in respect to the development of the site. Out of all submissions received, 57% were from people living within 1 block from Freeman Park, 20% within 2 blocks of the park and all remaining submissions received from people living elsewhere within Bathurst. The major elements that the community wanted within the design for this park were trees, lawn areas and grass, children's playground facility, paths, lighting and open space. All submissions received were extremely supportive of Council's proposal to develop this site into a fully landscaped local community park.

Following review of submissions received, dsb have completed the design for Freeman Park, based upon the feedback and desires from the consultation process. A copy of the landscape plan and the site locality plan is provided at <a href="https://example.com/attachment1">attachment 1</a>. dsb are currently finalising the specification documents that will form part of the tender documents when Council calls Tenders for the construction of the park within the New Year. The major elements and features that make up the proposed Freeman Park landscape works include:-

- Lighting throughout the path network and picnic shelter areas
- Concrete path access throughout the park
- Bench seating
- Native and exotic mix of trees and shrubs
- Mass planting of native garden areas to assist in stormwater water quality
- Open space lawn irrigated area for ball and other active leisure activities
- Mounding for spectator viewing and screening
- Picnic area incorporating shelter, BBQ and seating
- Multi use playground elements incorporating softfall and all abilities accessible items
- Irrigated lawn areas for passive recreation
- Shade elements (specific placement of trees)

Director Engineering Services' Report to the 0	Council Meeting 13/12/2017
GENERAL MANAGER	MAYOR
	Page 135

Council may be aware that \$300,000 was placed within the 2017/18 Management Plan for the design and development of Freeman Park. Unfortunately, due to the large area involved and without a design completed at the time, the cost to develop this park, even at a very basic level, was under estimated. Refinements have been made to the completed design plan in order to lower the overall construction estimate but maintain the essential design elements that the community would expect to have included within this park. The cost to develop Freeman Park, as per the attached landscape plan, is estimated to be in the vicinity of \$660,000.

It would be recommended that Council complete all of the landscape works under a single contract, rather than staging the works over a number of years. This is because it would be difficult to stage many of the components of the landscape plan such as site earth works, set levels, path access and irrigation controls and valves etc over a number of years, without causing issues in relation to the usability of the site, maintenance aspects, integration between past works, and accountability between different contractors. It is therefore recommended that Council provide additional funding within next year's Management Plan to enable the landscape design to be constructed in its entirety.

#### Recommendation

It is recommended that Council approve the landscape plan submitted by dsb Landscape Architects, provide additional funding for the construction of the design within the 2018/19 Management Plan and call for tenders for the landscape works within the new financial year, subject to adequate funding being provided.

<u>Financial Implications</u>: Council currently has \$300,000 within its 2017/18 management plan for the proposed works. It is estimated that an additional \$360,000 will be required within the 2018/19 Management Plan to adequately fund the landscape works as per the design.

#### Bathurst 2036 Community Strategic Plan - Objectives and Strategies

 Objective 20: To provide a range of cultural facilities, programs, activities and events and to support and enhance cultural and social activities across the community. Strategy 20.5

 Objective 21: To support the provision of community services and facilities to meet the needs of specific community sectors and the community as a whole. Strategy 21.4

### **Community Engagement**

Consul To obtain public feedback on alternatives and/or decisions

# 31 <u>Item 1 FREEMAN PARK LANDSCAPE DESIGN (04.00144)</u> MOVED: Cr W Aubin SECONDED: Cr I North

**RESOLVED:** That Council:

- (a) endorse the landscape plan for the development of Freeman Park;
- (b) provide funding within the 2018/2019 Management Plan to enable the construction of the park to proceed, and
- (c) call for tenders for the development of Freeman Park within the new financial year, in accordance with the endorsed landscape plan, subject to funding availability.

Director Engineering Services' Report to the Council Meeting 13/12/2017	

### 2 BATHURST REGION NATURAL RESOURCE ADVISORY GROUP (13.00001)

**Recommendation**: That the information be noted.

**Report**: The Bathurst Region Natural Resource Advisory Group has been established since 2005 (formerly named the Bathurst Vegetation Management Plan Reference Group) to provide community perspective, advice and recommendation to Council on environmental issues and projects, including:

- (a) The implementation of activities, programs and projects under the Bathurst Vegetation Management Plan, the Bathurst Urban Waterways Management Plan and the Bathurst Biodiversity Management Plan,
- (b) The prioritisation of activities, programs and projects under the Bathurst Vegetation Management Plan through the list of priority projects, and the activities and strategies outlined in the Bathurst Urban Waterways Management Plan and the Bathurst Biodiversity Management Plan,
- (c) Community based activities, programs and projects that are being undertaken that are consistent with the Bathurst Vegetation Management Plan, the Bathurst Urban Waterways Management Plan and the Bathurst Biodiversity Management Plan, and
- (d) The progress of the above activities, programs and projects over a five (5) year implementation period in order to attract external grant funding and to carry out more complex projects over a longer timeframe.

The Bathurst Region Natural Resource Advisory Group meets approximately twice yearly and all Councillors are invited to attend. The most recent meeting was held on the 23 November 2017 and the minutes of that group's meeting are found at <u>attachment 1</u>. The next meeting is scheduled for May 2018.

Attachment 2 provides an update of Council's achievements since the last meeting in March 2017 with respect to the implementation of the Bathurst Vegetation Management Plan, Bathurst Urban Waterways Management Plan and the Bathurst Biodiversity Management Plan. Key outcomes contained within the report include the following:

- Field assessments for the Vegetation Management Plan update have been completed. Community consultation is currently underway and includes a community workshop and online survey.
- The draft of the Roadside Vegetation Management Plan has been completed and will be placed on public exhibition.
- Community consultation for the Open Space Strategy 2040 is currently underway.
- A study of the Brickpit wetland site is currently underway to understand the hydrology
  of the site and the potential to optimise wetland bird habitat through the manipulation
  of water levels.
- Native revegetation projects have been completed along approximately 1,400m of the Macquarie River with the aim of creating a healthier riparian corridor.
- A 250m section of Jordan Creek has been revegetated with native plants following previous weed control.

Director Engineering Services' Report to the Council Meeting 13/12/2017	
GENERAL MANAGER	MAYOR
	Page 138

- Council's Community Environmental Engagement Officer has engaged volunteers to plant approximately 4300 trees, shrubs and grasses within the natural areas of Bathurst.
- The Skillset Environment Intern Team carried out a range of environmental projects including bush regeneration, revegetation, weed control, and maintenance of the urban drainage vegetation link plantings.
- Sofala CAS Fishing were awarded a Habitat Action Grant titled "Recovery of the Mac" to rehabilitate degraded recreational fish habitat along the Macquarie River. Council has provided in kind support for the project through willow control and modifying structures that were blocking fish passage.
- The "Restoring Regent Honeyeater Habitat in the Bathurst Region" project has been completed and involved a range of environmental management activities to restore a section of the Macquarie River using plants that support the critically endangered Regent Honeyeater.

<u>Financial Implications</u>: Administration costs of the meetings are met within Council's existing budgets.

# Bathurst 2036 Community Strategic Plan - Objectives and Strategies

 Objective 9: To protect and enhance the region's landscapes, views, vistas, open spaces and the Macquarie River. Strategy 9.5, 9.7

 Objective 10: To protect and enhance the region's biodiversity. Strategy 10.4

 Objective 12: To protect and enhance water quality and riparian ecology.

Strategy 12.10

 Objective 30: To identify the needs of the community and encourage and support communication, interaction and support within the community. Strategy 30.2, 30.3, 30.6

#### **Community Engagement**

Inform

To provide the public with balanced and objective information to help them understand the problem, alternatives opportunities and/or solutions.

Director Engineering Services' Report to the Council Meeting 13/12/2017

# 32 <u>Item 2 BATHURST REGION NATURAL RESOURCE ADVISORY GROUP (13.00001)</u>

MOVED: Cr I North SECONDED: Cr W Aubin

**RESOLVED:** That the information be noted.

Director Engineering Services' Report to the Council Meeting 13/12/2017	
GENERAL MANAGER	MAYO
	Page 14

### 3 ROADS TO RECOVERY - ADDITIONAL FUNDING (16.00011)

**Recommendation**: That Council note the Director Engineering Services' report and allocate funding in the 2018/19 Delivery Plan/Annual Operating Plan as proposed.

**Report**: As reported to Council in October 2014 the allocations for current Roads to Recovery programs were announced at that time with a 5 year period commencing on 1 July 2014 to 30 June 2019.

The program is funded by the Australian Government and administered through the Department of Infrastructure and Regional Development.

The previous 5 year program commenced in 2009 with a total budget of \$4,287,219 which has funded a number of road improvement works including part funding of the reconstruction and sealing of the Hill End Road in association with the Roads and Maritime Services REPAIR Program.

The budget allocated to Council over this current 5 year period was announced as \$5,285,924 allowing the continuation of the programmed works under this allocation item. This resulted in a funding allocation of \$880,987 per financial year with a double allocation in the 2015/16 year of \$1,761,975.

Council was then advised that the allocation has been further increased with a total program allocation of \$8,066,313 over the 5 year period.

The revised allocations are as follows:

2015/2016 \$2,516,831
2016/2017 \$2,906,520
2017/2018 \$1,761,975
2018/2019 \$896,374

This is very good news for all Councils endeavouring to maintain a deteriorating road asset and this additional funding will certainly assist this Council in its endeavours.

The initial allocation for the current financial year is as follows:

Bridle Track (11.5km to 12.5km from Duramana Road)	\$200,000
Burraga Road (5km to 6.6km from Rockley)	\$400,000
Turondale Road (16-17km from Duramana Road)	\$330,000

However, with the additional allocation, the revised proposal for this current financial year is as follows:

Bridle Track (11.5km to 12.5km from Duramana Road)	\$200,000
Burraga Road (5km to 6.6km from Rockley)	\$200,000
Turondale Road (16-17km from Duramana Road)	\$330,000
Lachlan Road Patching (6.0 to 15.38km from Rockley)	\$200,000
Toronto Street (Lee to Kobe)	\$440,000
Hen & Chicken Lane (0.1 to 1.6km from Blayney Road)	\$391,957

Some recently completed works from the 2016/2017 program include:

Director Engineering Services' Report to the	e Council Meeting 13/12/2017
GENERAL MANAGER	MAYOR
	Page 141

- The completion of realignment, widening and sealing of Gorman's Hill Road.
   Providing a vital link in Council's flood mitigation strategy as a detour for flood affected roads including the Vale Road and Lagoon Road;
- Rehabilitation and widening of Dunkeld Road. Providing an improved alternate access and detour (when required) into Bathurst from the Mitchell Highway;
- Rehabilitation of Hamilton Street, Eglinton;
- Realignment works on Molybdonite Road, Yetholme;
- Major Heavy patching works on Ryans Road and Triangle Flat Road. Resulting from the extensive wet weather in mid 2016 and excessive heavy vehicle use;
- Replacement of timber bride with box culverts on Limekilns Road, Wattle Flat.
   Works also included rehabilitation and widening of Limekilns Road through the village of Wattle Flat. (2015/2016)

<u>Financial Implications</u>: Funding allocated will provide continuation and extension of the programmed road items proposed under this program.

### Bathurst 2036 Community Strategic Plan - Objectives and Strategies

 Objective 6: To support infrastructure development necessary to enhance Bathurst's life-style and industry development. Strategy 6.1

#### **Community Engagement**

Inform

To provide the public with balanced and objective information to help them understand the problem, alternatives opportunities and/or solutions.

33	Item 3	ROADS TO RECOVERY - ADDITIONAL FUNDING (16.00011)
	MOVED	: Cr I North SECONDED: Cr J Rudge

33	Item 3 ROADS TO RECOVERY - ADDITIONAL FUNDING (16.00011)  MOVED: Cr I North SECONDED: Cr J Rudge
	DECOLVED. That Council note the Diseases Engineering Completed and
allocat	<b>RESOLVED:</b> That Council note the Director Engineering Services' report and the funding in the 2018/19 Delivery Plan/Annual Operating Plan as proposed.
	Director Engineering Services' Report to the Council Meeting 13/12/2017

# 4 ITEMS INCLUDED IN CONFIDENTIAL COMMITTEE OF THE WHOLE (11.00005, 36.00646, 07.00017, 36.00616)

**Recommendation**: That the information be noted.

**Report**: The following items have been included in the confidential section of the business paper for Council's consideration:

### 1. TENDER FOR TREE THINNING AT SOFALA - 36.00646

This report considers the withdrawal of Urban Arb Solutions from the current contract, without penalty.

### 2. TENDER FOR TREE THINNING AT SOFALA - 36.00646

This report considers a late report for the tender for Tree Thinning at Sofala.

### CENTROC TENDER FOR THE SUPPLY AND DELIVERY OF ROAD SIGNS -07.00017

This report considers a CENTROC tender for the supply and delivery of road signs for a period of 2 years, with the option for a 12 month extension.

### TENDER FOR CONSTRUCTION OF TAXIWAYS AND APRON EXTENSION AT **BATHURST AERODROME - 36.00616**

This report considers the tender for the construction of taxiways and apron works at Bathurst Aerodrome.

**Financial Implications**: There are no financial implications resulting from this report.

### Bathurst 2036 Community Strategic Plan - Objectives and Strategies

• Objective 32: To ensure Council is supported by an adequate workforce and appropriate governance procedures.

Strategy 32.2

#### **Community Engagement**

Inform To provide the public with balanced

and objective information to help them understand the problem, alternatives

opportunities and/or solutions.

# 34 <u>Item 4 ITEMS INCLUDED IN CONFIDENTIAL COMMITTEE OF THE WHOLE</u> (11.00005, 36.00646, 07.00017, 36.00616)

MOVED: Cr W Aubin SECONDED: Cr J Rudge

**RESOLVED:** That the information be noted.

Yours faithfully

Darren Sturgiss **DIRECTOR** 

**ENGINEERING SERVICES** 

Damer J. Stungier.

\_MAYOR Page 145

GENERAL MANAGER

DIRECTOR CULTURAL & COMMUNITY SERVICES' REPORT AND MINUTES			
ORD	INARY MEETING OF BAT	HURST REGIONAL COUN	CIL
	13 DECEM	1BER 2017	

# 1 ACCESSIBLE TOILETS - BATHURST MEMORIAL ENTERTAINMENT CENTRE (BMEC) AND CIVIC CENTRE (21.00060, 21.00036)

#### **Recommendation**: That Council:

- (a) Consider the inclusion of \$50,000 in Council's 2018/2019 budgetary process for works to the Civic Centre, Russell Street entry level toilets to create an accessible standard toilet as described in the report.
- (b) Not proceed, at this time, with the Bathurst Memorial Entertainment Centre (BMEC) accessible toilet upgrade.
- (c) Review options to upgrade the lift at BMEC with a further report to be provided to Council.

**Report**: Council, at its meeting of 21 June 2017 and as part of the budgetary process, considered a request from the Bathurst Regional Access Committee regarding the upgrade of the Bathurst Memorial Entertainment Centre (BMEC) toilets and resolved to:

- (a) Council not amend the DP/AOP in respect of the submission.
- (b) A report be prepared for Council on the disabled toilet provision for the BMEC and the Administration Buildings.

### **Bathurst Memorial Entertainment Centre Facility**

Currently, there is one accessible toilet in the BMEC lower foyer and one in the backstage area of the Theatre in large lower level dressing room. There is no accessible toilet on the first floor and there are steps to the male and female toilets on this level. Patrons with access requirements on the first floor need to use the lift to go down to the lower foyer to use the accessible toilet on that level.

The western corner of the first floor foyer, near the current male and female toilets, has been identified as a suitable location for a new accessible toilet and would meet the minimum space requirements of a single accessible toilet. If this project were to proceed, additional works to the existing flooring and plumbing services would be required to be undertaken to ensure the integrity of the building. Costings to undertake these works including flooring, plumbing, sewer, walls, fit out and painting would be approximately \$100,000.

It is noted that the BMEC lift is a small semi-domestic lift. Not all wheelchairs fit into the lift and for those that do, there isn't room for the wheelchair and a carer much of the time. A large sized industrial lift could be installed at one end of the foyer but this could only travel from the lower foyer to the upper foyer and would not service the rear of the Theatre stalls or the Dress Circle. For all four levels to be accessible via an industrial lift there would need to be major refurbishment of the BMEC foyers.

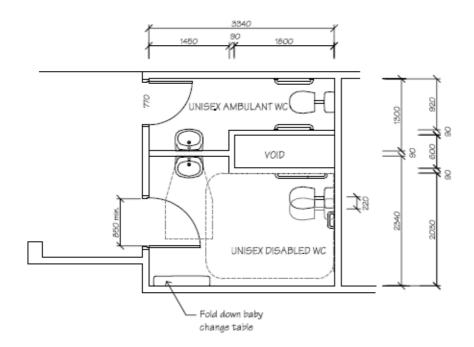
Investment into an additional accessible toilet is considerable. It is recommended, at this time, that a review of costings and redesign options, to improve the access to the existing accessible toilet facility, be undertaken and a further report be provided to Council prior to investing in an additional toilet option at BMEC.

### **Ground Floor, Civic Centre, Russell Street**

To comply with current standards for an accessible toilet at Council's Civic Centre a plan has

Director Cultu	al & Community Services' Report	to the Council Meeting 13/12/2017	
	GENERAL MANAGER		MAYOR Page 147

been prepared by Council to incorporate this facility. It is estimated that, to complete this work, would cost approximately \$50,000. A copy of the proposed plan is provided below:



# PROPOSED FLOOR PLAN

NOTES: All fittings to comply with AS1428.1-2009

Provide shelf & adequate facilities for the disposal of sanitary towels in accordance in accordance with part F2.4 of NCC

Existing pan & cistern in disabled WC to be moved 220mm

Provide clear & legible braille & tactile signage to identify sanitary facilities & path of travel from the principal public entrance, to comply with Part D3.6 of NCC

At present Council has no funds allocated for the works to the Civic Centre, Russell Street entry level toilets to create an accessible standard toilet and it is recommended that this item be considered in Council's 2018/2019 budgetary process.

**Financial Implications**: Nil, at this stage.

### **Bathurst 2036 Community Strategic Plan - Objectives and Strategies**

 Objective 19: To improve equity of access to all members of the community in public and private domains. Strategy 19.2, 19.6

#### **Community Engagement**

Inform

To provide the public with balanced and objective information to help them understand the problem, alternatives opportunities and/or solutions.

# 35 <u>Item 1 ACCESSIBLE TOILETS - BATHURST MEMORIAL ENTERTAINMENT CENTRE (BMEC) AND CIVIC CENTRE (21.00060, 21.00036)</u> <u>MOVED: Cr B Bourke SECONDED: Cr W Aubin</u>

**RESOLVED:** That Council:

- (a) Consider the inclusion of \$50,000 in Council's 2018/2019 budgetary process for works to the Civic Centre, Russell Street entry level toilets to create an accessible standard toilet as described in the report.
- (b) Consider the inclusion of \$100,000 in Council's 2018/2019 budgeting process for works to BMEC to create an accessible standard toilet on the first floor.
- (c) Review options to upgrade the lift at BMEC with a further report to be provided to Council.

Dire	ector Cultural & Community Serv	ices' Report to the Council	Meeting 13/12/2017	

\_MAYOR Page 149

GENERAL MANAGER

# <u>2 DESTINATION MANAGEMENT PLAN - DEVELOPING A RECOGNISED</u> DESTINATION BRAND (20.00299)

# **Recommendation**: That Council:

- (a) Note the community's planned future input in contributing to the creative elements, within the context of the brand strategy, as outlined in the report.
- (b) Receive quarterly destination brand strategy implementation progress reports, outlining the performance monitoring data as described in the report.
- (c) Resolve on logo and tagline as outlined in the report.

**Report**: Council, at its meeting held 15 November 2017, resolved to:

- (a) Continue with its Brand Strategy, but requested the consultants (Destination Marketing Store) to design and to provide two additional logos and two additional tag lines for consideration by Council as a matter of urgency.
- (b) Report on the logo development consultation process deployed to date including consultation with tourism stakeholders, Councillors and the broader community, as well as report on options for future consultations in developing, choosing and releasing the final branding logo and tag line, once two alternate logos and tag lines have been produced as per item (a) above.

This report provides an update on the progress and implementation of Priority Action 2 (page 4) and recommendation 7.1.1 (page 28) of the Destination Management Plan (DMP), which was adopted by Council on 20 May 2015, Director Environmental, Planning & Building Services Report #7, being "develop, adopt and implement a destination brand for the region".

### **BACKGROUND**

A brand is critical to drive strategic planning, the identification of hero products and experiences in the region. It needs to connect customers emotionally to a destination. The brand should also guide the marketing and communication strategy. There are a number of technical definitions of what constitutes a 'brand', with a succinct example below:

'A brand is a set of expectations, memories, stories and relationships that, taken together, account for a consumer's decision to choose one service over another'. Seth Godin, 2009

By definition a brand is intangible and emotional, existing in the perception of the customer. The Bathurst region brand captures the essential intrinsic values and unique attributes of the Bathurst region. By defining these elements and in creating a unique positioning statement, a genuine destination brand allows a region to project a coherent presence and to inform marketing campaigns. Brands permeate all elements of a visitor/customer experience from online portals and printed collateral to images, language selection and communication style, customer service, typography and colour pallet. There are a suite of creative elements that convey the brand.

A logo is one element of the branding strategy, though is often confused in non-technical discussion with the brand and the terms are erroneously used almost interchangeably. In marketing terminology, a logo is correctly defined to be the simplest graphical expression of a brand, designed not to visually represent the brand's disparate values or attributes, but to provide consumers with instant and powerful brand recognition of the business/place and the services and products on offer. The recognition value and association with product or

Director Cultural & Community Services' Report to the Council Meeting 13/12/2017	

place delivered by a logo is not instantaneous, but increases over time as it is imbued with the overall offering of the brand. The development of a logo and tag line is the final creative step in developing and delivering an overall recognisable destination brand.

The following elements contribute to how people feel about a brand:

- The values and personality of a brand are built by the opinion and experiences of people's involvement with that brand.
- A brand grows through the way it influences people to feel about a product or service.
- It is your reputation and is not built by what you say about yourself but by what others say about you.
- The values and personality of a brand are built by the opinion and experiences of people's involvement with that brand.

### **VISITOR ECONOMY**

In 2015 Bathurst Regional Council developed a DMP in response to the NSW Government's Visitor Economy Industry Action Plan (VEIAP). The VEIAP was commissioned by the NSW State Government to the Visitor Economy Taskforce whose key strategy is to double overnight visitor expenditure in NSW by 2020, in line with the State's Goals.

### **Tourism Growth and the Economic Backdrop**

Australia's domestic visitor economy continues to set new records with the latest figures for 2017 revealing strong growth in overnight trips, nights and expenditure. In the year ending March 2017, there were 91.7 million overnight trips (up three per cent), 335.5 million visitor nights (up four per cent) and \$61.7 billion in overnight expenditure (up six per cent).

Domestic and international tourism expenditure has grown \$6.3 billion to \$121.2 billion in the year to March 2017, which has placed the visitor economy just ahead of the mining industry's economic contribution to Australia. (Tourism Research Australia National Visitor Survey 2016- 2017)

### Bathurst Region – The Value of the Visitor Economy

The four year average annual data, to year ending September 2016, according to the Tourism Research Australia National Visitor Survey, includes the following measures for the Bathurst region:

- \$257million expenditure by visitors
- 947,000 total visitors
- 832,000 visitor nights

#### **BATHURST REGION DESTINATION MANAGEMENT PLAN (DMP)**

The following processes were undertaken in the development of the DMP:

ACTION UNDERTAKEN	Council Meeting/ Working Party Date	COMMENTS
Link to Bathurst 2036 Community Strategic Plan: Objective 4 'To market Bathurst as a great place to live, work, study, invest and play.'	Bathurst 2036 Community Strategic Plan adopted 20	

	February 2013	
The allocation for the preparation of the Bathurst Region Destination Management Plan was included in 2013/2014 Revised Budget	Budget adopted 19 June 2013	
Request for Quotes seeking agencies to prepare Bathurst Region Destination Management Plan distributed		
Appointment of Seed Solutions to produce Bathurst Region Destination Management Plan.		Appointed 15 January 2014
Establishment of Bathurst Region Destination Management Plan Project Reference Group. Terms of Reference for the group established and adopted by Council.	15 July 2015	Confirmation provided to Members 24 May 2014.  First meeting 25 June 2014.
Terms of Reference for the Project Reference Group can be read at attachment 1.		2014.
Members of the group included: Mayor of Bathurst Christopher Morgan – Abercrombie House Andrew McKenna – Rydges Warren Hill – Tanwarra Lodge Hill End Debbie Campbell – Designer Events Pat Mitchell – Bathurst Goldfields Norm Mann – Central NSW Tourism Mark Haley – Reliance Credit Union Gerarda Mader – A Settler's Cottage and Council staff.		Daving 104 Falaman
The Stakeholder Consultation Plan can be read at attachment 2.		Received 24 February 2014.
Presentation on status of the Destination Management Plan by Seed Business Solutions to Councillor Working Party.	9 July 2014	
Adoption of 2015 Bathurst Region Destination Management Plan	20 May 2015	
Update on recommended actions of DMP	21 June 2017	

# **Summary of DMP Actions**

The DMP identified 63 recommended actions to be implemented within the following priority timeframes: **Immediate**; **after brand is developed**; **short term**; **medium term**; **long term**. The breakdown of the 63 actions is outlined below:

- Immediate 21
- After brand is developed 3
- Short term 20
- Medium term 14
- Long term 5

21 'Immediate' items within the six Strategic Priorities were listed as Actions for the focus of the Destination Development Manager. 60% of these tasks are either fully complete or

Director Cultural & Community Services' Report to the	ne Council Meeting 13/12/2017
 GENERAL MANAGER	MAYOR
	Page 152

nearing completion. 40% of the tasks are in progress and will be completed following the finalization of the new destination brand.

A list of the current status of these 21 Priority Actions was reported to Council at its meeting held 21 June 2016 and can be read at **attachment 3.** 

#### Goals of the DMP

The DMP was developed with the desire and the vision to increase the visitor economy and its contribution to the overall economic development of the Bathurst Regional Local Government Area, and to leverage the growth in the domestic visitor economy. It acknowledges the potential and the diversity of the visitor experiences in Bathurst as well as the significance of Mount Panorama and the value of motor racing to the region.

The DMP includes strategic objectives and prioritised actions to reach a desired end-state for the region. The DMP vision is outlined below:

In five years' time, the Bathurst Region, Australia's first inland European settlement and located in Wiradjuri country, is recognized as a premier regional tourism destination. Compelling visitor experiences that take strategic advantage of the world famous Mt Panorama and the region's unique history and beauty will support a growing destination profile.' (DMP 2015)

#### Strategic Priorities of the DMP

The DMP outlines five Strategic Priorities. It specifies the aims of each strategy and outlines a range of actions identified for each strategy. The five strategic priorities are:

- 1. **Be known:** Develop and improve brand awareness and preferences through targeted marketing activities.
- 2. **Think like a visitor:** Increase the level of development of sustainable product that meets market needs.
- 3. **Local love:** Improve access, dispersal and participation in the Bathurst Region destination tourism experience.
- 4. **Community commitment:** Through improved communication and coordination people will work together to grow the tourism industry.
- 5. **Leading success:** Council will enable growth by leveraging its assets.

#### **Priority Actions of the DMP**

Section 7 of the DMP includes a range of recommendations that are aimed at developing the destination over an extended period of time.

The focus of this report is to outline the work on **Priority 7.1.1 A recognised destination brand:** 

'develop and implement a destination brand across all touch points in the destination (website, brochures, Bathurst Visitor Information Centre (BVIC) staff and buildings, signage, entry statements, etc )(ref 7.1.1). The brand should be applied according to brand guidelines to ensure consistency.'

A new destination brand is the primary tool through which to achieve the DMP vision and its strategic objectives.

### **BATHURST REGION TOURISM REFERENCE GROUP (TRG)**

The first of the six Priority Actions, the formation of a Tourism Reference Group, has been

D	Director Cultural & Community Services' Report to the	ne Council Meeting 13/12/2017
	GENERAL MANAGER	MAYOR
		Page 153

implemented as articulated in the plan. The details of this process are included in the table below.

'Form a tourism reference group - which consists of representation from within the industry as well as from those industries that are impacted by tourism activity. Representation may include representatives from the following activities/sectors: a hotel, B&B, sports event, vignerons, retail, restaurant, arts and cultural sector, education sector; agricultural sector; heritage; environmental and someone to represent the Villages along with Council. The reference group should meet at least 3 times per annum (ref 7.4.1).'

ACTION UNDERTAKEN	Council Meeting/ Working Party Date	COMMENTS
Council resolved: (a) adoption of the draft charter for the Bathurst Region Destination Management Plan Tourism Reference Group; and (b) seek expressions of interest for members of the Destination Management Plan Tourism Reference Group.	15 July 2015	
Applications for positions on the Tourism Reference Group advertised. 25 applications received.		
Chair of Australian Regional Tourism Network provided independent industry oversight of the recommendations for applicants to the group.		
Adoption of members of Bathurst Region Tourism Reference Group	9 December 2015	Applicants advised in writing 10 December 2015.
Adoption of Terms of Reference for Tourism Reference Group	18 May 2016	Adopted by TRG 4 April 2016.

Following the appointment of the TRG, monthly meetings have been held since March 2016. The group operates within the framework of a Terms of Reference which stipulates that an annual report on the implementation of the DMP be reported to Council.

The list of current TRG members can be read at <u>attachment 4</u>. The Terms of Reference for the TRG can be read at <u>attachment 5</u>.

For the information of Councillors, following each meeting of the TRG, reports form part of Council business papers. The list below outlines the dates of each of the reports relating to the implementation of the DMP:

TRG Meeting Date	Council Meeting Date	
7 March 2016	20 April 2016	
4 April 2016	18 May 2016	
9 May 2016	15 June 2016	
6 June 2016	20 July 2016	
4 July 2016	17 August 2016	

1 August 2016	21 September 2016	
5 September 2016	19 October 2016	
10 October 2016	16 November 2016	
7 November 2016	1 February 2017	
5 December 2016	15 March 2017	
6 February 2017	19 April 2017	
6 March 2017	17 May 2017	
3 April 2017	21 June 2017	
1 May 2017	19 July 2017	
5 June 2017	16 August 2017	
3 July 2017	15 November 2017	

### **DESTINATION BRAND**

The TRG supported the development of a Destination Brand as the **second priority action** outlined in the DMP which states:

'Develop and implement a destination brand across all touch points in the destination (website, brochures, Bathurst Visitor Information Centre (BVIC) staff and buildings, signage, entry statements, etc) (ref 7.1.1). The brand should be applied according to brand guidelines to ensure consistency.'

The process to develop a brand has involved a number of steps to ensure a strategic and evidence based approach and a sound investment for Council delivering measurable and sustained growth in the visitor economy. These steps are outlined below:

ACTION UNDERTAKEN	Council Meeting/ Working Party Date	COMMENTS
Brand leadership workshop held with the TRG and key Council staff.		The purpose of this workshop was to inform and educate the group on what a brand is  Workshop content: Brands are so much more than just a tagline and a logo: What is branding? How does branding work? Why do destinations need a brand? How other industry sectors use brands to win the hearts of their target market? What can Destination Marketers and Managers learn about branding from other sectors? How do you create a brand for a destination? Examples and case studies
Research and data collection workshop		The purpose of this

Director	Cultural	& Community	Services'	Report to	the Council	Meeting	13/12/2017

held with TRG and key Council staff.  Customised research to inform the development of a new destination brand was identified.		workshop was to educate TRG and staff on travel research, current trends and the importance of relevant and current data to inform an evidence-based branding strategy.
		The 2015 DMP lacks robust qualitative and quantitative research. The project analysed over 1,000 Australians on their perception of Bathurst, what barriers existed and what would motivate people to visit the region
A brief for the research project was prepared. The 'Request for Quotes' process was followed to ensure compliance with Council's Purchasing Procedures.	20 July 2016	MyTravel Research appointed and advised in writing 8 July 2016.
Request for Quotes was distributed to qualified agencies to commission customised regional data to:  - Gain a deeper understanding of current visitors and traveller perception  - Identify prospective customers  - Inform a regional marketing and communications plan  - Collect and collate facts and tangible evidence to determine a competitive marketing edge.  A copy of the Request for Quotes can be read at attachment 6.		
Research conducted to inform motivation to travel to the Bathurst Region.		Information was drawn from a wide variety of sources including:  • Desk research including information provided by Bathurst Regional Council • A Focus Group with Visiting Friends and Relatives (VFR) Hosts in Bathurst – drawn from the Bathurst community • A one-week online bulletin board with

		residents of Sydney, Regional NSW, Queensland and Victoria who travel in Regional NSW  An online survey distributed through Council's website link at yoursay.bathurst.nsw.g ov.au.  A three-day immersion in destination by the research team  Questions added to a nationally representative sample of n = 1,000 Australians to test awareness and interest in key experience themes for the destination
Preliminary results and process of the research presented to Council Working Party.	14 September 2016	Carolyn Childs, Director, MyTravel Research
"Unleashing the potential of Bathurst through better branding" report delivered.  This document reports on the research conducted by Council to inform its destination development and branding strategies. Its objective is to provide a strong evidence base for decisions. It is intended to provide a practical action plan for the region.		Report is confidential and is available on request subject to the terms and conditions.
A brief for the development and activation of a new destination brand was prepared. It was advertised in print and distributed electronically to suitably qualified	15 March 2017	Three agencies were subsequently appointed and advised in writing:  Part 1 - DESTINATION
agencies. Destination NSW provided a list of agencies to inform this process.		MARKETING STORE
The brief included a request for:		Part 2 - WISDOM
The creative development of a new destination brand, and the capability for the brand to be extended beyond tourism to a broader 'place' brand.		Part 3 – LEONARDS AGENCY
The building of relevant assets to activate the brand (eg. website with e-commerce eDM capability, selected print collateral, and brand toolkit and style guide)		

3. Development of a marketing campaign using relevant assets to successfully deliver to target markets (eg. video, content strategy/curation, images, social media strategy, media buying, traffic measurement tools etc). Develop further campaigns based on learnings and insights from initial campaign.		
A copy of the request for quotes can be read at <u>attachment 7</u> .		
Destination Marketing Store undertook a three pronged process in developing the brand for the region. This included:	20 July 2017	Specific research undertaken by MyTravelResearch.com in November 2016;
Review of the research and recent industry insights (May-July 2017).		Recent statistics and research undertaken by
Consultation and workshops - an invitation to attend the workshops was sent to all Councillors and can be read as <u>attachment 8</u> (15-17 May 2017)		Tourism Research Australia and other agencies and Key trends influencing international and domestic travel in 2017 and Roy Morgan Helix Personas.
Positioning, archetype and brand architecture and final strategy (10 May 2017)		Helix Personas.
Bathurst Brand Strategy received 6 July 2017		
The Brand Strategy can be read at attachment 9.		
Meeting held with Mayor, General Manager, DCCS, Art Gallery Director, Manager Economic Development, BVIC Manager, Destination Development Manager and Destination Marketing Store Director to present and interpret the findings in the strategy on 21 July 2017.		
Presentation of findings including strategy and creative execution by Destination Marketing Store to Council Working Party.	11 October 2017	Four consultation workshops and a familiarisation of the Bathurst Region were conducted by Destination
A copy of the presentation to Councillors can be read at <u>attachment 10</u> .		Marketing Store Directors Charlotte Prouse and Tony Prentice. 40
Presentation of findings including strategy and creative execution to TRG, key Council staff, local media, Business		representatives from industry, Council and peak bodies attended a series of

Chamber, BRVA, Centroc, held on 12 October 2017.  Memo to Councillors issuing an invitation to presentations of the brand strategy and Q & A sessions distributed to Councillors dated 24 October 2017.  A copy of this memo can be read at attachment 11.		three-hour workshops to develop insights into the Bathurst region's competitive advantage from a local perspective.  Participants were asked a number of questions to establish what they believe is the competitive advantage for the Bathurst Region. The questions included:  In a statement, describe what Bathurst promises visitors. What's your insight?  How do you think your competitors might describe you?  When thinking of a person who do you think best summarises the Bathurst Region?  Write a postcard to tell a friend why they should visit the Bathurst Region  What brand archetype best fits the Bathurst region?
Presentation of requested two additional logos. Destination Marketing Store (the appointed Consultants) and background documentation for Council's consideration at Working Party.  A memo advising Council of this action was distributed on 17 November 2017.	29 November 2017	_

# **EXPLANATION OF PRESENTED ALTERNATE LOGOS/TAGLINES**

**Option A: Forever young** 

Director Cultural & Community Services' Report to the Council Meeting 13/12/2017	
GENERAL MANAGER	MAYOR Page 159



The letter B design is deliberately chosen as it identifies visually with Bathurst immediately. Width and height represent strength and longevity. Colours represent the diversity and history attached to Bathurst representing varying industry types including pastoral, mining and farming. They overlay each era as a symbol of continual reinvention. The overall design supports key words such as vibrant, energetic, multifaceted and diverse. The lettering for Bathurst is gentle to support the more aggressive colouring. The tagline is the core promise with a scripted font and therefore inviting.

The idea that Bathurst is forever young is based upon the continual reinvention and prosperity of Bathurst since European settlement. Bathurst is just as vibrant, just as alive, just as progressive as at any time in its history. The promise for the viewer is they can be part of a smart, diverse and progressive environment. Where else would you want to be?

#### Option B: Step beyond



This colourful design is representative of the Bathurst region's history and heritage. The rounded boxes illustrate the idea of stepping beyond "the box" and always seeking to explore new experiences, just as Bathurst has done throughout its journey from the beginnings of earliest European settlement to the present day.

From the pastoral and mining eras through to the modern face of Bathurst today, Step Beyond is a statement that the current community intends to keep challenging, keep pushing and keep pursuing outstanding results. This could be in the field of education, the continuing pastoral development Bathurst remains known for or in any other field of endeavour. It states that Bathurst doesn't stand still or accept mediocrity, rather constantly seeking ways to make the world a better, more interesting place.

**Option C: Perfectly timeless** 



This logo is based on a flag motif with the vertical line representing the flag pole. This option represents the most overt visual (less interpretive) and whilst flag poles are not unusual, the flag pole in Bathurst has considerable meaning and had many historic applications linked with it. The logo has a modern contemporary look, can reduce down in size and reproduce in a mono version easily. Colours are again used to reflect past industries and the wave tends to reflect the symbolism of constantly evolving, constantly changing, always looking at how to move forward. These were significant values of the Bathurst region identified during the brand development phase; acknowledging and celebrating the past with pride, whilst seizing the opportunity to always move forward.

Councillors will be aware that an on-line poll presenting the above logos and taglines with accompanying explanations has been undertaken from Friday 1 December 2017 to Monday 11 December 2017.

At the time of printing this report the results of the poll were not available. However, the

results will be provided to Council at the meeting.

# OPTIONS FOR FUTURE CONSULTATIONS IN DEVELOPING, CHOOSING AND RELEASING THE FINAL BRANDING LOGO AND TAG LINE

The tourism industry is presently undergoing a fundamental change requiring a paradigm shift in destination marketing as the foundational concepts of 'leisure' and 'recreation' are altered at a societal level. Without a coherent and informed brand strategy to drive decision making and shape future campaigns, the ability of any region to compete in the new tourism market is compromised.

As previously discussed in this report, a brand is not an abstract or academic exercise, but is critical to drive strategic planning, the identification of hero products and experiences in the region. It needs to connect customers to a destination. The brand should also guide the marketing and communication strategy. The primary objective of the strategy is to increase visitation and expenditure in the Bathurst Region by raising awareness through marketing campaigns aimed at specific target markets.

Brands take time to build. It is critical that our brand strategy is not focused on short-term tactics, but rather on long-term goals and sustainable growth.

Bathurst offers a diverse and exciting range of experiences for visitors, and this is beginning to be recognised in the market place but it needs to be continually and consistently constructed. Our challenge is how to curate and organise this diversity in a way that can deliver this message in a highly competitive environment.

The brand positioning and the strategy create the platform to enable us to deliver campaigns to drive visitation and increased expenditure.

This report has detailed the public consultation in the creation of the Bathurst Region Brand Strategy has informed and dictated the essential values and attributes identified and encompassed by the final positioning statement. The brand's creative and visual elements were subsequently developed through an informed selection of fonts, image style, colour pallet and logo design by a highly regarded and multi-award winning professional organisation.

The TRG and tourism industry representatives across the Bathurst region have overwhelmingly endorsed the strategy including its creative elements. Industry has consistently expressed an eagerness to proceed to the implementation and campaign phase of the brand roll out. This phase will begin to deliver the tangible economic elements of the brand promise, with measurable growth to the industry. Non-action was identified as a threat in the DMP, and remains a real risk to industry competitiveness and growth.

It is important to restate that the overall brand strategy, including all creative elements, have been explicitly developed to target visitors and potential visitors to the Bathurst region, not the local community. A destination logo does not have the civic role of a company or Council logo. The tagline must be aspirational and appeal to the prospective visitor.

In considering whether the Bathurst region community should be consulted in selection of a final logo, the following points are relevant:

- The final logo and tagline must be seen as only elements within the overall brand strategy, and any informed decision on suitability must be informed by an understanding of this strategy
- Any effective destination logo and tagline must be visually appealing and aspirational

- to prospective visitors to the region. It is not a community building tool.
- An effective logo and tagline must be consistent with an artistic expression of the promise of the destination brand with colour selection and fonts matched to this brand positioning.
- A logo is not a descriptive visual representation of a region, nor its attractions, values or attributes. The strategy and subsequent campaigns achieve this.
- It is unlikely that any single logo will ever gain an overall consensus in public opinion, and further consultation may create further division without achieving a definite outcome.
- Further community consultation, beyond that already undertaken, will delay implementation of the strategy which will disadvantage the businesses, employers and employees both directly and indirectly reliant on tourism for their success and ongoing employment.
  - Any significant revision of the proposed logo will also require adjustment to other aspects of the brand strategy. This brings risk of altering or diluting the core attributes and values identified through research and consultation. There will be an additional cost to these necessary revisions.

#### **COMMUNITY ENGAGEMENT OPTION**

Opportunity exists for the community to contribute creative elements in the application, and within the context of, the brand strategy.

This approach would be inclusive and consistent with identification within the strategy of the passion and authenticity of the local community as a core strength of the Bathurst region. The approach would involve wide collaboration with community and industry alike.

The process to follow may include:

- Regularly calling for community input to submit creative elements (such as drawings, photos, paintings, etc);
- Councillors could form a subcommittee to facilitate the selection of most outstanding contributions;
- Contributions could be used in print collateral (visitor guides, promotional flyers, reports); digital marketing activities, including social media posts and online incentive based competitions; photography and videography; content for in-house TV screenings at BVIC and select merchandise.

This community engagement would be ongoing and reported accordingly but could commence immediately. Calls for creative elements from the community and outlines of competition style exercises have already been prepared as a part of BVIC's draft 2018 Tourism Marketing Plan.

# ONGOING PERFORMANCE MONITORING OF THE IMPLEMENTATION OF THE BRAND STRATEGY

The following matrix will be used, as a minimum, to measure the implementation of the brand strategy and is recommended to be reported to Council on a regular basis:

**Lead generation** – measure response rate to offers

**Lead conversion** – measure conversion rate (bookings made), measure increase in visitor nights, measure trip expenditure increase per person

Database building – measure database and social media sign ups

Public Relations awareness – measure Equivalent Advertising Value of media generated

Director Cultural & Community Services' Report to the Council Meeting 13/12/2017	
GENERAL MANAGER	MAYOF
	Page 163

**Website** – measure viewer views, year on year traffic, unique users **Community engagement activity**.

**<u>Financial Implications</u>**: Funding for this item is contained within existing budgets.

# Bathurst 2036 Community Strategic Plan - Objectives and Strategies

 Objective 4: To market Bathurst as a great place to live, work, study, invest and play. Strategy 4.1

 Objective 11: To protect the region's unique heritage and history. To protect a unique identity. Strategy 11.6

### **Community Engagement**

• Inform To provide the public with balanced

and objective information to help them understand the problem, alternatives

opportunities and/or solutions.

Director Cultural & Community Services' Report to the Council Meeting 13/12/2017

GENERAL MANAGER

# 36 <u>Item 2 DESTINATION MANAGEMENT PLAN - DEVELOPING A RECOGNISED DESTINATION BRAND (20.00299)</u>

MOVED: Cr J Jennings SECONDED: Cr B Bourke

That Council:

- (a) Note the community's planned future input in contributing to the creative elements, within the context of the brand strategy, as outlined in the report.
- (b) Receive quarterly destination brand strategy implementation progress reports, outlining the performance monitoring data as described in the report.
- (c) Resolve on logo Option 1 and tagline Option 2 as outlined in the report.

Director Cultural & Community Services' Report to the Council Meeting 13/12/2017	
GENERAL MANAGER	MAYOR

Page 165

<u>37</u>	Item 2.01 EXTENSION OF TIME (20.00299)  MOVED: Cr B Bourke SECONDED: Cr J Jennings	
item in	RESOLVED: That an extension of time of 1 minute be granted to Cr accordance with Clause 250 (3) of the Local Government (General) R	North for this Regulation 2005
		<u> </u>
	Director Cultural & Community Services' Report to the Council Meeting 13/12/2017	

# 38 Item 2.02 DESTINATION MANAGEMENT PLAN - DEVELOPING A RECOGNISED DESTINATION BRAND (20.00299)

MOVED: Cr J Jennings SECONDED: Cr B Bourke

**RESOLVED:** That Council:

- (a) Note the community's planned future input in contributing to the creative elements, within the context of the brand strategy, as outlined in the report.
- (b) Receive quarterly destination brand strategy implementation progress reports, outlining the performance monitoring data as described in the report.
- (c) Resolve on logo Option 1 and tagline Option 2 as outlined in the report.

Crs North and Morse asked that their negative votes to be recorded.

Director Cultural & Community Services' Report to the Council Meeting	13/12/2017
GENERAL MANAGER	MAYOF
	Page 16

# 3 BATHURST REGIONAL ART GALLERY - 2017 IMAGINE AWARDS (21.00002)

**Recommendation**: That the information be noted.

**Report**: At the 2017 Museums & Galleries of NSW, IMAGinE Awards held at the Australian Museum, Sydney on Friday 10 November 2017 the Bathurst Regional Art Gallery (BRAG) was successful in winning two awards.

Council's Art Gallery Director was awarded the 2017 Individual Achievement Award, and the groundbreaking *Generation Art* education program took out the Engagement Programs Award (Small / Medium Organisations 3-10 paid staff)

In recognition of the visionary programming, which has established BRAG as one of the leading regional galleries in the state, the Art Gallery Director was awarded the 2017 Individual Achievement award for his contribution to the sector.

The Art Gallery Director's strong curatorial focus has seen the development of a range of in-house and touring exhibitions as well as the expansion of the gallery collection. He has also raised significant funds from government and the private sector to support BRAG's exhibition, publication, and capital works program, including the upgrade of the gallery's lighting and air-conditioning systems in 2016.

BRAG also took out the coveted Engagement Program Award (Small / Medium Organisations 3-10 paid staff) for the ground-breaking Generation Art education project. This innovative pilot program, aimed at the artistic development of youth audiences, was developed in partnership with the Australian Catholic University (ACU).

The project had significant educational, artistic and social impact on the students who participated and has generated insights that will inform and enrich the Gallery's youth programs into the future. The Gallery will run the program again in 2018 and is currently taking expressions of interest from other regional galleries and schools who would like to participate.

The IMAGinE awards promote and strengthen the NSW museum and gallery sector. They honour best practice education programs, outreach projects, exhibitions, collection management projects and the achievements of individuals.

This year, Council's cultural facilities were well represented, with six nominations for projects ranging across three categories. In addition to the nominations for Generation Art and the Individual Achievement Award for the Art Gallery Director, Council submitted nominations for the LEGO Mount Panorama – Wahluu (Engagement Category Small / Medium Organisations) and *Beyond Belief: The Sublime in Contemporary Art* (Exhibition - Galleries Category Small / Medium Organisations). The Australian Fossil and Mineral Museum, Chifley Home and National Motor Racing Museum nominated their International Museums Selfie Day public program (Engagement Category Small / Medium Organisations), and the Australian Fossil and Mineral Museum also nominated the Tea with the Wiradyuri Elders community program (Engagement Category Small / Medium Organisations).

<u>Financial Implications</u>: Generation Art has been funded in full by BRAG as part of the Gallery's youth based education programming. ACU has contributed administration processes and Dr Mathewson Mitchell's time in kind. The project is contained within BRAG's existing operating budgets

Director Cultural & 0	Community Services' Report to the	he Council Meeting 13/12/2017	
	GENERAL MANAGER		MAYOR Page 168

### Bathurst 2036 Community Strategic Plan - Objectives and Strategies

 Objective 5: To facilitate and foster partnerships, networks and infrastructure to support and attract knowledge, innovation and research. Strategy 5.1

 Objective 20: To provide a range of cultural facilities, programs, activities and events and to support and enhance cultural and social activities across the community. Strategy 20.1, 20.6

 Objective 23: To encourage a supportive and inclusive community. Strategy 23.3, 23.7

 Objective 26: To encourage and support the provision of a range of opportunities for life long education across the Bathurst community. Strategy 26.1, 26.4

 Objective 27: To encourage youth engagement, participation and achievement across all areas of the Bathurst community.

Strategy 27.4, 27.9

### **Community Engagement**

Inform

To provide the public with balanced and objective information to help them understand the problem, alternatives opportunities and/or solutions.

# 39 <u>Item 3 BATHURST REGIONAL ART GALLERY - 2017 IMAGINE AWARDS</u> (21.00002)

MOVED: Cr W Aubin SECONDED: Cr J Jennings

**RESOLVED:** That the information be noted.

Director Cultural & Community Services' Report to the Council Meeting 13/12/2017

\_\_\_\_\_GENERAL MANAGER \_\_\_\_\_\_MAY

# BATHURST REGION TOURISM REFERENCE GROUP - MEETING HELD 7 AUGUST 2017 (07.00116)

**Recommendation**: That the information be noted.

Report: Included in the Destination Management Plan, adopted by Council on 20 May 2015, the establishment of a Tourism Reference Group has been undertaken, with the membership of the Group endorsed by Council on 9 December 2015.

The role of the Group is to provide strategic advice, review plans and provide recommendations to Council for the implementation of the Destination Management Plan.

The seventeenth meeting of the Bathurst Region Tourism Reference Group was held on 7 August 2017. The Minutes of the Group's meeting are provided at attachment 1.

At the meeting held on 7 August 2017, the group noted the following updates:

- Bathurst Winter Festival noted the increase in ticket sales, attendance and results from additional marketing activities conducted with funds from Destination NSW.
- Industry collaboration opportunity to build accommodation packages for events.
- National Cool Climate Wine Show 17-20 October 2017.
- Experience Heritage Bathurst Brochures new product developed by industry.
- CSU Alumni partnership developed with Inland Sea of Sound organisers to drive visitation and additional ticket sales.

**Financial Implications**: Funding for this item is contained within existing budgets.

#### Bathurst 2036 Community Strategic Plan - Objectives and Strategies

• Objective 4: To market Bathurst as a great place to live, work, study, invest and play.

Strategy 4.1

• Objective 11: To protect the region's unique heritage and history. To protect a unique identity.

Strategy 11.6

#### **Community Engagement**

Inform To provide the public with balanced

> and objective information to help them understand the problem, alternatives

opportunities and/or solutions.

Director Cultural & Community Services' Report to the Council Meeting 13/12/2017

GENERAL MANAGER

# 40 <u>Item 4 BATHURST REGION TOURISM REFERENCE GROUP - MEETING HELD 7 AUGUST 2017 (07.00116)</u>

MOVED: Cr J Rudge SECONDED: Cr I North

**RESOLVED:** That the information be noted.

Director Cultural & Community Services' Report to the Council Meeting 13/12/2017	
GENERAL MANAGER	MAYO

# <u>5 BATHURST REGIONAL YOUTH COUNCIL - CHRISTMAS RAFFLE</u> FUNDRAISER (11.00020)

**Recommendation**: That the information be noted.

**Report**: From 13 November – 2 December 2017, Bathurst Regional Youth Council conducted a raffle in order to raise money for Veritas House. During this period of time, Youth Council members sold tickets at school, to family and friends, and at stalls set up at the Bathurst Chase, Bathurst Panthers Reception and the Bathurst City Centre. Tickets were also available for sale from Veritas House and from the Bathurst Regional Council's Civic Centre.

The total amount raised was \$977.35. On Friday 8 December 2017, Veritas House were presented with a cheque for this amount by Mayor Graeme Hanger OAM and Youth Mayor, Sarah Driver. The winners of the raffle were also announced at this time.

The funds raised will be utilised directly by providing Christmas gifts, a Christmas meal and holiday outings to young people staying in the youth refuge throughout the festive season.

**<u>Financial Implications</u>**: There are no financial implications resulting from this report.

# **Bathurst 2036 Community Strategic Plan - Objectives and Strategies**

•	Objective 23: To encourage a supportive and inclusive	Strategy 23.3, 23.5
	community.	

- Objective 27: To encourage youth engagement, participation and achievement across all areas of the Bathurst community.
   Strategy 27.1, 27.4, 27.9
- Objective 30: To identify the needs of the community and encourage and support communication, interaction and support within the community.
- Objective 33: To be and develop good leaders. Strategy 33.2, 33.3

### **Community Engagement**

 Inform
 To provide the public with balanced and objective information to help them understand the problem, alternatives opportunities and/or solutions.

# 41 <u>Item 5 BATHURST REGIONAL YOUTH COUNCIL - CHRISTMAS RAFFLE FUNDRAISER (11.00020)</u>

MOVED: Cr I North SECONDED: Cr J Rudge

**RESOLVED:** That the information be noted.

Director Cultural & Community Services' Report to the Council Meeting 13/12/2017	
GENERAL MANAGER	MAYOR
	Page 174

# 6 BATHURST REGIONAL ART GALLERY - CURATOR PROFESSIONAL DEVELOPMENT, VENICE BIENNALE (21.00002)

**Recommendation**: That the information be noted.

**Report**: Council's Curator at Bathurst Regional Art Gallery, has recently returned from her appointment as the NSW Team Leader at the 57th Venice Biennale 2017.

The position, jointly supported by Create NSW and the Australia Council for the Arts, assisted in the management and curatorial support of the Tracey Moffatt MY HORIZON exhibition at the Australian Pavilion in Venice from 25 September to 31 October 2017.

Council's Curator was selected from a competitive field of artists, curators and gallery directors from around regional NSW and Western Sydney in recognition of the leadership, curatorial, and administrative skills displayed in her roles as Exhibitions Manager at the Blue Mountains Cultural Centre, and Curator at Bathurst Regional Art Gallery.

The NSW Exhibition Team Leader position formed part of the professional development program for the 2017 Venice Biennale which saw Team Leaders and Volunteers from each state travel to Venice during the course of the exhibition's six month run. Curated by Natalie King with Commissioner Naomi Milgrom AO, Tracey Moffatt MY HORIZON was the first solo exhibition of work by an indigenous artist to represent Australia in Venice.

In this leadership role, Council's Curator managed a team of volunteer exhibition attendants and the daily operations of Tracey Moffatt's exhibition; developing skills in gallery management, invigilation, education, administration, and networking opportunities.

During the five week period that Council's Curator worked at the Venice Biennale, over 70,000 people visited the Australian Pavilion, including Italian visitors, tourists, artists, academics, arts workers, school groups and VIP's.

The Biennale, which closed on Sunday 26 November, attracted a record 615,000 visitors over its six-month run, making it the best-attended Biennale in the event's 117 year history.

<u>Financial Implications</u>: There are no financial implications resulting from this report. Accommodation, flights, and a small per diem were jointly supported by Create NSW and the Australia Council for the Arts.

### Bathurst 2036 Community Strategic Plan - Objectives and Strategies

<ul> <li>Objective 4: To market Bathurst as a great place to live, work, study, invest and play.</li> </ul>	Strategy 4.1
<ul> <li>Objective 20: To provide a range of cultural facilities, programs, activities and events and to support and enhance cultural and social activities across the community.</li> </ul>	Strategy 20.1, 20.6
<ul> <li>Objective 23: To encourage a supportive and inclusive community.</li> </ul>	Strategy 23.3
<ul> <li>Objective 26: To encourage and support the provision of a range of opportunities for life long education across the Bathurst community.</li> </ul>	Strategy 26.1
Director Cultural & Community Services' Report to the Council Mee	etina 13/12/2017

# **Community Engagement**

• Inform

To provide the public with balanced and objective information to help them understand the problem, alternatives opportunities and/or solutions.

Director Cultural & Community Services' Report to the Council Meeting 13/12/2017

\_\_\_\_\_ GENERAL MANAGER \_\_\_\_\_\_ MAYOR
Page 176

42 <u>Item 6 BATHURST REGIONAL ART GALLERY - CURATOR PROFESSIONAL DEVELOPMENT, VENICE BIENNALE (21.00002)</u>

<u>MOVED: Cr J Jennings SECONDED: Cr M Morse</u>

**RESOLVED:** That the information be noted.

Director Cultural & Community Services' Report to the Council Meeting 13/	12/2017
GENERAL MANAGER	MAY
	Page

# 7 BATHURST MEMORIAL ENTERTAINMENT CENTRE - SKILLSET 2017 PARTNERSHIP AWARD (20.00060)

**Recommendation**: That the information be noted.

**Report**: At the 35<sup>th</sup> Annual Skillset Awards night BMEC received the 2017 Partnership Award.

The award acknowledged the sustained connection BMEC has developed with staff and students of the Skillset Senior College, dedicated to the support of secondary students who do not achieve well in a normal school environment for a range of reasons.

The BMEC relationship with Skillset Senior College commenced in 2015 with the production SDS1 by Ahilan Ratnamohan. SDS1 is a show based on soccer and Ahil ran an extremely engaging workshop at the College in June. In October students came to see the performance in the BMEC City Hall. Their reactions after the performance and the way they engaged with Ahil showed they really enjoyed it. Many of these students have difficulty socialising and had never attended a theatre production before.

Since late 2015 Skillset Senior College students have been involved in the research and development of The Climbing Tree, a new play which will premiere in the BMEC 2018 Annual Season. As part of this research the students have participated in workshops with writer Rachael Coopes and composer Guy Webster. They also attended a performance of Sugarland in 2016 which was written by Rachael with music by Guy.

Sugarland connected strongly with the students as in many instances it reflected their personal experiences. In 2017 the Students attended Dracula.

With funding support BMEC has been able to offer most of the above engagement at no cost to the students or Skillset. BMEC has found it to be a very productive, two way relationship and looks forward to continuing.

**Financial Implications:** Nil.

### Bathurst 2036 Community Strategic Plan - Objectives and Strategies

 Objective 23: To encourage a supportive and inclusive Strategy 23.3, 23.5 community.

• Objective 26: To encourage and support the provision of a range of opportunities for life long education across the Bathurst community.

Strategy 26.4

 Objective 27: To encourage youth engagement, participation and achievement across all areas of the Bathurst community.

Strategy 27.9

### **Community Engagement**

Inform To provide the public with balanced and objective information to help them

understand the problem, alternatives opportunities and/or solutions.

# 43 <u>Item 7 BATHURST MEMORIAL ENTERTAINMENT CENTRE - SKILLSET 2017</u> PARTNERSHIP AWARD (20.00060)

MOVED: Cr A Christian SECONDED: Cr I North

Cr Fry declared a pecuniary interest in this item, left the Chamber and took no part in discussion or voting.

Reason: Employee of Skillset

**RESOLVED:** That the information be noted.

Yours faithfully

Alan Cattermole

DIRECTOR

**CULTURAL & COMMUNITY SERVICES** 

\_MAYOR

GENERAL MANAGER

TRAFFIC COMMITTEE MEETING		
ORDINARY MEETING OF BATHURST REGIONAL COUNCIL		

## 1 MINUTES - TRAFFIC COMMITTEE MEETING - 5 DECEMBER 2017 (07.00006)

**Recommendation**: That the recommendations of the Traffic Committee Meeting held on 5 December 2017 be adopted.

**<u>Report</u>**: The Minutes of the Traffic Committee Meeting held on 5 December 2017, are **<u>attached</u>**.

Financial Implications: N/A

## **Bathurst 2036 Community Strategic Plan - Objectives and Strategies**

 Objective 28: To plan for the growth of the region and the protection of the region's environmental, economic, social and cultural assets. Strategy 28.5

MAYOR

### **Community Engagement**

• Inform To provide the public with balanced

and objective information to help them understand the problem, alternatives

opportunities and/or solutions.

Traffic Committee Meeting to the Council Meeting 13/12/2017	

GENERAL MANAGER

44	Item 1	MINUTES - TRAFFIC COMMITTEE MEETING - 5 DECEMBER 2017
(07.0)	0006)	

(07.00006)  MOVED: Cr W Aubin SECONDED: Cr J Rudge		
<b>RESOLVED:</b> That the recommendations of the Traffic Committee Meeting held on 5 December 2017 be adopted.		

## MINUTES OF THE TRAFFIC COMMITTEE HELD ON 5 DECEMBER 2017

#### **MEETING COMMENCES**

#### <u>1</u> <u>MEETING COMMENCED</u>

<u>Members</u>: Sergeant Peter Foran (Bathurst Police), Ms Jackie Barry (Roads and Maritime Services Representative)

<u>Present:</u> Mr Bernard Drum (Manager Technical Services) Mr Myles Lawrence (Civil Design & Project Engineer) and Mr Paul Kendrick (Traffic and Design Engineer)

#### **APOLOGIES**

#### 2 APOLOGIES

That the apologies of Cr Warren Aubin (Bathurst Regional Council) and Mr David Veness (MP Representative) be accepted.

In the absence of Cr Aubin, the Manager Technical Services chaired the meeting.

### REPORT OF PREVIOUS MEETING

## <u>1 Item 1 MINUTES - TRAFFIC COMMITTEE MEETING - (7 NOVEMBER 2017)</u> (07.00006)

That the Minutes of the Traffic Committee Meeting held on 7 November, 2017 be adopted.

#### **DECLARATION OF INTEREST**

#### <u>4</u> <u>DECLARATION OF INTEREST 11.00002</u>

That the Declaration of Interest be noted.

This is page 1 of Minutes of the Traffic Committee held on 5 December 2017

Page 183

General Manager \_\_\_\_\_\_Mayor

#### RECEIVE AND DEAL WITH DIRECTORS' REPORTS

#### **Director Engineering Services' Report**

### 5 <u>Item 1 MINUTES OF THE TRAFFIC COMMITTEE MEETING HELD 7</u> NOVEMBER, 2017 (07.00006)

That the information be noted and necessary actions be taken.

## 6 Item 2 MONTHLY REPORT FOR LOCAL GOVERNMENT ROAD SAFETY PROGRAM (28.00002)

That the information be noted.

## 7 Item 3 TRACK TO TOWN AS PART OF THE BATHURST 12 HOUR TRAFFIC MANAGEMENT PLAN (04.00097)

That Council endorse the Traffic Management Plan for the Track to Town as part of the Bathurst 12 Hour on Thursday 1 February 2018, subject to conditions as recommended in the Director Engineering Services' Report.

## 8 Item 4 2018 B2B CYCLING FESTIVAL - NSW SHORT COURSE HILL CLIMB CHAMPIONSHIP (23.00128-04)

That Council endorse the traffic management for the B2B Cycling Festival, NSW Short Course Hill Climb Championship road racing event to be held on Saturday, 21 April 2018. The event is to be classified as a Class 2 event and approved subject to conditions as detailed in the Director Engineering Services' Report.

### 9 <u>Item 5 PROPOSED ACCESS TO INTERMODAL TRANSPORT TERMINAL AT 95</u> LEE STREET BATHURST (1998/154-08/009)

That Council approve the relocation of the "No Stopping" (R5-400) (R), "No

This is page 2 of Minutes of the Traffic Committee held on 5 December 2017

Stopping" (R5-400) (L) and No Stopping" (R5-400) (R&L) signs on the north and south side of the entry/exit to Intermodal Transport Terminal premises at 95 Lee Street, Bathurst.

#### 10 Item 6 BATHURST HISTORIC CAR CLUB SWAP MEET (22.00053-09/139)

That Council endorse the Traffic Management Plan for the staging of the Bathurst Historic Car Club 2018 Swap Meet at the Bathurst Showground on Sunday 4 February 2018. The event is to be classified as Class 2 and approved subject to the conditions as detailed in the Director Engineering Services' Report.

## 11 <u>Item 7 2018 BATHURST STREET AND CUSTOM MOTORCYCLE SHOW</u> (23.00026-20/074)

That Council endorse the Traffic Management Plan for the 2018 Bathurst Street and Custom Motorcycle Show to be held Saturday 3 February 2018. The event is to be classified as a Class 2 event and approved subject to conditions as detailed in the Director Engineering Services' report.

### <u>12</u> <u>Item 8 2018 B2B CYCLING FESTIVAL ( 23.00128-04 )</u>

That Council endorse the Traffic Management for Council's B2B Cycling Festival Events including the Blayney and Mount Panorama (B2B) Long and Short Courses on Sunday, 22 April 2018. The events are to be classified as Class 1 events respectively and approved subject to conditions as detailed in the Director Engineering Services' report.

### 13 Item 9 LIFELINE CENTRAL WEST NSW AIR SHOW (21.00008)

That Council approve the use of the Bathurst Aerodrome for the purposes of conducting an Air Show on Saturday 7 and Sunday 8 April 2018 and endorse the Traffic Management Plan.

#### **TRAFFIC REGISTER**

This is page 3 of Minutes of the Traffic Committee held on 5 December 2017

	That the information be noted.
MEETIN	IG CLOSE
<u>15</u>	MEETING CLOSE
	The Meeting closed at 2.40pm

This is page 4 of Minutes of the Traffic Committee held on 5 December 2017

\_ General Manager \_\_\_\_\_

Page 186

\_\_\_\_Mayor

<u>14</u>

Item 1 TRAFFIC REGISTER (07.00006)

ORDINARY MEETING OF BATHURST REGIONAL COUNCIL	

## 1 NOTICE OF MOTION - CR NORTH - PROPOSED SOLAR PLANT, BREWONGLE (11.00004, 22.08374)

**Recommendation**: Moved by Cr North:

That Council write to Photon Energy and request that they identify an alternative site for their proposed solar plant installation so that it is not located on prime agricultural land.

**Report**: Notice is hereby given:

That Council write to Photon Energy and request that they identify an alternative site for their proposed solar plant installation so that it is not located on prime agricultural land.

Financial Implications: Nil.

### Bathurst 2036 Community Strategic Plan - Objectives and Strategies

 Objective 28: To plan for the growth of the region and the protection of the region's environmental, economic, social and cultural assets. Strategy 28.1

MAYOR

#### **Community Engagement**

• Inform To provide the public with balanced

and objective information to help them understand the problem, alternatives

opportunities and/or solutions.

Notices Of Motion to the Council Meeting 13/12/2017	

**GENERAL MANAGER** 

45 <u>Item 1 NOTICE OF MOTION - CR NORTH - PROPOSED SOLAR PLANT, BREWONGLE (11.00004, 22.08374)</u>

MOVED: Cr I North SECONDED: Cr W Aubin

Cr Fry declared a non-pecuniary interest in this item, left the Chamber and took no part in discussion or voting.

Reason: As employer would be technically eligible to tender to provide services to Photon.

That Council write to Photon Energy and request that they identify an alternative site for their proposed solar plant installation so that it is not located on prime agricultural land.

Notices Of Motion to the Council Meeting 13/12/2017	
GENERAL MANAGER	MAYOI Page 18
	raye 10

<u>46</u>	Item 1.01	EXTENSION OF TIME (11.00004, 22.08374)
	MOVED: C	r W Aubin SECONDED: Cr.J.Jennings

	tem 1.01 EXTENSION OF TIME (11.00004, 22.08374) MOVED: Cr W Aubin SECONDED: Cr J Jennings
F item in a	RESOLVED: That an extension of time of 1 minute be granted to Cr North for this ccordance with Clause 250 (3) of the Local Government (General) Regulation 2005
	Notices Of Motion to the Council Meeting 13/12/2017

## <u>MINUTE</u>

# 47 <u>Item 1.02 NOTICE OF MOTION - CR NORTH - PROPOSED SOLAR PLANT, BREWONGLE (11.00004, 22.08374)</u>

MOVED: Cr I North SECONDED: Cr W Aubin

**RESOLVED:** That Council write to Photon Energy and request that they identify an alternative site for their proposed solar plant installation so that it is not located on prime agricultural land.

tion to the Council Meeting 13/12/2017	Notices Of Motion to the Cour
	GENERAL MANAGER
Page 191	
AL MANAGER MAYO	

COUNCILLORS/ DELEGATES REPORTS AND MINUTES		
ORDINARY MEETING OF BATHURST REGIONAL COUNCIL		
13 DECEMBER 2017		

## 1 MINUTES - BATHURST REGIONAL YOUTH COUNCIL 7 NOVEMBER 2017 (11.00020)

**Recommendation**: That the information be noted.

**Report**: The Youth Council considered a number of items at their bi-monthly meeting, including the following:

- A presentation on the Bathurst 2040 Open Space Strategy was delivered by Nicholas Murphy (Senior Strategic Planner)
- A debrief of the 'How to Adult' Workshops event
- A presentation on the services offered by Veritas House was delivered by Jody Pearce and Narelle Stocks
- Discussion around the Christmas Raffle Fundraiser
- Brainstorming events to be held as part of Youth Week 2018

A copy of the minutes from the meeting has been provided. Please see attachment 1.

**Financial Implications**: Funding for this item is contained within existing budgets.

### Bathurst 2036 Community Strategic Plan - Objectives and Strategies

<ul> <li>Objective 23: To encourage a supportive and inclusive community.</li> </ul>	Strategy 23.3, 23.6
<ul> <li>Objective 27: To encourage youth engagement, participation and achievement across all areas of the Bathurst community.</li> </ul>	Strategy 27.1, 27.3, 27.4, 27.5, 27.6, 27.9
<ul> <li>Objective 30: To identify the needs of the community and encourage and support communication, interaction and support within the community.</li> </ul>	Strategy 30.2, 30.5
Objective 33: To be and develop good leaders.	Strategy 33.2, 33.3

### **Community Engagement**

Inform
 To provide the public with balanced and objective information to help them understand the problem, alternatives opportunities and/or solutions.

Councillors/ Delegates Reports to the Council Meeting 13/12/2017

## 48 <u>Item 1 MINUTES - BATHURST REGIONAL YOUTH COUNCIL 7 NOVEMBER 2017 (11.00020)</u>

MOVED: Cr J Jennings SECONDED: Cr W Aubin

**RESOLVED:** That the information be noted.

 Councillars/ Delegates Departs to the Co	ouncil Mosting 12/12/2017	
Councillors/ Delegates Reports to the Co	ouncil Meeting 13/12/2017	
 GENERAL MANAGER		MAYOR Page 194
 GENERAL MANAGER		

#### 2 CENTROC BOARD MEETING (07.00017)

**Recommendation**: That the report on the CENTROC Board Meeting held 23 November 2017 in Young be noted.

**Report**: The Centroc Board meeting was held at Young on 23 November 2017. The following report is for Council's information.

Following the Board the AGM was held. Cr John Medcalf was elected as Chair unopposed, and Cr Scott Ferguson was elected as Deputy Chair unopposed.

The Executive members are Cr S Lesslie, Cr K Keith, Cr R Kidd, Cr G Miller Cr G Hanger and Cr B West being the Mayors from Lithgow City Council, Parkes Shire Council, Forbes Shire Council, Orange City Council, Bathurst Regional Council and Cowra Shire Council. Their respective General Managers form the GMAC Executive with Mr David Sherley, the Secretary for Centroc and Mr Stephen Loane as Treasurer.

External delegates were elected as follows;

- Cr S Ferguson will represent Centroc on the Western Region Academy of Sport
- Sally Hall and Charmaine Bennett will represent Centroc on the, NSW Council Safe Advisory Network
- Cr B West, Cr K Keith, Cr S Lesslie, Cr G Miller are the representatives for the Regional Strategic Roads Group
- Cr J Medcalf and Cr S Ferguson are the representatives for The Western Mining Taskforce
- Cr J Medcalf and Cr S Ferguson are the representatives for The Outer Sydney Orbital and Castlereagh Connection Corridor Steering Committee

Portfolio Mayors will be; Transport, Cr Ken Keith, Water, Cr David Somervaille, Health, Cr John Medcalf, Regional Development, Cr Bill West and Planning, Cr Reg Kidd.

The Board heard presentations form Statewide Mutual and the Western Region Academy of Sport.

**Transport Infrastructure** – The Centroc Board are advocating their disappointment with the NSW Government Future Transport 2056 suite of strategies, and are seeking an urgent meeting with the Premier, Deputy Premier and appropriate Ministers during the LGNSW conference week.

A subcommittee will be formed to progress improvements to transport constraints in the region This will include developing a funding proposal to resource further activity. The Board will also continue advocacy which will include reference to existing State commitments. Member Councils were encouraged to support all advocacy including the current social media campaign on Facebook at Central NSW Connex.

**Water Security** – The Board were updated on the Current status of the Lachlan Valley Water Security Investigations-Phase Two.

Safe and Secure Funding - Advice has been sought from DPI Water on the potential for funding to review the Centroc Water Security Study. Verbal advice is that high level discussions are underway on the funding calculation where the proponent is a regional organisation.

Councillors/ Delegates Reports to the C	ouncil Meeting 13/12/2017
GENERAL MANAGER	MAYOR
	Page 195

A submission was made to the Productivity Commission on the Draft Report on National Water Reform.

The Board agreed to support measures proposed by Lachlan Valley Water to improve reliability of water in the Lachlan system through the review of the Water Sharing Plan. This is to be addressed through the Executive with further advice to be provided at a later stage.

The Board also agreed to support CTW in progressing feasibility of the duplication of the Regis Mines pipeline Lithgow to Carcoar and a regional approach.

The BCA for a potential storage on the Belubula River at Cranky Rock was found to be not feasible due to engineering costs associated with the geology of the area including the Cliefden Caves network.

**Health** – In September Cr Medcalf, Cr Bill West, Cr G Hanger and the Executive Officer met with Member for Calare Andrew Gee as further follow up from the previous Board meeting when the region voted to continue with its support for the Murray Darling Medical school.

Mr Gee provided feedback that it is very challenging getting traction for the Murray Darling Medical School. Correspondence has been sent to the Minister for Health and Sport, the Hon Greg Hunt seeking advice on what the alternative model to the Murray Darling Medical School would be.

**Regional Development** – Submissions lodged in this quarter include; the Inquiry into Regional Development and Decentralisation and the Inquiry into Regional Development a Global Sydney.

An update from Regional Development Australia (RDA) Central West was given to the Board. The two organisations continue to work closely with member Councils to identify and progress key economic development projects and priorities for the region. The Board were informed that the Chair of RDA Central West, Mr Alan McCormack is leaving all roles in this region as he moves to the South Coast.

**Planning** – The Joint Organisation Update from the Deputy Premier and Minister for Local Government was released on 3 November. The first and second readings of the JO amendment of the Local Government Act have occurred. The Legislation was given in principle support by the Board and a presentation from the Office of Local Government to the region in December has been requested. A subcommittee of the Executive and interested Board members will form to progress advice to members.

A Regional Strategic Plan based on the aggregation of community strategic plans was adopted, it will be used for strategic, policy and intergovernmental collaborative purposes.

**Tourism** – An update was provided on the official wind up of Central NSW Tourism (CNSWT). \$31,038 was transferred to Centroc. Other materials such as the Destination Management Plan and website are being rebadged and reviewed. A revised budget and management plan were approved.

## **Management Plan, Constitution and Policy Report**

There were minor changes made and adopted to both the Policy and Procedure Manual and the Centroc Constitution to allow for greater flexibility in the organisation. Given the Joint Organisation Reforms a strategic session will be held early in the new year while an incremental approach will be taken to existing programming during the transition period.

Councillors/ Delegates Reports to the Council Meeting 13/12/2017	<del></del>
GENERAL MANAGER	MAYOR

**Operational** – There was advice regarding the Operational Activities of Centroc as identified in the Management Plan. This report recommended to

- 1. Develop policy on Electric Vehicles for Council readiness;
- 2. Commend to Councils they have business cases ready to go for carpark solar and Electric Vehicles readiness to pre-empt the funding framework;
- 3. Centroc monitor the State funding opportunity on Energy Savings Certificates and provide feedback to members as required;
- 4. Centroc ramp up advocacy on Bulk Lamp Replacement;
- 5. Note that a buildings revaluation program is being rolled out across the region should members wish to opt in; and
- 6. Note that the In-House Councillor Training Package has been purchased from REROC and is available for interested Councils upon request.

**Financial** – The Board anticipates a profit of \$3,711 at 30 June 2018 against a budgeted profit of \$842.

<u>Financial Implications</u>: Council's involvement in CENTROC is provided for within existing budget allocations.

#### Bathurst 2036 Community Strategic Plan - Objectives and Strategies

 Objective 1: To attract employment, generate investment and attract new economic development opportunities. Strategy 1.1

### **Community Engagement**

Inform

To provide the public with balanced and objective information to help them understand the problem, alternatives opportunities and/or solutions.

Councillors/ Delegates Reports to the Council Meeting 13/12/2017

49	Item 2	<b>CENTROC BOARD MEETING (07.00017)</b>
	MOVED	: Cr J Rudge SECONDED: Cr W Aubin

49			
	MOVED: Cr J Rudge SECONDED: Cr W Aubin		
	<b>RESOLVED:</b> That the report on the CENTROC Board Meeting held 23 November		
2017 ir	n Young be noted.		
	Councillors/ Delegates Reports to the Council Meeting 13/12/2017		

## 3 UPPER MACQUARIE COUNTY COUNCIL (UMCC) OCTOBER 2017 (18.00172)

**Recommendation**: That Council note the Delegates Report on the Upper Macquarie County Council (UMCC) meeting held 20 October 2017.

**Report**: A meeting of the Upper Macquarie County Council was held on Friday 20 October 2017 at the Council offices in Kelso. A number of matters were reported on and considered at the meeting. Included amongst these were:

### 1. Election of Chairman and Deputy Chairman

Being the first meeting of the new Council as with their constituent councils, Councillors were required to take an oath or affirmation of office.

Following this, the election of the County Chairman and Deputy Chairman was undertaken with Councillor Ian North (BRC) elected as Chairman and Councillor David Kingham (Blayney) elected as the Deputy Chairman.

Unlike the election of mayors to General Purpose Council's, the period for the county chairman is 12 months.

#### 2. "Spring" 2017 Aerial Spraying Program

The Upper Macquarie County Council conducted an aerial weed spraying program in September 2017 principally targeting serrated tussock plus some blackberry. At the beginning of the aerial spraying program there were 92 properties booked comprising of 2,742 ha of serrated tussock and 40 ha of blackberry.

Unfortunately due to the poor and deteriorating dry weather conditions the Program was ceased on the 22 September 2017. At the time of ceasing the Program, 52 landholders had taken part in the Program and a total of 1,732Ha sprayed, including 1,702Ha of Serrated Tussock and 30Ha of Blackberry being treated. Due to the ceasing of the program the remaining 40 properties have been re-booked for the February 2018 aerial spraying program. The 40 remaining properties would comprise an additional 1,040Ha of serrated tussock and 10Ha of blackberry.

#### 3. Inspections (22 July 2017 to 6 October 2017)

During the period 500 inspections of properties and roads took place. These included:

LGA	No. of Inspections
Bathurst	152
Blayney	28
Lithgow	182
Oberon	138

The UMCC issued 11 Individual Biosecurity Directions on four landholders during the period.

#### 4. Weeds Action Program

Council receives funding from the NSW State Government via the Macquarie Valley Weeds

 Councillors/ Delegates Reports to the Co	uncil Meeting 13/12/2017
GENERAL MANAGER	MAYOR
	Page 199

Advisory Committee (MVWAC) under the Weeds Action Program (WAP).

The current NSW Weeds Action Program is the 2015-2020 Program (WAP1520). This Program follows, and builds on, the NSW Weeds Action Program 2010-2015. It is the target of the NSW Government to reduce the impact of weeds and this is guided by the NSW Biosecurity Strategy 2013-2021 (the Biosecurity Strategy) and the NSW Invasive Species Plan 2015-2020 (the ISP).

#### Priorities for WAP1520 are to:

- prevent the establishment of new invasive species
- · eliminate or prevent the spread of new invasive species
- reduce the impact of widespread invasive species
- ensure that NSW has the ability and commitment to manage invasive species.

For the 2016-17 period Council was allocated \$317,074 in WAP funding and these funds were fully expended during the period.

#### 5. Community Events

From 1 July 2017 to 30 September 2017 Council staff attended community events. These events included:

- Blayney Farmers Market, Sunday 20 August 2017
- Burraga Show, 27 August 2017

**<u>Financial Implications</u>**: There are no financial implications at this time.

#### Bathurst 2036 Community Strategic Plan - Objectives and Strategies

 Objective 9: To protect and enhance the region's landscapes, views, vistas, open spaces and the Macquarie River.

Objective 10: To protect and enhance the region's Strategy 10.6 biodiversity.

Objective 33: To be and develop good leaders.
 Strategy 33.5

#### **Community Engagement**

 Inform
 To provide the public with balanced and objective information to help them understand the problem, alternatives

opportunities and/or solutions.

Councillors/ Delegates Reports to the Council Meeting 13/12/2017

GENERAL MANAGER

50	Item 3	UPPER MACQUARIE COUNTY COUNCIL (UMCC) OCTOBER 2017
(18.00	0172)	

MOVED: Cr I North SECONDED: Cr J Fry

**RESOLVED:** That Council note the Delegates Report on the Upper Macquarie County Council (UMCC) meeting held 20 October 2017.

Councillors/ Delegates Reports to the Council Meeting 13/12/2017	<del></del>
GENERAL MANAGER	MAYOR Page 201

## <u>4 UPPER MACQUARIE COUNTY COUNCIL (UMCC) NOVEMBER 2017</u> (18.00172)

**Recommendation**: That Council note the Delegates Report on the Upper Macquarie County Council (UMCC) meeting held 24 November 2017.

**Report**: The most recent meeting of the Upper Macquarie County Council was held on Friday 24 November 2017 at the Council offices in Kelso. A number of matters were reported on and considered at the meeting. Included amongst these were:

### 1. Tenders Aerial Spraying Program – 'Autumn' 2018

The Upper Macquarie County Council has been carrying out aerial spraying programs for at least the last 17 years. Following the success of past programs another program is proposed to be conducted commencing in mid-February 2018.

In the Autumn 2017 program almost 2,000 hectares were sprayed, targeting more than 1,000 hectares affected by serrated tussock and almost the same area of blackberry. The Spring program focussed principally on serrated tussock with 1702 hectares sprayed, with another 1040 being postponed to the Autumn program 2018, due to dry weather conditions.

Based on an estimated 2,000HA of land being sprayed (1,000Ha on Serrated Tussock and 1,000Ha on Blackberry) a tender was accepted from Commercial Helicopters. Commercial Helicopters has been performing the aerial spraying with Upper Macquarie Country Council for many years and Council has been satisfied with its services.

### 2. 19<sup>th</sup> Biannual Weeds Conference

The Conference was held 16<sup>th</sup> to 19<sup>th</sup> October 2017 in Armidale NSW with three Upper Macquarie County Council staff attending, the Acting Chief Weeds Officer and two Weeds Officers. Over the three days there were 64 papers presented from 49 presenters providing new and interesting information on all facets of weed control, data collection, weed identification and building weed awareness in the community.

The Conference has alerted the attendees of several areas that may need to be investigated further and/or reviewed:

- With the new requirement for each property to have a biosecurity management plan, with new weed incursions onto property being one of the main focus points of the new Act, then vehicle hygiene will need to be investigated. There will be a need to clean vehicles before entering and leaving properties.
- With the information provided at the conference about water weeds being able to survive within our local LGA areas staff will require training in the identification of water weeds to help land owners and constituent councils to meet their legal obligation under the Biosecurity Act.
- The monitoring of the sale of priority weeds. Council will also need to regularly check local markets and websites like Gum Tree, eBay for priority weeds for sale. There have been reports of priority weeds being sold on these sites, and there has already been a case in the Bathurst LGA of a person selling priority weeds on eBay.
- Watching for new chemicals and additives on the market to make it easier for mixing and storage and carting. This may lessen the chance of making an error whilst mixing.
- Awareness of remote locations that could be hotspots for potential weed threats due to a new incursion of weeds brought in by travellers. Examples of these locations are National Parks, State Forests and River Reserves. UMCC needs to be on the lookout

Councillors/ Delegates Reports to the Co	ouncil Meeting 13/12/2017	
GENERAL MANAGER		MAYOR
		Page 202

- for weeds coming into new areas not just the areas that are already known to have an infestation problem.
- Improvements to mapping systems through the new software package from Iconyx.
   This new package will improve the speed of inspections, property inspection report letters and plotting of infestations. With an overall improvement to the system and saving time for both the inspectors in the field and time in the office.

#### 3. Alternative Governance Models for UMCC

The UMCC conducted a workshop with councillors on 24 November 2017 to consider the options with a recommendation going to the UMCC meeting on the same day.

The outcome of this will be reported to Council under a separate cover.

#### 4. Inspections (7 October to 10 November 2017)

During the period 170 inspections of properties and roads took place. These included:

LGA	No. of Inspections
Bathurst	45
Blayney	23
Lithgow	79
Oberon	23

The UMCC issued 17 Individual Biosecurity Directions on eight landholders during the period.

#### 5. 2018 Meeting Dates

In accordance with Council's Code of Meeting Practice Council will hold Ordinary meetings on the following dates for 2018:

2 February 2018

16 March 2018

4 May 2018

15 June 2018

3 August 2018

21 September 2018

2 November 2018

7 December 2018

#### 6. 2016/17 Annual Report

The Annual Report for the year 2016-2017 has been prepared and presented to the UMCC.

A copy of the Annual Report has been placed on the UMCC website.

#### 7. Presentation of the 2016-17 Financial Statements

Council completed and submitted its 2016-17 Financial Statements by the due date.

A presentation was received at the Council meeting from its auditor in relation to these Statements.

Councillors/ Delegates Reports to the Council Meeting 13/12/2017	
GENERAL MANAGER	MAYOR

#### 8. Community Events

From 1 October 2017 to 10 November 2017 Council staff attended one community event, being the Oberon Farmers Market on 4 November 2017.

This was a good opportunity to promote awareness of Bio Security legislation, answer questions on weeds from people who may otherwise not know who to ask and to promote the work of UMCC in the Oberon Council area.

Staff attended with the display trailer. The trailer was set up and assisted in being able to answer a number of queries from the general public and to pass out an amount of informative material.

Whilst attendance was said to be down somewhat due to cool weather and forecast rain it was still a worthwhile exercise and achieved the results noted above.

Participation in such activities is part of the role of UMCC and are good promotional opportunities plus they also form part of the targets for the Weeds Action Plan (WAP) funding.

**<u>Financial Implications</u>**: There are no financial implications at this time.

### **Bathurst 2036 Community Strategic Plan - Objectives and Strategies**

 Objective 9: To protect and enhance the region's landscapes, views, vistas, open spaces and the Macquarie River.

Objective 10: To protect and enhance the region's Strategy 10.6 biodiversity.

Objective 33: To be and develop good leaders.
 Strategy 33.5

opportunities and/or solutions.

#### **Community Engagement**

 Inform
 To provide the public with balanced and objective information to help them understand the problem, alternatives

51	Item 4	UPPER MACQUARIE COUNTY COUNCIL (UMCC) NOVEMBER 2017
(18.00	)172)	

MOVED: Cr I North SECONDED: Cr B Bourke

**RESOLVED:** That Council note the Delegates Report on the Upper Macquarie County Council (UMCC) meeting held 24 November 2017.

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Councillors/ D	Delegates Reports to the Cou	uncil Meeting 13/12/2017	
G	ENERAL MANAGER		MAYOF
			Page 205

## 5 CR MONICA MORSE REPORT - NSW PUBLIC LIBRARIES ASSOCIATION SWITCH 2017 CONFERENCE - 21-24 NOVEMBER 2017 (21.00054)

**Recommendation**: That the information be noted.

Cr Morse, the Library Manager and 2 Library Staff members attended the NSW Public Libraries Association Conference from 21 – 24 November in Penrith.

The program of speakers included the NSW State Librarian, Dr John Valance. Topics included:

- Libraries as human and digital interfaces;
- Inspiration for Design
- Vision 2020
- Libraries for Refugees
- Reaching Deeper into the culture of Australia.

Cr Morse attended a breakfast, together with other Councillors with the President of the NSW Public Libraries Association Conference. Lobbying for increased Government funding for Libraries was discussed, particularly in view of the fact that the current funding period ends in July this year. It was agreed that a special session for Councillors will be part of the conference program in future years.

Kevin Hennah, a Library Retail Consultant and Trainer, gave a most informative and inspirational talk on library design. It was interesting to hear that he has given advice to Council's Library

Council was represented by Cr Morse at the Annual General Meeting of the NSW Public Libraries Association.

The NSW Public Libraries Association Conference had a very good program, useful trade displays and provided opportunities for library staff and councillors to network.

**Financial Implications**: Funding for this item is contained within existing budgets.

#### Bathurst 2036 Community Strategic Plan - Objectives and Strategies

• Objective 30: To identify the needs of the community and encourage and support communication, interaction and support within the community.

Strategy 30.7

• Objective 26: To encourage and support the provision of a range of opportunities for life long education across the Bathurst community.

Strategy 26.1

#### **Community Engagement**

Inform To provide the public with balanced

and objective information to help them understand the problem, alternatives opportunities and/or solutions.

Councillors/ Delegates Reports to the Council Meeting 13/12/2017

52 <u>Item 5 CR MONICA MORSE REPORT - NSW PUBLIC LIBRARIES</u>
ASSOCIATION SWITCH 2017 CONFERENCE - 21-24 NOVEMBER 2017 (21.00054)
MOVED: Cr M Morse SECONDED: Cr J Jennings

**RESOLVED:** That the information be noted.

 Councillors/ Delegates Reports to the Council Meeting 13/12/20	17
GENERAL MANAGER	MAYOR
	Page 207

## 6 MINUTES - AUSTRALIA DAY WORKING PARTY - 21 NOVEMBER 2017 (23.00033)

**Recommendation**: That the information be noted.

**Report**: The minutes of the Australia Day Working Party held on 21 November 2017 are shown at **attachment 1**.

Financial Implications: N/A

#### Bathurst 2036 Community Strategic Plan - Objectives and Strategies

 Objective 23: To encourage a supportive and inclusive community. Strategy 23.3

 Objective 32: To ensure Council is supported by an adequate workforce and appropriate governance procedures. Strategy 32.2

#### **Community Engagement**

• Inform To provide the public with balanced

and objective information to help them understand the problem, alternatives

opportunities and/or solutions.

Councillors/ Delegates Reports to the Council Meeting 13/12/2017	

**GENERAL MANAGER** 

## 53 <u>Item 6 MINUTES - AUSTRALIA DAY WORKING PARTY - 21 NOVEMBER 2017</u> (23.00033)

MOVED: Cr W Aubin SECONDED: Cr J Rudge

**RESOLVED:** That the information be noted.

Councillors/ Deleg	ates Reports to the Cou	ıncil Meeting 13/12/2017	
GENE	RAL MANAGER		MAYOF
			Page 209

## 54 RESOLVE INTO CONFIDENTIAL COMMITTEE OF THE WHOLE TO DEAL WITH CONFIDENTIAL REPORTS

MOVED: Cr W Aubin SECONDED: Cr J Rudge

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, being Director Engineering Services Confidential Report #5 Tender for tree thinning at Sofala (36.00646), the business of which due notice has been given, refer items DES Confidential #1 and #2.
- (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.

#### \* MAYORAL MINUTE

ITEM	SUBJECT	REASON FOR CONFIDENTIALITY
	MANAGER'S APPRAISAL	10A (2) (a) – Deals with personnel matters concerning particular individuals (other than Councillors) disclosure of which would not be in the public interest as it would reveal personal details of the individuals concerned.

#### \* GENERAL MANAGER'S REPORT

ITEM	SUBJECT	REASON FOR CONFIDENTIALITY
	CITIZENSHIP OF BATHURST	10A (2) (a) – Deals with personnel matters concerning particular individuals (other than Councillors) disclosure of which would not be in the public interest as it would reveal personal details of the individuals concerned.

### \* DIRECTOR CORPORATE SERVICES & FINANCE'S REPORT

ITEM	SUBJECT	REASON FOR CONFIDENTIALITY
1	ADJUSTMENT OF LAND AT PART LOT 4 SECTION 7 DP758065, PART	10A (2) (c) – contains information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business. Discussion of the matter in an open meeting would, on balance, be contrary to the public interest as it would prejudice council's position in negotiating commercial and or financial arrangements.

Resolve Into Confidential Committee Of The Whole To Deal With Confidential Reports to the Council Meeting 13/12/2017

	KNOWN AS 133-137 KEPPEL STREET BATHURST	
2	NEW RESIDENTIAL LEASE AGREEMENT - LOT 18 DP1011780 KNOWN AS 162 MOUNTAIN STRAIGHT, MT PANORAMA	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.
3	TENDER FOR THE HIRE OF ICE RINK FOR BATHURST WINTER FESTIVAL	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.
4	TENDER FOR THE HIRE OF DECKING AND MARQUEE FOR BATHURST WINTER FESTIVAL	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.
5	TENDER FOR THE DESIGN AND INSTALLATION OF ILLUMINATION FOR BATHURST WINTER FESTIVAL	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	INTERIM SPORTING LICENCE AGREEMENT - LOT 234 IN DP750357 KNOWN AS THE BATHURST INDOOR SPORTS STADIUM LOCATED ON VITTORIA STREET, BATHURST	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.
7	REQUEST FOR FINANCIAL ASSISTANCE	10A (2) (b) – contains advice concerning hardship of a resident or ratepayer, disclosure of which would not be in the public interest as it would prejudice the personal position of the individual concerned.

### \* DIRECTOR ENGINEERING SERVICES' REPORT

ITEM	SUBJECT	REASON FOR CONFIDENTIALITY
1	TENDER FOR TREE THINNING AT SOFALA	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	TENDER FOR TREE THINNING AT SOFALA	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.
3	CENTROC TENDER FOR THE SUPPLY AND DELIVERY OF ROAD SIGNS	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.
4	TENDER FOR CONSTRUCTION OF TAXIWAYS AND APRON EXTENSION AT BATHURST AERODROME	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.

MAYORAL MINUTE		
ORDIN	IARY MEETING OF BATHURST REGIONAL COUNCIL	

## (a) Item 1 GENERAL MANAGER'S APPRAISAL (35.01136) MOVED: Cr W Aubin SECONDED: Cr A Christian

The General Manager declared a pecuniary interest in this item, left the Chamber and took no part in discussion.

Reason: matter concerns employment as General Manager.

#### That Council note:

- (a) the performance review of the General Manager, which was rated as more than satisfactory;
- (b) that the General Manager's employment package has been set at \$341,282.

GENERAL MANAGER

GENERAL MANAGER'S CONFIDENTIAL MINUTES
ORDINARY MEETING OF BATHURST REGIONAL COUNCIL
13 DECEMBER 2017

MINUTE	
Item 1 HONORARY CITIZENSHIP OF BATHURST (23.00132) MOVED: Cr M Morse SECONDED: Cr B Bourke	
That Council act in accordance with the report.	

General Manager's Report to the Council Meeting 13/12/2017

ORDINARY MEETING OF BATHURST REGIONAL COUNCIL	DIRECTOR CO	DRPORATE SERVICES & FINANCE'S CONFIDENTIAL
ORDINARY MEETING OF BATHURST REGIONAL COUNCIL		
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	'	ORDINARY MEETING OF BATHURST REGIONAL COUNCIL
13 DECEMBER 2017		13 DECEMBER 2017

(c) Item 1 BOUNDARY ADJUSTMENT OF LAND AT PART LOT 4 SECTION 7 DP758065, PART LOT 1 DP794563 AND PART LOT 1 DP194101 KNOWN AS 133-137 KEPPEL STREET BATHURST (22.00999)

MOVED: Cr B Bourke SECONDED: Cr W Aubin

**That** Council approves the boundary adjustment of part Lot 4 Section 7 DP758065, part Lot 1 DP794563 and part Lot 1 DP194101 known as 133 -137 Keppel Street Bathurst as detailed in the report and that the land be classified as operational.

 Director Corporate Services & Finance's Report to the Council Meeting 13/12/2017
 Director Corporate Services & Finance's Papert to the Council Meeting 13/12/2017

## <u>MINUTE</u>

# (d) Item 2 NEW RESIDENTIAL LEASE AGREEMENT - LOT 18 DP1011780 KNOWN AS 162 MOUNTAIN STRAIGHT, MT PANORAMA (22.04305) MOVED: Cr W Aubin SECONDED: Cr J Rudge

**That** Council approves entering into a new residential lease agreement for Lot 18 in DP10117980, known as 162 Mountain Straight, Mt Panorama, for a period of 12 months with a 12 month option (at Council's discretion) as detailed in the report.

Director Corporate Services & Finance's Report to the Council Meeting	13/12/2017

# (e) Item 3 TENDER FOR THE HIRE OF ICE RINK FOR BATHURST WINTER FESTIVAL (36.00656)

MOVED: Cr B Bourke SECONDED: Cr M Morse

**That** Council accepts the tender from Ice Rinks Australia in the amount of \$558,855 (GST inclusive) for the hire of an ice rink for the Bathurst Winter Festival for 2018, 2019 and 2020, subject to provisional items and variations.

Director Corporate Services & Finance's Report to the Council Meeting 13/1	2/2017
GENERAL MANAGER	MAYOR
	Page 220

## <u>(f)</u> Item 4 TENDER FOR THE HIRE OF DECKING AND MARQUEE FOR

BATHURST WINTER FESTIVAL (36.00657)
MOVED: Cr B Bourke SECONDED: Cr J Rudge
<b>That</b> Council accepts the tender from Exponet in the amount of \$211,200.00 (GST inclusive), for the hire of decking and marquee to support the ice rink for the Bathurst Winter Festival for 2018, 2019 and 2020, subject to provisional items and variations.
Director Corporate Services & Finance's Report to the Council Meeting 13/12/2017

# (g) Item 5 TENDER FOR THE DESIGN AND INSTALLATION OF ILLUMINATION FOR BATHURST WINTER FESTIVAL (36.00658) MOVED: Cr I North SECONDED: Cr W Aubin

**That** Council accepts the tender from ESEM Projects in the amount of \$660,000.00 (GST inclusive), for the design and installation of illumination for the Bathurst Winter Festival for 2018, 2019 and 2020, subject to provisional items and variations.

Director Corporate Services & Finance's Report to the Council Meeting 13/12/201	7
Director Corporate Services & Finance's Report to the Council Meeting 13/12/201  GENERAL MANAGER	MAYOF

## <u>MINUTE</u>

(h) Item 6 INTERIM SPORTING LICENCE AGREEMENT - LOT 234 IN
DP750357 KNOWN AS THE BATHURST INDOOR SPORTS STADIUM LOCATED
ON VITTORIA STREET, BATHURST (21.00037)

MOVERS OF INSight SECONDERS OF A Christian

MOVED: Cr I North SECONDED: Cr A Christian

#### That Council:

- (a) Confirm that the Interim Sporting Licence Agreement Lot 234 in DP 750357 known as the Bathurst Indoor Sports Stadium located on Vittoria Street, Bathurst, with the Bathurst Basketball Association Inc has ceased as at the end of 31 December 2017.
- (b) Delegate to the General Manager the authority to negotiate a lease for the Indoor Sports Stadium with Basketball NSW for a 1-2 year period.
- (c) Call for Expressions of Interest to run the Indoor Sports Stadium, if a satisfactory arrangement cannot be reached with Basketball NSW, and that Council take over the operation of the Indoor Stadium whilst the Expression of Interest process is occurring.
- (d) Further report come back to Council.

Director Corporate Services & Finance's Report to the Council Meeting 13/12/2017	

GENERAL MANAGER

<u>(i)</u>	Item 7	<b>REQUEST FOR FINANCIAL ASSISTANCE (36.00623)</b>
	MOVED:	Cr W Aubin SECONDED: Cr A Christian

**That** Council act in accordance with the recommendation of the report.

Cr North asked that his negative vote be recorded.

GENERAL MANAGER

DIRECTOR ENGINEERING SERVICES' CONFIDENTIAL MINUTES
ORDINARY MEETING OF BATHURST REGIONAL COUNCIL
13 DECEMBER 2017

## (j) Item 1 TENDER FOR TREE THINNING AT SOFALA (36.00646) MOVED: Cr A Christian SECONDED: Cr I North

Cr Fry declared a pecuniary interest in this item, left the Chamber and took no part in discussion or voting.

Reason: Employer is a tenderer

**That** Council accept the withdrawal of Urban Arb Solutions from the current contract, without penalty.

## (k) Item 2 TENDER FOR TREE THINNING AT SOFALA (36.00646) MOVED: Cr A Christian SECONDED: Cr J Rudge

Cr Fry declared a pecuniary interest in this item, left the Chamber and took no part in discussion or voting.

Reason: Employer is a tenderer.

**That** the information be noted.

## <u>MINUTE</u>

# (I) Item 3 CENTROC TENDER FOR THE SUPPLY AND DELIVERY OF ROAD SIGNS (07.00017)

MOVED: Cr W Aubin SECONDED: Cr J Rudge

## That Council:

- (a) endorse the selection of Artcraft Pty Ltd, Barrier Signs Pty Ltd and De Neefe Pty Ltd as members of Council's panel for supply of road signs
- (b) advise Centroc of its decision and
- (c) note the balance of the report

Director Engineering Services' Report to the Council Meeting 13/12/2017	

GENERAL MANAGER

## <u>MINUTE</u>

# (m) Item 4 TENDER FOR CONSTRUCTION OF TAXIWAYS AND APRON EXTENSION AT BATHURST AERODROME (36.00616) MOVED: Cr W Aubin SECONDED: Cr I North

**That** Council accept the tender from Manly Civil Pty Ltd in the amount of \$2,008,640.48 (incl. GST) subject to provisional items and variations.

Director Engineering Services' Report to the Council Meeting 13/12/2017	
GENERAL MANAGER	MAYOR Page 229
	Page 229

## (n) Item 5 LATE REPORT -TENDER FOR TREE THINNING AT SOFALA (36.00646)

MOVED: Cr J Rudge SECONDED: Cr W Aubin

Cr Fry declared a pecuniary interest in this item, left the Chamber and took no part in discussion or voting.

Reason: Employer is a tenderer.

**That** Council accepts the tender of Skillset Pty Ltd in the amount of \$326,634.00 (GST incl.), subject to variations, provisional items and conditions outlined in the report.

GENERAL MANAGER

55	RESOLVE INTO OPEN COUNCIL
	MOVED: Cr W Aubin SECONDED: Cr J Rudge

RESOLVED: That Council resume Open Council.

# 56 ADOPT REPORT OF THE COMMITTEE OF THE WHOLE MOVED: Cr W Aubin SECONDED: Cr A Christian

MOVED: Cr W Aubin SECONDED: Cr A Christian					
RESOLVED:	That the Report of the Committee of the Whole, Items (a) to (n) be adopted.				
	Adopt Report Of The Committee Of The Whole to the Council Meeting 13/12/2017				

57	MEETING CLOSE	
The M	Meeting closed at 10.54 pm.	
<u>CHAI</u>	JRMAN:	

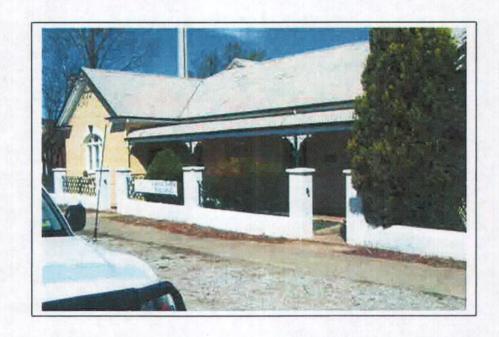
GENERAL MANAGER'S REPORT - ATTACHMENTS
ORDINARY MEETING OF BATHURST REGIONAL COUNCIL
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13 DECEMBER 2017
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## **REVIEW**

## **MEMBERSHIP**

# UPPER MACQUARIE COUNTY COUNCIL (UMCC)

2013



"One Year of Weeds - Seven Years of Seeds"

Date: Nov 2013

## **EXECUTIVE SUMMARY**

Councillors have requested a review be undertaken of Bathurst Regional Council's (BRC) membership of the Upper Macquarie County Council (UMCC). This review is part of Council's ongoing assessment of the services it provides and the methodology by which such services are delivered.

The intent of the Review, at this stage, is to act as a collation of information for Council to understand the operations of UMCC and what level of service Bathurst Regional Council receives. This will then provide the core information for Council to assess its ongoing membership of UMCC and facilitate discussion with various stakeholders.

UMCC is a Noxious Weeds Control Authority, that acts for four (4) constituent Councils;

- Bathurst Regional Council
- Blayney Shire Council
- Lithgow City Council, and
- Oberon Shire Council

BRC currently contributes around \$200,000 pa to UMCC. Further, under the NSW Weeds Action Plan (WAP), UMCC receives \$220,000 per annum in grants, at least 25% of this, \$55,000+ is attributable to the BRC area.

UMCC provides noxious weeds services to landholders in the UMCC area of operations.

This review addresses, in particular, the following areas:-

- Current Strategic Planning by UMCC;
- Financial projections to 2015/16 and BRC contribution levels;
- Service provision options;
- 4. Levels of service currently provided by UMCC.

## **INDEX**

1.	LEGAL BASIS FOR EXISTENCE	. 4
2.	AREA OF OPERATIONS	. 6
3.	STRATEGIC PLANNING	. 9
3.1 3.2 3.3 3.4	Principal Activities Asset Management Plan Workforce Plan: Staffing Long Term Financial Planning	12 14
4.	FINANCES & ACCOMMODATION	23
4.1. 4.2 4.3	Financial Estimates 2011/12-2015/16  Bathurst Regional Council Contribution Levels:  Licence Agreement – Old Evans Shire Council (BRC property)	23
5.	SERVICE PROVISION OPTIONS	32
6.	SERVICE PROVISION: CURRENT LEVELS TO BATHURST BY UMCC	34
6.1 6.2 6.3 6.4 6.5 6.6 6.7	Staffing Allocations and Industry Service Levels Inspections Roadside Spraying/Weed Control Aerial Spraying Chemical Sales Independent Local Government Review Panel – Mid-Western Council Department Primary Industry – Weed Action Program Grants	37 44 45 50 50
7.	IN-HOUSE SERVICE STRUCTURE & LOGISTIC ISSUES	52
7.1 7.2 7.3	Costing Existing Service Levels as Currently Provided Information Technology Needs Office, Plant and Equipment Needs	53
8.	CONSULTATION UNDERTAKEN	55
8.1 8.2	Community Engagement Strategy (Policy)	55 56
9.	WITHDRAWAL OF MEMBERSHIP - PROCESS	57
BIB	LIOGRAPHY	58
ATT 1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12.	Noxious Weed Declarations – DPI Noxious Weed Maps NSW – Industry & Investment High Risk Pathway Management Plan for Preventing Weed Spread in the Macquarie Region – MVWAC Macquarie Valley Regional Weed Strategy – MVWAC UMCC – Weed Management Plan No. 4 UMCC – Property Weed Management Plan UMCC – Position Description: Weeds Officer Licence Agreement – 7 Lee Street, Kelso Property Inspections 16/11/2010 to 11/1/2013 – Raw Data Aerial Spraying October 2010 to March 2013 – Raw Data NSW Invasive Species Plan 2018-2015 – Plans Terms of Reference for review of weed management in NSW	

## 1. LEGAL BASIS FOR EXISTENCE

The Business Activity Strategic Plan 2012/2022 for UMCC states:

Section 387 of the Local Government Act 1993 empowers the Governor to establish county councils by proclamation.

The proclamation is, in effect, the constitution of the county council.

The county council must have a governing body which is responsible for managing the affairs of the county council. The members of the governing body are elected from among the councillors of the constituent councils (Section 390).

The functions of the county council are set out in the proclamation and may comprise "any one or more of the functions of a council under" the Act. A council may not undertake a function conferred on a county council but it may do so if the county council delegates the function to the constituent council (Section 394). With limited exceptions, including the power to make and levy an ordinary rate, the Local Government Act 1993 applies to county councils and members of county councils in the same way as it applies to councils and councillors.

The method of constitution of a county council is no different to that of other councils. Only the method of election of councillors and the particularity of the functions of county councils differentiates them from councils. The method of election is similar to collegiate voting and provides indirect election: nevertheless the role of a member of a county council is the same as that of a councillor as set out in Section 232.

The Upper Macquarie County Council was originally constituted by proclamation on 18 February 1949. Part 7 of Schedule 7 to the Local Government Act 1993 operated to continue the county council as if it had been constituted under Section 387 with an area of operations the same as its former county district.

As presently constituted, the constituent councils of Upper Macquarie County Council are –
Bathurst Regional Council
Lithgow City Council
Blayney Shire Council
Oberon Shire Council.

Being a county council upon which noxious weed control functions for its area of operations have been conferred the Upper Macquarie County Council is a local control authority as defined in Section 35 of the Noxious Weeds Act 1993. As such the county council has the functions set out in Section 36 of the Act.

Significantly, these functions include the responsibility for the control of noxious weeds by occupiers of land (other than public authorities) in the local area (the county council's area of operations) and the control of noxious weeds on roads in the local area as required by Section 14 (although this is a joint obligation with any occupier required to control weeds on roads under Section 17).

Section 17 of the Noxious Weeds Act 1993 states the following

### 17 Obligations to control noxious weeds on roads

(1) An obligation imposed under this Act on an occupier of land to control noxious weeds on that land also extends to noxious weeds on:

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- (a) any part of a road that intersects the land, not being part of the road that is fenced on both sides, and,
- (b) the half of the width of any part of a road that forms part of the boundary of the land, not being a part of the road that is fenced on both sides, and
- (c) any part of a road that forms part of the boundary of the land, being a part of the road that is not fenced on the side forming part of the boundary but is fenced on the other side.
- (2) An occupier may enter a road at all reasonable times for the purpose of complying with this section.
- (3) In this section, road does not include a State highway, freeway, tollway or State work within the meaning of the Roads Act 1993.
- (4) This section does not apply to a road referred to in section 17B.

(Note: S:17B refers to irrigation areas)

A constituent council of the County Council is a "public authority" under the Act and therefore the county council is not responsible for the control of noxious weeds by constituent councils on land which they occupy (Section 11(2)), just as it is not responsible for the control of noxious weeds by other public authorities.

The most recent review of membership was in 2004 when amalgamations affecting Bathurst, Lithgow, Evans and Oberon were implemented. The Government Proclamation of 26 May 2004, included inter alia;

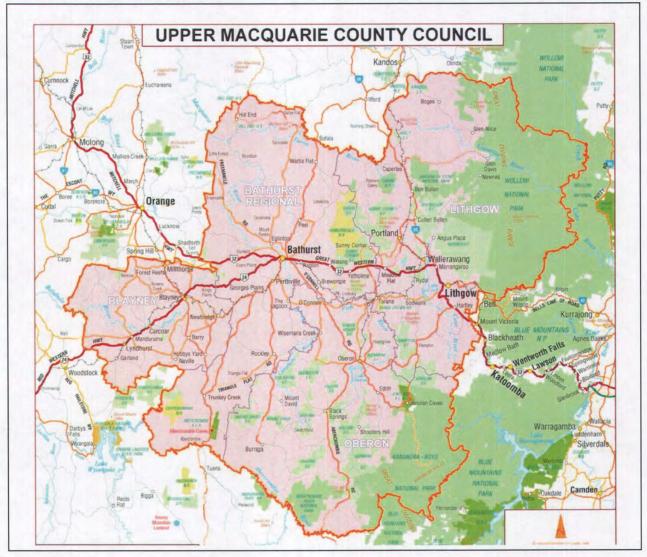
- (e) on 26 May 2004, the Proclamation in force constituting or varying the constitution of the Upper Macquarie County Council are amended by:
  - (i) omitting the former Bathurst City Council, Evans Shire Council, Lithgow City Council and Oberon Council as constituent Councils of the County Council and by inserting the new Bathurst Regional Council, Lithgow City Council and Oberon Council as constituent Councils of the County Council; and
  - (ii) providing that there are 10 members on the County Council's governing body to be elected by the constituent Councils following the declaration of the first election as follows:

Bathurst Regional Council 4 members
Blayney Shire Council 2 members
Lithgow City Council 2 members
Oberon Council 2 members

Subsequently the Minister (2008) altered the number of representatives from Bathurst Regional Council from 4 to 2.

Bathurst Regional Council's current delegates are Crs Aubin and North.

## 2. AREA OF OPERATIONS



The Area of Operations of Upper Macquarie County Council comprises an area of approximately 13,500 square kilometres with a population of approximately 73,700 people.

The following table shows some vital statistics for the four local government areas which make up the Upper Macquarie County Council Area of Operations.

Additional information about the individual local government areas may be obtained from the Community Strategic Plan for the individual areas (see page 6) or from the Bureau of Statistics at the following website address <a href="http://www.abs.gov.au/">http://www.abs.gov.au/</a>.

Local Government area	Total land area (km²)	Area of agricultural land (ha)	Population	Length of roads
Bathurst	3,818.2	241,000	39,915	1,624
Blayney	1,524.7	141,000	7,259	765
Lithgow	4,507.4	Not available	21,094	858
Oberon	3,628.0	172,000	5,438	847
Totals	13,478.3		73,706	4,094

The Noxious Weed Declarations for the UMCC are listed at <u>attachment 1.</u> The NSW Dept of Primary Industries website

www.dpi.nsw.gov.au/agriculture

advises the following:

## Weed definitions & FAQs

Weeds are often classed in broad groups depending on their characteristics and impacts. The main groups of weeds are

Noxious weeds Weeds of National Significance (WONS) and National Environmental Alert List Weeds

Many weeds can be classified in more than one of these groups. For example, blackberry can be classed as a noxious weed, environmental weed and agricultural weed, depending on its situation and is also listed as one of Australia's Weeds of National Significance (WONS).

#### **Noxious Weeds**

Some serious weeds are required by law to be controlled by all landholders in an area. These are known as noxious weeds and the law that controls these in NSW is the Noxious Weeds Act 1993.

Weeds that are declared noxious are those weeds that have potential to cause harm to the community and individuals, can be controlled by reasonable means and most importantly, have the potential to spread within an area and to other areas.

A weed is declared noxious because its control will provide a benefit to the community over and above the cost of implementing control programs.

Many 'bad' weeds do not meet the criteria for declaration. Noxious weeds will have limited distribution with the potential to become more widespread and will cause impact on agriculture, human health or the environment.

In New South Wales the administration of noxious weed control is the responsibility of the Minister for Primary Industries under the Noxious Weeds Act 1993. The Act is implemented and enforced by the Local Control Authority (LCA) for the area, usually local government.

The Act imposes obligations on occupiers of land to control noxious weeds declared for their area.

There are five classes of noxious weeds identified in the Act (see Table 1). All Noxious Weeds in NSW are listed in the Noxious Weeds database.

Table 1 Control classes of noxious weeds

Control class	Weed type	Example control requirements
Class 1	Plants that pose a potentially serious threat to primary production or the environment and are not present in the State or are present only to a limited extent.	The plant must be eradicated from the land and the land must be kept free of the plant. The weeds are also "notifiable" and a range of restrictions on their sale and movement exist.
Class 2	Plants that pose a potentially serious threat to primary production or the environment of a region to which the order applies and are not present in the region or are present only to a limited extent.	The plant must be eradicated from the land and the land must be kept free of the plant. The weeds are also "notifiable" and a range of restrictions on their sale and movement exist.
Class 3	Plants that pose a potentially serious threat to primary production or the environment of a region to which the order applies, are not widely distributed in the area and are likely to spread in the area or to another area.	The plant must be fully and continuously suppressed and destroyed.*
Class 4	Plants that pose a potentially serious threat to primary production, the environment or human health, are widely distributed in an area to which the order applies and are likely to spread in the area or to another area.	The growth of the plant must be managed in a manner that reduces its numbers spread and incidence and continuously inhibits its reproduction.*
Class 5	Plants that are likely, by their sale or the sale of their seeds or movement within the State or an area of the State, to spread in the State or outside the State.	There are no requirements to control existing plants of Class 5 weeds. However, the weeds are 'notifiable' and a range of restrictions on their sale and movement exists.

NOTE: All Class 1,2 and 5 weeds are prohibited from sale in NSW

 In some cases the following wording has also been inserted "the plant may not be sold, propagated or knowingly distributed."

Of the Noxious Weeds listed by Primary Industries, a number are listed as priority NSW weed species. For the Bathurst area the following are the major weeds of concern;

- Serrated Tussock
- Blackberry
- St Johns Wort
- Scotch, English & Spanish Broom, and
- Nodding Thistle

The DPI Maps showing distribution across NSW are at <u>attachment 2</u>. The maps can be found at the following web address;

www.dpi.nsw.gov.au/agriculture/pests-weeds/weed-maps/nsw-weed-maps

## 3. STRATEGIC PLANNING

## 3.1 Principal Activities

The UMCC Business Activity Strategic Plan 2012-2022 advises that the following are the principal activities of the UMCC.

As a local control authority as defined in Section 35 of the Noxious Weeds Act 1993 Upper Macquarie County Council has the functions set out in Section 36 of the Act.

### These functions are -

- (a) responsibility for the control of noxious weeds by occupiers of land (other than public authorities or local control authorities),
- (b) control of noxious weeds on land owned or occupied by the Upper Macquarie County Council and on certain roads and watercourses, rivers or inland waters as provided by the Act.
- (c) to ensure, so far as practicable, that owners and occupiers of land (other than public authorities or other local control authorities) carry out obligations to control noxious weeds imposed under this Act,
- (d) to develop, implement, co-ordinate and review noxious weed control policies and noxious weed control programs,
- (e) inspection of land within the local area in connection with its noxious weed control functions.
- (f) to report, at the request of the Minister, on the carrying out of the Upper Macquarie County Council's functions under the Act,
- (g) to co-operate with local control authorities of adjoining areas to control noxious weeds, where appropriate,
- (h) any other functions that are conferred or imposed on the Upper Macquarie County Council by or under the Act.

These statutory functions may usefully be broken down into the following day to day activities which are, or may be, undertaken by Upper Macquarie County Council

- Private property visits. (Property visits differ from "inspections" in that they are extension/advisory and not regulatory in nature and are not carried out using regulatory powers.)
- Private property inspections. (Property inspections are carried out either using regulatory powers under the Act or for the purpose of taking or enforcing regulatory action under the Act.)
- Assisting in the preparation of Property Weed Management Plans.
- Approval of Property Weed Management Plans.
- Pre-purchase property visit and report.
- · Pre-purchase certificate regarding any weed control notices on land.
- Report on noxious weeds status of land (are there noxious weeds on my land?).
- Advice on legal requirements for noxious weed control.
- Advice on how to control noxious weeds.
- Preparation of education and advisory material.
- Supply of education and advisory material.

9

- Sale of chemicals for noxious weed control.
- Advice on use of chemicals (application rates, time of application, appropriate application methods).
- Aerial spraying of noxious weed.
- Undertaking noxious weed control work on private land by arrangement with the landholder and at the landholder's cost.
- Undertaking noxious weed control work on private land by arrangement with the landholder at the cost of the County Council.
- Undertaking noxious weed control work on Crown land at the cost of the Crown.
- Undertaking noxious weed control work on Constituent Council land by arrangement with the Constituent Council and at its cost.
- Inspection of public authority land to ensure compliance with the requirements of the Act in relation to noxious weed control and to promote cooperative arrangements for the control of noxious weeds.
- Undertaking noxious weed control work funded by Catchment Management Authorities and others.
- Undertaking noxious weed control work on public roads.
- Inspection of public roads to ensure that landholders are carrying out their obligations under the Act to control noxious weeds.
- · Identification of suspected noxious weed.
- Liaison between neighbours to establish cooperative weed control programs.
- Conducting trials and demonstrations relating to noxious weed control.
- Conducting seminars, workshops, meetings, field days, to promote the work of the County Council and noxious weed control.
- Inspection of nurseries and aquaria, and other high risk enterprises, for compliance with the Act in relation to noxious weeds.
- Inspection of waterways for the presence of aquatic noxious weeds.
- Monitor the presence of noxious weeds in its Area of Operations and keep the records required by Section 37.
- Report to the Director-General as required under Section 37.
- Research measures for the effective long term control of serrated tussock on non-productive land.
- Provide incentives to promote the control of noxious weeds on non-productive land and to protect biodiversity.
- Research and promote the use of non-productive noxious weed infested lands for the carbon sequestration.
- Research and promote the more effective and environmentally sensitive control of noxious weeds on public roads.
- Promote and maintain a voluntary register of land onto which "off farm" fodder or grain has been taken, particularly in drought, to enable monitoring of any spread of noxious weeds and the provision of advice and assistance to the landholder.

In undertaking its functions under the Noxious Weeds Act 1993 the Upper Macquarie County Council, being a council constituted under the Local Government Act 1993, has the following charter as set out in Section 8 of that Act which it is required to pursue –

- to provide directly or on behalf of other levels of government, after due consultation, adequate, equitable and appropriate services and facilities for the community and to ensure that those services and facilities are managed efficiently and effectively
- · to exercise community leadership
- to exercise its functions in a manner that is consistent with and actively promotes the principles of multiculturalism

- to promote and to provide and plan for the needs of children
- to properly manage, develop, protect, restore, enhance and conserve the
  environment of the area for which it is responsible, in a manner that is
  consistent with and promotes the principles of ecologically sustainable development
- to have regard to the long term and cumulative effects of its decisions
- to bear in mind that it is the custodian and trustee of public assets and to effectively plan for, account for and manage the assets for which it is responsible
- to engage in long-term strategic planning on behalf of the local community
- to exercise its functions in a manner that is consistent with and promotes social justice principles of equity, access, participation and rights
- to facilitate the involvement of councillors, members of the public, users of facilities and services and council staff in the development, improvement and co-ordination of local government
- to raise funds for local purposes by the fair imposition of rates, charges and fees, by income earned from investments and, when appropriate, by borrowings and grants
- to keep the local community and the State government (and through it, the wider community) informed about its activities
- to ensure that, in the exercise of its regulatory functions, it acts consistently and without bias, particularly where an activity of the council is affected
- to be a responsible employer.

In regards to strategic planning documents, the UMCC works with the Macquarie Valley Weeds Advisory Committee (based at Cabonne Council). The UMCC have adopted a number of the MVWAC regional plans which can be found at,

http://www.westernweeds.org/index.php?act=docs

The following are relevant major regional plans, for UMCC operations;

- High Risk Pathway Management Plan for Preventing Weed Spread in the Macquarie Region – at <u>attachment 3</u>.
- Macquarie Valley Regional Weed Strategy 2010-2015, at attachment 4.

UMCC previously had a Weed Management Plan in place being Weed Management Plan Number 4, see <u>attachment 5</u>. This is no longer in force since the DPI allowed Weed control order Number 20 to expire. UMCC is currently considering this issue and future direction.

Where property owners are not controlling the growth and spread of weeds, landowners can be asked to put in place a Property Weed Management Plan (PWMP). The plan provides directions for an effective program of work for controlling the growth and spread of weeds, a template is at <a href="mailto:attachment6">attachment 6</a>. UMCC advises with the removal of Order Number 20, that they no longer have legal effect and that very few are in existence in the UMCC area. Advice from LGNSW confirms that PWMP's have no specific legal basis.

## 3.2 Asset Management Plan

The UMCC Business Activity Strategic Plan 2012-2022 advises the following details concerning the Council's Asset Management Plan

The Upper Macquarie County Council Asset Management Plan is set out in the following paragraphs.

Other than its human resources, the County Council's assets consist of the operational motor vehicles and plant used by staff on a day to day basis. At the end of the 2010/11 financial year these motor vehicles and plant had a total written down value of \$157,000.

The Council has no fixed assets consisting of buildings or other infrastructure.

The motor vehicles comprise 5 tray back style vehicles, one of which is used by each of the Weeds Officers, and one station wagon which is used by the Chief Weeds Officer. (Note from 2012/13 the Chief Weeds Officer's vehicle was converted to a tray back style vehicle).

The Council has a policy to grant to employees the private use of the motor vehicles which they normally use for Council purposes, subject to a written agreement setting out the terms and conditions of such use, but no employee has sought to take advantage of the policy.

The County Council's strategy for the past 7 years has been to replace each of these vehicles at least every two years in order to minimise maintenance costs and maximise trade in values. Where it has been required, or has been financially advantageous to do so, vehicles have been replaced more frequently. This annual plant replacement program is funded from the operational budget since the changeover cost is generally in line with the depreciated value of the vehicles.

Council has 2 vehicle mounted QuikSpray<sup>®</sup> spray units. The service life of these units is dependent on their workload but they are generally replaced every 4 to 6 years. The Council has found that this maximises their resale value as there is a strong demand for second hand units in good condition.

Depreciation of vehicles and plant is calculated using the straight line method in order to allocate an asset cost (net of residual values) over its estimated useful life

Estimated useful lives for Upper Macquarie County Council plant and equipment include:

Office Equipment
Office Furniture
Vehicles and equipment
5 to 10 years
10 to 20 years
5 to 8 years

To ensure effective asset management, so far as practical and within the financial resources available the Council endeavours to ensure that –

- Assets are utilised to their fullest potential to maximise usage and economic performance.
- Asset renewal, disposal, upgrade or new asset provision is carried out in accordance with the adopted resourcing strategy that includes demonstrated need, life cycle costing, alternative modes of delivery and sustainability.
- Asset management practices conform to legislative requirements and reflect best practice in the industry.
- All asset purchase, maintenance, rehabilitation and replacement shall be guided by Council's Asset Management Plans and annual budgetary process.

- Assets are maintained so as to meet specifications and quality standards; and
- Assets always meet requirements for public safety, WH&S and maintainability.
- Vehicles and plant are used and maintained in accordance with manufacturers' recommendations.

## Projected Asset Replacement Program 2012/13-2021/22

Vehicle/plant	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22
Station wagon		18,113	Special Control	19,381		20,739		22,191		23,746
WO 1vehicle	12,500	Training and	13,376		14,312		15,315		16,388	
WO 2vehicle		12,938		13,390		13,859		14,344		14,846
WO 3vehicle	12,500		13,376	-	14,312		15,315		16,388	17,807
WO 4vehicle			13,376	100	14,312		15,315		16,388	17,007
QuikSpray 1				14,490		- 3			47.005	1
QuikSpray 2®			14,000						17,205	
Total Purchases	25,000	31,050	54,127	47,261	42,937	34,598	45,945	36,535	66,368	56,399

## Assumptions:

1. Cost of vehicle/plant is 50% of new price after trade-in.

2. New station wagon price in 2012/13 is estimated \$35,000

3. New Weeds Officer vehicle in 2012/13 is estimated4. New QuickSpray price in 2014/15 is estimated\$14,000

5. Change over price increases by (p.a.) 3.50%

## 3.3 Workforce Plan: Staffing

The UMCC Business Activity Strategic Plan 2012-2022 advises the following details concerning the County Council's staff structure

## Workforce Management Plan

The County Council must have a Workforce Management Strategy which must address the human resourcing requirements of the County Council's Delivery Program.

The Workforce Management Strategy must be for a minimum timeframe of 4 years.

The Upper Macquarie County Council Workforce Management Strategy is set out in the following paragraphs.

The current staff structure of the Council consists of a part time General Manager, a full time Chief Weeds Officer, a part time clerical assistant, and five full time Weeds Officers.

Part time Information Technology assistance is supplied on a contract basis and Bathurst Regional Council has also been willing to assist with this function on a resource sharing basis.

The Weeds Officers are each allocated the whole or part of a constituent council area for which they are responsible under the supervision of the Chief Weeds Officer.

All Weeds Officers are available to assist outside their designated area as and when required.

It is unlikely that this staffing structure will continue unaltered throughout the 2012/13 to 2021/2022 period.

The Chief Weeds Officer is presently on leave and is expected to retire in early 2012/13. This is likely to prompt a rethink of the staffing arrangements relating to the positions of the General Manager, Chief Weeds Officer, and the clerical assistant. A major organisational restructure may need to be considered include a review of staffing levels and core business activities. This will require extensive consultation within and outside the council and no decisions are likely to be made until sometime into the year.

The position of Chief Weeds Officer while the incumbent is on leave is currently being filled by the next most experienced Weeds Officer, but this person is also likely to retire in 2014/15. In the intervening period it will be necessary to give consideration to the training and mentoring of another Weeds Officer to endeavour to ensure that a person with suitable qualifications and experience is available to fulfil the role of supervisor at that time. Financial constraints are such as to preclude the employment of field staff beyond the existing numbers and it will be necessary to consider a training and mentoring program to endeavour to ensure that a suitably qualified person from the existing staff is available to undertake the necessary supervisory role.

Staff turnover has historically been very low and the Council has not had difficulty in the past in recruiting and retaining staff at the level of Weeds Officer. There has in the past been a surfeit of applicants, many with at least basic qualifications and experience. While candidates mostly lack a detailed knowledge of the Noxious Weeds Act and experience in the regulatory aspects of the work, with training and mentoring they become effective within a relatively short time.

Weeds Officer positions are attractive to many prospective employees from a rural and horticultural background due to their relative independence and high degree of self

management. Due to the increasing use of technology by Council, prospective employees do, however, need to either be familiar with information technology or have the aptitude to quickly adapt to it.

Sources for prospective employees include former Livestock Health and Pest Authority staff, Local Government Staff, nursery staff and rural landholders and workers.

Recruitment to Weeds Officer positions is not considered to be a limiting factor but financial constraints are, however, a continuing concern and make it imperative that the Council retain the goodwill of staff.

Staff, other than the General Manager, are currently remunerated in accordance with the Local Government (State) Award 2010.

The General Manager is employed under a Contract of Employment in the form of the standard contract for general managers approved by the Director General under Section 338(4) of the Local Government Act 1993.

All staff are given the opportunity for continuing training both to meet statutory requirements of their position and to enhance their effectiveness in their roles

In regards to the staff: elected member ratio, this is currently 8 staff (including P/T) to 8 elected members. The cost of servicing elected members for the year 2011/12 (actual) was \$25,841.

Total employee benefits and oncosts for 2011/12 (actual) was \$535,000 with the FTE number of employees being 7.17. Of the staff BRC is serviced generally by the equivalent of 1.6 EFT Weed Officers out of the total 6 Weed Officers, plus a portion of the General Managers', Chief Weeds Officers' and Clerical Officers' working hours, for administration/governance activities

## **Staffing Allocations**

The current level of staffing for the UMCC is:

General Manager – Part Time – 20 hrs. p.w. Clerical Assistant – Part Time – 21 hrs. p.w. Chief Weeds Officer – Full Time Weeds Officers – 5 Full Time inspectors

The current direct service scheduled to be provided to the Bathurst area is generally on the basis of

Chief Weeds Officer – 3 days pw (1) Weeds Officer – 5 days pw

(1) The balance of the Chief Weeds Officer time is spent in Administration and other Constituent Council areas.

Overall allocation of Weeds' Officers times to each council area for noxious plant control is;

	Total Staff	Proportion Staff %	Proportion \$ Cost % (a)	Land Area Ratio %
Blayney	1 EFT	17.9%	12.32%	11.3%
Lithgow	2 EFT	35.7%	31.50%	33.5%
Oberon	1 EFT	17.9%	17.72%	26.9%
Bathurst	1.6 EFT	28.5%	38.46%	28.3%
TOTAL	5.6 EFT	100.0%	100.0%	100.0%

(a) As at 2011/12 the four councils jointly paid \$489,553.

Weeds Officers do spraying as required but big jobs are contracted out to contractors selected from a list. Work on private land is generally contracted out (except little jobs). This ensures higher efficiency levels of Officers time in carrying out their position responsibilities.

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In terms of UMCC staff and skill requirements, Bathurst Regional Council does not employ Weeds Officers within the Council's organisation structure. The position responsibility of the Weeds Officer role are listed below. A detailed job description is at **Attachment 7.** 

- Educate the public generally, and landholders in particular, on the impact of noxious weeds on the community, the importance of noxious weed control, and their control obligations under the Act.
- Advise landholders of the presence of noxious weeds on their land, the appropriate methods of control, and any financial assistance that may be available to assist with control.
- Assist landholders in the preparation of Property Weed Management Plans, applications for grants or other financial assistance, and with the implementation of any Program of Works in Property Weed Management Plans.
- Promote the Council's Weed Control Policy and, where appropriate, assist in its implementation.
- Liaise with other natural resource managers, constituent Councils, Rural Lands Protection Boards and other persons and organisations as required to promote effective noxious weed control.
- Report to the Chief Weeds Officer and the General Manager, as directed, on the activities
  of the Weeds Officer, the presence of noxious weeds and their distribution within the
  Council's area of operations, and other matters.
- Enforce the weed control obligations of the Noxious Weeds Act 1993.
- · Undertake, and supervise, weed control work as required.
- Keep up to date the Weeds Officer's knowledge of noxious weeds, appropriate control
  methods, occupational health and safety issues, and other matters relevant to the
  execution of the Weeds Officer's duties.

**Ordinary Council Meeting** 

## 3.4 Long Term Financial Planning

The UMCC Business Activity Strategic Plan 2012-2022 identifies the following major issues with respect to ongoing funding and viability.

## Appendix A - Long-Term Financial Plan 2012/13 - 2021/2022

#### Income

Contributions by constituent councils are the traditional method of financing county councils. Such contributions are no longer compulsory.

Under the Local Government Act 1919 a county council could levy an assessment on its constituent councils based on the proportion that the unimproved capital value of rateable land in each area bore to the whole. The payment of the assessment was compulsory.

This provision was not reproduced in the Local Government Act 1993 presumably on the basis that a county council would obtain income, in the same way as other councils, from the sources set out in Section 491 of the Act, or from contributions by constituent councils pursuant to a regulation made under Section 399.

Such a regulation can make contributions compulsory, and set the level of contribution, but no regulation has been made.

In 2007 the County Council sought, once and for all, to clarify the history of constituent council contributions to the County Council and to suggest a fair and transparent way to calculate the relative contributions to be made by constituent councils in future years.

It proposed that contributions should be apportioned between constituent councils based on the theoretical cost of noxious plant control in each of the constituent council areas: the theoretical cost was to be calculated using publicly available data available from the Local Government Grants Commission and the constituent councils.

Negotiations with each of the Constituent Council's resulted in each of them agreeing to the apportionment method proposed by the County Council and to continue contributions to the County Council on this basis in future years.

Contributions in the 2007/2008 were on the basis of the new formula and the same percentages have been used in subsequent years.

There has been no agreement by constituent councils to generally increase the level of funding beyond the general increase in General Revenue permitted by the Minister each year under the "rate pegging" legislation.

The other major source of income for the County Council is financial grants from noxious weed control, in particular State Government grants administered by NSW Department of Primary Industries. These grants have historically been allocated annually and are subject to NSW Government annual budget allocations.

In 2009 the State Government introduced the NSW Weeds Action Program. This replaced both the Weed Control Coordination Grant and the County Council Administration Grant with a new grant regime which was targeted at the objects in the NSW Invasive Species Plan. This change did not enhance "on ground" noxious weeds control in NSW, rather the reverse as it significantly increased grant administration and management costs, thus diverting scarce funds from this vital work.

For many years grants provided by the State Government have not kept pace with inflation and operating costs and can only be described as grossly inadequate having regard to the public benefit that flows to the wider community from effective noxious weed control.

The County Council has sought to access grants from other sources, in particular the Catchment Management Authorities and the Commonwealth Government, to supplement the State Government grants and intends, subject to the necessary resources being available, to pursue this source of funding. However, grants from these alternative sources are, at best, uncertain and cannot be relied on to fund the regular activities of the County Council.

Because of the terms of Section 400 of the Local Government Act 1993 the County Council does not have the power to levy an ordinary rate.

The County Council does have the power to levy a special rate but has chosen not to do so. The difficulties facing the County Council should it wish to levy a special rate are both legal and practical and this is not a viable option in the short or medium term.

Section 501 would permit the County Council to make an annual charge for noxious weed services provided, or proposed to be provided, on an annual basis by the council but only if the Minister was prepared to recommend to the Governor that the necessary regulation be made to prescribe noxious weed services for the purposes of Section 501. This has not been done.

In the absence of a regulation the County Council cannot make an annual charge.

Although some income is gained from income producing activities there is little opportunity to increased income from these sources. Some possible avenues for increasing income, such as charging for routine regulatory inspections or operating the Council's aerial spraying program on a full cost recovery plus profit basis, would be self defeating and would be likely to generate a great deal of ill-will, which would be contrary to the significant gains in community relations achieved in recent times.

#### Expenditure

There is almost no scope for expenditure reductions as the majority of the Council's expenditure is on staff salaries and associated costs.

Administrative staff is kept at an absolute minimum and the administrative function of the Council is substantially under resourced.

Expenditure reductions would result directly in a reduction in noxious weed control activities which would not be in the interests either of landholders in the County Council's Area of Operations or the broader Community.

There is scope for increasing productivity of staff by the use of technological advancements and these will need to be continue to be pursued in coming years.

### **Employee Provisions**

The County Council has a policy of keeping employees' long service leave entitlements funded at 50% of the accrued entitlements and this minimum requirement is consistently met.

In practice, regard is continually had to liabilities arising from employees' total leave entitlements and this has an influence on the amount of retained earnings.

These provisions are likely to change in the short term with the impending retirement of the Chief Weeds Officer and in the medium term with the likely retirement of other long serving employees.

## Risk Analysis

The major risk to the continuing solvency of the County Council is the reliance on financial grants.

Although the Weeds Action Program (WAP) grant system initiated in 2010/11 was supposed to offer some certainty because applications were encouraged for a 5 year period, which Upper Macquarie County Council's application did, the approval from the Department of Primary Industries has been only for a succession of a one year periods.

Indeed, although funding was granted individually for each of the last two financial years there has been neither an acknowledgement that the application was for a 5 year period nor any indication of what the funding position will be in future years.

The result is that the Council does not know until later in each year (usually October or November) the amount that it may receive in State Government grants for the current year.

A critical assumption of Council future financial planning is the need for the NSW State Government grant funds to continue and to increase annually in line with operating costs, in particular employee costs and since the availability of grant funds is still at the whim of the NSW State Government the security of these funds is not assured beyond the current approval year.

Another critical assumption is that the Council will continue to receive significant income from the aerial spraying program which it conducts each year. Over time this program has grown until the income derived from it is now vital to support the Council's other noxious weed control activities. A year in which the Council was prevented by weather or other circumstances from conducting the program would result in significant constraints on the Council's activities.

The Council has sought to secure grant funds from the Commonwealth for noxious weed control but this has proven to be a futile exercise.

The Long Term Financial Plan assumes that the funding agreement established with the Constituent Councils will continue.

This means that in the absence of a major, and unlikely, change in the attitude of Constituent Councils, the Constituent Council contributions to the County Council will increase only by the general percentage increase in general revenue permitted by the Minister, in line with the Consumer Price Index, because of the "rate pegging" legislation, that is, Part 2 of Chapter 15 of the Local Government Act 1993.

The Council has actively sought to increase income from other sources such as private works and other grant sources, however if operational activities connected to alternative sources of income need to be substantially increased to cover the gap in traditional funding, the County Council will be forced to review the level of its core business operational activities and staffing levels.

## **Estimate Assumptions**

The following assumptions have been made when formulating the BASP projected financial statements:

- Grants and Contributions increase annually by 3.1 %
- Interest Revenue has been estimated at 5% of each year's opening estimated Cash and cash equivalents amount.
- Other revenue increases by 3.5% annually.
- Salary costs increase annually by 3.25% (the increases in the Local Government (State) Award 2010 to come into effect on 1 July 2012 and 1 July 2013, for want of other information, have been projected annually for the term of the plan).
- Other costs increase by 3.5%

#### Plan Review

The Long Term Financial Plan is required to be reviewed at least annually as part of the development of the Operational Plan.

The Long Term Financial Plan must also be reviewed in detail as part of the four yearly review of the Business Activity Strategic Plan.

## Projected Financial Statements 2012/13 - 2021/2022

The following tables contain the Upper Macquarie County Council projected Income and Expenditure, Balance Sheet and Cash Flow Statements for the period 2012/13 to 2021/22.

**Ordinary Council Meeting** 

Projected Income and Expenditure Statement 2012/13-2021/22

	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022
	\$'000	\$'000	\$'000	\$.000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Income			19 19 19 19							
Rates and Annual Charges	0	0	0	0	0	0	0	0	0	0
User Charges and Fees	818	844	872	890	918	948	978	1010	1042	1075
nterest and Investment Revenue	40	41	43	44	45	47	48	50	52	53
Other Revenues					-					
Grants and Contributions- Operating	739	763	787	812	838	865	892	921	951	981
Grants and Contributions- Capital	0	0	0	0	0	0	0	0	0	0
Net Gain from the Sale of Assets	0	0	0	0	0	0	0	0	0	0
Transfers (restricted assets)	128	0	0	25	0	0	0	0	0	0
Total Income from continuing operations	1725	1648	1702	1771	1802	1860	1919	1980	2044	2109
Expense Employee	323	241	249	283	266	275	284	293	302	312
Costs Borrowing	0	0	0	0	0	0	0	0	0	0
Costs Materials &	1109	1148	1188	1230	1269	1310	1352	1395	1440	1486
Contracts Deprecation	40	41	43	44	45	47	48	50	52	53
Other Expenses	229	237	256	255	263	272	280	289	298	308
Transfers (restricted assets)	9	0	0	0	0	0	0	0	0	0
Total Expenses from continuing operations	1710	1667	1736	1812	1844	1903	1964	2027	2092	2159
Operating Result from continuing operations	15	-19	-34	-41	-42	-44	-45	-47	-48	-50

## Projected Balance Sheet Statement for the 10 year period 2012/13 - 2021/22

	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-202
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
ASSETS						1 10 0				1.00
Current Assets			200			700	740	700	740	751
Cash & Cash Equivalents	657	667	677	687	697	708	718	729		
investments	0	0	0	0	0	0	0	0	0	0
Receivables	100	101	102	103	104	105	106	107	108	109
nventories	30	30	31	31	31	32	32	32	32	33
Other	0	0	0	0	0	0	0	0	0	0
Non-current assets classified as held for sale	0	0	0	0	0	0	0	0	0	0
Total Current Assets	787	798	809	821	833	844	856	869	881	893
Non-Current Assets										
investments	0	0	0	0	0	0	0	0	0	0
Receivables	0	0	0	0	0	0	0	0	0	0
Inventories	0	0	0	0	0	0	0	0	0	0
Infrastructure, Property, Plant & Equipment	135	137	139	141	143	145	148	150	152	154
Other	0	0	0	0	0	0	0	0	0	0
Total Non-Current Assets	136	137	139	141	143	145	148	150	152	154
										4040
TOTAL ASSETS	922	935	949	962	976	990	1004	1018	1033	1048
LIABILITIES										
Current Liabilities								0		
Payables	87	88	89	90	91	92	93	95	96	97
Borrowings	0	0	0	0	0	0	0	0	0	0
Provisions	41	41	42	42	43	44	44	45	45	46
Total Current Liabilities	128	130	131	133	134	136	137	139	141	143
Non-Current Liabilities		-							4.14	
Payables	0	0	0	0	0	0	0	0	0	0
Borrowings	0	0	0	0	0	0	0	0	0	0
Provisions	196	200	204	208	212	216	221	225	230	234
Total Non-Current Liabilities	196	200	204	208	212	216	221	225	230	234
TOTAL LIABILITIES	324	329	335	341	346	362	358	364	370	377
NET ASSETS	598	606	614	621	629	638	646	654	662	671
EQUITY										
Retained Earnings	***					200			880	074
Revaluation Reserves	598	606	614	621	629	638	646	654	662	671
TOTAL EQUITY	0 598	606	614	621	629	638	646	654	662	671

## Projected Cash Flow Statement for the 10 year period 2012/13 - 2021/22

	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Cash Flows from Operating Activities	100	1000			137			Seat of the last	12 71 1	
Receipts:	0	0	0		0	0	0	0	0	0
Rates & Annual Charges				0	1000	948		1010	1042	1075
User Charges & Fees	818	844	872	890	918	47	978 48	50	52	53
Investment & Interest Revenue Received	40	41	43	44	45					981
Grants & Contributions	739	763	787	812	838	865	892	921	951	1 10000
Bonds & Deposits Received	0	0	0	0	0	0	0	0	0	0
Other	128	0	0	25	0	0	0	0	0	0
Payments:										
Employee Benefits & On-Costs	323	241	249	283	266	275	284	293	302	312
Materials & Contracts	1109	1148	1188	1230	1269	1310	1352	1395	1440	1486
Decrease in ELE	90	0	0	25	0	0	0	0	0	0
Other	238	237	256	255	263	272	280	289	298	308
Net Cash provided (or used) in Operating Activities	-36	22	9	-22	3	3	3	3	4	4
Cash Flows from Investing Activities	and the same	200			100				1977	
Receipts:		10.50				S Tallary	100	1000		AND THE
Sale of Infrastructure, Property, Plant & Equipment	0	0	0	0	0	0	0	0	0	0
Other Investing Activity Receipts	0	0	0	0	0	0	0	0	0	0
Payments:			1	42.0	1	EF TOTAL				
Purchase of Infrastructure, Property, Plant & Equipment	30	31	54	47	43	35	46	37	66	56
Other Investing Activity Payments	0	0	0	0	0	0	0	0	0	0
Net Cash provided (or used in) Investing Activities	-30	-31	-54	-47	-43	-35	-46	-37	-66	-56
Net Increase/(Decrease) in Cash & Cash Equivalents	-65	-9	-45	-69	-40	-32	-43	-34	-62	-52
plus: Cash & Cash Equivalents - beginning of year	657	667	677	687	697	708	718	729	740	751
Cash & Cash Equivalents - end of the year	592	658	632	618	657	676	676	696	678	699
plus: Investments on hand - end of year	0	0	0	. 0	0	0	0	0	0	0
Total Cash, Cash Equivalents & Investments	592	658	632	618	657	676	676	696	678	699

Ordinary Council Meeting

## 4. FINANCES & ACCOMMODATION

## 4.1. Financial Estimates 2011/12-2015/16

The following table contains financial figures for the UMCC for the period 2011/12 to 2015/16. These have been sourced from the County Council's Business Activity Strategic Plan 2012/13-2021/22 and associated sub-plans.

NCOME   Square   Sq		2011/12 Estimate	2012/13 Estimate	2013/14 Estimate	2014/15 Estimate	2015/16 Estimate
Vacant Crown Land BRC, CWCMA, HNCMA         9000 9000 9279 9567         98           BRC, CWCMA, HNCMA         326044 231692 238874 246280 2539           Constituent Councils Contributions         Bathurst Regional Council 154209 159761 166193 170479 1759           Bathurst Regional Council 154209 159761 166193 170479 1759         154209 159761 166193 170479 1759           Oberon Shire Council 86749 89872 92927 795901 988         98872 92927 795901 988           Blayney Shire Council 60313 62484 64609 66676 688         68313 62484 64609 66676 688           Sub Total 489553 507177 524421 541202 5585         5855           Sundry Income Interest 28018 1000 4000 41280 42601 439         26676 110000 113520 117153 1209           Chemical Sales - aerial spraying 228259 238850 17000 113520 117153 1209         177153 1209           Priv WA Farial Spraying (inc. chemicals 2013/14 on) 304287 422445 682456 704295 7268         704295 7268           Private Work by Council 13125 13125 13545 13978 144         144           Council admin. & supervision of private work 9000 7500 27840 27840 21466 221         221           Section 64 certificates 6000 6000 6000 6192 6390 65         68           Fines & Costs 0 0 0 0 0         0 0 0           Sub Total 688548 858420 886049 914404 9436           Transfer from restricted assets 1000 2000 0 0 0         0 0 0           Purchase computer equipment 15000 2000 0 0 0         0 0 0	DESCRIPTION					
NSW Weeds Action Program   215996   222692   229595   236713   2440   24000   29000   2979   2567   280   28000   29000   2979   2567   280   28000   29000   2979   2567   280   28000   2979   2567   280   28000   2979   2567   280   28000   2979   2567   280   28000   2979   2567   280   28000   2979   2567   280   2979   2567   280   26000   2979   2560   26000   2979   2560   26000   2979   2560   26000   26000   2979   2560   260000   26000   260000   260000   260000   260000   260000   260000   260000   260000   260000	INCOME					
Vacant Crown Land BRC, CWCMA, HNCMA         9000 9000 9279 9567         98           BRC, CWCMA, HNCMA         326044 231692 238874 246280 2539           Constituent Councils Contributions         Bathurst Regional Council 154209 159761 166193 170479 1759           Bathurst Regional Council 154209 159761 166193 170479 1759         154209 159761 166193 170479 1759           Oberon Shire Council 86749 89872 92927 795901 988         98872 92927 795901 988           Blayney Shire Council 60313 62484 64609 66676 688         68313 62484 64609 66676 688           Sub Total 489553 507177 524421 541202 5585         5855           Sundry Income Interest 28018 1000 4000 41280 42601 439         26676 110000 113520 117153 1209           Chemical Sales - aerial spraying 228259 238850 17000 113520 117153 1209         177153 1209           Priv WA Farial Spraying (inc. chemicals 2013/14 on) 304287 422445 682456 704295 7268         704295 7268           Private Work by Council 13125 13125 13545 13978 144         144           Council admin. & supervision of private work 9000 7500 27840 27840 21466 221         221           Section 64 certificates 6000 6000 6000 6192 6390 65         68           Fines & Costs 0 0 0 0 0         0 0 0           Sub Total 688548 858420 886049 914404 9436           Transfer from restricted assets 1000 2000 0 0 0         0 0 0           Purchase computer equipment 15000 2000 0 0 0         0 0 0	Grants					
Vacant Crown Land   9000   9000   9279   9567   98	NSW Weeds Action Program	215996	222692	229595	236713	24405
Sub Total   326044   231692   238874   246280   25398	Vacant Crown Land	9000	9000	9279	9567	986
Bathurst Regional Council   18282   195060   201692   208146   2148	BRC, CWCMA, HNCMA	101048				
Bathurst Regional Council     188282     195060     201692     208146     2148       Lithgow City Council     154209     159761     165193     170479     1759       Oberon Shire Council     86749     89872     92927     95901     989       Blayney Shire Council     60313     62484     64609     66676     688       Sub Total     489553     507177     524421     541202     5585       Sundry Income     1nterest     35000     40000     41280     42601     439       Chemical Sales     92650     110000     113520     117153     1209       Chemical Sales - aerial spraying     228259     238850       Priv Wk Aerial Spraying (inc. chemicals 2013/14 on)     304287     422445     682456     704295     7268       Private Work by Council     13125     13125     13545     13978     144       Council admin. & supervision of private work     9000     7500     7740     7988     82       Profit on sale of assets     20000     20800     21466     221       Section 64 certificates     6000     6000     6192     6390     65       Fines & Costs     0     0     0     0       Sub Total     688548     858420	Sub Total	326044	231692	238874	246280	25391
Bathurst Regional Council     188282     195060     201692     208146     2148       Lithgow City Council     154209     159761     165193     170479     1759       Oberon Shire Council     86749     89872     92927     95901     989       Blayney Shire Council     60313     62484     64609     66676     688       Sub Total     489553     507177     524421     541202     5585       Sundry Income     1nterest     35000     40000     41280     42601     439       Chemical Sales     92650     110000     113520     117153     1209       Chemical Sales - aerial spraying     228259     238850       Priv Wk Aerial Spraying (inc. chemicals 2013/14 on)     304287     422445     682456     704295     7268       Private Work by Council     13125     13125     13545     13978     144       Council admin. & supervision of private work     9000     7500     7740     7988     82       Profit on sale of assets     20000     20800     21466     221       Section 64 certificates     6000     6000     6192     6390     65       Fines & Costs     0     0     0     0       Sub Total     688548     858420	Constituent Councils Contributions					
Lithgow City Council   154209   159761   165193   170479   1759   1769		188282	195060	201692	208146	21480
Oberon Shire Council         86749         89872         92927         95901         989 Blayney Shire Council           Sub Total         489553         507177         524421         541202         5585           Sundry Income Interest         35000         40000         41280         42601         439 438           Chemical Sales         92650         110000         113520         117153         1209 1208           Chemical sales - aerial spraying         228259         238850         704295         7268           Priv Wk Aerial Spraying (inc. chemicals 2013/14 on)         304287         422445         682456         704295         7268           Private Work by Council         13125         13125         13545         13978         144           Council admin. & supervision of private work         9000         7500         7740         7988         82           Profit on sale of assets         20000         20800         21466         221           Section 64 certificates         6000         6000         6192         6390         65           Fines & Costs         0         0         0         0         0         0           Sub Total         688548         858420         886049         91440						17593
Blayney Shire Council   60313   62484   64609   66676   688						9897
Sundry Income   Interest						6881
Interest	Sub Total	489553	507177	524421	541202	55852
Interest	Sundry Income					
Chemical Sales         92650         110000         113520         117153         1209           Chemical sales - aerial spraying         228259         238850         704295         7268           Priv Wk Aerial Spraying (inc. chemicals 2013/14 on)         304287         422445         682456         704295         7268           Private Work by Council         13125         13125         13545         13978         144           Council admin. & supervision of private work         9000         7500         7740         7988         82           Profit on sale of assets         20000         20800         21466         221           Section 64 certificates         6000         6000         6192         6390         65           Fines & Costs         0	PROPERTY OF THE PROPERTY OF TH	35000	40000	41280	42601	4396
Chemical sales - aerial spraying       228259       238850         Priv Wk Aerial Spraying (inc. chemicals 2013/14 on)       304287       422445       682456       704295       7268         Private Work by Council       13125       13125       13545       13978       144         Council admin. & supervision of private work       9000       7500       7740       7988       82         Profit on sale of assets       20000       20800       21466       221         Section 64 certificates       6000       6000       6192       6390       65         Fines & Costs       0        0       0       0       0       0       0       0       0       0       0       0       0       0       0       0        0       0       0       0						12090
Priv Wk Aerial Spraying (inc. chemicals 2013/14 on)         304287         422445         682456         704295         7268           Private Work by Council         13125         13125         13545         13978         144           Council admin. & supervision of private work         9000         7500         7740         7988         82           Profit on sale of assets         20000         20800         21466         221           Section 64 certificates         6000         6000         6192         6390         65           Fines & Costs         0 </td <td>Chemical sales - aerial spraying</td> <td></td> <td></td> <td></td> <td></td> <td></td>	Chemical sales - aerial spraying					
Private Work by Council         13125         13125         13545         13978         144           Council admin. & supervision of private work         9000         7500         7740         7988         82           Profit on sale of assets         20000         20800         21466         221           Section 64 certificates         6000         6000         6192         6390         65           Fines & Costs         0				682456	704295	72683
Council admin. & supervision of private work         9000         7500         7740         7988         82           Profit on sale of assets         20000         20800         21466         221           Section 64 certificates         6000         6000         6192         6390         65           Fines & Costs         0         0         0         0         0         0         0         0         0         0         5         5         0<			13125	13545	13978	1442
Profit on sale of assets         20000         20800         21466         221           Section 64 certificates         6000         6000         6192         6390         65           Fines & Costs         0				7740	7988	824
Fines & Costs   0 0 0 0   0     Sundry income   227 500 516 533 55     Sub Total   688548 858420 886049 914404 9436     Transfer from restricted assets     Purchase computer equipment   0 19000 0 0 0     Plant - motor vehicle replacement   15000 20000 0 0 0     Employee Leave Entitlements   89825 0 0 0 250     Unexpended WONS grant from CWCMA   30000 0 0 0 0     Sub Total   45000 128825 0 0 0 250     Transfer from retained earnings     For IT improvements   28000   0 0 0 0     Sub Total   28000 0 0 0 0     Sub Total   28000 0 0 0 0 0 0     Sub Total   28000 0 0 0 0 0 0     Sub Total   28000 0 0 0 0 0     Sub Total   28000 0 0 0 0 0 0     Sub Total   28000 0 0 0 0 0 0     Sub Total   28000 0 0 0 0 0 0     Sub Total   28000 0 0 0 0 0 0     Sub Total   28000 0 0 0 0 0 0     Sub Total   28000 0 0 0 0 0 0     Sub Total   28000 0 0 0 0 0 0     Sub Total   28000 0 0 0 0 0 0     Sub Total   28000 0 0 0 0 0 0 0     Sub Total   28000 0 0 0 0 0 0 0     Sub Total   28000 0 0 0 0 0 0 0     Sub Total   28000 0 0 0 0 0 0 0     Sub Total   28000 0 0 0 0 0 0     Sub Total   28000 0 0 0 0 0 0     Sub Total   28000 0 0 0 0 0 0     Sub Total   28000 0 0 0 0 0 0     Sub Total   28000 0 0 0 0 0 0     Sub Total   28000 0 0 0 0 0 0     Sub Total   28000 0 0 0 0 0 0     Sub Total   28000 0 0 0 0 0 0     Sub Total   28000 0 0 0 0 0 0     Sub Total   28000 0 0 0 0 0 0     Sub Total   28000 0 0 0 0 0 0     Sub Total   28000 0 0 0 0 0 0     Sub Total   28000 0 0 0 0 0 0     Sub Total   28000 0 0 0 0 0 0			20000	20800	21466	2215
Sundry income         227         500         516         533         5           Sub Total         688548         858420         886049         914404         9436           Transfer from restricted assets           Purchase computer equipment         0         19000         0         0           Plant - motor vehicle replacement         15000         20000         0         0           Employee Leave Entitlements         89825         0         0         250           Unexpended WONS grant from CWCMA         30000         0         0         0           Sub Total         45000         128825         0         0         250           Transfer from retained earnings           For IT improvements         28000         0         0         0         0	Section 64 certificates	6000	6000	6192	6390	659
Sub Total         688548         858420         886049         914404         9436           Transfer from restricted assets           Purchase computer equipment         0         19000         0         0           Plant - motor vehicle replacement         15000         20000         0         0           Employee Leave Entitlements         89825         0         0         250           Unexpended WONS grant from CWCMA         30000         0         0         0         0           Sub Total         45000         128825         0         0         250           Transfer from retained earnings         28000         0         0         0           Sub Total         28000         0         0         0         0						
Transfer from restricted assets           Purchase computer equipment         0         19000         0         0           Plant - motor vehicle replacement         15000         20000         0         0           Employee Leave Entitlements         89825         0         0         250           Unexpended WONS grant from CWCMA         30000         0         0         0           Sub Total         45000         128825         0         0         250           Transfer from retained earnings         28000         0         0         0         0           Sub Total         28000         0         0         0         0         0	Sundry income	227	500	516	533	55
Purchase computer equipment         0         19000         0         0           Plant - motor vehicle replacement         15000         20000         0         0           Employee Leave Entitlements         89825         0         0         250           Unexpended WONS grant from CWCMA         30000         0         0         0           Sub Total         45000         128825         0         0         250           Transfer from retained earnings         28000         0         0         0         0           Sub Total         28000         0         0         0         0         0	Sub Total	688548	858420	886049	914404	94366
Plant - motor vehicle replacement       15000       20000       0       0         Employee Leave Entitlements       89825       0       0       250         Unexpended WONS grant from CWCMA       30000       0       0       0         Sub Total       45000       128825       0       0       250         Transfer from retained earnings       28000       0       0       0         Sub Total       28000       0       0       0       0	Transfer from restricted assets					
Plant - motor vehicle replacement       15000       20000       0       0         Employee Leave Entitlements       89825       0       0       250         Unexpended WONS grant from CWCMA       30000       0       0       0         Sub Total       45000       128825       0       0       250         Transfer from retained earnings       28000       0       0       0         Sub Total       28000       0       0       0       0	Purchase computer equipment	0	19000	0	0	
Employee Leave Entitlements         89825         0         0         250           Unexpended WONS grant from CWCMA         30000         0         0         0         0           Sub Total         45000         128825         0         0         250           Transfer from retained earnings         28000         0         0         0           Sub Total         28000         0         0         0		15000	20000	0	0	
Sub Total       45000       128825       0       0       250         Transfer from retained earnings       For IT improvements         Sub Total       28000       0       0       0	Employee Leave Entitlements		89825	0	0	2508
Transfer from retained earnings For IT improvements 28000 Sub Total 28000 0 0 0	Unexpended WONS grant from CWCMA	30000	0	0	0	
For IT improvements         28000           Sub Total         28000         0         0         0	Sub Total	45000	128825	0	0	2508
For IT improvements 28000  Sub Total 28000 0 0 0	Transfer from retained earnings					
		28000				
TOTAL INCOME 1577145 1726114 1649344 1701886 17811	Sub Total	28000	0	0	0	
	TOTAL INCOME	1577145	1726114	1649344	1701886	178118

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EXPENDITURE	2011/12 Estimate	2012/13 Estimate	2013/14 Estimate	2014/15 Estimate	2015/16 Estimate
Administration	245-721-731	2000	200		
Administration salaries (GM & Clerical Asst)	95833	100166	103422	106731	110147
Chief Weeds Officer	64679	66781	68952	71158	73435
Office Rent	4520	4923	5095	5274	5458
Contract IT support	11440	11440	11840	12255	12684
LSL Entitlement payable on resignation	0	89825	0	0	25083
Information Technology Improvements	28000	15000	15480	5000	5160
Sub Total	204472	288135	204789	200418	231967
Office Expenses					
Electronic equip maintenance & replacement	0	10000	10350	10712	1108
Advertising	4400	10000	10350	10712	1108
Postage	1250	1250	1294	1339	138
Telephone charges, internet, website	11000	11000	11385	11783	1219
Printing & Stationery	2500	10000	10350	10712	1108
Sub Total	19150	42250	43729	45258	4684
Insurance					
Councillors (Member's Accident)	1889	1955	2023	2094	216
Fidelity Guarantee	645	668	691	716	74
Public Liability	16230	16798	17386	17994	1862
Stat & Bus Pract Liability	3905	4042	4183	4330	448
Councillors & Officers	6010	6220	6438	6663	689
Sub Total	28679	29683	30721	31797	3291
Overhead employment expenditure					
Workers Compensation	15985	15985	16544	17124	1772
Superannuation	38765	40135	41540	42994	4449
Fringe Benefits Tax	5500	5500	5693	5892	609
Staff Training	5000	5000	5175	5356	554
Sub Total	65250	66620	68952	71366	7386
Members Expenses					
Chairmans additional fee	6176	6392	6597	6808	702
Councillors Travelling and Subsistence	6168	6384	6588	6799	701
Members Annual Fees	13019	13065	13483	13915	1436
Sub Total	25363	25841	26668	27522	2840

Control Programs	2011/12 Estimate	2012/13 Estimate	2013/14 Estimate	2014/15 Estimate	2015/16 Estimate
Roadside spraying (including chemicals)	135536	135902	140659	145582	150677
Destruction of noxious weeds (misc.)	10000	10000	10350	10712	11087
Chemical sales - aerial spraying	274010	207050			
Private work Aerial spraying (incl chems 2013/14 on	247042	358500	585344	605831	627035
Chemicals - resale	54863	93500	96773	100160	103668
Contractors - private wk organised by Council	28214	5000	5175	5356	5544
Subsidised wk for impecunious occupiers	0	5000	5175	5356	5544
Vacant Crown Land	8500	8500	8798	9105	9424
Inspectors Salaries	270215	278997	288762	298868	309329
Prosecutions noxious weeds	0	0	0	0	(
Roadside advertising signs		2000	2070	2142	221
Sundry Expenses	5000	5000	5175	5356	5544
BRC - Blue Heliotrope & HNCMA Capertee					
proj.	34545				
Sub Total	1067925	1109449	1148281	1188468	1230066
Unclassified Services					
Community consultation	1000	5000	5175	5356	5544
Audit Fees	3220	3220	3333	3449	3570
Bank Charges (including merchant service		10000			
fee)	2000	2000	2070	2142	221
Subscription - Shires Association	1090	1128	1167	1208	125
Interest on overdraft	0	0	0	0	
Sundry Admin Misc. Expenses	7500	7500	7763	8034	831
Office equipment depreciation	0	0	0	0	
Plant running expenses	50000	50000	51750	53561	55436
Plant & Equipment Depreciation	40000	40000	41400	42849	44349
Vehicle and plant replacement	15000	30000	31050	54127	4726
Sub Total	119810	138848	143708	170726	16794
Transfers to restricted assets					
Employees LSL entitlements	31646	10000	0	0	
For Vehicle replacement	10000	0	0	0	
Unexp. Grant HNCMA	5000				
Sub Total	46646	10000	0	0	
TOTAL EXPENDITURE	1577295	1710826	1666848	1735555	181199
NETT RESULT	-150	15288	-17504	-33669	-3081

## 4.2 Bathurst Regional Council Contribution Levels:

Bathurst Regional Council has made the following contributions over recent years to the UMCC.

Year	Basic Contribution \$	Additional Funds	Comment
2002/03	96,626	-	BCC 43,800
			ESC 52,826
2003/04	104,614	-	BCC 49,914
			ESC 54,700
2004/05 (1)	121,415		BRC added additional
			\$20,000 to base fee.
2005/06	125,618		
2006/07	130,140		
2007/08	134,304		
2008/09 (2)	172,192		
2009/10	178,512		
2010/11	183,154	31,816	Provision additional weed control & road side spraying fund
2011/12	188,282	4,545	Additional weed funds
2012/13	195,060		

- (1) In 2004/05 Evans Shire Council (ESC) and Bathurst City Council (BCC were amalgamated. Further, BRC agreed to an additional \$20,000 on the base fee from this period. Note 16% of ESC area did not come to BRC. The increase represented; (121,415 [104,617 54,700 x 16%]) ÷ [104,614 54,700 x 16%] = 26.6% increase.
- (2) A new funding formula was introduced which BRC agreed to. The increase represented; (172,192 134,304) + 134,304 = 28.2% increase. UMCC advised that the "new" funding formula was based on the following;

The Local Government Grants Commission in calculating the **general purpose component** of the **Financial Assistance Grants** paid to local councils considers 20 **expenditure standards**.

One of these 20 standards is the cost of noxious plant control.

The noxious plant control standard is based on State average net expenditure on weed control calculated from councils' Financial Reports and takes into account all expenditure on weed control, including urban properties and roads.

The standard is adjusted for each council having regard to **disability factors** which recognize the increased costs of weed control in areas of **high weed infestation** and **mountainous areas**.

The disability factors are determined based on a Noxious Plant Advisory Board Index.

The table shows the disability factors for the constituent councils of UMCC -

	Infestation	%	Terrain	%	Total %
Lithgow	M - H	20	70% H - M	7	27
Bathurst	M	15	25% H - M	2.5	17.5
Oberon	M	15	40% H - M	4	19
Blavney	L – M	10	No allowance	0	10

The adopted apportionment method for funding calculates a **theoretical cost** of noxious weed control for each constituent council area by the following formula –

noxious plant control standard x disability factors x property number = theoretical cost

The theoretical cost for each constituent council area is added to give a total theoretical cost for the County area which represents 100%.

Each constituent council proportion of the total contribution to the County Council then bears the same proportion to the total as the theoretical cost for that council bears to the total theoretical cost for the County area.

The Grants Commission Annual Report 2011-12 provides the following:

## Appendix 3: Standards used in calculation of expenditure allowances - 2012-13

Standard Costs are based on a five year average of the annual average net expenditures, per unit, by all councils in the State, using the 2006-07 to 2010-11 Financial Reports, Special Schedule 1.

12. Noxious Plants and Pest Control (per non-urban property) health: noxious plants \$114.35

#### Noxious Plants and Pest Control

#### Infestation

Recognises: increased costs in areas of high weed infestation.

Measure: a disability factor determined by the Commission based on a Noxious Plant Advisory Board index.

Source: Department of Agriculture

Standard: Low Weighting: N/A

#### Terrain

Recognises: additional costs related to access and constraints on using machinery in mountainous areas. Measure: disability factors based on the proportion of council areas classified "mountainous" or "hilly".

Source: CSIRO Standard: N/A Weighting: N/A

#### **Theoretical Cost Calculation**

Property Numbers							
	Lithgow	Bathurst	Oberon	Blayney	Total		
Farmland	1164	1431	1130	727	4 452		
Rural Residential	2028	2781	803	714	6 326		
Sub Total:	3192	4212	1933	1441	10 778		
Residential (including Business)	7454	12 610	1439	2181	23 684		
TOTAL:	10 646	16 822	3372	3622	34 462		

	Lithgow	Bathurst	Oberon	Blayney	Total
Noxious Plant Control Std \$ (non-urban)	114.35	114.35	114.35	114.35	11 435
Disability Factor	1.27	1.175	1.190	1.10	
Property No (*)	3192	4212	1933	1441	10 778
TOTAL \$ COST:	463 557	565 930	263 036	181 256	1 473 779
TOTAL % ALLOCATION	31.5%	38.4%	17.8%	12.3%	100%

(\*) Property number utilises farmland and rural residential property numbers

The above table on theoretical cost provides the proportional contribution to the County Council that each Council will bear, based on this model. The percentages shown in the theoretical cost model reflect those in the contribution table shown in this section.

The contributions over the period 2002/03 to 2012/13 reflect increased committed funds over and above rate-pegging by this Council and the funding of special projects requested by BRC whereby UMCC acted as an agent for BRC. There was a change in the formula for calculating payments, agreed to by Bathurst Regional Council in 2008/09.

## Calculation of Constituent Council contribution to Upper Macquarie County Council 2011/12

Total Constituent Council contributions 2010/2011		\$476,219
Permitted increase of general income 2010/2011		2.80%
Total Constituent Council contributions 2011/2012		\$489,553
Contributions from Constituent Councils on		
basis of agreed funding formula –	The state of the s	
Bathurst Regional Council	38.46%	\$188,282
Lithgow City Council	31.50%	\$154,209
Oberon Council	17.72%	\$86,749
Blayney Shire Council	12.32%	\$60,313
Total	100.00%	\$489,553

During the last 10-20 years, funding from the State Government has continued to be eroded for dealing with noxious weeds. This is extremely frustrating as councils fill the gap, another example of cost-shifting.

Further, Bathurst Regional Council allocates \$10,000+ p.a. in its own budget (Parks & Recreation) to fund noxious weeds control on BRC owned or controlled land, as required by Section 13 of the Noxious Weeds Act (1993).

**Ordinary Council Meeting** 

## 4.3 Licence Agreement – Old Evans Shire Council (BRC property)

The Upper Macquarie County Council offices are located in the old Evans Shire Council building at 5-7 Lee Street, Kelso.

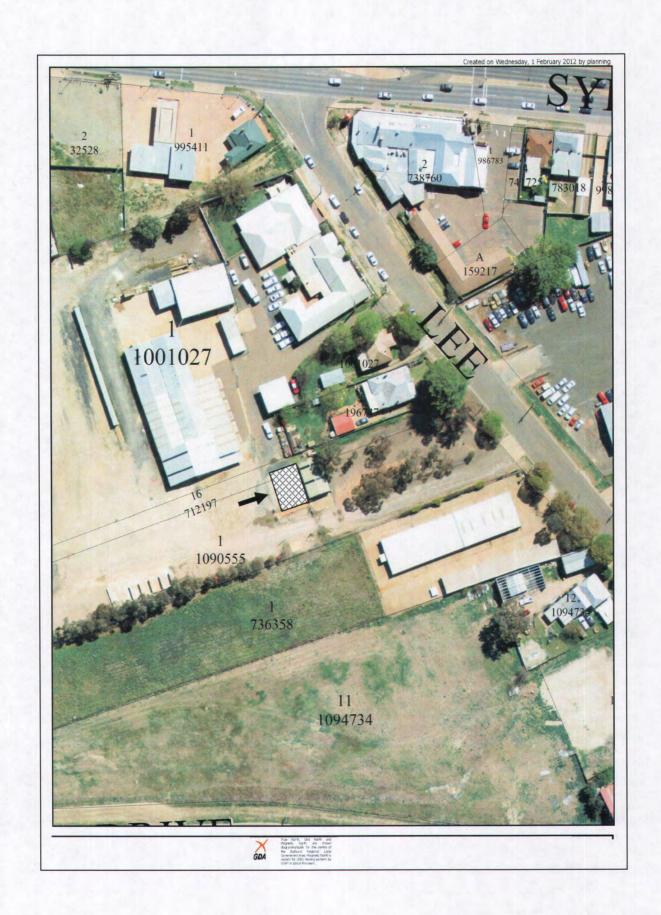
The license to occupy issued by Bathurst Regional Council, includes exclusive use of three rooms and a chemical shed, with shared use areas being, toilet facilities, staff common room and the meeting room area.

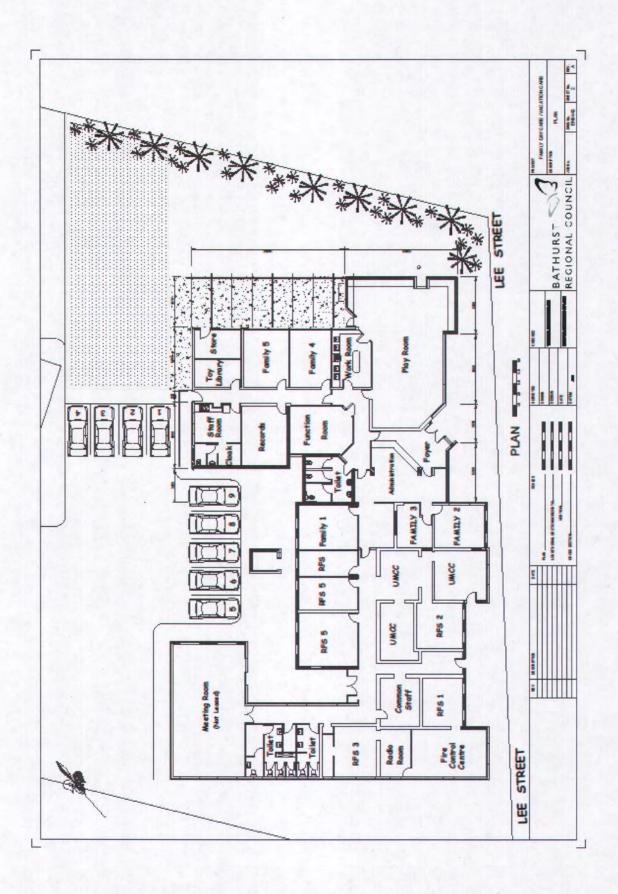
The current license term is 1 March 2012 to 28 February 2015 with a fee in the first year of \$4,923.11 (GST inclusive).

Accommodation is not an issue for Bathurst Regional Council in this review as:

- 1. If the status quo is maintained the UMCC has security in terms of the office space; or,
- 2. If BRC withdraws from UMCC it could terminate the UMCC lease and utilise the facilities for BRC's operations with respect to Weed Control; or,
- 3. Leave UMCC at the Kelso site and operate BRC's weed operations from the Administration Complex in Russell Street and the Depot at Peel Street.

The licence to lease to UMCC is at Attachment 8.





## 5. SERVICE PROVISION OPTIONS

In terms of service provision types, the following options exist:

- 1. BRC withdraws from UMCC and undertakes no noxious weed control
- Remain 'as is' with UMCC providing noxious weeds control;
- 3. BRC or one of the other constituent councils takes over the running of UMCC services;
- BRC withdraws from UMCC and carries out its own noxious weeds control.
- 5. BRC and other Councils (Lithgow, Oberon & Blayney) withdraw from UMCC and put in place a partnership agreement.

#### Option 1:

As Council has statutory obligations to undertake noxious weeds control in the Regional Council area, option 1 is not available and accordingly is no longer considered.

## Option 2:

Under option 2, Council would remain as a member of UMCC retaining the same service levels as currently provided. Council could reconsider the level of funding it provides and the service level would vary accordingly (either up or down).

BRC could approach UMCC to get an altered service level for the \$200,000 BRC pays. The current levels of service BRC receives for the contribution it makes, are detailed in Section 6 of this report.

UMCC could be requested to examine all its cost and revenue items in terms of efficiency and effectiveness. Given the total budget available to UMCC and the breadth of its current operations, it is unlikely that significant dollars could be found. Factors such as a reduction in the political representation (8 cllrs) levels, will identify some limited savings.

BRC has previously sought to reduce representation levels in 2004, where the Minister reduced numbers from 10 to 8. BRC had requested this be reduced to 4, one member per constituent Council.

### Option 3:

BRC could raise with the other member Councils; Blayney, Lithgow and Oberon that one of the four member Councils could take over the management of the UMCC.

## Factors such as;

- Political issues amalgamation concerns.
- Status of IT in other councils: GIS, Finance Systems (Civica), Records (Trim), P.C.'s etc.
- 3. Pressure for more dollars (\$) to be spent on weed control,
- 4. Savings Administration/General Manager, and
- 5. Commercial rent for the premises, would need to be considered.

In terms of capacity to run the operation, this should not be a problem for any of the four (4) councils. The total budget is around \$1.6 million p.a., staffing levels are 7.17. At issue may be the desire to have political representation from each council for this service and the level of service provided to each council for their contribution.

## Option 4:

BRC would withdraw from the UMCC and undertake the noxious weeds control for the area currently undertaken by UMCC. Funding could be either; reduced, increased or maintained at current levels by the Council. Factors such as those below would need to be considered:

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- 1. Operate spraying, in-house or by contract,
- 2. Setting up IT platform,
- 3. Administration/management requirements,
- 4. Plant and Equipment and office space needs,
- 5. Grant funding levels,
- 6. Private work levels eg aerial spraying,
- 7. Number of inspectors required.

BRC has the capacity to run such an operation.

## Option 5:

BRC and either all, or some of the other UMCC members, being Blayney, Lithgow and Oberon Councils, withdraw from UMCC. A partnership agreement is implemented between the councils and a private contractor is hired to do all of the County Council work. It is understood this model is utilised by Temora, Junee and Coolamon Councils.

## Independent Local Government Review Panel – Destination 2036 Process

There may be implications from the ILGRP Review as to future structures for the County Council in this region. The document Future Directions for NSW Local Government: Twenty Essential Steps (April 2013) suggests the establishment of regional county councils, which for Bathurst is a group of Bathurst, Lithgow, Mid-Western and Oberon councils, forming a Mid-West County Council. Accordingly, the ILGRP report proposes, that part of UMCC which is covered by Bathurst, Lithgow and Oberon would transfer to the Mid-West County Council. It may be appropriate that any consideration of the current membership of UMCC needs to await the outcome of the Review expected before the end of 2013. Further, there may be future impacts with the recent and ongoing review by the State Government of Local Land services.

These issues are not the subject of further deliberations at this time, as the focus of the review is BRC's membership of UMCC and what level of service is provided to BRC.

#### <u>UMCC Ongoing Operations – BRC exits County Council</u>

If BRC should leave UMCC, the remaining Councils would need to consider the viability of the County Council continuing. This report does not address this issue, the report's focus is reviewing BRC's membership of UMCC and what level of service is provided to BRC.

#### NSW Weeds Review - NRC

There is currently a NSW Weeds Review underway looking at institutional arrangements for weed management amongst other issues. It is being co-ordinated by the National Resource Commission. The terms of reference are show at <u>Attachment 12</u>. Further information is available at website:- <a href="http://engage.haveyoursay.nsw.gov.au/weed-management-review">http://engage.haveyoursay.nsw.gov.au/weed-management-review</a>

This may have an impact on future structures implemented for weed management by the State Government

## 6. SERVICE PROVISION: CURRENT LEVELS TO BATHURST BY UMCC

## 6.1 Staffing Allocations and Industry Service Levels

The current level of staffing for the UMCC is:

General Manager – Part Time – 20 hrs. p.w. Clerical Assistant – Part Time – 21 hrs. p.w.

Chief Weeds Officer - Full Time

Weeds Officers - 5 Full Time inspectors

The current service scheduled to be provided to the Bathurst area is generally on the basis of; Chief Weeds Officer – 3 days p.w. (1) Weeds Officer – 5 days p.w.

(1) The balance of the Chief Weeds Officers' time is spent in Administration and other Constituent Council areas.

Indicative wage cost for a Weeds Officer is \$55,000 per annum plus on costs.

Overall allocation of weeds' officers times to each council area for noxious plant control is;

	Total Staff	Proportion Staff %	Proportion \$ Cost % (1)
Blayney	1 EFT	17.9%	12.32%
Lithgow	2 EFT	35.7%	31.50%
Oberon	1 EFT	17.9%	17.72%
Bathurst (2)	1.6 EFT	28.5%	38.46%
TOTAL	5.6 EFT	100.0%	100.0%

(1) As at 2011/12 the four councils jointly paid \$489,553.

(2) Prior to amalgamation in 2004 Evans/BCC had two officers. Note 16% ESC was transferred to Oberon Shire.

Discussions with groups including; UMCC, LGNSW, Department of Primary Industries (DPI), Macquarie Valley Weeds Advisory Committee (MVWAC) and other County Councils, indicate the following levels of service being implemented to meet the goals of the weeds County Councils.

Farmland	Lithgow	Bathurst	Oberon	Blayney	Total
No. of Properties	1164	1431	1130	727	4 452
Inspection Target p.a.%	25%	25%	25%	25%	25%
No. of Properties p.a.	291	357	283	182	1113

Rural Residential	Lithgow	Bathurst	Oberon	Blayney	Total
No. of properties	2028	2781	803	714	6326
Inspection Target p.a.%	25%	25%	25%	25%	25%
No. of Properties p.a.	507	695	201	179	1582

UMCC's March 2013 Delivery Program Progress Report in regard to inspection of private lands includes the following targets.

Required Activity	BA & SO	Responsibility	Target
Inspection of private lands to assist landowners to fulfil their legal responsibilities in relation to noxious weeds.	1.2 & 3.2	cwo	At least 250 inspections per quarter

It is assumed this refers to Farmland and Rural Residential that have the following property profiles.

	Lithgow	Bathurst	Oberon	Blayney	Total
Farmland No. of Properties	1164	1431	1130	727	4452
Rural Residential No. of Properties	2028	2781	803	714	6326
TOTAL	3192	4212	1933	1441	10 778
DPI recommends 3-4 year inspection cy to determine, albeit the Pathway Plan (A					I Councils

Based on 10 778 properties, the inspection cycle is in excess of ten year for Farmland and Rural Residential properties.

Residential (incl. Business)	Lithgow	Bathurst	Oberon	Blayney	Total
No. of properties	7454	12 610	1439	2181	23 684
Inspection Target p.a.%	N/A	N/A	N/A	N/A	N/A
No. of Properties p.a.					

Roads	Lithgow	Bathurst	Oberon	Blayney	Total
Length of Roads (km)	858	1624	847	765	4094
Inspection p.a %	100%	100%	100%	100%	100%

Budget allocation Roads 2012/13 was \$135,902 refer Section 4.1 (page 25)

Time/Allocation of a single Weed Officer's time, allowing for an estimate for administration and complaints handling based on the service goals should take into account the following factors;

Description	Hours	Comment		
Available Hours pa	1820	52 wks x 35 hrs		
Less Public Holidays	<63>	9 days x 7 hrs		
Less Sick Days (UMCC estimate)	<28>	4 days x 7 hrs		
Less Annual Leave	Leave <140> 20 days x 7 hrs			
Nett Available Hours	ble Hours 1589 Being 227 days - (45.4)			
Inspection Allocations Property		Refer Section 6.2 of Report		
Farmland Inspections (i)		357p.a.		
Rural Residential (i)		695 p.a		
Residential properties (i)		Not available		
Road Inspections		Refer Section 6.3 of Report		
Road Inspections (i)		1624 km p.a.		
Aerial Spraying Program		Refer Section 6.4 of Report		
Aerial Spraying Program	<357>	51 days x 7 hrs.		
Administration (ii)	<272>	Based on 2 mornings p.w. – 3 hours each		
Chemical sales	<45>	Refer section 6.5 of report		
Shortfall / Surplus Hours				

- (i) Based on service level table of assumed inspection rates at section 6.2. Data to determine average hours spent per inspection is unavailable for properties and roadside inspections. Accordingly, an estimated annual allocation (hours) per inspector is not able to be made developed from Officers, Inspections and Road Spraying at Section 6.1.
- (ii) Each Weed Officer has nett available hours of 1589 (227 days). This is 45.4 weeks with 6 hours p.w. estimated for administration.

Other comparative data for the four Council areas is as follows:

	Total Land area km²	Land area Ratio %	Length of Roads (km)	Roads Ratio %	Proportion \$ cost %
Blayney	1,524.7	11.3%	765	18.7%	12.32%
Lithgow	4,507.4	33.5%	858	20.9%	31.50%
Oberon	3,628.0	26.9%	847	20.7%	17.72%
Bathurst	3,818.2	28.3%	1,624	39.7%	38.46%
TOTAL	13,478.3	100.0%	4,094	100.0%	100.00%

**Ordinary Council Meeting** 

## 6.2 Inspections

UMCC advises that the service level provision for BRC of weeds' officers time, is currently an equivalent of 1.6 EFT, based on their current budget and when fully staffed. This consists of one full-time officer and 0.6 EFT of the Chief Weeds Officer's time.

UMCC inspection policy/regime for rural properties is understood to inspect 25% of the rural (farmland) properties in any one year, which is a 4 year inspection cycle. Albeit that the Delivery Plan indicates 250 inspections per quarter (refer Section 6.1) resulting in a ten year inspection cycle. Based on 1431 rural (farmland) properties in Bathurst, this is 357 rural (farmland) properties per annum. Rural residential inspection regime is to inspect 25% of rural residential properties in any one year. Based on 2781 rural residential properties in Bathurst, this is 695 rural residential properties per annum. The policy/regime is based on the following assumed inspection rates, which may not be achievable, but are the subject of review.

Assumed inspection rates:

Description	Measure Description	Target/day	Target p.a.
Roads (kms)	Per day	N/A	1624
(Total length BRC 1,624)	Per hour	N/A	
	Percentage inspection pa	100%	
Farmland	Per day	N/A	357
(Total properties 1,431)	Hours per inspection	N/A	
	Percentage inspection pa	25%	
Rural Residential	Per day	N/A	695
(Total properties 2,781)	Hours per inspection	N/A	
	Percentage inspection pa	25%	
Residential	Per day	N/A	Nil
(Total properties 12,610)	Hours per inspection	N/A	
	Percentage inspection pa	0%	

UMCC advises that "in practice given available resources we cannot even go close to this even if Weeds Officers were to do nothing except inspections/property visits".

Residential properties generally get inspected as a result of complaints, accordingly the target set above is Nil. Data provided (below), shows 33 Urban (Residential) inspections occurred in the period 15/11/2010 to 11/01/2013, being 15 inspections p.a. Rural inspections (Farmland and Rural Residential) for the period 15/11/2010 to 11/01/2013 totalled 513, being 237 inspections p.a. Those statistics are subject to the constraints noted below in the following table.

Discussions with DPI on service levels (KPI's) indicate that across noxious weed function providers, the following service levels are generally set.

Rural & Rural Residential Land: 3-4 year inspection cycle

Roads: - Annual inspection.

Town Properties:- Usually complaint based, with perhaps drive-by inspections in summer e.g. for privet.

Discussions were also held with Macquarie Valley Weeds Advisory Committee (MVWAC) on service levels. They said indicative service levels across their group with similar characteristics of Bathurst Regional Council as:

- Rural Land Inspect at least every 5 years
- Rural Residential Up to individual council to determine
- Town Properties Usually complaint based
- Roads Annual inspections at a minimum

Rural property inspections undertaken in Bathurst Regional Council for the period 15.11.2010 to 27.11.2011 (refer table below) totalled 299 and for the period 28.11.2011 to 2.12.2012 totalled 196.

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The following inspection levels have occurred in the Bathurst Regional Council area for the period 15-11-2010 to 11-01-2013 (2 years 2 months). Raw inspection data is provided at <u>Attachment 9</u>. Time periods shown, are based on UMCC reporting schedules to the regular County Council meetings.

Period	Days (4)	No. of Inspections	U/R <sup>(1)</sup>	Land area (2) covered (ha.)	Weed identification (3)
15-11-2010/16-01-2011	63	52	U-8 R-44	10343.18	a,b,c,d,e,f,g,h,i,j
17-01-2011/27-02-2011	42	26	U-2 R-24	5929.83	a,b,d,e,f,h,i
28-02-2011/17-04-2011	49	55	U-5 R-50	7757.92	a,b,c,d,f,h,k
18-04-2011/29-05-2011	42	39	U-2 R-37	5001.22	a,b,e,h
30-05-2011/17-07-2011	49	47	U-2 R-45	22923.9	a,b,d,h
18-07-2011/28-08-2011	42	13	U-0 R-13	4279.24	a,d
29-08-2011/16-10-2011	49	49	U-1 R-48	16226.4	a,b,c,d,e,f,h,i,j,l
17-10-2011/27-11-2011	42	38	U-0 R-38	10505.6	a.b.c.d.e.f.i.j
28-11-2011/15-01-2012	49	34	U-0 R-34	9035.65	a,b,c,f
16-01-2012/26-02-2012	42	38	U-2 R-36	13470.01	a,b,d,f,h
27-02-2012/15-04-2012	49	26	U-0 R-26	7127.04	a,b,d
16-04-2012/27-05-2012	42	28	U-4 R-24	7953.63	a,b,e,g,h
28-05-2012/15-07-2012	49	24	U-0 R-24	7604.50	а
16-07-2012/30-09-2012	77	35	U-1 R-34	6563.83	a,b,h
1-10-2012/2-12-2012	63	24	U-6 R-18	6396.33	a,b,c,d,e,g,h,j,l
3-12-2012/13-01-2013	42	18	U-0 R-18	5337.50	a,b,c,d,l
	791	546	U-033 R513	146,455.78	

(1) U=Urban R=Rural inspections

(2) Where inspection reports identify property areas reviewed, or these have been able to be identified from BRC's property system, these have been calculated. Of the 546 inspections carried out, 527 (96%) have identified the land area of the property involved.

(3) Weed types occurring if identified at the inspection (a) Tussock, (b) Blackberry, (e) Scotch Thistle, (d) St John's Wort, (e) Boxthorn, (f) Broom, (g) Tree of Heaven, (h) Privet, (i) Sweet Briar, (j) African Love Grass, (k) Bathurst Burr, (l) Chilean Needle Grass.

(4) Includes weekends and public holidays

(5) One square km = 100 ha

Traditionally 80-100 notices were issued for the BRC area p.a., in recent years this number has been zero. UMCC advises their policy is to change attitudes and work collaboratively with landholders, hence the current level of notices issued. Normally 83 inspections (per month) are targeted for the entire UMCC to occur (UMCC policy/regime as detailed in the Delivery Plan which targets 250 inspections per quarter for rural (farmland) and rural residential properties. The figures above indicate 20 per month occur in BRC area. The number inspected varies depending on the properties being inspected.

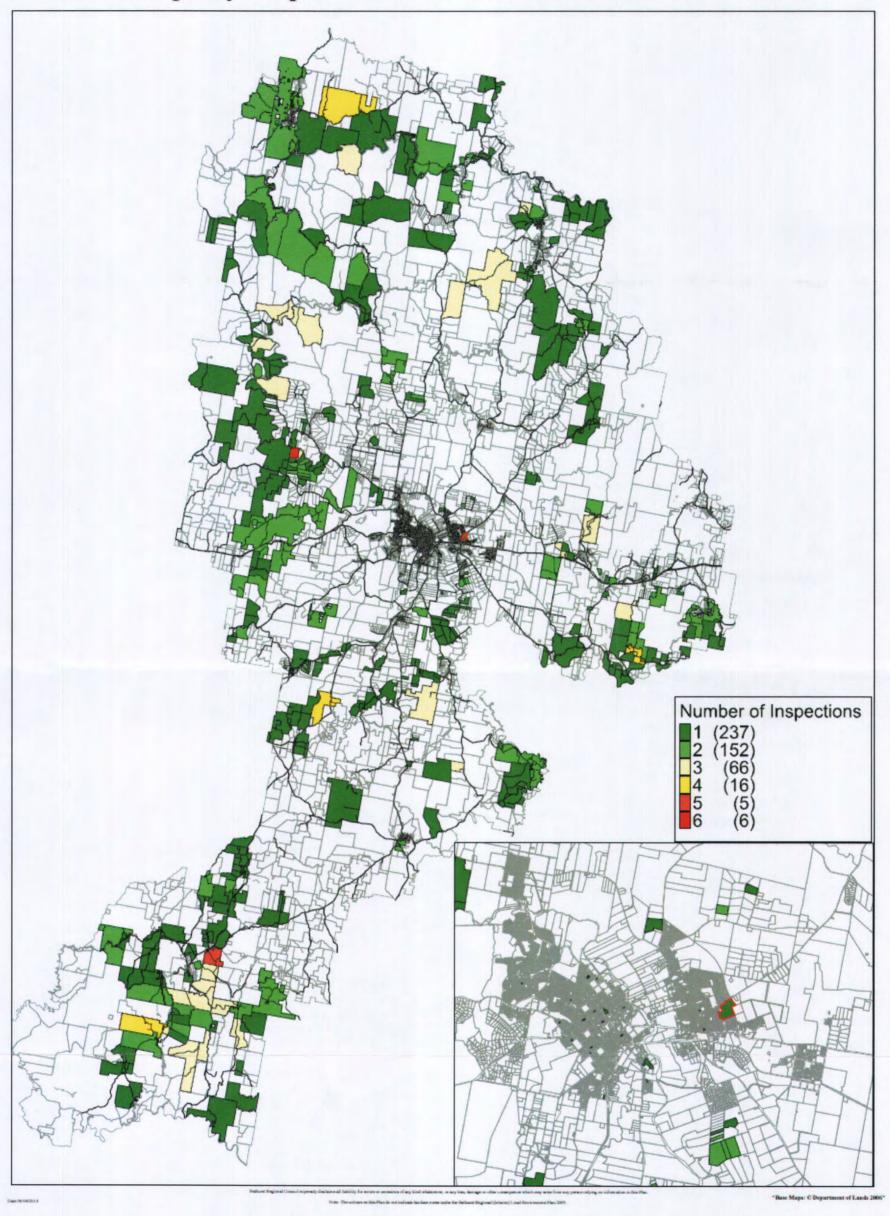
To assist in conceptualising the areas covered by the program from the table above, the following schematics/charts have been developed on Council's GIS system. Limitation Note:

- 1. Of the 546 properties identified in the inspection reports (properties include private rural properties, rural residential, crown land, road reserves, forestry land and urban private properties), 484 (89%) could be identified for plotting on Council's GIS system.
- 2. Where an individual property has been identified it is assumed the whole property was covered by the Weeds Officers' visit, for the purposes of the schematic/chart
- 3. Where a road has been identified only those with limited lengths eg 1-2 km are included, therefore major arterial roads are not included.

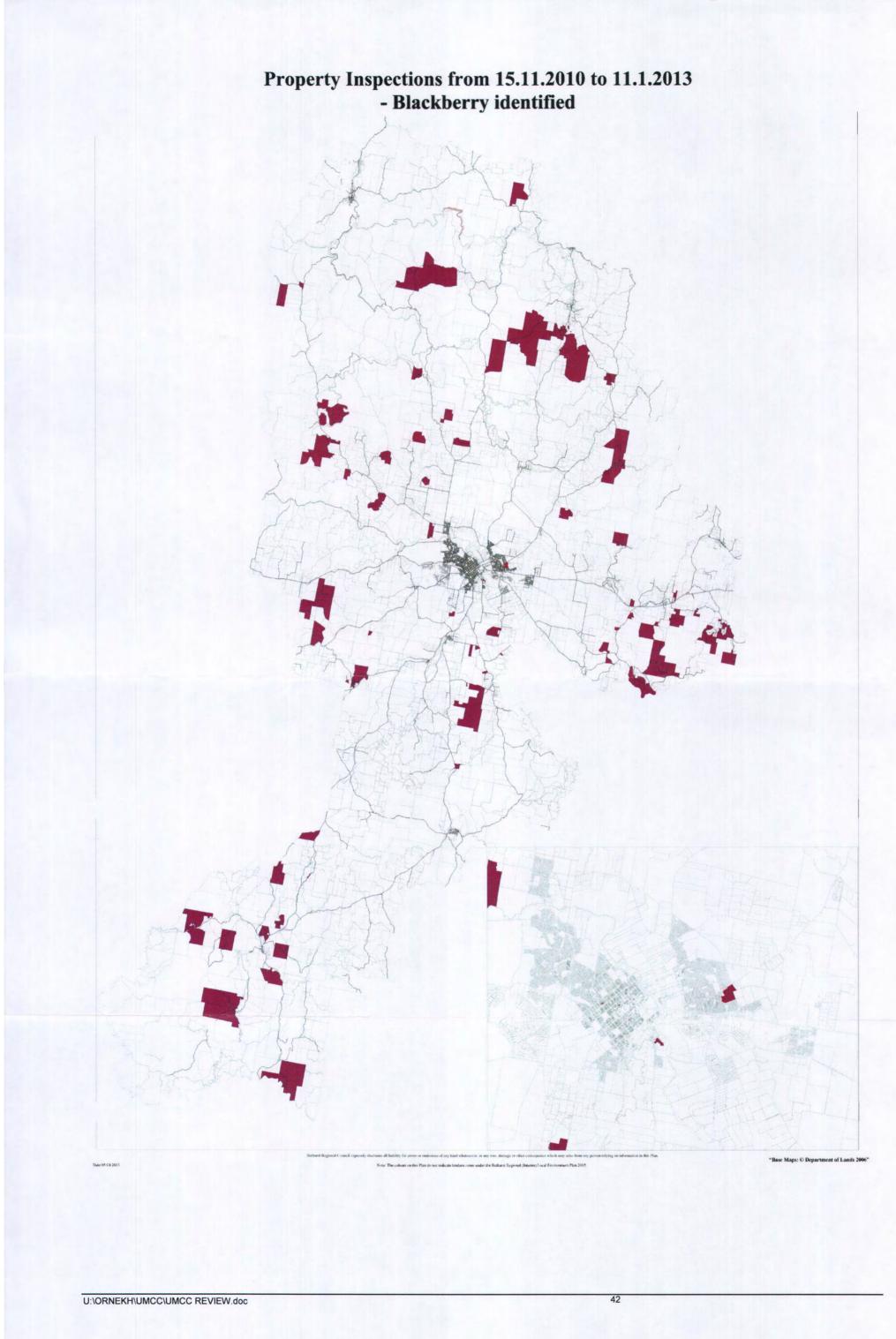
## The charts are:

- 1. Properties inspected, 15 November 2010 to 13 January 2013.
- 2. Properties inspected identifying serrated tussock.
- 3. Properties inspected identifying blackberry.
- 4. Properties inspected identifying other weed types: categories 'c' to 'l' refer table above

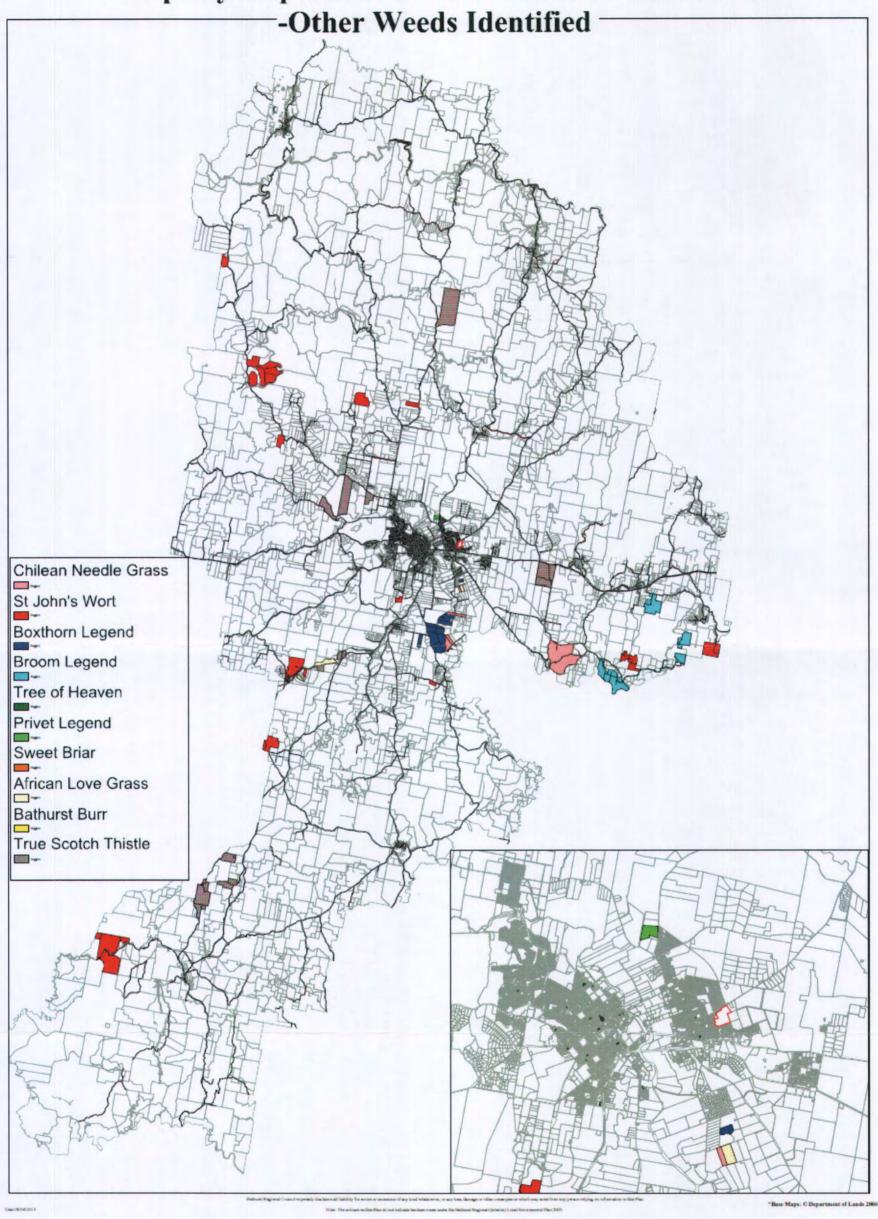
# **Property Inspections from 15.11.2010 to 11.1.2013**







**Property Inspections from 15.11.2010 to 11.1.2013** 



## 6.3 Roadside Spraying/Weed Control

The UMCC Business Activity Strategic Plan 2012/22 (refer section 1 of this report) includes:

"Significantly, these functions include the responsibility for the control of noxious weeds by occupiers of land (other than public authorities) in the local area (the county council's area of operations) and the control of noxious weeds on roads in the local area as required by Section 14 (although this is a joint obligation with any occupier required to control weeds on roads under Section 17)."

Advice from UMCC indicates that of the \$135,902 allowed for in the 2012/13 budget, (refer section 4.1 – control programs expenditure) approximately \$17,500 covers chemicals used across the four council areas, the balance of the funds expended are around \$17,500 for wages of UMCC Officers (staff) and \$101,000 for contractor costs.

Most of the work as noted above is carried out by contract. Weeds Officers generally do follow-up work which is more economical than getting the contractor to return. Road lengths in each Council area are:

Council	Road Length (km)	Road Ratio (%)	Proportion \$ Cost % (i)	
Blayney	765	18.7%	12.32%	
Lithgow	858	20.9%	31.50%	
Oberon	847	20.7%	17.72%	
Bathurst	1624	39.7%	38.46%	
TOTAL	4094	100.00%	100.00%	

(i) As at 2011/12 the four councils jointly paid \$489,553.

Of this allocation, each council actually gets approximately \$30,000 p.a. (25%) spent in their area. The funds are generally equally allocated to each constituent council each year.

The preferred goal for roadside spraying is as follows:

Inspections and Road Spraying – Targetted Rates							
Roads	Lithgow	Bathurst	Oberon	Blayney	Total		
Length of roads	858	1,624	847	765	4,094		
Hours to inspect roads p.a.	N/A	N/A	N/A	N/A	N/A		
Cost to inspect roads p.a. estimated	3667	6942	3621	3270	17 500		
Cost for contractor to spray roads p.a.	21 167	40 064	20 896	18 873	101 000		
Percentage allocation per Council	20.9%	39.7%	20.7%	18.7%	100.0%		

Assumed inspection rates:

Description	Measure Description	Target/day	Target p.a.
Roads (kms)	Per day	N/A	1624
(Total length BRC 1,624)	Per hour	N/A	
	Percentage inspected pa	100%	

As noted earlier, UMCC advise current staffing levels may not facilitate this level of inspection for roads. Road lengths sprayed in the last year are unavailable.

## 6.4 Aerial Spraying

UMCC coordinates an aerial spraying program each year. This is nearly all private work. This involves undertaking UMCC works, as well as extending the program to be utilised for private jobs. For the year 2012/13 the budget (see Section 4.1) provided was:

SALES		
Chemical Sales – aerial spraying	238,850	
Private Work – aerial spraying	422,455	
INCOME		661,295
EXPENDITURE		
Chemical Sales – aerial spraying	207,050	
Private Work – aerial spraying	358,500	565,550
PROFIT		95,745

This funding has become significant in balancing the UMCC operational budget, given declining government grants and restrictions by constituent Councils to restrict (generally) future increases to the rate pegging increase set by IPART.

Different prices are charged for serrated tussock and blackberry spraying, because helicopter and chemical prices differ. Users of the service are not permitted to supply their own chemical. Based on the 2012-13 figures available in the UMCC's Business Activity Strategic Plan, the gross profit on sales is approximately 15% (95745/661295). The mark-up percentage is a matter for review by the UMCC, or whoever co-ordinates the service.

UMCC sends the invoice to users for the work undertaken. The UMCC contracts the helicopter on a per hectare basis, with users of the service generally paying in arrears, except for known bad payers. Note, the agreement with the operator is such that if no payment is received from the user, then no payment is made to the helicopter operator.

UMCC advises it is very difficult to predict the level of work to be done for each program. This depends on the season and weather. Given the dollars involved, the level of work and cash flows are substantial, in terms of UMCC's scale of operations. There appears to be no set target for the area to be covered each year by the program (refer to comment above).

UMCC advises staff time spent on the aerial program is provided at 51 days per Weeds Officer per year. This is 21 days of spraying and 30 days preparation. Based on a staffing (weed officer) allocation of 1.6 EFT to Bathurst, this would entail 81.6 days or an EFT allocation of .31 EFT  $(81.6/260 - N.B. 260 \text{ days} = 52 \times 5 \text{ day working week})$ 

Data provided by UMCC details the following works service provision in recent years.

Aerial spraying October 2010 to March 2013 (30 months)					
Weed Type	No. Ha/	Annual Avg Ha	Properties No.	Annual Avg. Prop.	
Blackberry spraying	678	271	29	12	
Serrated Tussock spraying	5479	2192	164	66	
TOTAL	6157	2463	193	78	

Weed Officer time allocation to aerial weed spraying.

Description	Allocation p.a.	Hours p.a.	
Time to weed spraying	21 days	147 hours	
Time to prepare program	30 days	210 hours	
TOTAL	51 Days	357 hours	

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To assist in conceptualising the areas covered by the aerial spraying program detailed above, the following schematics/charts has been developed on Council's GIS SYSTEM, raw data aerial spraying is at **attachment 10**.

#### Limitations note:

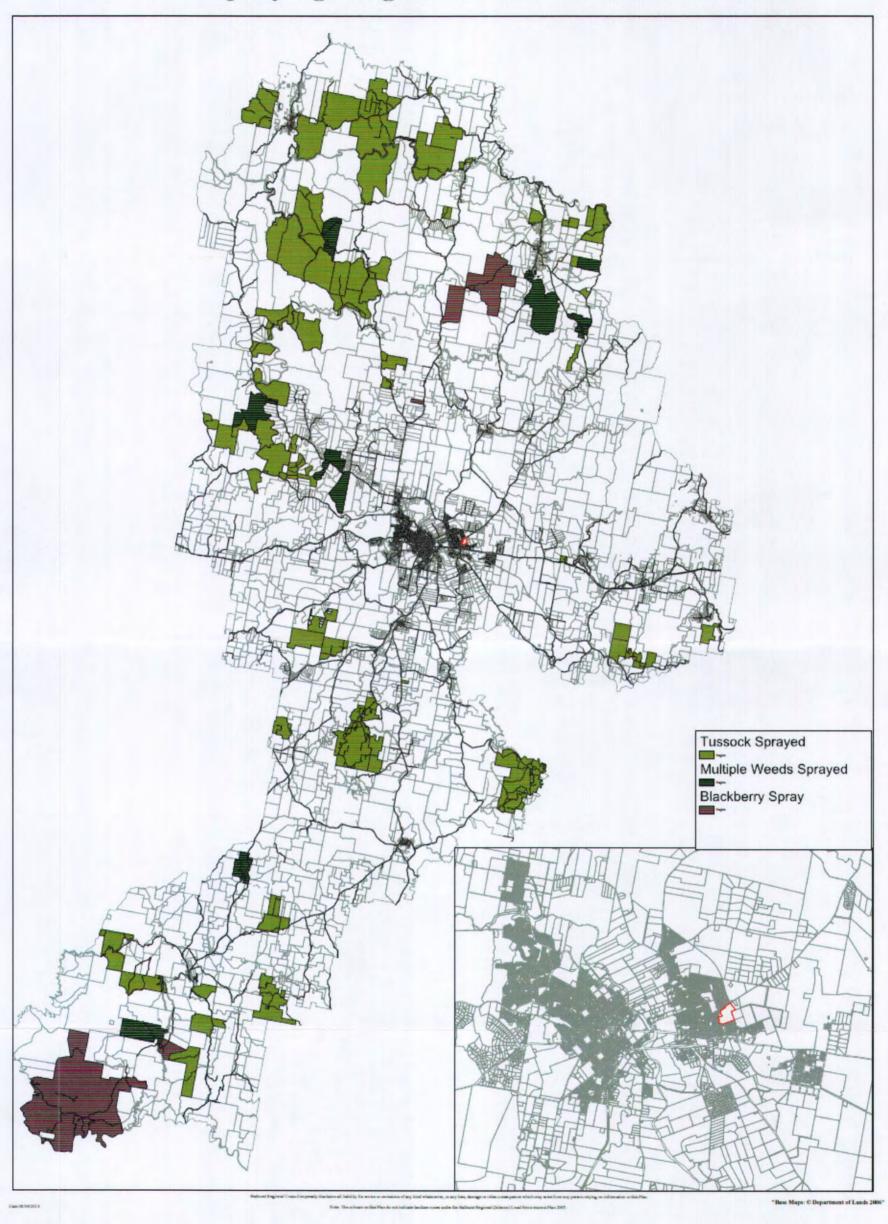
- 1. Of the 193 properties identified in the aerial spraying inspection reports, 145 (80%) could be identified for plotting on Council's GIS system.
- 2. Where an individual property has been identified it is assumed the whole property was covered by the aerial spray program for mapping purposes.

#### The Charts are:

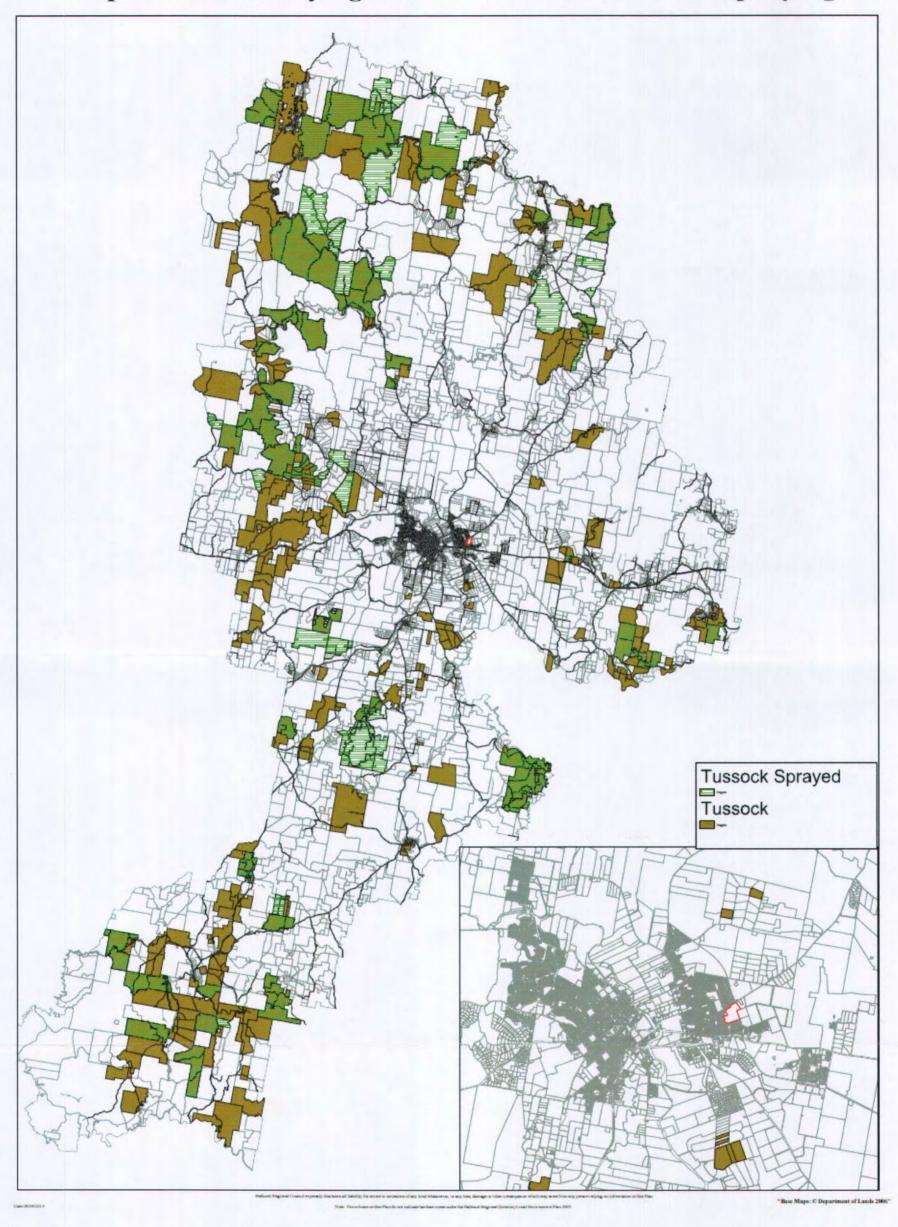
- 1. Aerial spraying program October 2010 to March 2013, identifying locations where tussock and blackberry have been sprayed.
- Properties inspected, identifying tussock overlaid with those involved in the aerial spraying program.
- 3. Properties inspected, identifying blackberry overlaid with those involved in the aeral spraying program.

The spray charts do not show details of private or UMCC land based spraying operations that are undertaken in the UMCC area. The County Council does not collect this data, nor is their compulsion for rural land holders to provide this data. This position has been confirmed with other county councils. Thus, there is a significant gap in being able to chart weed activities across the area so as to facilitate weed action management plans.

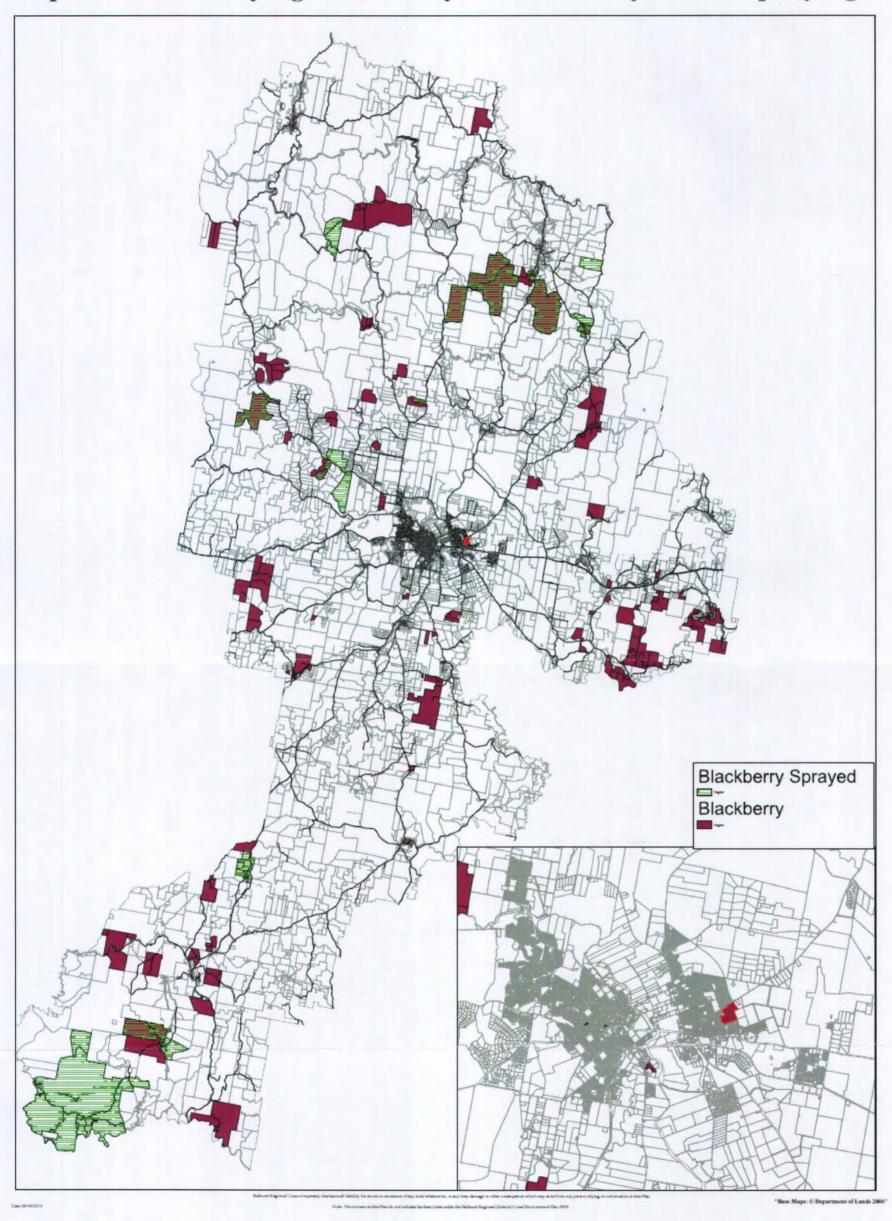
## Aerial Spraying Program from 10.2010 to 3.2013



## Inspections Identifying Tussock & Tussock Aerial Spraying



## Inspections Identifying Blackberry & Blackberry Aerial Spraying



#### 6.5 Chemical Sales

Chemical sales are an important income for the UMCC. With the forward sales budget; excluding aerial spraying (Section 4.1) being:

The second second	2011-12 \$	2012-13 \$	2013-14 \$	2014-15 \$	2015-16 \$
Sales	92,650	110,000	113,520	117,153	120,902
Expenditure	54,863	93,500	96,773	100,160	103,665
Profit	37,787	16,500	16,747	16,993	17,237

The storage area layout would have relevant legislative requirements to be complied with. This would need to be checked to ensure factors such as correct bunding, fire control facilities etc are in place. Weed Officers are estimated to spend 1 hour p.w. servicing chemical sales. Based on 1589 Nett available hours being 45.4 weeks, refer section 6.1 this is 45 hours p.a.

## 6.6 Independent Local Government Review Panel - Mid-Western Council

As noted in Section 5 of this report the ILGRP is carrying out a Review into the future of Local Government in NSW. The proposal for this area is to create a Mid-Western County Council, consisting of Bathurst, Lithgow, Mid-Western and Oberon councils.

The County Council would potentially have a number of functions, including those of the current UMCC for the council areas identified. Currently Bathurst, Lithgow and Oberon councils are part of UMCC, Mid-Western Council is not. Note Mid-Western Council runs its own weeds function. Some parameters from Mid-Western are as follow.

### **COUNCIL MID-WESTERN**

Area	8757.9 sq.kms		
Staff	5 weeds officers and 1 admin officer		
Expenditure weeds pa	Inspections 4	64,000	
	Roadside Spraying 1	76,000	
		40,000	
Grant Income	Macq. Valley 1	10,000	
Nett Expend.	5	30,000	
Inspections 2012	Target 750 Actual 7	19	
Re-Inspection 2012	Target 700 Actual 5	52	
Roadside spraying	3,500 km pa undertake	n	
Road length (km)	2,445 km		

## 6.7 Department Primary Industry - Weed Action Program Grants

UMCC currently receives grants through the NSW Weeds Action Program (WAP). Some other funds are received for specific projects e.g. linked with Catchment Management Authorities or for Vacant Crown Land. The Crown Land funding is recurrent in nature, but is not significant. It is currently at a level of \$9,000 p.a. (in total) for the four constituent councils

WAP funding for the four constituent councils is currently around \$220,000 p.a. This is an unmatched grant, that is targeted at goals 1, 2 and 4 of the NSW Invasive Species Plan 2008-2015, refer **attachment 11**.

Goal 1 Exclude: Prevent the Establishment of New Invasive Species,

Goal 2 Eradicate or Contain: Eliminate, or Prevent the Spread of New Invasive Species,

Goal 3 Effectively Manage: Reduce the Impacts of Widespread Invasive Species,

Goal 4 Capacity: Ensure NSW has the Ability and Commitment to Manage Invasive Species.

To access WAP grants, recipients must be part of a regional grouping. In the Central West, the UMCC is a "regional group" for the purposes of the grant as is Macquarie Valley Weeds Advisory Committee (MVWAC), which has its co-ordinator based out of Cabonne Shire Council.

If BRC should leave UMCC it is anticipated that a portion of the UMCC – WAP grant would go with such a move. BRC would need to join a group such as MVWAC which would take a portion of that grant. MVWAC advise as lead agency they take approximately 10% of the WAP grant for administration. UMCC have advised that by being a "regional group" they have saved around \$20,000 p.a. of the WAP grant, note UMCC are a member of MVWAC but do not pay an administrative contribution. It is unlikely that BRC would achieve classification as a "regional group".

DPI have advised factors to be taken into account when calculating grant allocations include/exclude:

- Number rural & rural residential properties.
- Road lengths,
- Exclusion of Crown Land/Forestry land holdings (as these are not part of County Council operations in regards to WAP allocations).

## **Statistical Profiles**

	Bathurst	Blayney	Lithgow	Oberon	TOTAL
Land Area (km²)	3818.2	1524.7	4507.4	3628.0	13,478.3
Land Area (%)	28.3%	11.3%	33.5%	26.9%	100.0%
Road Length (km)	1624	765	858	847	4,094
Road length (%)	39.7%	18.7%	20.9%	20.7%	100.0%
Farmland Properties (No.)	1431	727	1164	1130	4,452
Farmland Properties (%)	32.1%	16.3%	26.2%	25.4%	100.0%
Rural Residential properties (No.)	2781	714	2028	803	6,326
Rural Residential properties (%)	44.0%	11.3%	32.0%	12.7%	100.0%

It is estimated based on the above, that at least 25% of the WAP grant is directly attributable to Bathurst Regional Council area i.e.\$55,000 p.a.

Ordinary Council Meeting

## 7. IN-HOUSE SERVICE STRUCTURE & LOGISTIC ISSUES

## 7.1 Costing Existing Service Levels as Currently Provided

Category	Cost \$ pa	
Expenditure		
Management Cost	10,000	
Administration Cost (0.2 EFT) (2)	9,360	
Weed Officer (1 EFT) per UMCC	55,000	
Weed Officer (0.6 EFT) per UMCC	35,000	
IT Costs	10,000	
Rent accommodation (former ESC building)	5,000	
Chemicals (3) (Nett Result shown)	0	
MV Running costs (2 vehicles – see Sec 7.3) per UMCC	16,666	
MV Capital reserve 2 vehicles, 1 Quikspray <sup>(1)</sup> per UMCC	12,333	
Office Expenses (postage, phones, print/stationery)	6,000	
Insurance (PL/PI, property) (5)	8,400	
Workers compensation 7% wages	7,655	
Superannuation @ 9.25% wages	10,116	
Staff Training	3,000	
Total Expenditure	188,530	
Income		
Grant W.A.P.	55,000	
Vacant Crown Land	2,000	
Aerial Spraying (4)	23, 936	
Chemical Sales/Private Works (3)	4,125	
Section 64 Certificates	<u>1,500</u>	
Total Income	<u>86,561</u>	
NETT RESULT	(101,969)	

<sup>(1)</sup> Plant capital reserve 2 vehicles at \$25,000 each allow \$5,000 per annum each. 1 Quikspray unit at \$14,000 each allow 6 year life cycle.

<sup>(2)</sup> Based on a rate of \$900 p.w. – EFT.

Does not relate to aerial spraying, refer to Section 6.5. It would appear that these items run at basically a break-even level or very small profit. For 2012/13 the Nett result for UMCC is budgeted at \$16,500. Allowance has been made for 25% of this profit to be allocated to BRC.

<sup>(4)</sup> Aerial spraying operates at around 15% gross profit (refer to Section 6.4). For 2012/13 the Nett result for UMCC was budgeted at \$95,745. Allowance has been made for 25% of this profit to be allocated to BRC.

<sup>(5)</sup> Operations would be brought under BRC control. It is envisaged impact on BRC Nett Policy costs would be negligible, however, reallocation would occur from other centres.

Based on the service model that is currently being provided by UMCC, the staffing/plant and costing profile would exist, if operated in-house. It is likely that greater resources are needed to undertake the works of the County Council however a detailed break-up of services provided to BRC including costings is not available eg. this schedule does not include an analysis of the cost of aerial spraying which may not be 'realisable' if run by BRC, due to various intangibles eg. use of time in-lieu (T.I.L)

Manager – 0.1 EFT (½ day per week)
Weed Officer – 1.6 EFT (based on current UMCC level)
Administration – 0.2 EFT (1 day per week)
2 Vehicles – plus one spray unit.

Miscellaneous support would be required from: Administration, Finance, e.g. Debtors, Creditors, Annual Statements, IT eg GIS system, Records, Accounting system, remote devices.

## 7.2 Information Technology Needs

If the services of UMCC were to be transferred in whole or part to BRC, besides administrative resources such as staff, IT is probably the most significant area that would need specialist attention.

In regards to systems such as;

- Creditors
- Debtors
- Assets
- Plant
- Stores/Purchasing
- Ledgers
- Payroll
- Sales (as opposed to booking to a job)

BRC's existing system (CIVICA) would adequately cover any needs. As UMCC do not utilise a system similar to CIVICA, resources would be needed to transfer their accounting, payroll etc over, but this would not be difficult.

Council's record system TRIM would cater for any record keeping needs and complies with the State Records Act. Transfer of data may be resource hungry, especially getting old UMCC files onto the BRC property based system. UMCC does not utilise TRIM or a similar system.

The major IT area that would require new/creative work is the linkage into Council's mapping system. BRC's IT staff have been working over recent years with UMCC (who have purchased a proprietary system) to link BRC's property (GIS) data into their system. If BRC were to take over UMCC operations, in whole or part, the following initial implications exist;

- Mapping Software
- Mapping data
- Laptop/Tablet(s)
- Locator(s) (GPS)
- Inspections Register
- Data transfer to mapping layer & then transfer to Civica (Authority) Register. includes building mapping update facility.
- Already exists
- Currently available BRC area (may need some programme enhancements)
- Need to be purchased at around \$4,500 per unit
- Need to be purchased (GBM Mobile) . Licence to operate GBM Mobile is around \$1,073 per unit.
- Already exists.
- Staff time around 4 weeks (\$4-5,000)

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- Account follow-up (S/Drs)
- Notice follow-up (Trim)
- Website

- Facility available BRC system
- Facility available BRC system
- Web facility available, site needs to be created, staff time around 4 weeks (\$4,000-\$5,000) otherwise transfer over UMCC site.

The continued upgrade of technology provides some scope for increasing the productivity of staff as referred to in the UMCC's Long Term Financial Plan, refer section 3.4 of this report.

## 7.3 Office, Plant and Equipment Needs

Other considerations include the requirements for:

- Vehicles
- Spray Units
- Storage area for chemicals (need to be a bunded area)
- · Office space for staff and plant need to be ideally located in same area

UMCC advises the following:

Purchase price of new Weeds Officer vehicle is about \$25,000 but varies with the state of the market and trade in price.

New QuickSpray price is about \$14,000.

Total plant running expenses (which is basically the vehicles) are estimated at \$50,000 for current year. First six months of this year actual were \$21,511 so this is probably fairly close. Average over 6 vehicles would probably give a reasonably accurate figure per vehicle.

Quickspray units are replaced every 4 to 6 years, depending on usage. Vehicles are replaced about every 2 years.

#### 8. CONSULTATION UNDERTAKEN

#### 8.1 Community Engagement Strategy (Policy)

Bathurst Regional Council has in place an adopted Community Engagement Strategy. The policy provides a framework for Council's commitment to delivering a high level of community engagement to its community.

#### Identify desired level of impact and Goals

The review of the financing and operation of the Upper Macquarie County Council is being undertaken to assess the level of service being received for the funds provided to the Upper Macquarie County Council. This will allow Council to assess its future ongoing membership of the County Council.

#### **Participants**

Participants to be involved include:

- Councillors
- Engineering, Planning & Finance Departments
- Upper Macquarie County Council
- State Government (in particular DPI)
- LG NSW
- Industry representatives

#### **Engagement Plan**

The tools to be used to conduct the community engagement will include:

- Written correspondence
- Face-to-face and telephone meetings
- Focus meeting with users
- Survey

#### Community Engagement Matrix - Level of Engagement

Based on Council's adopted Engagement Matrix, it is proposed to adopt the following method to be utilised in the decision-making process:

Level	Goal	Tools	Skills Needed	Examples
Consult	To obtain public feedback on alternatives and/or discussions	Written surveys Online surveys Community Meetings/Briefings Community Survey Councillors' meetings with the Public (monthly) Council Delegates	Communication/Public Relations Professional Writing Survey design Research and analysis Meeting Presentation Negotiation Social profiling	Development Application Changes to Council Policy Awards Campaigning

#### Community Engagement Matrix – Resourcing

The Consultation proposed will be conducted in house, within existing budget allocations.

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#### Community Engagement Matrix - Ground Rules/Behaviour

The Engagement process is intended to allow people to have their say. Open and free discussion will be undertaken without judgement, so as to build trust within those being consulted so desired outcomes can be achieved.

#### 8.2 Consultation Profile Undertaken

To date, discussions have occurred with:

- 1. BRC Councillors
- 2. Council's representatives on UMCC Crs Aubin and North
- 3. General Manager and staff of UMCC
- 4. Local Member (State)
- 5. Department Primary Industry
- 6. BRC Engineering, Planning and Finance Departments
- 7. Local Government NSW
- 8. Other Noxious Weeds County Councils
- 9. Macquarie Valley Weeds Advisory Committee (MVWAC)
- 10. Bathurst Branch NSW Farmers

Council has provided \$nil in the 2012-13 and 2013-14 Budget for the development of a financing strategy. This will be completed within existing resources.

#### 9. WITHDRAWAL OF MEMBERSHIP - PROCESS

The following advice has been received concerning the process to be followed if Council should wish to withdraw from the UMCC.

Bathurst Regional Council would have to resolve that it wanted to remove itself from the Upper Macquarie County Council.

Under S383 of the Local Government Act:

- (1) a council, a county council, a public authority or the Director-General may make a proposal to the Minister to establish or dissolve a county council or to amend the constitution of a county council.
- (2) the Minister may also propose to establish or dissolve a county council or to amend the constitution of a county council.

S384 says that the Minister must give at least 28 days' public notice of a proposal made to the Minister that the Minister decides to proceed with or of a proposal initiated by the Minister.

S386 states that after considering all representations received concerning the proposal, the Minister may recommend to the Governor that the proposal be implemented, with or without modifications, or may decline to recommend that the proposal be implemented.

It would be expected that Bathurst Regional Council and the remaining councils would then come under the Macquarie Valley Weeds area in regard of Weeds Action program funding from the NSW State Government. This process would simply require a project variation submitted to the Department (NSW DPI).

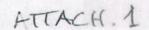
There will obviously be broader implications for the remaining councils in Upper Macquarie County Council. Blayney would no longer be contiguous with the remaining councils and Lithgow, Oberon and Blayney may not be able to continue effectively under a new county council arrangement.

**Ordinary Council Meeting** 

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- NSW Department Primary Industries, <u>www.dpi,nsw.gov.au/agriculture</u>, (viewed 14 March 2013).
- 4. UMCC website <a href="https://www.umcc.nsw.gov.au">www.umcc.nsw.gov.au</a>, (viewed 16 May 2013)
- 5. Independent Local Government Review Panel, <u>Future Directions for NSW Local Government</u>: Twenty Essential Steps (April 2013), ILGRP, Nowra.
- 6. <u>Government Gazette 26 May 2004:</u> Government Printer, Sydney
- 7. MVWAC website <a href="https://www.westernweeds.org">www.westernweeds.org</a> (viewed 13 June 2013)
- Grants Commission Annual Report 2011-12 website www.dlg.nsw.gov.au/dlg/dlghome/documents/Reports/Grants2011-12 AR.PDF
- Natural Resource Commission website viewed (13 November 2013) http://engage.haveyoursay.nsw.gov.au/weed-management-review

Page 1 of 7



# Noxious weed declarations

This is a print-friendly page Return to start page

#### Noxious weed declarations for Upper Macquarie County Council

Note: this control area includes the local council areas of Bathurst Regional, Blayney, Lithgow, Oberon.

The following weeds are declared noxious in the control area of Upper Macquarie County Council:

Weed	Class	Legal requirements
African boxthorn [Lycium ferocissimum] A Weed of National Significance	4	The growth of the plant must be managed in a manner that reduces its numbers spread and incidence and continuously inhibits its reproduction
African feathergrass [Pennisetum macrourum]	5	The requirements in the Noxious Weeds Act 1993 for a notifiable weed must be complied with This is an All of NSW declaration
African lovegrass [Eragrostis curvula]	4	The growth of the plant must be managed in a manner that reduces its numbers spread and incidence and continuously inhibits its reproduction
African turnip weed [Sisymbrium runcinatum]	5	The requirements in the Noxious Weeds Act 1993 for a notifiable weed must be complied with This is an All of NSW declaration
African turnip weed [Sisymbrium thellungii]	5	The requirements in the Noxious Weeds Act 1993 for a notifiable weed must be complied with This is an All of NSW declaration
Alligator weed [Alternanthera philoxeroides]  A Weed of National Significance	2	The plant must be eradicated from the land and the land must be kept free of the plant
Anchored water hyacinth [Eichhornia azurea]	1	The plant must be eradicated from the land and the land must be kept free of the plant.  This is an All of NSW declaration
Annual ragweed [Ambrosia artemisiifolia]	5	The requirements in the Noxious Weeds Act 1993 for a notifiable weed must be complied with This is an All of NSW declaration
Arrowhead [Sagittaria montevidensis]	4	The plant must not be sold propagated or knowingly distributed This is an All of NSW declaration
Artichoke thistle [ <i>Cynara cardunculus</i> ]	5	The requirements in the Noxious Weeds Act 1993 for a notifiable weed must be complied with This is an All of NSW declaration
Athel pine [ <i>Tamarix aphylla</i> ] A Weed of National Significance	5	The requirements in the Noxious Weeds Act 1993 for a notifiable weed must be complied with This is an All of NSW declaration
Bathurst/Noogoora/Hunter/South American/Californian/cockle burr [Xanthium species]	4	The growth of the plant must be managed in a manner that reduces its numbers spread and incidence and continuously inhibits its reproduction
Bear-skin fescue [ <i>Festuca gautieri</i> ]	5	The requirements in the Noxious Weeds Act 1993 for a notifiable weed must be complied with This is an All of NSW declaration
Black knapweed [Centaurea nigra]		The plant must be eradicated from the land and the land must be kept free of the plant.  This is an All of NSW declaration

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#### Noxious weed declarations | NSW Department of Primary Industries

The growth of the plant must be managed in a manner that Blackberry [Rubus fruticosus aggregate reduces its numbers spread and incidence and continuously species] inhibits its reproduction and the plant must not be sold propagated except cultivars Black satin Chehalem Chester Thornless Dirksen Thornless Loch Ness or knowingly distributed Murrindindi Silvan Smooth stem Thornfree This is an All of NSW declaration The plant must be eradicated from the land and the land must be Boneseed [Chrysanthemoides monilifera kept free of the plant subspecies monilifera] A Weed of National Significance The plant must not be sold propagated or knowingly distributed Bridal creeper [Asparagus asparagoides] A Weed of National Significance The plant must be eradicated from the land and the land must be Broomrapes [Orobanche species] kept free of the plant. Includes all Orobanche species except the native O. cernua variety australiana and O. minor This is an All of NSW declaration The requirements in the Noxious Weeds Act 1993 for a notifiable Burr ragweed [Ambrosia confertiflora] weed must be complied with This is an All of NSW declaration The requirements in the Noxious Weeds Act 1993 for a notifiable 5 Cabomba [Cabomba species] Includes all Cabomba species except C. furcata weed must be complied with This is an All of NSW declaration A Weed of National Significance The plant must be eradicated from the land and the land must be Cape broom [Genista monspessulana] kept free of the plant A Weed of National Significance The requirements in the Noxious Weeds Act 1993 for a notifiable Cayenne snakeweed [Stachytarpheta 5 weed must be complied with cayennensis] This is an All of NSW declaration The growth of the plant must be managed in a manner that Chilean needle grass [Nassella neesiana] reduces its numbers spread and incidence and continuously A Weed of National Significance inhibits its reproduction and the plant must not be sold propagated or knowingly distributed The plant must be eradicated from the land and the land must be Chinese violet [Asystasia gangetica kept free of the plant. subspecies micrantha] This is an All of NSW declaration The requirements in the Noxious Weeds Act 1993 for a notifiable 5 Clockweed [Gaura parviflora] weed must be complied with This is an All of NSW declaration The plant must be fully and continuously suppressed and Columbus grass [Sorghum x almum] 3 The requirements in the Noxious Weeds Act 1993 for a notifiable 5 Corn sowthistle [Sonchus arvensis] weed must be complied with This is an All of NSW declaration The requirements in the Noxious Weeds Act 1993 for a notifiable Dodder [Cuscuta species] 5 Includes All Cuscuta species except the native weed must be complied with species C. australis, C. tasmanica and C. This is an All of NSW declaration The plant must not be sold propagated or knowingly distributed East Indian hygrophila [Hygrophila polysperma] See Scotch broom English broom [Cytisus scoparius] The requirements in the Noxious Weeds Act 1993 for a notifiable Espartillo [Amelichloa brachychaeta, 5 weed must be complied with Amelichtoa caudata] This is an All of NSW declaration The plant must be eradicated from the land and the land must be Eurasian water milfoil [Myriophyllum

http://www.dpi.nsw.gov.au/agriculture/pests-weeds/weeds/noxweed/noxious-app-appl... 18/03/2013

kept free of the plant.

spicatum]

Page 3 of 7

		This is an All of NSW declaration
Fine-bristled burr grass [Cenchrus brownii]	5	The requirements in the Noxious Weeds Act 1993 for a notifiable weed must be complied with This is an All of NSW declaration
Fountain grass [Pennisetum setaceum]	5	The requirements in the Noxious Weeds Act 1993 for a notifiable weed must be complied with  This is an All of NSW declaration
Gallon's curse [Cenchrus biflorus]	5	The requirements in the Noxious Weeds Act 1993 for a notifiable weed must be complied with This is an All of NSW declaration
Glaucous starthistle [Carthamus glaucus]	5	The requirements in the Noxious Weeds Act 1993 for a notifiable weed must be complied with This is an All of NSW declaration
Golden dodder [Cuscuta campestris]	4	The growth of the plant must be managed in a manner that reduces its numbers spread and incidence and continuously inhibits its reproduction
Golden thistle [Scolymus hispanicus]	5	The requirements in the Noxious Weeds Act 1993 for a notifiable weed must be complied with This is an All of NSW declaration
Gorse [Ulex europaeus] A Weed of National Significance	3	The plant must be fully and continuously suppressed and destroyed
Green cestrum [Cestrum parqui]	3	The plant must be fully and continuously suppressed and destroyed
Harrisia cactus [Harrisia species]	4	The growth of the plant must be managed in a manner that reduces its numbers spread and incidence and continuously inhibits its reproduction and the plant must not be sold propagated or knowingly distributed  This is an All of NSW declaration
Hawkweed [Hieracium species]	1	The plant must be eradicated from the land and the land must be kept free of the plant.  This is an All of NSW declaration
Hemlock [Conium maculatum]	4	The growth of the plant must be managed in a manner that reduces its numbers spread and incidence and continuously inhibits its reproduction
Heteranthera [Heteranthera reniformis]	1	The plant must be eradicated from the land and the land must be kept free of the plant.  This is an All of NSW declaration
Horsetail [Equisetum species]	1	The plant must be eradicated from the land and the land must be kept free of the plant.  This is an All of NSW declaration
Hydrocotyl [Hydrocotyl ranunculoides]	1	The plant must be eradicated from the land and the land must be kept free of the plant.  This is an All of NSW declaration
Hygro [Hygrophila polysperma]		See East Indian hygrophila
Hymenachne [Hymenachne amplexicaulis and hybrids] A Weed of National Significance	1	The plant must be eradicated from the land and the land must be kept free of the plant.  This is an All of NSW declaration
Johnson grass [Sorghum halepense]	3	The plant must be fully and continuously suppressed and destroyed
Karoo thorn [Acacia karroo]	1	

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# Noxious weed declarations | NSW Department of Primary Industries

The plant must be eradicated from the land and the land must be kept free of the plant. This is an All of NSW declaration The plant must be eradicated from the land and the land must be Kochia [Bassia scoparia] except Bassia scoparia subspecies trichophylla kept free of the plant. This is an All of NSW declaration The plant must be eradicated from the land and the land must be Kosters curse [Clidemia hirta] kept free of the plant. This is an All of NSW declaration The plant must be eradicated from the land and the land must be Lagarosiphon [Lagarosiphon major] kept free of the plant. This is an All of NSW declaration The plant must not be sold propagated or knowingly distributed 4 Lantana [Lantana species] A Weed of National Significance The plant must not be sold propagated or knowingly distributed Leafy elodea [Egeria densa] This is an All of NSW declaration The plant must not be sold propagated or knowingly distributed by 4 Lippia [Phyla canescens] any person other than a person involved in hay or lucerne production and the growth of the plant must be managed in a manner that reduces its spread and continuously inhibits its reproduct This is an All of NSW declaration The plant must not be sold propagated or knowingly distributed Long-leaf willow primrose [Ludwigia iongifolia] The growth of the plant must be managed in a manner that Long-style feather grass [Pennisetum reduces its numbers spread and incidence and continuously villosum] inhibits its reproduction The plant must be eradicated from the land and the land must be 2 Mesquite [Prosopis species] kept free of the plant A Weed of National Significance The plant must be eradicated from the land and the land must be Mexican feather grass [Nassella tenuissima] 1 kept free of the plant. This is an All of NSW declaration The requirements in the Noxious Weeds Act 1993 for a notifiable 5 Mexican poppy [Argemone mexicana] weed must be complied with This is an All of NSW declaration The plant must be eradicated from the land and the land must be Miconia [Miconia species] kept free of the plant. This is an All of NSW declaration The plant must be eradicated from the land and the land must be Mikania [Mikania micrantha] kept free of the plant. This is an All of NSW declaration The plant must be eradicated from the land and the land must be Mimosa [Mimosa pigra] kept free of the plant. A Weed of National Significance This is an All of NSW declaration The requirements in the Noxious Weeds Act 1993 for a notifiable Mossman River grass [Cenchrus echinatus] 5 weed must be complied with This is an All of NSW declaration The growth of the plant must be managed in a manner that Nodding thistle [Carduus nutans] reduces its numbers spread and incidence and continuously

http://www.dpi.nsw.gov.au/agriculture/pests-weeds/weeds/noxweed/noxious-app-appl... 18/03/2013

inhibits its reproduction

Page 5 of 7

Noogoora burr [Xanthium species]		See Bathurst/Noogoora/Hunter/South American/Californian/cockle burr
Pampas grass [Cortaderia species]	4	The growth of the plant must be managed in a manner that reduces its numbers spread and incidence and continuously inhibits its reproduction
Parkinsonia [Parkinsonia aculeata] A Weed of National Significance	2	The plant must be eradicated from the land and the land must be kept free of the plant
Parthenium weed [Parthenium hysterophorus] A Weed of National Significance	1	The plant must be eradicated from the land and the land must be kept free of the plant.  This is an All of NSW declaration
Pond apple [Annona glabra] A Weed of National Significance	1	The plant must be eradicated from the land and the land must be kept free of the plant.  This is an All of NSW declaration
Prickly acacia [Acacia nilotica] A Weed of National Significance	1	The plant must be eradicated from the land and the land must be kept free of the plant.  This is an All of NSW declaration
Prickly pear [Cylindropuntia species] A Weed of National Significance	4	The growth of the plant must be managed in a manner that reduces its numbers spread and incidence and continuously inhibits its reproduction and the plant must not be sold propagated or knowingly distributed  This is an All of NSW declaration
Prickly pear [Opuntia species] Includes all Opuntia species except O ficus- indica A Weed of National Significance	4	The growth of the plant must be managed in a manner that reduces its numbers spread and incidence and continuously inhibits its reproduction and the plant must not be sold propagated or knowingly distributed  This is an All of NSW declaration
Privet (Broad-leaf) [Ligustrum lucidum]	4	The growth of the plant must be managed in a manner that reduces its numbers spread and incidence and continuously inhibits its flowering and reproduction
Privet (Narrow-leaf/Chinese) [Ligustrum sinense]	4	The growth of the plant must be managed in a manner that reduces its numbers spread and incidence and continuously inhibits its flowering and reproduction
Red rice [Oryza rufipogon]	5	The requirements in the Noxious Weeds Act 1993 for a notifiable weed must be complied with  This is an All of NSW declaration
Rhus tree [Toxicodendron succedeneum]	4	The growth of the plant must be managed in a manner that prevents any above ground part the plant from encroaching within 2 metres of the property boundary and the plant must not be sold propagated or knowingly distributed  This is an All of NSW declaration
Rubber vine [Cryptostegia grandiflora] A Weed of National Significance	1	The plant must be eradicated from the land and the land must be kept free of the plant.  This is an All of NSW declaration
Sagittaria [Sagittaria platyphylla] A Weed of National Significance	5	The requirements in the Noxious Weeds Act 1993 for a notifiable weed must be complied with  This is an All of NSW declaration
Salvinia [Salvinia molesta] A Weed of National Significance	2	The plant must be eradicated from the land and the land must be kept free of the plant
Scotch broom [Cytisus scoparius] A Weed of National Significance	4	

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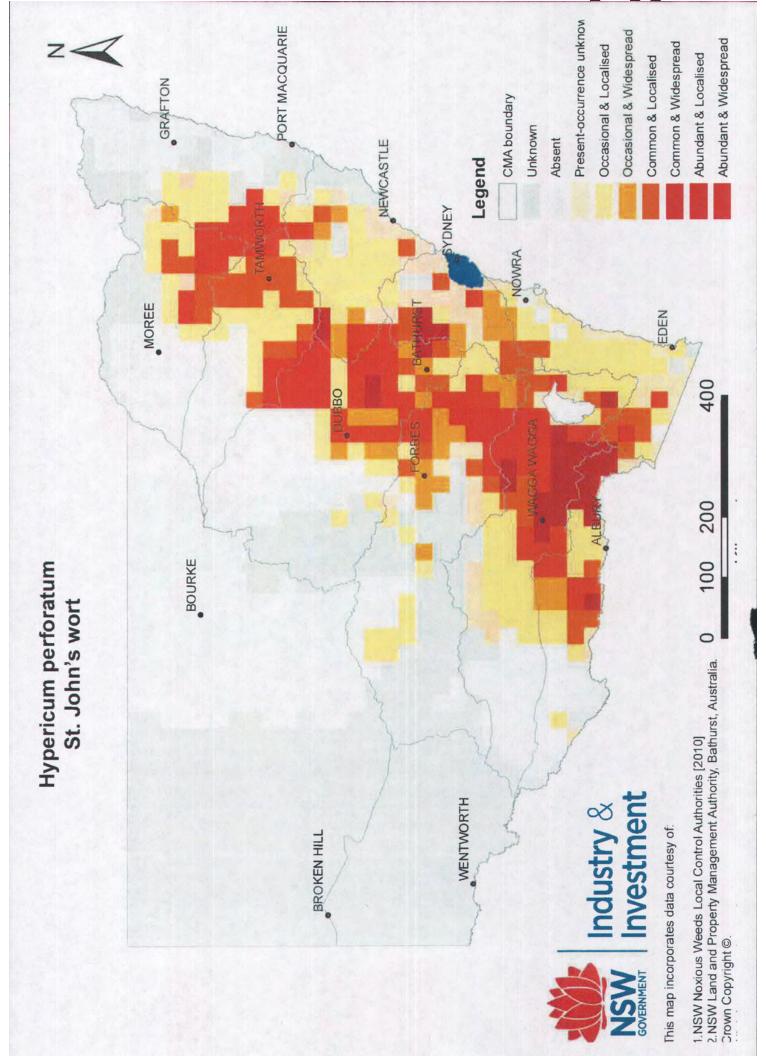
		The growth of the plant must be managed in a manner that reduces its numbers spread and incidence and continuously inhibits its reproduction
Scotch, Stemless, Illyrian and Taurian thistles [Onopordum species]	4	The growth of the plant must be managed in a manner that reduces its numbers spread and incidence and continuously inhibits its reproduction
Senegal tea plant [Gymnocoronis spilanthoides]	1	The plant must be eradicated from the land and the land must be kept free of the plant.  This is an All of NSW declaration
Serrated tussock [Nassella trichotoma] A Weed of National Significance	4	The growth of the plant must be managed in a manner that reduces its numbers spread and incidence and continuously inhibits its reproduction and the plant must not be sold propagated or knowingly distributed
Siam weed [Chromolaena odorata]	1	The plant must be eradicated from the land and the land must be kept free of the plant.  This is an All of NSW declaration
Silverleaf nightshade [Solanum elaeagnifolium]  A Weed of National Significance	4	The growth of the plant must be managed in a manner that reduces its numbers spread and incidence and continuously inhibits its reproduction
Smooth-stemmed turnip [Brassica barrelieri subspecies oxyrrhina]	5	The requirements in the Noxious Weeds Act 1993 for a notifiable weed must be complied with  This is an All of NSW declaration
Soldier thistle [Picnomon acarna]	5	The requirements in the Noxious Weeds Act 1993 for a notifiable weed must be complied with This is an All of NSW declaration
Spiny burrgrass [Cenchrus incertus]	4	The growth of the plant must be managed in a manner that reduces its numbers spread and incidence and continuously inhibits its reproduction and the plant must not be sold propagated or knowingly distributed
Spiny burrgrass [Cenchrus longispinus]	4	The growth of the plant must be managed in a manner that reduces its numbers spread and incidence and continuously inhibits its reproduction and the plant must not be sold propagated or knowingly distributed
Spotted knapweed [Centaurea stoebe subspecies micranthos]	1	The plant must be eradicated from the land and the land must be kept free of the plant.  This is an All of NSW declaration
St. John's wort [Hypericum perforatum]	4	The growth of the plant must be managed in a manner that reduces its numbers spread and incidence and continuously inhibits its reproduction
Star thistle [Centaurea calcitrapa]	4	The growth of the plant must be managed in a manner that reduces its numbers spread and incidence and continuously inhibits its reproduction
Sweet briar [Rosa rubiginosa]	4	The growth of the plant must be managed in a manner that reduces its numbers spread and incidence and continuously inhibits its reproduction
Texas blueweed [Helianthus ciliaris]	5	The requirements in the Noxious Weeds Act 1993 for a notifiable weed must be complied with  This is an All of NSW declaration
Tree-of-heaven [Ailanthus altissima]	4	

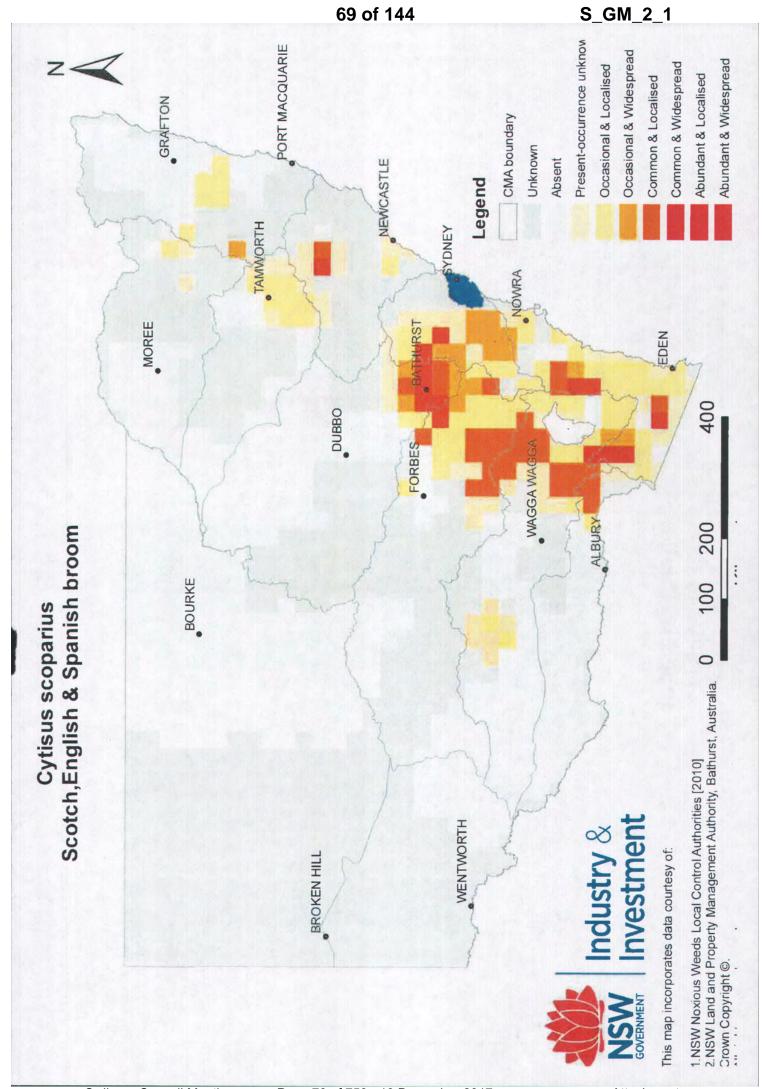
http://www.dpi.nsw.gov.au/agriculturc/pcsts-weeds/weeds/noxweed/noxious-app-appl... 18/03/2013

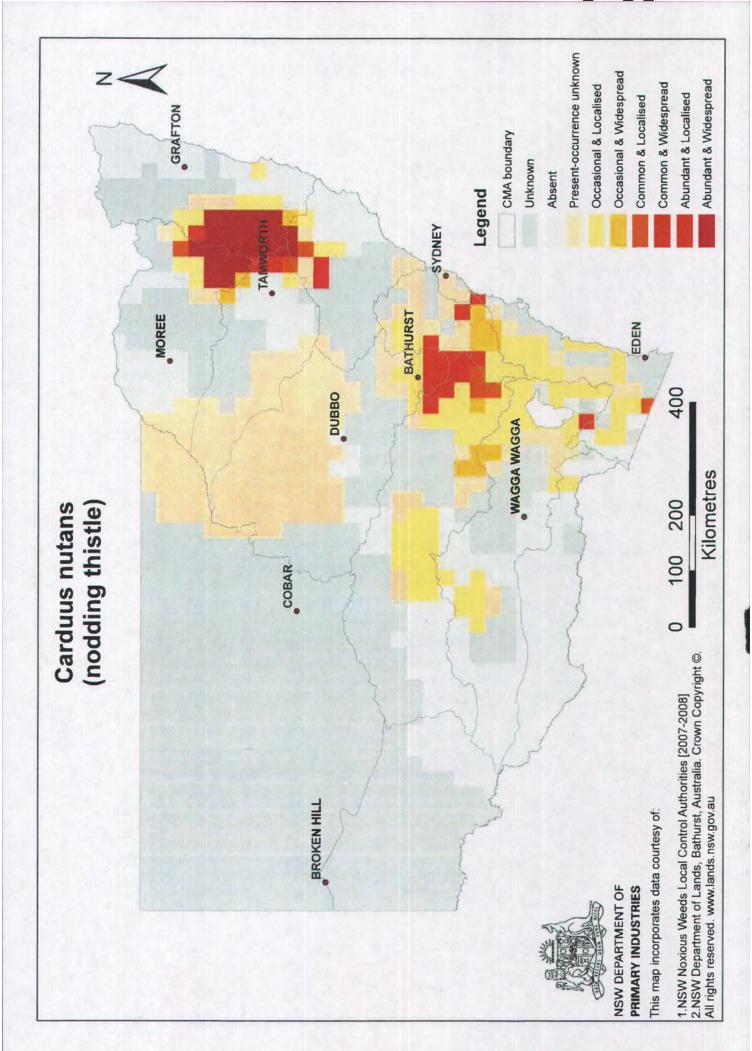
Page 7 of 7

		The growth of the plant must be managed in a manner that reduces its numbers spread and incidence and continuously inhibits its reproduction
Tropical soda apple [Solanum viarum]	2	The plant must be eradicated from the land and the land must be kept free of the plant
Water caltrop [Trapa species]	1	The plant must be eradicated from the land and the land must be kept free of the plant.  This is an All of NSW declaration
Water hyacinth [Eichhornia crassipes]	2	The plant must be eradicated from the land and the land must be kept free of the plant
Water lettuce [Pistia stratiotes]	1	The plant must be eradicated from the land and the land must be kept free of the plant.  This is an All of NSW declaration
Water soldier [Stratiotes aloides]	1	The plant must be eradicated from the land and the land must be kept free of the plant.  This is an All of NSW declaration
Wild radish [Raphanus raphanistrum]	4	The growth of the plant must be managed in a manner that reduces its numbers spread and incidence and continuously inhibits its reproduction
Willows [Salix species] Includes all Salix species except S. babylonica, S x reichardtii, S. x calodendron	5	The requirements in the Noxious Weeds Act 1993 for a notifiable weed must be complied with This is an All of NSW declaration
Witchweed [Striga species] Striga species except the native Striga parviflora	1	The plant must be eradicated from the land and the land must be kept free of the plant.  This is an All of NSW declaration
Yellow burrhead [Limnocharis flava]	1	The plant must be eradicated from the land and the land must be kept free of the plant.  This is an All of NSW declaration
Yellow nutgrass [Cyperus esculentus]	5	The requirements in the Noxious Weeds Act 1993 for a notifiable weed must be complied with This is an All of NSW declaration
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ATTACH. 3



High Risk Pathway Management Plan for Preventing Weed Spread in the Macquarie Region

Page 2 of 6

#### 1. What is a Pathway?

Weeds can be transported to new sites intentionally by humans, accidentally by humans and by natural means such as water, wind, and native animals. The routes that these methods of transport move along are called pathways of spread. Some pathways pose a higher risk than others, depending largely on natural events and changing trends.

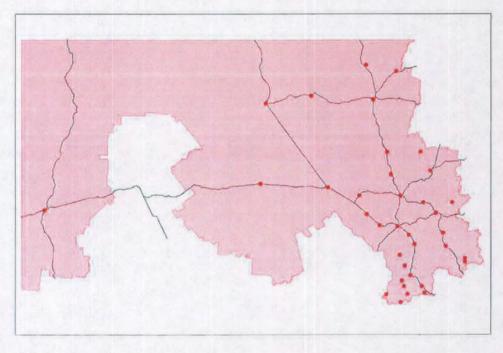
High risk pathways and sites of spread were identified under the Macquarie Invasive Species Project.

Pathways		Sites		
Roads	State highways State roads Regional roads	Travelling Stock Reserves (TSR) Nurseries Landscape/gravel suppliers		
	Local sealed roads Local unsealed roads	Lakes/reservoirs/dams Wetland/marsh areas		
Water Courses	Rivers Creeks Irrigation channels	Bridge crossings  Boat ramps  Public parks adjacent to water bodies/courses		
Infrastructure Lines	Railway corridors Telephone lines Gas lines Power lines	Pet shops, aquarium suppliers Saleyards Airports Other		

The following pathways and sites have been identified as high risk by the weed officers that are responsible for inspecting more than 30,000,000 hectares of NSW.

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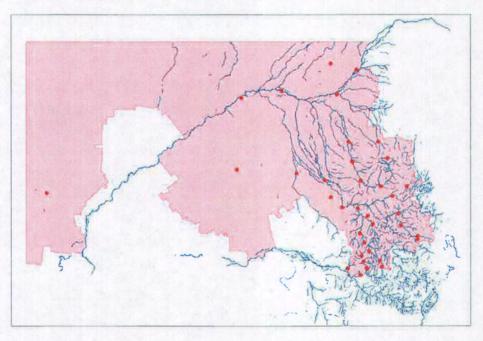
State highways	10,525 km
State roads	2,416 km
Regional roads	6,683 km
Local sealed roads	3,580 km
Local unsealed roads	11,445 km
TOTAL	34,649 km



Page 3 of 6

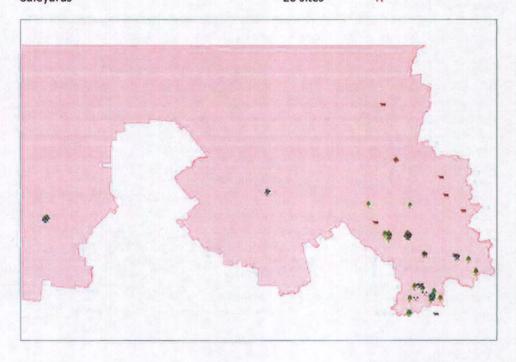
#### Water

Rivers / Creeks / Streams	32,266 km
Major Lakes / Dams / Reservoirs	27 sites
Wetlands / Marshes	206 sites
Boat ramps	22 sites
Bridge crossings	379 sites



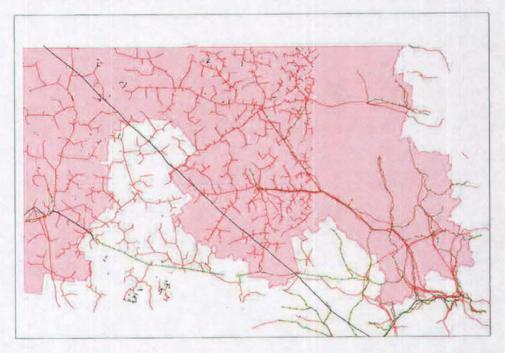
#### Commercial

COMMERCIAL		
Petshops / Aquarium suppliers	11 sites	-
Nurseries	42 sites	
Gravel / Soil suppliers	26 sites	×
Salevards	20 sites	70



Page 4 of 6

Infrastructure		
Railway corridors	2,565 km	+++++
Telephone lines	1,225 km	(not shown)
Gas pipelines	849 km	
Electricity transmission lines	13,720 km	



#### 2 Aim

Prevent new weeds entering the Macquarie region, and prevent existing weeds from spreading within and out of the Macquarie region.

#### 3. Management Levels

Local Control Authorities (LCA's) and Livestock Health and Pest Authorities (LHPA's) were asked to rank each pathway and site according to their experience and personal opinion.

Rank 1	Historically new incursions have frequently been found along this pathway or at this site AND/OR In your opinion, potential for a new incursion of a high priority weed (such as Parthenium weed or aquatic weeds) to occur here in the future is high.
Rank 2	Historically new incursions have occasionally been found along this pathway or at this site AND/OR In your opinion, potential for any new incursion to occur here in the future is high AND/OR In your opinion, potential for a new incursion of a high priority weed (such as Parthenium weed or aquatic weeds) to occur here in the future is medium.
Rank 3	Historically new incursions have occasionally been found along this pathway or at this site AND/OR In your opinion, potential for any new incursion to occur here in the future is medium AND/OR In your opinion, potential for a new incursion of a high priority weed (such as Parthenium weed or aquatic weeds) to occur here in the future is relatively low.
Rank 4	Historically new incursions have rarely been found along this pathway or at this site AND/OR In your opinion, potential for any new incursion to occur here in the future is relatively low.
Rank 5	Historically no new incursions have been found along this pathway or at this site AND/OR In your opinion, potential for any new incursion to occur here in the future is relatively low.

Page 5 of 6

The results of these surveys were analysed and categorised:

Priority	Pathway	Management level
Highest	State highways, state roads, rivers	Annual inspection program to cover at least 80% of total state highway and road sides, and 40% of total river banks
Medium	Regional roads, local roads, creeks, rail corridors	Annual inspection program to cover at least 60% of total regional and local roadsides, and 20% of total creeks and rail corridors
Lowest	Irrigation channels, telephone, power and gas lines	Annual inspections of these pathways is at the discretion of the LCA

Priority	Site	Management level
Highest	TSR's, nurseries, landscape/gravel suppliers, water bodies, boat ramps, saleyards	Annual inspection program to cover at least 90% of total number of sites
Medium	Wetlands, bridges, public parks adjacent to water bodies/courses, airports	Annual inspection program to cover at least 40% of total number of sites
Lowest	Pet shops and aquarium suppliers	Annual inspections of these sites is at the discretion of the LCA

#### 4. Private Property Inspections

Local Control Authorities have obligations to inspect private properties for noxious weeds. They are also required by NSW Primary Industries to report on those activities. Below is an example of the report they may provide, additional to the reporting requirements under the Weeds Action Program.

Private property inspections	Ground	Aerial	TOTAL
Rural			0
Rural reinspections			0
Rural/Residential			0
Rural/Residential reinspections			0
Urban			0
Urban reinspections			0
TOTAL inspections	0	0	0
TOTAL reinspections	0	0	0
Target inspections s	et out in su	bmission:	
Target reinspections s	et out in su	bmission:	I Day

Target reached / ## remaining
Target reached / ## remaining

#### 5. Related Documents

- Macquarie Invasive Species Project
- Macquarie Valley Regional Weed Strategy
- NSW Invasive Species Plan

Page 6 of 6

#### Appendix 1. Council Weeds Inspection Program Policy - template

This template was developed to help all Councils participating in MISP to adopt an inspection policy.

#### 1. Overview

This policy sets out Councils noxious weeds inspection program

#### 2. Background

Council has demonstrated it's commitment to achieving inspectorial targets by becoming a participating partner of the Macquarie Invasive Species Project (MISP).

#### 3. Policy

#### 3.1 Employment of inspectors

Council will employ at least 1 (one) appropriately qualified weeds inspector at all times, or make every effort to ensure the position is filled as soon as possible after becoming vacant.

#### 3.2 Property inspections

Council weed inspector(s) will ensure every residential and rural property within the Council area is inspected for weeds at least once during a 3 (three) year period.

The target number of inspections of properties, as well as businesses and Council managed lands, per year are set out in Council's submission to MISP under the Weeds Action Program (WAP). Council will make every effort to reach these targets each year.

#### 3.3 High risk sites & pathways of weed spread

Council will ensure inspections of high risk sites and pathways are carried out and the targets set out in the MISP submission are met. High risk sites and pathways include but are not limited to:

Pathways		Sites
Roads	State highways State roads Regional roads	Travelling Stock Reserves (TSR) Nurseries Landscape/gravel suppliers
	Local sealed roads  Local unsealed roads	Lakes/reservoirs/dams Wetland/marsh areas
Water Courses	Rivers Creeks Irrigation channels	Bridge crossings  Boat ramps  Public parks adjacent to water bodies/courses
Infrastructure Lines	Railway corridors Telephone lines Gas lines Power lines	Pet shops, aquarium suppliers Saleyards Airports Other

#### 4. Related Documents

- Macquarie Invasive Species Project submission
- Macquarie Valley Regional Weed Strategy
- NSW Invasive Species Plan

ATTACH. 4



# Macquarie Valley Regional Weed Strategy



2010 - 2015

# Abbreviations used in this document

AWS	Australian Weed Strategy - written and published by the Federal Department of the
	Environment, Water, Heritage and the Arts
CMA	Catchment Management Authority
CWEWS	Central West Environmental Weed Strategy - published by Central West Catchment
	Management Authority
DPI	Department of Primary Industries – former name of the primary industries section of Industry & Investment NSW.
ERNWAG	Eastern Riverina Noxious Weeds Advisory Group
ISP	Invasive Species Plan - written and published by the former DPI
LCA	Local Control Authority
LHPA	Livestock Health and Pest Authority
LRWS	Lachlan Regional Weed Strategy - written and published by Lachlan Catchment
	Management Authority
LVWAC	Lachlan Valley Weeds Advisory Committee
MVWAC	Macquarie Valley Weeds Advisory Committee
NGINA	Nursery & Garden Industry, NSW & ACT
NIWAC	Northern Inland Weeds Advisory Committee
RPO	Regional Project Officer – Employed jointly by MVWAC and LVWAC
WO	Weed Officer - refers to all WOs employed by member LCAs
WRA	Weed Risk Assessment
WRNWAG	Western Riverina Noxious Weeds Advisory Group

#### **Background & Purpose**

Macquarie Valley Weeds Advisory Committee (MVWAC) was originally formed by Local Control Authorities (LCA's) as the agencies responsible for the implementation of noxious weed legislation. Membership has since increased to include other stakeholders with an interest in weeds and their control such as Catchment Management Authorities (CMA's), Livestock Health and Pest Authorities (LHPA's) and other related agencies.

MVWAC's sole purpose is to enhance weed management in the central-west and north-west of NSW. This strategy seeks to address this purpose by providing direction and achievable goals for the committee's members. This strategy is written for the intended use of the Macquarie Valley Weeds Advisory Committee only. Any further use of this document is at the user's discretion.

The effects of weeds have the ability to impact on all members of the community. Weeds can severely impact on the health of waterways, affecting availability of a portion of this water for domestic use, agriculture, and industry in the future. Weeds increase the costs of agricultural production affecting the economic health of the communities supporting this industry, as well as impacting on consumers' bottom line. Weeds can decrease biodiversity, degrading our landscapes, and reducing the value of our environmental heritage.

By managing weeds and their associated issues at a regional level, MVWAC is ensuring the coordination and cooperation of stake-holders. This not only promotes more economical use of resources, but also encourages complimentary activities. This strategy will help coordinate the surveillance and identification of weeds and weed pathways, the risk assessment of species and the implementation of effective barriers to prevent their establishment. The strategy will also outline how responses to weed incursions will be coordinated, implemented, monitored and reported.

Although this strategy is targeted at managing weeds at a regional level, the basic concepts can also be used at a local level. Land managers can utilise hygienic practices and minimise disturbance to prevent new weed incursions. Emerging weeds are easier to eradicate at an early stage to prevent establishment. This follows the Bradley method for vegetation restoration of tackling the smallest problem first to prevent a larger problem. This also causes fewer disturbances than clearing of large infestations. Containment and asset protection are also viable local level management goals that promote best use of limited resources.



New South Wales Invasive Species Plan 2008-2015 The NSW Invasive Species Plan (ISP) provides a whole of Government approach to managing invasive species in NSW, and MVWAC Regional Weed Strategy supports the weed component of the ISP on a regional level.



Harrisia Cactus: All parts of the plant must be removed (including all tubers) and destroyed by burning as any portion of tuberous root or branch left in the soil will resprout. (Image: Ashley Bullock)

#### Roles and Responsibilities of Stakeholders

#### Local Control Authorities

Local government such as shire councils or county councils, collectively known as LCAs, control noxious weeds on council controlled lands such as reserves and roadsides. They also promote and enforce, where necessary, control of noxious weeds on privately owned and managed lands. Member LCAs of Macquarie Valley Weeds Advisory Committee include:

- Bogan Shire Council
- Bourke Shire Council
- Brewarrina Shire Council
- Cabonne Council
- Cobar Shire Council
- · Dubbo City Council
- · Mid Western Regional Council
- · Narromine Shire Council
- · Orange City Council
- · Parkes Shire Council
- Wellington Council
- · Castlereagh Macquarie County Council

This County Council is responsible for the control of noxious weeds in the councils of:

Coonamble Shire Council Gilgandra Shire Council

Warrumbungle Shire Council Walgett Shire Council

Warren Shire Council

Upper Macquarie County Council

This County Council is responsible for the control of noxious weeds in the councils of:

Bathurst Regional Council

City of Lithgow Council

Blayney Shire Council

Oberon Council

The LCA for land within the unincorporated area (not within a local government area) of Western Division is the Western Lands Commissioner.

#### Livestock Health and Pest Authorities

Livestock Health and Pest Authorities (LHPAs) control noxious weeds on LHPA controlled lands such as Travelling Stock Routes. Member LHPAs of Macquarie Valley Weeds Advisory Committee include:

- Central North LHPA
- North West LHPA
- Central West LHPA
- Tablelands LHPA
- Darling LHPA

#### Catchment Management Authorities

Catchment Management Authorities (CMAs) provide support to regional land managers and stakeholders for weed control. The following CMAs are members of Macquarie Valley Weeds Advisory Committee:

- Central West CMA
- Namoi CMA
- Lachlan CMA
- Western CMA

#### Government Departments

Federal Government departments such as Department of Agriculture Fisheries and Forestry and Department of Environment and Heritage administer legislation, policies, programs, and associated activities to manage weeds at the national level.

Industry and Investment NSW provide legislative framework and policies for the enforcement of noxious weed control for the protection of agricultural, environmental and social values. They promote the control of noxious weeds through media campaigns and the provision of technical publications. They also provide grant funding under schemes for weed control by LCA's, LHPA's and other community groups.

NSW Land and Property Management Authority and Department of Environment, Climate Change and Water control noxious weeds on agency lands.

#### Goals

#### Goal 1: Prevent new weed problems

The most effective way to manage weeds is to treat the problem at its earliest stage. It is therefore a priority of this strategy to prevent any new weeds from entering the region. This will be achieved through programs targeting pathways of spread such as transportation of contaminated material, the retail industry and inappropriate disposal of weed material.

As prevention cannot always be successful, the second step under this goal is to respond to new weed incursions rapidly before they have had a chance to establish widely. This will include implementation of inspection and reporting guidelines, an alert system for creating awareness of new and emerging weed issues, and development of a rapid response plan. This goal directly addresses Goals 1&2 of the ISP.

#### Goal 2: Considerably reduce impacts of existing weeds

Existing weeds are those widespread species that have been established in the region for many years. In this case, the main objective is to manage these species in a way that is cost effective and where the benefits are greatest. This goal directly addresses Goal 3 of the ISP.

# Goal 3: MVWAC members have the ability and commitment to manage weeds successfully

MVWAC and its members need to have the appropriate knowledge, skills, resources and systems to be able to successfully carry out the required weed management programs. These can include funding, information, functionality of the committee and education and training programs. This goal directly addresses Goal 4 of the ISP.

#### Goal 4: Increase public awareness of weeds issues

Weeds affect everyone through their impacts on environmental, economic and social values. By raising awareness of weeds issues, motivation and commitment to controlling weeds is increased. This goal targets the education of the public by providing up to date information on current issues, best management practice, preventative practices, legislation, roles and responsibilities.



Coolatai Grass is a serious weed of native environments as it is very similar to native species and requires no disturbance to invade. It is of high importance that this weed is controlled at an early stage and eliminated before it becomes established. (Image: Ashley Bullock)



Bathurst Burr is a significant pasture weed affecting the overall quality of agricultural produce through pasture competition and fleece contamination. (Image: Megan Power)



Silverleaf Nightshade field day held near Wellington: Field days held for both weed managers and the public have been very successful. Farmers were able to have greater access to the knowledge held by weed managers and weed managers were able to reach a wide audience.

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Activity	Who	When	Performance Measure	Reporting Method
1.1.1 Identify high risk weeds that are not currently present	RPO & WOs	Year 1	Collaboration with WOs and DPI List is produced for each LCA area	List exists and is updated regularly
1.1.2 Identify high risk pathways for weed spread	RPO & WOS	Year 1	Collaboration with WOs and DPI Table/map is produced for each LCA area	Table/map exists and is updated regularly
1.1.3 Develop & implement a rapid response plan	RPO & WOs	Year 1	Document is produced and provided to all weed managers  No new incursions allowed to establish	Document exists Delegate reports or funding returns
1.1.4 Target high risk pathways in inspection program	WOs	Ongoing	High risk pathways are inspected at predetermined intervals	Inspection reports Delegate reports or funding returns
1.1.5 Ensure neighbouring landholders are aware of any new weed incursions	WOs	Ongoing	This activity is to be included in the rapid response plan	Check off against rapid response plan
1.1.6 Implement recommended actions for weed categories (as per appendix 1)	WOs	Ongoing	Weeds are controlled according to the priority level assigned	Delegate reports Funding returns
Objective 1.2: Hygienic practices are used to prevent	event new weed incursions	ncursions		
Activity	Who	When	Performance Measure	Reporting Method
1.2.1 Promote use of hygienic practices on farm	WOS	Ongoing	Educational material provided to landholders Practice changes observed during re-inspection	Inspection reports
1.2.2 Promote use of hygienic practices within council to stop slashers and graders spreading weeds	LCAs	Ongoing	Operators ensure machinery is clean and do not spread weeds	Toolbox meetings
1.2.3 Identify and protect areas clean of high risk weeds	WOs & land- holders	Ongoing	High risk weeds do not establish in clean sites	Inspections Weed mapping database
Objective 1.3: Collaborate with industry stakeholders	iders to prevent new weeds	speew wee		
Activity	Who	When	Performance Measure	Reporting Method
1.3.1 Target transport and utilisation of materials potentially contaminated with weed material	WOs	Ongoing	Inspections of sites	Inspection reports
1.3.2 Promote a "weed-free hay" program	LCAs & LHPAs	Year 3	Educational material is developed and distributed	Number of pamphlets distributed
1.3.3 Reduce inappropriate disposal of garden waste and weed material	LCAs	Ongoing	Nurseries and garden clubs are provided with educational material	Number of pamphlets distributed Number of nursery visits

weeds
existing
2: Considerably reduce the impacts of existing weeds
y reduce
12: Considerably
Goal 2

Objective 2.1. Identification and profits action of management programs where series are greated	o manageme	in program	a whole benefits at a greatest	
Activity	Who	When	Performance Measure	Reporting Method
2.1.1 Develop a prioritised weed list of existing weeds using DPI's weed risk assessment process	RPO & WOs	Year 1	A comprehensive list is developed	The list forms part of a document that will be available to all members
2.1.2 Use prioritised weed list to help target resource use	WOs	Ongoing	Weeds are controlled according to the priority level assigned	Delegate reports Funding returns
2.1.3 Implement recommended actions for weed categories (as per appendix 1)	WOs	Ongoing	Weeds are controlled according to the priority level assigned	Delegate reports Funding returns
Objective 2.2: Implement integrated management techniques	ment technique	S		
Activity	Who	When	Performance Measure	Reporting Method
2.2.1 Promote use of biological control methods where available	WOS & MVWAC	Ongoing	Information is made available to landholders Supply of biological control agents is facilitated	Inspection reports Website contains correct information
2.2.2 Promote use of vegetation restoration techniques	WOS & MVWAC	Ongoing	Information is made available to landholders Vegetation restoration is included in on-ground management plans	Inspection reports Website contains correct information Management plan documents
2.2.3 Promote use of hygienic practices to prevent spread	WOs & MVWAC	Ongoing	Information is made available to landholders Re-inspection shows less spread	Inspection reports Website contains correct information
2.2.4 Use buffer zones to contain weed infestations	WOs & land- holders	Ongoing	Existing weed infestations do not spread	Weed mapping database Inspection reports
2.2.5 Promote use of existing best practice manuals (where they are current)	WOs & MVWAC	Ongoing	Information is made available on website On-ground management plans are linked to BPMs	Website contains correct information  Management plan documents
2.2.6 Keep up to date with advances in weed control techniques	WOs	Ongoing	New techniques are used to achieve higher level of control	WO work plans
Objective 2.3: Legislation used to enhance weed control	veed control			
Activity	Who	When	Performance Measure	Reporting Method
2.3.1 Noxious Weeds Act 1993 is enforced	WOS	Ongoing	Increased compliance by landholders	Inspection reports
2.3.2 Noxious weed declarations are reviewed and changes petitioned for where necessary	RPO & WOs	Ongoing	Declarations are reviewed annually Applications for change are submitted	Meeting minutes

Goal 3: MVWAC members have the ability and commitment to manage weeds successfully

Objective 3.1: Partnerships are developed with	vith key stakeh	olders to im	key stakeholders to improve coordination and cooperation	
Activity	Who	When	Performance Measure	Reporting Method
3.1.1 Partner with CMAs to achieve common aims	MVWAC & CMAs	Year 2	CMA is a member of MVWAC and attends quarterly meetings	Meeting minutes
3.1.2 Partner with neighbouring RWACs to stay updated with potential weed problems	MVWAC, LVWAC, ERNWAG & WRNWAG,	Year 2	Communication network established	Contact with RPOs from neighbouring RWACs
3.1.3 Partner with NGINA to control trade of potential weed species	WOS & NGINA	Year 2	Relationships with nurserymen developed Fewer weed incursions originating from nurseries	Inspection reports Educational material provided
Objective 3.2: Improved data collection and collation	collation			
Activity	Who	When	Performance Measure	Reporting Method
3.2.1 Collate baseline data for current distri- bution and abundance of all priority weeds	wos	Year 1	Published maps/data tables for all priority weeds	Maps/data tables exist
3.2.2 Ensure all LCAs and LHPAs use the same data recording standards	WOs	Year 1	Recording standards are agreed on and adhered to	Data sets match and can be collated at a regional level
3.2.3 Update maps annually for priority weeds	WOs	Ongoing	Maps/data tables are updated	A difference can be seen from year to year
3.2.4 Develop a centralised data set of weed distribution and abundance maps for the region	WOS & RPO	Year 2	Published maps/data tables for all priority weeds collated from all member LCAs	Maps/data tables exist
Objective 3.3: Communication networks are developed and maintained	developed and	I maintained		
Activity	Who	When	Performance Measure	Reporting Method
3.3.1 Develop a database of distribution networks	Secretary & RPO	Year 1	Lists are developed and updated annually	Distribution lists are used
3.3.2 Strengthen and maintain the functionality of MVVVAC	MVWAC	Ongoing	MVWAC remains a functional committee	Meeting minutes
3.3.3 Ensure all relevant stakeholders are welcome and included in MVWAC	Secretary & MVWAC members	Ongoing	Representatives from all stakeholder groups are invited to attend meetings	Meeting minutes
3.3.4 Maintain open communication between the public and weed managers	WOs & MVWAC	Ongoing	"Local contacts" section of website is main- tained	Website report
-				

Goal 3: MVWAC members have the ability and commitment to manage weeds successfully

Objective 3.4: Improved education and training opportunities for weed managers	ing opportunitie	se for weed	managers	
Activity	Who	When	Performance Measure	Reporting Method
3.4.1 Ensure all WOs obtain "legal training for weed officers" accreditation	All weed managers	Ongoing	Database of trained WOs	Liaise with weeds training program staff
3.4.2 Encourage all weed managers to take part in the weeds training program (DPI)	All weed managers	Ongoing	Database of trained WOs	Liaise with weeds training program staff
Objective 3.5: This strategy is implemented and continues to be a relevant working document	and continues t	o be a relev	ant working document	
Activity	Who	When	Performance Measure	Reporting Method
3.5.1 All signatories commit to implementing this strategy	All signato- ries	Ongoing	Signatories carry out the activities assigned to them	Use strategy as a checklist Delegate reports or funding returns
3.5.2 Seek funding to implement this strategy	All stake- holders	Ongoing	Funding applications are successful	Funding returns
3.5.3 Use MERI principles to review this strategy	MVWAC Management committee	Annually	Management Committee reviews strategy	Mistakes/errors identified Improvements identified
3.5.4 Success stories are publicised	All members	Years 3&5	Articles are published through advertising mediums such as newspapers or website	Website contains correct information  Newspaper clippings

Goal 4: Increased public awareness of weeds issues

When Year 1 Ongoing Ongoing	Performance Measure List or database created New materials developed	Reporting Method List available
Year 1 Ongoing Ongoing	List or database created  New materials developed	List available
Ongoing	New materials developed	
Ongoing		Communication List of available material updated
	Material distributed to landholders Links included on website	Number of pamphlets distributed Website contains correct information
Ongoing	Material is distributed NGINA participates in distribution	Number of pamphlets distributed
Year 2	Pack is developed in conjunction with DPI education unit	Pack is available for distribution
programs conducted		
When	Performance Measure	Reporting Method
Ongoing	Website used to promote upcoming events and programs Increased activities	Website activity Delegate reports or funding returns
Annually	Number of advertisements in catalogue How often they are run	Catalogue Funds spent on air time
Ongoing	Website is updated regularly	Website reports at quarterly meetings of MVWAC
Ongoing	3 field days held per year per LCA	Delegate reports
Ongoing	1 show attended per year per LCA	Delegate reports
	Ongoing  Year 2  Year 2  When  Ongoing  Ongoing  Ongoing	

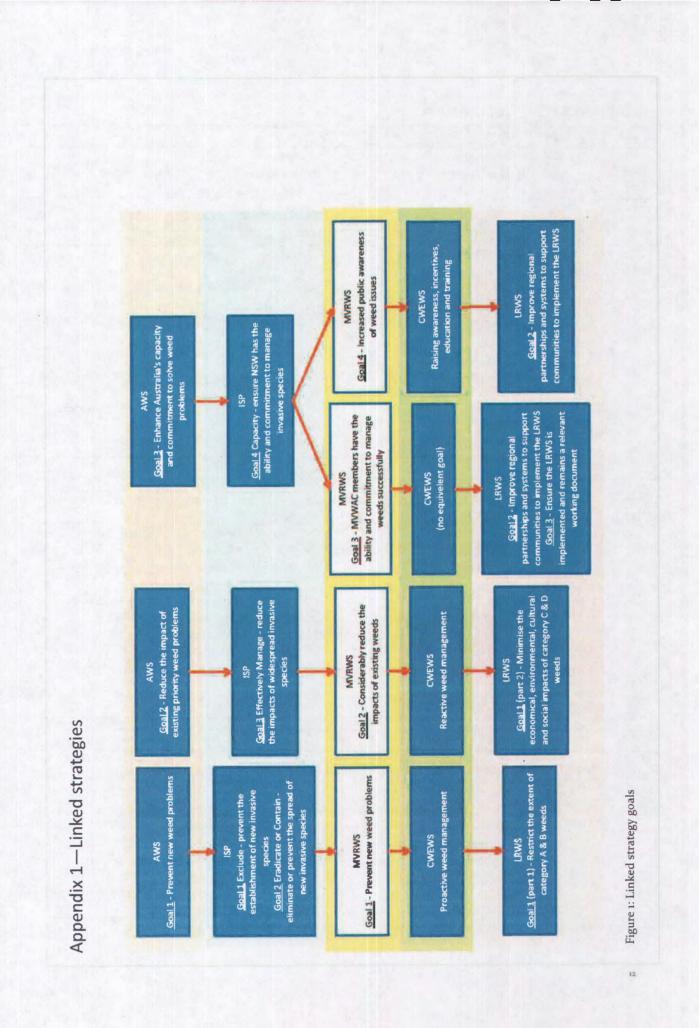
# Appendix 1—Weed Categories

Category A — High ri	sk weeds not currently present in the region
Recommended actions:	<ul> <li>Conduct surveillance of high risk pathways</li> <li>Liaise with neighbouring LCAs and regions to identify any additional high risk weeds</li> <li>Promote hygienic practices to prevent further spread of the weed</li> </ul>
Desired outcome:	Prevention

	eed that gets an "Eradication" or "Destroy Infestations" outcome from the WRA)			
Recommended	Rapid Response Plan			
actions:	Confirm species identification			
	<ul> <li>Formally report to DPI if species is a "notifiable" weed (Class 1, 2 or 5) as declared under the Noxious Weeds Act 1993</li> </ul>			
	<ul> <li>Record all details of the outbreak according to the Weed Recording Standards (DPI, 1999)</li> <li>Destroy the outbreak</li> </ul>			
	Inform surrounding LCAs and LHPAs of outbreak			
	Inform neighbouring landholders and other relevant community groups of the outbreak as part of a community awareness and education program			
	Develop a monitoring plan for the site in accordance with High Risk Pathways Management Plan			
	Carry out any follow-up control required to ensure the outbreak is destroyed			
Desired outcome:	Eradication			

actions:	<ul> <li>Record all details of the infestation according to the Weed Recording Standards (DPI, 1999)</li> <li>Create buffer zones around infestation sites to prevent spread</li> <li>Refer to any available best practice manuals and the noxious and environmental weed control handbook for recommended control methods and herbicides</li> <li>Control according to declaration status and Class 4 management plans (if applicable)</li> <li>Promote hygienic practices to prevent further spread of the weed</li> <li>Provide educational material to affected landholders in the form of factsheets, website, pamphlets etc.</li> <li>Monitoring to occur through the inspection program. The weed should not be allowed to spread from its current distribution</li> </ul>
Desired outcome:	Containment

Recommended actions:	<ul> <li>Record all details of the infestation according to the Weed Recording Standards (DPI, 1999)</li> <li>Identify priority sites where benefits of control are greatest and aim to eradicate from these sites</li> </ul>
	Refer to any available best practice manuals and the noxious and environmental weed control handbook for recommended control methods and herbicides
	<ul> <li>Promote hygienic practices to prevent further spread of the weed</li> <li>Provide educational material to affected landholders in the form of factsheets, website, pam phlets etc.</li> </ul>
	Monitoring to occur through the inspection program. The weed should not be allowed to spread from its current distribution
Desired outcome:	Asset protection



### Appendix 2—Linked strategies (cont)

#### Linked Catchment Action Plan targets:

Central West Catchment Management Authority

MTV6: By 2016, reduce area in the catchment affected by environmental weeds by 50,000 hectares.

#### Western Catchment Management Authority

MT3: No increase in the number of species or extent of pest weeds or animals above current levels and a reduction in the impact of pest species.

#### Lachlan Catchment Management Authority

CT3: By 2016, restrict the extant of priority pest animals and environmental weeds.

#### Caring for our Country Business Plan 2009-2010 priority target:

To reduce the impact and spread of Weeds of National Significance over the next two years. Priority will be given to collaborative activities that address outliers, containment lines, and strategic management of core infestations where appropriate.

Table: Linked strategy objectives

MVRWS	AWS	ISP	CWEWS	LRWS
1.1 Early detection capabilities are im- proved	1.2 Ensure early de- tection of and rapid action against new weeds	1.2 Early detection capabilities are devel- oped and imple- mented	3.1.2 Early detection and eradication of new environmental weeds	1.1.2 Develop and implement a Rapid Response Plan in line with the national and state strategies to be used for all new weed incursions
1.2 Hygienic practices are used to prevent new weed incursions	1.3 Reduce the spread of weeds to new areas within Australia	1.1 High risk species and pathways are identified and man- aged	3.1.1 Prevent the spread of new species in Central West catchment with weed potential	1.3 Increase the use of hygienic practices to prevent introduction and spread of weeds
1.3 Collaborate with industry stakeholders to prevent new weeds	1.3 Reduce the spread of weeds to new areas within Australia	1.1 High risk species and pathways are identified and man- aged	3.1.1 Prevent the spread of new species into Central West catchment with weed potential	1.2 Limit potential introduction and spread of weeds from gardens
2.1 Identification and prioritisation of man- agement programs where benefits are greatest	2.2 Implement coor- dinated and cost ef- fective solutions for priority weeds and weed problems	3.1 Identification and prioritisation of man- agement programs where benefits are greatest	3.2.2 Prioritise weed management prob- lems and determine their causes	1.1.1 When undertak- ing weed control programs, use guide- lines for category weeds
2.2 Implement inte- grated management techniques	2.2 Implement coor- dinated and cost ef- fective solutions for priority weeds and weed problems	3.2 Effective and targeted on-ground control	3.2.3 Develop and implement cost- effective solutions for environmental weed management	1.1.1 When undertak- ing weed control programs, use guide- lines for category weeds
2.3 Legislation used to enhance weed control	3.3 Manage weeds within consistent policy, legislative and planning frameworks	4.10 Legislation and policies implemented and enforced consis- tently for effective invasive species man- agement		1.1.7 LCA's to use the Noxious Weeds Act 1993 and other rele- vant legislation effec- tively

(Table continued over page)

# Appendix 2—Linked strategies (cont)

Table: Linked strategy objectives (cont)

MVRWS	AWS	ISP	CWEWS	LRWS
3.1 Partnerships are developed with key stakeholders to im- prove coordination and cooperation	3.2 Build Australia's capacity to address weed problems and improve weed man- agement	4.2 Private landholders motivated to manage invasive species proactively 4.8 Roles and responsibilities defined for invasive species management 4.12 Have established cost sharing arrangements		2.1 Increase the number of coordinated programs to reduce existing weed problems 3.1 Gain commitment from all stakeholders to implement the LRWS
3.2 Improved data collection and colla- tion	3.4 Monitor and evaluate the progress of Australia's weed management efforts	4.6 Ability to measure the effectiveness of invasive species management		1.1.8 Encourage LCA's to update mapping and record keeping systems regularly and promote use of com- puter based systems
3.3 Communication networks are devel- oped and maintained	3.2 Build Australia's capacity to address weed problems and improve weed man- agement	4.3 Increased com- munity acceptance of and involvement in effective invasive species management	3.3.1 Raise awareness and increase motiva- tion among the Cen- tral West community to boost their com- mitment to weeds	2.2 Improve aware- ness and attitude of weed issues and de- velop effective com- munication networks
3.4 Improved educa- tion and training opportunities for weed managers	3.2 Build Australia's capacity to address weed problems and improve weed man- agement	4.5 Skilled workforce implementing inva- sive species manage- ment	3.3.3 Develop an edu- cation and training package	2.3 Improve knowledge and provide training opportunities and educational resources to all stakeholders in weed management
3.5 This strategy is implemented and continues to be a relevant working document	3.4 Monitor and evaluate the progress of Australia's weed management efforts	4.9 Government commitment to implement the components of the ISP 4.11 Monitor progress of implementation of the plan		3.1 Gain commitment from all stakeholders to implement the LRWS
4.1 Educational re- sources are available	3.1 Raise awareness and motivation among Australians to strengthen their com- mitment to act on weeds	4.4 Integration of invasive species management into education programs	3.3.1 Raise awareness and increase motiva- tion among the Cen- tral West community to boost their com- mitment to weeds	2.2 Improve aware- ness and attitude of weed issues and de- velop effective com- munication networks
4.2 Increase the num- ber of awareness pro- grams conducted	3.1 Raise awareness and motivation among Australians to strengthen their com- mitment to act on weeds	4.4 Integration of invasive species management into education programs 4.3 Increased community acceptance of and involvement in effective invasive species management	3.3.1 Raise awareness and increase motiva- tion among the Cen- tral West community to boost their com- mitment to weeds	2.2 Improve aware- ness and attitude of weed issues and de- velop effective com- munication networks

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Adopted by the Council on 1 December 2006

### **Upper Macquarie County Council**

### Weed Management Plan Number 4

(amended 5 December 2008)

## With explanatory comments

#### Title of plan

This plan is Upper Macquarie County Council Weed Management Plan Number 4.

Comment: The name of this plan. Consecutive numbering of the plan following the repealed plans avoids any confusion in referring to the plan.

#### Revocation of previous Weed Management Plans

Upper Macquarie County Council Weed Management Plan Number 1, Upper Macquarie County Council Weed Management Plan Number 2, and Upper Macquarie County Council Weed Management Plan Number 3 made by the Council at its Ordinary Meeting on 5 May 2006 are revoked.

**Comment:** Revocation of the existing plans numbers 1, 2 & 3 is preferable to amending number 1 and repealing 2 and 3, particularly when the new plan is significantly different to the existing number 1.

#### Authority for plan

Weed Control Order No. 20 made by the Minister for Primary Industries on the 31 August 2006 pursuant to Sections 7 and 8 of the Noxious Weeds Act

Comment: Self explanatory.

#### Objective of plan

To require that the growth and spread of Class 4 weeds must be controlled according to the principles of Integrated Weed Management.

Comment: Clarifies what the plan is trying to do. The wording "growth and spread" replicates the control obligation for Class 4 weeds in Weed Control Order No. 19.

#### Land to which this plan applies

All land in the area of operations of the Council, that is the Shires of Oberon and Blayney, the City of Lithgow and the Bathurst Regional Council.

Comment: Self explanatory.

Weeds to which this plan applies

6. All Class 4 weeds in the area of operations of the Council. These weeds are set out in the Schedule.

Comment: Self explanatory.

Control measures to apply

 The following clauses set out the control measures specified in this Weed Management Plan for the control of the growth and spread of Class 4 weeds.

**Comment:** Weed Control Order No. 20 requires in respect of Class 4 weeds that "the growth and spread of the plant must be controlled according to the measures specified in a management plan published by the local control authority". This clause provides the connection between this plan and Order No. 20.

Obligation to institute an effective program of work

10. An occupier who is aware of the presence of a weed on land which he or she occupies shall, as soon as practicable after becoming so aware, institute an effective program of work for controlling the growth and spread of the weed according to the principles of Integrated Weed Management.

**Comment:** This is the primary obligation on occupiers: if your land has a Class 4 weed you must control its growth and spread by using Integrated Weed Management techniques.

This replaces the primary obligation in the existing Plan Number 1 which is to prepare a Property Weed Management Plan.

The existing Plans 2 and 3 (which apply to blackberry and privet on urban land) were necessary only because it served no purpose to require Property Weed Management Plans to be prepared for urban land. Plans 2 and 3, in effect, simply replaced the primary obligation to prepare a Property Weed Management Plan with the primary obligation to control the weeds using the specified methods of Integrated Weed Management.

With the change in the primary obligation Plans 2 and 3 become unnecessary.

Council's current leaflets on blackberry and privet, which set out the appropriate Integrated Weed Management techniques to use for these weeds on urban land, remain appropriate and will not require change.

Voluntary preparation of Property Weed Management Plan

11. An occupier to whom clause 10 applies may, but is not required to, set out the program of work which the occupier has chosen to institute in accordance with the obligation set out in that clause in a Property Weed Management Plan and may make an application to the Council for the Council's approval to the plan.

**Comment:** This clause permits, but does not require, an occupier who has the primary obligation under clause 10 (to control the growth and spread of the weed) to prepare a Property Weed Management Plan and have it approved by the Council. Whether a Property Weed Management Plan is prepared or not the primary obligation remains.

#### Occupier deemed to comply with weed control obligation

12. An occupier who has obtained the Council's approval to a Property Weed Management Plan voluntarily prepared in accordance with clause 11, and who is carrying out the program of work set out in the approved plan, shall be considered to have complied with the requirements of clause 10.

**Comment:** This clause answers the question, which might be asked if clause 11 stood alone, of why an occupier would bother to voluntarily prepare a Property Weed Management Plan and have it approved.

If a plan is prepared and approved, and the program of work in the plan is followed, the occupier has a guarantee that he or she is meeting the primary obligation under clause 10 and therefore his or her obligation under the Act. There is no possibility that the Council can take legal action against the occupier.

Without the protection of this clause the occupier can never be sure that the Council agrees that the program of work adopted to meet the primary obligation under clause 10 is "an effective program of work for controlling the growth and spread of the weed according to the principles of Integrated Weed Management". It may be, but if the Council does not agree the occupier may need to satisfy the court that it is: an expensive exercise.

This clause allows the occupier to gain protection against action by the Council, if the occupier chooses.

#### Council may require preparation of Property Weed Management Plan

- 13. Where the Council -
  - · becomes aware of the presence of a weed on land, and
  - is not satisfied that the occupier of the land is complying with the requirements of clause 10 in respect of the weed,

the Council may give to the occupier a notice in writing requiring the occupier to prepare a Property Weed Management Plan in respect of the weed. The notice shall require the Property Weed Management Plan to be prepared, and an application made for the Council's approval to the plan, within a period of 14 days or such longer period as the Council may specify in the notice or may approve on application by the occupier.

**Comment:** If an occupier fails to comply with the primary obligation under clause 10, and therefore is in breach of Section 12 of the Act, the Council

may, if it wishes, require the occupier to prepare a Property Weed Management Plan.

The Council may choose to serve a notice under this clause instead of serving a weed control notice under Section 18 of the Act.

There is no obligation on the Council to serve a notice under this clause, it may simply serve a Section 18 notice and enforce the clause 10 obligation. And it might do so against the owner, rather then the occupier, if it is satisfied that this would be more effective.

The Council could also prosecute for an offence under Section 12, as well as serving a notice under this clause.

The clause broadens the options available to the Council to ensure that effective weed control work is undertaken.

Requirement to comply with notice from Council

14. Where an occupier receives a notice referred to in Clause 13 the occupier shall comply with the notice according to its terms.

**Comment:** The obligation to comply with the notice. Serving a notice serves no purpose unless there is an ancillary obligation to comply with the notice.

Obligation on Council with respect to application for approval

15. Where an application has been made to the Council for approval to a Property Weed Management Plan the Council shall within 42 days of the application being made determine the application either by approving the plan, with or without modification, or by refusing it.

**Comment:** Requires the Council to approve or refuse approval to the draft Property Weed Management Plan within the period specified. This obligation applies whether the plan is a voluntary plan or a plan prepared after a clause 13 notice.

16. If the Council determines, whether because of the complexity of the plan or otherwise, that it will be unable to determine an application for approval to a Property Weed Management Plan within the period of 42 days specified in clause 15 it shall within that period give to the applicant a notice specifying the reason why it is unable to determine the plan within the 42 day period and stating the date by which it will make a determination in respect of the plan. The Council shall determine the plan by the date specified unless it gives to the applicant another notice in accordance with this clause.

**Comment:** Empowers the Council to extend the time within which it must determine a Property Weed Management Plan. This obligation applies whether the plan is a voluntary plan or a plan prepared after a clause 13 notice.

17. The Council shall not modify a Property Weed Management Plan the subject of an application for its approval without the written consent of the applicant.

Comment: Precludes the Council from modifying a Property Weed Management Plan without consent. This obligation applies whether the plan is a voluntary plan or a plan prepared after a clause 13 notice. This is consistent with the principle that it is the occupier who is in the best position to decide on the most appropriate Integrated Weed Management techniques for the land. The Council may refuse to approve the plan if it is not satisfied that it contains an effective program of work, but it is not the Council's function to determine what is the appropriate program of work.

18. The Council shall give written notice of its determination of an application for approval to a Property Weed Management Plan to the applicant within 14 days of its determination. If the Council's decision is to refuse its approval to the application it shall set out the reasons for its refusal in the notice of its determination.

Comment: Self explanatory. This obligation applies whether the plan is a voluntary plan or a plan prepared after a clause 13 notice. The Council is required to give reasons for its refusal of approval so that the applicant will be assisted to modify the plan so that it does propose an effective program of work. In practice it might be expected that there will be consultation between the Council and the applicant with a view to appropriate modifications being made to the plan if refusal of approval to the plan as submitted is likely

#### Obligation to comply with approved Property Weed Management Plan

19. Where the Council has approved a Property Weed Management Plan the occupier of the land to which the approved Property Weed Management Plan applies shall, unless the application was a voluntary application made under clause 11, give effect to the program of work in accordance with the approved plan.

**Comment:** The obligation to comply with the plan. Preparation and approval of a plan serves no purpose unless there is an ancillary obligation to comply with the plan.

The voluntary nature of clause 11 plans has been retained: compliance with a clause 11 plan is not required but if the program of work contained in the plan is not followed the protection offered by clause 12 will be lost. This does not necessarily mean that the occupier will be in breach of the primary obligation in clause 10 but the benefit in having the plan approved will be lost.

Modification of approved Property Weed Management Plan

20. The Council, on the application of the occupier of the land to which an approved Property Weed Management Plan applies, may approve any modification to the plan that the Council considers appropriate.

**Comment:** Applies both to a voluntary plan and to a plan prepared after a clause 13 notice. Maintains flexibility to allow for seasonal conditions, changes in personal circumstances, crop and stock prices, etc.

#### **Definitions**

21. In this plan -

Class 4 weed means a plant to which the Minister for Primary Industries has, by Weed Control Order No. 19, applied a weed control class of Class 4 within the area of operations of Upper Macquarie County Council.

Council means the Upper Macquarie County Council.

**Integrated Weed Management** means the planning and implementation of a program of work for controlling the growth and spread of a weed using such of the available methods of control that may be appropriate in the circumstances, including, but not necessarily limited to, -

- Measures to prevent invasion, or reinvasion, by the weed,
- · Physical or mechanical measures,
- · Biological agents,
- · Herbicide methods,
- · Cultural methods, and
- Land management practices.

**Property Weed Management Plan** means a written plan that may relate to one, or more than one, weed and that includes –

- · Particulars of the weed or weed,
- Details of the land to which it relates,
- Details of an effective program of work which it is proposed to undertake to control the growth and spread of the weed or weeds,
- Details of the means of implementing the program of work proposed in the plan, including details of how the implementation may require modification to take account of contingencies (such as seasonal conditions or changes in commodity prices),
- A timeframe for the initiation and completion of the program of work,
- Details of how compliance with the plan will be monitored and reported to the council, and
- Any other matter that the occupier or the council considers appropriate.

Weed means a weed to which this plan applies.

Comment: The definitions are self explanatory.

The use of the words "such of the available methods of control that may be appropriate in the circumstances" in the definition of Integrated Weed Management might, however, be noted. These words give flexibility to the definition and recognize that the concept of Integrated Weed Management is to use the methods of control that will achieve the best results having regard to the land and to all other circumstances. The definition is not dogmatic as to what control techniques must be used: simply that a range of appropriate techniques should be used.

#### Date this plan was made

22. By resolution of the Council at its Ordinary Meeting on 1 December 2006.

Comment: Self explanatory.

#### Method of publication of this plan

23. By display in the Council's office with attention being drawn to the publication of the plan by advertisement in the *Blayney Chronicle*, the *Central Western Daily*, the *Lithgow Mercury* and the *Oberon Review*. A copy of the plan will be provided, free of charge, on request.

**Comment:** Self explanatory. Constituent councils were requested to exhibit the previous plans in a convenient location in their offices. In view of the lack of response to the previous exhibition it was considered that exhibition in the Council's office, with attention drawn to the making of the new plan and the availability of copies of it at the Council's office, would suffice.

## Schedule

Common name	Botanical name	
African boxthorn	Lycium ferocissimum	
African lovegrass	Eragrostis curvula	
Bathurst/Noogoora/Californian/cockle	Xanthium species	
Blackberry	Rubus fruticosus aggregate species	
Chilean needle grass	Nassella neesiana	
Harrisia cactus	Harrisia species	
Hemlock	Conium maculatum	
Long-style feather grass	Pennisetum villosum ]	
Nodding thistle	Carduus nutans	
Pampas grass	Cortaderia species	
Prickly pear	Cylindropuntia species	
Prickly pear	Opuntia species except O. ficus- indica	
Privet (Broad leaf)	Ligustrum lucidum	
Privet (Narrow-leaf/Chinese)	Ligustrum sinense	
Rhus tree	Toxicodendron succedanea	
Scotch broom	Cytisus scoparius	
Scotch thistle, Stemless thistle, Illyrian thistle, Taurian thistle	Onopordum species	
Serrated tussock	Nassella trichotoma	
Silver-leaf nightshade	Solanum elaeagnifolium	
Spiny burrgrass	Cenchrus incertus	
Spiny burrgrass	Cenchrus longispinus	
St. John's wort	Hypericum perforatum	
Star thistle	Centaurea calcitrapa	
Sweet briar	Rosa rubiginosa	
Tree-of-heaven	Ailanthus altissima	
Wild radish	Raphanus raphanistrum	

ATTACH. 6

(Revised 10 July 2009)

## UPPER MACQUARIE COUNTY COUNCIL

## **Property Weed Management Plan**

for property known as

Property Address			
I,, the occupier of the land described in this Property Weed Management Plan, apply for the Upper Macquarie County Council's approval to the Property Weed Management Plan as required by Upper Macquarie County Council Weed Management Plan Number 1.			
Occupier (Signature)	Date		
The Property Weed Management Plan, comprising pages each of which has been authenticated by my signature, contains an effective program of work for the control of the noxious weed(s) to which it relates and is recommended for approval.			
Weeds Officer (Signature)	Date		
The Property Weed Management Plan is approved.			
Chief Weeds Officer (Signature)	Date		

The noxious weeds control authority for the areas of Bathurst Regional Council, Blayney and Oberon Shire Councils and the Lithgow City Council

## UPPER MACQUARIE COUNTY COUNCIL

# Property Weed Management Plans Read this before you start.

#### Things you should know.

If you are an occupier of land within the area of Upper Macquarie County Council
and any one or more of the following weeds is present on your land you must have
an effective program of work for controlling the growth and spread of the weed
according to the principles of Integrated Weed Management.

Common name of weed

African boxthorn	Rhus tree
African lovegrass	Scotch broom
Bathurst/Noogoora/Californian/cockle burrs	Scotch thistle, Stemless thistle, Illyrian thistle, Taurian thistle
Blackberry	Serrated tussock
Chilean needle grass	Silver-leaf nightshade
Harrisia cactus	Spiny burrgrass
Hemlock	Spiny burrgrass
Long-style feather grass	St. John's wort
Nodding thistle	Star thistle
Pampas grass	Sweet briar
Prickly pear	Tree-of-heaven
Privet (Broad leaf)	Wild radish
Privet (Narrow-leaf/Chinese)	

- If you would like a copy of *Upper Macquarie County Council Weed Management Plan Number 4* which requires you to have an effective program of work for your land please ask the Weeds Officer who is assisting you, or contact the Council.
- You may be required to prepare a Property Weed Management Plan for your land if the Council has given you a notice to do so. You will only receive a notice if you are not controlling the growth and spread of a weed. You may voluntarily prepare a Property Weed Management Plan at any time and if you obtain the Council's approval to the Plan you will receive certain legal protection in respect of your control of the weed.
- Your Property Weed Management Plan may deal with any one or more noxious weeds. You do not need a separate plan for each weed.
- All of the noxious weeds listed above are Class 4 Noxious Weeds. Your Property Weed Management Plan must deal with Class 4 Noxious Weeds. It may also deal with noxious weeds of another class but it does not have to do so. In some cases it will be desirable for your Property Weed Management Plan to deal with all noxious weeds, not just those in Class 4, as this will ensure that it is a

comprehensive plan for the control of all noxious weeds on your land. If you choose to include noxious weeds other than Class 4 weeds talk to the Weeds Officer advising you for advice about the different control obligations that apply to the other Classes of noxious weeds.

- The Council regards the preparation and approval of an effective Property Weed Management Plan as a cooperative project between the Council and the occupier. But where you have received a notice to prepare a plan preparation of a Plan is a legal requirement and the law provides substantial penalties if an occupier fails to comply.
- The Weeds Officers of Upper Macquarie County Council are available to assist
  you in the preparation of the Property Weed Management Plan for your land. You
  do not have to pay for this assistance.
- In some cases you may need other expert advice, such as an agronomist or
  forester, to help you prepare your Plan. The Council Weeds Officers will assist
  you to contact people or organisations that may be able to provide this advice.
  Any charge by others for this advice will be your responsibility.
- You are required to make an application to the Council for approval to your Plan if you have received a notice to prepare the Plan. You may apply for approval if you voluntarily prepare a plan. You apply for approval by completing and signing the application on the front page of the form and either delivering or sending your Plan to the Council at the address given below, or you may hand it to the Weeds Officer who is assisting you. You are not required to make any payment to the Council for approval of your plan.
- Your Property Weed Management Plan must be in writing and must include -
  - Particulars of the weed or weeds to which it relates,
  - Details of the land to which it relates,
  - Details of the program of work proposed in relation to the weed,
  - Details of the means of implementing the program of work proposed in the plan, including details of how the implementation may require modification to take account of contingencies (such as seasonal conditions or changes in commodity prices),
  - A timeframe for the commencement and completion of the program of work.
  - Details of how compliance with the plan will be monitored and reported to the council, and
  - Any other matter that you, or the Weeds Officer advising you, considers appropriate.
- Your Plan must contain a program of work. This means that you must set out in
  your plan an effective program for controlling the growth and spread of the weed
  to which the plan applies according to the principles of Integrated Weed
  Management.
- Integrated Weed Management means the planning and implementation of a program of work for controlling the growth and spread of a weed using whichever of the available methods of control may be appropriate to your land. These methods may include, but are not necessarily limited to, -

- Measures to prevent invasion, or reinvasion, by the weed,
- Physical or mechanical measures,
- Biological agents,
- · Herbicide methods,
- Cultural methods, and
- Land management practices.
- A Plan which contains a program of work which consists entirely of the application of herbicide, without anything else, is likely to be appropriate only in exceptional circumstances. This is because a single application of herbicide, without anything else, will not result in the long term control of noxious weeds. Repeat applications will be required and this is expensive and may result in harm to the environment. Initially herbicide application will often be required, but, if possible, plan to follow it up with other methods that may give long term control.
- Follow the instructions on the form, they are there to help you in preparing your Plan. If you follow the instructions you will not forget anything and it is more likely that your plan will be approved.
- Once your plan has been approved by the Council, if you have received a notice to prepare the plan, you will be required to carry out the program of work which you have set out in the plan, so be realistic in what you propose. Your plan must contain an effective program of work but it is better to have a realistic program which you will carry out rather than an unrealistic one which is beyond your physical or financial resources.
- If you want to use a computer to prepare your Plan, the form is available electronically in Microsoft Word® format. You can get the form from the Council's website or ask the Weeds Officer assisting you.
- If you are using this printed form, start by filling out the information inside the front cover if this has not already been done. Then fill out Step 1, which is the site assessment, including the sketch map or, if you wish, attach a separate map or aerial photograph showing the same information. Next fill out the loose sheet which has Steps 2 and 3 on it. Use as many of this sheet as necessary, see the instructions on the sheet. Photocopy it if you wish, or obtain additional copies from the Council. Finally, fill out Step 4 which is on the back cover. The only thing remaining to be done is to fill out the application on the front cover and deliver or post the completed Plan to the Council, or hand it to the Weeds Officer who is assisting you.
- You should receive your approval no later than 42 days after the Council receives your plan. If there is any problem with your plan the Weeds Officer advising you will contact you within the 42 day period.

#### **Council Chambers**

7 Lee Street, Kelso

Mail

PO Box 703, Bathurst 2795

Telephone 02 63331375 Facsimile 02 63319620 Website www.umcc.nsw.gov.au

## UPPER MACQUARIE COUNTY COUNCIL

## Property Weed Management Plan This form is available electronically in Microsoft Word® format.

Upper Macquarie County Council Weeds Officer particulars
Name
Telephone number
Fax number
Email address
Occupier's particulars
Name(s)
Address
Telephone number
Fax number
Email address
Owner's particulars
Name(s)
Address
Telephone number
Fax number
Email address
Legal description of property (lot, DP, etc.)

## Step 1 – Site assessment

Please estimate the der	nsity of infestation as a percentage of g	round cover.
Weed	Approximate area (ha.)	Density
	n map here showing basic property entify weed location and extent.	information and using
Show property features	s and what adjoins the property at the b	ooundaries.
You may attach a map, or aerial photograph, showing the same information if this is more convenient. The Weeds Officer assisting you may also use Global Positioning System equipment to more accurately locate weeds for Council's records.		

#### Objectives and program of work sheet

- You now need to fill out at least one of these sheets.
- You will usually need to fill out one of these sheets for each weed that you
  have identified in Step 1.
- In some cases it may be necessary to fill out one of these sheets for each area
  of infestation even if the weed is the same. For example, if the areas of
  infestation are widely separated or if you wish to set different objectives or
  different Programs of Work for the separate areas you will probably need to
  fill out a separate sheet for each area of infestation.

#### Steps 2 and 3 are about setting goals and meeting them!

#### Step 2 – Set objectives

Weed
Area of infestation (as shown on map)
Priority of control (high, medium, low)
Objectives
Short term
Medium term
Long term
Management technique(s)
In general terms only (e.g. herbicide, pasture establishment, grazing management,
etc.). The detail will be provided in Step 3.

#### Step 3 - Program of work

While seasonal conditions and other factors may from time to time require changes in your program of work, please be as precise as you can be.

Be aware that if your plan proposes the application of herbicide at a rate, or otherwise, not in accordance with the pesticide label it will not be approved (unless you provide evidence of a permit authorising the "off label" use).

See the example Property Weed Management Plans provided to see what is required.

A program of work will, in many cases, need to extend over a period of years. If so you will need to ensure that you clearly identify what work will be carried out in each year and when in the year it will be carried out.

If space is insufficient please attach additional sheets.

What do you propose to do to control the weed (set out clearly what you will do)?
When will you do it (specify the milestones when the work will be done, e.g. month,
year, season, etc.)?
How is your program of work likely to require modification to take account of
contingencies (such as adverse seasonal conditions or financial circumstances)?
contingencies (such as adverse seasonal conditions or financial circumstances)?
contingencies (such as adverse seasonal conditions or financial circumstances)?
contingencies (such as adverse seasonal conditions or financial circumstances)?
contingencies (such as adverse seasonal conditions or financial circumstances)?
Contingencies (such as adverse seasonal conditions or financial circumstances)?  The Council must be satisfied that the program of work that you are proposing will be
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The Council must be satisfied that the program of work that you are proposing will be effective to control the growth and spread of the weed. Please include any additional information that you feel might assist the Council in assessing your program of work. This is particularly important if you are proposing a program of work that is out of the ordinary, i.e. that proposes unusual management techniques.
The Council must be satisfied that the program of work that you are proposing will be effective to control the growth and spread of the weed. Please include any additional information that you feel might assist the Council in assessing your program of work. This is particularly important if you are proposing a program of work that is out of the ordinary, i.e. that proposes unusual management techniques.

Don't forget Step 4 on the back of the main form!

#### Step 4 – Monitoring

Don't forget to fill out the separate (loose) sheet for Steps 2 and 3!

You should notify the Council Weeds Officer promptly when you have carried out work required in your program of work.

If you do not do so, the Weeds Officer will contact you each time that you pass a milestone when work specified in your program of work was due to be carried out. In many cases this will be done by telephone. If you confirm that the work has been done the Weeds Officer will not usually need to visit your property.

If the work has not been done you will be asked for an explanation.

If there is to be only a short delay in doing the work you will be asked to nominate a revised time by which the work will be done.

If the work cannot be done for some reason, such as adverse seasonal conditions, or financial constraints, you will be asked to formally apply for approval to modify your approved Property Weed Management Plan. If this occurs you will need to revise your program of work so that, despite the failure to do the required work, it remains effective to control the growth and spread of the noxious weeds to which it relates.

You need to monitor the effectiveness of the program of work in your Property Weed Management Plan so that you can identify how well the control measures specified are working and, if necessary, modify your program of work. If you wish to modify your program of work you will be required to apply for the Council's approval.

A proportion of Property Weed Management Plans will be selected each year for audit by the Council. The audit will involve a property visit and an interview with you to discuss the effectiveness of the program of work and whether any modification is required.

and age to manitar the effectiveness of the program of work in your

Property Weed Management Plan (e.g. mapping, recording changes infestations, photographs, etc.)?	in density of
intestations, photographs, etc.):	

S\_GM\_2\_1 ATTACH. 7

## Upper Macquarie County Council

## **Position Description**

Position

Weeds Officer

Reports to

Chief Weeds Officer

Accountable to

General Manager

**Conditions** 

Conditions of employment are in accordance with the Local Government (State) Award 2010. Employment

will be subject to a probationary period.

Position objectives

The objectives of this position are to assist the Council in carrying out the noxious weed control functions which are conferred on the Council under Section 36 of the Noxious Weeds Act 1993.

#### These functions are -

- (a) responsibility for the control of noxious weeds by occupiers of land (other than public authorities or local control authorities),
- (b) control of noxious weeds on land owned or occupied by the Upper Macquarie County Council and on certain roads and watercourses, rivers or inland waters as provided by the Act,
- (c) to ensure, so far as practicable, that owners and occupiers of land carry out obligations to control noxious weeds imposed under the Act,
- (d) to develop, implement, co-ordinate and review noxious weed control policies and noxious weed control programs,
- (e) inspection of land within the local area in connection with the Council's noxious weed control functions,
- (f) to report, at the request of the Minister, on the carrying out of the Upper Macquarie County Council's functions under the Act,
- (g) to co-operate with local control authorities of adjoining areas to control noxious weeds, where appropriate,
- (h) any other functions that are conferred or imposed on the Upper Macquarie County Council by or under the Act.

#### General position responsibilities

In summary, the Weed Officer will be required to -

· Educate the public generally, and landholders in particular, on the impact of noxious weeds on the community, the importance of noxious weed control, and their control obligations under the Act.

- Advise landholders of the presence of noxious weeds on their land, the appropriate methods of control, and any financial assistance that may be available to assist with control.
- Assist landholders in the preparation of Property Weed Management Plans, applications for grants or other financial assistance, and with the implementation of any Program of Works in Property Weed Management Plans.
- Promote the Council's Weed Control Policy and, where appropriate, assist in its implementation.
- Liaise with other natural resource managers, constituent councils, Rural Lands Protection Boards, and other persons and organisations as required to promote effective noxious weed control.
- Report to the Chief Weeds Officer and the General Manager, as directed, on the activities of the Weeds Officer, the presence of noxious weeds and their distribution within the Council's area of operations, and other matters.
- Enforce the weed control obligations of the Noxious Weeds Act 1993.
- Undertake, and supervise, weed control work as required.
- Keep up to date the Weeds Officer's knowledge of noxious weeds, appropriate
  control methods, occupational health and safety issues, and other matters
  relevant to the execution of the Weeds Officer's duties.

#### Detailed position responsibilities and performance measures

Educate the public generally, and landholders in particular, on the impact of noxious weeds on the community, the importance of noxious weed control, and their control obligations under the Act.

- As appropriate, suggest to the Chief Weeds Officer and the General Manager suitable topics for press releases to advance the Council's Noxious Weeds Strategy.
- Be mindful of opportunities to obtain press coverage of Council activities or other noxious weed activities.
- Solicit invitations to address meetings, seminars, school classes, etc., about noxious weeds and, with approval, accept any invitations offered.
- Attend local agricultural shows, field days, etc., as required, to promote the work of the Council.

#### Performance measures

- Enthusiasm for the promotion of noxious weeds awareness.
- Documented suggestions for press releases.
- Press coverage of noxious weed activities secured.
- Addresses delivered at meetings, etc. to promote noxious weed control.

Advise landholders of the presence of noxious weeds on their land, the appropriate methods of control, and any financial assistance that may be available to assist with control.

- Conduct property visits, with the consent of the landholder, to determine the noxious weed status of the property.
- Discuss with landholders the noxious weed status of their property.

- Inform landholders of their legal obligations with regard to noxious weeds on their property, particularly of the need to prepare a Property Weed Management Plan where this is required.
- Advise landholders on the available control methods for noxious weeds on their properties and the most appropriate methods for their use.
- Advise landholders on possible sources of grant funds, if any, for noxious weed control.
- Advise landholders of any council programs or initiatives that may be applicable to them.

#### Performance measures

- Number of consents obtained for property visits.
- Number of property visits.
- Instances of positive feedback from visited landholders.
- Lack of justified complaints from visited landholders.

Assist landholders in the preparation of Property Weed Management Plans, applications for grants or other financial assistance, process applications for approval of Property Weed Management Plans, and ensure the implementation of any Program of Works in Property Weed Management Plans.

- Provide landholders with advisory material, including pro forma plans, about Property Weed Management Plans.
- Advise landholders on the preparation of Property Weed Management Plans, including where appropriate, advice on sources of information and advice on appropriate programs of work.
- Where necessary, provide assistance to landholders in the preparation of applications for grants or other financial assistance including advice on sources of information.
- Properly record and process applications for approval of Property Weed Management Plans.
- Institute a program of contacts with landholders, by telephone, to ensure that programs of work in Property Weed Management Plans are progressed in accordance with the plans.
- Institute a program of visits to randomly selected properties that have a Property Weed Management Plan to audit compliance with programs of work in Property Weed Management Plans.

#### Performance measures

- Instances of positive feedback from visited landholders.
- Lack of justified complaints from visited landholders.
- Satisfactory completion of Property Weed Management Plans submitted for approval.
- Instances of successful outcomes from funding applications made by landholders.
- Timely and effective recording and processing of applications for approval of Property Weed Management Plans.
- Successful completion of program of work follow up.
- Successful completion of audit program.

Promote the Council's Weed Control Policy and, where appropriate, assist in its implementation.

- Be familiar with the contents of the Council's Weed Control Policy.
- Promote the goals of the Council's Weed Control Policy whenever possible.
- Bring to the attention of the Chief Weeds Officer or the General Manager ways in which the Weed Control Policy might be improved.

#### Performance measures

- Demonstrated familiarity with the Weed Control Policy.
- Demonstrated instances where the goals of the Weed Control Policy have been promoted.
- Demonstrated instances where the Weeds Officer has initiated or cooperated in an action listed in the Weed Control Policy.
- Recorded instances where possible improvements to the Weed Control Policy have been brought to attention.

Liaise with other natural resource managers, constituent councils, Livestock Health and Pest Authorities, and other persons and organisations as required to promote effective noxious weed control.

- Foster cooperative relationships with other public authorities with a view to sharing of resources.
- Establish lines of communication with relevant personnel in constituent councils, Livestock Health and Pest Authorities, Catchment Management Authorities, etc. with a view to promoting effective noxious weed control in the Council's area of operations.
- Liaise with public land managers to endeavour to secure effective noxious weed control programs.

#### Performance measures

- Maintenance of working relationship with public land managers.
- Amicable relationships established to promote noxious weed control.

Report to the Chief Weeds Officer and the General Manager, as directed, on the activities of the Weeds Officer, the presence of noxious weeds and their distribution within the Council's area of operations, and other matters.

- Prepare and file full reports on the noxious weeds status of properties visited.
- Prepare and file full reports on the noxious weeds status of properties inspected under the *Noxious Weeds Act 1993*.
- Ensure that any Property Weed Management Plans entered into for properties for which the Weeds Officer is responsible are properly entered into the Council's records and filed.
- Complete, as required, time sheets and other records to enable proper accounting records to be kept by the Council.
- Ensure that a proper record of the presence and distribution of noxious weeds is kept in relation to properties visited or inspected.

#### Performance measures

- Preparation and proper filing of reports.
- Proper entry and filing of Property Weed Management Plans.
- Completion of time sheets and other records.
- Proper entry of noxious weeds distribution into Council's records.

### Enforce the weed control obligations of the Noxious Weeds Act 1993.

- Conduct property inspections to determine the noxious weed status of a property.
- Recommend issue of Section 18 notices, in accordance with Council's Noxious Weeds Policy, where other actions have been unsuccessful in securing effective noxious weed control.
- Contact landholder after service of Section 18 notice to offer advice and assistance.
- As required, inspect property on expiry of Section 18 notice.
- Where necessary, recommend further action under the Noxious Weeds Act 1993, in accordance with Council's Noxious Weeds Policy, where Section 18 notice is not complied with.
- Attend court, as necessary, to give evidence in legal proceedings.
- Keep land occupied by public authorities under surveillance for compliance with noxious weed control obligations.

#### Performance measures

- Completion of program of inspections.
- Recommendations for issue of Section 18 notices only in appropriate circumstances.
- Record of successful contacts with landholders after service of Section 18 notice to avoid necessity for further legal action.
- Approval of Property Weed Management Plan after service of Section 18 notice.
- Timeliness of follow-up action where Section 18 notice has not been complied with
- · Successful conclusion of legal proceedings.

## Undertake, and supervise, weed control work as required.

- Undertake weed control work on roads and other land, including private land, as required, in accordance with Council's Noxious Weeds Policy.
- Arrange weed control work by private contractors on roads and other public land, as required, in accordance with Council's Noxious Weeds Policy.
- Supervise, as required, weed control work by private contractors on roads and other public land.
- Assist in Council's aerial spraying program.
- Supervise, as required, weed control work by private contractors on private land.

#### Performance measures

- Engagement of private contractors at competitive rates.
- · Completion of work within estimated time.
- · Successful outcome from weed control work.

Keep up to date the Weeds Officer's knowledge of noxious weeds, appropriate control methods, occupational health and safety issues, and other matters relevant to the execution of the Weeds Officer's duties.

 Attend seminars, field days, meetings, conferences, etc., relevant to the performance of the Weeds Officer's duties, as approved.

- Ensure a good working knowledge of the relevant legislation, Council's Weed Management Plans, Noxious Weeds Policy, and noxious weed declarations.
- Develop expertise in the identification of noxious weeds and integrated weed management.
- Be aware of latest research relevant to noxious weeds.

#### Performance measures

- Attendance at seminars, etc., to improve knowledge.
- Demonstrated knowledge of legislation, Weed Management Plans, etc.
- Demonstrated current knowledge of identification of weeds and integrated weed management techniques.

ATTACH. 8

DATED 9th DAY OF November 2012

BATHURST REGIONAL COUNCIL of Civic Centre, Cnr. Russell & William Streets, Bathurst

("the Licensor")

-and-

UPPER MACQUARIE COUNTY COUNCIL
of 7 Lee Street, Kelso
("the Licensee")

## LICENCE AGREEMENT

McINTOSH McPHILLAMY & CO. Solicitors 203A Howick Street BATHURST NSW 2795

> TEL: (02) 6331 1533 FAX: (02) 6331 9279 DX 3102 BATHURST

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#### LICENCE

DATE 9th November 2012

#### **PARTIES**

BATHURST REGIONAL COUNCIL of Civic Centre, Cnr. Russell & William Streets Bathurst 2795 (the "Licensor")

UPPER MACQUARIE COUNTY COUNCIL of 7 Lee Street, Kelso 2795 (the "Licensee")

#### RECITALS

- A. The Licensor is the registered proprietor of the Land.
- B. The Licensor has agreed to grant the Licensee a licence to use the Licensed Area and Licensor's Property upon the terms and conditions of this deed.

#### 1. DEFINITIONS and INTERPRETATION

#### 1.1 Definitions

In this deed, unless the contrary intention appears:

"GST" means the same as in the GST Law, and any applicable additional tax, penalty tax, fine, interest or other charge.

"GST Law" means the same as "GST law" means in A New Tax System (Goods and Services Tax) Act 1999 (Cth).

"Land" means the land described in Item 1(b) of the Reference Schedule.

"Licence" means the licence granted to the Licensee pursuant to this deed, including any extension thereof.

"Licensed Area" means the Licensed Area described in Item 2 of the Reference Schedule.

"Licensee" means the Licensee its successors and permitted assigns, and where the context permits, includes any invitee, servant, agent or contractor of the Licensee.

"Licensee's Property" means the Licensee's property on the Licensed Area which the Licensee owns or leases and the Licensee's fixtures, fittings, signs, equipment and goods.

"Licensor" means the Licensor its successors and assigns, and where the context permits, includes any servant agent or contractor of the Licensor.

"Licensor's Property" means the Licensors fixtures, fittings, air conditioning and ventilation systems signs, equipment and goods included in the Licenced Area.

"Permitted Purpose" means the purpose specified in Item 4 of the Reference Schedule.

"Reference Schedule" means the Reference Schedule to this deed.

- 1.2 In this deed headings and underlinings are for convenience only and do not affect interpretation and unless the context otherwise requires:
  - all references to statutory terms (including rules, regulations, orders, bylaws and ordinances) include any modification or re-enactment of such statutory terms (whether before, on or after the date of this agreement), for the time being in force;
  - (b) where in this agreement a period of time dating from a given day, act or event is specified or allowed for any purpose, the time shall be reckoned exclusive of that day or of the day on which the act or event occurred but inclusive of the day on which that period expires;
  - (c) words importing the singular or plural include the plural and singular respectively:
  - (d) all dollar (\$) amounts are in Australian currency;
  - (e) an expression importing a natural person includes any company, partnership, joint venture, association, corporation or other body corporate and any Government Agency;
  - a reference to any party to this agreement or any other document or arrangement, includes that party's executors, administrators, substitute successors and permitted assigns, or if a company, its successors and permitted assigns;
  - (g) where a word or phrase is given a particular meaning in this agreement, other parts of speech and grammatical forms of that word or phrase have a corresponding meaning;
  - every agreement or undertaking expressed or implied by which more than one person is bound binds those persons and any two or more of them jointly and each of them severally;
  - a reference to a document includes an amendment or supplement to or replacement or novation of, that document;
  - no term of this agreement will be construed adversely to a party solely on the ground that the party was responsible for the preparation of this agreement or that term;
  - a reference to an agreement includes an undertaking, deed, agreement or legally enforceable arrangement or understanding whether or not in writing;

- (I) a reference to a month is a reference to a calendar month and a reference to a day is the period of time commencing at midnight and ending 24 hours later:
- (m) a reference to a body (including without limitation, an institute, association or authority), whether statutory or not;

(i) which ceases to exist; or

whose powers or functions are transferred to another body is a reference to the body which replaces it or which substantially succeeds to its powers or functions.

#### 2. LICENCE

- 2.1 The Licensor grants the Licensee a licence to use the Licensed Area and the Licensor's Property for the Permitted Purpose. The Licensee shall have exclusive use of the parts of the licensed area referred to as Exclusive Use Areas. The Licensee shall be permitted to use the parts of the licensed area referred to as Shared Use Areas in conjunction with the Licensor and other users. The Licensee shall be permitted to use the part of the licensed area referred to as the Meeting Room Area when not required by the Licensor or other users with such use to be rostered as required, with the Licensee to receive no particular priority in the roster.
- 2.2 The Term begins on the Commencement Date specified in Item 3(a) of the Reference Schedule and ends on the Termination Date specified in Item 3(b) of the Reference Schedule
- 2.3 Should the Licensor in its absolute discretion permit the Licensee to continue to use the Licensed Area after the Termination Date, such continued use shall be upon the terms and conditions of this deed as a licence from month to month, such licence being determinable by not less than one month's notice in writing from either party to the other given at any time and to expire on any date.
- 2.4 (a) The licence granted under this deed is personal to the Licensee;
  - (b) Nothing in this deed:
    - confers on the Licensee any rights as a Tenant of the Licensed Area; or
    - (ii) creates the relationship of Landlord and Tenant between the parties.

#### COVENANTS

- 3.1 The Licensee must pay the annual Licence fee (in the amount specified at Item 5. in the Reference Schedule) by quarterly instalments payable in advance.
- 3.2 In addition, the Licensee must pay the outgoings specified in Item 7A of the Reference Schedule, such payment to be made when requested by the Licensor by provision of a tax invoice or as invoiced by the supplier.

- 3.3 The Licensee must not damage, injure or cause to be damaged or injured, the land or any part thereof or any person or property of the Licensor which may be in or about the land (including the Licensed Area) and must keep the Licensor indemnified against all liability for death of or injury to persons or loss of or damage to property arising directly or indirectly through the use of the Licensed Area by or on behalf of the Licensee;
- 3.4 The Licensee must insure and keep insured the Licensee's Property, the Licensor's Property and the Licensed Area against all reasonable insurable risks (including public liability insurance for the amount specified in Item 6 of the Reference Schedule) in relation thereto and shall upon request produce to the Licensor its servants or agents all such policies of insurance and certificates of currency.
- 3.5 The Licensee must not use the Licensed Area for any purpose other than the Permitted Purpose;
- 3.6 The Licensee must keep the Licensed Area in good repair and working order except if the Licensed Area is damaged by reasonable wear and tear, or fire, lightning, storm, tempest, earthquake, explosion, riot, civil commotion, act of God or war.
- 3.7 The Licensee must keep the Licensed Area clean and free from rubbish and shall be solely responsible for cleaning of the Exclusive Use Area and shall be responsible for cleaning the Shared Use Area and Meeting Room Area after each use by the Licensee.
- 3.8 The Licensee must give the Licensed Area back to the Licensor in good repair and working order having regard to its condition at the commencement of this licence, clean and free from rubbish, remove the Licensee's property, make good any damage then existing to the Licensed Area to comply with this clause to the reasonable satisfaction of the Licensor subject only to reasonable wear and tear;
- 3.9 The Licensee must not bring or leave in, nor permit to be brought in or left in, the Licensed Area any offensive, hazardous or dangerous substances.
- 3.10 The Licensee shall at all times comply with all Public Health, Occupational Health & Safety and Local Government rules, regulations and orders applicable to their use of the Licensed Area.

#### 4. RISK AND INDEMNITY

#### 4.1 Risk

The presence of the Licensee's Property in the Licensed Area is at the sole risk of the Licensee and the Licensee shall be responsible for any security services to the Licensed Area at the Licensee's expense.

#### 4.2 Release of Licensor

To the extent permitted by law, the Licensee releases the Licensor from any claim, action, damage, loss, liability, cost or expense which the Licensor suffers or incurs or is liable for in respect of:

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- (a) any loss or damage to the Licensee's Property or any property; or
- (b) the death of, or injury to, any person who is in or around the Licensed Area.

#### 4.3 Indemnity

The Licensee indemnifies the Licensor against any claim, action, damage, loss, liability, cost or expense which the Licensor suffers or incurs or is liable for in respect of the use of the Licensed Area by the Licensee.

#### ASSIGNMENT

#### 5.1 No Assignment by Licensee,

The Licensee must not assign any of its rights under this deed.

#### 5.2 Assignment by Licensor

The Licensor may assign its rights under this deed without the Licensee's consent.

#### 6. WAIVER

6.1 The non-exercise of or delay in exercising any power or right of a party does not operate as a waiver of that power or right, nor does any single exercise of a power or right preclude any other or further exercise of it or the exercise of any other power or right. A power or right may only be waived in writing, signed by the party to be bound by the waiver.

#### 7. COSTS

7.1 The Licensee must pay the Licensor's solicitors' costs of the preparation and completion of this Licence and any out-of-pocket fees and the Licensor's expenses including the Licensor's solicitors' costs and expenses arising from any default by the Licensee under this Licence.

#### 8. DEFAULT AND TERMINATION

#### 8.1 Default

The Licensee is in default if:

- (a) it does not pay the Licence Fee or any other money payable under this deed within 14 days of the due date;
- (b) it does not perform any express or implied obligation under this deed; or
- (c) it repudiates its obligations under this deed.

#### 8.2 Licensor's rights on default

If the Licensee is in default the Licensor may terminate this deed by written notice and may exercise any other legal right.

#### 8.3 Indemnity for breach

The Licensee indemnifies the Licensor against any claim, action, loss, damage, cost, liability, expense or payment suffered or incurred by the Licensor in respect of:

(a) any default by the Licensee under this deed; or

(b) the Licensor's termination of this deed under clause 8.2,

including, but not limited to, the loss to the Licensor of the benefit of the Licensee performing its obligations under this deed from the date of termination until the end of the Term.

8.4 Removal of Licensee's Property

(a) The Licensee must remove the Licensee's Property from the Licensed

Area by the Termination Date.

(b) If the Licensee does not comply with paragraph (a), the Licensor may, at the Licensee's cost, remove the Licensee's Property as the agent of the Licensee and at the Licensee's risk, and sell the Licensee's Property and apply any proceeds of sale in reduction of any amounts outstanding under this licence, including the costs of removal.

#### 9. GST CLAUSE

9.1 Payment of GST

(a) A recipient of a taxable supply made under this Lease must pay to the supplier, in addition to the consideration for the taxable supply, any GST paid or payable by the supplier in respect of the taxable supply.

(b) The recipient must pay GST to the supplier:

 on the same day as the due date for the consideration in respect of the relevant taxable supply; or

(ii) if there is no due date, within 7 days of receiving a written request or a tax invoice from the supplier.

#### 9.2 Reimbursements

A party's obligation to reimburse another party for an amount paid or payable to a third party (eg a party's obligation to pay another party's legal costs) includes GST on the amount paid or payable to the third party except to the extent that the party being reimbursed is entitled to claim an input tax credit for that GST.

9.3 Indemnities

- (a) If a payment under an indemnity gives rise to a liability to pay GST, the payer must pay, and indemnify the payee against, the amount of that GST.
- (b) If a party has an indemnity for a cost on which that party must pay GST, the indemnity is for the cost plus all GST (except any GST for which that party can obtain an input tax credit).

(c) A party may recover a payment under an indemnity before it makes the

payment in respect of which the indemnity is given.

#### 10. GENERAL

#### 10.1 Notices

All approvals consents notices and other items required or appropriate to be given under the provisions of this deed shall be in writing and shall only be deemed to be properly served if mailed by prepaid post to the other party.

#### 10.2 Licence Fee Review

(a) The Licence Fee shall be adjusted annually on the anniversary of the commencement date of this Agreement specified in Item 3A of the Reference Schedule. The method of adjustment to be applied is by reference to the Consumer Price Index using the following method:-

CPI1

Where \$X is the Licence Fee applicable to the current period just ended.

CPI1 is the Consumer Price Index number for Sydney (all groups) for the quarter ended immediately preceding the last review date (if applicable) or Commencement Date.

CPI2 is the Consumer Price Index number for Sydney (all groups) for the quarter ended immediately prior to the present review date.

\$Y is the new annual Licence Fee to be applied to the subsequent year. There shall be no reduction of the annual Licence Fee occasioned by the Licence Fee review.

- (b) The Licensor shall calculate the new Licence Fee after each review date and give the Licensee written notice of the new Licence Fee.
- (c) In the event of the Consumer Price Index number for Sydney (all groups) being discontinued, the Licensor may substitute another index which serves the same purpose.

#### 10.3 Governing law and jurisdiction

(a) This document is governed by and is to be construed in accordance with the laws in force in New South Wales.

(b) Each party irrevocably and unconditionally submits to the non-exclusive jurisdiction of the courts of New South Wales and any courts which have jurisdiction to hear appeals from any of those courts and waives any right to object.

#### REFERENCE SCHEDULE

ITEM 1: (clause 1.1) Land

The land comprised in Certificate of Title Folio

Identifier 1/1001027 and 1/1090555

5-7 Lee Street Kelso

ITEM 2: (clause 1.1) Licensed Area

Exclusive use area: 3 rooms designated UMCC on the plan "A" annexed hereto and the Upper Macquarie County Council chemical shed shown hatched on the plan "B" annexed hereto.

Shared use area: shared toilet facilities and common staff room on the plan annexed hereto.

Meeting Room area: The area designated "Meeting Room" on plan annexed hereto.

ITEM: 3 (clause 2.2)

Commencement Date

1 March 2012

Termination Date 28 February 2015

ITEM 4: (clause 1.2) **Permitted Purpose** 

County Council administration and related activities.

ITEM 5: (clause 3.1) Licence Fee

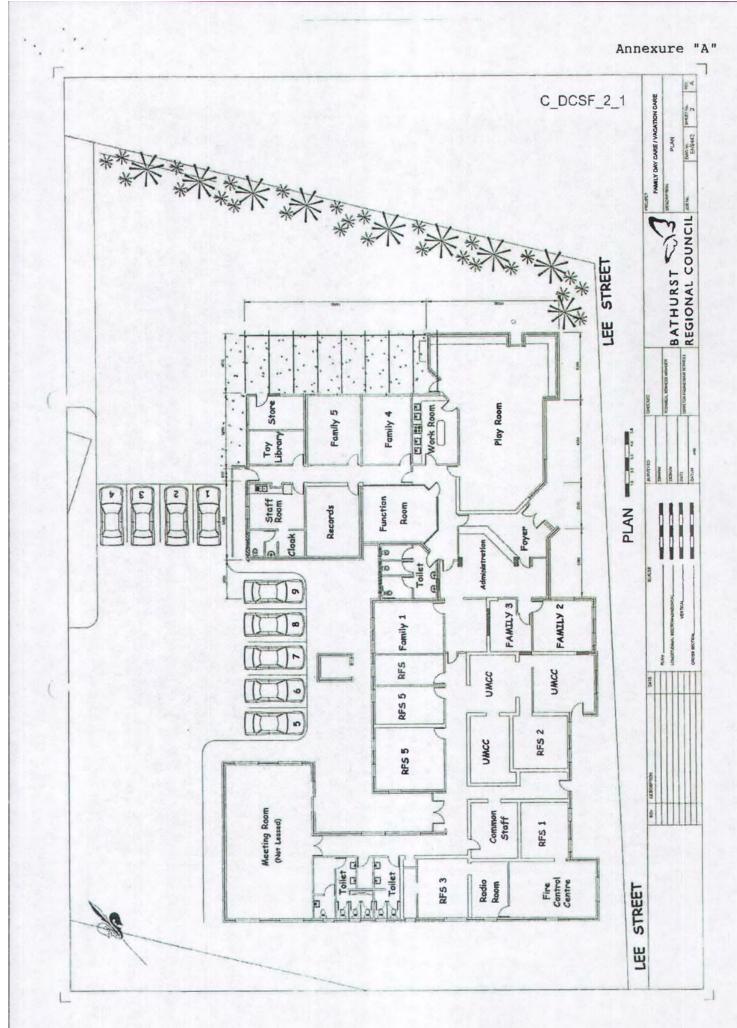
\$4,923.11 per annum inclusive of GST

ITEM 6: (clause 3.4) Amount of Public Liability Insurance

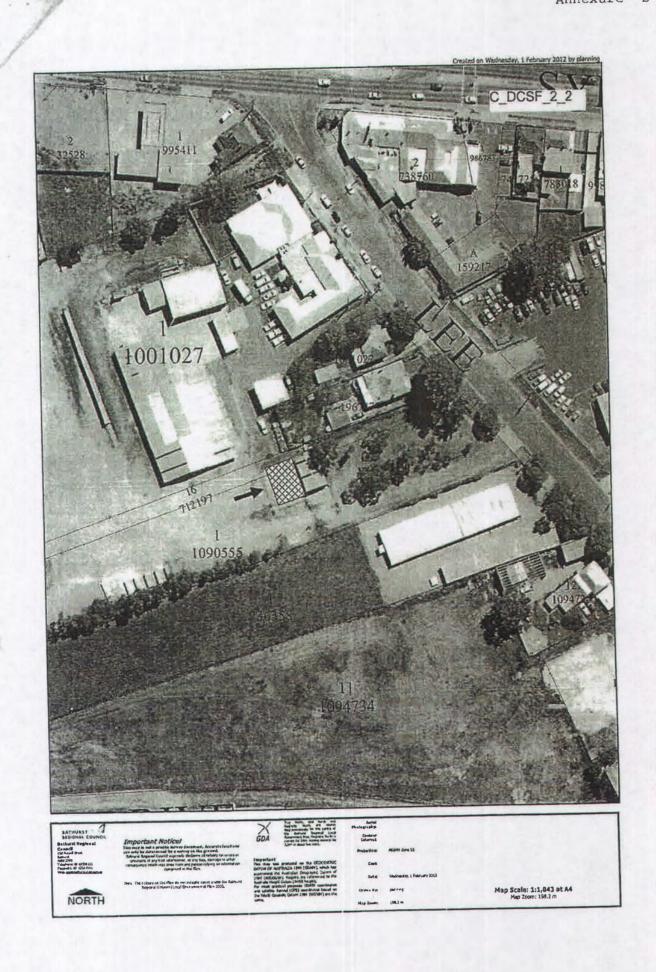
\$20,000,000.00

ITEM 7A: (clause 3.2) Licensee's Proportion of Outgoings

100% of Upper Macquarie County Council cleaning.



Annexure "B"



Signed for and on behalf of Bathurst Regional Council by its Attorney David The Sharley being the person for the time being holding or fulfilling the duties of General Manager of Bathurst City Council and the said Attorney states that at the date of execution of this present instrument he has received no notice of revocation of Power of Attorney Registered Book 4429 No 885 by virtue of which he has executed the within document.

BATHURST REGIONAL COUNCIL.

GENERAL MANAGER

Signature of Witness

Name of Witness (BLOCK LETTERS)

158 Kussell by Sahurst
Address of Witness

EXECUTED on behalf of UPPER MACQUARIE COUNTY COUNCIL

Signature of Director

Full Name of Director

C & Brown Signature of Witness

CHERYLL BROWN

Name of Witness (BLOCK LETTERS)

Address of Witness

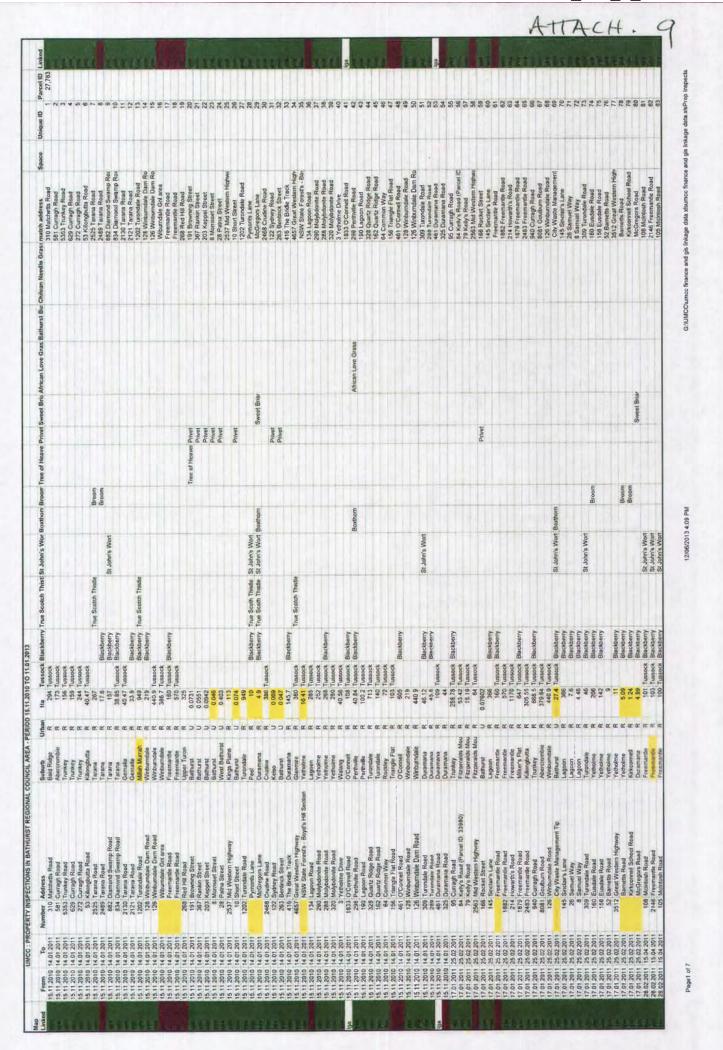
Signature of Director

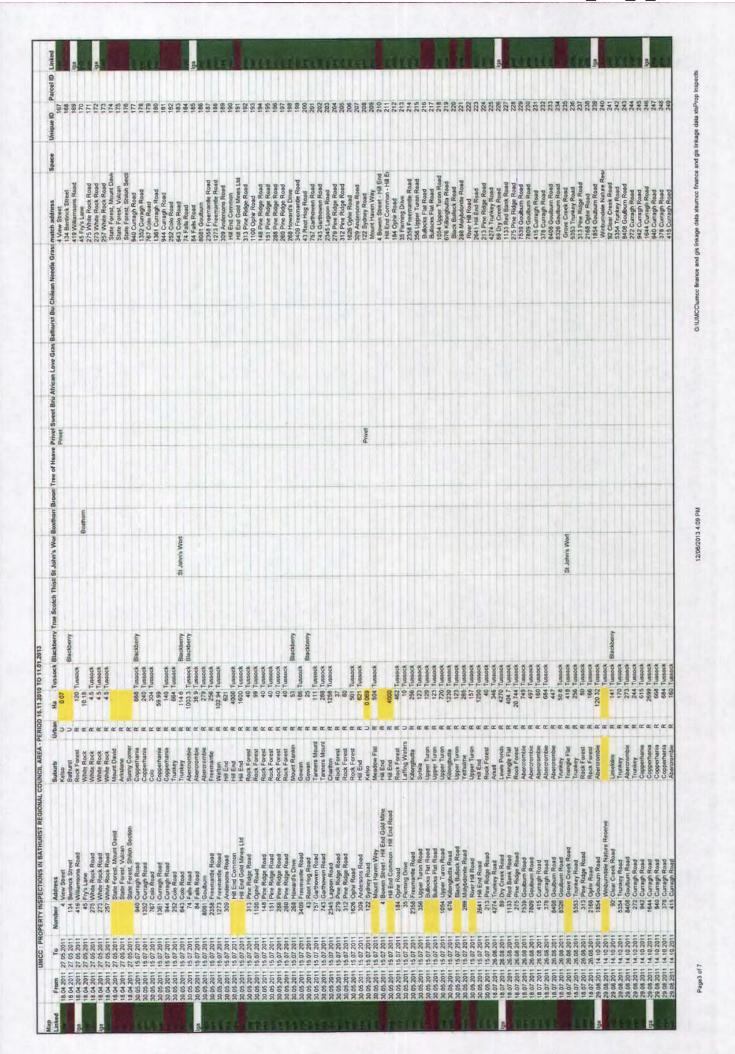
Full Name of Director

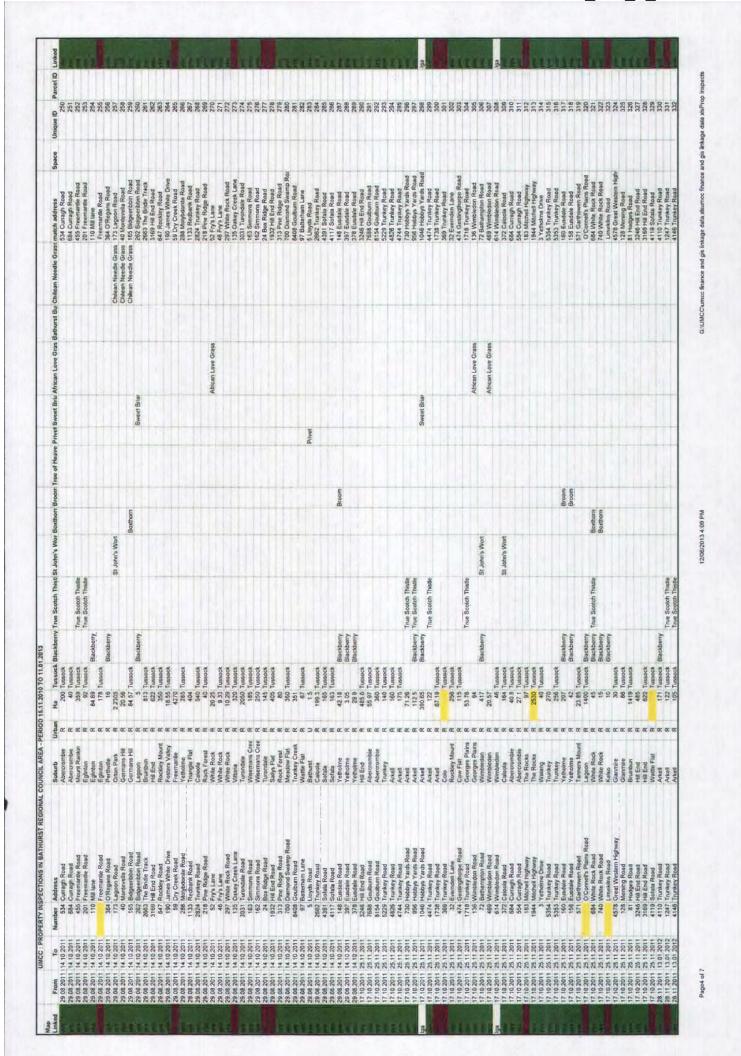
Signature of Witness

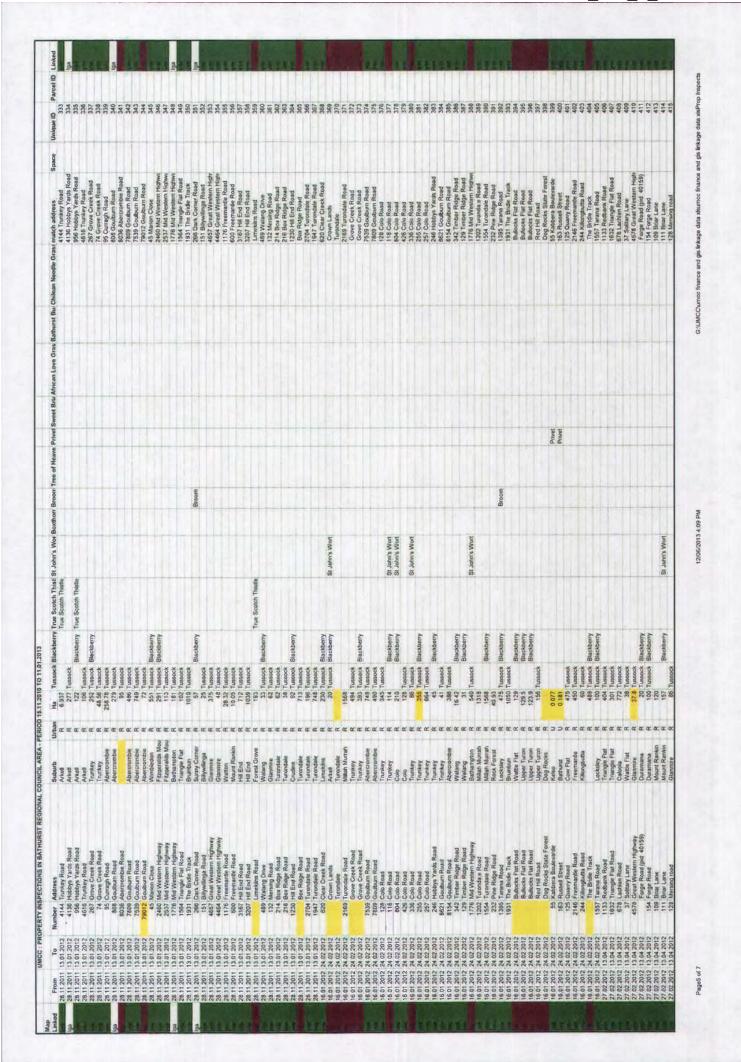
Name of Witness (BLOCK LETTERS)

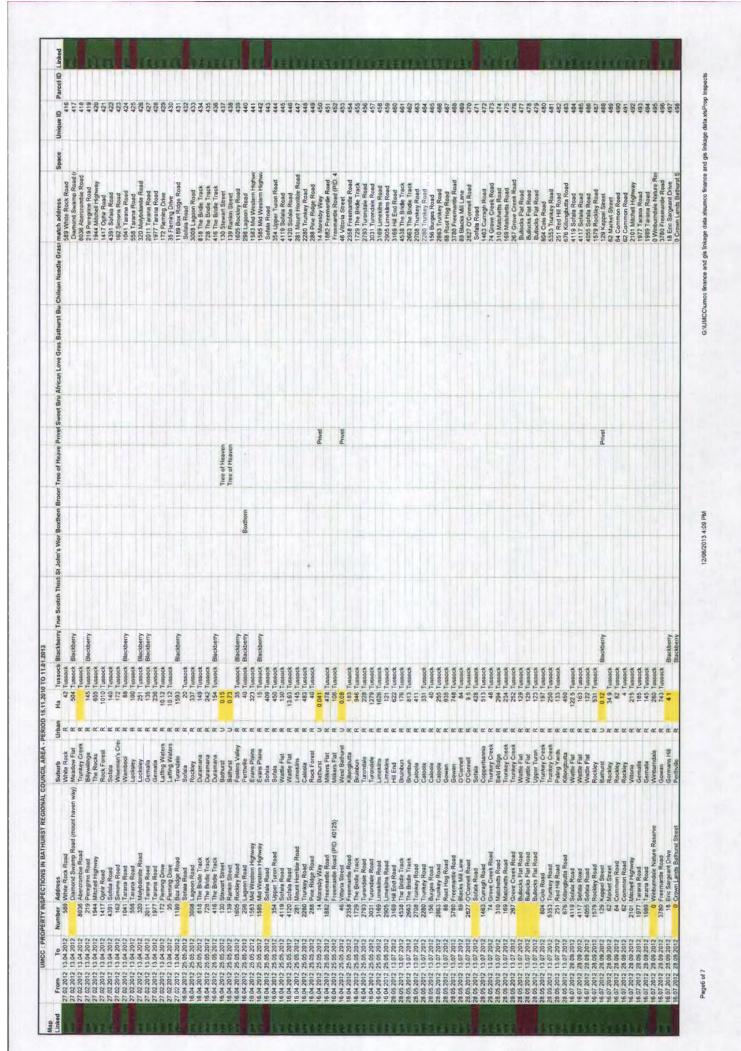
Address of Witness

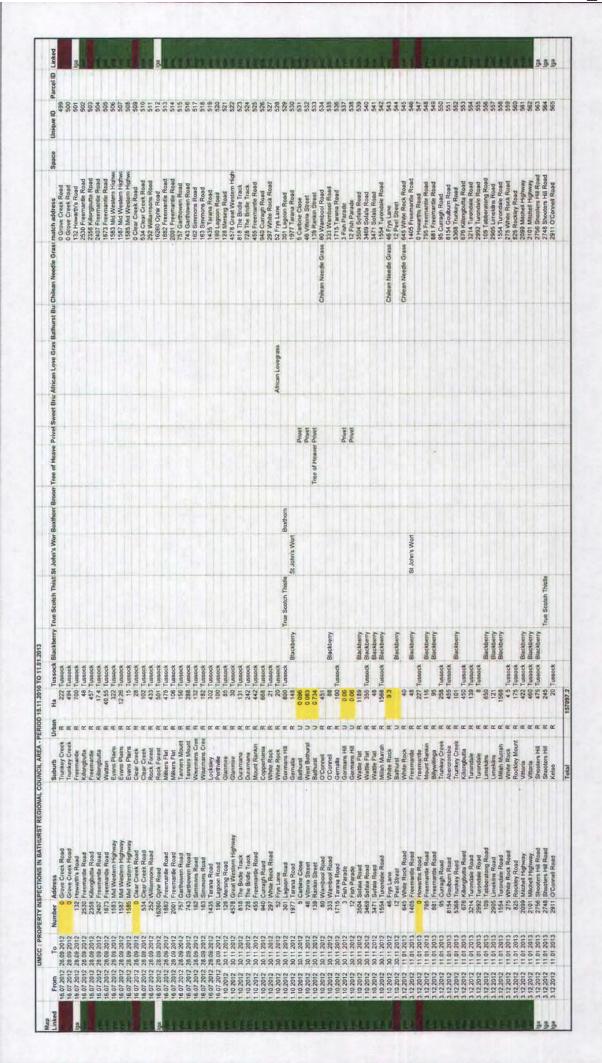












12/06/2013 4:09 PM

From	To	Number Address	Suburb	Urban	-	Blackberry	Ha match address	Space		Parcel ID Linked
10.2010	11.2010	676 Killongbutta Road	Killongbutta	or 0	60 Tussock		676 Killongbutta Road	_ 7	10000	Ī
40.00	44 2040	422 Heelilalille Noad	Constitution	< 0			422 Heelilallile Noa		10001	Ì
10.2010	11 2010	214 Howarth's Road	Freemantle	c 0	20 Tuesock		214 Howarth's Road		10002	
10.2010	11.2010	1879 Freemantle Road	Milkers Flat	· œ			1879 Freemantle Road	P	10004	
10.2010	11.2010		Mount Rankin	W.			795 Freemantle Road		10005	
10.2010	11.2010	1273 Freemantle Road	Watton	æ	20 Tussock		1273 Freemantle Road	P	10006	
10.2010	11.2010	533 Freemantle Road	Mount Rankin	œ	10 Tussock		533 Freemantle Road		10007	
10.2010	11.2010	1932 Hill End Road	Sally's Flat	ď	20 Tussock		1932 Hill End Road		10008	
10.2010	11,2010	2641 Hill End Road	Sally's Flat	~	20 Tussock		2641 Hill End Road		10009	
10.2010	11.2010	1735 The Bridle Track	Bruinbun	æ	20 Tussock		1735 The Bridle Track		10010	
10.2010	11.2010		Bruinbun	ĸ	20 Tussock		1792 The Bridle Track		10011	
10.2010	11.2010	1931 The Bridle Track	Bruinbun	ď	30 Tussock		1931 The Bridle Track		10012	
10.2010	11.2010	728 The Bridle Track	Duramana	ď	20 Tussock		728 The Bridle Track		10013	
10.2010	11.2010		Rock Forest	œ	40 Tussock		1626 Ophir Road		10014	
10.2010	11.2010	252 Williamsons Road	Rock Forest	œ	20 Tussock		252 Williamsons Road	-	10015	
10,2010	11.2010	494 Williamsons Road	Rock Forest	æ	100 Tussock		494 Williamsons Road	-	10016	
10.2010	11.2010	414 Williamsons Road	Rock Forest	œ	10 Tussock		414 Williamsons Road		10017	
10.2010	11.2010	502 Williamsons Road	Rock Forest	CL.	20 Tussock		502 Williamsons Road		10018	
10.2010	11.2010	8408 Goulburn Road	Trunkey	ď	20 Tussock		8408 Goulburn Road		10019	
10.2010	11.2010	257 Colo Road	Trunkey	œ	10 Tussock		257 Colo Road		10020	
10.2010	11.2010	1234 Crown Lands	Trunkey	œ	20 Tussock		1234 Crown Lands		10021	
10.2010	11.2010	3201 Lagoon Road	Rockley	ď	90 Tussock		3201 Lagoon Road		10022	
10.2010	11.2010		Charlton	œ	10 Tussock		1694 Sewells Creek Road	toad	10023	
10.2010	11.2010		Triangle Flat	ď			1566 Triangle Flat Road	pe	10024	
10.2010	11.2010		Triangle Flat	œ			1568 Triangle Flat Road	ad	10025	
10.2010	11.2010	1632 Triangle Flat Road	Triangle Flat	œ			1632 Triangle Flat Road	pe	10026	
10.2010	11,2010	Bullocks Flat Road	Upper Turon	œ			Bullocks Flat Road		10027	
10.2010	11.2010		Upper Turon	œ 1			Bullocks Flat Road		10028	1
10.2010	11.2010		Wattle Flat	œ			17 Paling Yards Road		10029	
10.2010	11.2010	356 Upper Turon Road	Sofala	œ			356 Upper Turon Road	0	10030	
10.2010	11.2010	Bullocks Flat Road	Opper Turon	œ			Bullocks Flat Road		10031	
10.2010	11.2010	Bullocks Flat Road	Opper Turon	œ			Bullocks Flat Road		10032	
10.2010	11.2010		Upper Turon	21			Bullocks Flat Road		10033	
010201	11.2010		Paling Yards	Y (	_		891 Red Hill Road		10034	
010201	0102.11		Opper I uron	<b>Y</b> (			1054 Upper Luron Road	ad	10035	1
10.2010	11.2010	163 Simmons Koad	Wisemans Creek	x 0	_		163 Simmons Road		10036	1
10.2010	11 2010	2346 Langua Boad	Charling	2 0	20 Tuesock		2346   anger Bood		10037	
10.2010	11 2010		Wisamane Crook	۵ م	30 Tuesock		1040 162 Simmons Board		10030	
2	3.2011		Turondale	2 02	12 Lasson	Blackberry			10040	1
	3.2011		Duramana	· œ	12	Blackberry	309 Turondale Road		10041	
	3.2011		Milkers Flat	œ	6	Blackberry	1929 Freemantle Road	P	10042	13
	3.2011	1879 Freemantle Road	Milkers Flat	œ	30	Blackberry	1879 Freemantle Road	D	10043	
	3.2011	145 Sinclair's Lane	The Lagoon	œ	48	Blackberry	145 Sinclair's Lane		10044	
	3.2011		Wisemans Creek	œ	09	Blackberry	171 105 Todds Lane		10045	
10.2011	11.2011	309 Andersons Road	Hill End	œ	60 Tussock		309 Andersons Road		10046	
10.2011	11.2011	1932 Hill End Road	Sally's Flat	œ	20 Tussock		1932 Hill End Road		10047	
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inked	From	То	Number Address	Suburb	Urban	Ha Tu	Tussock Blackberry	Ha match address		Space	Unique ID Parcel ID Linked	inked
	10.2011	11.2011	3031 Turondale Road	Turondale	ď	40 Tus	Tussock	3031 Turc	3031 Turondale Road		10049	
	10.2011	11.2011	1545 Hill End Road	Sally's Flat	~	10 Tus	Tussock	1545 Hill	1545 Hill End Road		10050	
	10.2011	11.2011	214 Box Ridge Road	Turondale	œ		Tussock	214 Box F	214 Box Ridge Road		10051	
	10.2011	11.2011	1729 The Bridle Track	Killongbutta	<b>K</b> 1	20 Tue	Tussock	1729 The	1729 The Bridle Track		10052	
	10.2011	11.2011	1931 The Bridle Track	Killongbutta	× 1		ssock	1931 The	1931 The Bridle Track		10053	
	10.2011	11.2011		Bruinbun	<b>c</b>		Tussock	82 Hodges Road	ss Road		10054	
	10.2011	11.2011		Killongbutta	<u>د</u> ر		Tussock	676 Killon	676 Killongbutta Road		10055	
	10.2011	11.2011		Freemantle	צו	20 I us	Lussock	214 Hows	214 Howarth's Road		10056	
	10.2011	11.2011	372 Killongbutta Road	Killongbutta	× (		Tussock	372 Killon	372 Killongbutta Road		10057	
	10.201	11.2011		Napoleon Keet	r		TUSSOCK	DIIV 021	126 Winburndale Road		1005	
	10.2011	11.2011		Rockley Mount	20		Tussock	547 Kockley Koad	riey Koad		10059	
	10.2011	11.2011	2824 Irunkey Road	Caloola	צומ	120 Tus	Lussock	425 O 1101	2824 Trunkey Road		10000	
	10.2011	11.2011	Co Dead Road	Cows Fiat	20		SSOCK	So Programy Road	ry Koad		10001	
	10.2011	11 2011	Bullocks Dood	Wattle Flat	צם	20 Tue	Tuesock	Bullocks Road	Bullocks Poad		10062	
	10 2011	11 2011	Bullocks Road	Wattle Flat	c		Tussock	Bullocks Road	Road		10064	
	10.2011	11.2011	356 Upper Turon Road	Sofala	· œ		Tussock	356 Uppe	356 Upper Turon Road		10065	
	10,2011	11.2011	288 Pine Ridge Road	Rock Forest	œ	20 Tus	Tussock	288 Pine	288 Pine Ridge Road		10066	
	10.2011	11.2011	312 Pine Ridge Road	Rock Forest	œ	60 Tus	Tussock	312 Pine Ridge	Ridge Road		10067	
	10.2011	11.2011	192 Pine Ridge Road	Rock Forest	æ	20 Tus	Tussock	192 Pine	192 Pine Ridge Road		10068	
	10.2011	11,2011	260 Pine Ridge Road	Rock Forest	œ	20 Tus	Tussock	260 Pine	260 Pine Ridge Road		10069	
	10.2011	11.2011	279 Pine Ridge Road	Rock Forest	œ	20 Tus	Tussock	279 Pine	279 Pine Ridge Road		10070	
	10.2011	11.2011	213 Pine Ridge Road	Rock Forest	œ	20 Tus	Tussock	213 Pine	213 Pine Ridge Road		10071	
	10.2011	11.2011		Rock Forest	œ		Tussock	185 Pine	185 Pine Ridge Road		10072	
200	10.2011	11.2011		Rock Forest	œ		Tussock	151 Pine	151 Pine Ridge Road		10073	
C O'Connor	10.2011	11.2011	1100 Ophir Road	Rock Forest	× 1		Tussock	1100 Ophir Road	nir Road		10074	
	10.2011	11.2011	1626 Ophir Road	Rock Forest	2 (		Tussock	1626 Ophir Road	nir Road		10075	
	10.2011	11.2011		Wattle Flat	20		LUSSOCK	Bullocks Road	Road		10076	
	10.201	11.2011		Palings Yards	Y (		Lussock	383 Falln	383 Falings Yards Road		1001	
	10.2011	11.2011		Opper Luron	× 0	60 Tus	Tussock	1054 Upp	1054 Upper Turon Road		10078	
	10.2011	11.2011	246 OISTON BOOM	rosters valley	20	110 10	Tussock	240 O'C	246 Messners Road		10079	
	10.2011	11 2011	1632 Triangle Flat Dood	Triongle Flat	20	FO Tuesock	Tussock	1620 Tela	246 U Sheas Road		10080	
İ	10 2011	11 2011		Arkell	2		Tussock	4274 Trus	4274 Trinkey Road		10082	
	10 2011	11 2011		Triangle Flat	2 02		Tussock	1133 Red	1133 Redbank Road		10083	
Î	10.2011	11.2011		Abercrombie	ď	80 Tus	Tussock	7539 Gou	7539 Goulburn Road		10084	
	10.2011	11.2011	135 Oakey Creek Lane	Vittoria	2		Tussock	135 Oake	35 Oakey Creek Lane		10085	
	10.2011	11.2011	494 Williamsons Road	Freemantle	ď		Tussock	494 Willia	494 Williamsons Road		10086	
	10.2011	11.2011	168 Simmons Road	Wisemans Creek	~	20 Tus	Tussock	168 Simm	168 Simmons Road		10087	
	10.2011	11.2011	757 Garthowen Road	Tanners Mount	œ	20 Tus	Tussock	757 Garth	757 Garthowen Road		10088	
	10.2011	11.2011	743 Garthowen Road	Tanners Mount	ď	20 Tus	Tussock	743 Garth	743 Garthowen Road		10089	
	10.2011	11.2011	2345 Lagoon Road	Charlton	œ	40 Tus	Tussock	2345 Lag	2345 Lagoon Road		10090	
	10,2011	11.2011	162 Simmons Road	Wisemans Creek	œ	20 Tus	Tussock	162 Simn	162 Simmons Road		10001	
	10.2011	11.2011		Bruinbun	2		Tussock	1840 2663 The	2663 The Bridle Track		10092	
		3.2012	3207 Hill End Road	Hill End	ď	30 Tus	Tussock	3207 Hill	3207 Hill End Road		10093	
		3.2012	2641 Hill End Road	Hill End	œ	40 Tus	Tussock	2641 Hill	2641 Hill End Road		10094	
	1	3.2012	328 Quarts Ridge Road	Bruinbun	œ 1		Tussock	328 Quar	328 Quarts Ridge Road		10095	
		3.2012	1168 Box Ridge Road	Bruinbun	× (	40 Tussock	Tussock	1168 Box Ridge	1168 Box Ridge Road		10096	
					)		Juvoo		0000		100	

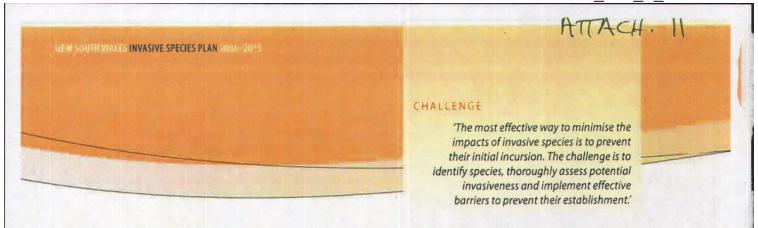
From	To	Number Address	Suburb	Urban	Ha Tussock	k Blackberry	На	match address	Space	Unique ID Parcel ID Linked
	3.2012	1931 The Bridle Track	Bruinbun	æ	45 Tussock			1931 The Bridle Track		
	3.2012	1735 The Bridle Track	Bruinbun	œ	40 Tussock			1735 The Bridle Track		10099
	3.2012	676 Killongbutta Road	Killongbutta	ď	30 Tussock			676 Killongbutta Road		10100
	3.2012	214	Freemantle	œ	40 Tussock			214 Howarth's Road		10101
	3.2012	132	Freemantle	ď	30 Tussock			132 Howarth's Road		10102
	3.2012	2	Killongbutta	œ				2358 Freemantle Road		10103
	3.2012		Killongbutta	œ	_			263 Killongbutta Road		10104
	3.2012	244	Killongbutta	٣ ا				244 Killongbutta Road		10105
	3.2012	2	Freemantle	2 (				2146 Freemantle Road		10106
	3.2012	Zol Ked Hill Road	Palings rards	21				251 Ked Hill Koad		10101
	3.2012		Napoleon Reet	2 (				126 Winburndale Road		10108
	3.2012	6761	Milkers Flat	2 1	TOU TUSSOCK			1929 Freemantle Road		60101
	3.2012	1882	Milkers Flat	צו				1882 Freemantle Road		10110
	3.2012	2358	Killongbutta	r				2358 Freemantle Road		11101
	3.2012	14/1	Kock Forest	rı				1/4/ Upnir Road	-	21101
	3.2012	7632	T rangle Flat	r	DO TUSSOCK	1		1632 Iriangle Flat Road		10113
	3.2012	940	Trunkey Creek	2 (				940 Curragh Road		10114
	3.2012		Irunkey Creek	Y (				Curragh Road		10115
	3.2012	0	Apercrombie	r	40 Tussock			8081 Gouldurn Road		10110
	3.2012	290	Yetholme	2 (				290 Molybdonite Road		1011/
	3.2012	757	Palings Yards	Y	5 Lussock		00			10118
	3.2012	46	Milkers Flat	21	20 Iussock	:	894		-	10119
	3.2012	82	Bruinbun	r	24	Blackberry		82 Hodges Road		10120
	3.2012		Wattle Flat	× (	9 0	Biackberry		Bullocks Flats Road		10121
	3.2012		Wattle Flat	× (	<b>o</b> o	Blackberry		Bullocks Flats Road		10122
	3.2012	700	Walle Flat	20	D 0	Diackberry		Bullocks Flat Road		10123
1	3.2012		Palings Yards	r	200	Blackberry		891 Ked Hill Road		10124
	3.2012		Milian Murran	20	00,	Diackberry		1954   Urondale Road		10125
	3.2012	1461 Curragh Road	Coppernannia	Y (	051	Blackberry				10126
	3.2012	940 Curragh Road	Coppernannia	2 (		Blackberry	303			10127
12/A	10.2012	2548 Hill End Road	HIII ENG	r				2548 Hill End Road		10128
	10.2012	Bullocks Flat Road	Wattle Flat	r				Bullocks Flat Road		10129
	10.2012	MAT Sofolo Dood	Solaia	20				Solala Road		10130
	10.2012	4117 Sorala Road	Sofala	20	20 Tuesock			4322 Sofala Boad		10131
	10.2012		Cofolo	۵ م	An Tuesock			Sofola Dond	1	10132
	10.2012	383 Daling Varde Board	Wattle Flat	2 02				383 Dalino Varde Boad		10133
	10.2012		Palings Yards	coc				251 Red Hill Road		10135
	10.2012	2905 Limekilns Road	Limekilns	œ				2905 Limekilns Road		10136
	10.2012	216 Box Ridge Road	Turondale	œ				216 Box Ridge Road		10137
	10.2012	3031	Turondale	2	40 Tussock			3031 Turondale Road		10138
	10.2012	2663 The Bridle Track	Bruinbun	œ	40 Tussock			2663 The Bridle Track		10139
	10.2012		Bruinbun	œ	40 Tussock			84 Hodges Road		10140
	10.2012		Bruinbun	œ	80 Tussock			81 Hodges Road		10141
	10.2012	1792 The Bridle Track	Bruinbun	œ				1792 The Bridle Track		10142
	10.2012	2661 The Bridle Track	Killongbutta	œ	45 Tussock			2661 The Bridle Track		10143
	10.2012	728	Duramana	œ 1	20 Tussock			728 The Bridle Track		10144
	10.2012		Duramana	× 1	20 Tussock			818 The Bridle Track		10145
	C 111 201	CHA Troomport NAS	2000		The second second			The same and a local		201

inked From	То	Number	Number Address	Suburb	Urban	Ha Tussock Bl	Blackberry	Ha ma	match address	Space	Unique ID Parcel ID Linked	rcel ID Lin
	10.2012	533	533 Freemantle Road	Mount Rankin	ď	40 Tussock		533	533 Freemantle Road		10147	
	10.2012		Root Hog Road	Gowan	œ	40 Tussock		Re	Root Hog Road		10148	
	10.2012	8036	8036 Goulburn Road	Abercrombie	ď	20 Tussock		803	8036 Goulburn Road		10149	
	10.2012	804	Colo Road	Colo	œ 1			807	804 Colo Road		10150	
	10.2012		Grove Creek Road	Trunkey Creek	<u>x</u> 1			<u>ن</u>	Grove Creek Road		10151	
	10.2012	1088	Redbank Road	Triangle Flat	œ (			100	1088 Redbank Road		10152	
	10.2012	1632	I riangle Flat Road	I riangle Flat	× (			16.	1632 Triangle Flat Road		10153	
	10.2012	3201	Lagoon Road	Rockiey	2 0			320	3201 Lagoon Road		10154	
	10.2012	2011	Tarana Road	Lockelay	צ מ	20 Tuesock		20.00	201 Quarry Road		10155	
	10.2012	1977	Tarana Road	Locksley	2 00			101	1977 Tarana Road		10157	
	10.2012	1435	Tarana Road	Locksley	2 02			142	1435 Tarana Road		10158	
	10.2012		Mersing Road	Glanmire	2 02			Me	Mersing Road		10159	
	10.2012	4578	4578 Great Western Highway	Glanmire	2			45	4578 Great Western Highway		10160	
	10.2012		Winburndale Road	Napoleon Reef	~			>	Winburndale Road		10161	
	10.2012		Clear Creek Road	Clear Creek	œ	10 Tussock		Ö	Clear Creek Road		10162	
	10.2012	2350	Freemantle Road	Killongbutta	~	30 Tussock		235	2350 Freemantle Road		10163	
	10.2012	1879	1879 Freemantle Road	Milkers Flat	œ	40 Tussock		187	1879 Freemantle Road		10164	
	10.2012	132		Freemantle	œ	5 Tussock		132	132 Howarth's Road		10165	
	10.2012		Freemantle Road	Milkers Flat	œ	10 Tussock		Fr	Freemantle Road		10166	
	10.2012	1882	Freemantle Road	Milkers Flat	ď	30 Tussock			1882 Freemantle Road		10167	
	10.2012			Rock Forest	ď			1485 162	1626 Ophir Road		10168	
	3.2013			Wattle Flat	œ			350	3504 Sofala Road		10169	
	3.2013	7		Limekilns	œ			272	2727 Limekilns Road		10170	
	3.2013		Tabberatong Road	Limekilns	œ			117	114 Tabberatong Road		10171	
	3.2013			Tarana	œ	20 Tussock		707	700 Diamond Swamp Road		10172	
	3.2013	804		Colo	œ 1			807	804 Colo Road		10173	
	3.2013		Trunkey Road	Trunkey Creek	×	20 Tussock		-	Trunkey Road		10174	
	3.2013	42	Trunkey Road	Arkell	œ	30 Tussock		42	4274 Trunkey Road		10175	
	3.2013			Georges Plains	œ	90 Tussock			30 Wimbledon Road		10176	
	3.2013		Mid Western Highway	Evans Plains	œ	Tussock		220 158	1583 Mid Western Highway		10177	
	3.2013	1554		Millah Murrah	ď		Blackberry	15	1554 Turondale Road		10178	
	3.2013	(*)		Wattle Flat	œ		Blackberry	35(	3504 Sofala Road		10179	
	3.2013			Palings Yards	ď		Blackberry	25.	251 Red Hill Road		10180	
	3.2013	2905		Limekilns	ď		Blackberry	29(	2905 Limekilns Road		10181	
	3.2013	383		Wattle Flat	œ		Blackberry	38:	383 Palings Yards Road		10182	
	3.2013			Limekilns	œ		Blackberry	117	114 Tabberatong Road		10183	
	3.2013	417	Wambool Road	Wambool	œ	39 BI	Blackberry	41	417 Wambool Road		10184	
	3.2013		3485 Abercrombie Road	Porters Retreat	ď	200	Blackberry	348	3485 Abercrombie Road		10185	
	3.2013		3620 Abercrombie Road	Porters Retreat	ď		Blackberry	36,	3620 Abercrombie Road		10186	
	3.2013	8622	~	Trunkey Creek	œ		Blackberry	862	8622 Goulburn Road		10187	
	3.2013		Trunkey Road	Trunkey Creek	œ		Blackberry	=	Trunkey Road		10188	
	3.2013	4	4274 Trunkey Road	Arkell	œ		Blackberry	45	4274 Trunkey Road		10189	
	3.2013	533	533 Freemantle Road	Mount Rankin	œ		Blackberry	533	533 Freemantle Road		10190	
	3.2013	684	Freemantle Road	Mount Rankin	ď	9 Bls	Blackberry		684 Freemantle Road		10191	
	3.2013	795	Freemantle Road	Mount Rankin	ď		Blackberry	204 79	795 Freemantle Road		10192	
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		UMCC : A	ERIAL SPI	SAY WORKS BATH	UMCC : AERIAL SPRAY WORKS BATHURST REGIONAL COUNCIL AREA		ERIOD OC	T 2010 to A	PERIOD OCT 2010 to MARCH 2013					
Nap inked	From	70	hap Trom To Number Address	Address	Suburb	Urban	Ha	Tussock	Tussock Blackberry	На	Ha match address	Space	Unique ID	Space Unique ID Parcel ID Linked
					Total Hectares		6157							
					Blackberry		678							
					Tussock		5479							
					Total Hectares		6157							

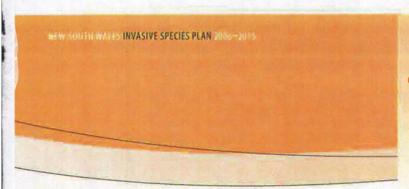


#### GOAL 1: EXCLUDE

#### PREVENT THE ESTABLISHMENT OF NEW INVASIVE SPECIES

INDICATOR	Number of new invasive s	species likely to have significan	t impacts, established	
RESPONSIBILITIES	VERTEBRATE PESTS	WEEDS	AQUATIC PESTS	INVERTEBRATE PESTS
LEAD AGENCY	DPI	DPI	DPI	DPI
IMPLEMENTATION	State government, industry, RLPB	State and local government, industry	State and local government, industry	State and local government, industry

ACTION	OUTCOMES / OUTPUTS
1,1 Objective — high risk species and pathways are identified and managed	
<ul> <li>Develop a species risk assessment framework</li> <li>Undertake a risk assessment process to identify potential high risk pathways</li> <li>Review legislative arrangements for control of high risk pathways</li> <li>Implement legislation, education and enforcement programs for effective management of high risk pathways</li> <li>Assist high risk pathway industries to develop industry codes to mitigate risk</li> <li>Industry develops and implements labelling standards for invasive species</li> </ul>	Species risk assessment framework developed     High risk pathways identified     Appropriate legislation and effective enforcement mechanisms in place     Industry implementing codes of practice     Industry labelling standards developed and implemented.
1.2 Objective — early detection capabilities are developed and implemented	
<ul> <li>Review existing early detection capabilities</li> <li>Improve capacity and develop tools to identify and report suspected new invasive species</li> <li>Respond effectively to invasive species reports</li> <li>Maintain diagnostic and identification services</li> <li>Maintain NSW invasive species databases and make accessible to stakeholders</li> </ul>	Increased capacity for early detection     Fewer established incursions     Lists of high risk species     Incursion plans for very high risk species
1.3 Objective — consistency between State and national legislation and protocols	
<ul> <li>Develop State protocols consistent with national approaches to address high risk pathways</li> <li>Support national standards of labelling for risk assessment of imported species</li> <li>Work with other jurisdictions to develop consistent invasive species management approaches</li> </ul>	Introduction of high risk species prevented     Lists of permitted and/or prohibited species     Nationally consistent invasive species lists developed



#### CHALLENGE

'Invasive species have the ability to establish in new areas rapidly and successful control often corresponds directly with timely and rapid response. The challenge is to develop and deploy effective and efficient ways to eradicate or contain an introduced species before it becomes widespread.'

#### **GOAL 2: ERADICATE OR CONTAIN**

#### **ELIMINATE, OR PREVENT THE SPREAD OF NEW INVASIVE SPECIES**

INDICATOR(S)	Distribution and abundant Success of eradication pro	ce of priority emerging species grams		
RESPONSIBILITIES	VERTEBRATE PESTS	WEEDS	AQUATIC PESTS	INVERTEBRATE PESTS
LEAD AGENCY	DPI	DPI	DPI	DPI
IMPLEMENTATION	State government, industry, RLPB, CMA	State and local government, industry, CMA	State and local government, industry, CMA	State and local government, industry, CMA

ACTION	OUTCOMES / OUTPUTS
2.1 Objective — timely detection of new incursions	
<ul> <li>Maintain and promote community hotlines</li> <li>Maintain surveillance capabilities for high risk species</li> <li>Increase the capacity of stakeholders to recognise, detect and report new incursions</li> <li>Enhance existing community surveillance networks</li> <li>Improve communication and reporting networks between agencies and stakeholders</li> </ul>	New incursions of priority species detected and eradicated where practical Functioning hotlines for the timely reporting of new incursions Educational material available on identification of high priority species
2.2 Objective – rapid response to eradicate or contain new invasive species	
<ul> <li>Develop rapid response plans and cost-sharing agreements</li> <li>Develop and implement appropriate surveillance, eradication or containment programs for new incursions</li> <li>Maintain research capacity to deal with new, emerging and emergency management issues</li> <li>Monitor the effectiveness of eradication or containment programs</li> </ul>	Prompt containment or eradication and ongoing monitoring of new incursions     Cost-sharing arrangements in place involving all stakeholders



#### CHALLENGE

'Many invasive species are already widely established in NSW. The challenge is to manage or control these species to reduce their impact where benefits of control are greatest.'

#### **GOAL 3: EFFECTIVELY MANAGE**

#### REDUCE THE IMPACTS OF WIDESPREAD INVASIVE SPECIES

INDICATOR	Success of control programs	for selected widespread specie	5	
RESPONSIBILITIES	VERTEBRATE PESTS	WEEDS	AQUATIC PESTS	INVERTEBRATE PESTS
LEAD BY	DPI	DPI	DPI	DPI
IMPLEMENTATION	RLPB, State government, CMA, industry, Game Council, private and public land managers	Local government, State government, CMA, industry, private and public land managers	State and local government, CMA, industry, private and public land and water managers	State government, CMA, industry, local government, RLPB, public land managers

ACTION	OUTCOMES / OUTPUTS
3.1 Objective — identification and prioritisation of management programs when	e benefits are greatest
<ul> <li>Provide clear benchmarks and processes to measure invasive species impacts and prioritise management actions</li> <li>Identify where invasive species are having the greatest impacts on primary industries, environment, human health or infrastructure</li> <li>Prioritise management efforts based on impacts</li> </ul>	Management programs prioritised to give the greatest benefit
3.2 Objective — effective and targeted on-ground control	
Develop and implement State management plans for high priority species	Impacts reduced at priority sites
<ul> <li>Link State and regional management plans with Catchment Action Plans (CAPs)</li> </ul>	Regional and local cooperation and coordination enhanced
Develop best practice guidelines where required	Management plans linked with CAPs
<ul> <li>Support cooperative programs that use integrated management across all tenures</li> </ul>	
<ul> <li>Identify opportunities to include appropriate land use change, commercial harvesting, hunting and fishing as part of management</li> </ul>	
Monitor the effectiveness of management programs and adapt as required	
Ensure regulatory framework appropriate for the development and implementation of new control techniques	

# C

#### CHALLENGE

'Invasive species have very real and imminent implications for NSW's economy, environment and social wellbeing. The challenge is for NSW to have the knowledge, skills, resources and systems to address the impact of invasive species.'

#### GOAL 4: CAPACITY

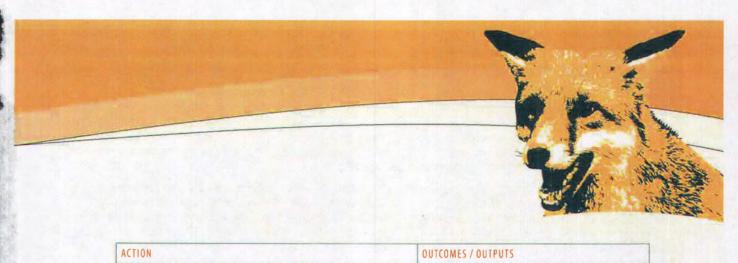
#### ENSURE NSW HAS THE ABILITY AND COMMITMENT TO MANAGE INVASIVE SPECIES

INDICATORS	Number of community group	vant training in the manageme os involved in the managemen cated for the management of i	t of invasive species	
RESPONSIBILITIES	VERTEBRATE PESTS	WEEDS	AQUATIC PESTS	INVERTEBRATE PESTS
LEAD BY	DPI	DPI	DPI	DPI
IMPLEMENTATION	RLPB, State government, CMA, industry, Game Council, private and public land managers	Local government, State government, CMA, industry, private and public land managers	State and local government, CMA, industry, private and public land and water managers	State government, CMA, industry, local government, RLPB, public land managers

ACTION	OUTCOMES / OUTPUTS
4.1 Objective – government manages high priority invasive species on public lar	nd and waterways
<ul> <li>Ensure control obligations are effectively applied by all land and water managers</li> <li>Adequately resource priority invasive species management</li> <li>Develop management plans for high priority Crown and other public lands</li> </ul>	Invasive species on public lands and waterways are managed effectively
4.2 Objective – private landholders motivated to manage invasive species proac	tively
<ul> <li>Develop and implement communication campaigns that increase target audience awareness and understanding</li> <li>Publicise 'success stories' and also the penalties imposed for non-compliance</li> <li>Develop and implement incentives for the management of invasive species on non-productive land and to protect biodiversity</li> </ul>	Invasive species on private lands are managed effectively     Number of stakeholders participating in coordinated programs     Increased uptake of incentives
4.3 Objective – increased community acceptance of and involvement in effective	e invasive species management
<ul> <li>Develop and implement targeted communication campaigns based on surveys of community perceptions</li> <li>Identify further opportunities for community involvement</li> <li>Review and improve information delivery to support stakeholders with access to current research, database information training, and incentives</li> <li>Inform stakeholders of their legal and community responsibilities</li> <li>Build on existing communication networks to ensure effective dissemination of resources and information to all stakeholder groups</li> <li>Provide facilities and technology to minimise the introduction and spread of invasive species</li> </ul>	Community and stakeholders accept the need for and involved in management programs     Increased uptake of incentives     Increased participation     Use of facilities and technology to minimise the introduction and spread of invasive species

GENT SOUTH MALLY INVASIVE SPECIES PLAN 700 - 700 N

#### ACTION **OUTCOMES / OUTPUTS** 4.4 Objective - integration of invasive species management into education programs · Review current education and training programs to identify gaps and Increased awareness of and involvement in invasive integrate invasive species issues species management · Promote and encourage invasive species awareness through participation in existing programs · Regularly update education providers on invasive species initiatives · Regularly review and adapt education programs · Develop a range of information, education and training resources 4.5 Objective - skilled workforce implementing invasive species management · Develop competency based education and training courses for specific · An increase in the number of operators holding stakeholder groups including volunteers competency based qualifications · Regularly review and adapt education and training programs 4.6 Objective - ability to measure the effectiveness of invasive species management · Provide guidelines for monitoring, evaluation and reporting State-wide databases developed and maintained Consolidate, evaluate and report State, regional and local monitoring · Monitoring programs being implemented information 4.7 Objective - improve knowledge base for invasive species management · Review existing knowledge to identify gaps and prioritise future research · Research capability maintained or improved Maintain research capacity · Research priorities identified · Research conducted and results published and extended · Build research skills through recognition and training More control methods available · Strengthen research by encouraging cooperative research groups Continue research to develop and improve control methods Better understanding of the effects of change on invasive species Undertake research on the effects of both climate change and general environmental changes on invasive species 4.8 Objective - roles and responsibilities defined for invasive species management · Ensure roles and responsibilities for each stakeholder are clearly defined and Arrangements in place for managing invasive species understood Memorandum of understanding implemented where · Establish regional advisory networks for the management of invasive appropriate CMAs and State agencies implement and report on Natural Resources Commission targets and indicators for invasive species



ACTION	OUTCOMES / OUTPUTS
4.9 Objective — government commitment to implement the components of the l	nvasive Species Plan
<ul> <li>Include relevant actions from this Plan in CAPs</li> <li>Continue funding programs and incentives for invasive species programs</li> <li>Direct noxious weed grant funding to assist implementation of State and regional strategies</li> <li>NSW Government continues to contribute to national cost-sharing arrangements</li> </ul>	Plan meets its objectives
4.10 Objective – legislation and policies implemented and enforced consistently	for effective invasive species management
<ul> <li>Review current legislation to address overlaps, gaps and inconsistency with NSW and other national legislation</li> <li>Ensure all legislation is integrated with agency policies and strategies</li> <li>Ensure legislation enables the containment and eradication of high risk invasive species</li> <li>Ensure control obligations consistently apply across all land managers and are tailored to the invasive species characteristics</li> <li>Develop materials to educate and guide all stakeholders in compliance obligations</li> <li>Develop improved enforcement capabilities</li> </ul>	Legislation in place for effective management of invasive species with appropriate options for enforcement
4.11 Objective — monitor progress of implementation of the Plan	
<ul> <li>Task the NR&amp;E CEO Cluster Group to monitor implementation of this Strategy</li> <li>Develop reporting arrangements to communicate the performance of the Plan to stakeholders</li> </ul>	Plan meets its objectives
4.12 Objective — have established cost sharing arrangements	
<ul> <li>Develop cost sharing models</li> <li>Lead Agencies defined for model invasive species activities</li> <li>Participate in the national cost sharing arrangements of AusBIOSEC, Animal Health Response Agreement, Plant Health Response Agreement and National Marine Incursion Plan</li> </ul>	Cost sharing arrangements in place

Attachment 12

#### Terms of Reference for review of weed management in NSW

NSW 2021 sets out a range of actions to improve economic growth in regional NSW and strengthen local environment and communities. One of these actions is to reduce the impact of weeds on our production and natural assets, such as prime agricultural land and the reserve system. Under the recently released NSW Biosecurity Strategy, NSW intends to develop new biosecurity legislation that will further enhance the current risk-based approach to managing weeds (and disease and pests).

Weeds impact production and natural assets in varying ways. 'Noxious' weeds are declared under the Noxious Weeds Act 1993, and subject to a range of different controls. This Act obliges private and public landholders and managers to control declared noxious weeds on their land. Local Weed Control Authorities (i.e. Local Shires and Councils) have the primary responsibility to administer this Act. Other Acts such as the National Parks and Wildlife Act 1974, Threatened Species Conservation Act 1995 and Fisheries Management Act 1994 also provide for the management of terrestrial, freshwater and marine weeds and noxious vegetation. Native species acting in a weed-like manner (such as Invasive Native Scrub) are regulated under the Native Vegetation Act 2003.

Other mechanisms such as intergovernmental agreements and funding for regional bodies under Australian and NSW Government programs provide alternative drivers to promote the weed management outcomes sought by the NSW Government.

#### Evaluation of weed arrangements in NSW

The Minister for Primary Industries requests the Natural Resources Commission (the Commission) to evaluate the effectiveness and efficiency of the current weed management arrangements in NSW, with the view of informing the further development of the NSW Biosecurity Act and other relevant strategies under the NSW Biosecurity Strategy.

In developing its advice the Commission should:

- assess (based on existing data) the distribution and abundance of weeds across NSW and their impact
  on production and natural assets, having regard to historical trends and likely trajectory, current condition
  and risk creators and bearers
- evaluate current regulatory and institutional arrangements in meeting state agreed outcomes across both public and private tenures, including identifying characteristics of any constraints, barriers and best practice
- evaluate weed management activities funded by the Australian and NSW Government incentive and grant programs such as (but not limited to) Caring for our Country and Catchment Action NSW, NSW Weeds Action Program, including identifying characteristics of any constraints, barriers and best practice
- identify and assess viable alternative weed management arrangements, including risks and opportunities.

Any recommendations should include potential transitional arrangements for the future implementation of the NSW Biosecurity Act and NSW Biosecurity Strategy.

For the purpose of this work, 'weeds' is defined as both introduced and native species but is limited to terrestrial and freshwater aquatic species only.

#### The Commission should also have regard to the following in undertaking the work:

- the likely future trajectory in the distribution of weeds in States bordering NSW, including the potential
  implications of climate change on range extension, conflicting commercial plant usage and food security
- NSW Biosecurity Strategy, NSW Invasive Species Plan and NSW Statewide Framework of Biodiversity Priorities for Widespread Weeds
- arrangements for weed management in other jurisdictions
- community expectations and feedback
- previous reviews on weed management in NSW
- any reports and recommendations from the Independent Local Government Review Panel and NSW Crown Lands review
- functions and services of Local Land Services
- intergovernmental agreements for biosecurity

DIRECTOR ENVIRONMENTAL PLANNING & BUILDING SERVICES' REPORT - ATTACHMENTS
ORDINARY MEETING OF BATHURST REGIONAL COUNCIL
13 DECEMBER 2017
10 DEGEMBER 2017

### 1 of 1 DA's Approved

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BATHURST REGIONAL COUNCIL

LIVE

#### 1/11/2017 - 30/11/2017

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Туре	Year	No.	Value	Description	Address	Determined
10	2017	138	\$280,000	Four lot residential subdivision	Peel St BATHURST	24/11/2017
18	2017	125	\$40,000	Inground swimming pool and fence	Limekilns Rd LIMEKILNS	14/11/2017
10	2017	306	\$214,000	Additions to dwelling, change of use to residential, deck & underground	Cow Flat Rd COW FLAT	22/11/2017
10	2017	309	\$200,000	Storage shed complex	Carlingford St BATHURST	22/11/2017
10	2017	338	\$30,000	•	Maxwell Dr EGLINTON	1/11/2017
10	2017	339	\$1,350,000	Nine 2 bedroom units and nine lot strata subdivision	Quigley CI KELSO	6/11/2017
10	2017	349	\$57,022	Construction of a shed	Mount Haven Way MEADOW FLAT	17/11/2017
10	2017	374	\$9,000	Pylon sign	Sydney Rd KELSO	1/11/2017
10	2014	56	\$0	Garage and attached carport	Wellesley Ct RAGLAN	3/11/2017
10	2017	386	\$15,200	Garage	Twynam Ave WINDRADYNE	1/11/2017
10	2017	391	\$480,000	Dual occupancy, two lot subdivision retaining walls	Basalt Way KELSO	1/11/2017
10	2017	392	\$47,500	Alterations to existing dwelling and front fence	William St BATHURST	1/11/2017
10	2017	395	\$15,000	Alterations to commercial premises and change of use to cafe	Brilliant St BATHURST	15/11/2017
10	2017	397	\$0	Two lot subdivision (boundary adjustment)	Timber Ridge Rd WALANG	15/11/2017
10	2017	398	\$20,000	In ground swimming pool and safety fence	Sofala Rd PEEL	13/11/2017
10	2017	399	\$235,000	Dual occupancy (second dwelling) and two lot residential subdivision	Kefford St BATHURST	15/11/2017
10	2017	406	\$29,874	Garage	Oates PI EGLINTON	29/11/2017
10	2017	407	\$40,000	Studio with attached carport	Torch St SOUTH BATHURST	22/11/2017
10	2017	408	\$18,000	Aboveground pool	Russell St BATHURST	17/11/2017
10	2017	409	\$42,000	Garage	Strathmore Dr FOREST GROVE	29/11/2017
10	2017	413	\$25,000	Demolition of existing shed and construction of new shed	Keppel St BATHURST	15/11/2017
10	2017	414	\$30,000	Shed and attached carport	Locke St RAGLAN	14/11/2017
10	2017	263	\$48,000	Alterations and additions to existing dwelling	William St BATHURST	8/11/2017
10	2017	415	\$20,000	Change of use of existing shed to a dwelling	Station St BREWONGLE	15/11/2017
18	2017	210	\$369,583	Single storey dwelling with attached garage	Marsden La KELSO	1/11/2017
18	2017	211	\$220,000	Single storey dwelling with attached garage	Lew Ave EGLINTON	1/11/2017
10	2017	417	\$0	Use of existing habitable rooms	Rose St SOUTH BATHURST	6/11/2017
18	2017	212	\$36,800	Swimming Pool	Hartwood Ave ROBIN HILL	3/11/2017
10	2017	418	\$17,000	Dwelling additions	Westbourne Dr LLANARTH	17/11/2017
18	2017	213	\$272,751	Single storey dwelling with attached garage	Emerald Dr KELSO	3/11/2017
10	2017	420	\$192,351	Single storey dwelling with attached garage	Clear Creek Rd CLEAR CREEK	23/11/2017
18	2017	214	\$338,246	Single storey dwelling with attached garage	Lew Ave EGLINTON	6/11/2017
18	2017	215		Single storey dwelling with attached garage	Ignatius PI KELSO	7/11/2017
18	2017	216		Single storey dwelling with attached garage	Emerald Dr KELSO	7/11/2017
18	2017	217		Single storey dwelling with attached garage	Basalt Way KELSO	7/11/2017
18	2017	218		Single storey dwelling with attached garage	Emerald Dr KELSO	8/11/2017
18	2017	219		Additions to dwelling	Hoolihan CI KELSO	9/11/2017
18	2017	220		Single storey dwelling and attached garage	Mendel Dr KELSO	9/11/2017
18	2017	223	\$429,410	Single storey dwelling with attached garage	Graham Dr KELSO	10/11/2017
10	2017	434	\$0	Temorary marquee for challengue Bathurst event	Pit Stgt MOUNT PANORAMA	15/11/2017
10	2015	370		Dual Occupancy & 2 lot subdivison	Cox La EGLINTON	29/11/2017
18	2017	225		Inground fibreglass pool	Ridgeview CI WHITE ROCK	14/11/2017
10	2017	438		Alerations and additions to dwelling, construct garage	Keppel St WEST BATHURST	24/11/2017
10	2016	378		Additions and alterations to existing dwelling and separate two storey	White Rock Rd WHITE ROCK	20/11/2017
18	2017	227		Single storey dwelling with attached garage	Lew Ave EGLINTON	17/11/2017
18	2017	229		Swimming pool & safety barrier	Blackwood Cl KELSO	20/11/2017
18	2017	232	\$315,000	Single storey dwelling and attached garage	Lew Ave EGLINTON	29/11/2017

Authority Page 1 of 1

Authority

## 1 of 1 DA's Refused

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BATHURST S REGIONAL COUNCIL

1/11/2017 - 30/11/2017

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# 1 of 2 DA's Pending

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Туре	Year	No.		Description	Address
10	2015	426		Resource recovery centre	Ophir Rd STEWARTS MOUNT
10 10	2016 2015	184 196		Additions and alterstion to Railway Institute building	Havannah St BATHURST
10	2015	277	\$23,300	Recreation facility - Go Kart track	Brocks Skyline MOUNT PANORAMA Hassall Gr KELSO
10	2016	329		Resource Recovery Facility	Gormans Hill Rd GORMANS HILL
10	2017	111		25 lot large lot residential subdivision and new roads	O'Connell Rd KELSO
10	2017	190		Construction of two industrial storage sheds	Vale Rd SOUTH BATHURST
10	2017	192		Commercial premises, consolidate 5 lots to 1 lot and 6 lot	Rankin St BATHURST
10	2017	102	ΨΟ	strata sub	Rankin of BATTIONOT
10	2017	193	\$0	Two lot industrial subdivision	Adrienne St RAGLAN
10	2017	198		17 lot large lot residential subdivision	O'Connell Rd KELSO
10	2017	212		153 lot residential subdivision and new roads	Marsden La KELSO
10	2017	214	\$75,000	Internal office adidtion to existing hangar	PJ Moodie Dr RAGLAN
10	2017	221	\$323,500	Dual occupancy, retaining walls and two lot residential	Poate St WINDRADYNE
				subdivision	
10	2017	258	\$625,000	Demolition of existing dwelling and construct two storey	Rankin St BATHURST
				dwelling	
10	2017	303		15 lot commercial subdivision plus one residual lot	Corporation Ave ROBIN HILL
10	2017	307	. ,	Earthworks - filling	Stockland Dr KELSO
10	2017	314	\$200,000	Partial demolition, alterations and two storey addition to	Mitre St BATHURST
40	2047	204	¢77.000	dwelling	Lieuwarda Da MOLINIT DANIKINI
10	2017	324		Farm Shed and two 100,000 litre water tanks	Howards Dr MOUNT RANKIN
10	2017	359		Ambulance Station	Commonwealth St WEST BATHURST
10	2017	366	\$0	Demolition of existing dwelling, construction of single storey dwellin	Keppel St BATHURST
10	2017	368	98 000	Conversion of two existing units to one single dwelling	Russell St BATHURST
10	2017	369		Existing single storey building to be used as second dwelling	Russell St BATHURST
10	2017	370		Use of existing dwelling and detached habitable room	Root Hog Rd GOWAN
10	2017	378		Part demolition, 2 storey additions to dwelling, garage and	Tarana Rd BREWONGLE
	2011	0.0	ψοσο,σσο	shed	Talaha Na Bilewonole
10	2017	380	\$5,000	Use of existing additions to dwelling and additional works to	Sofala Rd WIAGDON
				be compl	
10	2017	383	\$0	Use of existing front brick and aluminium fence	Morgan PI LLANARTH
10	2017	384	\$45,000	Additions and alterations to rural dwelling	Sofala Rd LAFFING WATERS
10	2017	385	\$500,000	Single storey dwelling	Howards Dr MOUNT RANKIN
10	2017	394		Animal breeding facility	Rockley Rd FOSTERS VALLEY
10	2017	396	\$0	221 lot Residential, 1 Open Space, 1 Unserviced Lot, 1	Freemantle Rd EGLINTON
			****	Residual Lot Su	
10	2017	401		Additions and alterations to existing dwelling	Tabberatong Rd LIMEKILNS
10	2017	402		Alterations and additions to two storey dwelling	McAuley PI BATHURST
10	2017	403		Partial change of use from residential to office premises	Russell St BATHURST
10	2017	405	\$18,000		Station St BREWONGLE
18	2017	203		In ground swimming pool and safety barrier	Meehan St WINDRADYNE
18	2017	204		Swimming Pool	Hartwood Ave ROBIN HILL
18	2017 2017	206 410		Swimming Pool & Saftey Barrier	Conrod Stgt MOUNT PANORAMA Ceramic Ave RAGLAN
10 10	2017	441		Use of site as transport terminal Modification - Separate Dwelling - Additions	PJ Moodie Dr RAGLAN
	2017			External painting of commercial premises	
10 10	2017	411 412		Internal office addition to existing warehouse	William St BATHURST Wembley PI KELSO
10		404			, and the second se
10	2017 2017	416		Two lot rural subdivision (boundary adjustment) Alterations & additions to dwelling	Turondale Rd TURONDALE Sutherland Dr GEORGES PLAINS
10	2017	419		Shed with attached carport	Market St ROCKLEY
10	2017	421		Four residential units and 3 lot subdivision	Wilkins St MITCHELL
10	2017	421		Commercial - Use of Existing Premises for health consulting	Bentinck St BATHURST
10	2017	422	φυ	rooms	Bellilick St BATTIONS I
10	2017	423	\$9 000	Construction of a retaining wall	Gell PI ABERCROMBIE
10	2017	424		Dual occupancy	Parer Rd ABERCROMBIE
10	2017	425		Dual Occupancy	Gell PI ABERCROMBIE
10	2017	426		Dual Occupancy	Parer Rd ABERCROMBIE
10	2017	427		Dual Occupancy	Gell PI ABERCROMBIE
10	2017	428		Use of existing garage to habitable space	Jagoe Dr KELSO
10	2017	429		Inground swimming pool with safety barrier & privacy wall	Parer Rd ABERCROMBIE
10	2017	430		Dual Occupancy & Two Lot Residential Subdivision	Lew Ave EGLINTON
10	2017	431		Relocation of existing shed and construction of new shed	Blue Ridge Dr WHITE ROCK
10	2017	432		Dual Occupancy & Two Lot Residential Subdivision	Stanley St BATHURST
-		-	,	, ,	•

# 2 of 2 DA's Pending

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LIVE

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Туре	Year	No.	Value	Description	Address
10	2017	433		Additions to dwelling	Sinclairs La THE LAGOON
10	2017	435		Use of exisitng retaining wall	Sundown Dr KELSO
18	2017	224	\$265,000	Single storey dwelling with attached garage	Lew Ave EGLINTON
10	2017	436	\$0	Five Lot Strata Subdivision	Rankin St BATHURST
10	2017	437	\$275,000	Dual occupancy and two lot residential subdivision	Frome St RAGLAN
10	2017	439	\$436,700	Two storey rural dwelling with attached garage	Peregrine Rd BILLYWILLINGA
10	2017	440	\$975,000	Construction of 4 warehouses, retaining walls and two lot subdivision	Corporation Ave ROBIN HILL
10	2017	441	\$136,412	Transportable dwelling	Thompson St WATTLE FLAT
10	2017	393	\$65,000	Modification - Garage	Fitzroy St PEEL
10	2015	206	\$0	MOD - 36 lot rural residential subdivision and new roads	Samuel Way THE LAGOON
10	2017	442	\$440,000	Warehouse and associated offices	Lombard Dr ROBIN HILL
10	2017	443	\$17,000	Garage	Sapphire Cr KELSO
10	2017	444	\$0	Three lot rural subdivision	Box Ridge Rd TURONDALE
10	2017	195	\$180,965	Construction of additions and alterations to a dwelling	Stewart St BATHURST
10	2017	445	\$654,508	Three x two bedroom units and four lot residential subdivision	Havannah St SOUTH BATHURST
18	2017	228	\$93,000	Dwelling - Additions	Green St WEST BATHURST
10	2017	446	\$60,000	In ground swimming pool and safety fence	Leo Grant Dr KELSO
10	2017	447	\$536,000	Single storey dwelling with attached garage and second dwelling	Stewart St EVANS PLAINS
10	2017	448	. , ,	5 x self contained units	Vine St SOUTH BATHURST
10	2017	449	\$270,000	Single storey dwelling with attached garage	Poole St EGLINTON
10	2017	450		Patio cover	Colville St WINDRADYNE
18	2017	230	\$15,976	Additions to rural dwelling	Longridge Rd BILLYWILLINGA
10	2017	451	\$0	Three lot rural subdivision (boundary adjustment)	Sofala Rd PEEL
10	2017	278	\$19,761	Carport	James Barnet Dr KELSO
10	2017	452	\$40,000	Garage	Carrol Ave EGLINTON
10	2017	453	\$1,500,000	Commercial offices and carpark	Princes St BATHURST
10	2017	454	\$130,000	Dual Occupancy (2nd dwelling) and boundary adjustment	Browning St BATHURST
10	2017	455		Additions to dwelling	Gormans Hill Rd GORMANS HILL
10	2017	399		Dual Occupancy - New and Subdivision - Residential	Kefford St BATHURST
10	2017	456	\$203,000	Dual occupancy (second dwelling) and two lot residential subdivision	Golsby St WEST BATHURST
10	2017	457	\$2,000	Timber pool deck	Russell St BATHURST
10	2017	458	\$20,000	Transportable office building	PJ Moodie Dr RAGLAN
10	2017	459	\$750,000	Transportable building - new office	College Rd SOUTH BATHURST
10	2017	460	\$9,500	Internal alterations to office	George St BATHURST
18	2017	233	\$240,000	Single storey dwelling with attached garage	Kemp St EGLINTON
18	2017	234	\$288,000	Separate Dwelling - New	Darling St EGLINTON
18	2017	235	\$340,000	Single storey dwelling with attached garage	McGillan Dr KELSO
10	2017	461	\$20,000	Retaining wall	McGillan Dr KELSO

Applications Over 40 Days

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Officer -	App Type	Year No.	Description	Address	Application Date	Days Open I	Stop Days	Reason
Mr D J Dwyer	10	2015 196	Recreation facility - Go Kart track	Boundary Rd MOUNT PANORAMA	30/06/2016	517		Waiting on additional information
Ms L M McLean	10	2015 426	Resource recovery centre	Ophir Rd STEWARTS MOUNT	2/12/2015	728	299	Additional information has been requested
Ms L M McLean	9	2016 184	Additions and alterstion to Railway Institute building	Havannah St BATHURST	9/06/2016	538	89	Waiting on amended plans
Ms C L Fulthorpe	9	2016 277	Shed	Hassall Gr KELSO	10/08/2016	476	452	Waiting additional information
Ms L M McLean	9	2016 329	Resource Recovery Facility	Gormans Hill Rd GORMANS HILL	8/09/2016	447		Under assessment
Ms L M McLean	9	2017 111	25 lot large lot residential subdivision and new roads	O'Connell Rd KELSO	23/03/2017	251	20	Under assessment
Ms L M McLean	9	2017 190	Construction of two industrial storage sheds	Vale Rd SOUTH BATHURST	30/05/2017	183	176	Additional information requested
Mrs C L Barnett	9	2017 192	Commercial premises, consolidate 5 lots to 1 lot and 6	Rankin St BATHURST	31/05/2017	182		Referral to NSW Water
Ms L M McLean	9	2017 193	Two lot industrial subdivision	Adrienne St RAGLAN	31/05/2017	182	4	Court in Dec 17
Ms L M McLean	9	2017 198	17 lot large lot residential subdivision	O'Connell Rd KELSO	9/06/2017	173		Under assessment
Mr D J Dwyer	9	2017 212	153 lot residential subdivision and new roads	Limekilns Rd KELSO	16/06/2017	166	19	JRPP determination, scheduled 4 Dec 17
Mr G R Press	9	2017 214	Internal office adidtion to existing hangar	PJ Moodie Dr RAGLAN	16/06/2017	166	120	Additional information requested
Mrs C L Barnett	9	2017 221	Dual occupancy, retaining walls and two lot residential	Poate St WINDRADYNE	20/06/2017	162	138	Redesign requested
Mr D J Dwyer	9	2017 258	Demolition of existing dwelling and construct two storey	Rankin St BATHURST	19/07/2017	133		December Council meeting
Mr D J Dwyer	9	2017 303	15 lot commercial subdivision plus one residual lot	Corporation Ave ROBIN HILL	17/08/2017	104	81	Under assessment
Mr D J Dwyer	9	2017 307	Earthworks - filling	Stockland Dr KELSO	18/08/2017	103		Referral to Office of Water
Mr D J Dwyer	9	2017 314	Partial demolition, alterations and two storey addition to	Mitre St BATHURST	23/08/2017	86		Additional information requested
Mrs C L Barnett	9	2017 324	Farm Shed and two 100,000 litre water tanks	Howards Dr MOUNT RANKIN	30/08/2017	91		Waiting on additional information
Mr D J Dwyer	9	2017 359	Ambulance Station	Commonwealth St WEST BATHURST	25/09/2017	92		Approved by Council, draft conditions with applicant
Mrs C L Barnett	9	2017 366	Demolition of existing dwelling, construction of single storey	Keppel St BATHURST	28/09/2017	62		December Council meeting
Mrs C L Barnett	9	2017 368	Conversion of two existing units to one single dwelling	Russell St BATHURST	3/10/2017	22		December Council meeting
Mrs C L Barnett	9	2017 369	Existing single storey building to be used as second dwelling	Russell St BATHURST	3/10/2017	22		December Council meeting
Mr D J Dwyer	9	2017 370	Use of existing dwelling and detached habitable room	Root Hog Rd GOWAN	3/10/2017	22		Waiting on RFS
Mr G R Press	9	2017 378	Part demolition, 2 storey additions to dwelling, garage	Tarana Rd BREWONGLE	6/10/2017	54		Waiting on amended plans
Mr G R Press	9	2017 380	Use of existing additions to dwelling and additional works to	Sofala Rd WIAGDON	11/10/2017	49		Under assessment
Mr D A Nelson	9	2017 383	Use of existing front brick and aluminium fence	Morgan PI LLANARTH	11/10/2017	49		Waiting on sewer main DVD
Ms C L Fulthorpe	9	2017 384	Additions and alterations to rural dwelling	Sofala Rd LAFFING WATERS	12/10/2017	48	46	Waiting for additional information
Mrs C L Barnett	9	2017 385	Single storey dwelling	Howards Dr MOUNT RANKIN	12/10/2017	48		Awaiting additional information
Mrs C L Barnett	9	2017 394	Animal breeding facility	Rockley Rd FOSTERS VALLEY	16/10/2017	44		December Policy discussion forum
Mrs C L Barnett	9	2017 396	221 lot Residential, 1 Open Space, 1 Unserviced Lot, 1	Freemantle Rd EGLINTON	16/10/2017	44	7	Waiting on additional information
Ms R E Higgins-Daley	9	2017 401	Additions and alterations to existing dwelling	Tabberatong Rd LIMEKILNS	18/10/2017	42		Under assessment
Mrs C L Barnett	9	2017 402	Alterations and additions to two storey dwelling	McAuley PI BATHURST	19/10/2017	4		Under assessment
Mrs C L Barnett	9	2017 403	Partial change of use from residential to office premises	Russell St BATHURST	19/10/2017	4		Discussion Forum 30 Nov 17



Bathurst Regional Council PMB 17 158 Russell Street BATHURST NSW 2795 Telephone: 02 6333 6111 Fax: 02 6331 7211 Email: council@bathurst.nsw.gov.au



GDA94 / MGA zone 55

# 2017/368/012

REPORT TO MANAGER DEVELOPMENT ASSESSMENT (RICHARD DENYER)

**BATHURST REGIONAL COUNCIL** 

FROM SENIOR PLANNER (SUMMER COMMINS)

**DEVELOPMENT SERVICES – ORANGE CITY COUNCIL** 

DATE 21 NOVEMBER 2017

ON DEVELOPMENT APPLICATION DA 2017/368

92 RUSSELL STREET, BATHURST

**DWELLING HOUSE (CONVERSION OF TWO EXISTING RESIDENTIAL** 

**UNITS TO ONE SINGLE DWELLING)** 

PR26583 - IC17/17423

Application Lodged 3 October 2017

**Development Application No**DA 2017/368

Plan No/s Project No. 004-A-

Drawing Nos. DA-01; DA-02

(2 sheets)

**Applicant** J Lavis

18 Eugenie Street RAGLAN NSW 2795

Owner/s J & A Lavis

18 Eugenie Street RAGLAN NSW 2795

**Land Description** Lot 1 DP 849515 – 92 Russell Street, Bathurst

**Proposed Land Use**Dwelling house (conversion of two existing

residential units to one single dwelling)

Value of Proposed Development \$8,000

**Provisions of LEP 2011 (amended)**Zone B3 Commercial Core

**Details of Advertisement of Project** Notified Development: 16-25 October 2017

**Recommendation** Approval

#### 92 RUSSELL STREET, BATHURST

21 November 2017

#### **EXECUTIVE SUMMARY**

The consent of Bathurst Regional Council is sought for proposed conversion of an existing terrace house from two separate residential units to a single dwelling house.

The subject two-storey terrace house is located at 92 Russell Street, Bathurst, on land described as Lot 1 DP 849515. The terrace house is the most north-western building in a group of 4 terraces at the intersection of Russell Street and Kohloff Way.

The existing terrace is configured as two separate residential units. One unit is located at ground level and accessed via Russell Street; with the second unit located on the first floor and accessed via an external stair on the rear building façade.

Minor internal works are required to facilitate the conversion from two residential units to a single dwelling. Works include removal of the existing kitchen fit-out on the first floor and reinstatement of the original internal stairwell. The proposal does not involve external alterations to the terrace.

The proposal comprises notified development pursuant to Bathurst Regional Council Development Control Plan 2014- Chapter 2. At the close of the public notice and exhibition period, no submissions had been received in relation to the proposed development.

The proposal does not contravene the planning provisions applying to the subject land and particular landuse. Impacts of the development are considered to be within reasonable limit. Approval of the application is recommended.

#### **RECOMMENDATION**

That Council consents to development application DA 2017/368 for *Dwelling House* (conversion of two existing residential units to a single dwelling) Lot 1 DP 849515 – 92 Russell Street, Bathurst.

#### HISTORY/BACKGROUND

The following matters are of relevance to the subject land and proposed development:

- The building the subject of this application has development consent for two residential units (pursuant to BA 1967/129 dated 23 September 1967).
- The separate building at the rear of the site has development consent for a granny flat (pursuant to DA 2014/433 (dated 4 February 2015).
- The operative development consents on the land effectively comprise residential units (ie. 3 or more dwellings on one parcel). Residential units at this density are not permitted on this parcel.

#### 92 RUSSELL STREET, BATHURST

21 November 2017

- In order to legitimise and regularise the residential use of the subject land:
  - The operative development consents should be surrendered;
  - Development consent be granted to proposed conversion of the existing two units in the terrace house to a single dwelling, as proposed in the current application;
  - Development consent be granted to proposed use of the separate building as a secondary dwelling, as concurrently proposed pursuant to DA 2017/369.
- The development applications before Bathurst Regional Council for a proposed dwelling house (DA 2017/368) (the 'principal dwelling') and secondary dwelling (DA 2017/369) are both permitted with consent.

#### THE PROPOSAL

The proposal involves conversion of an existing two-storey terrace house from two separate residential units to a single dwelling house.

The existing terrace is configured to comprise one unit at ground level and accessed via Russell Street; with the second unit on the first floor and accessed via an external stair on the rear building façade.

Minor internal works are required to facilitate the conversion from two residential units to a single dwelling. Works include removal of the existing kitchen fit-out on the first floor and reinstatement of the original internal stairwell. The proposal does not involve external alterations to the terrace.

#### **MATTERS FOR CONSIDERATION**

#### **Section 5A Assessment**

In the administration of sections 78A, 79B, 79C, 111 and 112, the provisions of Section 5A must be taken into account for every development application in deciding whether there is likely to be a significant effect on threatened species, populations or ecological communities or their habitats. This section includes a requirement to consider any adopted assessment guidelines, which means assessment guidelines issued and in force under Section 94A of the *Threatened Species Conservation Act 1995*. Assessment guidelines are in force (see DECC-W "Threatened Species Assessment Guidelines - The Assessment of Significance") which requires consent authority to adopt the precautionary principle in its assessment.

#### 92 RUSSELL STREET, BATHURST

21 November 2017

From 25 August 2017, the Biodiversity Conservation Act 2017 and Biodiversity Conservation Regulation 2017 were gazetted. State Environmental Planning Policy (Native Vegetation in Non-Rural Areas) 2017 was also gazetted. The implementation of this legislation (and supporting guidelines) is subject to savings provisions that defer their full effect for a period of three months from the date of gazettal for local development.

In this instance, the subject property has no biodiversity or habitat value.

#### **Section 79C**

Section 79C of the *Environmental Planning and Assessment Act 1979* requires Council to consider various matters, of which those pertaining to the application are listed below.

#### PROVISIONS OF ANY ENVIRONMENTAL PLANNING INSTRUMENT s79C(1)(a)(i)

**Bathurst Regional Local Environmental Plan 2014** 

Part 1 - Preliminary

Clause 1.2 - Aims of Plan

The particular aims of the LEP relevant to the proposed development include:

- (a) to deliver growth and development in the city of Bathurst and rural localities,
- (c) to enhance and protect the region's unique Aboriginal and European cultural heritage as key social and economic assets,
- (f) to provide greater housing choice within the city of Bathurst through sustainable urban settlement growth that includes greater opportunities for medium density housing and the minimisation of the city's environmental footprint,
- (h) to protect the region's key transport assets and to promote opportunities for sustainable transport, particularly public and active transport,
- (m) to create a land use framework for controlling development in the region that allows detailed provisions to be made in any development control plan made for that purpose.

The proposed development is consistent with the above aims, as outlined in this report.

#### 92 RUSSELL STREET, BATHURST

21 November 2017

#### Mapping

The subject site is identified on the LEP maps in the following manner:

Land Zoning Map: Land zoned B3 Commercial Core

Lot Size Map: No minimum lot size Floor Space Ratio Map: Floor space limit: 2:1 Height of Buildings Map: Building height limit: 12m

Land Reservation Acquisition Map: Not applicable

Heritage Map: **General Conservation Area** 

No additional permitted use applies Additional Permitted Uses Map: 600m<sup>2</sup> (800m<sup>2</sup> for battleaxe lots) Minimum Lot Size- Dual Occupancy Map:

Minimum Lot Size – Multi Dwelling Housing 900m² (1,100m² for battleaxe lots)

and Residential Flat Buildings Map:

Flood Planning Map: Not a flood planning area

Obstacle Limitation Surface Map: No restriction on building siting or construction

Urban Release Area Map: Not within an urban release area

Drinking Water Catchment Map: Not within the drinking water catchment

Those matters that are of relevance are addressed in detail in the body of this report.

#### Part 2 - Permitted or Prohibited Development

#### Clause 2.1 - Land Use Zones

The subject site is located within the B3 Commercial Core zone. The proposed development is defined as a "dwelling house." Pursuant to the Dictionary:

Dwelling house means a building containing only one dwelling

Dwelling means a room or suite of rooms occupied or used of so constructed or adapted as to be capable of being occupied or used as a separate domicile.

Dwellings are permitted with consent in the B3 Commercial Core zone.

#### Clause 2.3 - Zone Objectives and Land Use Table

The objectives for land zoned B3 Commercial Core are as follows:

- To provide a wide range of retail, business, office, entertainment, community and other suitable land uses that serve the needs of the local and wider community.
- To encourage appropriate employment opportunities in accessible locations.
- To maximise public transport patronage and encourage walking and cycling.

#### 92 RUSSELL STREET, BATHURST

21 November 2017

- To encourage development that confirms the role of the Bathurst central business district as the primary retail and business centre in the region.
- To protect and conserve the historic and scenic quality of the Bathurst central business district as a key economic and social asset.

The proposed development is not contrary to the relevant zone objectives. The proposal will have nil impact on the viability or primacy of the commercial core. The subject land is accessible via public transport, walking and cycling. The proposal will have nil impact on the conservation values of the precinct.

#### Part 3 - Exempt and Complying Development

The application is not exempt or complying development.

#### Part 4 - Principal Development Standards

#### **Clause 4.3 Height of Buildings**

Clause 4.3 is applicable and states in part:

(2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.

The Height of Buildings Map prescribes a maximum height of 12m for the subject land. Proposed conversion works will be wholly contained within the existing building, without alteration to the building height. The proposal is not inconsistent with this clause.

#### **Clause 4.4 Floor Space Ratio**

Clause 4.4 applies to the subject land. Clause 4.4(2) states:

(2) The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map.

The Floor Space Ratio Map prescribes a maximum floor space ratio of 2:1 for the subject land. The proposed development will not increase the floor area of the subject terrace. The proposal is not inconsistent with this clause.

#### 92 RUSSELL STREET, BATHURST

21 November 2017

#### Part 5 - Miscellaneous Provisions

#### **Clause 5.10 Heritage Conservation**

Pursuant to the Heritage Map, the subject land is located in the General Conservation Area. Clause 5.10 is applicable and states in part:

(4) Effect of Proposed Development on Heritage Significance

The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned...

In consideration of Clause 5.10, the proposed development will not have an adverse impact on the significance of the conservation area. The existing residential building will be retained. The proposed works are internal only and will not alter the bulk, massing or profile of the building, and how it relates within the building group, streetscape and broader conservation area. The proposed development will have nil impact on the appreciation or understanding of the heritage setting.

#### Part 6 - Urban Release Area

Not relevant to the application. The subject site is not located in an Urban Release Area.

#### Part 7 - Additional Local Provisions

#### **Clause 7.5 Essential Services**

Clause 7.5 is applicable and states:

Development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required:

- (a) the supply of water,
- (b) the supply of electricity,
- (c) the disposal and management of sewage,
- (d) stormwater drainage or on-site conservation,
- (e) suitable vehicular access.

Urban utility services are available to the subject land and suitable for the proposed development, subject to augmentation.

#### 92 RUSSELL STREET, BATHURST

21 November 2017

#### STATE ENVIRONMENTAL PLANNING POLICIES

#### State Environmental Planning Policy 55 - Remediation of Land

SEPP 55 Remediation of Land is applicable. Pursuant to *Clause 7 Contamination and remediation to be considered in determining development application*:

- (1) A consent authority must not consent to the carrying out of any development on land unless (a) it has considered whether the land is contaminated.
- (2) Before determining an application for consent to carry out development that would involve a change of use on any of the land specified in subclause (4), the consent authority must consider a report specifying the findings of a preliminary investigation of the land concerned carried out in accordance with the contaminated land planning quidelines.
- (4) The land concerned is:
  - (c) to the extent to which it is proposed to carry out development on it for residential, educational, recreational or child care purposes, or for the purposes of a hospital—land:
    - in relation to which there is no knowledge (or incomplete knowledge) as to whether development for a purpose referred to in Table 1 to the contaminated land planning guidelines has been carried out, and
    - (ii) on which it would have been lawful to carry out such development during any period in respect of which there is no knowledge (or incomplete knowledge).

In consideration of this clause, the site has longstanding residential use and is not known to have been used for a Table 1 prescribed purpose. The proposal involves continuation of the existing residential use of the land. The subject site is unlikely to be contaminated. Preliminary investigation as a precursor to potential site remediation is considered unnecessary for the proposal.

# PROVISIONS OF ANY DRAFT ENVIRONMENTAL PLANNING INSTRUMENT THAT HAS BEEN PLACED ON EXHIBITION s79C(1)(a)(ii)

There are no draft environmental planning instruments that apply to the subject land or proposed development.

#### **DESIGNATED DEVELOPMENT**

The proposed development is not designated development.

#### 92 RUSSELL STREET, BATHURST

21 November 2017

#### INTEGRATED DEVELOPMENT

The proposal development is not integrated development.

#### PROVISIONS OF ANY DEVELOPMENT CONTROL PLAN s79C(1)(a)(iii)

#### **Bathurst Regional Development Control Plan 2014**

#### **Part 4 Residential Development**

The proposal is consistent with the relevant provisions of DCP 2014 Chapter 4 Residential Development as follows:

- The subject land is contained within Residential Precinct 1. Dwellings are permitted with consent in this precinct (Part 4.2.2).
- DCP 2014 and Bathurst Regional LEP 2014 do not prescribe a minimum lot size for the purposes of a dwelling on the subject land (Part 4.3.2).
- The proposal does not involve any alteration to established setbacks for the building and parking area (front, side and rear building lines) (Part 4.4.2)
- The presentation of the terrace building to Russell Street will be retained in its current form (Part 4.4.2).
- The proposal will maintain the existing situation in respect of privacy and solar access for the proposed dwelling and those on adjoining lands (Part 4.4.2).
- Private open space for the proposed dwelling will comply with the DCP provisions in respect of minimum areas (50m<sup>2</sup>), orientation, siting and connectivity (Part 4.7.3).
- The proposal does not involve alterations to the existing two-storey building height (Part 4.8.2).
- One (1) car parking space will be provided for the proposed dwelling (Part 4.9.2). The parking space will not be covered as required in the DCP. This is consistent with the existing situation and is considered satisfactory.
- Urban utility services are available to the proposed development (Part 4.10.2).
- The proposed works are internal to the building and will not require sediment and erosion controls (Part 4.11.2).

#### **Chapter 10 Urban Design and Heritage Conservation**

The proposed development will have nil impact on the significance of the conservation area. The proposed development does not involve substantive alterations or additions to the existing building form or fabric, and is not contrary to any matter prescribed in Chapter 10.

#### 92 RUSSELL STREET, BATHURST

21 November 2017

#### PROVISIONS PRESCRIBED BY THE REGULATIONS s79C(1)(a)(iv)

The proposal is not inconsistent with any matter prescribed by the Regulation.

#### THE LIKELY IMPACTS OF THE DEVELOPMENT s79C(1)(b)

#### **Visual Impacts/Heritage Significance**

The proposed development will not alter the existing visual quality or heritage values of the building or setting. Works will be minor and internal, and will not alter the building bulk, massing or profile. The presentation of the site in the public domain and streetscape will not be altered.

#### **Traffic Impacts**

The proposal will have a neutral impact on local traffic levels and amenity over and above the existing situation. Car parking for the development is available onsite and suitable. The longstanding residential use of the subject building represents a well-established component of the local traffic regime. The proposal does not involve new site accesses nor alter existing access points.

#### **Residential Amenity**

The proposed development will not alter existing residential amenity for adjoining dwellings in respect of solar access, visual and acoustic privacy, vehicle arrangements and visual bulk. Similarly, a high standard of amenity will be provided for the proposed dwelling.

#### **Environmental Impacts**

The development site does not contain or adjoin biodiversity sensitive lands. The site is not in proximity to any waterway, drinking water catchment or sensitive area. Adverse environmental impacts are not anticipated as a result of the proposal.

### 92 RUSSELL STREET, BATHURST

21 November 2017

### THE SUITABILITY OF THE SITE s79C(1)(c)

The subject site is suitable for the proposed dwelling due to the following:

- The proposed development is a permitted and complementary landuse.
- Urban utility services are available and suitable subject to augmentation.
- The site has direct frontage and access to Russell Street.
- The site is not subject to environmental or natural hazards.
- The site has no particular biodiversity or habitat value.
- The site is not in proximity to any waterway.

### ANY SUBMISSIONS MADE IN ACCORDANCE WITH THE ACT s79C(1)(d)

The proposed development is defined as "notified development" pursuant to DCP 2014 - Part 2 Exhibition and Notification of Development Applications. At the completion of the public notice and exhibition period, no submissions had been received in relation to the proposed development.

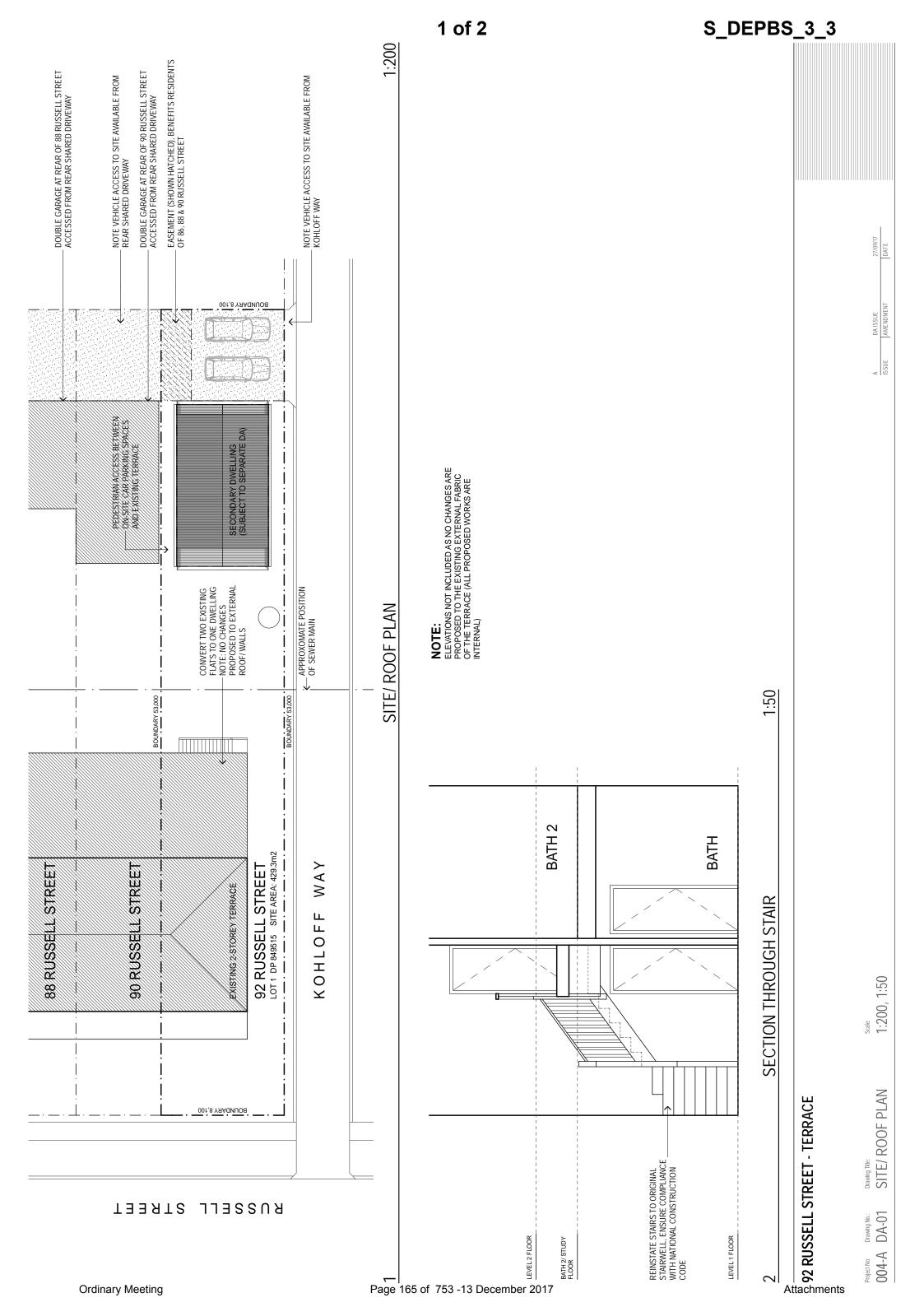
### PUBLIC INTEREST s79C(1)(e)

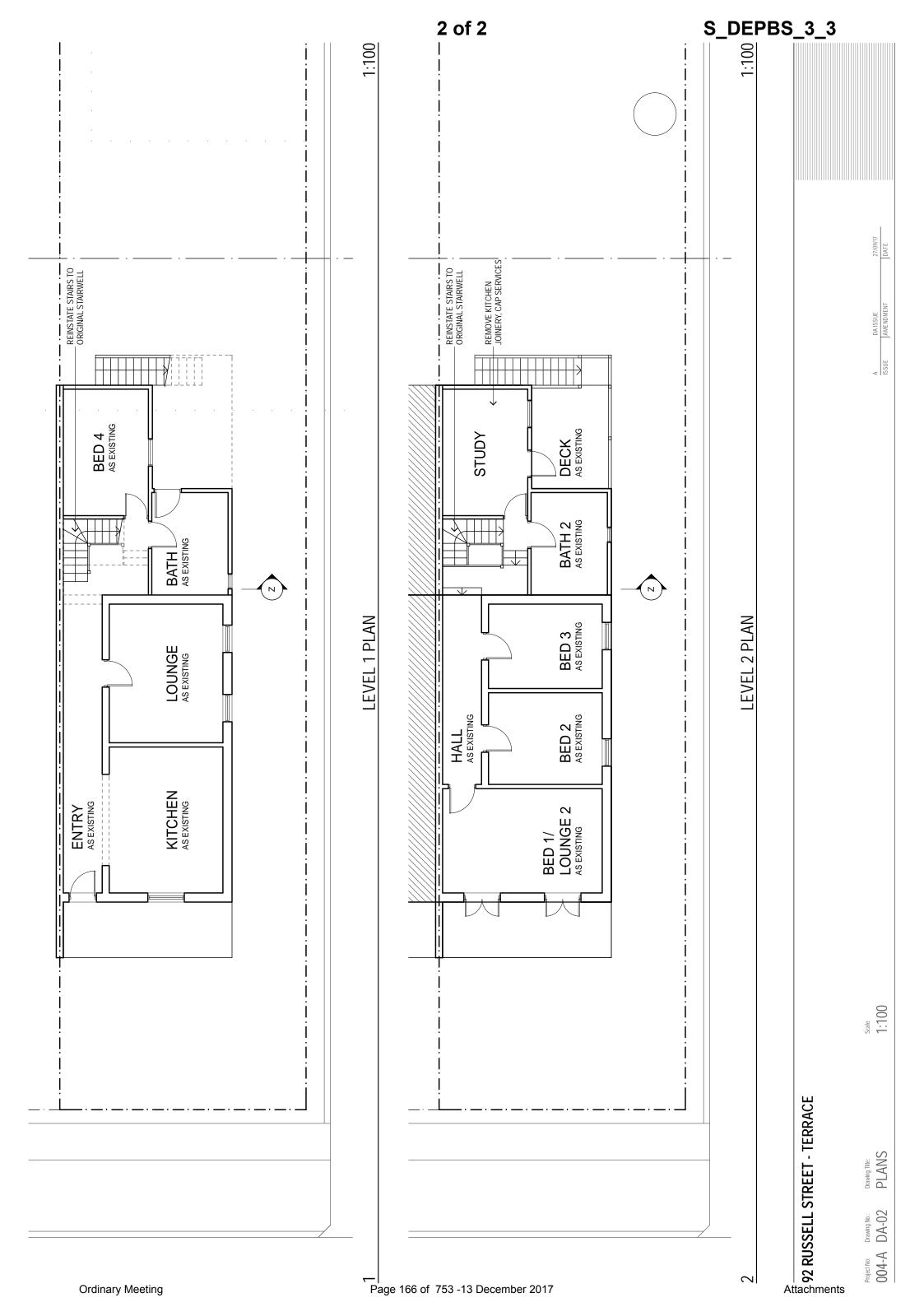
The proposal is not inconsistent with any relevant policy statements, planning studies, guidelines, etc that have not been considered in this assessment. The proposed development (and concurrent DA 2017/369) will legitimise and regularise the residential use of the subject land, and is considered to be in the public interest.

### **SUMMARY**

The proposed development is permissible with the consent of Council. The proposed development complies with the relevant aims, objectives and provisions of the LEP and DCP. The proposed development (and concurrent DA 2017/369) will legitimise and regularise the residential use of the subject land. A Section 79C assessment of the development indicates that the development is acceptable in this instance.

Summer Commins
SENIOR PLANNER
DEVELOPMENT SERVICES
ORANGE CITY COUNCIL





### STATEMENT OF ENVIRONMENTAL EFFECTS

CONVERSION OF EXISTING TERRACE FROM 2 FLATS (DUAL-OCCUPANCY) TO SINGLE DWELLING, 92 RUSSELL STREET BATHURST

Issue: 27 September 2017

### INTRODUCTION

This Statement of Environmental Effects constitutes part of the Development Application to convert the existing terrace at 92 Russell Street Bathurst from two separate flats to a single dwelling.

### THE SITE

The site of the proposed development is 92 Russell Street, being Lot 1 DP 849515. The site has an area of 429.3m2, and contains a 2-storey terrace building fronting Russell Street, which forms the north-western end of a block of four terraces, and a single storey structure in the rear of the site (a granny flat as approved by DA 2014/0413, and subject to a separate DA).

Kohloff Way (providing access to Council's carpark) runs along the north-western site boundary.



Street view of block of four terraces, subject site to right of image (from Google Streetview, taken 21/09/14)

The block of four terraces are consistent in street appearance (apart from a large dormer window which has been added to the roofline of the south-eastern terrace, 86 Russell Street). Across Kohloff Way is the Bathurst Information & Neighbourhood Centre, a modern commercial building with heritage detailing (pitched roofs, vertically proportioned windows).

The surrounding built environment is a mixture of residential and commercial development.

The existing 2-storey terrace is configured as two separate flats, one at ground level (accessed from Russell Street) and one at first floor level (accessed from an external rear stair).

### PROPOSED DEVELOPMENT

This Development Application seeks consent to convert the existing terrace from two separate flats to a single dwelling by reinstating stairs to the original stairwell, and removing the existing kitchen fit-out of the first floor flat, as noted on the accompanying plans. No alterations are proposed to the existing external fabric of the terrace.

### **PLANNING CONTROLS**

The planning controls relevant to this application are:

- Bathurst Regional Local Environment Plan 2014
- Bathurst Regional Development Control Plan 2014

### **BATHURST REGIONAL LOCAL ENVIRONMENT PLAN 2014**

### Zoning:

The site is zoned B3 Commercial Core under Bathurst Regional LEP 2014. The proposed development is permissible with consent.

### Floor Space Ratio:

The site is mapped with a maximum permissible Floor Space Ratio of 2:1. The site area is 429.3m2, and the combined floor area of the proposed single dwelling and existing single-storey rear structure is 213.9m2, giving a Floor Space Ratio of 0.5:1 which is significantly less than the maximum permissible.

### **Height of Buildings:**

The site is mapped with a maximum permissible building height of 12m. This application does not propose any changes to the roofline of the existing terrace building.

### Heritage:

The site is located within an identified Heritage Conservation Area.

### **BATHURST REGIONAL DEVELOPMENT CONTROL PLAN 2014**

### Chapter 4 - Residential Development

### 4.4.2 Development Standards:

Front Building Line Setback: the proposed development does not alter the existing front setback.

**Side and Rear Building Line Setbacks:** the proposed development does not alter the existing side and rear setbacks.

- **4.7 Private Open Space/ Landscaping:** DCP 2014 requires 50m2 of private open space for a 4+ bedroom dwelling, and for all private open space to be located behind the front building line. Private open space meeting these requirements exists to the rear of the existing terrace building.
- **4.8 Height:** DCP 2014 requires new housing development to be built at a height generally compatible with existing residential development in the city. This application does not propose any changes to the roofline of the existing terrace building.
- **4.9 Parking, Access & Manoeuvring Areas:** DCP 2014 requires 1 car parking space for a single dwelling house, and for car parking to be provided behind the building line. The proposed development complies with these requirements, providing two car parking spaces at the rear of the site as indicated on the Development Application plans.
- **4.10 Services and Facilities:** The existing terrace building is connected to all essential services, and this will not be altered by the proposed development.

3 of 3

S\_DEPBS\_3\_4

### **Chapter 10 – Urban Design and Heritage Conservation**

The site is located in a Heritage Conservation Area, though the existing terrace dwelling is not a listed Heritage Item.

This development application does not propose any changes to the external built fabric of the existing terrace structure, and so will have negligible impact on the surrounding Heritage Conservation Area.

### **CONCLUSION**

The proposed development complies with the relevant planning controls.

### 2017/369/016

REPORT TO MANAGER DEVELOPMENT ASSESSMENT (RICHARD DENYER)

**BATHURST REGIONAL COUNCIL** 

FROM SENIOR PLANNER (SUMMER COMMINS)

**DEVELOPMENT SERVICES – ORANGE CITY COUNCIL** 

DATE 23 NOVEMBER 2017

ON DEVELOPMENT APPLICATION DA 2017/369

92 RUSSELL STREET, BATHURST

SECONDARY DWELLING (USE OF EXISTING SINGLE-STOREY BUILDING AS

**SECONDARY DWELLING AND FITOUT)** 

PR26583 - IC17/17423

**Application Lodged** 3 October 2017

**Development Application No** DA 2017/369

Plan No/s Project No. 004-B

Drawing Nos. DA-01 - DA-05

(5 sheets)

**Applicant** J Lavis

18 Eugenie Street RAGLAN NSW 2795

Owner/s J & A Lavis

18 Eugenie Street RAGLAN NSW 2795

**Land Description** Lot 1 DP 849515 – 92 Russell Street, Bathurst

Proposed Land Use Secondary dwelling (use of existing single-storey

building as secondary dwelling and fitout)

**Value of Proposed Development** 

**Provisions of LEP 2011 (amended)** Zone B3 Commercial Core

**Details of Advertisement of Project** Notified Development: 16-25 October 2017

**Recommendation** Approval

### 92 RUSSELL STREET, BATHURST

23 November 2017

### **EXECUTIVE SUMMARY**

The consent of Bathurst Regional Council is sought for proposed use of an existing building for the purpose of a secondary dwelling.

The development site is located at 92 Russell Street, Bathurst, on land described as Lot 1 DP 849515. Existing improvements on the land comprise an attached two-storey terrace house and separate single-storey building with loft space.

The proposal involves use of the separate building as a secondary dwelling. Minor internal fit-out works are required to facilitate the proposed use including kitchen and laundry joinery installation, water tank, utility connections etc.

The proposal comprises notified development pursuant to Bathurst Regional Council Development Control Plan 2014- Chapter 2. At the close of the public notice and exhibition period, no submissions had been received in relation to the proposed development.

The proposal does not contravene the planning provisions applying to the subject land and particular landuse. Impacts of the development are considered to be within reasonable limit. Approval of the application is recommended.

### **RECOMMENDATION**

That Council consents to development application DA 2017/369 for Secondary dwelling (use of exiting single-storey building as a secondary dwelling and fitout) Lot 1 DP 849515 – 92 Russell Street, Bathurst.

### **HISTORY/BACKGROUND**

The following matters are of relevance to the subject land and proposed development:

- The building the subject of this application has development consent for a granny flat pursuant to DA 2014/433 (dated 4 February 2015). The substantive work undertaken to date is in accordance with this approval.
- At the time of the development approval relating to the granny flat, the existing terrace house on the subject land was legally configured as two residential units (pursuant to BA 1967/129 dated 23 September 1967).
- The operative development consents on the land effectively comprise residential units (ie. 3 or more dwellings on one parcel). Residential units at this density are not permitted on this parcel.

### 92 RUSSELL STREET, BATHURST

23 November 2017

In order to legitimise and regularise the residential use of the subject land:

- The operative development consents should be surrendered.
- Development consent be granted to proposed conversion of the existing two units in the terrace house to a single dwelling, as concurrently proposed pursuant to DA 2017/369.
- Development consent be granted to proposed use of the separate building as a secondary dwelling, as proposed in the current application.
- The development applications before Bathurst Regional Council for a proposed dwelling house (DA 2017/368) (the 'principal dwelling') and secondary dwelling (DA 2017/369) are both permitted with consent.

### THE PROPOSAL

Council's consent is sought for a proposed secondary dwelling at 92 Russell Street, Bathurst.

Existing improvements on the land comprise an attached two-storey terrace house at the Russell Street frontage, and separate single-storey building with loft space at the rear of the site.

The proposal involves residential use and fitout of the separate building as a secondary dwelling. The building comprises a footprint of 11.1m x 7.05m and floor area of 58.9m<sup>2</sup>. The secondary dwelling will contain open plan kitchen and living space, 1 bedroom and combined bathroom and laundry. Private open space and car parking is available adjacent to the proposed secondary dwelling.

Minor internal fit-out works are required to facilitate the proposed use including kitchen and laundry joinery installation, water tank, utility connections etc. The proposal does not involve external alterations to the building.

### **MATTERS FOR CONSIDERATION**

### **Section 5A Assessment**

In the administration of sections 78A, 79B, 79C, 111 and 112, the provisions of Section 5A must be taken into account for every development application in deciding whether there is likely to be a significant effect on threatened species, populations or ecological communities or their habitats. This section includes a requirement to consider any adopted assessment guidelines, which means assessment guidelines issued and in force under Section 94A of the *Threatened Species Conservation Act 1995*. Assessment guidelines are in force (see DECC-W "Threatened Species Assessment Guidelines - The Assessment of Significance") which requires consent authority to adopt the precautionary principle in its assessment.

### 92 RUSSELL STREET, BATHURST

23 November 2017

From 25 August 2017, the Biodiversity Conservation Act 2017 and Biodiversity Conservation Regulation 2017 were gazetted. State Environmental Planning Policy (Native Vegetation in Non-Rural Areas) 2017 was also gazetted. The implementation of this legislation (and supporting guidelines) is subject to savings provisions that defer their full effect for a period of three months from the date of gazettal for local development.

In this instance, the subject property has no biodiversity or habitat value.

### Section 79C

Section 79C of the *Environmental Planning and Assessment Act 1979* requires Council to consider various matters, of which those pertaining to the application are listed below.

### PROVISIONS OF ANY ENVIRONMENTAL PLANNING INSTRUMENT s79C(1)(a)(i)

### **Bathurst Regional Local Environmental Plan 2014**

### Part 1 - Preliminary

### Clause 1.2 - Aims of Plan

The particular aims of the LEP relevant to the proposed development include:

- (a) to deliver growth and development in the city of Bathurst and rural localities,
- (c) to enhance and protect the region's unique Aboriginal and European cultural heritage as key social and economic assets,
- (f) to provide greater housing choice within the city of Bathurst through sustainable urban settlement growth that includes greater opportunities for medium density housing and the minimisation of the city's environmental footprint,
- (h) to protect the region's key transport assets and to promote opportunities for sustainable transport, particularly public and active transport,
- (m) to create a land use framework for controlling development in the region that allows detailed provisions to be made in any development control plan made for that purpose.

The proposed development is consistent with the above aims, as outlined in this report.

### 92 RUSSELL STREET, BATHURST

23 November 2017

### Mapping

The subject site is identified on the LEP maps in the following manner:

Land Zoning Map: Land zoned B3 Commercial Core

Lot Size Map: No minimum lot size Floor Space Ratio Map: Floor space limit: 2:1 Height of Buildings Map: Building height limit: 12m

Land Reservation Acquisition Map: Not applicable

Heritage Map: **General Conservation Area** 

No additional permitted use applies Additional Permitted Uses Map: 600m<sup>2</sup> (800m<sup>2</sup> for battleaxe lots) Minimum Lot Size- Dual Occupancy Map:

Minimum Lot Size – Multi Dwelling Housing 900m<sup>2</sup> (1,100m<sup>2</sup> for battleaxe lots)

and Residential Flat Buildings Map:

Flood Planning Map: Not a flood planning area

Obstacle Limitation Surface Map: No restriction on building siting or construction

Urban Release Area Map: Not within an urban release area

Drinking Water Catchment Map: Not within the drinking water catchment

Those matters that are of relevance are addressed in detail in the body of this report.

### Part 2 - Permitted or Prohibited Development

### Clause 2.1 - Land Use Zones

The subject site is located within the B3 Commercial Core zone. The proposed development is defined as a "secondary dwelling." Pursuant to the Dictionary:

Secondary dwelling means a self-contained dwelling that:

- (a) is established in conjunction with another dwelling (the principal dwelling), and
- (b) is on the same lot of land as the principal dwelling, and
- (c) is located within, or is attached to, or is separate from, the principal dwelling.

Secondary dwellings are permitted with consent in the B3 Commercial Core zone.

### 92 RUSSELL STREET, BATHURST

23 November 2017

### Clause 2.3 - Zone Objectives and Land Use Table

The objectives for land zoned B3 Commercial Core are as follows:

- To provide a wide range of retail, business, office, entertainment, community and other suitable land uses that serve the needs of the local and wider community.
- To encourage appropriate employment opportunities in accessible locations.
- To maximise public transport patronage and encourage walking and cycling.
- To encourage development that confirms the role of the Bathurst central business district as the primary retail and business centre in the region.
- To protect and conserve the historic and scenic quality of the Bathurst central business district as a key economic and social asset.

The proposed development is not contrary to the relevant zone objectives. The proposal will have nil impact on the viability or primacy of the commercial core. The subject land is accessible via public transport, walking and cycling. The proposal will have nil impact on the conservation values of the precinct.

### Part 3 - Exempt and Complying Development

The application is not exempt or complying development.

### Part 4 - Principal Development Standards

### **Clause 4.3 Height of Buildings**

Clause 4.3 is applicable and states in part:

(2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.

The Height of Buildings Map prescribes a maximum height of 12m for the subject land. The proposal involves residential use and fitout of the existing building and will not alter the building height. The proposal is not inconsistent with this clause.

### **Clause 4.4 Floor Space Ratio**

Clause 4.4 applies to the subject land. Clause 4.4(2) states:

(2) The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map.

### 92 RUSSELL STREET, BATHURST

23 November 2017

The Floor Space Ratio Map prescribes a maximum floor space ratio (FSR) of 2:1 for the subject land. The principal dwelling and proposed secondary dwelling comprise a floor area of 213.9m<sup>2</sup>. Based on site area of 429.3m<sup>2</sup>, the improvements on the land have FSR of 0.5:1, being less than the prescribed maximum. The proposal is consistent with Clause 4.4.

### Part 5 - Miscellaneous Provisions

### **Clause 5.4 Controls Relating to Miscellaneous Permissible Uses**

Clause 5.4 is applicable and states in part:

(9) Secondary dwellings

If the development for the purpose of a secondary dwelling is permitted under this Plan, the total floor area of the dwelling (excluding any area used for parking) must not exceed whichever of the following is the greater:

- (a) 60 square metres
- (b) 50% of the total floor area of the principal dwelling.

In consideration of this clause, the proposal is satisfactory. The proposed secondary dwelling will comprise a total floor area of  $58.9m^2$  (ground and loft levels), being less than the maximum prescribed area.

### **Clause 5.10 Heritage Conservation**

Pursuant to the Heritage Map, the subject land is located in the General Conservation Area. Clause 5.10 is applicable and states in part:

(4) Effect of Proposed Development on Heritage Significance

The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned...

In consideration of Clause 5.10, residential use and fitout of the existing building will have nil impact on the significance of the conservation area. The proposed development does not involve substantive alterations or additions to the existing building form or fabric. Proposed works are internal only and will not alter the bulk, massing or profile of the building, and how it relates within the streetscape and broader conservation area. The proposed development will have nil impact on the appreciation or understanding of the heritage setting.

### Part 6 - Urban Release Area

### 92 RUSSELL STREET, BATHURST

23 November 2017

### **Part 7 - Additional Local Provisions**

### **Clause 7.5 Essential Services**

Clause 7.5 is applicable and states:

Development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required:

- (a) the supply of water,
- (b) the supply of electricity,
- (c) the disposal and management of sewage,
- (d) stormwater drainage or on-site conservation,
- (e) suitable vehicular access.

Urban utility services are available to the subject land and suitable for the proposed development, subject to augmentation.

### STATE ENVIRONMENTAL PLANNING POLICIES

### State Environmental Planning Policy 55 - Remediation of Land

SEPP 55 Remediation of Land is applicable. Pursuant to *Clause 7 Contamination and remediation to be considered in determining development application*:

- (1) A consent authority must not consent to the carrying out of any development on land unless (a) it has considered whether the land is contaminated.
- (2) Before determining an application for consent to carry out development that would involve a change of use on any of the land specified in subclause (4), the consent authority must consider a report specifying the findings of a preliminary investigation of the land concerned carried out in accordance with the contaminated land planning guidelines.
- (4) The land concerned is:
  - (c) to the extent to which it is proposed to carry out development on it for residential, educational, recreational or child care purposes, or for the purposes of a hospital—land:
    - in relation to which there is no knowledge (or incomplete knowledge) as to whether development for a purpose referred to in Table 1 to the contaminated land planning guidelines has been carried out, and
    - (ii) on which it would have been lawful to carry out such development during any period in respect of which there is no knowledge (or incomplete knowledge).

### 92 RUSSELL STREET, BATHURST

23 November 2017

In consideration of this clause, the site has longstanding residential use and is not known to have been used for a Table 1 prescribed purpose. The proposal involves continuation of the existing residential use of the land. The subject site is unlikely to be contaminated. Preliminary investigation as a precursor to potential site remediation is considered unnecessary for the proposal.

# PROVISIONS OF ANY DRAFT ENVIRONMENTAL PLANNING INSTRUMENT THAT HAS BEEN PLACED ON EXHIBITION s79C(1)(a)(ii)

There are no draft environmental planning instruments that apply to the subject land or proposed development.

### **DESIGNATED DEVELOPMENT**

The proposed development is not designated development.

### INTEGRATED DEVELOPMENT

The proposal development is not integrated development.

### PROVISIONS OF ANY DEVELOPMENT CONTROL PLAN s79C(1)(a)(iii)

### **Bathurst Regional Development Control Plan 2014**

### **Chapter 4 Residential Development**

The proposal is consistent with the relevant provisions of DCP 2014 Chapter 4 Residential Development as follows:

- The subject land is located within residential Precinct 1. Secondary dwellings are permitted with consent in this precinct (Part 4.2.2).
- DCP 2014 and Bathurst Regional LEP 2014 do not prescribe a minimum lot size for the purposes of a dwelling on the subject land (Part 4.3.2).
- The proposal does not alter the established setbacks for the existing building and adjacent parking area (front, side and rear building lines) (Part 4.4.2)
- The presentation of the existing building to the Kohloff Lane secondary frontage will be retained in its current form (Part 4.4.2).
- Reasonably privacy will be achieved between the principal and secondary dwellings and adjoining dwellings. Perimeter and internal fencing is erected (Part 4.4.2).
- Internal and external habitable spaces for the proposed secondary dwelling will be north-facing, and achieve a high standard of solar access (Part 4.4.2).

### 92 RUSSELL STREET, BATHURST

23 November 2017

- The proposal will not alter solar access arrangements for the principal dwelling nor dwellings on adjoining lands (Part 4.4.2).
- Private open space for the proposed secondary dwelling will comply with the DCP provisions in respect of minimum areas (20m<sup>2</sup>), orientation, siting and connectivity (Part 4.7.3).
- The proposal does not involve alterations to the existing building height (single-storey with loft) (Part 4.8.2).
- One (1) car parking space will be provided for the proposed secondary dwelling, exclusive of parking for the principal dwelling (Part 4.9.2).
- Urban utility services are available to the proposed development (Part 4.10.2).
- The proposed works are internal to the building and will not require sediment and erosion controls (Part 4.11.2).

### **Chapter 10 Urban Design and Heritage Conservation**

Proposed residential use and fitout of an existing building for the purpose of a secondary dwelling will have nil impact on the significance of the conservation area. The proposed development does not involve substantive alterations or additions to the existing building form or fabric, and is not contrary to any matter prescribed in Chapter 10.

### PROVISIONS PRESCRIBED BY THE REGULATIONS s79C(1)(a)(iv)

The proposal is not inconsistent with any matter prescribed by the Regulation.

### THE LIKELY IMPACTS OF THE DEVELOPMENT s79C(1)(b)

### **Visual Impacts/Heritage Significance**

The proposed development will not alter the existing visual quality or heritage values of the building or setting. Works will be minor and internal, and will not alter the building bulk, massing or profile. The presentation of the site in the public domain and streetscape will not be altered.

### **Traffic Impacts**

The proposal will have a neutral impact on local traffic levels and amenity over and above the existing situation. Car parking for the development is available onsite and suitable. The longstanding residential use of the subject building represents a well-established component of the local traffic regime. The proposal does not involve new site accesses nor alter existing access points.

### 92 RUSSELL STREET, BATHURST

23 November 2017

### **Cumulative Impacts & Residential Amenity**

The proposal is considered to be satisfactory in terms of cumulative impact. Secondary dwellings are emerging as infill residential landuse. The proposal will not disrupt the built form in this streetscape nor alter traffic arrangements in the locality. The secondary dwelling will not adversely impact upon the open space, solar access or privacy afforded to the principal dwelling and adjoining dwellings. Similarly, the site layout and building design will provide a reasonable standard of residential amenity for the secondary dwelling in terms of open space, solar access and privacy.

### **Environmental Impacts**

The subject land is located within an established urban area. The development site does not contain or adjoin biodiversity sensitive lands. The site is not in proximity to any waterway, drinking water catchment or sensitive area. The proposed development will not impact upon the locality in terms of environmental impacts

### THE SUITABILITY OF THE SITE s79C(1)(c)

The subject site is suitable for the proposed secondary dwelling due to the following:

- The proposed development is a permitted and complementary landuse.
- Urban utility services are available and suitable subject to augmentation.
- The site has direct frontage to Russell Street, and frontage and access to Kohloff Lane.
- The site is not subject to environmental or natural hazards.
- The site has no particular biodiversity or habitat value.
- The site is not in proximity to any waterway.

### ANY SUBMISSIONS MADE IN ACCORDANCE WITH THE ACT s79C(1)(d)

The proposed development is defined as "notified development" pursuant to DCP 2014 - Part 2 Exhibition and Notification of Development Applications. At the completion of the public notice and exhibition period, no submissions had been received in relation to the proposed development.

### PUBLIC INTEREST s79C(1)(e)

The proposal is not inconsistent with any relevant policy statements, planning studies, guidelines, etc that have not been considered in this assessment. The proposed development (and concurrent DA 2017/368) will legitimise and regularise the residential use of the subject land, and is considered to be in the public interest.

**Ordinary Meeting** 

12 of 12

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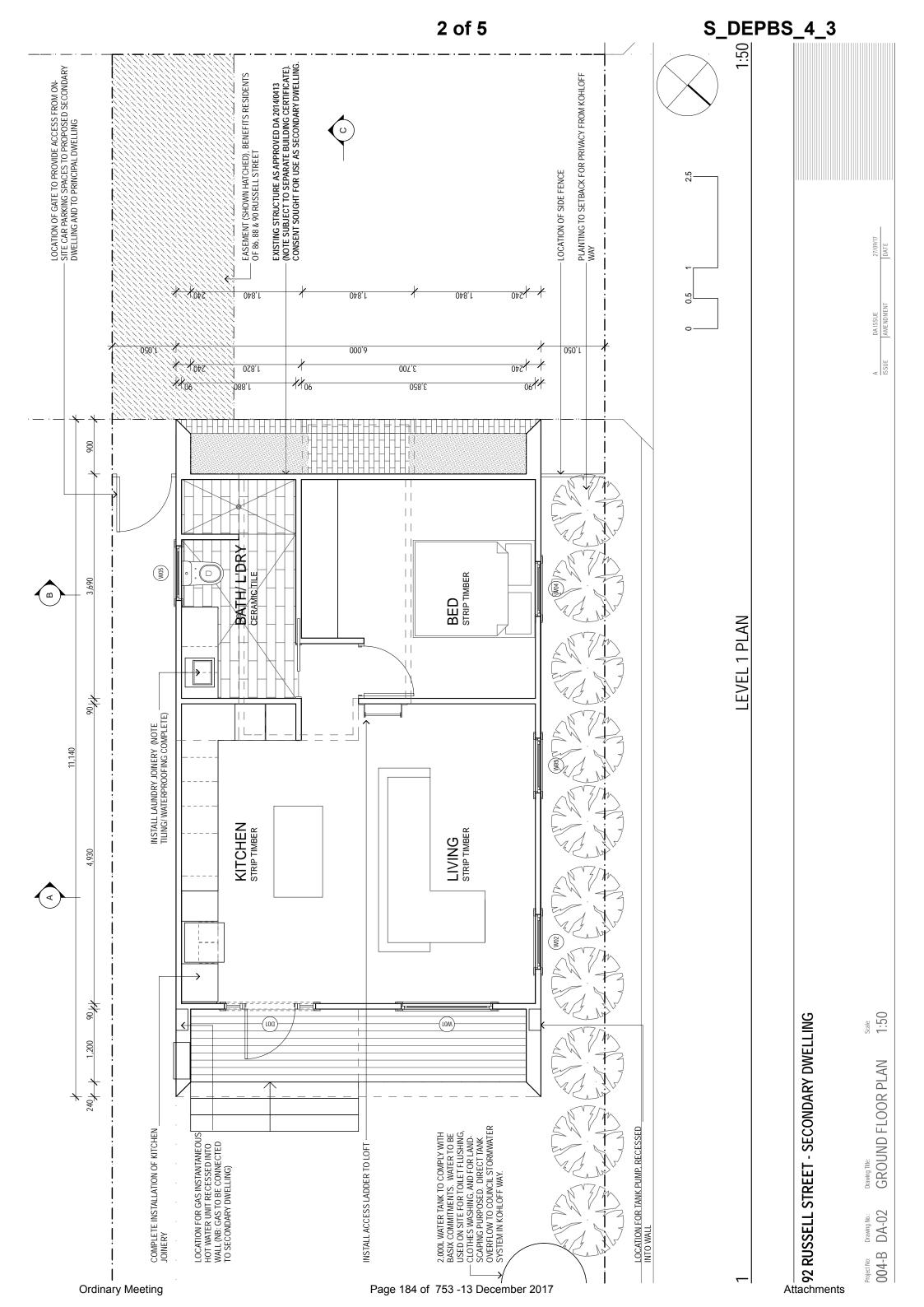
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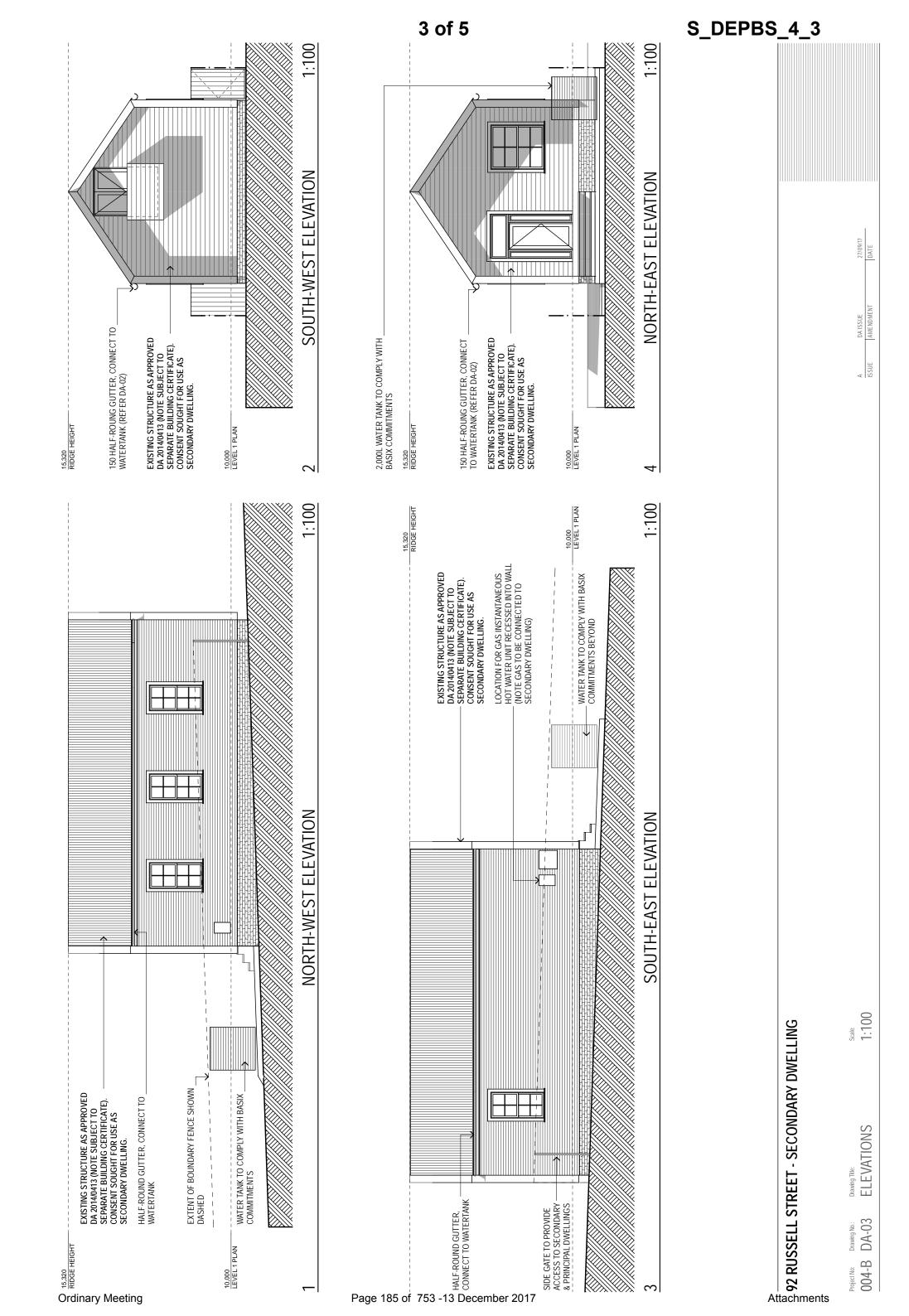
## **92 RUSSELL STREET, BATHURST** 23 November 2017

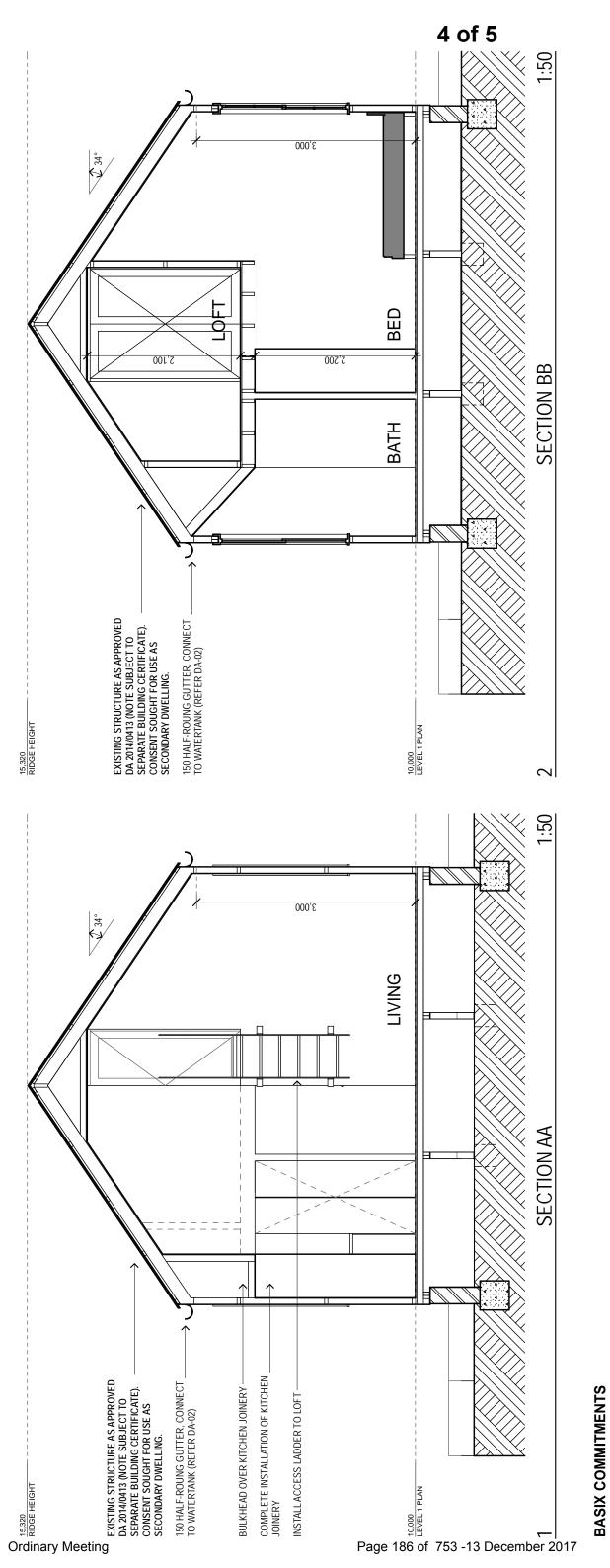
### **SUMMARY**

The proposed development is permissible with the consent of Council. The proposed development complies with the relevant aims, objectives and provisions of the LEP and DCP. The proposed development (and concurrent DA 2017/368) will legitimise and regularise the residential use of the subject land. A Section 79C assessment of the development indicates that the development is acceptable in this instance.

Summer Commins
SENIOR PLANNER
DEVELOPMENT SERVICES
ORANGE CITY COUNCIL







**ENERGY COMMITMENTS** 

**HOT WATER**: GAS INSTANTANEOUS (3.5 STAR) HOT WATER SYSTEM TO BE INSTALLED, OR A SYSTEM WITH A HIGHER ENERGY RATING

**COOLING SYSTEM:** THE LIVING AREAS AND BEDROOM MUST NOT INCORPORATE ANY COOLING SYSTEM, OR ANY DUCTING WHICH IS DESIGNED TO ACCOMMODATE A COOLING SYSTEM

**HEATING SYSTEM:** THE LIVING AREAS AND BEDROOM MUST NOT INCORPORATE ANY HEATING SYSTEM, OR ANY DUCTING WHICH IS DESIGNED TO ACCOMMODATE A COOLING SYSTEM

**W02:** ORIENTATION NW, 1.62m2 (MAX.), TIMBER FRAMED SINGLE CLEAR (OR U-VALUE 5.71, SHGC 0.66) NOT SHADED

TALLED IN ACCORDANCE WITH THE A-OFF FROM 66.8m2 OF ROOF AREA. WHICH SUPPLIES THE WASHING

ALTERNATIVE WATER: RAINWATER TANK OF MIN. 2,000L CAPACITY TO BE INST REQUIREMENTS OF ALL REGULATORY AUTHORITIES. TANK TO COLLECT RUN-RAINWATER TANK TO BE CONNECTED TO THE TOILET, THE COLD WATER TAP \( \text{MACHINE & ONE (MIN.) OUTDOOR TAP.} \)

ING); ADDITIONAL INSULATION

NAL INSULATION R1.3 (OR R2.0

FLOOR: SUSPENDED FLOOR WITH ENCLOSED SUBFLOOR, FRAMED; ADDITION INCLUDING CONSTRUCTION (DOWN))

THERMAL COMFORT COMMITMENTS

**EXTERNAL WALLS**: FRAMED (WEATHERBOARD, FIBRE CEMENT, METAL CLADE R2.0 (OR R2.4 INCLUDING CONSTRUCTION)

**CEILING & ROOF:** RAKED CEILING/ PITCHED OR SKILLION ROOF, FRAMED; ADDITIONAL INSULATION CEILING: R3.34 (UP), ROOF: FOIL BACKED BLANKET (55mm); MEDIUM SOLAR ABSORPTANCE (0.475-0.7)

FIXTURES: SHOWERHEAD TO HAVE MIN. RATING OF 3 STAR (>6 BUT <= 7.5L/MIN), TOILET FLUSHING SYSTEM TO HAVE MIN. RATING OF 4 STAR, BATHROOM TAPS TO HAVE A MIN. RATING OF 4 STAR, BATHROOM TAPS TO HAVE A MIN. RATING OF 4 STAR

LANDSCAPE: INDIGENOUS OR LOW WATER SPECIES VEGETATION TO BE PLANTED THROUGHOUT 15m2 OF SITE

WATER COMMITMENTS

**W01:** ORIENTATION NE, 2.70m2 (MAX.), TIMBER FRAMED SINGLE CLEAR (OR U-VALUE 5.71, SHGC 0.66) SHADED BY 751-900mm EAVE OVERHANG

DOT: ORIENTATION NE, 4.05m2 (MAX.), TIMBER FRAMED SINGLE CLEAR (OR U-VALUE 5.71, SHGC 0.66) SHADED BY 751-900mm EAVE OVERHANG

WINDOWS, GLAZED DOORS & SKYLIGHTS

**W03:** ORIENTATION NW, 1.62m2 (MAX.), TIMBER FRAMED SINGLE CLEAR (OR U-VALUE 5.71, SHGC 0.66) NOT SHADED

VENTILATION: THE BATHROOM IS TO HAVE AN INDIVIDUAL FAN, DUCTED TO FACADE OR ROOF, WITH MANUAL SWITCH ON/ OFF OPERATION CONTROL. THE KITCHEN IS TO HAVE AN INDIVIDUAL FAN, DUCTED TO FACADE OR ROOF, WITH MANUAL SWITCH ON/ OFF OPERATION CONTROL. THE LAUNDRY IS TO HAVE NATURAL VENTILATION ONLY (OR NO LAUNDRY).

**OTHER:** A GAS COOKTOP AND ELECTRIC OVEN MUST BE INSTALLED. A FIXED OUTDOOR CLOTHES DRYING LINE MUST BE INSTALLED. NATURAL LIGHTING: A WINDOW IS TO BE INSTALLED IN THE KITCHEN OF THE DWELLING FOR NATURAL LIGHTING. A WINDOW IS TO BE INSTALLED IN THE BATHROOM OF THE DWELLING FOR NATURAL LIGHTING. **W04:** ORIENTATION NW, 1.62m2 (MAX.), TIMBER FRAMED SINGLE CLEAR (OR U-VALUE 5.71, SHGC 0.66) NOT SHADED **W05:** ORIENTATION SE, 1.62m2 (MAX.), TIMBER FRAMED SINGLE CLEAR (OR U-VALUE 5.71, SHGC 0.66) NOT SHADED **D02:** ORIENTATION SW, 3.15m2 (MAX.), TIMBER FRAMED SINGLE CLEAR (OR U-VALUE 5.71 SHGC 0.66) SHADED BY 751-900mm EAVE OVERHANG

S\_DEPBS\_4\_3

# 92 RUSSELL STREET - SECONDARY DWELLING

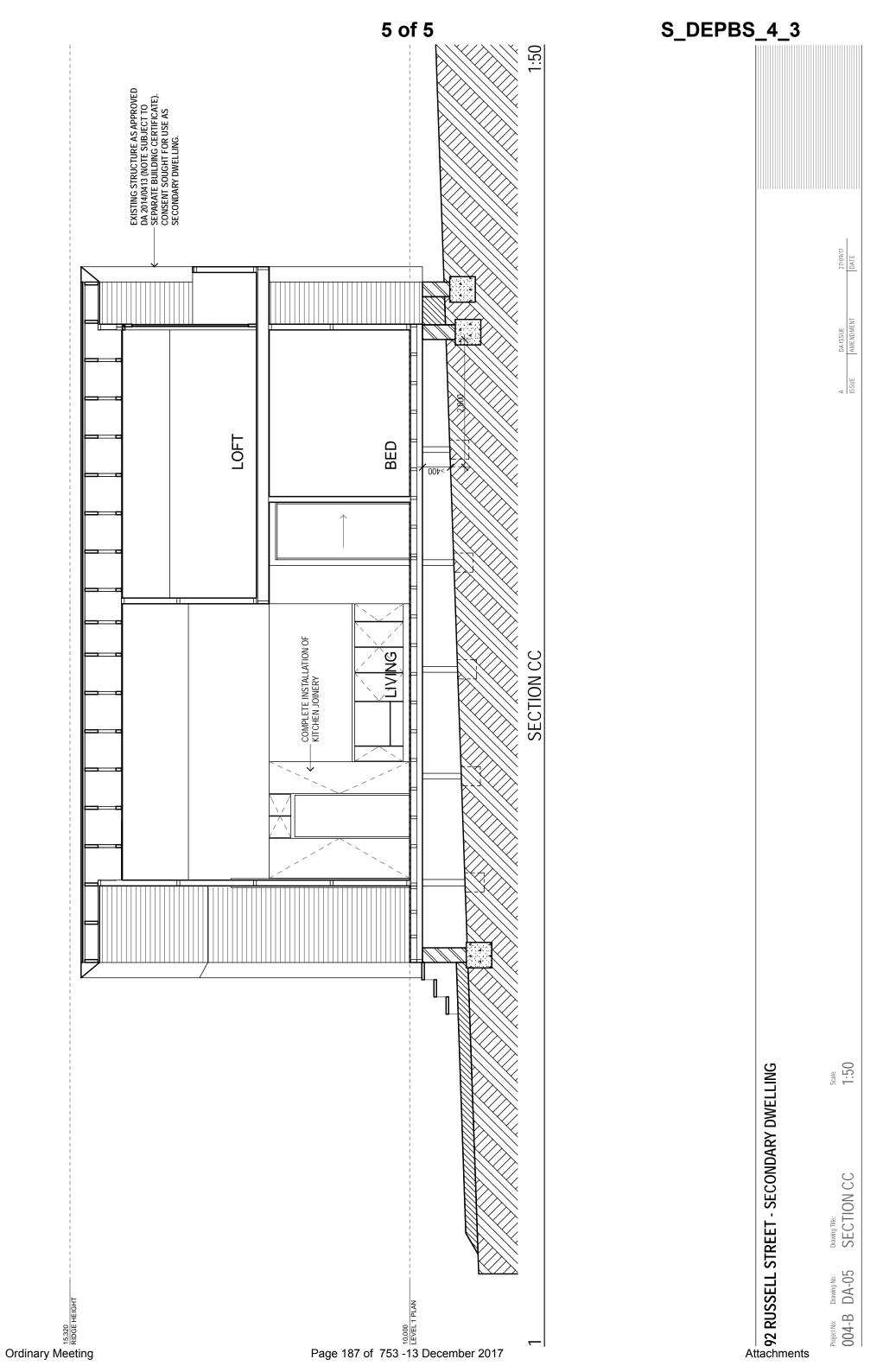
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Scale:

SECTIONS AA & BB

Drawing Title



### STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED SECONDARY DWELLING, 92 RUSSELL STREET BATHURST

Issue: 27 September 2017

### INTRODUCTION

This Statement of Environmental Effects constitutes part of the Development Application for the proposed secondary dwelling at 92 Russell Street Bathurst.

### THE SITE

The site of the proposed development is 92 Russell Street, being Lot 1 DP 849515. The site has an area of 429.3m2, and contains a 2-storey terrace building (subject to a separate DA) fronting Russell Street, which forms the north-western end of a block of four terraces, and a single storey structure in the rear of the site (a granny flat as approved by DA 2014/0413).

Kohloff Way (providing access to Council's carpark) runs along the north-western site boundary.



Street view of block of four terraces, subject site to right of image (from Google Streetview, taken 21/09/14)

The block of four terraces are consistent in street appearance (apart from a large dormer window which has been added to the roofline of the south-eastern terrace, 86 Russell Street). Across Kohloff Way is the Bathurst Information & Neighbourhood Centre, a modern commercial building with heritage detailing (pitched roofs, vertically proportioned windows).

The surrounding built environment is a mixture of residential and commercial development.

### PROPOSED DEVELOPMENT

This Development Application seeks consent to use the granny flat as a secondary dwelling (as defined by Bathurst Regional Council LEP 2014), and approval for completion of the remaining works required to render the dwelling fit for occupation (ie installation of kitchen and laundry joinery, installation of water tank, completing gas connection etc as noted on the accompanying plans).

### **PLANNING CONTROLS**

The planning controls relevant to this application are:

- o Bathurst Regional Local Environment Plan 2014
- o Bathurst Regional Development Control Plan 2014

### **BATHURST REGIONAL LOCAL ENVIRONMENT PLAN 2014**

### Zoning:

The site is zoned B3 Commercial Core under Bathurst Regional LEP 2014. The proposed secondary dwelling is permissible with consent.

### Floor Space Ratio:

The site is mapped with a maximum permissible Floor Space Ratio of 2:1. The site area is 429.3m2, and the combined floor area of the existing principal and proposed secondary dwellings is 213.9m2, giving a Floor Space Ratio of 0.5:1 which is significantly less than the maximum permissible.

### **Height of Buildings:**

The site is mapped with a maximum permissible building height of 12m. The existing singlestorey structure has a maximum building height of 6.3m (to ridge at north-eastern end), which is significantly less than the maximum permissible.

### Heritage:

The site is located within an identified Heritage Conservation Area.

### Secondary dwellings:

Clause 5.4 notes that secondary dwellings should have a total floor area (excluding parking) less than 60m2. The floor area of the habitable area of the existing single storey structure is 52.8m2. When including the area of the storage loft (which has a 2.1m ceiling height), the existing single storey structure has a total floor area of 58.9m2, and therefore complies with the maximum floor requirement for secondary dwellings.

### **BATHURST REGIONAL DEVELOPMENT CONTROL PLAN 2014**

### Chapter 4 - Residential Development

### 4.4.2 Development Standards:

**Front Building Line Setback:** the proposed secondary dwelling is located at the rear of the site behind the existing terrace building, and does not alter the existing front setback.

**Side and Rear Building Line Setbacks:** the existing single-storey structure has side setbacks of 1.05m and a rear setback of 6m. This complies with DCP 2014, which requires compliance with the National Construction Code (ie a minimum setback of 0.9m) for secondary dwellings. No changes to the existing side and rear setbacks are proposed as part of this application.

- **4.7 Private Open Space/ Landscaping:** DCP 2014 requires 20m2 of private open space for a 1 bedroom dwelling, and 50m2 of private open space for a 4+ bedroom dwelling, and for all private open space to be located behind the front building line. Private open spaces meeting these requirements for both the proposed secondary dwelling and the principal dwelling are indicated on the Development Application site plan.
- **4.8 Height:** DCP 2014 requires new housing development to be built at a height generally compatible with existing residential development in the city. The roof of the existing single-storey structure sits well below the existing roofline of the terrace dwellings fronting Russell Street. No changes to the existing roof are proposed as part of this application.
- **4.9 Parking, Access & Manoeuvring Areas:** DCP 2014 requires 1 car parking space for a secondary dwelling (additional to the principal dwelling), and for car parking to be provided behind the building line. The proposed development complies with these requirements, providing two car parking spaces at the rear of the site as indicated on the Development Application plans.

**4.10 Services and Facilities:** Electricity, telephone, water and sewer services are connected to the existing single-storey structure. This application proposes that gas also be connected. All stormwater created by the proposed granny flat will be conveyed by a gravity fed system to the public drainage system. Suitable garbage storage and clothes drying areas for the proposed secondary dwelling are indicated on the Development Application plans.

### Chapter 10 - Urban Design and Heritage Conservation

The site is located in a Heritage Conservation Area, though the existing terrace dwelling is not a listed Heritage Item. The existing single-storey structure reflects the character, scale, form and siting of the immediately surrounding context. The siting of the structure proposed to be a secondary dwelling matches the distribution of built form on the adjacent site (90 Russell Street) where an existing double garage presents a similar footprint/ length to the built single-storey structure. The roof form of the structure matches the pitch of the existing terrace roof. Timber framed windows and doors salvaged from local building sites over a number of years have been installed, and the installed cladding materials are common to the Heritage Conservation Area. The size and scale of the single-storey structure is clearly subservient to the main terrace house, and will not detract from the existing row of terrace houses.

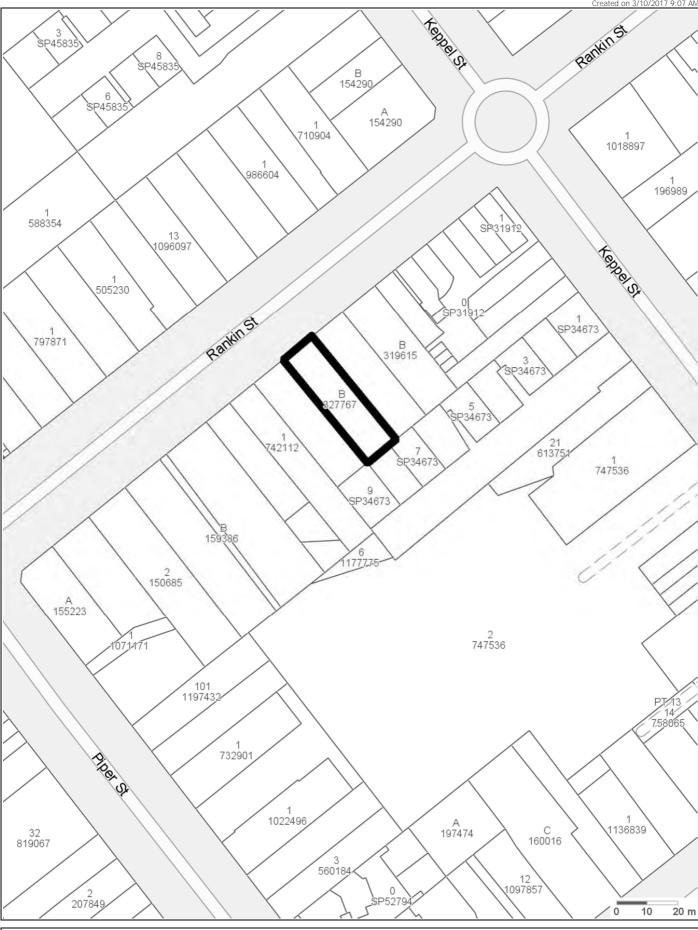
This development application does not propose any changes to the external built fabric of the existing single-storey structure.

### CONCLUSION

The proposed development maintains the existing residential streetscape, provides adequate parking and private open space areas, and allows generous solar access for both the existing terrace and proposed secondary dwelling.

The proposed site coverage, at 214.2m2 (including all existing and proposed decks and the hard-stand car parking area), is less than 50% of the site area allowing generous scope for landscaping.

Separation between the proposed secondary dwelling and the principal dwelling is sufficient to ensure privacy to both dwellings, and the secondary dwelling does not present any privacy issues for neighbouring residential development. In addition, the proposed development meets the DCP objectives by providing additional affordable housing in the city centre, and is sympathetic to the heritage values of the Heritage Conservation Area.





Bathurst Regional Council PMB 17 158 Russell Street BATHURST NSW 2795 Telephone: 02 6333 6111 Fax: 02 6331 7211 Email: council@bathurst.nsw

Important Notice!
This map is not a precise sur locations can not be determ

Date: 3/10/2017 GDA94 / MGA zone 55 Projection:

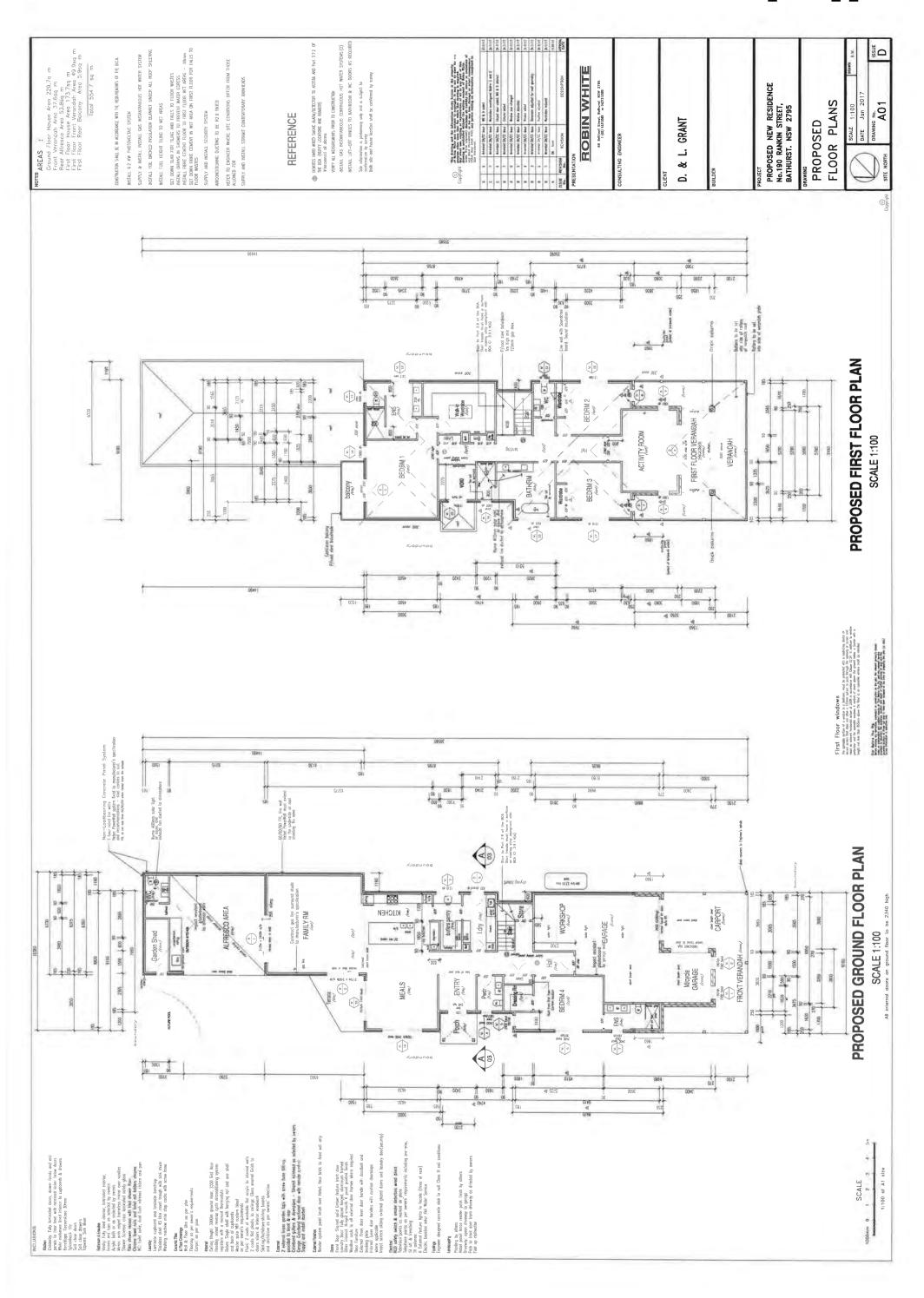
DA 2017/258 190 Rankin Street

# T No.190 RANKIN STREET, BATHURST. NSW 2795 PROPOSED NEW RESIDENCE FOR

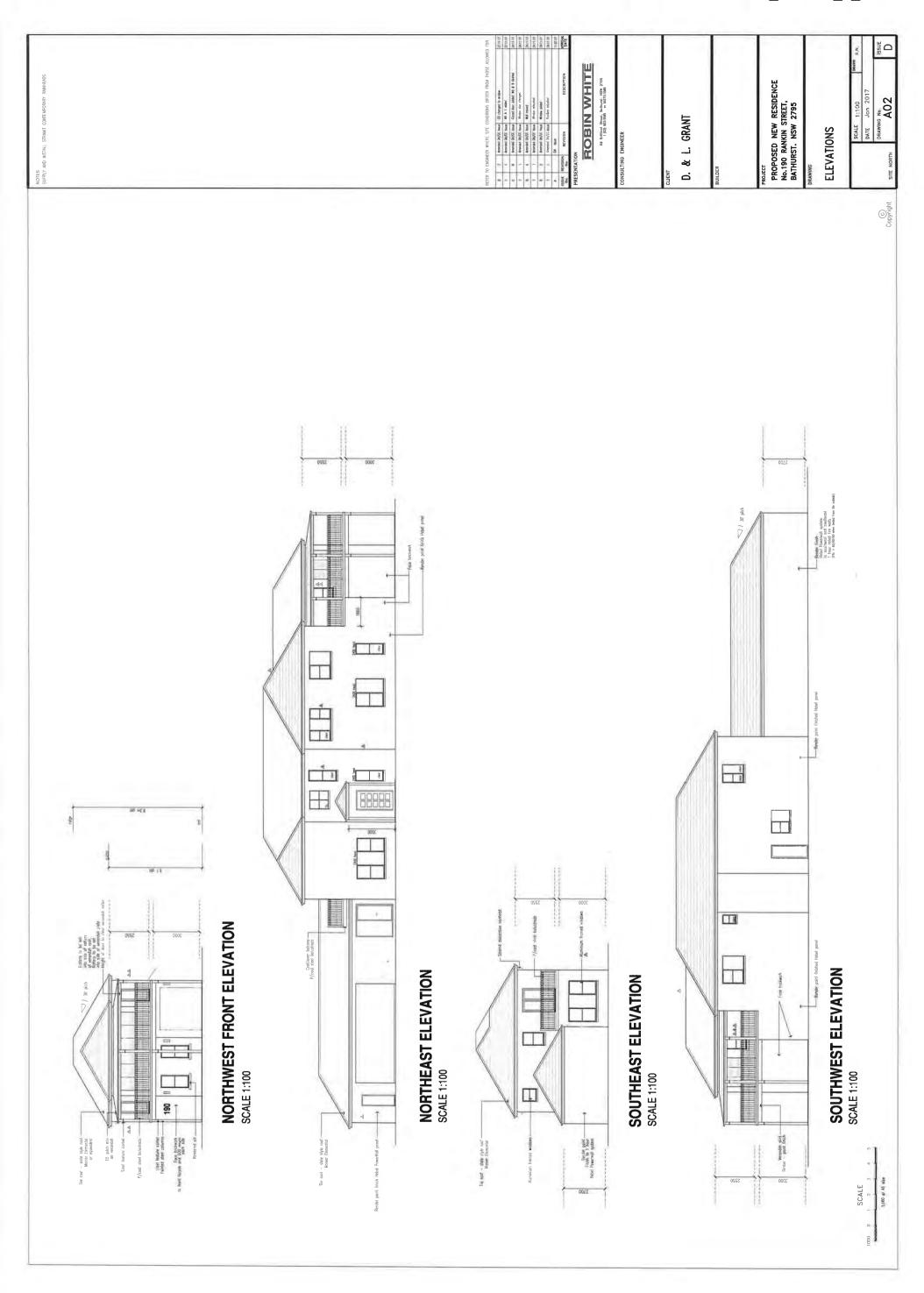
D. & L. GRANT

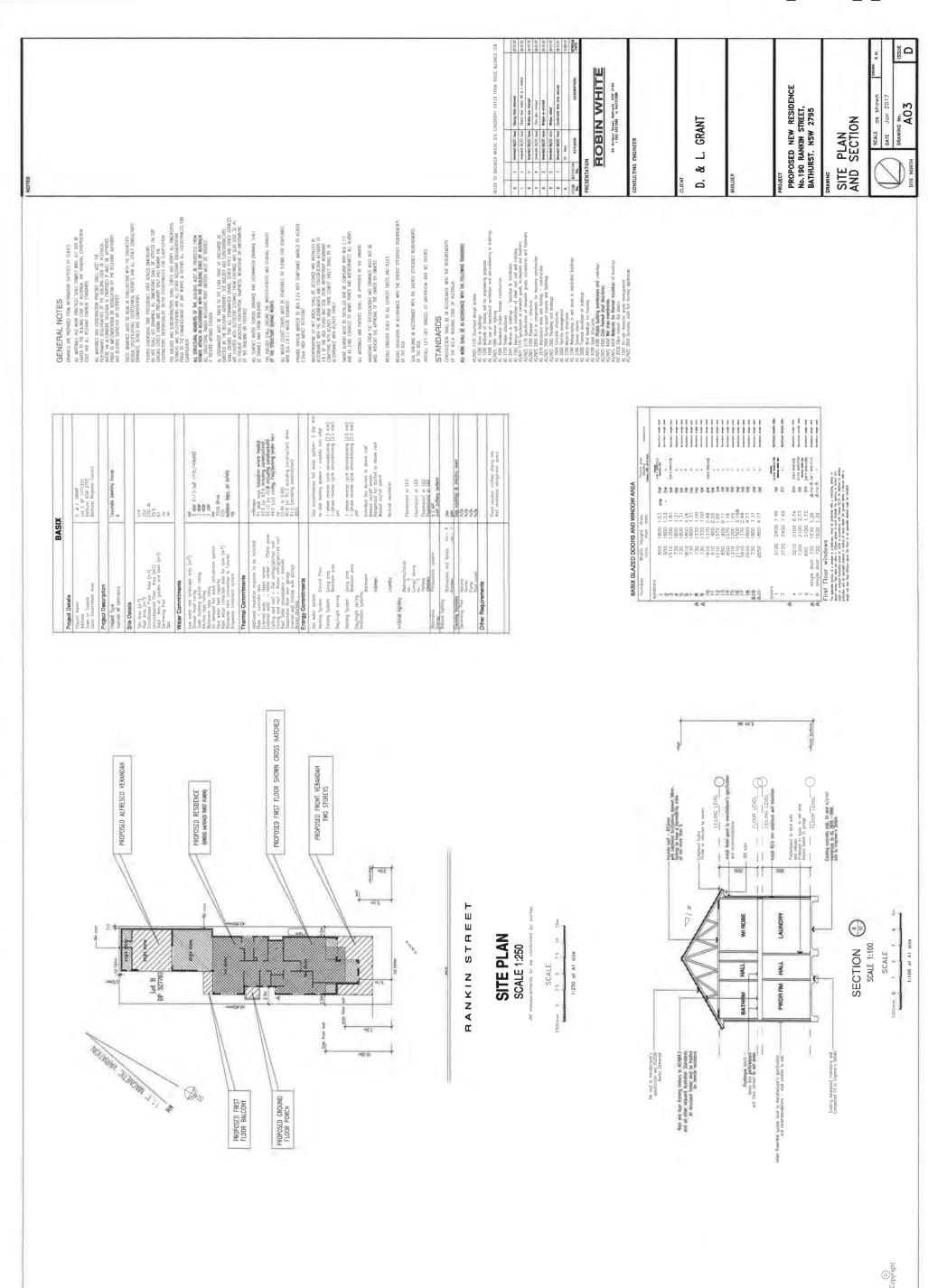
DRAWING SCHEDULE

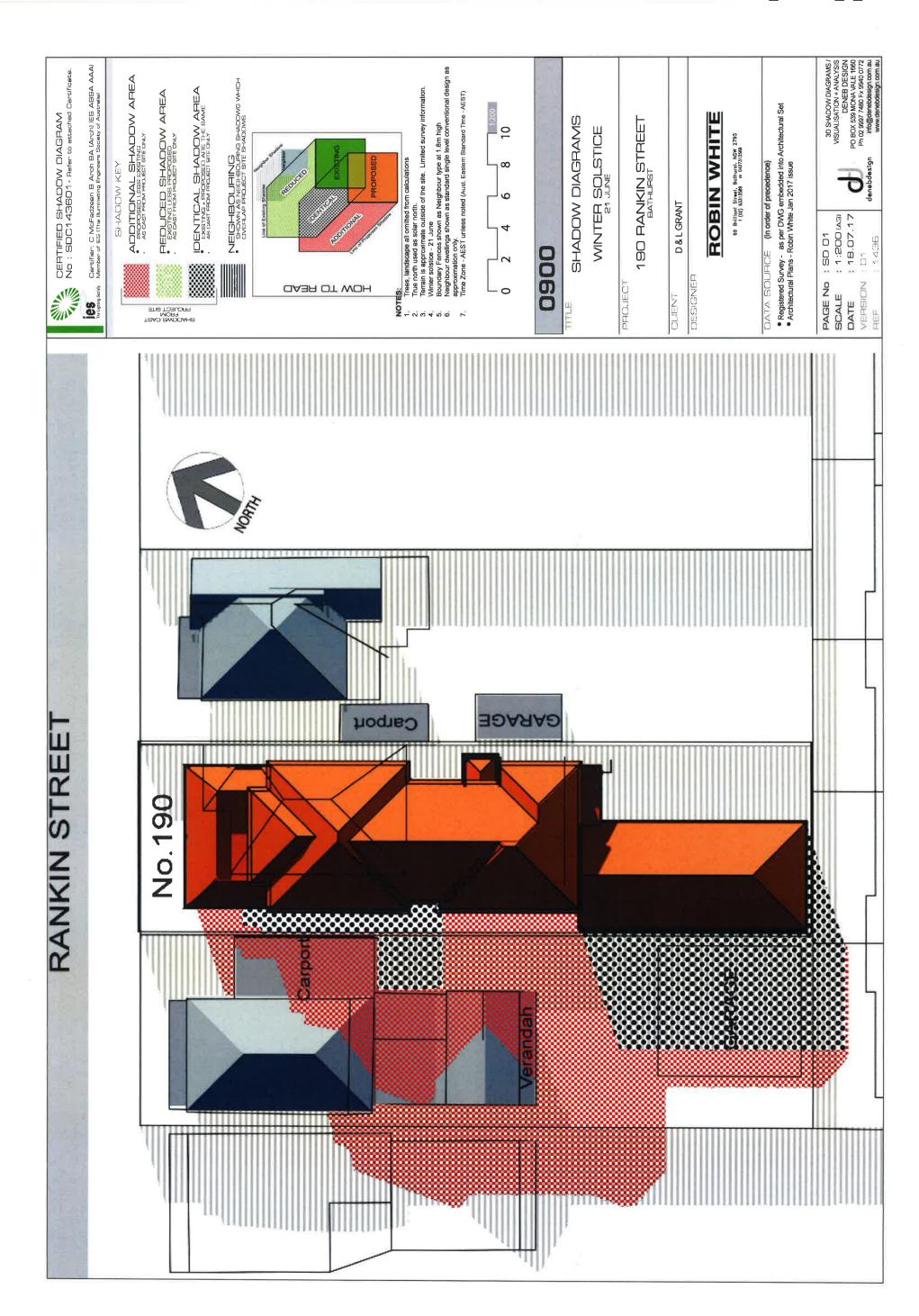
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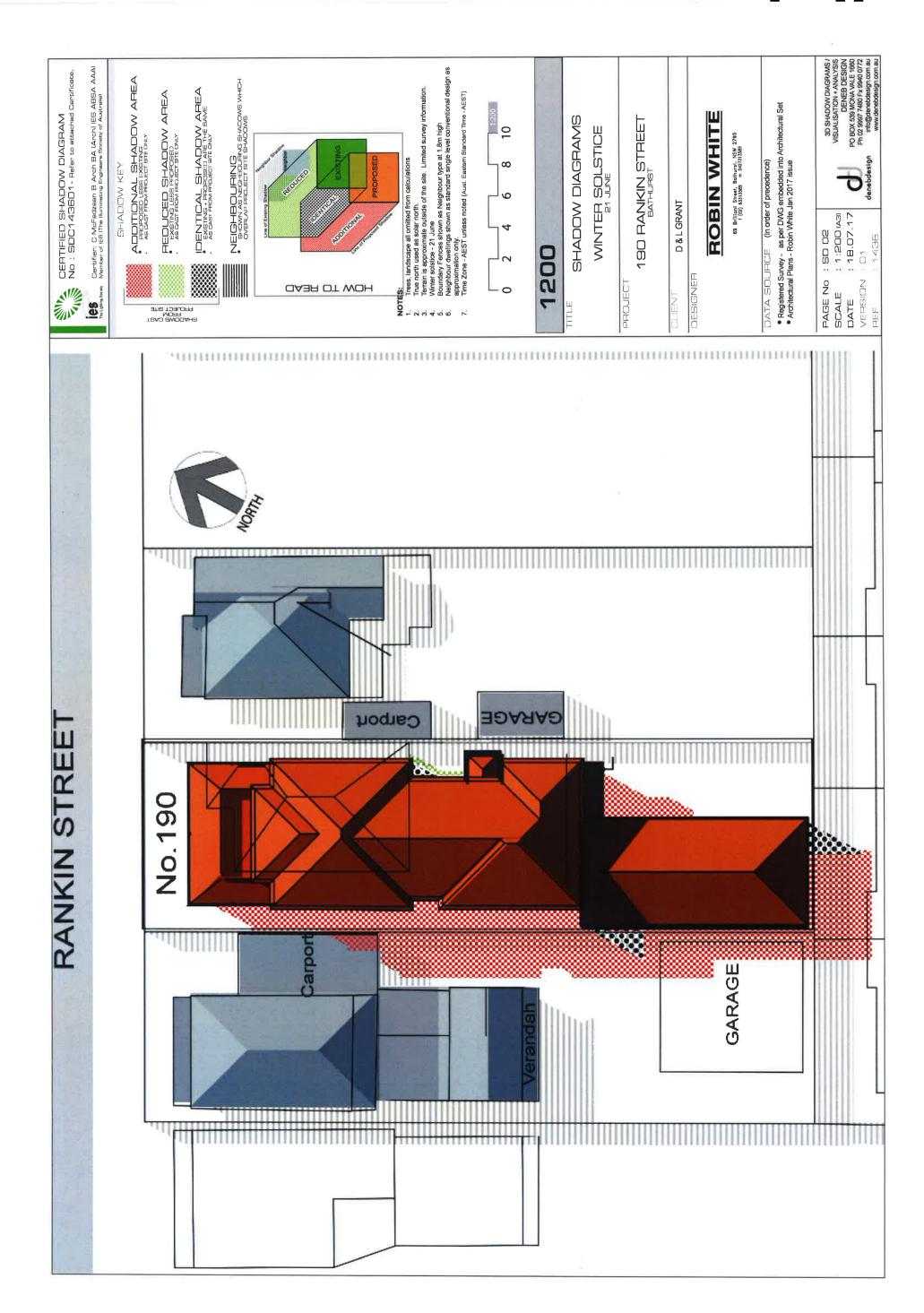


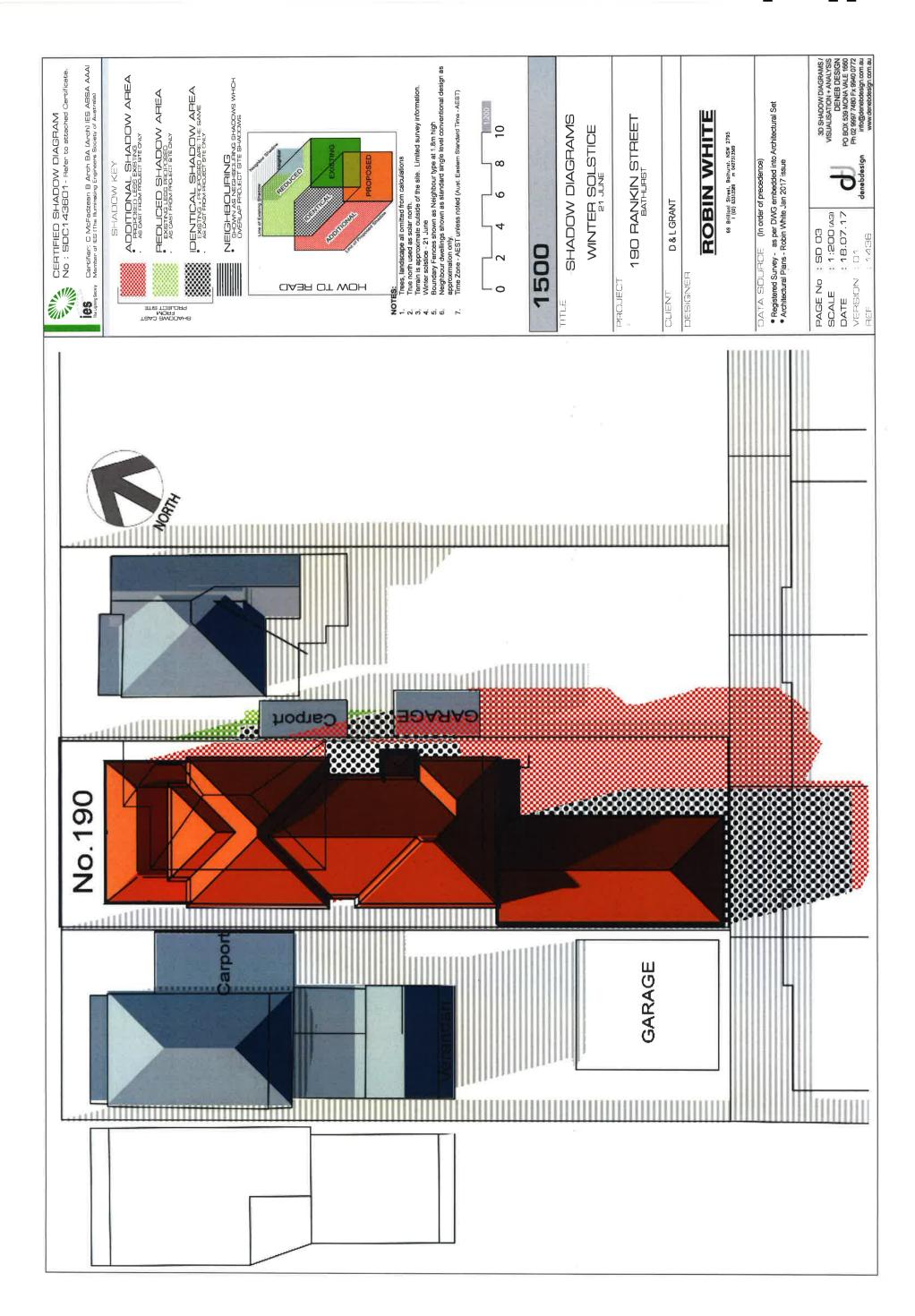














## SHADOW DIAGRAM CERTIFICATION NUMBER: SDC143601

DATE: 18.07.17

PROJECT: 190 Rankin Street Bathurst NSW



CERTIFICATION FOR DA

DA

DA council application Client Details: All Other Planning Documentation EXPERT 
Expert Witness
Review / Statement CONSULTANT Primary Robin White Design BathurstNSW Other DOCUMENT CONTEN Statement Calculations Process ITEM 1 ITEM 2  $\boxtimes$  $\boxtimes$ P 0263313589

I hereby certify that the shadow diagrams provided for this proposed design are accurate and in accordance with the following. This certification is applicable only to the shadow diagrams produced as listed below.

	190 Rankin Street Bathurst. As	detailed in IDA Plans provided by
Project Details	Robin White Design ,Robin White	. ,
Applicable for Shadow Diagrams Numbered	SD 01 +	
Issue	Version 01	
Dated	18,7,2017	
ACCURACY DETAILS	DATA	TOLERANCE
Existing Building		
Neighbouring Buildings	embedded into Architectural DWG Set	+/- 150mm Replication of Survey data.
Topography and Site	DWG Set	Replication of Survey data.
Proposed Design	Architectural Plans	+/- 150mm
RL critical heights	Architectural Plans & Survey	+/- 50mm
Shadow Cast per Component	3D Modelling Software	+/- 150mm
Comparative Shadow Analysis per time	3D Model & Post Processing	5% tolerance in total image
PRECEDENCE RULE - DATA		

**CERTIFIER SIGNED:** 

Cameron McFadzean

Cameron McFadzean
Registered Architect NSW 8750, BA (Architecture) B Architecture, AssessorABSA, AssocIES

Deneb Design

page 1/2

#### SHADOW DIAGRAM CERTIFICATION SDC143601

#### ITEM 1 and 2 not required

#### **ITEM 3. PROCESS OF SHADOW DIAGRAM PRODUCTION**

A brief summation of the process of digital shadow production used by Deneb Design follows.

- 3D Model created from information in typical order of precedence: (refer to specific documents for variation to this order of precedence). Survey Plan -
  - Architectural Models (3D) and Elevations

  - Architectural Plans Site Photos / Aerial images.

The accuracy of the translation of these data sources are provided in the certification document. Where accuracy and validity cannot be determined the tolerances are not stated. The tolerances stated are median figures gathered from self auditing process. It is not uncommon for different data sources to contain discrepancies, hence the precedence rule.

2. Sunlight System

Daylight system – a photometrical physically-based light source, based on IES standards (Illuminating Engineering Society) is positioned within the model using True North from Plans/Survey. Date and Time values are set, and these are processed internally by computer algorithms (MAX) to determine azimuth and altitude. The altitude and azimuth angles are available upon request. 3. Shadow Image
For each and every time slot a image is rendered using the 3D model and daylight system for every component of the shadow set. A single time slot

- may consist of several (typically 4) shadow types. Due to render resolution and edge bluriness, particularly in low light where the shadow cast becomes difficult to differentiate accuracy tolerance is determined as a percentage across the entire image. This is as low as 0.5%, however due to the number of passes and composition of the final shadow image this tolerance is indicated as a higher figure and shown in the certification document. Refer also to dynamic range and thresholds for more information. Typical image slots:

  3.1 Neighboring structures and ground / terrain and other features.

  3.2 Neighboring shadows cast

  - 3.2
  - Existing Building (if present) and existing shadow cast Proposed Building and proposed shadow cast Other Stages or variations if required.

  - 3.3 3.4

Composition

EXISTING

PROPOSED

Composition

Composition is the ordering and opacity of the image slots. The rendered image slots are compositioned and coloured/separated to create a shadow diagram showing different shadowing of elements – self, existing, proposed, additional etc. This process is subject to human compositioning error only – ie it is either accurate or has an obvious error related to composition – Deneb Design work procedures determine a sequence of steps which has reduced this compositional error to nearly zero occurrence. This composition can include numerous options as per the clients direction.

Algorithms are used to analysis the pixels of each render to determine shadow cast – refer to item 7. Scripts are used to automate the procedure of taking three common shadows – proposed, existing and neighbor, and translating these into more meaningful Reduced, Identical and Additional.

Shadow Types – (Isassifications)

Shadow Types - Classifications
 A typical shadow diagram has several different shadow types shown. Not all shadow diagrams have all of these types

Existing Building and Shadow- The existing building is 3D modeled and the shadow that is cast is called the existing shadow. This existing shadow may also be divided into IDENTICAL and REDUCED Shadow types.

Proposed Building (Orange) and Shadow- The proposed building is modeled and typically shown in PLAN. The shadow cast from this proposed building is called the proposed shadow. This is typically not show by itself - and is divided into IDENTICAL

and ADDITIONAL shadow types.

REDUCED Shadow (Green Dot) – The reduced shadow is determined by comparing the existing shadow and the proposed shadow. The proposed shadow is removed from the existing shadow, with any remaining existing shadow now called the

reduced shadow. (function is: Existing – Proposed = Reduced Shadow)

IDENTICAL Shadow (Black Dot) – This is the shadow where the existing and proposed shadows coincide – ie the are both the same. (function is: Proposed = Existing)

same. (function is: Proposed = Existing)

ADDITIONAL Shadow - (Red Dot) - the additional shadow is determined by comparing the existing shadow and the proposed shadow. The existing shadow is removed from the proposed shadow, with any remaining proposed shadow now called the Additional Shadow. (function is: Proposed - Existing = Additional Shadow)

Neighbor Buildings - Where these are 3D all shadows will be cast across the 3D building. This is important where the shadow casts across a terrain and then travels up the wall. This will show the shadow terminating at the wall in PLAN. If sufficient shadow cast extends over the top of the wall then it will be shown on the roof (and be visible in PLAN).

NEIGHBOR Shadows (grey stripe)— these are shadows cast from neighbor buildings. For clarity of comparison these are shown in combination with all other shadows. Ie We show the existing &/or proposed shadow falling over the top of the neighbor shadow. This is important when considering solar access. Ie the neighbor shadow does not remove the overshadowing of either existing or proposed. This methodology has been brought about by the established "tradition" of not showing any neighbor shadows, and by the complication that not all neighbor buildings can be modeled if they are not on survey.

survey.

The methodology of classifying structures into existing, proposed is clearly defined by the architectural plans depicting the proposed works and existing conditions. Typically the survey is used for the existing conditions. The methodology of classifying structures into the neighbor category has some scope which is typically documented and detailed in the plans themselves. Generally most items not within the site boundary are treated as neighbor structures. Existing fences are typically treated as neighbor structures.

Each image time slot in composition becomes a single shadow image. These shadow images are positioned in page with time stamps and titles placed alongside. Deneb Design work procedure has a code checking system to assist in ensuring the correct shadow image is placed in the correct place on the page. This procedure is semi-automated and human error can occur. Self auditing has revealed a 0% occurrence.

Shadow Parts and edge accuracy. The daylight system used in the production of the shadows produces photo-real shadows that have a Umbra (dark part) and a Penumbra (gradient from dark to light). This is most obvious in low sun angles, where the shadows are long. As the length of the shadow increases the edge of it becomes "blurry". An algorithm analysis each render for the dynamic range to determine where to classify the shadow – ie it determines a threshold value for the greyscale shadow cast. The notion of dynamic range is important to this algorithm for instance in low light (low sun and terrain sloping away from the light) the dynamic range (difference between black and white) in the render is small – thereby reducing the ability to accurately classify the shadow cast. classify the shadow cast.

Solar Calculations

5.8

8.1 Methodology and accuracy - Where provided the solar calculations provide numerical areas to various shadow areas - ie existing and proposed. Reference to the definitions in this document is required. The areas are calculated by an algorithm analyzing the shadow area (refer to item 7) and returning a pixel count. This pixel count is then scaled to appropriate unit conversion (typically m2). Due to the item 7 consideration and the scaling effect a tolerance expressed as a % of total image is given. A manual system of translating the area values into a presentation table is used and subject to human error. Several formulas are used within the table to express comparative analysis (% change etc) and these are also subject to human error.



Certifier: Cameron McFadzean Registered Architect NSW 8750, BA (architecture) B Architecture Assoc IES Illuminating Engineers Society (AustNZ)

page 2/2

## Statement of ENVIRONMENTAL EFFECT

#### Statement of Environmental Effect for:

No. 190 Rankin Street, Bathurst. NSW 2795

#### The project:

The proposed demolition of the existing residence and garage.

The construction of a new four bedroom part two storey and part single storey residence with attached garage.

**Date**: 14 July 2017



#### Address and property description:

No. 190 Rankin Street Bathurst. NSW 2795 Lot B DP 327767

#### Prepared by:

Robin White 69 Brilliant Street Bathurst. NSW 2795 Tel. 02 6331 3589 rwhite1@bigpond.com.au

#### For:

D. & L. Grant

#### **CONTENTS**

1. INTRODUCTION	3
2. SITE LOCATION AND DESCRIPTION	3
3. THE PROPOSED DEVELOPMENT	3
3. CURRENT AND PREVIOUS USES	4
4. HISTORIC HERITAGE IMPACT ASSESSMENT	4
5. TRAFFIC AND TRANSPORT IMPACT ASSESSMENT	5
6. VEGETATION, LANDSCAPING AND BIODIVERSITY IMPACT ASSESSMENT 6	5
7. CONTAMINATION IMPACT6	5
8. STORMWATER IMPACT	7
THE SITE IS LEVEL AND STORMWATER RUNOFF FROM THE GARDEN AND R CURRENTLY FLOWS TO RANKIN STREET	
9. INFRASTRUCTURE MANAGEMENT       7         9.1 Electricity       7         9.2 Gas       7         9.3 Sewer       7         9.4 Water       7         9.5 Fire Hydrants       7	7 7 7
10 NOISE ASSESSMENT       7         10.1 Noise sensitive development near the site       7         10.2 Noise sources       7         10.3 Noise mitigation guidelines       8	7 7
11. SOIL AND WATER MANAGEMENT 8 11.1 Assessment	_

11.2 Potential impacts	8
11.2 Mitigation measures	8
12. WASTE MANAGEMENT	9
12.1 Objectives	9
12.1 Waste streams	9
12.2 Management of waste and energy	9
13. SOCIAL IMPACT	10
14. CONCLUSION	12

#### 1. INTRODUCTION

This report was commissioned by the owner of the property as part of the development application for demolition of an existing dwelling construction of a new dwelling. The project also involves the demolition of the existing garage building.

This report addresses the environmental impact of the proposed demolition and new building construction.

The report accompanies the following drawings and is to be read in conjunction with the Statement of Heritage Impact.

#### **Drawing Schedule**

A01 Floor Plans A02 Elevations A03 Section and Site Plan

#### **Consent Authority**

In accordance with the provisions of Part 4 and 5 of the Bathurst Regional Local Environmental Plan (LEP) 2014. Bathurst Regional Council is the consent authority.

#### 2. SITE LOCATION AND DESCRIPTION

Rankin Street is located in located within the Bathurst Conservation Area and the site is located between Piper and Keppel Streets. The project area comprises the existing land and buildings on No.190 Rankin Street. It is in the block bounded by Rankin, Piper, George and Keppel Streets. It is a regular rectangular lot shape of 522 square metres which was subdivided off the adjoining 192 Rankin Street property in 1962. It is surrounded by freestanding houses on each side and a unit development to the rear. The house adjoining on the southwest is two storey.

There are two existing buildings on the site. One is a two bedroom red brick house built in 1962. The other is an asbestos fibro garage. A red brick and decorative steel fence is on the Rankin Street frontage.

The age of neighbouring residential buildings vary with two California Bungalow style dwellings to the northeast and a renovated and added on house to the southwest which may be the original two roomed house at the front. The rear attached units are late 20<sup>th</sup> century and these are accessed off Keppel Street.

The land is mostly level.

The closest existing residences are set back approximately 3.6m, 5m and 2.3m from the front boundary. The dwelling is a red brick three bedroom building with front open concrete patio and enclosed rear verandah. It is roofed with galvanised steel. It exhibits the typical austerity and functionality of post war residences of its era.

#### 3. THE PROPOSED DEVELOPMENT

The development application is for demolition of the existing dwelling and garage and the construction of a two storey residence with single storey rear covered outdoor area. The front will have a two storey verandah which wraps around the sides.

The two storey verandahed building will have a 30 degree pitched slate-look tile roof. The front walls are face brick and the sides and rear are of render paint finished Hebel masonry panel. The gutter is on

a 300mm eave. The character of the new development has a complementary steep roof pitch and verandah similar to surrounding buildings. The building front boundary setbacks in Rankin Street vary widely from 0m to approximately 8 metres. It is proposed to have the front wall of the house set back at 5.1m and the verandah at 3.0 metres.

The roof tiles are flat style with exfoliated edge. This is a modern interpretation of slate tiles.

The residence will have a stack car garage configuration with a single timber faced garage door facing the street and a small door at 90 degrees to the street front. These are underneath the verandah so that the impact on the streetscape is minimised.

#### 3. CURRENT AND PREVIOUS USES

#### 3.1 Current Usage

The site is residential and a small residence and detached garage occupy the site.

#### 3.2 Previous Usage

This section is to be read in conjunction with Heritage Building Report prepared by Bathurst District Historical Society Inc. and the Statement of Heritage Impact.

Usage prior to European occupation is unknown. As far as it is known the land, after the town of Bathurst was established, was sold as a vacant lot. This was subdivided to form No.192 Rankin Street which had a small two bedroom cottage built on it with the land to the northeast remaining vacant. This was further subdivided into two lots in 1962 and the present house was built on the newly formed allotment at No.190 Rankin Street.

#### 4. HISTORIC HERITAGE IMPACT ASSESSMENT

The existing building and site are not listed as heritage items in the NSW Heritage Register nor in the Bathurst LEP and therefore do not need to be assessed for potential impacts under the requirements of the LEP. The building is located within the Bathurst Conservation Area so the impact on the area and streetscape are essential.

This section is to be read in conjunction with the Heritage Building Report prepared by Bathurst District Historical Society Inc. and the Statement of Heritage Impact.

#### 4.1 Setting and Description

Historically the land lies within Section 64 of the town of Bathurst. The value of the building and site at No.190 Rankin Street lies in its contributory role as part of the existing residential streetscape. In this part of Rankin Street there is an eclectic mix of building types exhibiting symptomatic infill building and building replacement in the 20<sup>th</sup> and 21<sup>st</sup> centuries. There are a few original cottages from the 1800's and the adjacent cottage to the southwest has a contemporary two storey part.

The existing building is of the functional unembellished 1960's style which featured hipped roofs with simple rooflines, sliding or doublehung timber or aluminium framed windows, very plain interiors and red brick exteriors with a concrete unroofed front patio. This era of homes saw a step back from the ambitious designs of the Art Deco and Contemporary eras and ushered in the conservative and plain brick style, which was easy to build and relatively affordable. There are entire streets of very similar brick homes and throughout the central Bathurst area there are numerous examples of similar infill buildings (136 George Street, 129 Piper Street, 234 William Street, 198 Rocket Street, 88 Brilliant Street etc). The garage is a small asbestos sheeted timber framed structure of plain unembellished finish and many examples exist throughout Bathurst. A remnant garden is in evidence with a Hills Hoist, concrete paths and shrubs.

#### 4.2 Statement of Significance

- The significance of the building and site at No.190 Rankin Street is that it is a part of an existing
  residential streetscape in the Bathurst Conservation Area. It has a contributory role in that it
  exemplifies the symptomatic pattern of infill housing at a time when economic decisions were
  made to create additional small allotments subdivided off existing house lots. The resultant
  streetscape of residences from different eras is typical in this part of Rankin Street.
- There is no heritage based requirement to retain the built elements on the subject site given their recent age, lack of significance, and the existence of numerous other examples of this style and many similar streetscapes.

The residence and garage do not have aesthetic, historic, scientific, social or other special value for future generations of Australia. They do not have sufficient aesthetic, technical or historic significance or value to warrant retention. The extent of repair, the need to replace hazardous materials and the difficulty of adaptation required to make them suitable for contemporary living standards, renders their potential slight.

The replacement building described in the architectural plans would complement and sensitively harmonise with other buildings in the street.

The proposed building retains the scale, form and massing of buildings in the Bathurst Conservation Area. It is two storeys high and there are already two-storey contemporary buildings in this block. No.192 Rankin Street adjoining the allotment to the southwest and No.194 Rankin Street are both two storey dwellings. The Encore Apartments contemporary building, which won a heritage infill award is nearby on the opposite side of the road. Throughout the Bathurst Conservation area there are both freestanding and attached terrace style two storey dwellings which remain visually cohesive even though buildings either side are single storey. It is a common configuration in Bathurst. The front facade of the new building with a straight skillion front verandah and a hipped roof is similar to the existing buildings in the vicinity. The red brick front is similar to buildings originally built in Bathurst during the colonial era.

The garaging has a small door under the verandah and another small one located on the side. This ensures that they are not a dominant feature in the streetscape.

Intactness of the streetscape in ensured by the construction of a detached residential building with a steep pitched hipped roof fronting Rankin Street which will act as a visual link between the large gabled residence to the northeast and the two storey freestanding dwelling to the southwest. Further to the southwest a Victorian style building with a high gutterline and two storey rear part has been referenced to find an appropriate front boundary setback and ridge height. The chosen setback is neither right on the front boundary nor at the current inappropriate setback too far from the front boundary to look cohesive.

7 of 13

The predominant narrow single and double storey character of adjacent buildings is maintained. By adopting a narrow house footprint for the front two storey part and a narrower single storey rear part the solar access of neighbours is assured and variable side setbacks and different roof shapes add interest and give the building character. The alternative of a long rectangular building would be inappropriate.

Building finishes, fenestration shape visible from the street, roof pitch and colour are consistent with heritage values.

The development adopts design characters and shapes suited to a conservation area. The proposed building will enhance the streetscape.

#### 5. TRAFFIC AND TRANSPORT IMPACT ASSESSMENT

Rankin Street is a wide local road maintained by Bathurst Regional Council. It runs southwest to northeast and the subject site is between Piper and Keppel Streets. The impact of the new dwelling will be a nil change in traffic movements.

The access point will be the same as at present.

#### Conclusions

The scale of the development and daily traffic movements predict no change. Access arrangements to and within the site are appropriate for the proposed residential usage.

## 6. VEGETATION, LANDSCAPING AND BIODIVERSITY IMPACT ASSESSMENT

The remnant garden is evidenced by shrub plantings, concrete paths lawns at the front and rear. There is low biodiversity due to the small size of the site and past disturbance of the site by residential occupation.

No threatened flora species were detected.

No threatened fauna species were detected

New trees, shrubs and lawn will be planted at the rear and sides.

Impacts are identified by visual assessment of site and application of prior identifications in this local area.

#### Conclusions

The condition of the existing garden is poor in that although it has been well maintained in the past, the site has been unoccupied for over a year.

Replacement vegetation is proposed. The overall new landscaping area is smaller than at present but will be manageable for contemporary living.

#### 7. CONTAMINATION IMPACT

The objective of the assessment was to identify areas of environmental concern (AEC) with respect to contamination. The historical information has indicated that the site has been vacant or used for residential purpose for approximately the last 160 years approximately.

Due to the residential occupation contaminants of concern, namely asbestos, lead and pesticides may be present.

#### Conclusions

It appears that there is a low likelihood of contamination.

#### 8. STORMWATER IMPACT

The site is level and stormwater runoff from the garden and roof currently flows to Rankin Street. The proposed stormwater system will be connected into this existing system.

#### Conclusions

The minor residential nature of the stormwater system eliminates any adverse impacts of the proposed development. The tank will act as a retention system.

The generation of total phosphorous (TP) and total nitrogen (TP) pollutants are anticipated to be very low due to the garden size.

#### 9. INFRASTRUCTURE MANAGEMENT

#### 9.1 Electricity

There are existing electrical cables to and on the site. These will be adequate to support the anticipated maximum demand load of the single dwelling development.

#### 9.2 Gas

A natural gas main services the site.

#### 9.3 Sewer

There is a sewer main midway across the site and sewer drainage will be connected into this.

#### 9.4 Water

There is an existing water connection point.

#### 9.5 Fire Hydrants

There is a street fire hydrant in the Rankin Street.

#### Conclusions

The existing infrastructure is adequate to support the anticipated maximum demands of the development.

#### 10 Noise Assessment

#### 10.1 Noise sensitive development near the site

The site is surrounded by two units to the rear and a house each side. The new development is adjacent to all rear of these allotments.

#### 10.2 Noise sources

Identified typical noise sources associated with the works are:

- Construction work
- General residential single family noise
- Traffic noise and vehicle movements in driveway

#### 10.3 Noise mitigation guidelines

The most potential acoustic benefit will be achieved through careful scheduling of building works during construction close to the residential boundaries. Typical noise sources associated with the works should be identified and noise emissions at critical times, especially at night should be restricted. However, excessive use of respite periods should be avoided as this will simply result in prolonging the duration of the work.

Traffic movements along the driveway and near the boundary are single family residential generated and do not differ from the current impacts. Solid walls will have a potential acoustic benefit as a noise screen.

#### **Conclusions**

Given the small size of the site, the same number of traffic movements and the proximity of the garage to the street there will be less impact than at present.

Noise management strategies for the construction works period will minimise disturbance of noise sensitive properties.

#### 11. SOIL AND WATER MANAGEMENT

#### 11.1 Assessment

The site will be appropriately maintained with regard to erosion risk in the period between the start of the site clearance through demolition and preparatory works and until the project is completed. A soil erosion and sedimentation plan is to be submitted by the builder and approved by Bathurst Regional Council prior to commencement of work.

#### 11.2 Potential impacts

- Degraded downstream water quality from increased levels of suspended sediments
- Sedimentation in receiving drainage lines and water bodies
- Reduced amenity from dust deposition
- Deposition of material on local road

#### 11.2 Mitigation measures

- Establishing a stabilised site access
- Install and maintain sediment control protection measures when trench and excavating
- Implement dust generation control measures during the construction phase
- Monitor management controls and implement remedial works
- Apply water (or alternate measures) to exposed surfaces that are causing dust generation
- Appropriately cover loads on trucks transporting material to and from the construction site. Securely fix tailgates of road transport trucks prior to loading and immediately after unloading.
- Prevent where possible, or remove, mud and dirt being tracked onto sealed road surfaces.
- Cease works when conditions are excessively dusty until dust suppression can be adequately carried out.

#### Conclusions

The site will be effectively stabilised at the end on construction such that there are no dust emissions or sediment exported from the site.

Runoff from the site will be of a suitable quality for disposal to stormwater drains.

#### 12. WASTE MANAGEMENT

#### 12.1 Objectives

In NSW, the waste management hierarchy established under the Waste Avoidance and Resource Recovery Act 2001 requires resource management options to be considered against the following three priorities:

- 1. Avoidance including action to reduce the amount of waste generated by households, industry and all levels of government
- 2. Resource recovery including reuse, recycling, reprocessing and energy recovery, consistent with the most efficient use of the recovered resources
- 3. Disposal including management of all disposal options in the most environmentally responsible manner.

#### 12.1 Waste streams

- Green waste
- General solid waste, non-putrescible: cleared vegetation, litter and other dumped rubbish,
- excavated material

#### 12.2 Management of waste and energy

- Surplus mulched/chipped vegetation could be used offsite by second parties. This option also includes disposal to an approved green waste recycling facility or spreading on the new garden areas
- Consider fuel efficiency in selection of plant and equipment
- Minimise periods of idling plant
- Maintain plant and equipment to efficient levels
- Plan logistics to minimise movement of material
- Separate waste from the residence into recyclable and non-recyclable waste.
- Install energy efficient appliances and lighting
- Install water efficient tapware and sanitary fixtures

#### Conclusions

Given the small amount of energy use and waste generation both during construction and when the completed project is operational the impact is minimal. Implementation of waste and energy management strategies for the construction works period and training of apartment staff who pick up and dispose of waste daily will minimise wastage. There will be no additional impact from the new house.

#### 13. SOCIAL IMPACT

The predicted negative project impacts include:

1. Neighbourhood sense of loss of privacy and solar access due to proximity and height of the new residence.

The project's impacts have been minimised by the following:

- 1. The outdoor entertaining area is contained within a roofed space walled on three sides to allow for privacy, especially for the rear residential units.
- 2. The rear part of the building is single storey so the neighbours retain views and solar access.
- 3. The first floor front verandah area is to be screened with plantation shutters for privacy.
- 4. The small first floor deck is only accessible from the main bedroom so that it is not for daily use of all of the family.
- 5. There are no living areas on the first floor towards the rear so that adjoining backyards are not overlooked.
- 6. The two storey part of the building is no closer to the boundaries than 1.5m so that the impact on neighbours is lessened.
- 7. The replacement building is of such quality that it will fit into the conservation area and be aesthetically acceptable.

#### **SOIL AND WATER**

- 8. Impacts and soil and water are identified by the number of occupants of a building, projected water usage and engineer's soil assessment. Reductions will achieved by implementation of the following measures:
- 9. Installation of mnimum 3 Star rated tapware, wcs and showers, a 3500 litre tank. The tank will be connected to wc's, and garden taps.
- 10. Stormwater will be connected to the existing street drainage system.
- 11. Building footings will be designed to suit highly reactive soils.
- 12. Driveway shall be concreted to prevent erosion, sedimentation and dust emanation.

#### 13. ACCESS AND TRAFFIC

- 14. Impacts are identified by garaging, driveway configuration and the number of occupants. The existing driveway will be used and there will be a single family occupying the house.
- 15. Driveway to be concreted to reduce traffic noise on gravel.

The project's positive social impacts and opportunities that are indirectly related to the project are as follows:

Short-term opportunities in construction phase – employment.

#### **Conclusions**

There are desirable social outcomes from the construction of the new residential building.

#### **VISUAL AMENITY**

Visual amenity is identified by assessment of the character and diversity of the streetscape and neighbouring buildings.

The adverse impact of a new building in a diverse streetscape established over 140 year period will be reduced by implementation of the following measures:

- \* Location of the new dwelling at a setback from the front boundary to match adjacent houses
- \* Building a future fence and vegetation screening on the front boundary.
- \* Maintain the existing fences where possible.
- \* Orient the front of the new dwelling to the street.
- \* Recess the garage door back under the verandah to reduce visibility. Orient the other half-size garage door 90 degrees to the street so that is not visible from the street so that the existing character of the area is maintained.
- \* High quality of finish shall enhance the quality of the neighbourhood."Stone" wall colour with off-white windows and grey roof.
- \* Incorporate hipped roof form similar to existing building with steep pitch to blend with heritage area concept.
- \* Design of dwelling building will provide visual relief by reducing box-like bulk with variable setbacks rather than a single rectangular shape. The second storey is located towards the front of the allotment. Side setbacks are variable, and the proposed setbacks are consistent with adjacent buildings.

#### **PRIVACY AND OVERSHADOWING**

Impacts are identified by assessment of building locations, heights, windows and outdoor spaces. Reductions will achieved by implementation of the following measures:

- \* Location of the outdoor entertaining space on the southeast side of the new dwelling separated from surrounding residences by walls and roofed to contain noise and screen from view.
- \* Restriction of window height in the first floor rooms so that overlooking is limited.
- \*The rear part of the building is single storey so the neighbours retain views and solar access.
- \*The first floor front verandah area is to be screened with plantation shutters for privacy.
- \*The small first floor deck is only accessible from the main bedroom so that it is not for daily use of all of the family.
- \* Acoustic privacy is provided by insulated Hebel veneer construction.
- \* The first floor is to be located only over the front half of the building to reduce bulk and overshadowing to the southeast.
- \* Proposed ground floor level is lower than existing building.
- \* Future fences will be constructed of masonry to allow maximum privacy for neighbours at the owners' cost.

#### **LIGHTING**

All work will comply with AS4282-1997 Control of the obtrusive effects of outdoor lighting

#### 14. CONCLUSION

The development of the proposed dwelling is compatible with planning objectives of the area and regional and local infrastructure is adequate to support the development.

The project provides a balanced outcome when considering the issues of heritage, public and private amenity and streetscape. In particular, given the constraints of the size of the site and the sympathetic nature of the proposal, the heritage significance of the streetscape is not unduly compromised and the amenity of neighbouring properties has been given careful consideration.

### STATEMENT OF HERITAGE IMPACT



#### Statement of heritage impact for:

No.190 Rankin Street Bathurst. NSW 2795

#### This statement forms part of the development application for:

Proposed demolition of existing dwelling and garage Proposed construction of new two storey residence

#### Date:

12 July 2017

#### Address and property description:

No.190 Rankin Street Bathurst. NSW 2795 Lot B DP 327767

#### Prepared by:

Robin White 69 Brilliant Street Bathurst. NSW 2795 Tel. 02 6331 3589 Fax 02 6331 3589 white1@bigpond.com.au

#### For:

D. & L. Grant

#### 1. INTRODUCTION

#### 1.1 Context

This report was commissioned by the owner of the property as part of the development application for demolition of the existing freestanding dwelling building and detached garage and the construction of a new residence with internal garage.

This report addresses the impact of the proposed demolition and new building construction on heritage values of the Bathurst Conservation Area, Rankin Street area and the adjacent properties.

The report accompanies the following drawings and is to be read in conjunction with Heritage Assessment prepared by Bathurst District Historical Society Inc. and the Structural Assessment prepared by Calare Civil.

#### **Drawing Schedule**

A01 Site Plan
A02 Proposed Floor Plans
A03 Elevations
A04 Section and Site Plan
A05 Streetscape Infill

#### 1.2 Objectives

- assess the heritage impact of the proposed demolition on the significance of the site and the surrounding area which encompasses middle Rankin Street between Keppel and Piper Streets.
- assess the impact of the proposed development on the heritage values of the Bathurst Conservation Area.

#### 1.3 Heritage Management Framework

The property is located within the Bathurst Conservation Area. Bathurst Regional Council's Local Environmental Plan states that it must, before granting consent in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the area concerned. There are locally acknowledged heritage items in the vicinity of the subject property.

#### 2. LOCATION & DESCRIPTION

Bathurst is located approximately 200km west of the Sydney and is within the Bathurst Regional Council local government area.

The project area comprises the existing land and residential building on No.190 Rankin Street. The dwelling and garage proposed to be demolished are on land fronted by Rankin Street and this adjoins residential land either side. The southeast rear adjoins land on which there are residential units which are accessed from Keppel Street.

The existing building is a single storey house constructed of red brick masonry with a hipped roof clad with galvanised steel. The original building was constructed in about 1969. The land was subdivided off the adjoining property.

There is a fence across the front boundary which is of a mid 20<sup>th</sup> century construction of brick piers with low decorative steel between. All other fences are colorbond steel and palings.

Buildings forming the streetscape are an eclectic mix of residences from the 1800's to the early 21<sup>st</sup> century. Immediately to the northeast is a federation style single storey freestanding house and to the southwest is a small cottage with a double storey rear part. The front two rooms of this building may be the original dwelling.

#### 3. BRIEF HISTORICAL BACKGROUND

#### First Occupation

The site is part of the traditional lands of the Wiradyuri Aboriginal people. Prior to European contact the Bathurst plains area was of major importance due to the availability and abundance of freshwater, plants, animals and stone which provided food, medicines and shelter, as well as the raw materials for tools, nets, baskets and clothing. The landscape provided cultural sites as well as material support for habitation. Due to the dramatic drop in the Aboriginal population, introduction of diseases and the subsequent destruction of the economic and social structures of Aboriginal people following European contact, many of the places of significance in and around Bathurst remain unrecorded. The land where the project is located is on the Bathurst plain southwest of the Macquarie River and it is part of the traditional hunting and camping land of the Wiradyuri Aboriginal people who have not only a physical connection to the land but also spiritual, cultural and social connections.

Bathurst was Australia's first European inland outpost after the British invasion of Australia. Historically the land lies within the government sector of the early occupation of the town of Bathurst on the west side of the Macquarie (Wambool) River. This was later subdivided into allotments of land for government, residential and industrial use.

The land lies within the historically significant residential building sector of central Bathurst. The city block is an important part of the central town area and it forms part of the conservation area of Bathurst. Land set aside for development as part of the town plan for Bathurst was sold by the government by auction and residences have infilled and dominated the streetscape. From historic Parish maps H. Perrier was the first land owner but Mr Martin Lang (spelt Long in subsequent purchases) is recorded as the owner prior to 1904 (in rate books) of the vacant land in the first European occupation phase. He is listed as owning the land until 1905. Mrs Russell then purchased the land and occupied a two room house which may be No.192 Rankin Street. A factory is listed as occupying land named as Nos.184 and 198 Rankin Street in 1905-06. The factory of Mr Lawrence Peate of L. Peate and Co., produced baking powder and self-raising flour.

#### The late 1800's until 1948

The second owner of the land, Catherine Russell, bought the land in 1905-6 and a two room house is recorded as built at that time (No.192 Rankin). Patrick Russell took over the deed in 1907 and it remained in the family until subdivision in 1928-32. Martin William Russell owned the vacant block (No.192 Rankin) until 1962-3 when it was sold to Annie May Patricia Baker and William Allen Baker who built the existing red brick house in the contemporary style of the time. Records are not available after this time.



APPROXIMATE LOCATION OF ALLOTMENT



ALLOTMENT LOCATION HISTORIC PARISH MAP

#### 4. THE PROPOSED DEVELOPMENT

The development application is for demolition of the existing dwelling and garage and the construction of a two storey residence. The front will have a 2 storey verandah

It is a two storey verandahed building with a 30 degree pitched corrugated steel roof. The front walls are face brick and the sides and rear are of render paint finish. The gutter is on a 300mm eave. The character of the new development has a complementary steep roof pitch and verandah similar to surrounding buildings. The building front boundary setbacks in Rankin Street vary widely from 0 to approximately 8 metres. It is proposed to have the front wall of the house set back at 5.1m and the verandah at 3.0 metres.

The roof tiles are flat style with exfoliated edge. This is a modern interpretation of slate tiles.

The residence will have a stack car garage configuration with a single timber faced garage door facing the street and a small door at 90 degrees to the street front. These are underneath the verandah so that the impact on the streetscape is minimised.

As part of the design process meetings took place with Bathurst Regional Council's Planners and Heritage Advisor.

#### 5. HERITAGE STATUS & SIGNIFICANCE

The proposed site and dwelling are not listed as heritage items in the NSW Heritage Register nor in the Bathurst LEP and therefore do not need to be assessed for potential impacts under the requirements of the LEP. The street is however identified in the Bathurst Region Heritage Study and is located within the Bathurst Conservation Area.

Local government is required to conserve and enhance buildings, areas or other places which are of scientific, aesthetic, architectural or historic interest, or otherwise of special cultural value. The Bathurst Conservation Area is an area of outstanding streetscapes of Colonial, Victorian, Edwardian, Federation, Inter-War, Post-War and late 20<sup>th</sup> Century housing complemented by shops, community and industrial buildings, monuments and public spaces. These are enhanced by gardens, parks and street planting. The Bathurst Conservation Area is visually distinctive in its overall cohesiveness and consistency of high-quality, mainly single and two storey buildings and is remarkable for the high proportion of contributory items. Significant street avenue plantings help create substantially harmonious streetscapes. The cohesiveness of the Area is reinforced by the consistent and generally regular gridded settlement pattern, with buildings on similarly sized allotments grouped together.

There are locally listed heritage items within two blocks of the subject property. These include locally listed items Nos.164-168 Rankin Street (Item 160) terrace residences and No.119 Rankin Street opposite the RSL. There are no listed items in the block where No.190 Rankin is sited.

The value of the building and site at No.190 Rankin Street lies in its contributory role as part of the existing residential streetscape. In this part of Rankin Street there is an eclectic mix of building types exhibiting symptomatic infill building and building replacement in the 20<sup>th</sup> and 21<sup>st</sup> centuries. There are a few original cottages from the 1800's and the adjacent cottage to the southwest has a contemporary two storey part.

The existing building is of the functional unembellished 1960's style which featured hipped roofs with simple rooflines, sliding timber or aluminium framed windows, very plain interiors and red brick exteriors with a concrete unroofed front patio. This era of homes saw a step back from the ambitious designs of the Art Deco and Contemporary eras and ushered in the conservative and plain brick style, which was easy to build and relatively affordable. There are entire streets of very similar brick homes and throughout the central Bathurst area there are numerous examples of similar infill buildings (136 George Street, 129 Piper Street, 234 William Street, 198 Rocket Street, 88 Brilliant Street etc).

The garage is a small asbestos sheeted timber framed structure of plain unembellished finish and many examples exist throughout Bathurst. A remnant garden is in evidence with a Hills Hoist, concrete paths and shrubs.

There is little potential for aboriginal archeological significance due to previous site disturbance. The proposed dwelling will be sited on ground either already occupied by the existing dwelling or on the area of vacant rear land.

The building is not unique. The type of building it resembles is found in many other locations within Bathurst and surrounding villages as well as on rural properties of the wool boom era. There are many other residences which exhibit the same qualities and many which display the more desirable features of 1960's housing which are the significant housing examples from this era.

The primary implications arising from the assessed significance of the site are as follows:

- The principal significance of the place relates to the historical and social values of the site. There is little information regarding the site's former use because it remained vacant until the early 1960's. The building is symptomatic of patterned infill housing at this time when economic decisions were made to create additional small allotments subdivided off existing house lots and densify residential building with affordable housing when large areas of backyards were no longer regarded as essential.
- There is no heritage based requirement to retain the built elements on the subject site given their recent age, lack of significance, and the existence of numerous other examples of this style and many similar streetscapes.

The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:

- Proposed building retains the scale, form, massing of buildings in the Bathurst Conservation Area. It is two storeys high and there are already two-storey contemporary buildings in this block. No.192 Rankin Street adjoining the allotment to the southwest and No.194 Rankin Street are both two storey dwellings. The Encore Apartments contemporary building, which won a heritage infill award is nearby on the opposite side of the road. Throughout the Bathurst Conservation area there are both freestanding and attached terrace style two storey dwellings which remain visually cohesive even though buildings either side are single storey. It is a common configuration in Bathurst. The front facade of the new building with a straight skillion front verandah and a hipped roof is similar to the existing buildings in the vicinity. The red brick front is similar to buildings originally built in Bathurst during the colonial era.
- The garaging has a small door under the verandah and another small one located on the side. This ensures that they are not a dominant feature in the streetscape.

- Intactness of the streetscape in ensured by the construction of a detached residential building with a steep pitched hipped roof fronting Rankin Street which will act as a visual link between the large gabled residence to the northeast and the two storey freestanding dwelling to the southwest. Further to the southwest a Victorian style building with a high gutterline and two storey rear part has been referenced to find an appropriate front boundary setback and ridge height. The chosen setback is neither right on the front boundary nor at the current inappropriate setback too far from the front boundary to look cohesive.
- Predominant narrow single and double storey character of adjacent buildings is maintained. By adopting a narrow house footprint for the front two storey part and a narrower single storey rear part the solar access of neighbours is assured and variable side setbacks and different roof shapes add interest and give the building character. The alternative of a long rectangular building would be inappropriate.
- Building finishes, fenestration shape visible from the street, roof pitch and colour are consistent with heritage values.
- The replacement building described in the architectural plans would complement and sensitively harmonise with other buildings in the street.
- The development adopts design characters and shapes suited to a conservation area.
   The proposed building will enhance the streetscape.

The following aspects of the proposal could detrimentally impact on heritage significance. The reasons are explained as well as the measures to be taken to minimise impacts:

- The proposed building has a higher roofline than either the existing building. The impact is lessened by adopting a narrow building footprint and several roof ridgelines at differing heights. The building on the southwest is two storey residence of similar height.
- The existing house will be demolished due an inappropriate floor plan layout that is
  unsuited to modern living. The impact of this is minimised by building an attractive infill
  building of two storey heritage style proportions utilising interesting shapes and
  minimising long unbroken walls. The materials of the existing house that are in good
  condition will be removed and sold for re-use as part of the demolition process.
- Bathurst and district has examples of similar houses to the one proposed to be demolished and it is neither rare nor a good example of the 1960's style celebrated as emblematic of its era. The replacement building will improve the streetscape.
- The windows are aluminium framed doublehung style. They are sited and shaped to have an appropriate vertical shape and scale.

The following sympathetic solutions have been considered and discounted for the following reasons:

- Re-use of the building was considered but discounted because of inappropriate room configuration, location on the allotment, height above ground level for accessibility by disabled persons and poor spatial layout.
- The cost of retaining the existing house and adding a substantial space at the rear was discounted because the depth of the block is too small, the front setback too large and it would be an unacceptable burden on the owners of the building to retain and incorporate the small rooms and poorly functioning spaces in a new building. The existing wet areas have significant damp and drainage problems and the asbestos within the buildings poses an unacceptable health risk.

#### 6. CONCLUSIONS AND RECOMMENDATIONS

The low-value contributary nature of the existing building and the existence of numerous similar buildings are indicative that the heritage significance is minor. There are entire suburbs which have similar buildings. There is no heritage based requirement to retain the majority of the built elements on the subject site, given the lack of significance. Proposed strategies for the site are to re-use any element that can be retrieved during demolition and requirements are therefore satisfied. It is recommended that:

- 1. Prior to demolition of the house a photographic archival record would be advisable prior to the issuing of either a Construction Certificate or before any work commences.
- 2. It is recommended that materials and elements of the building capable of recovery should be re-cycled and re-used and that this should be considered as part of the process of demolition.

#### **Documentary Sources:**

Davison G., McConville C., A Heritage Handbook Allen & Unwin Australia Pty Ltd 1991 ISBN 0 04 820040 9

Hagan J., People and Politics in Regional New South Wales: 1856-1950s Volume 2 Federation Press

Freeland J. M., Architecture in Australia, Penguin Books 1972 F.W Cheshire Publishing Pty Ltd 1968 ISBN 04021152 7

NSW Heritage Manual, Heritage Office and Department of Urban Affairs and Planning 1996, revised 2002

National Library of Australia digital newspaper records – Trove

State Records Office of New South Wales

State Library of New South Wales,

Land Titles Office of New South Wales,

Bathurst District Historical Society

**Bathurst Council Library** 

Bathurst Regional Council:

Bathurst Region Heritage Study

Heritage Strategy for the Bathurst Region

Bathurst Development Control Plan

Bathurst Regional LEP

Bathurst Conservation Area Review

Bathurst Community Strategic Plan

Bathurst Region Urban Strategy

Bathurst Heritage Street Tree Audit

# Heritage Building Report

190 Rankin Street, Bathurst NSW 2795

Data obtained from Council rates & valuation books, cemetery records, newspapers & electoral rolls held at the Bathurst Archives Office.

Dated: 11/7/2017

Researched By: Howard Sinclair and Sylvia Kilby

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	Building Address	dress	190	190 Rankin Street	treet	Wes	West Ward Sec. 14 Pt. 2	Frontage 40' Depth 140.7'	
Year	Owner	Address	Occupation	Occupier	Address	Occupation	Description of Building	Comments	Rates
Prior to 1904	Martin Long						Land	In the rate book for 1903 the surname is spelled Lang but the years either side it is spelled Long.	
1905-06	Mrs Catherine Jane Russell			Owner		,	House 2 rooms	Between 184 and 198 Rankin Street there was a factory owned by Lawrence Peate and the 2 roomed house owned by Mrs Russell.	£7
1907	Patrick J. Russell						=	It is assumed that Mrs C. J. Russell was the wife of P. J. Russell.	£7
1908-10		196 Rankin Street	Warder	Unlet			House	Even though the rate book states that the house was unlet the Russells must have been living in the house.	£7
1911-13			=				=	Described as 196 Rankin Street. F7	£7
1914-16	ш	п							£16/10
1917-19	Patrick J. Russell passing to Catherine J. Russell							Patrick must have passed away during the period and the name was scratched out and Catherine's added.	
1920	Catherine								£18/10
1921-22	=								£28
1923-25	= =		Home Duties Mrs Joyce	Mrs Joyce	Rankin Street	Domestic Duties	Weather Board 2 rooms		= :
		192 Rankin					Weather Board 3 rooms &	Block subdivided 8/2/1928. Dimensions before were Frontage 165' Depth 132", after F. 80" D. 132' and the remainder was sold to Rolland	
1928	Catherine J. Russell	Street	Home Duties				Kitchen	George Arrow.	£8
1929-30		= :							£20
1931		1	=						£17

				Herit	age Bul	Heritage Building Report	TIC.		
	<b>Building Address</b>	dress	190	190 Rankin Street			West Ward Sec. 14 Pt. 2	Frontage 40' Depth 140.7'	
Year	Owner	Address	Occupation Occupier	Occupier	Address	Occupation	Description of Building	Comments	Rates
1932	=						Weather Board 3 rooms &	Block subdivided 8/3/1932. Dimensions before were Frontage 80' Depth 140' 7", both were F. 40" D. 140' 7" after and Martin William Russell owned 190 Rankin Street. Subdivision recorded in	
	Martin William	C/o. Mrs	School		100 Rosers			70: 10:01:01:01:01:01:01:01:01:01:01:01:01:0	LJ altel.
1940	Russell	Rankin Street	Teacher		Street		Land		£2
1969				Annie May Patricia Baker and William	190 Rankin	Home Duties and			
8				Alleli Danei	on eer	Garage Foreman		From the 1969 Electoral Koll	

Compiled By Howard Sinclair from the records held in the Bathurst and District Historical Museum Signed



## **Building Report**

Report Commissioned By:

**Damien Grant** 

**Property Address:** 

190 Rankin Street Bathurst NSW. 2795



## **Report Table of Contents**

VISUAL BUILDING INSPECTION REPORT	3
ROOF SYSTEM EXTERNAL	6
ROOF SYSTEM INTERNAL	8
INTERIOR CONDITION REPORT	9
KITCHEN	13
BATHROOMS	13
LAUNDRY	15
EXTERIOR	15
DECKS, PERGOLAS, BALCONIES, VERANDAHS, AWNINGS	16
SUBFLOOR	17
FOOTINGS	17
GARAGING	18
SERVICES	18
Important Information	20

#### **VISUAL BUILDING INSPECTION REPORT**

#### **Client & Site Information:**

#### **COMMISSIONED BY:**

**Damien Grant** 

#### YOUR CONTACT:

Damien and Elizabeth Grant 1939 O'Connell Road O'Connell NSW. 2795

#### DATE OF INSPECTION:

25.07.2016

#### **PROPERTY ADDRESS:**

190 Rankin Street Bathurst NSW. 2795

#### Important Information Regarding the Scope and Limitations of the Inspection and this Report

This report complies with Australian Standard AS 4349.1 - 2007 Inspection of Buildings.

Part 1: Pre Purchase Inspections - Residential Buildings

If the property is not part of a Strata or Company Title - Appendix C of the Standard applies.

If the property is part of a Strata or Company Title - Appendix B of the Standard applies.

<u>Important Information</u>: Any person who relies upon the contents of this report does so acknowledging that the following clauses both below <u>and</u> at the end of this report. These define the Scope and Limitations of the inspection and form an integral part of the report. Before you decide to purchase this property you should read and understand all of the information contained herein. It will help explain what is involved in a Standard Property Inspection, the difficulties faced by an inspector and why it is not possible to guarantee that a property is free of defects, latent or otherwise. This information forms an integral part of the report. If there is anything contained within this report that is not clear or you have difficulty understanding, please contact the inspector prior to acting on this report.

**The Purpose of the Inspection:** The purpose of the inspection is to provide advice to a prospective purchaser or other interested party regarding the condition of the property on the date and at the time of the inspection. The advice is limited to the reporting of the condition of the Building Elements in accord with Appendix B or C AS4349.1-2007 (Appendix B for Strata or Company Title and Appendix C for other residential buildings).

**The Scope of the Inspection:** The inspection comprised a visual assessment of the property to identify major defects and to form an opinion regarding the general condition of the property at the time of inspection. An estimate of the cost of rectification of defects is outside the scope of the Standard and therefore does not form part of this report.

If the property inspected is part of a Strata or Company Title, then the inspection is limited to the interior and the immediate exterior of the particular residence to be inspected. It does not cover the common property. Purchasers should be aware that their liability for the cost of repairing building defects is not restricted only to the particular unit that is being purchased, but may include contribution to the whole of the common property.

**Acceptance Criteria:** The building shall be compared with a building that was constructed in accordance with the generally accepted practice at the time of construction and which has been maintained such that there has been no significant loss of strength and serviceability.

**Special Requirements**: It is acknowledged that there are no special requirements placed on this inspection that are outside the scope of the abovementioned Australian Standard.

**Changes to the Inspection Agreement**: It is acknowledged that if any inspection agreement is in place in respect to this inspection, no changes have been made between the scope of that agreement (if applicable) and the scope of this inspection report.

#### Limitations

This report is limited to a visual inspection of areas where safe and reasonable access is available and access

permitted on the date and at the time of inspection. The Inspection will be carried out in accordance with AS4349.1-2007. The purpose of the inspection is to provide advice to a prospective purchaser regarding the condition of the property at the date and time of inspection. Areas for Inspection shall cover all safe and accessible areas. It does not purport to be geological as to foundation integrity or soil conditions, engineering as to structural, nor does it cover the condition of electrical, plumbing, gas or motorised appliances. It is strongly recommended that an appropriately qualified contractor check these services prior to purchase.

As a matter of course, and in the interests of safety, all prospective purchasers should have an electrical report carried out by a suitably qualified contractor.

This report is limited to (unless otherwise noted) the main structure on the site and any other building, structure or outbuilding within 30m of the main structure and within the site boundaries including fences.

#### Safe and Reasonable Access

Only areas to which safe and reasonable access is available were inspected. The Australian Standard 4349.1 defines reasonable access as "areas where safe, unobstructed access is provided and the minimum clearances specified below are available, or where these clearances are not available, areas within the inspector's unobstructed line of sight and within arm's length. Reasonable access does not include removing screws and bolts to access covers." Reasonable access does not include the use of destructive or invasive inspection methods nor does it include cutting or making access traps or moving heavy furniture, floor coverings or stored goods.

**Roof Interior** - Access opening = 400 x 500 mm - Crawl Space = 600 x 600mm - Height accessible from a 3.6m ladder.

**Roof Exterior** - Must be accessible from a 3.6m ladder placed on the ground.

#### **Property Description:**

#### **Building type:**

Single storey dwelling.

#### External walls constructed from:

Double brick:

#### **Roof Construction:**

The roof is of pitched construction.

#### **Roof Covering:**

Corrugated steel:

#### Internal walls covered with:

Plaster render:

#### Internal ceilings covered with:

Fibrous plaster:

Hardboard / Masonite:

#### Windows are constructed from:

Timber:

#### Footings:

The building is constructed on a combination of strip footings and concrete slab footings.

#### **Estimate Building Age:**

Between 50 and 70 years old. This is <u>only</u> an estimate and must not be relied upon for the purpose of accurately determining the age of the building. Should an accurate age of the building be required, further independent investigations should be made.

#### **Overall Condition of Property**

#### Major Defects in this Building:

The incidence of major defects in this building in comparison to the average condition of similar buildings of approximately the same age and construction and that have been reasonably maintained is considered to be:

**Typical**: The frequency and/or magnitude of major defects are consistent with the inspectors expectations when compared to similar buildings of approximately the same age, construction that have been reasonably well maintained.

#### Minor Defects in this Building:

The incidence of minor defects in this building in comparison to the average condition of similar buildings of approximately the same age and construction and that have been reasonably maintained is considered to be:

**Typical**: The frequency and/or magnitude of minor defects are consistent with the inspectors expectations when compared to similar buildings of approximately the same age, construction that have been reasonably well maintained.

#### **Overall Condition:**

A comparison of this and other dwellings of similar age, construction and level of maintenance would rate this building as **below average**. The building and/or its parts show some significant defects and/or very poor workmanship and/or long term neglect and/or defects requiring some major repairs or reconstruction of major building elements.

**Important Note:** The building rating noted above is only a generalisation taking into account numerous factors and should be read in conjunction with the notable items and main report.

Important Note: This is only a general overview of the property and must not be relied upon on its own. You MUST read the report in its entirety.

The purpose of this inspection is to provide advice to the Client regarding the overall condition of the property at the time of the inspection. The inspection is a visual assessment only of the property to identify major defects and to form an opinion regarding the condition of the property at the time of inspection.

Any Summary within this Report regardless of its placement in the Report is supplied to allow a quick overview of the inspection results. These Summary items are NOT the Report and cannot be relied upon on their own. Any Summary MUST be read in conjunction with the entire Report and not in isolation from the Report. If there should be any discrepancy between anything in the Report and anything in a Summary, the information in the Report shall override that of the Summary. In any event, should any aspect of this report not be fully understood, you should contact the Inspector BEFORE relying on this Report.

#### **Summary of Areas Inspected:**

#### **Details:**

Roof void: Internal area: External area:

**Note**: The areas listed above are a broad indication of the areas inspected. Within these areas, some further restrictions may have been present restricting or preventing our inspection. If any recommendation has been made within this report to gain access to areas, gain further access to areas, or any area has been noted as being at "High Risk" due to limited access, then further access must be gained. We strongly recommend that such access be gained prior to purchase to enable a more complete report to be submitted.

Should there be any areas or elements listed below which were not fully inspected due to access limitations or impairment at the time of inspection, or where recommendations for further access to be gained was made, these areas or elements should be accessed and inspected prior to a decision to purchase being made.

#### **Summary of Areas Not Inspected:**

#### **Subfloor:**

The entire subfloor:

#### Summary of High Risk areas where access should be gained:

#### Subfloor:

The entire subfloor:

#### **Furnished Properties:**

Was the property furnished at the time of inspection?

#### **Weather Conditions:**

#### **Recent Weather Conditions:**

Dry & wet periods.

#### Weather Conditions on the Day and at the Time of Inspection:

Dry.

#### **ROOF SYSTEM EXTERNAL**

The following is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The only way to determine whether a roof is absolutely water tight is to make observations during prolonged rainfall. If any sections of the roof were inaccessible due to the method of construction or other factor, further investigations should be carried out prior to purchase.

#### **External Roof:**

#### Roof Style:

The roof is of pitched construction.

#### **Roof Covering Condition in Detail:**

Surface rust is present at various places on the roof covering.

#### Flashings:

#### **Roof Flashing - Type and Condition:**

Flashings are made of lead sheet metal Metal flashings are starting to rust in places.



**Gutters & Downpipes:** 

#### **Gutters & Downpipes:**

Gutters are rusted and rusted through in places and will need to be replaced.



#### Valleys:

#### **Condition:**

Valley metals are rusting and should be treated or replaced as required.

#### **Eaves, Fascias & Barge Boards:**

#### **Eaves Type & Condition:**

The eaves are lined with asbestos cement sheeting.

#### Fascias & Bargeboards Type & Condition:

The fascias are timber. The paint work is deteriorating and maintenance is required.

#### **Chimneys:**

#### **Condition:**

The flashing around the chimney is in good condition.

Flues / vents containing asbestos were noted. This material is dangerous and should be removed and replaced by a licenced professional.

See notes on Asbestos.



#### **ROOF SYSTEM INTERNAL**

#### **Insulation & Sarking:**

#### **Insulation Status:**

Fibre glass insulation is present.

#### Sarking Status:

There is no sarking membrane present in the roof area.

Sarking (foil sheeting under the roofing) is normally installed to control condensation forming and dripping onto the ceiling. Excessive condensation can cause deterioration to the ceiling lining and promote mould growth.

#### <u>Timber Pest Attack - Evidence Noted:</u>

#### **Description:**

There appears to be moderate damage consistent with timber pest attack to visible accessible timbers. The damage has been caused by Lyctus borer and attacks the moist sapwood of hard woods.



#### **INTERIOR CONDITION REPORT**

#### **Ceilings:**

#### **Ceiling Condition:**

Fibrous plaster has a tendency to show a little sagging, craze cracks and in some cases the outline of previous patchy paint can be seen.

Cornices have cracked/ parted from walls/ ceilings. This appears to have been caused by a little settling of walls and roof framing.

Peeling paint was noted to the bathroom ceiling.



# Walls:

#### **Internal Walls Condition:**

There is some evidence of cracks and movement in walls.

Mould was noted to the walls.

Mould is normally caused by excessive free moisture in the air, poor ventilation and poor insulation. Moisture permeating up from the sub floor and down from the roof cavity can also increase moisture levels inside the building.

Areas of high condensation should be wiped dry and not left on walls. If walls and or ceilings are affected curtains should be hot washed to kill spores.

Mould spores thrive in dark moist poorly ventilated areas.

Moving furniture away from the walls a little, letting sun light into the rooms, opening doors and ventilating can help to control mould.

If there is a subfloor this should be well drained and have good cross flow ventilation, however the cause should be investigated and rectified.





## **Cracking to Masonry or Concrete Elements:**

Cracks are evident. Visible cracking has been categorized as a structural defect. Cracking of a building element is a structural defect where in the opinion of the inspector the structural performance of the building element is impaired, or where the cracking is the result of the structural behavior of the building. The expected consequence of this cracking is unknown until further information is obtained.

See Structural Engineers Report.

### Windows:

#### **Windows Condition:**

Windows are showing their age. Some sagging, open joints, paint deterioration or various coats over old patchy paint and or filler material. Some repairs may be required in the future. Sticking window sashes were noted and will require repair or maintenance to be operational.

Windows appear to be leaking at joints in the frame / sashes. These areas should be sealed to prevent decay / deterioration.

Paint is deteriorating on the top edges of the sashes. This is cause by condensation forming on the glass and running down to settle on the sash.





Page 237 of 753 -13 December 2017

#### **Doors Condition:**

Impact damage was noted to the internal doors.



# Floors:

## **Floors General Condition:**

The carpet is showing wear and is stained in places.

Excessive movement was noted to timber floors. This is normally the result of dampness in the subfloor causing timbers to decay. This should be investigated and rectified.

The vinyl floor covering is marked and or damaged. Loose joints are raised and can cause tripping. Repairs or replacement should be considered.



# Woodwork:

#### Woodwork

Elevated moisture reading were taken in skitrtings, architraves and door jambs.

This is normally due to moisture in or under the floor area. Remedial action will be required.

Internal timber work is showing a typical amount of knocks, splits and paint chips for a dwelling of this age.



# **KITCHEN**

**Important Notes:** In regard to plumbing or electrical, it should be noted that we are not plumbers or electricians and any comment made is not that of a qualified plumber or electrician. We recommend that a qualified contractor be engaged to make comment on any matter dealing with plumbing or electrical issues.

#### Kitchen:

#### **Kitchen Fixtures:**

The cabinets and bench are showing aging and general wear and tear.

Linoleum in the cabinets may contain asbestos. This should be checked and removed by a licenced Professional.



# **BATHROOMS**

**Important Notes:** Shower areas (where present) are visually checked for leakage, but leaks often do not show except when the shower is in actual long term use. It is very important to maintain adequate sealing in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Adequate and proper ongoing maintenance will be required in the future.

In regard to plumbing or electrical, it should be noted that we are not plumbers or electricians and any comment made is not that of a qualified plumber or electrician. We recommend that a qualified contractor be engaged to make comment on any matter dealing with plumbing or electrical issues.

# **Main Bathroom:**

# **Shower/Bath Condition:**

The shower screen glass is cracked and should be replaced.



# **Vanity Unit:**

The base or areas of the cabinet are starting to swell. This is caused by water and will become worse and deteriorate beyond repair if the particle board (cabinet material) is not well sealed.



Page 240 of 753 -13 December 2017

# **LAUNDRY**

**Important Notes:** In regard to plumbing or electrical, it should be noted that we are not plumbers or electricians and any comment made is not that of a qualified plumber or electrician. We recommend that a qualified contractor be engaged to make comment on any matter dealing with plumbing or electrical issues.

#### Laundry:

#### General condition of area:

This area is generally in fair condition.

#### Floor/Floor Waste:

There is no visible floor waste and no way for any overflow of water to escape. The area will need to be used with care.

#### Tiles:

There are missing tiles

# **EXTERIOR**

## **External Walls:**

#### **General Condition:**

Previous movement is visible to walls

#### **Cracking to Masonry or Concrete Elements:**

Cracks are evident. Visible cracking has been categorized as a serviceability defect. Cracking of a building element is a serviceability defect where in the opinion of the inspector the function of the building element is impaired however, the expected consequence of this cracking is unknown until further information is obtained.

See Structural Engineers Report.

## **Windows:**

## **Windows Condition:**

The condition of the exterior of the windows is generally fair.

Broken glass was noted.

Paint is peeling off the window timbers.

Putty in windows has deteriorated.

Timber windows are generally showing their age



# DECKS, PERGOLAS, BALCONIES, VERANDAHS, AWNINGS

## Verandah:

#### **Position/Location:**

Front elevation

#### Construction & Condition:

Constructed from metal, concrete or masonry. The general condition of this structure is fair.

#### **Defects or Maintenance Items:**

Cracking and settlement is noted to the floor area. This is typical of concrete work from this era. An unreinforced hard skin of concrete is usually laid on top of rubble.



# Verandah # 2:

## **Defects or Maintenance Items:**

An invasive inspection should be carried out on all timbers. This will require splitting, prodding and or breaking apart timbers to test for soundness. Some damage may result.

## **Balcony:**

## **Defects or Maintenance Items:**

An invasive inspection should be carried out on all timbers. This will require splitting, prodding and or breaking apart timbers to test for soundness. Some damage may result.

## Balcony # 2:

#### **Defects or Maintenance Items:**

An invasive inspection should be carried out on all timbers. This will require splitting, prodding and or breaking apart timbers to test for soundness. Some damage may result.

#### Deck:

#### **Defects or Maintenance Items:**

An invasive inspection should be carried out on all timbers. This will require splitting, prodding and or breaking apart timbers to test for soundness. Some damage may result.

#### Deck # 2:

#### **Defects or Maintenance Items:**

An invasive inspection should be carried out on all timbers. This will require splitting, prodding and or breaking apart timbers to test for soundness. Some damage may result.

#### Pergola:

#### **Defects or Maintenance Items:**

An invasive inspection should be carried out on all timbers. This will require splitting, prodding and or breaking apart timbers to test for soundness. Some damage may result.

#### Pergola # 2:

#### **Defects or Maintenance Items:**

An invasive inspection should be carried out on all timbers. This will require splitting, prodding and or breaking apart timbers to test for soundness. Some damage may result.

#### **Awning:**

#### **Defects or Maintenance Items:**

An invasive inspection should be carried out on all timbers. This will require splitting, prodding and or breaking apart timbers to test for soundness. Some damage may result.

## Awning # 2

#### **Defects or Maintenance Items:**

An invasive inspection should be carried out on all timbers. This will require splitting, prodding and or breaking apart timbers to test for soundness. Some damage may result.

# **SUBFLOOR**

#### **Restrictions:**

#### Restrictions/description:

A subfloor void appears to be present however, we were unable to located an entry point and therefore no inspection of the subfloor area was carried out. It is possible that an entry point may exist below floorcoverings (if fitted). It is possible that building defects may be present below inaccessible areas however, no comment is made or opinion offered on any area where full access is not available. We STRONGLY recommend that access be gained to all inaccessible areas. Access should be gained to enable a further inspection to be carried out prior to purchase.

# <u>FOOTINGS</u>

## Footings:

#### **Type & General Condition:**

The building is constructed on strip and wall footings. and concrete slab footings. There has been some settlement in the building which has caused some cracking to the walls. This can also cause some doors to bind or be out of square. This settlement is usually due to ground movement and subsequent movement to building materials can be expected. Periodic maintenance will be required. Any cracks should be monitored and if cracks increase in size, further investigation should be carried out by a Structural Engineer.

# **GARAGING**

#### Garage:

### **Garage Location:**

Adjacent to the main building.

## **General Overall Condition:**

The overall condition of the garage is poor.

# **Roof Construction:**

The roof is of pitched style construction.

#### **Roof Covering:**

Corrugated steel:

#### **Roof Covering Condition in Detail:**

The overall condition of the roof coverings is fair.

#### **External walls constructed from:**

Concrete blocks:

Timber frame with asbestos cement sheeting to the gable ends.

#### **External Wall General Condition:**

The condition of the walls is generally fair.

#### Front Doors - Type & Condition

The main garage doors are timber hinged style doors and are in fair condition.

#### Floor - Type & General Condition

The concrete floor is generally in poor condition.

#### **Gutters & Downpipes:**

Gutters are rusted through in places and will need to be replaced.

#### Fascias & Bargeboards Type & Condition:

The overall condition of the fascias/bargeboards is fair.

#### **External Windows Condition:**

The condition of the exterior of the windows is generally fair.

# **SERVICES**

**Important Notes:** In regard to plumbing or electrical, it should be noted that we are not plumbers or electricians and any comment made is not that of a qualified plumber or electrician. We recommend that a qualified contractor be engaged to make comment on any matter dealing with plumbing or electrical issues.

### **Services:**

#### **Details:**

Gas is connected to the premises.

The cold water was operational.

Heating is installed in the premises.

Smoke detectors are fitted.

Old wire type fuses were noted on the meter board and considering the age of the building, we recommend the state of the electrical wiring be accessed by a licensed Electrical contractor.

The board and surrounds contain asbestos. This should not be drilled or tampered with.



# **Water Lines & Pressure:**

#### **Details:**

The visible water lines are in copper and galvanised steel. The galvanised pipe will eventually corrode internally and should be replaced with copper or polybutylene.

# **Hot Water Service:**

# Hot water is provided by the following:

Gas hot water unit: Located in the laundry:
An asbestos fibre cement flue is fitted to the hot water unit.



# **Important Information**

## **Important Information:**

The following forms an integral part of the report and MUST be read in conjunction with the entire report. I have read Calare Civil report on the condition and cost of remedial works the the building at 190 Rankin street, however Asbestos materials were noted to the eaves lining, hot water unit flue and garage gable lining, there is also a possibility of Asbestos in the linoleum inside the kitchen cupboards. Removal of products containing Asbestos must be removed prior to refurbishments in accordance with the Code of Practice on How to Manage and Control Asbestos in The Workplace. (Safe Work Australia). Removal of Asbestos materials will add extra costs to any future refurbishing.

The presents of paint Containing Lead should also be considered and factored into remedial work costs. No termite activity or damage was visible at the time of the inspection but as there is no access to the subfloor we regard the building to be a moderate to high risk of termite entry and infestation.

# **General Definitions used in this report:**

The Definitions of the Terms (Good), (Fair), & (Poor) below apply to defects associated with individual items or specific areas:

**Good -** The item or area inspected appears to be in Serviceable and/or Sound Condition without any significant visible defects at the time of inspection.

**Fair -** The item or area inspected exhibits some minor defects, minor damage or wear and tear may require some repairs of maintenance.

**Poor -** The item or area inspected requires significant repairs or replacement and may be in a badly neglected state due to age or lack of maintenance or deterioration or not finished to an acceptable standard of workmanship.

The Definitions (Above Average), (Average), (Below Average) relate to the inspectors opinion of the Overall Condition of the Building:

**Above Average -** The overall condition is above that consistent with dwellings of approximately the same age and construction. Most items and areas are well maintained and show a high standard of workmanship when compared with building of similar age and construction.

**Average -** The overall condition is consistent with dwellings of approximately the same age and construction. There will be areas or items requiring some repair or maintenance.

**Below Average -** The Building and its parts show some significant defects and/or very poor non- tradesman like workmanship and/or long term neglect and/or defects requiring major repairs or reconstruction of major building elements.

**Appearance Defect -** Where in the inspectors opinion the appearance of the building element has blemished at the time of the inspection and the expected consequence of this cracking is unknown until further information is obtained.

**Serviceability Defect** - Where in the inspectors opinion the function of the building element is impaired at the time of the inspection and the expected consequence of this cracking is unknown until further information is obtained.

**Structural Defect -** Where in the inspector's opinion the structural performance of the building element is impaired at the time of the inspection and the expected consequence of this cracking is unknown until further information is obtained.

**Accessible Area** - An area on the site where sufficient, safe and reasonable access is available to allow inspection within the scope of the inspection.

# **General and Important Information:**

Note: In the case of strata and company title properties, the inspection is limited to the interior and immediate exterior

of the particular unit being inspected. The Exterior above ground floor level is not inspected. The complete inspection of other common property areas would be the subject of a Special-Purpose Inspection Report which is adequately specified.

**Shower Recesses:** Tests may be made on shower recesses to detect leaks (if water is connected). The tests may not reveal leaks or show incorrect waterproofing if silicone liquid or masonry sealant has been applied prior to the inspection. Such application is a temporary waterproofing measure and may last for some months before breaking down. The tests on shower recesses are limited to running water within the recesses and visually checking for leaks. As showers are only checked for a short period of time, prolonged use may reveal leaks that were not detected at the time of inspection. No evidence of a current leak during inspection does not necessarily mean that the shower does not leak.

**Glass Caution:** Glazing in older houses (built before 1978) may not necessarily comply with current glass safety standards AS1288. In the interests of safety, glass panes in doors and windows especially in trafficable areas should be replaced with safety glass or have shatterproof film installed unless they already comply with the current standard.

**Stairs & Balustrades:** Specifications have been laid down by the Australian Building Code - Section 3.9 covering stairs, landings and balustrades to ensure the safety of all occupants and visitors in a building. Many balustrades and stairs built before 1996 may not comply with the current standard. You must upgrade all such items to the current standard to improve safety.

Rooms below ground level: If there are any rooms under the house or below ground level (whether they be habitable or non-habitable rooms), these may be subject to dampness and water penetration. Drains are not always installed correctly or could be blocked. It is common to have damp problems and water entry into these types of rooms, especially during periods of heavy rainfall and this may not be evident upon initial inspection. These rooms may not have council approval. The purchaser should make their own enquiries with the Council to ascertain if approval was given.

**Trees:** Where trees are to close to the house this could affect the performance of the footing as the moisture levels change in the ground. A Geotechnical Inspection can determine the foundation material and advise on the best course of action with regards to the trees.

The septic tanks: Should be inspected by a licensed plumber.

**Swimming Pools:** Swimming Pools/Spars are not part of the Standard Building Report under AS4349.1-2007 and are not covered by this Report. We strongly recommend a pool expert should be consulted to examine the pool and the pool equipment and plumbing as well as the requirements to meet the standard for pool fencing. Failure to conduct this inspection and put into place the necessary recommendations could result in finds for non compliance under the legislation.

**Surface Water Drainage:** The retention of water from surface run off could have an effect on the foundation material which in turn could affect the footings to the house. Best practice is to monitor the flow of surface water and stormwater run off and have the water directed away from the house or to storm water pipes by a licensed plumber/drainer.

## Important Information Regarding the Scope and Limitations of the Inspection and this Report

Any person who relies upon the contents of this report does so acknowledging that the following clauses, which define the Scope and Limitations of the inspection, form an integral part of the report.

- 1) This report is <u>not</u> an all encompassing report dealing with the building from every aspect. It is a reasonable attempt to identify any obvious or significant defects apparent at the time of the inspection. Whether or not a defect is considered significant or not, depends, to a large extent, upon the age and type of the building inspected. This report is not a Certificate of Compliance with the requirements of any Act, Regulation, Ordinance or By-law. It is not a structural report. Should you require any advice of a structural nature you should contact a structural engineer.
- 2) THIS IS A VISUAL INSPECTION ONLY limited to those areas and sections of the property <u>fully accessible</u> and visible to the Inspector on the date of Inspection. The inspection <u>DID NOT</u> include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/ sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector CANNOT see inside walls, between floors, inside skillion roofing, behind stored goods in cupboards and other areas that are concealed or obstructed. The inspector DID NOT dig, gouge, force or

perform any other invasive procedures. Visible timbers CANNOT be destructively probed or hit without the written permission of the property owner.

3) This Report does not and cannot make comment upon: defects that may have been concealed; the assessment or detection of defects (including rising damp and leaks) which may be subject to the prevailing weather conditions; whether or not services have been used for some time prior to the inspection and whether this will affect the detection of leaks or other defects (eg. In the case of shower enclosures the absence of any dampness at the time of the inspection does not necessarily mean that the enclosure will not leak); the presence or absence of timber pests; gas-fittings; common property areas; environmental concerns; the proximity of the property to flight paths, railways, or busy traffic; noise levels; health and safety issues; heritage concerns; security concerns; fire protection; site drainage (apart from surface water drainage); swimming pools and spas (non-structural); detection and identification of illegal building work; detection and identification of illegal plumbing work; durability of exposed finishes; neighbourhood problems; document analysis; electrical installation; any matters that are solely regulated by statute; any area(s) or item(s) that could not be inspected by the consultant.

Accordingly this Report is <u>not a guarantee</u> that defects and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property. (**NB Such matters <u>may</u> upon request be covered under the terms of a Special-Purpose Property Report**.)

- **4) CONSUMER COMPLAINTS PROCEDURE.** In the event of any controversy or claim arising out of, or relating to this Report, either party must give written Notice of the dispute to the other party. If the dispute is not resolved within ten (10) days from the service of the Notice then the dispute shall be referred to a mediator nominated by the Inspector. Should the dispute not be resolved by mediation then either party may refer the dispute to the Institute of Arbitrators and Mediators of Australia for resolution by arbitration.
- ASBESTOS DISCLAIMER: "No inspection for asbestos was carried out at the property and no report on the presence or absence of asbestos is provided. If during the course of the Inspection asbestos or materials containing asbestos happened to be noticed then this may be noted in the Additional Comments section of the report. Buildings built prior to 1982 may have wall and/or ceiling sheeting and other products including roof sheeting that contains Asbestos. Even building built after this date up until the early 90s may contain some Asbestos. Sheeting should be fully sealed. If concerned or if the building was built prior to 1990 or if asbestos is noted as present within the property then you should seek advice from a qualified asbestos removal expert as to the amount and importance of the asbestos present and the cost of sealing or removal. Drilling, cutting or removing sheeting or products containing Asbestos is a high risk to peoples health. You should seek advice from a qualified asbestos removal expert."
- 6) Mould (Mildew and Non-Wood Decay Fungi) Disclaimer: Mildew and non wood decay fungi is commonly known as Mould. However, Mould and their spores may cause health problems or allergic reactions such as asthma and dermatitis in some people. No inspection for Mould was carried out at the property and no report on the presence or absence of Mould is provided. If in the course of the Inspection, mould happened to be noticed it may be noted in the report. If Mould is noted as present within the property or if you notice Mould and you are concerned as to the possible health risk resulting from its presence then you should seek advice from your local Council, State or Commonwealth Government Health Department or a qualified expert such as an Industry Hygienist.
- 7) Estimating Disclaimer: Any estimates provided in this report are merely opinions of possible costs that could be encountered, based on the knowledge and experience of the inspector, and are not estimates in the sense of being a calculation of the likely costs to be incurred. The estimates are NOT a guarantee or quotation for work to be carried out. The actual cost is ultimately dependent upon the materials used, standard of work carried out, and what a contractor is prepared to do the work for. It is recommended in ALL instances that multiple independent quotes are sourced prior to any work being carried out. The inspector accepts no liability for any estimates provided throughout this report.
- 8) Cracking of Building Elements: The use of cracking of building elements as an indicator of structural performance can be problematic. Where any cracking is present in a building element, that cracking may be the result of one or more of a range of factors and that the significance of cracking may vary.

Cracking can be generally categorized into:

**Appearance Defect:** Where in the inspectors opinion the appearance of the building element has blemished at the time of the inspection and the expected consequence of this cracking is unknown until further information is obtained.

**Serviceability Defect:** Where in the inspectors opinion the function of the building element is impaired at the time of the inspection and the expected consequence of this cracking is unknown until further information is obtained.

**Structural Defect:** Where in the inspector's opinion the structural performance of the building element is impaired at the time of the inspection and the expected consequence of this cracking is unknown until further information is obtained.

The criteria for determining whether cracking is a structural defect are not solely related to crack width. Cracks 0.1mm wide may be a structural defect while cracks 5.00mm wide may not be structural defects. Cracking in a structural element does not necessarily indicate a structural defect.

- 9) CONDITIONS: This standard property report is conditional upon or conditional in relation to -
- the assessment of any apparent defect including rising damp and leaks, the detection of which may be subject to prevailing weather conditions;
- information provided by the person, the employees or agents of the person requesting the report;
- the specific areas of expertise of the consultant specified in the report;
- apparent concealment of possible defects; or
- any other factor limiting the preparation of the report.
- **10)** If the property to be inspected is occupied then You must be aware that furnishings or household items may be concealing evidence of problems, which may only be revealed when the items are moved or removed. Where the Report says the property is occupied You agree to:
- a) Obtain a statement from the owner as to
- i. any Timber Pest activity or damage;
- ii. timber repairs or other repairs
- iii. alterations or other problems to the property known to them
- iv. any other work carried out to the property including Timber Pest treatments
- v. obtain copies of any paperwork issued and the details of all work carried out
- b) Indemnify the Inspector from any loss incurred by You relating to the items listed in clause a) above where no such statement is obtained.
- 11) The Inspection Will not cover or report the items listed in Appendix D to AS4349.1-2007
- 12) You agree that We cannot accept any liability for Our failure to report a defect that was concealed by the owner of the building being inspected and You agree to indemnify Us for any failure to find such concealed defects
- 13) Where Our report recommends another type of inspection including an invasive inspection and report then You should have such an inspection carried out prior to the exchange of contracts or end of cooling-off period. If You fail to follow Our recommendations then You agree and accept that You may suffer a financial loss and indemnify Us against all losses that You incur resulting from Your failure to act on Our advice.
- **14)** The Report may not be sold or provided to any other Person without Our express written permission, unless the Client is authorised to do so by Legislation. If We give our permission it may be subject to conditions such as payment of a further fee by the other Person and agreement from the other Person to comply with this clause.

However, We may sell the Report to any other Person although there is no obligation for Us to do so.

**15)** You indemnify Us in respect of any and all liability, including all claims, actions, proceedings, judgments, damages, losses, interest, costs and expenses of any nature, which may be incurred by, brought, made or recovered against Us arising directly or indirectly from the unauthorised provision or sale of the Report by You to a Person without Our express written permission.

#### **IMPORTANT DISCLAIMER**

**DISCLAIMER OF LIABILITY: -**No Liability shall be accepted on an account of failure of the Report to notify any problems in the area(s) or section(s) of the subject property physically inaccessible for inspection, or to which access for Inspection is denied by or to the Inspector (including but not limited to or any area(s) or section(s) so specified by the Report).

DISCLAIMER OF LIABILITY TO THIRD PARTIES: - We will not be liable for any loss, damage, cost or expense, whatsoever, suffered or incurred by any Person other than You in connection with the use of the Inspection Report provided pursuant to this agreement by that Person for any purpose or in any way, including the use of this report for any purpose connected with the sale, purchase, or use of the Property or the giving of security over the Property, to the extent permissible by law. The only Person to whom We may be liable and to whom losses arising in contract or tort sustained may be payable by Us is the Client named on the face page of this Agreement.

#### **CONTACT THE INSPECTOR**

Please feel free to contact the inspector who carried out this inspection. Often it is very difficult to fully explain situations, problems, access difficulties, building faults or their importance in a manner that is readily understandable by the reader. Should you have any difficulty in understanding anything contained within this report then you should immediately contact the inspector and have the matter explained to you. If you have any questions at all or require any clarification then contact the inspector prior to acting on this report.

 End	Of	Report	

# Inspected By Inspectors Detail

Authorisation Number: BC551
Builders License Number: 15380C

Dated this 25th day of July 2016

Signed by Graeme Gillbanks



20160674 7 July, 2016

Mr D. Grant P.O Box 1016 BATHURST NSW 2795

Dear Damien

#### RE: 190 RANKIN STREET, BATHURST

At your request, we have carried out an inspection at the above location. The purpose of this inspection was to comment on the structural integrity of the building, noting cause of any damage, suggesting remedial measures and construction cost estimates if applicable.

#### **GENERAL**

An inspection of the subject building was carried out on 7th July 2016. This inspection revealed that the building is of masonry construction with an iron roof. Internal walls are typically rendered masonry, with floor construction generally bearers and joists (bathroom and laundry on concrete slab). There is a free standing single garage with an iron roof on the site. We understand that the building was constructed around 1953.



#### Calare Civil Pty Ltd

ABN 41 050 057 933 170 Rankin Street Bathurst NSW 2795

Tel: 02 6332 3343 Fax: 02 6331 8210

Email: bathurst@calare-civil.com.au
Web: www.calare-civil.com.au

#### STRUCTURAL INSPECTION

#### **Building Interior Fabric**

The internal inspection revealed Category 0/2 damage (range 0-4) throughout the dwelling in accordance with AS2870 Appendix C-Table C1 (vertical and stepwise cracks typically less than 5mm in width).

There was also evidence of long term movement patterns (e.g doors out of alignment, old cracks filled in).



## **Floors**

Internal sleeper piers supporting timber bearers have settled resulting in loss of bearing and differential floor movement (some 'bounce' in floor noted). We have not investigate the presence of termites, which should be carried out by a licensed inspector.

# **Moisture Damage**

Isolated areas of moisture damage to walls was observed during our inspection. The damage appears to be due to water ingress via leaking or blocked roof gutter systems, or leaking plumbing. Damage to wet area ceilings is due to inadequate ventilation.

#### **Roof Framing**

The roof is framed using conventional framing techniques. The roof was in fair condition at the time of our inspection.

# **External Building Elements**

Roof iron was in fair condition at the time of the inspection, although the condition of in ground connections could not be verified.

External timber (structural and non-structural) and eaves material displayed weather damage at the time of our inspection.

Tiles on the front patio slab and fender wall were cracked/broken.









Some vegetation was found to be very close to building foundations, which could affect structural performance and damage plumbing.

## **Garage**

The single garage is constructed of solid concrete blocks with pitched roof supporting metal cladding. There is a concrete slab floor of unknown thickness and reinforcement. The slab is in poor condition. The external cladding may be asbestos. The garage is functional but in poor condition.





#### DISCUSSION

Our inspection has revealed that the building has suffered slight damage due to reactive clay movement, leaking plumbing, and general weathering/deterioration over a long time period.

#### **Remedial Works**

1. <u>Essential Work</u> (to ensure structural soundness and safety of building, and to extend building life)

•	INVESTIGATE AND REPAIR DAMAGED INTERNAL PLUMBING	\$15,000.00
•	INVESTIGATE AND REPAIR IN-GROUND STORM WATER	\$ 5,000.00
•	REMOVE AND REPLACE WINDOWS DUE TO ROT	\$ 6,000.00
•	RE-SHIM BEARERS	\$ 1,000.00
•	REPLACE DOORS AND CLADDING TO GARAGE	\$ 3,000.00

ESSENTIAL WORKS TO BE CARRIED OUT:	SUB TOTAL	\$ 30,000.00
	GST	3,000.00
		\$ 33,000.00

# 2. <u>Desirable Work</u> (to make structure more habitable and comfortable)

•	INSTALL VENTILATION EXTRACTION SYSTEM REMOVE & REPLACE FASCIA & EAVES REMOVE /REPLACE FRONT PATIO TILING INSTALL INSULATON PAPER & WOOL INSULA CARRY OUT CRACK STITCHING OF INTERNA APPLY NEW RENDER AND PAINT TO INTERN DEMOLISH AND REPLACE GARAGE WITH NE	ATION BATTS L WALLS IAL WALLS W MASONRY CONSTRUCTION SUB TOTAL	\$ 2,000.00 \$ 10,000.00 \$ 4,000.00 \$ 2,500.00 \$ 2,000.00 \$ 15,000.00 \$ 35,000.00
		GST	\$ 7,050.00 \$ 77,550.00
TOTAL E	STIMATE (1 & 2)		<u>\$110,550.00</u>

Yours faithfully, CALARE CIVIL PTY LTD

ptler

Garth Dean

B.E. M.I.E. Aust. NPER-3, GDSTT, RBP (Vic.)



DA 2017/258 Fw: 190 Rankin St

Daniel Dwyer to: group records 29/09/2017 08:45 AM

"Bathurst Auto Parts" <bathurstautoparts@bigpond.com> From:

<Daniel.Dwyer@bathurst.nsw.gov.au> To: Cc: "'Robin White" <rwhite1@bigpond.com>

28/09/2017 04:55 PM Date: Subject: FW: 190 Rankin St

Hi Daniel,

Please find attached a document with additional information which expands on the essential work as noted in the Engineer's report (Calare Civil 20160674 7 July 2016). Some of the work noted as "desirable" in the Engineer's report is in fact "essential" due to roof and floor replacement and structural repair and modification. The excessive cost of rectifying the structural damage would render the building's rectification an unreasonable burden.

We feel that the demolition of the existing dwelling will not diminish the historic and aesthetic values of the conservation area and its collective significance. We believe that demolition of the house at 190 Rankin Street is justified on the grounds of unreasonable burden of rectification, and a lack of contribution to the conservation area. Original surveys and mapping which informed the Bathurst Conservation Area Management Strategy seem to have been cursory and more detailed study may determine that the contribution of the building has been overstated and the building may not date from an important phase of development within the conservation area. Note that the date on the Age of Buildings Map is incorrect.

I have also include a valuation report from Ralph Toyer explaining the financial outcomes

Regards

Damien Grant

# **Bathurst Auto Parts**

25 Kirkcaldy Street BATHURST 2795

PH: 02 6332 2331

Report this message as spam





190 RANKIN STREET ESSENTIAL WORK.docx Council Mapping information 190 Rankin Street.pdf

190 RANKIN STREET ESSENTIAL WORK	Cost
Roof cladding, downpipes and gutters (including sarking), roofing framing - remove & replace for	\$15,000 essential work
borer damage	¢10 F00
windows - remove, supply and install	\$19,500 essential work
repair floor joists, bearers and piers	\$5,200 essential work
in-ground stormwater	\$5,000 essential work
garage asbestos removal, demolition, new garage	\$16,640 new garage not in engineer's essentials but one covered car space essential so this is essential
kitchen – remove, supply and install new (remove asbestos tile splashback and cupboard linings)	\$16,200 not in engineer's essentials but floor removal, removal of both asbestos lined cupboards and pressed asbestos splashback requires new kitchen so this is essential
bathroom – remove, supply and install new bathroom including repair subfloor damage, waterproof	\$14,000 not in engineer's essentials but fixing the cause of the subfloor damage (no waterproofing) is essential and this entails removal and replacement of all wall and floor surfaces, fixtures and fittings.
re-wire, hard-wired smoke detectors, switchboard	\$9,500 not in engineer's essentials but required for lawful tenancy so this is essential
paint	\$8,000 not in engineer's essentials but replacement of ceilings, eaves and fascias as a result of roofing replacement, and new timber windows to be painted so this is essential
floor coverings where floor framing removed & replaced	\$7,272 not in engineer's essentials, but essential where floors removed
Supply and fit plasterboard and cornice where roof framing is removed and replaced	\$4,500 not in engineer's essentials, but essential where roof framing removed
	\$120,812 plus gst \$12,081
	Total \$132,893
(this does not include heating system, insulation, sub-floor vents, locks, termite protection, asbestos removal other than as noted above, or scaffolding hire for essential work)	











(Siedra Pty Limited A.C.N. 076 183 349 A.B.N. 21 973 779 452)

**VALUERS AND PROPERTY CONSULTANTS** 

# **VALUATION REPORT**

Of the

# RESIDENTIAL DWELLING

Located at

# 190 RANKIN STREET

# BATHURST NSW 2795

As at

# **26 SEPTEMBER 2017**

Prepared for

# D.T. & E.A. GRANT

# **INSTRUCTIONS**

We have been instructed by D.T. & E. A. Grant to assess the market value and economic feasibility of restoring / renovating the residential property located at 190 Rankin St, Bathurst NSW 2795.

The interest being valued is the unencumbered fee simple in possession

Market value is the estimated amount for which an asset should exchange on the date of valuation between a willing buyer and a willing seller in an arm's length transaction, after proper marketing, wherein the parties had each acted knowledgeably, prudently and without compulsion.

The valuation has been prepared in accordance with and fully meets API Standing Instructions to Valuers.

## DATE OF INSPECTION AND VALUATION

26 September 2017

# RESISTERED PROPRIETORS

**Damian Thomas Grant** 

Elizabeth Anne Grant

As Joint Tenants

We refer to the annexed title search.

# **REAL PROPERTY DESCRIPTION**

Lot B DP327767	Folio: B/327767.
Located in;	
Parish:	Bathurst
County:	Bathurst
Local Government Area:	Bathurst Regional Council
We refer to the annexed title search.	
I AND ADEA	

# LAND AREA

The land has an area of 518.5m<sup>2</sup>.

We refer to the annexed deposited plan.

# **ENCUMBRANCES**

We are not aware of any easements, rights-of-way or encroachments that might affect the subject property, however, this is subject to legal confirmation.

#### TOWN PLANNING

The subject property is zoned R1 General Residential under Bathurst Regional LEP 2014.

A copy of the Section 149 Certificate under the Environmental Planning and Assessment Act 1979 has not been obtained and this information is subject to confirmation.

# SITUATION AND IDENTIFICATION

Whilst the boundaries have been physically identified upon inspection and there does not appear to be any encroachments, the reporting valuer is not a surveyor and no warranty can be given without the benefit of an identification survey.

# **LOCATION**

The subject property is located on the southern side of Rankin St between Piper St and Keppel St which is an established area of Bathurst being approximately 1.0km west of the Bathurst CBD.

The surrounding development comprises comparable to more superior residential dwellings.

Bathurst is a city of approximately 35,000 population located 200 km west of Sydney. Access to Sydney is via the Great Western Highway with both regular rail and air services available.

## LAND DESCRIPTION

The subject land is a regular shaped level block that has adequate drainage.

Rankin St is bitumen sealed with kerb and gutter.

# **ENVIRONMENTAL ISSUES**

Our inspection did not reveal any visual environmental issues of concern with the property.

No enquiries or examination of any property or improvements thereon has been made for any sign of timber infestation, asbestos, chemical or other defect whether latent or patent.

The dwelling and garage both have fibro sheeting which while in situ is satisfactory, however, should the fibro require removal a specialist in the industry will need to be engaged.

# **SERVICES**

The following services are connected to the property;

- \* Electricity
- \* Telephone
- \* Sewer
- \* Natural gas
- \* Town water

Bathurst provides a high level of services including three levels of education, Government, financial and commercial services, road, rail and air transport facilities.

#### STRUCTURAL IMPROVEMENTS

The property comprises a single storey dwelling with a detached garage constructed in the early 1960's being construction as follows;

The estimated construction time has been determined by physical observations, building plans that were stamped Building Approval 160/56 and a sewer drainage diagram dated 10 October 1963.

- \* Timber floor (part of the kitchen floor removed for inspection purposes)
- \* Brick walls
- \* Rendered brick walls and fibrous plaster and fibro ceilings
- \* Corrugated iron roof
- \* Timber framed windows.

The accommodation of the dwelling consists of;

- \* Kitchen / dining (upright gas stove, s/s sink, basic timber cupboards)
- \* Lounge room (portable gas heater)
- \* Two (2) bedrooms
- \* Bathroom (shower recess, vanity)
- \* Laundry (s/s tub, gas HWS, low down suite)
- \* Enclosed verandah / sunroom
- \* Front porch

The floor areas from onsite measurement are approximately;

\* Main floor area 90m²

\* Front porch 9m<sup>2</sup>

\* Garage 18m<sup>2</sup>

The finish of the dwelling is in part original and in part c1980's upgrades which include the bathroom makeover, kitchen stove, architraves and skirtings, laundry tub, low down suite and hot water system.

At the rear of the block is a garage of concrete block construction with timber doors, access from the street is via a concrete driveway strips.

The dwelling is surrounded by basic lawns and gardens and is enclosed with a front brick fence, colorbond and timber paling side and rear fencing.

# **Building Condition Report**

The dwelling is in a poor condition and has various structural and cosmetic requirements as per an engineering report prepared by Calare Civil Consulting Engineers 7/7 2016, we refer to the annexed report.

As part of the report some costings were provided and these are in summary;

#### **Remedial Works**

Essential work (to ensure structural soundness and safety of building and to extend building life)

Investigate and repair damaged internal plumbing	\$15,000
Investigate and repair in round storm water	\$ 5,000
Remove and replace windows	\$16,000
Repair bearers, joists and piers	\$ 5,200
Garage demolition / asbestos removal	\$ <u>10,000</u>
Total	\$51,200
GST	\$ <u>5,120</u>
Total	\$56,320

# **Repair Works Quote**

A quote has been provided by John Fitzpatrick Constructions 24/8/2017 and the costings are summarised as follows;

Quote total \$177,800

GST \$\_17,780

Total \$195,580

In our assessment of the economic feasibility we will refer to the above quotes as;

Calare Civil Quote

Fitzpatrick Constructions Quote

We are not building construction experts and/or structural experts and are therefore unable to certify as to the structural soundness of the improvements. A prospective purchaser or mortgagee would need to make their own enquiries in this regard.

# VALUATION RATIONALE

Our approach to the economic feasibility will be to determine the following;

- 1. Market value as is at the time of inspection,
- 2. Market value with remedial works completed as per Calare Civil quote,
- 3. Market value with the repair works completed Fitzpatrick Constructions quote.

NB: 190 Rankin St was purchased in July 2013 for \$305,000 and whilst some internal cracking was evident the current problems have festered during the period of ownership, we refer to the Calare Civil report for full details.

The valuation procedure adopted is direct comparison considering the following sales with the appropriate adjustments to reflect variations between the subject and the sales.

Address	Date	Area	Price	Remarks
155 Durham St Bathurst 2795	27/7/2017	554.0m <sup>2</sup>	\$345,000	1930's part renovated 3 bedrooms, 1-bathroom brick dwelling, single car garage, busy location.  Larger dwelling in a superior condition, lesser location.
224 William St Bathurst 2795	30/6/2017	321.0m <sup>2</sup>	\$350,000	1930's unrenovated 3-bedrooms, 1 bathroom, single garage. Superior larger dwelling in a slightly superior location, comparable location.
165 Stewart St Bathurst 2795	30/6/2017	391.2m²	\$300,000	1930's part renovated 3 bedrooms, 1-bathroom brick dwelling, double carport, busy location.  Larger dwelling in a superior condition, lesser location.
168 Lambert St Bathurst 2795	27/6/2017	430.2m²	\$365,000	1930's renovated 3-bedrooms, 1 bathroom, single carport. Larger dwelling in a superior condition, comparable location.
177 Bentinck St Bathurst 2795	8/6/2017	322.5m <sup>2</sup>	\$373,000	1930's renovated 2-bedrooms, 1 bathroom, single garage. Superior dwelling in a superior condition, comparable location.
315 Bryant St Bathurst 2795	5/5/2017	716.7m²	\$315,000	1940's renovated 4-bedrooms, 1 bathroom, shed, single carport. Larger dwelling in superior condition, inferior location.
24 Havannah St Bathurst 2795	3/3/2017	754.1m²	\$252,650	1900's part renovated 2-bedroom, 1-bathroom, very basic, single garage. Comparable dwelling, slightly lesser location.

The above market evidence has been obtained from our own investigations including data based sales and discussions with informed sources. We have not inspected all these properties, but believe the information provided to be correct.

The above sales provide a basis of the market and we do note that most of sales are of 3-bedroom properties and are of the 1930's era which all have features over and above the Rankin St property.

1. Market value as is at the time of inspection.

The market value of 190 Rankin St as is reflecting the property as inspected with the kitchen floor repaired and potentially capable of habitation albeit very modest and short term pending either renovation or demolition.

#### \$265,000 (Two Hundred and Sixty Five Thousand Dollars)

2. Market value with remedial works completed as per Calare Civil quote.

We have determined the market value with remedial works complete, the very modest finish remains and this will allow for short term occupation pending a full upgrade.

### \$275,000 (Two Hundred and Seventy Five Thousand Dollars)

The cost base comprises the market value of \$265,000 plus the Calare Civil quote of \$56,320 which shows an investment of \$321,320 is required to rectify the structural problems this represents an investment of \$46,320 over the assessed value with the dwelling habitable but offering modest accommodation which in the short to medium term will require upgrading.

3. Market value with the repair works completed Fitzpatrick Constructions quote.

# \$350,000 (Three Hundred and Fifty Thousand Dollars)

The cost base comprises the market value of \$265,000 plus the Fitzpatrick Constructions quote of \$195,980 which shows an investment of \$460,980 is required to rectify the structural problems and renovate the dwelling this represents an investment of \$110,980 over the assessed value with the dwelling habitable offering a virtually new dwelling.

#### GENERAL REMARKS

The subject property comprises an early 1960's brick style of dwelling that is in a fair only condition with décor upgrades from the 1980's, from our observations require replacing especially following a period of tenancy by a recalcitrant tenant who was most likely responsible for some of the problems regarding the water damage.

When the potential investment required to bring 190 Rankin St to a habitable modern condition involves a loss of some \$111,000 which would produce what would be a modest 2-bedroom early 1960's dwelling with a rather bland exterior appearance.

To proceed will see an investor not "break even" for a significant period, potentially up to ten (10) years as the market hopefully increases to absorb the investment loss.

Further to the above comments the resultant dwelling will not feature any significant heritage appearances or items of significance as none were present in the original dwelling, an astute investor would not proceed given the parameters outlined.

# **Alternative Option**

The two (2) scenarios outlined above are not considered financially viable with the alternative option being demolition of the dwelling and garage to provide a clean block ideal for the construction of a suitably designed dwelling for the location.

Based upon the sales evidence and costings required to bring the dwelling to a modern habitable condition is non-viable as the dwelling as observed has reached the end of its economic life, albeit shorter than maybe expected due to structural deficiencies which have emerged since the 2013 purchase. We believe the "highest and best use" of 190 Rankin St is as a redevelopment site.

We recommend from an economic perspective the dwelling be demolished and replaced.

#### VALUATION

Subject to the qualifications and recommendations made within the body of this report a reasonable assessment of an unencumbered fee simple in possession market value for review is considered to be;

# **MARKET VALUE**

\$265,000

(TWO HUNDRED AND SIXTY FIVE THOUSAND DOLLARS)

## **GST EXCLUSIVE**

# MARKET VALUE WITH REMEDIATION ONLY

\$275,000

(TWO HUNDRED AND SEVENTY FIVE THOUSAND DOLLARS)

# **GST EXCLUSIVE**

# MARKET VALUE WITH REMEDIATION & RENOVATION

\$350,000

(THREE HUNDRED AND FIFTY THOUSAND DOLLARS)

# **GST EXCLUSIVE**

The valuation is for the use only of the party to whom it is addressed and for no other purpose. No responsibility is accepted by either the valuer whose signature appears below or Ralph Toyer & Associates to any third party who may use or rely on the whole or part of the content of this valuation.

It is certified that the neither reporting valuer nor Ralph Toyer & Associates has any interest financially or otherwise in the property or the outcome of the valuation.

This valuation is current as at the date of valuation only. The value assessed herein may change significantly and unexpectedly over a relatively short period (including as a result of general market movements or factors specific to the particular property). We do not accept any liability for losses arising from such subsequent changes in value. Without limiting the generality of the above comment, we do not assume any responsibility or accept any liability where this valuation is relied upon after the expiration of 3 months from the date of the valuation, or such earlier date if you become aware of any factors that have any effect on the valuation.

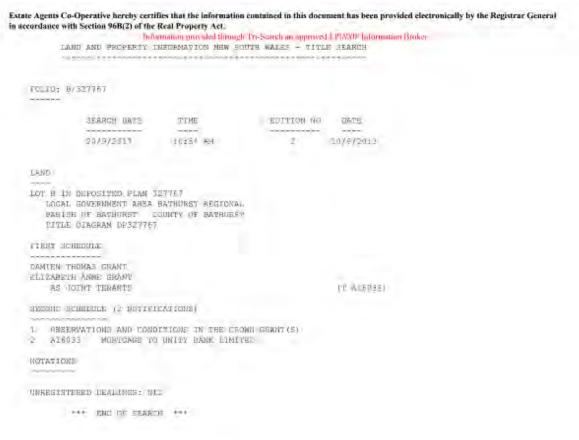
Liability limited by a scheme approved under Professional Standards Legislation.

R. E. Toyer Dip.App.Sc. (Ag), FAPI Certified Practising Valuer API Membership No. 67963



**ANNEXURES** 

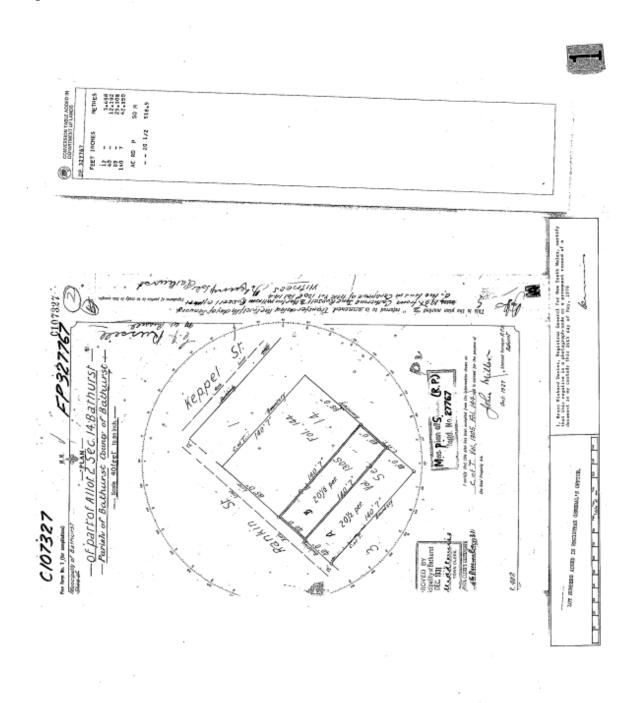
### **Title Search**



PRINTED ON 20/9/2017

\*ANT ENTRIES PRECEDED BY AN ACTERISK DO NOT APPEAR ON THE CONCENT EDITION OF THE CERTIFICATE OF TITLE. MARNING: THE INFORMATION APPEARING DECEMBER NOTATIONS HAS NOT BEEN FORMALLY RECOGNED IN THE REGISTER.

### **Deposited Plan**



### **Calare Civil**



20160674 7 July, 2016

Mr D. Grant P.O Box 1016 BATHURST NSW 2795

Dear Damien

### RE: 190 RANKIN STREET, BATHURST

At your request, we have carried out an inspection at the above location. The purpose of this inspection was to comment on the structural integrity of the building, noting cause of any damage, suggesting remedial measures and construction cost estimates if applicable.

### GENERAL

An inspection of the subject building was carried out on 7<sup>th</sup> July 2016. This inspection revealed that the building is of masonry construction with an iron roof. Internal walls are typically rendered masonry, with floor construction generally bearers and joists (bathroom and laundry on concrete slab). There is a free standing single garage with an iron roof on the site. We understand that the building was constructed around 1953.



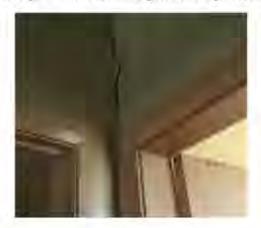
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### STRUCTURAL INSPECTION

### **Bullding Interior Fabric**

The internal inspection revealed Category 0/2 damage (range 0-4) throughout the dwelling in accordance with AS2870 Appendix C-Table C1 (vertical and stepwise cracks typically less than 5mm in width).

There was also evidence of long term movement patterns (e.g doors out of alignment, old cracks filled in).



### Floors

Internal sleeper piers supporting timber bearers have settled resulting in loss of bearing and differential floor movement (some 'bounce' in floor noted). We have not investigate the presence of termites, which should be carried out by a licensed inspector.

### Moisture Damage

Isolated areas of moisture damage to walls was observed during our inspection. The damage appears to be due to water ingress via leaking or blocked roof gutter systems, or leaking plumbing. Damage to wet area ceilings is due to inadequate ventilation.

### Roof Framing

The roof is framed using conventional framing techniques. The roof was in fair condition at the time of pur inspection.

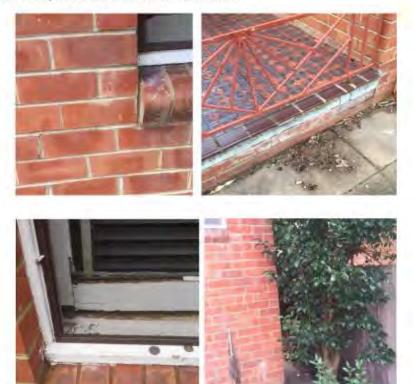
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### **External Building Elements**

Roof iron was in fair condition at the time of the inspection, although the condition of in ground connections could not be verified.

External timber (structural and non-structural) and eaves material displayed weather damage at the time of our inspection.

Tiles on the front patio slab and fender wall were cracked/broken.



Some vegetation was found to be very close to building foundations, which could affect structural performance and damage plumbing.

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### Garage

The single garage is constructed of solid concrete blocks with pitched roof supporting metal cladding. There is a concrete slab floor of unknown thickness and reinforcement. The slab is in poor condition. The external cladding may be asbestos. The garage is functional but in poor condition.





### DISCUSSION

Our inspection has revealed that the building has suffered slight damage due to reactive clay movement, leaking plumbing, and general weathering/deterioration over a long time period.

### Remedial Works

1. Essential Work (to ensure structural soundness and safety of building, and to extend building life)

INVESTIGATE AND REPAIR DAMAGED INTERNAL PLUMBING	\$15,000.00
INVESTIGATE AND REPAIR IN-GROUND STORM WATER	\$ 5,000.00
REMOVE AND REPLACE WINDOWS	\$ 16,000.00
REPAIR BEARERS, JOISTS, AND PIERS	\$ 5.200.00
GARAGE DEMOLITION/ASBESTOS REMOVE	\$ 10,000.00

ESSENTIAL WORKS TO BE CARRIED OUT:	SUB TOTAL	\$51,200.00
	GST	5,120.00
		\$ 56,320,00

USERVER-MAIN/Synchy/Projects/QH/00169674/QH/09674-L01-apd.text.

\$ 14,659.38

\$ 161,253.19

### **Ralph Toyer & Associates**

 <u>Desirable Work</u> (quotation obtained from John Fitzpatrick Constructions to make structure more habitable and comfortable)

•	PRELIMINARIES/SCAFFOLD HIRE/CLEAN UP	\$2,800
•	INSTALL TERMITE PROTECTION SYSTEM	\$4,500
•	FULL ELECTRICAL RE-WIRE W/ NEW SWITCHBOARD AND SMOKE DETECTORS	\$9,500
•	NEW ROOF IRON GUTTERS SEWER/WATERLINES THROUGHOUT	\$25,000
•	RENEW ALL HOUSE DRAINAGE	\$11,500
•	INSTALL NEW HEATING SYSTEM	\$8,681.81
•	NEW WALL ROOF AND FLOOR INSULATION	\$12,500
•	NEW PLASTERBOARD LINING AND CORNICE THROUGHOUT	\$4,500
•	NEW SKIRTING BOARDS AND ARCHITRAVES THROUGHOUT	\$3,500
•	INSTALL NEW KITCHEN	\$16,200
•	INSTALL NEW BATHROOM	\$14,000
•	NEW INTERIOR AND EXTERIOR PAINT	\$8,000
•	New Floor coverings throughout	\$7,272
•	CONSTRUCT NEW MASONRY GARAGE	\$16,640
•	INSTALL NEW SUB-FLOOR VENTILATION	\$1,000
•	MISCELLANEOUS (NEW LOCKS, BCA STAIR COMPLIANCE)	\$1,000
	DESIRABLE WORKS TO BE CARRIED OUT SUB TOTAL	\$ 146,593.81

TOTAL ESTIMATE (1 & 2) \$ 217,573.19

GST

Yours faithfully, CALARE CIVIL PTY LTD

Garth Dean

B.E. M.I.E. Aust. NPER-3, GDSTT, RBP (Vic.)

VSERVER-MAIN/Syncryy/Projects/2016/20160674/20160674-L01-god.docs

### **Fitzpatrick Quote** John Fitzpatrick Constructions 10 Augusta Close Bathurst NSW 2795 Ph: 63316743 Email: admin@jfc.builders ABN: 55 247 80 8383 197629C Q1063 - Repair Works at 190 Rankin Damien & Elizabeth Grant Quote Number: Q1063 353 Stewart St Quote Valid for 30 days. Bathurst Building Type: Renovation NSW 2795 Quote Date: 24/08/2017 Dear Garth, Please find the quote attached for the proposed renovation work at 190 Rankin Street Bathurst. The following quote is to get the current dwelling up to acceptable living conditions Please feel free to call me if you have any questions or matters you would like to discuss as you review the quote Kind Regards John Fitzpatrick John Fitzpatrick Constructions 24/08/2017 11:39 AM Page T of 6 powered by buildXACY



### John Fitzpatrick Constructions

10 Augusta Clope Bathurst NSW 2795 Ph: 63316743

> Email: admin@jfc.builders ABN: 55 247 80 8383 1976290

### Specifications and Inclusions

### Hire Items

- . Scaffold hire Hand rail type
- Temp fence hire inc errection & dismantle
   Site toilet hire

### Site Preparation

- · Demolition of existing garage, bathroom & kitchen
- Removal of asbestos from various areas of dwelling inc garage.

### **Termite Protection**

- · Perimeter sgray
- · Penetrations · red stop
- · Chemical soil treatment.

### Windows

· Remove & replace windows inc double glazed glass I to match existing style

### Electrician

- · Disconnect & full rewire as required
- · Meterbox inc switchboard supply & fit
- . Smoke detectors hard wired

### Plumber

- Remove & replace existing iron roof inc gutters, flashings, downpipes & sisulation
- Replace damaged rafters and roof battens
- . Install new floor waste in laundry & connect to existing sower
- · Renew all sewer lines down to main sewer
- · Renew stormwater drainage · Renew all internal Waterlines

### Mechanical Services

- · Remove existing heating appliance.
- Supply & install new heating/cooling system (allowance inc gst \$8000)

### Insulation

- . Supply & Install underfloor insulation R2.0 value
- Supply & install ceiling insulation R3,5 value
- Batten inside of external wall's install insulation re line with gpyrock to achieve thermal rating and reduce condensation un-

### Plasterer

- · Supply & fit plasterboard to ceiling's throughout
- . Supply & fit 90mm comice throughout

Supply & install new kitchen (allowance \$10,000 inc gst)

### Bathroom

· Supply & install new baltiroom including waterproofing to Australian standards

24/08/2017 11:39 AM

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Page 2 of 4



### **John Fitzpatrick Constructions**

10 Augusta Close Bathurst NSW 2795 Ph: 63316743

> Email: admin@jfc.builders ABN: 55 247 80 8383 197629C

### Specifications and Inclusions

### Painter

- Painter Internal 3 coats
- · Painter External woodwork and trims

### Floor Covering

- Supply & lay carpets inc underlay (allowance \$5000 inc gst)
- Supply & lay floating floor (allowance \$3000 inc gst)

### Garage

- Supply & install garage to match existing brick wall construction on raft slab & iron roof
- . Supply & install garage panel lift door

### Various

- · Install required sub floor vents
- . Make rear stairs compliant with Australian Standards
- · Install new looks to external doors
- · Remove & replace water damaged architraves, skirtingboards & door frames
- Repair damaged bearer's, joist's and pier's

### Site Cleaner

. Site Clean & rubbish removal

### Notes

All work to be completed to Australian standards and guidelines

24/08/2017 11:39 AM

powered by buildXACT

Page 3 of 4



### John Fitzpatrick Constructions

10 Augusta Close Bathurst NSW 2795 Ph: 63316743

> Email: admin@jfc.builders ABN: 55 247 80 8383 197629C

### Terms and Conditions

This quotation is valid for 30 days from the date of delivery. Please note that this is an estimate only. Pricing is subject to the results of the Engineer Details.

Quote Total: \$177,800.00 Tax (GST): \$17,780.00 Total: \$195,580.00

24/08/2017 11:55 AM powered by build XACT Fage 4 of 0

### **Photos**





Rankin St view







Kitchen

Lounge Room



Bedroom



### **John Fitzpatrick Constructions**

10 Augusta Close Bathurst NSW 2795 Ph: 63316743

> Email: admin@jfc.builders ABN: 55 247 80 8383 197629C

### Q1063 - Repair Works at 190 Rankin

### **Estimate**

 Customer:
 Estimate Details:

 Damien & Elizabeth Grant
 Net Total: \$177,793.81

 353 Stewart St
 Markup: \$6.19 (0%)

 Tax: \$17,780.00

			Building Type: Renov	ation	
			Date Prepared: 22/08	3/2017	
		Cost Items			
	Descrip	otion	Units /UOM	Unit Cost	Total
1	Hire 1	Items			\$1,800.00
	1.1	Scaffold hire - Hand rail type	1.000 Allowance	\$1,000.00	\$1,000.00
	1.2	Temp fence hire inc errection & dismantle	1.000 Allowance	\$500.00	\$500.00
	1.3	Site toilet hire	1.000 Allowance	\$300.00	\$300.00
2	Site P	Preparation			\$10,000.00
	2.1	Demolition of existing - garage, bathroom & kitchen	1.000 Ea	\$6,000.00	\$6,000.00
	2.2	Removal of asbestos from various areas of dwelling inc garage	1.000	\$4,000.00	\$4,000.00
3	Term	ite Protection			\$4,500.00
	3.1	Perimeter spray	1.000 Allowance	\$1,500.00	\$1,500.00
	3.2	Penetrations - red stop	1.000 Allowance	\$1,000.00	\$1,000.00
	3.3	Chemical soil treatment	1.000 Allowance	\$2,000.00	\$2,000.00
4	Wind	ows			\$16,000.00
	4.1	Remove & replace windows inc double glazed glass - to match existing style	1.000 Allowance	\$16,000.00	\$16,000.00
5	Electi	rician			\$9,500.00

5.1

5.2

5.3

Disconnect & full rewire as required

Smoke detectors hard wired

Meterbox inc switchboard supply & fit

1.000 Ea

1.000 Ea

1.000 Ea

\$7,500.00

\$1,500.00

\$500.00

\$7,500.00

\$1,500.00

\$500.00

		Cost Items			
	Descript	ion	Units /UOM	Unit Cost	Total
6	Plumb	er			\$36,500.00
	6.1	Remove & replace existing iron roof inc gutters, flashings, downpipes & sisalation	1.000 Allowance	\$13,000.00	\$13,000.00
	6.2	Replace damaged rafters and roof battens	1.000 Allowance	\$2,000.00	\$2,000.00
	6.3	Install new floor waste in laundry & connect to existing sewer	1.000 Allowance	\$1,500.00	\$1,500.00
	6.4	Renew all sewer lines down to main sewer	1.000 Allowance	\$9,000.00	\$9,000.00
	6.5	Renew stormwater drainage	1.000 Allowance	\$5,000.00	\$5,000.00
	6.6	Renew all internal waterlines	1.000 Allowance	\$6,000.00	\$6,000.00
7	Mecha	nical Services			\$8,681.81
	7.1	Remove existing heating appliance	1.000 Ea	\$500.00	\$500.00
	7.2	Supply & install new heating/cooling system (allowance inc gst \$8000)	1.000 Ea	\$8,181.81	\$8,181.81
8	Insula	tion			\$12,500.00
	8.1	Supply & install underfloor insulation R2.0 value	1.000	\$2,000.00	\$2,000.00
	8.2	Supply & install ceiling insulation R3.5 value	1.000	\$1,500.00	\$1,500.00
	8.3	Batten inside of external wall's - install insulation re line with gpyrock to achieve thermal rating and reduce condensation on walls	1.000	\$9,000.00	\$9,000.00
9	Plaste	rer			\$4,500.00
	9.1	Supply & fit plasterboard to ceiling's throughout	1.000 Allowance	\$3,500.00	\$3,500.00
	9.2	Supply & fit 90mm cornice throughout	1.000 Allowance	\$1,000.00	\$1,000.00
10	Kitche	n			\$16,200.00
	10.1	Supply & install new kitchen (allowance \$18,000 inc gst)	1.000	\$16,200.00	\$16,200.00
11	Bathro	oom			\$14,000.00
	11.1	Supply & install new bathroom including waterproofing to Australian standards	1.000	\$14,000.00	\$14,000.00
12	Painter				\$8,000.00
	12.1	Painter - internal 3 coats	1.000 Allowance	\$4,500.00	\$4,500.00
	12.2	Painter - External woodwork and trims	1.000 Allowance	\$3,500.00	\$3,500.00
13	Floor C	Covering			\$7,272.00
	13.1	Supply & lay carpets inc underlay (allowance \$5000 inc gst)	1.000 Allowance	\$4,545.00	\$4,545.00
	13.2	Supply & lay floating floor (allowance \$3000 inc gst)	1.000 Allowance	\$2,727.00	\$2,727.00
14	Garage	9			\$16,640.00

Page 287 of 753 -13 December 2017

	Cost Items			
Descript	tion	Units /UOM	Unit Cost	Total
14.1	Supply & install garage to match existing - brick wall construction on raft slab & iron roof	1.000 Allowance	\$15,000.00	\$15,000.00
14.2	Supply & install garage panel lift door	1.000 Allowance	\$1,640.00	\$1,640.00

15	Various				\$10,700.00
	15.1	Install required sub floor vents	1.000 Allowance	\$1,000.00	\$1,000.00
	15.2	Make rear stairs compliant with Australian Standards	1.000 Allowance	\$500.00	\$500.00
	15.3	Install new locks to external doors	1.000 Allowance	\$500.00	\$500.00
	15.4	Remove & replace water damaged architraves, skirtingboards & door frames	1.000 Allowance	\$3,500.00	\$3,500.00
	15.5	Repair damaged bearer's, joist's and pier's	1.000 Allowance	\$5,200.00	\$5,200.00

16	Site Cl	eaner			\$1,000.00
	16.1	Site Clean & rubbish removal	1.000 Ea	\$1,000.00	\$1,000.00

Net Total: \$177,793.81

Markup: \$6.19

Tax: \$17,780.00

**Estimate Total: \$195,580.00** 



Civic Centre: 158 Russell Street Correspondence: Private Mail Bag 17 BATHURST NSW 2795 Telephone 02 6333 6111 Facsimile 02 6331 7211 council@bathurst.nsw.gov.au www.bathurst.nsw.gov.au

2017 | 258 /011

DA No: 2017.12	56	FILL APPLICATION	
Section 1 Applicant de			
Contact Name: D. Gra	nt Damica	ork # Eliza	Home
Section 2 Property def	tails		
No:190 Street:	Rankin	Suburb: Bathu	ırst
Section 3 Infill details			
	Nearest left hand side residence	Nearest right hand side residence	How does your proposal relate to its neighbours?
Scale (the height and width, or size	ze of the building)		
Number of storeys	☑ 1 □ 2 □ 3	□ 1 🖾 2 🗆 3	2
Approx. height to eaves – A	3 metres	2.7 metres	5.9
Approx. width of building – B	9 metres	7 metres	9.2
Approx. height or roof – C	5.5 metres	3.4front 6.2m rear metres	8.3
	e parts. The proportions of the parts	within the whole, and the spacing betv	veen items)
Roof pitch	☐ Flat ☐ Low ☐ Medium ☒ High	☐ Flat ☐ Low ☐ Medium ☐ High	high
Roof style	☐ Hip ☒ Gable ☐ Skillion	☐ Hip ☐ Gable ☐ Skillion	hip
Window shape & type	☑ Vertical ☐ Horizontal	□ Vertical □ Horizontal	vertical
Verandah or awning	⊠ Yes □ No	⊠ Yes □ No	yes
Other elements (e.g. chimney, 'alustrade etc)			•
Setback (from front boundary/s)			
	3.6 metres	2.3 metres	3
Materials			
Walls	rendered masonry	timber cladding	rendered Hebel & face brick
Roof	galv iron	galv iron	tile - slate look
Other			
Colours			4.
Walls	cream	stone	timber - brown
Roof	grey	grey	grey
1,001			

### RESIDENTIAL INFILL POLICY

This form is to be filled out and submitted with a Development Application where the proposal includes new infill development on vacant land, or is a proposed replacement residential building within any of the conservation areas within the Bathurst Regional Council Local Government Area.

Within the Conservation Areas of Bathurst, Kelso and within the historic villages of the region, infill development must complement and enhance the local character by relating to the predominant:

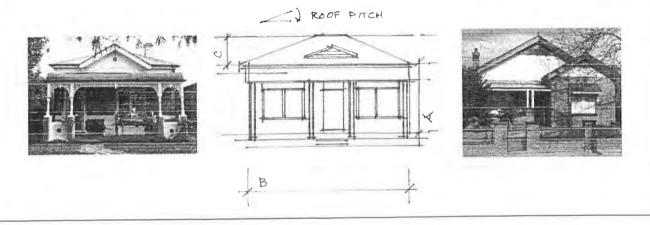
### SCALE, MASSING, SETBACKS, COLOURS AND MATERIALS

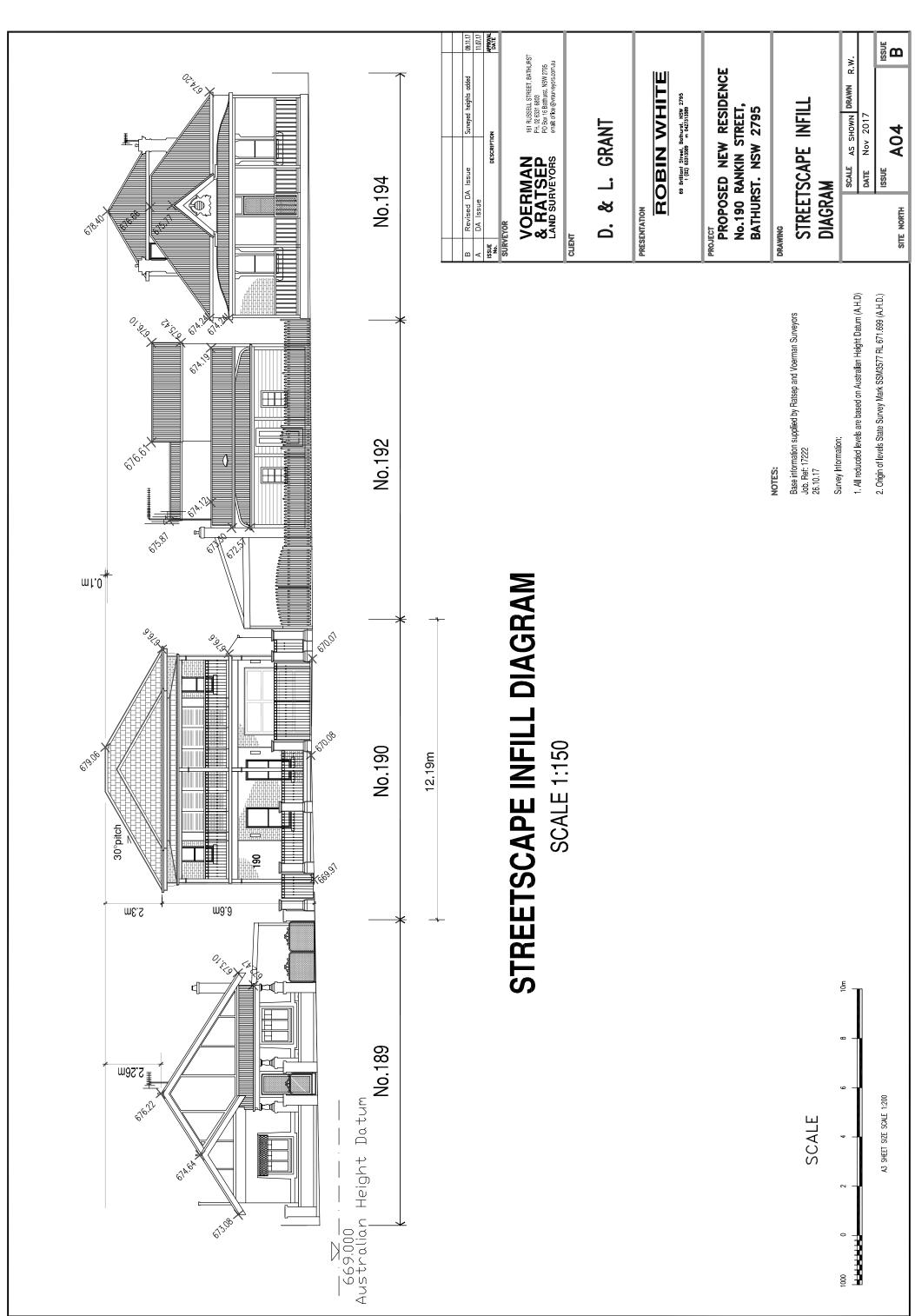
of the area. This does not mean a developer must mimic the buildings nearby. It is acceptable to relate to the above factors, yet produce a contemporary design. To demonstrate that this Policy has been complied with, an application for residential 'infill' must be accompanied by the following:

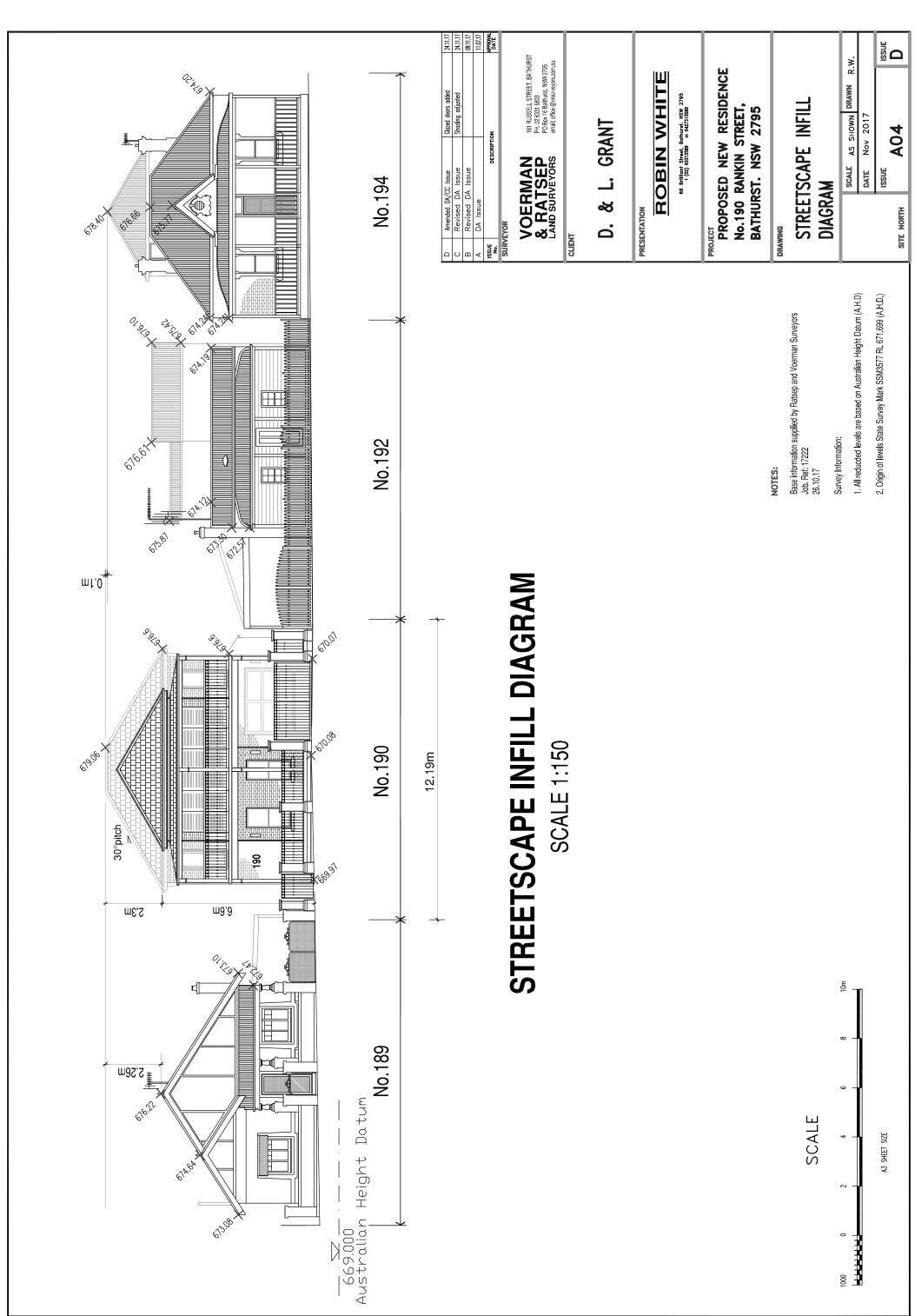
- 1. Street photographs showing the proposed site and adjoining developments to each side, and include the dimensions A, B, C and roof pitch as indicated in the illustration below.
- 2. A completed infill application form containing an explanation of your selection of scale, massing, setbacks, colours and materials.

It is recommended that intending infill designers or builders should discuss their proposal at an early stage with Council's planning staff. Assistance will be given, if required, with completing the infill application.

Example of dimensions and context photos required as below.









## TOWER 2, LEVEL 23 DARLING PARK, 201 SUSSEX ST SYDNEY NSW 2000

URBIS.COM.AU Urbis Pty Ltd ABN 50 105 256 228

10 October 2017

General Manager

Bathurst Regional Council 158 Russell Street Bathurst NSW 2795

### **ADDENDUM LETTER - 190 RANKIN STREET, BATHURST**

This letter has been prepared in support of the proposed development at 190 Rankin Street, Bathurst which includes the demolition of the existing dwelling on the subject site and the construction of a new two storey residence with internal garage. This letter relies on the historic information and visual survey provided in the Statement of Heritage Impact prepared by Robin White dated 12 July 2017.

Correspondence from council dated 4 October 2017 advises that the proposed demolition of the building is not appropriate as the building is contributory given its age, scale, materials and intactness. The correspondence also advises that the replacement building is of a height and has an FSR which is not appropriate in the streetscape.

The HIS prepared for the building concludes that the existing dwelling was constructed c1969. The subject dwelling is a restrained and pedestrian example of a Post War bungalow that does not make a defining contribution to the character or significance of the conservation area. The significance of the building does not meet the threshold for retention.

If the intention is to retain examples from each phase of development generally, it should be considered that there is a large number of other buildings in the area which represent the 1960s phase of development (136 George Street, 129 Piper Street, 234 William Street, 198 Rocket Street, 88 Brilliant Street etc). The demolition of the subject building would not constitute the removal of the last of its type or preclude the ability to interpret the layer of 1960s residential development in Bathurst.

Further, there is no single predominant character on Rankin Street. Rather the street is indicative of various phases of development from the Victorian era to the present. As such, a contemporary yet sympathetic building would be representative of the next 21st century period of development on the street and the building would not interrupt a stylistically cohesive yet historically layered streetscape.

The client has provided council with documentation indicating that essential works to the existing building would be in the vicinity of \$30,000. Council asserts that the essential works of this cost are not unreasonable. Urbis considers that for a quality, highly representative example of a significant architectural style that this cost would not be unreasonable. However, in the context of a pedestrian late 1960s house which contributes little to the streetscape other than being a single residential dwelling of a particular scale, this cost is exorbitant and there is no anticipated heritage benefit. The undue financial burden on the client is likely to have an impact on the quality of any new extensions to the rear of the existing dwelling (option recommended by council).



Incorporating an extension to the rear of the existing dwelling is not considered to be necessary and would not make a defining contribution to the presentation of the streetscape and significance of the HCA. The examples of dwellings which have rear additions (192 and 194 Rankin Street) cited by council are those which date from the Victorian period and the Federation period. These periods represent the more significant phases of construction in NSW generally as dwellings from these periods are often associated with early subdivisions or periods of rapid growth resultant of significant historical events. The approach proposed by council is not considered warranted in this instance. The extensions would likely appear ad hoc and would confuse an understanding of different periods in the streetscape.

The proposed dwelling is considered to be appropriate in the context of the streetscape for the following reasons:

- Double storey contemporary dwellings are not unprecedented in the mixed character streetscape (refer 229 Rankin Street).
- The proposed steep pitched roof is a sympathetic contemporary response to the earlier roof forms in the streetscape.
- The roof has several ridgelines which would articulate the bulk.
- The proposed first floor balcony would articulate the primary façade. It would also assist in breaking up the vertical proportions of the building and mitigate the difference in height between the subject building and the earlier single storey buildings adjacent.
- The vertically proportioned windows would be referential to the window proportions associated with the earlier buildings in the streetscape.

The observations identified in this letter regarding demolition of the existing building and the proposed new dwelling. This letter concludes that the existing Post War bungalow does not make a contribution to the significance of the conservation area. This letter also confirms that the proposed infill development will have an acceptable impact on the conservation area.

Yours sincerely,

Stephen Davies

Director (Heritage)



# STEPHEN DAVIES

**DIRECTOR - HERITAGE** 

### **SERVICES**

Heritage

### **SECTORS**

Commercial
Government
Health and Aged Care
Residential
Retail

### **QUALIFICATIONS**

Dip. Cons. Studies, York University, UK Institute of Advanced Architectural Studies

Dip. T&CP, University of Sydney

Accredited Environmental Mediation

### **AFFILIATIONS**

Chair – Heritage Council NSW (2016 – current)

Member - ICOMOS

Affiliate Member – RAIA. (2004)

Member – SEPP 65 Randwick/Waverley Design Review Panel (2004–2006)

Member – NSW Government Sydney Harbour Reference Group (1998–2000)

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### **PROJECTS**

Quay Quarter Sydney (2012– Present)

Government Property NSW, various sites (2013–Present)

Varroville Estate (2013-Present)

Ascham School Adaptive Reuse, Darling Point (2010–14)

Centennial Park Cottages (2014)

St Vincent's Private Hospital, Darlinghurst (2012)

Paragon Hotel, Circular Quay (2010–12)

### CONTACT

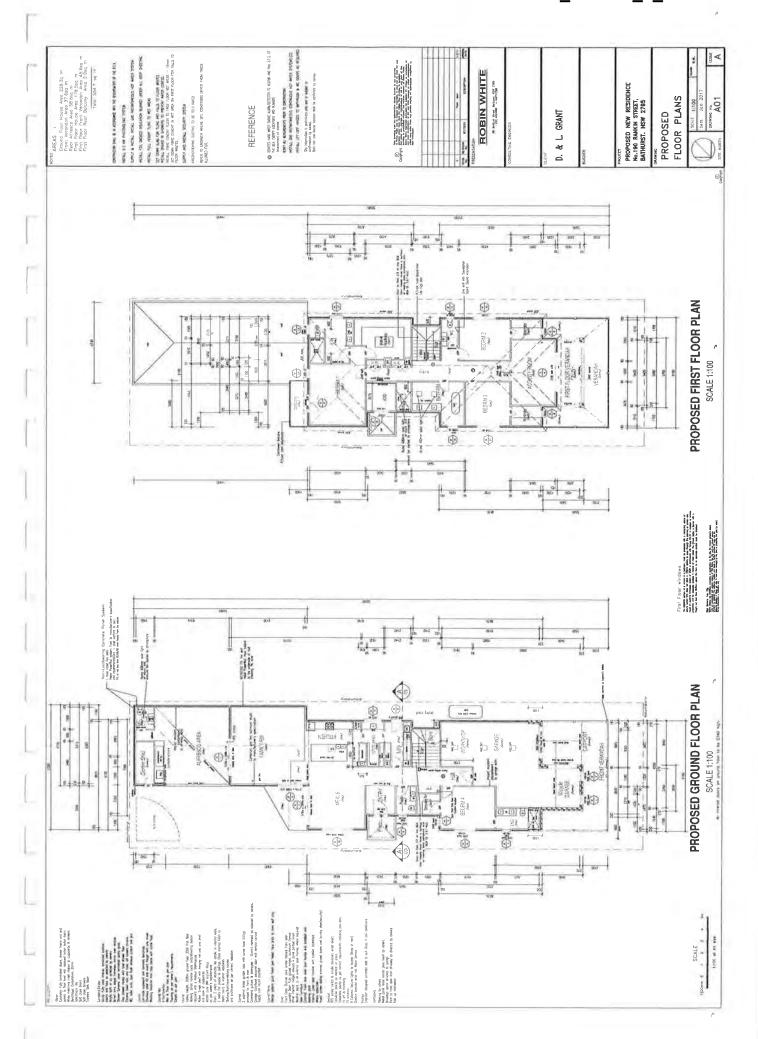
T +61 2 8233 9939 M +61 438 029 797 E sdavies@urbis.com.au

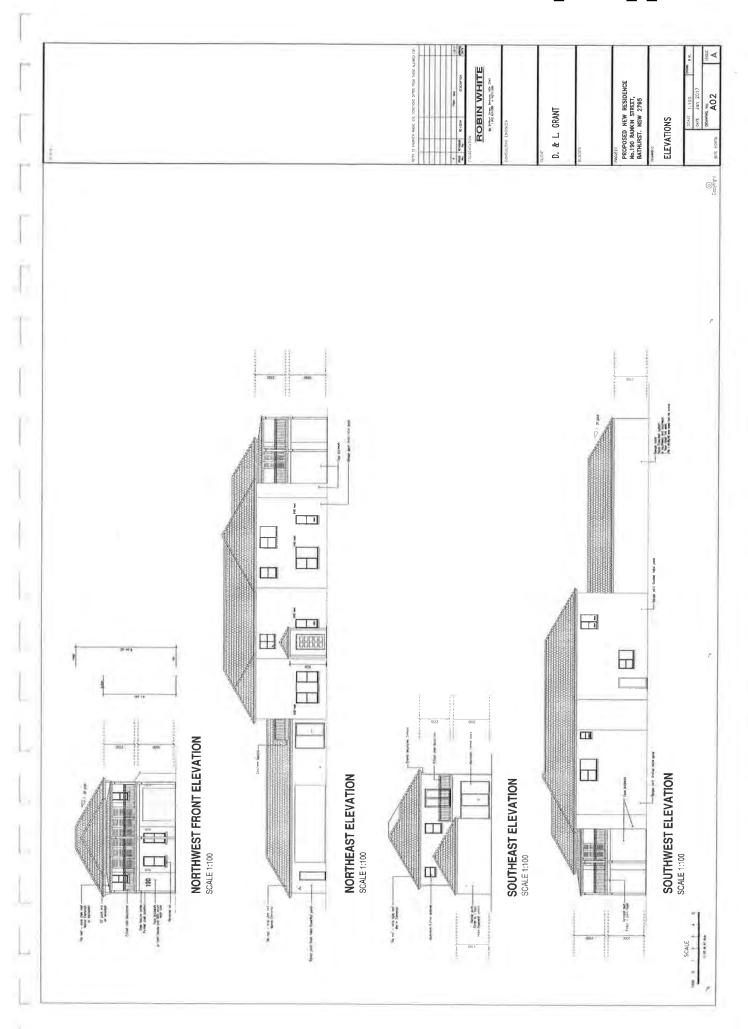


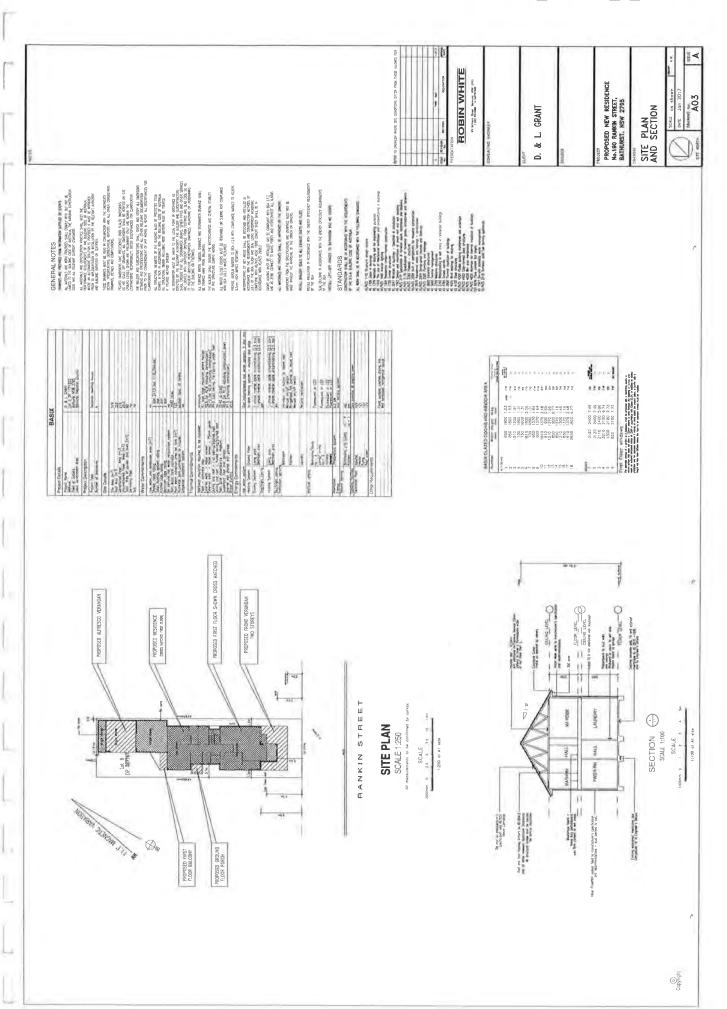
### URBIS.COM.AU

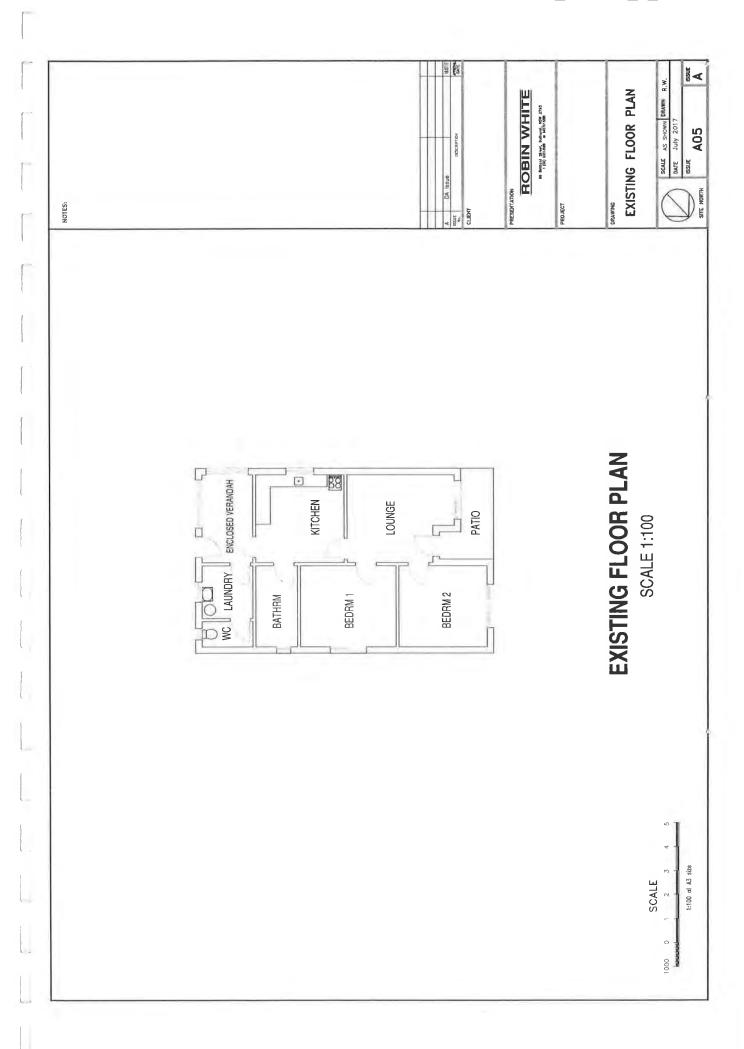
# AT No.190 RANKIN STREET, BATHURST. NSW 2795 PROPOSED NEW RESIDENCE

FOR D. & L. GRANT REPLANTER STATE



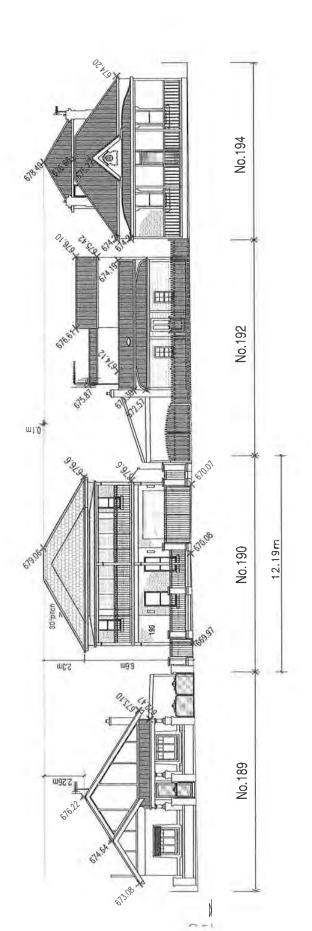






PROJECT NO.1





# STREETSCAPE INFILL DIAGRAM SCALE 1:200

# LETTER OF SUPPORT



### TOWER 2, LEVEL 23 DARLING PARK, 201 SUSSEX ST SYDNEY NSW 2000

URBIS.COM.AU Urbis Pty Ltd ABN 50 105 256 228

10 October 2017

General Manager

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Addendum letter\_190 Rankin Street\_October 2017.docx



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Yours sincerely,

marie

Stephen Davies
Director (Heritage)

Addendum letter\_190 Rankin Street\_October 2017.docx

2



# STEPHEN DAVIES

**DIRECTOR - HERITAGE** 

### **SERVICES**

Heritage

### **SECTORS**

Commercial Government Health and Aged Care Residential Retail

### **QUALIFICATIONS**

Dip. Cons. Studies, York University, UK Institute of Advanced Architectural Studies

Dip. T&CP, University of Sydney

Accredited Environmental Mediation

### **AFFILIATIONS**

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Paragon Hotel, Circular Quay (2010–12)

### CONTACT

T +61 2 8233 9939 M +61 438 029 797 E sdavies@urbis.com.au



**URBIS.COM.AU** 



Civic Centre 158 Russell Street Private Mail Bag 17 Bathurst NSW 2795 Telephone 02 6333 6111
Facsimile 02 6331 7211
council@bathurst.nsw.gov.au
www.bathurst.nsw.gov.au

4 October 2017

Mr D & Mrs E Grant PO Box 1016 BATHURST NSW 2795

Email: bathurstautoparts@bigpond.com

Dear Mr & Mrs Grant

<u>Development Application 2017/258</u> <u>Premises: Lot B DP 327767, 190 Rankin Street, Bathurst</u>

I refer to the abovementioned Development Application and to your onsite meeting with Council's Planning Officers on Tuesday 3 October 2017.

As advised at the onsite meeting, Council officers are not supportive of the current proposal for the following reasons:

planning dept pro planning demitted have admitted have admitted Ageing number

The building is a contributory building within the Bathurst Heritage Conservation Area having regard to its age, scale, materials and intactness and therefore contributes positively to the characteristics of the Rankin Street streetscape and the Bathurst Heritage Conservation Area.

dateable Ralph Tote

The building is intact based on the information provided to Council and is structurally sound.

See falt Report

Council's DCP defines essential work to be "any works required to make the building structurally sound and safe and reverse any adverse deterioration". Desirable works means "other work required to make the structure more habitable and comfortable". Essential Works in the vicinity of \$30,000.00 are not considered unreasonable.

Economically not Viable

Based on the above additions and alterations to the rear of the existing building would be the preferred approach as opposed to complete demolition.

Refel -Infill Diagram The dwelling on the left side is a single storey dwelling with an eave height of 3.0 metres, an overall height of 5.5 metres and gable style roof. The dwelling on the right side is a single storey dwelling (with two storey addition at the rear) with an eave height of 2.7 metres, an overall height of 3.4 metres and a gable style roof. The proposed dwelling will have an eave height of 5.9 metres, an overall height of 8.3 metres, considerably higher than its left and right neighbours. It is noted that the existing dwellings at 192 and 194 Rankin Street both have two storey components however both are setback approximately 15 metres from the front boundary behind the original single storey dwellings at the front.

Reference: Enquiries: DD:CB:DA/2017/258 Mr D Dwyer 02 6333 6212

Idd - grant | 2017 258a.docx

BATHURST REGION ... FULL OF LIFE



2

Mr & Mrs Grant 4 October 2017

Lets compace to . lodger to .

The existing dwelling has a total floor area of approximately 100 square metres and the proposed dwelling has a total floor area of 554 square metres. As a result the bulk and scale of the building will intrude into the existing streetscape.

As discussed, Council will await your further advice before reporting the development to a Council meeting for consideration.

If you have any queries please contact Mr Daniel Dwyer of Council's Environmental Planning & Building Services Department on 02 6333 6212.

Yours faithfully

J E Bingham

**ACTING DIRECTOR** 

**ENVIRONMENTAL, PLANNING & BUILDING SERVICES** 

Reference:

DD:CB:DA/2017/258

s: Mr D Dwyer 02 6333 6212

Enquiries: Mr Idd - grant - 2017-258a docx

# TIMELINE

# Timeline for Design of 190 Rankin Street Project

#### 2016

15 June 2016 (5.15pm) first meeting on site

16 June 20162.45pm (date to be verified) on site meeting with Council's Heritage Advisor, Senior Heritage Planner and clients

01 July 2016 prelims presented to clients

07 July 2016 Engineer's structural report completed

25 July 2016 Gilbanks Building Report completed

05 Sept 2016 (noon) meeting with clients to discuss changes required by clients

07 Sept (10.15am) Council meeting with Heritage Advisor and Senior Heritage Planner (at Council offices - also discussed project at 357 Rankin St) (Date to be verified). Council requests changes to design.

12 Oct 2016 (5pm) meeting with clients

22 Nov 2016 (5pm) meeting with clients

# 2017

19 January 2017(4pm) meeting with client (Libby)

21 March 2017 email changes as directed by Council to client

21 April 2017 (5.20pm) meeting with clients

26 April 2017 (4pm) meeting with clients

4 May 2017 clients request masonry column design

10 May 2017 email conceptual drawings to Ashlee Cutter for use in review meeting with Heritage Advisor Barbara Hickson the following day.

"Attached are the revised conceptual drawings for Damien and Libby Grant's new house at 190 Rankin Street. We have incorporated the two storey verandah as suggested by Barbara (Heritage Advisor) The owners prefer the rendered brick columned verandah."

10 May 2017email council - request for use of slate type tile roof

11 May 2017 council review

12 May 2017 council requests changes:

"Council's Heritage Advisor has reviewed the proposed plans and noted the following:

The use of shutters, increased roof pitch and single garage fronting the street are commendable.

The plans are to indicate how the bulk of the 1st floor is setback behind the adjoining neighbours.

Preference for steel posts and posts to align with what happens behind. Front facade to be red face brick work.

The proposed faux slate options for roofing are supported.

The application is to be supported by a Structural Assessment, Statement of Heritage Impact and an Infill form."

16 May 2017 (5.15pm) meeting with clients

7 July 2017 Kitchen and bathroom emailed to clients for review

14 July 2017Basix sent to clients for review

17 July 2017shadow diagrams commissioned

27 June 2017 (4pm) meeting with clients for final review

19 July 2017 DA lodged with Council

- 22 August 2017 Objection received from National Trust
- 30 August 2017 Meeting at Council Chambers with National Trust, Richard Denyer, Daniel Dwyer, Robin White, Damien Grant and Elizabeth Grant ADVISED B.R.C. WILL NOT BE RECOMMENDING DEMOLITION
- 20 September 2017 Teleconference with Stephen Davis Urbis & Chair of NSW Heritage Council
- 3 October 2017 onsite meeting with Richard Denyer and Janet Bingham
- 4 October 2017 received letter from Janet Bingham not supportive of proposal
- 12 October 217 submitted letter to Daniel Dwyer from Stephen Davis Chair NSW Heritage Council supporting Demolition & building proposal

Requested meeting with Barbara Hickson to discuss the DA

Meeting with Barbara Hickson cancelled 2days prior.

- 19 October 2017 Meeting took place at Council Chambers between Janet, Richard, Robin, Damien & Elizabeth. After discussions regarding single story, double story, bulk etc Janet and Richard advised that an infill diagram may better support the proposal.
- 9 November 2017 Infill Diagram completed by Surveyors Voermann & Ratsep and delivered to Council
- 16 November 2017 called to speak to Richard, out of office till next Monday.
- 20 November 2017 called Richard and asked for feedback on infill statement and was told any feedback was up to the new director. Was informed Barbara Hickson was going to be in Bathurst 22 or 23 but it was unlikely that I (Damien) would get an appointment. I was also informed that there would be an onsite meeting at Rankin St on 11<sup>th</sup> December 4pm. I requested an appointment with Barbara Hickson.
- 21 November 2017 1.30pm Richard called advising a meeting with Barbara Hickson was available at 3pm Thursday 23 Nov.

# **Bathurst Auto Parts**

From:

Bathurst Auto Parts <bathurstautoparts@bigpond.com>

Sent:

Thursday, 28 September 2017 4:54 PM

To:

'Daniel.Dwyer@bathurst.nsw.gov.au'

Cc:

'Robin White'

Subject:

FW: 190 Rankin St

**Attachments:** 

190 RANKIN STREET ESSENTIAL WORK.docx; Council Mapping information 190

Rankin Street.pdf; 190 Rankin St report Ralph Toyer.pdf; John Fitzpatrick

Constructions Quote.pdf

Hi Daniel,

Please find attached a document with additional information which expands on the essential work as noted in the Engineer's report (Calare Civil 20160674 7 July 2016). Some of the work noted as "desirable" in the Engineer's report is in fact "essential" due to roof and floor replacement and structural repair and modification. The excessive cost of rectifying the structural damage would render the building's rectification an unreasonable burden.

We feel that the demolition of the existing dwelling will not diminish the historic and aesthetic values of the conservation area and its collective significance. We believe that demolition of the house at 190 Rankin Street is justified on the grounds of unreasonable burden of rectification, and a lack of contribution to the conservation area.

Original surveys and mapping which informed the Bathurst Conservation Area Management Strategy seem to have been cursory and more detailed study may determine that the contribution of the building has been overstated and the building may not date from an important phase of development within the conservation area. Note that the date on the Age of Buildings Map is incorrect.

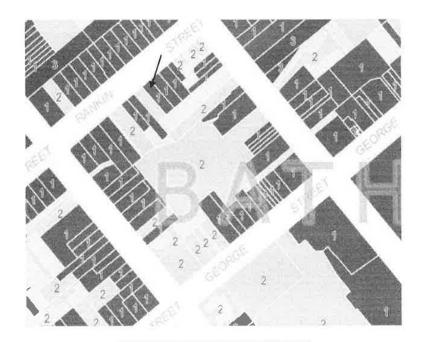
I have also include a valuation report from Ralph Toyer explaining the financial outcomes

Regards

Damien Grant

# **Bathurst Auto Parts**

PH: 02 6332 2331



# Streetscape Rating



1. Contributory

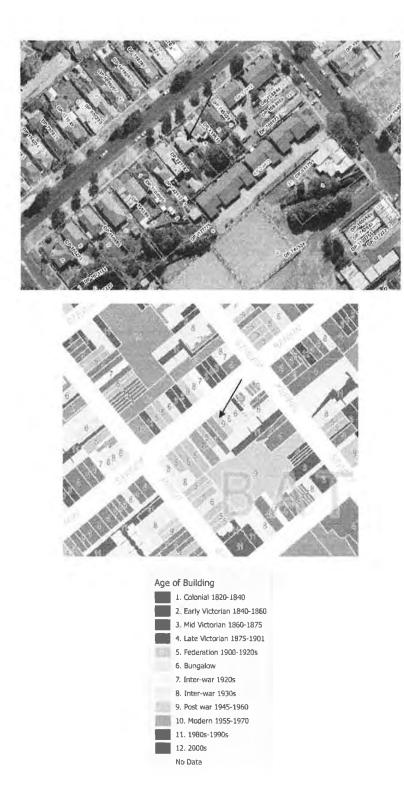


2. Neutral



3. Intrusive

No Data



# VALUATION REPORT

(Siedra Pty Limited A.C.N. 076 183 349 A.B.N. 21 973 779 452)

VALUERS AND PROPERTY CONSULTANTS

# **VALUATION REPORT**

Of the

# RESIDENTIAL DWELLING

Located at

# 190 RANKIN STREET

# **BATHURST NSW 2795**

As at

# **26 SEPTEMBER 2017**

Prepared for

# D.T. & E.A. GRANT

1/121 Bentinck St, PO Box 180, Bathurst NSW 2795

Phone: (02) 6331 4241 Fax: (02) 6332 1165 Email: admin@toyer.com.au

# **INSTRUCTIONS**

We have been instructed by D.T. & E. A. Grant to assess the market value and economic feasibility of restoring / renovating the residential property located at 190 Rankin St, Bathurst NSW 2795.

The interest being valued is the unencumbered fee simple in possession

Market value is the estimated amount for which an asset should exchange on the date of valuation between a willing buyer and a willing seller in an arm's length transaction, after proper marketing, wherein the parties had each acted knowledgeably, prudently and without compulsion.

The valuation has been prepared in accordance with and fully meets API Standing Instructions to Valuers.

# DATE OF INSPECTION AND VALUATION

26 September 2017

# RESISTERED PROPRIETORS

**Damian Thomas Grant** 

Elizabeth Anne Grant

As Joint Tenants

We refer to the annexed title search.

# REAL PROPERTY DESCRIPTION

Lot B DP327767

Folio: B/327767.

Located in;

Parish:

**Bathurst** 

County:

**Bathurst** 

Local Government Area:

**Bathurst Regional Council** 

We refer to the annexed title search.

# **LAND AREA**

The land has an area of 518.5m<sup>2</sup>.

We refer to the annexed deposited plan.

# **ENCUMBRANCES**

We are not aware of any easements, rights-of-way or encroachments that might affect the subject property, however, this is subject to legal confirmation.

# **TOWN PLANNING**

The subject property is zoned R1 General Residential under Bathurst Regional LEP 2014.

A copy of the Section 149 Certificate under the Environmental Planning and Assessment Act 1979 has not been obtained and this information is subject to confirmation.

# SITUATION AND IDENTIFICATION

Whilst the boundaries have been physically identified upon inspection and there does not appear to be any encroachments, the reporting valuer is not a surveyor and no warranty can be given without the benefit of an identification survey.

# **LOCATION**

The subject property is located on the southern side of Rankin St between Piper St and Keppel St which is an established area of Bathurst being approximately 1.0km west of the Bathurst CBD.

The surrounding development comprises comparable to more superior residential dwellings.

Bathurst is a city of approximately 35,000 population located 200 km west of Sydney. Access to Sydney is via the Great Western Highway with both regular rail and air services available.

# LAND DESCRIPTION

The subject land is a regular shaped level block that has adequate drainage.

Rankin St is bitumen sealed with kerb and gutter.

# **ENVIRONMENTAL ISSUES**

Our inspection did not reveal any visual environmental issues of concern with the property.

No enquiries or examination of any property or improvements thereon has been made for any sign of timber infestation, asbestos, chemical or other defect whether latent or patent.

The dwelling and garage both have fibro sheeting which while in situ is satisfactory, however, should the fibro require removal a specialist in the industry will need to be engaged.

# **SERVICES**

The following services are connected to the property;

- \* Electricity
- \* Telephone
- \* Sewer
- \* Natural gas
- \* Town water

Bathurst provides a high level of services including three levels of education, Government, financial and commercial services, road, rail and air transport facilities.

#### STRUCTURAL IMPROVEMENTS

The property comprises a single storey dwelling with a detached garage constructed in the early 1960's being construction as follows;

The estimated construction time has been determined by physical observations, building plans that were stamped Building Approval 160/56 and a sewer drainage diagram dated 10 October 1963.

- \* Timber floor (part of the kitchen floor removed for inspection purposes)
- \* Brick walls
- \* Rendered brick walls and fibrous plaster and fibro ceilings
- \* Corrugated iron roof
- \* Timber framed windows.

The accommodation of the dwelling consists of;

- \* Kitchen / dining (upright gas stove, s/s sink, basic timber cupboards)
- \* Lounge room (portable gas heater)
- \* Two (2) bedrooms
- \* Bathroom (shower recess, vanity)
- \* Laundry (s/s tub, gas HWS, low down suite)
- \* Enclosed verandah / sunroom
- \* Front porch

The floor areas from onsite measurement are approximately;

90m<sup>2</sup>

Main floor area

Front porch 9m<sup>2</sup>

\* Garage 18m<sup>2</sup>

The finish of the dwelling is in part original and in part c1980's upgrades which include the bathroom makeover, kitchen stove, architraves and skirtings, laundry tub, low down suite and hot water system.

At the rear of the block is a garage of concrete block construction with timber doors, access from the street is via a concrete driveway strips.

The dwelling is surrounded by basic lawns and gardens and is enclosed with a front brick fence, colorbond and timber paling side and rear fencing.

# **Building Condition Report**

The dwelling is in a poor condition and has various structural and cosmetic requirements as per an engineering report prepared by Calare Civil Consulting Engineers 7/7 2016, we refer to the annexed report.

As part of the report some costings were provided and these are in summary;

#### **Remedial Works**

Essential work (to ensure structural soundness and safety of building and to extend building life)

Investigate and repair damaged internal plumbing	\$15,000
Investigate and repair in round storm water	\$ 5,000
Remove and replace windows	\$16,000
Repair bearers, joists and piers	\$ 5,200
Garage demolition / asbestos removal	\$ <u>10,000</u>
Total	\$51,200
GST	\$ <u>5,120</u>
Total	\$56,320

# Repair Works Quote

A quote has been provided by John Fitzpatrick Constructions 24/8/2017 and the costings are summarised as follows;

Quote total \$177,800

GST \$\_17,780

Total \$195,580

In our assessment of the economic feasibility we will refer to the above quotes as;

Calare Civil Quote

Fitzpatrick Constructions Quote

We are not building construction experts and/or structural experts and are therefore unable to certify as to the structural soundness of the improvements. A prospective purchaser or mortgagee would need to make their own enquiries in this regard.

# **VALUATION RATIONALE**

Our approach to the economic feasibility will be to determine the following;

- 1. Market value as is at the time of inspection,
- 2. Market value with remedial works completed as per Calare Civil quote,
- 3. Market value with the repair works completed Fitzpatrick Constructions quote.

NB: 190 Rankin St was purchased in July 2013 for \$305,000 and whilst some internal cracking was evident the current problems have festered during the period of ownership, we refer to the Calare Civil report for full details.

The valuation procedure adopted is direct comparison considering the following sales with the appropriate adjustments to reflect variations between the subject and the sales.

Address	Date	Area	Price	Remarks
155 Durham St Bathurst 2795	27/7/2017	554.0m²	\$345,000	1930's part renovated 3 bedrooms, 1-bathroom brick dwelling, single car garage, busy location.  Larger dwelling in a superior condition, lesser location.
224 William St Bathurst 2795	30/6/2017	321.0m <sup>2</sup>	\$350,000	1930's unrenovated 3-bedrooms, 1 bathroom, single garage. Superior larger dwelling in a slightly superior location, comparable location.
165 Stewart St Bathurst 2795	30/6/2017	391.2m²	\$300,000	1930's part renovated 3 bedrooms, 1-bathroom brick dwelling, double carport, busy location.  Larger dwelling in a superior condition, lesser location.
168 Lambert St Bathurst 2795	27/6/2017	430.2m²	\$365,000	1930's renovated 3-bedrooms, 1 bathroom, single carport. Larger dwelling in a superior condition, comparable location.
177 Bentinck St Bathurst 2795	8/6/2017	322.5m²	\$373,000	1930's renovated 2-bedrooms, 1 bathroom, single garage. Superior dwelling in a superior condition, comparable location.
315 Bryant St Bathurst 2795	5/5/2017	716.7m²	\$315,000	1940's renovated 4-bedrooms, 1 bathroom, shed, single carport. Larger dwelling in superior condition, inferior location.
24 Havannah St Bathurst 2795	3/3/2017	754.1m²	\$252,650	1900's part renovated 2-bedroom, 1-bathroom, very basic, single garage. Comparable dwelling, slightly lesser location.

The above market evidence has been obtained from our own investigations including data based sales and discussions with informed sources. We have not inspected all these properties, but believe the information provided to be correct.

The above sales provide a basis of the market and we do note that most of sales are of 3-bedroom properties and are of the 1930's era which all have features over and above the Rankin St property.

1. Market value as is at the time of inspection.

The market value of 190 Rankin St as is reflecting the property as inspected with the kitchen floor repaired and potentially capable of habitation albeit very modest and short term pending either renovation or demolition.

# \$265,000 (Two Hundred and Sixty Five Thousand Dollars)

2. Market value with remedial works completed as per Calare Civil quote.

We have determined the market value with remedial works complete, the very modest finish remains and this will allow for short term occupation pending a full upgrade.

# \$275,000 (Two Hundred and Seventy Five Thousand Dollars)

The cost base comprises the market value of \$265,000 plus the Calare Civil quote of \$56,320 which shows an investment of \$321,320 is required to rectify the structural problems this represents an investment of \$46,320 over the assessed value with the dwelling habitable but offering modest accommodation which in the short to medium term will require upgrading.

3. Market value with the repair works completed Fitzpatrick Constructions quote.

# \$350,000 (Three Hundred and Fifty Thousand Dollars)

The cost base comprises the market value of \$265,000 plus the Fitzpatrick Constructions quote of \$195,980 which shows an investment of \$460,980 is required to rectify the structural problems and renovate the dwelling this represents an investment of \$110,980 over the assessed value with the dwelling habitable offering a virtually new dwelling.

# **GENERAL REMARKS**

The subject property comprises an early 1960's brick style of dwelling that is in a fair only condition with décor upgrades from the 1980's, from our observations require replacing especially following a period of tenancy by a recalcitrant tenant who was most likely responsible for some of the problems regarding the water damage.

When the potential investment required to bring 190 Rankin St to a habitable modern condition involves a loss of some \$111,000 which would produce what would be a modest 2-bedroom early 1960's dwelling with a rather bland exterior appearance.

To proceed will see an investor not "break even" for a significant period, potentially up to ten (10) years as the market hopefully increases to absorb the investment loss.

Further to the above comments the resultant dwelling will not feature any significant heritage appearances or items of significance as none were present in the original dwelling, an astute investor would not proceed given the parameters outlined.

# **Alternative Option**

The two (2) scenarios outlined above are not considered financially viable with the alternative option being demolition of the dwelling and garage to provide a clean block ideal for the construction of a suitably designed dwelling for the location.

Based upon the sales evidence and costings required to bring the dwelling to a modern habitable condition is non-viable as the dwelling as observed has reached the end of its economic life, albeit shorter than maybe expected due to structural deficiencies which have emerged since the 2013 purchase. We believe the "highest and best use" of 190 Rankin St is as a redevelopment site.

We recommend from an economic perspective the dwelling be demolished and replaced.

# **VALUATION**

Subject to the qualifications and recommendations made within the body of this report a reasonable assessment of an unencumbered fee simple in possession market value for review is considered to be;

# **MARKET VALUE**

\$265,000

(TWO HUNDRED AND SIXTY FIVE THOUSAND DOLLARS)

# **GST EXCLUSIVE**

# MARKET VALUE WITH REMEDIATION ONLY

\$275,000

(TWO HUNDRED AND SEVENTY FIVE THOUSAND DOLLARS)

# **GST EXCLUSIVE**

# **MARKET VALUE WITH REMEDIATION & RENOVATION**

\$350,000

(THREE HUNDRED AND FIFTY THOUSAND DOLLARS)

# **GST EXCLUSIVE**

The valuation is for the use only of the party to whom it is addressed and for no other purpose. No responsibility is accepted by either the valuer whose signature appears below or Ralph Toyer & Associates to any third party who may use or rely on the whole or part of the content of this valuation.

It is certified that the neither reporting valuer nor Ralph Toyer & Associates has any interest financially or otherwise in the property or the outcome of the valuation.

190 Rankin St, Bathurst NSW 2795

This valuation is current as at the date of valuation only. The value assessed herein may change significantly and unexpectedly over a relatively short period (including as a result of general market movements or factors specific to the particular property). We do not accept any liability for losses arising from such subsequent changes in value. Without limiting the generality of the above comment, we do not assume any responsibility or accept any liability where this valuation is relied upon after the expiration of 3 months from the date of the valuation, or such earlier date if you become aware of any factors that have any effect on the valuation.

Liability limited by a scheme approved under Professional Standards Legislation.

R. E. Toyer Dip.App.Sc. (Ag), FAPI Certified Practising Valuer API Membership No. 67963



**ANNEXURES** 

## Title Search

Estate Agents Co-Operative hereby certifies that the information contained in this document has been provided electronically by the Registrar General

In accordance with Section 96B(2) of the Real Property Act.
Information provided through Tri-Search an approved LPINSW Information Broker
LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

POLIO: B/327767

SEARCH DATE TIME EDITION NO 20/9/2017 10:54 AM 10/9/2013

LAND

LOT B IN DEPOSITED PLAN 327767 LOCAL GOVERNMENT AREA BATHURST REGIONAL PARISH OF BATHURST COUNTY OF BATHURST TITLE CLAGRAM DF327767

FIRST SCHEDULE DAMIEN THOMAS GRANT AS JOINT TENANTS

(T A16032)

SECOND SCHEDNLE (2 NOTIFICATIONS)

RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

MORIGAGE TO UNITY BANK LIMITED A16033

NOTATIONS

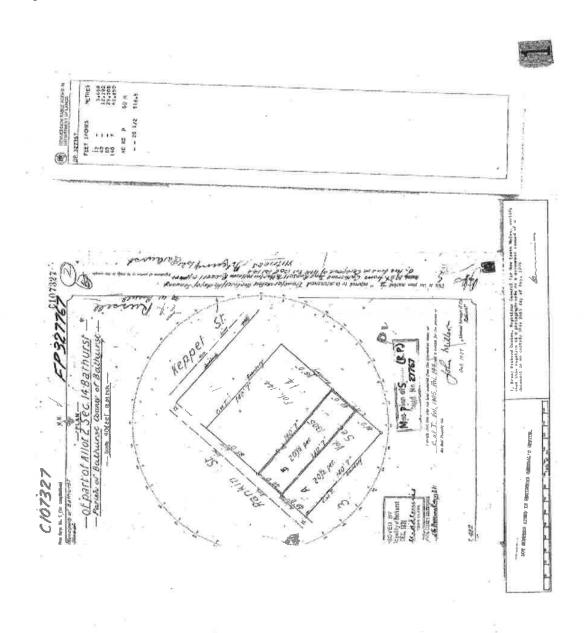
UNRESISTERED DEALINGS: NIL

\*\*\* END OF SEARCE

PRINTED ON 20/9/2017

"ART EMPRIES PROCECCE BY AN ACTUALISE DO MOT APPEAR ON THE CHINENE EQUITOR OF THE CERTIFICATE OF TITLE, MAINING: THE INFORMATION APPEARING UNDER HOTALISH DISTRICT RECORDED IN THE EXCISION.

# **Deposited Plan**



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#### Calare Civil



20160674 7 July, 2016

Mr D. Grant P.O Box 1016 BATHURST NSW 2796

Dear Damien

#### RE: 190 RANKIN STREET, BATHURST

At your request, we have carried out an inspection at the above location. The purpose of this inspection was to comment on the structural integrity of the building, noting cause of any damage, suggesting remedial measures and construction cost estimates if applicable.

#### GENERAL

An inspection of the subject building was carried out on 7th July 2016. This inspection revealed that the building is of masonry construction with an iron roof. Internal walls are typically rendered masonry, with floor construction generally bearers and joists (bathroom and laundry on concrete stab). There is a free standing single garage with an iron roof on the site. We understand that the building was constructed around 1953.



# Calare Civil Pty Ltd.

CONTRACTOR INC.

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190 Rankin St, Bathurst NSW 2795

#### STRUCTURAL INSPECTION

#### **Building Interior Fabric**

The internal inspection revealed Category 0/2 damage (range 0-4) throughout the dwelling in accordance with AS2870 Appendix C-Table C1 (vertical and stepwise cracks typically less than 5mm in width).

There was also evidence of long term movement patterns (e.g doors out of alignment, old cracks filled in).



#### Floors

Internal sleeper piers supporting timber bearers have settled resulting in loss of bearing and differential floor movement (some 'bounce' in floor noted). We have not investigate the presence of termites, which should be carried out by a licensed inspector.

#### Moisture Damage

Isolated areas of moisture damage to walls was observed during our inspection. The damage appears to be due to water ingress via feating or blocked roof gutter systems, or feating plumbing. Damage to wet area ceilings is due to inadequate ventilation.

# Roof Framing

The roof is framed using conventional framing techniques. The roof was in fair condition at the time of our inspection.

SERVER-BRAINSONERS Proposition (2) 14(2) 1

# External Building Elements

Roof iron was in fair condition at the time of the inspection, although the condition of in ground connections could not be verified.

External timber (structural and non-structural) and eaves material displayed weather damage at the time of our inspection.

Tiles on the front patio slab and fender wall were cracked/broken.







Some vegetation was found to be very close to building foundations, which could affect structural performance and damage plumbing.

#### Garage

The single garage is constructed of solid concrete blocks with pitched roof supporting metal dadding. There is a concrete slab floor of unknown thickness and reinforcement. The slab is in poor condition. The external dadding may be asbestos. The garage is functional but in poor condition,





\$ 56,320.00

#### DISCUSSION

Our inspection has revealed that the building has suffered slight damage due to reactive day movement, leaking plumbing, and general weathering/deterioration over a long time period.

# Remedial Works

1. Essential Work (to ensure structural soundness and safety of building, and to extend building life)

	INVESTIGATE AND REPAIR DAMAGED INTE	RNAL PLUMBING	\$15,000.00
	INVESTIGATE AND REPAIR IN-GROUND STO	DRM WATER	\$ 5,000.00
	REMOVE AND REPLACE WINDOWS		\$ 16,000.00
	REPAIR BEARERS, JOISTS, AND PIERS		\$ 5,200.00
•	GARAGE DEMOLITION/ASBESTOS REMOVE		\$ 10,000.00
	ESSENTIAL WORKS TO BE CARRIED OUT:	SUB TOTAL	\$51,200.00
		GST	5,120.00

<u>Desinable Work</u> (quotation obtained from John Fitzpatrick Constructions to make structure more habitable and comfortable)

•	Preliminaries/Scaffold Hire/Clean up	\$2,800
	INSTALL TERMITE PROTECTION SYSTEM	\$4,500
	FULL ELECTRICAL RE-WIRE WINEW SWITCHBOARD AND SMOKE DETECTORS	\$9,500
•	NEW ROOF IRON GUTTERS SEWER/WATERLINES THROUGHOUT	\$25,000
	RENEW ALL HOUSE DRAINAGE	\$11,500
	INSTALL NEW HEATING SYSTEM	\$8,681.81
	NEW WALL ROOF AND FLOOR INSULATION	\$12,500
	NEW PLASTERBOARD LINING AND CORNICE THROUGHOUT	\$4,500
•	NEW SKIRTING BOARDS AND ARCHITRAVES THROUGHOUT	\$3,500
	INSTALL NEW KITCHEN	\$16,200
	INSTALL NEW BATHROOM	\$14,000
	NEW INTERIOR AND EXTERIOR PAINT	\$8,000
	NEW FLOOR COVERINGS THROUGHOUT	\$7,272
	CONSTRUCT NEW MASONRY GARAGE	\$16,640
•	INSTALL NEW SUB-FLOOR VENTILATION	\$1,000
•	MISCELLANEOUS (NEW LOCKS, BCA STAIR COMPLIANCE)	\$1,000

DESIRABLE WORKS TO BE CARRIED OUT	SUB TOTAL	\$ 146,593.81
	GST	\$ 14,659.38
		\$ 161,253,19

TOTAL ESTIMATE (1 & 2)

\$ 217,573.19

Yours faithfully, CALARE CIVIL PTY LTD

Mer

Garth Dean B.E. M.I.E. Ausl. NPER-3, GDSTT, RBP (Vic.)

# Fitzpatrick Quote



#### John Fitzpatrick Constructions

10 Augusta Close Bathurst NSW 2795 Ph: 63316743

> Email: admin@jfc\_builders ABN: 55 247 80 8383

Q1063 - Repair Works at 190 Rankin

Damien & Elizabeth Grant 353 Stewart St Bathurst NSW 2795 Quote Number: Q1063 Quote Valid for 30 days Building Type: Renovation Quote Date: 24/08/2017

Dear Garth,

Please find the quote attached for the proposed renovation work at 190 Rankin Street Bathurst

The following quote is to get the current dwalling up to acceptable living conditions

Please feel free to call me if you have any questions or matters you would like to discuss as you review the quote.

Kind Regards

John Fitzpatrick

John Fitzpatrick Constructions

24/08/2017 11:39 AM

powered by buildXACT

Page 1 of 4

190 Rankin St, Bathurst NSW 2795



#### John Fitzpatrick Constructions

10 Augusta Close Bathurst NSW 2795 Ph: 63316743

> Email: admin@jfc\_builders ABN: 55 247 80 8383 1976290

# Specifications and Inclusions

#### Hire Items

- · Scaffold hire Hand rail type
- Temp fence hire inc errection & dismantle
- Site toilet hire

#### Situ Preparation

- Demolition of existing garage, bathroom & kitchen
- Removal of asbestos from various areas of dwelling inc garage

#### Termite Protection

- · Perimeter sprey
- Penetrations red stop
- Chemical soil treatment

#### Windows

Remova & replace windows incidouble glazed glass - to match existing style

#### Electrician

- Disconnect & full rewire as required
- Meterbox inc switchboard supply & fit
- Smoke detectors hard whed

# Plumber

- » Remove & replace existing from roof ind gutters, flashings, downpipes & sisulation
- Replace damaged rafters and roof batters
- . Install new floor waste in foundry & connect to existing sewer
- Renew all sewer lines down to main sewer
- Renew stormwater drainage
- Renew all Internal waterlines

#### Mechanical Services

- Remove existing heating appliance
- Supply & install new heating/cooling system (allowance inc gst \$8000)

#### Insulation

- Supply & install underfloor insulation R2,0 value
- Supply & install ceiling insulation R3.5 value
- Batten inside of external wall's install insulation re line with gpyrody to achieve thermal rating and reduce condensation on wells

#### Plasterer

- Supply & fit plasterboard to ceiling's throughout
- . Supply & fit 90mm comics throughout

# Kitchen

Supply & install new kitchen (allowance \$18,000) inc gat)

#### Bathroom

Supply & install new battmoorn including waterproofing to Australian standards

24/08/2017 11:39 AM

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Page 2 of 4

190 Rankin St, Bathurst NSW 2795



#### John Fitzpatrick Constructions

10 Augusta Close Bathurst NSW 2795 Ph: 63316743

> Email: admin@jfc.builders ABA: 55 247 60 6363

# Specifications and Inclusions

#### Painter

- · Painter Internal 3 coats
- Peinter External woodwork and trims

#### Floor Covering

- Supply & lay carpets inclunderlay (allowance \$5000 incigst)
- Supply & lay floating floor (allowance \$3000 inc get)

#### Garage

- Supply & install garage to match existing brick wall construction on raft slab & from roof
- Supply & install garage panel fift door

#### Various

- Install required sub-floor vents
- · Make rear stabs compliant with Australian Standards
- Install new tooks to external doors
- Remove & replace water demegad architraves, statingboards & door frames
- Repair damaged bearer's, joist's and plar's

#### Site Cleaner

Site Clean & nabbish removal

#### Notes

\* All work to be completed to Australian standards and guidelines

24/08/2017 11:39 AM

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Page 3 of 4



# John Fitzpatrick Constructions

10 Augusta Close Bathurst NSW 2795 Ph: 63316743

> Email: admin@jfc.builders ABN: 55 247 80 8383 197629C

# Terms and Conditions

This quotation is valid for 30 days from the date of delivery. Please note that this is an estimate only. Pricing is subject to the results of the Engineer Details

Total:	\$195,580.00
Tax (GST):	\$17,780.00
Quote Total:	\$177,800.00

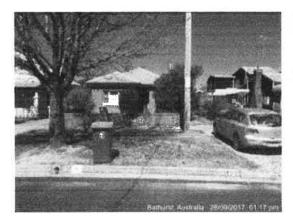
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Page 4 of 4

190 Rankin St, Bathurst NSW 2795

# **Photos**

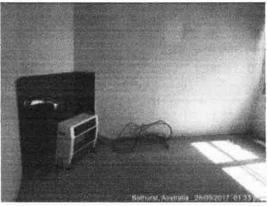




Rankin St view



Rear view



Kitchen

Lounge Room



Bedroom

# EXISTING TWO STOREY DWELLINGS

Two storey buildings in predominantly single storied streetscapes in the Bathurst Conservation Area are quite widespread and part of the character of the area rather than the exception.

# EXISTING TWO STOREY BUILDINGS IN BATHURST CONSERVATION AREA STREETSCAPES

Two storey buildings are an integral part of the streetscape of the Bathurst in the Conservation Area. They are commonly stand alone terraces, single houses and multiple attached or detached dwellings and they are most often located in blocks dominated by single storied houses. The following are examples:



169 Havannah Street



169 Havannah Street



26 Bant Street



59 Bant Street



202 Durham Street



152 Bentinck Street



152 Bentinck Street



Encore Apartments 229 Rankin Street



229 Rankin St



229 Rankin St



142 George Street



Cnr Howick and Peel Streets under construction



166 Havannah Street



166 Havannah Street



64 - 76 Piper Street



218 Keppel Street



181 Keppel Street



138 & 140 Lambert Street



31 Piper Street



31 Piper Street



85 Piper Street



33 & 35 Havannah Street



30 Piper Street



266 Piper Street



46-48 Piper Street



274 & 276 Rankin Street



216 William Street under construction



153 Rocket Street



273 Russell Street



229 Lambert Street



257 Russell Street



202 Russell Street



210 Russell Street



257 Russell Street



48-54 Seymour Street



211 Stewart Street



172 & 174 George Street



186 William Street



169-173 William Street



60 Stewart street



17 Morrissett Street



17 Morrissett Street



26 & 28 Morrissett Street



209 William Street

# BATHURST CONSERVATION AREA INTACT 1960'S STREETSCAPES



**Furness Street** 



**Furness Street** 



Lambert Street between Peel Street and Tremain Ave

# INTACT 1960'S STREETSCAPES (entire suburb)

# Not in conservation area

**Edgell Estate** 









Edgell Estate

# DEMOLITION APPROVALS IN HERITAGE AREA

Up until this development application it seems to have been appropriate to approve demolition of similar buildings, from a similar era with the same contributory heritage value as 190 Rankin Street. What legislative, policy and documentation changes have been made very, very recently that instigated the Bathurst Regional Council's planning department's new stance?

### **DEMOLITION APPROVALS**

Bathurst Regional Council has approved many demolitions of buildings in sound structural condition that are a similar era to 190 Rankin Street.

### 275-277 Bentinck Street

Demolition of two existing dwellings, construction of one dual occupancy single storey (two houses on No.275) and one two storey dwelling (No.277).

### **Photographs of 277 Bentinck Street**









Photographs of 275 Bentinck Street









DA approved 2015 (now one 2 storey house and one single storey house)

Replacement infill buildings 275-277 Bentinck Street



DEVELOPMENT APPLICATION NO. 2015/0002 – 1. DEMOLITION OF EXISTING DWELLING. 2. CONSTRUCTION OF NEW DWELLING WITH ATTACHED GARAGE. 3. TWO LOT SUBDIVSION (BOUNDARY ADJUSTMENT) AT 275-277 BENTINCK STREET, BATHURST. APPLICANT: TABLELANDS BUILDER PTY LTD. OWNER: MR M D MCNEIL

Resolution: **RESOLVED**: That Council:

(a) direct the Director Environmental, Planning & Building Services to approve Development Application No. 2015/0002, subject to conditions able to be imposed pursuant to Section 80(A) of the Environmental Planning and Assessment Act 1979, as amended and including conditions to the effect that:

i. Demolition is not to commence until a Construction Certificate has been issued for the proposed infill replacement building. ii. Demolition is not to commence until a photographic record has

been created of the existing building and submitted to Council; and

### (b) call a division.

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

6 DEVELOPMENT APPLICATION NO. 2015/0002 – 1. DEMOLITION OF EXISTING DWELLING. 2. CONSTRUCTION OF NEW DWELLING WITH ATTACHED GARAGE. 3. TWO LOT SUBDIVSION (BOUNDARY ADJUSTMENT) AT 275-277 BENTINCK STREET, BATHURST. APPLICANT: TABLELANDS BUILDER PTY LTD. OWNER: MR M D MCNEIL (DA/2015/0002)

Recommendation: That Council: (a) direct the Director Environmental, Planning & Building Services to approve Development Application No. 2015/0002, subject to conditions able to be imposed pursuant to Section 80(A) of the Environmental Planning and Assessment Act 1979, as amended and including conditions to the effect that:

- 1). Demolition is not to commence until a Construction Certificate has been issued for the proposed infill replacement building.
- ii. Demolition is not to commence until a photographic record has been created of the existing building and submitted to Council; and (b) call a division.

### Report:

The Site Council has received a Development Application (DA) for demolition of an existing two storey dwelling and construction of a two storey replacement dwelling with attached garage and two lot subdivision (boundary adjustment) at 277 and 275 Bentinck Street, Bathurst, described as Lots 4 and 5, DP 222444. A location plan is provided at attachment 1. Both lots currently contain dwellings.

### The proposal

The proposal involves:

Demolition of the existing two storey dwelling at 277 Bentinck;

Construction of a two storey replacement dwelling with attached garage at 277 Bentinck; and

Two lot subdivision (boundary adjustment) transferring approximately 60 square metres from 277 to 275 Bentinck.

Plans of the proposed development are at attachment 2.

### **Planning Context**

Bathurst Regional Local Environmental Plan 2014

The subject site is zoned R1 General Residential under the provisions of the Bathurst Regional Local Environmental Plan 2014. Dwellings are permissible with consent in the R1 General Residential zone. The proposal is consistent with the objectives of the zone.

Clause 4.1 Minimum Subdivision Lot Size The minimum lot size to erect a dwelling on the subject sites is 550 m<sup>2</sup>. Both proposed lots are greater than 550 m<sup>2</sup> and will remain so following the boundary adjustment.

Clause 4.3 Height of buildings The height of buildings map shows the maximum height for a building on the subject land is 9 metres. The height of the new dwelling is 7.9 metres (measured from the existing ground level to the highest part of the dwelling). The proposed development complies with the LEP standard.

Clause 5.9 preservation of trees or vegetation Council's Tree Preservation and Management Policy applies to the site. No trees subject to the Policy are located on the land.

Clause 5.10 Heritage Conservation The site is located within the Bathurst Heritage Conservation area. Council is required to consider the effect of the proposed development on the heritage significance of the heritage conservation area. The application has been supported by a Heritage Impact Statement prepared by the applicant (attachment 3).

The HIS indicates that the existing dwelling was constructed during the 1960's. The building is not considered to be architecturally significant. There are no known significant cultural links to the property or the dwelling. The proposed infill building will make a positive impact upon the streetscape. On the whole it is considered that the demolition and infill will not have a significant deleterious impact on the heritage conservation area and is supportable subject to conditions being imposed as follows:

- Demolition is not to commence until a Construction Certificate has been issued for the replacement building.
- Demolition is not to commence until a photographic record of the dwelling has been completed and submitted to Council.

### **Bathurst Regional Development Control Plan 2014**

Chapter 2 – Exhibition and Notification of Development Applications .The Development Application was advertised and notified to adjoining property owners in accordance with Chapter 2 between 12 January 2015 and 27 January 2015. No submissions were received.

Chapter 10 Urban Design & Heritage Conservation Bathurst Conservation Area Management Strategy (BCAMS) In order to assess the conservation significance of the dwelling proposed for demolition, an assessment under the Bathurst Conservation Area Management Strategy (BCAMS) was undertaken. The following table provides a summary of the assessment.

Date of construction	1960s
BCAMS results:	
Integrity	Substantially intact
Streetscape Rating	Neutral
Heritage Significance	Not significant
Overall Rating (out of 10)	4

### • Heritage Impact Statement

A detailed Heritage Impact Statement has been prepared in accordance with Section 10.3.3 of the Bathurst Regional (Interim) Development Control Plan 2011 (attachment 3).

### Historical Assessment

An Historical Assessment has been prepared by the Bathurst and District Historical Society. A search of records held by the Historical Society has revealed the following: The house displayed typical features of houses built from the 1960s. In the opinion of the Bathurst District Historical Society 277 Bentinck Street has no historical value. The Historical Assessment has been included in the Heritage Impact Statement ( attachment 3).

### **Chapter 4 Residential Development**

Bathurst Regional Development Control Plan 2014 – Chapter 4 Residential Development The site is contained within Precinct 2 pursuant to the Bathurst Regional Development Control Plan 2014 (DCP). Dwellings are permissible with consent in the precinct. The proposal complies with the objectives of the Precinct and the development standards for dwellings:

Development Standard	Proposed	Permissible	Compliance
Minimum lot size	734.1m²	550m²	Yes
Height	Two-storey	Two-storey maximum	Yes
Setbacks Front Rear Side	6m BCA BCA	complement existing in accordance with BCA in accordance with BCA	
Carparking Resident	2	1	Yes
Open space area	84m²	50m²	Yes
Open space width	>4m	4m wide	Yes

### Chapter 3 - Subdivision of Land

The minimum lot size map specifies 550m<sup>2</sup> is the minimum lot size to erect a dwelling house for the subject sites. Both proposed lots are greater than the minimum lot size of 550m<sup>2</sup>. Proposed lot 4 will have a lot size of 734.1m<sup>2</sup> and proposed lot 5 will have an area of 851.1m<sup>2</sup>.

Both of the lots are connected to existing services. No additional services are required. Within the Bathurst Heritage Conservation Area the lot frontage is to be consistent with the frontage of adjoining properties. Proposed lot 4 will have a frontage of 15.68 metres and proposed lot 5 will have a frontage of 17.85 metres. The proposed lot frontages are consistent with the frontage of adjoining properties. The infill development proposed for lot 4 effectively achieves the appropriate bulk, scale and massing consistent with the existing neighbouring buildings within the streetscape.

### Submissions

The Development Application was advertised and notified to adjoining property owners in accordance with Chapter 2 between 12 January 2015 and 27 January 2015. No submissions were received.

### Conclusion

Council has received a Development Application (DA) for demolition of an existing two-storey dwelling and construction of a two storey replacement dwelling with attached garage and two lot subdivision (boundary adjustment) at 275 & 277 Bentinck Street, Bathurst. A Heritage Impact Statement which includes Historical Assessments has been submitted with the Development Application. The conservation value of the existing house is very low. Demolition is therefore supported in this instance.

Financial Implications: Nil. Bathurst 2036 Community Strategic Plan - Objectives and Strategies

Strategy 28.8 Objective 28: To plan for the growth of the region and the protection of the region's environmental, economic, social and cultural assets.

### 166-170 Russell Street

DA approved 2010 (now Centrelink tenancy)

DEVELOPMENT APPLICATION NO. 2010/0540 DEMOLITION OF DWELLINGS AND CONSTRUCTION OF OFFICES AT 166-170 RUSSELL STREET, BATHURST. APPLICANT: PETER BASHA PLANNING & DEVELOPMENT. OWNER: EASTERN DEVELOPMENTS (NSW) PTY LTD

Resolution: RESOLVED: That Council:

- (a) direct the Director Environmental, Planning & Building Services to approve Development Application No. 2010/0540, subject to conditions able to be imposed pursuant to Section 80(A) of the Environmental Planning and Assessment Act 1979, as amended and including conditions to the effect that:
- (i) Prior to the issue of the Construction Certificate the developer is to submit amended plans addressing the recommendations of Council's Heritage Advisor in relation to the façade of the building;
- (ii) Prior to the issue of the Construction Certificate, the developer is to submit to Council details of the colours of the external materials to be used in the construction;
- (iii) Prior to the issue of the Construction Certificate, the developer is to submit to Council a photographic record of the three dwellings in accordance with the Guidelines for photographic recording of sites;
- (iv) During the carrying out of the proposed works, if any archaeological remains are discovered, the developer is to stop works immediately and notify the Heritage Branch, Department of Planning, and Council. Any such find is to be dealt with appropriately and in accordance with the Heritage Act 1977, recorded, and details given to Council prior to the continuing of works;
- (b) notify those that made submissions of its decision; and
- (c) call a division.

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

5 DEVELOPMENT APPLICATION NO. 2010/0540 DEMOLITION OF DWELLINGS AND CONSTRUCTION OF OFFICES AT 166-170 RUSSELL STREET, BATHURST. APPLICANT: PETER BASHA PLANNING & DEVELOPMENT. OWNER: EASTERN DEVELOPMENTS (NSW) PTY LTD (DA 2010/0540)

Recommendation: That Council:

- (a) direct the Director Environmental, Planning & Building Services to approve Development Application No. 2010/0540, subject to conditions able to be imposed pursuant to Section 80(A) of the Environmental Planning and Assessment Act 1979, as amended and including conditions to the effect that:
- (i) Prior to the issue of the Construction Certificate the developer is to submit amended plans addressing the recommendations of Council's Heritage Advisor in relation to the façade of the building;
- (ii) Prior to the issue of the Construction Certificate, the developer is to submit to Council details of the colours of the external materials to be used in the construction;
- (iii) Prior to the issue of the Construction Certificate, the developer is to submit to Council a photographic record of the three dwellings in accordance with the Guidelines for photographic recording of sites;
- (iv) During the carrying out of the proposed works, if any archaeological remains are discovered, the developer is to stop works immediately and notify the Heritage Branch, Department of Planning, and Council. Any such find is to be dealt with appropriately and in accordance with the Heritage Act 1977, recorded, and details given to Council prior to the continuing of works; (b) notify those that made submissions of its decision; and (c) call a division.

**Report**: The Site Council has received a Development Application (DA) for the demolition of three dwellings and the construction of a new commercial premises at 166-170 Russell Street, Bathurst, described as Lot 1, DP 741195 (see location plan at attachment 1). The subject site currently contains three detached single storey brick dwellings.

### History of the Site/Proposal

A previous Development Application for the demolition of the three dwellings on the subject site and the construction of a cinema complex was put on hold at the request of the then owner, Bombo Nominees Pty Ltd, pending the submission of amended plans. In December 2007, after many unsuccessful requests for these amended plans, the Development Application was determined by way of refusal. The proposal This proposal involves the following:

- Demolition of three dwellings (166, 168 & 170 Russell Street)
- Construction of a two storey commercial building with basement car park
- Car parking for 25 vehicles in the basement car park and 18 vehicles outside at ground level

Plans of the proposed development are at attachment 2.

Planning Context Bathurst Regional (Interim) Local Environmental Plan 2005

The subject site is zoned 3(a) General Business under the provisions of the Bathurst Regional (Interim) Local Environmental Plan 2005. A commercial premises is permissible with consent in the 3(a) zone. The proposal is consistent with the objectives of the zone.

Clause 23 Protection of environmental heritage The site in question is within the Bathurst Heritage Conservation Area and is therefore subject to the provisions of Clause 23 Protection of environmental heritage, of the Bathurst Regional (Interim) Local Environmental Plan 2005.

A Heritage Impact Statement was submitted with the Development Application. The Heritage Impact Statement made the following conclusions and recommendations: It is considered that the proposed works, including demolition of the c.1934 dwellings and construction of a two storey commercial building will have a minor impact on the heritage significance of the Bathurst Heritage Conservation Area. It is acknowledged that the existing site has some contributory value, principally associated with the fact that the site presents an identified streetscape group, rather than any individual aesthetic merit to the cottages. It is considered however that in this transitional zone on the edge of the commercial area, with mixed uses and development to the south and opposite the site, that the integrity of the residential streetscape does not depend on the retention of the dwellings. Condition of the site and opportunity for uses in the context of the expanding commercial city centre should also be considered and balanced against the relative contributory value of the dwellings. The site has been vacant for a number of years and all show evidence of squatting and various unauthorised access. The houses have been damaged, likely in association with this (vandalism and possibly the fire damage to 166). The proposed building is sympathetic in its form, proportion and design and references traditional built forms. Impacts to the neighbouring single storey buildings have been minimised through sympathetic siting. The building will read as a sympathetic contemporary infill and will be a neutral element in the conservation area. The Development Application was referred to Council's Heritage Advisor. Council's Heritage Advisor made the following recommendations in relation to the façade of the proposed building:

- 1. Piers to be constructed in face brickwork, similar to Bathurst redbrick;
- 2. Colour change attached piers in tone to accentuate detail in the façade;
- 3. Attached piers are to be at least 100mm out from the main wall;
- 4. Moulding to sit out from the main wall;
- 5. North East (Russell Street) Elevation: i. Break up windows into groupings of 2 Implement design features between window groups for visual interest; iii. Implement brick piers either side of the proposed fence, in front of the access ramp; 6. North West Elevation: i. Continue brick piers around side for visual interest, as this elevation will be visible from the street, due to the car park; ii. Include moulding detailing at least on brick piers and possibly on concrete tilt up panels as well. A condition can be imposed to request amended plans accommodating the above recommendations, prior to the issue

of the Construction Certificate. In order to assess the conservation significance of the dwellings proposed for demolition an assessment under the Bathurst Conservation Area Management Strategy (BCAMS) was undertaken in consultation with Council's Heritage Advisor (see full Demolition Report at attachment 3). The following table provides a summary of the assessment: Date of construction 1934 BCAMS results: Integrity Streetscape Rating Heritage Significance Overall Rating (out of 10) 3 substantially intact 3 - contributory 3 - historically significant in a local context 9 Significant historical matters Historically significant in a local context as the dwellings were built for the Webb family. Cost of repairs \$237,000 Compliance with infill policy Achieved, appropriate design, scale, materials, detailing Impact of demolition on streetscape Neutral A full copy of the Historical Assessments undertaken by the Bathurst District Historical Society in 2003 are provided at attachment 4. A full copy of the Structural Assessments undertaken by Baker Saran Pty Ltd in 2003 are provided at attachment 5. Despite the very high BCAMS rating of 9, approval for the demolition of the dwellings at 166, 168 and 170 Russell Street can be supported in this instance because of:  $\lambda$  The substantial neglect and subsequent damage that has occurred to the buildings and the high cost of restoration works; and  $\lambda$  The location of the dwellings in a commercial area and the pressures for a higher use of the land. Infill Development Policy The Demolition Report considers the proposed infill development in detail (see full Demolition Report at attachment 3). It is considered that this proposal will have a neutral impact on the streetscape as the proposed building demonstrates sympathy to surrounding architectural styles. The removal of three dwellings and their replacement with a commercial scale building will alter the appearance of the street but this is not unusual in the CBD as pressure mounts to convert previous residential scaled properties to a commercial use. Development Control Plan – Business Development As the site is zoned 3(a) General Business it is subject to the provisions of the Development Control Plan – Business Development. Standard Permissible Proposed Compliance Floor space ratio 2:1 0.88:1 YES Height Three storeys (above ground level) Two storeys with basement carpark (below ground level) YES Setbacks Front Rear Side Consistent with existing As per BCA As per BCA 0.8m (consistent) As per BCA As per BCA YES Building materials Complementary to surrounds Textured, coloured and detailed tilt-panel concrete, Sheet metal roofing YES Parking 1 space per 50m<sup>2</sup> for commercial premises (38 spaces required based on a gross floor area of 1899.9m<sup>2</sup>) 43 spaces (25 spaces in basement & 18 spaces outside at ground level) YES Access Minimum 6.0m 6.5m YES Manoeuvring Adequate for type of development proposed Manoeuvring area will accommodate cars and small service vehicles YES Landscaping All areas not covered with building or paving to be landscaped Only basic landscaping indicated on plans. A condition will be imposed to request a full landscape plan prior to the issue of the Construction Certificate. YES Advertising Compatible with building and streetscape Only basic advertising indicated on plans. A further Development Application will be required for advertising prior to its installation. YES Submissions The Development Application was advertised and notified to adjoining property owners from 6 April 2010 to 20 April 2010. During the advertising and notification period only one submission was received (see submission at attachment 6). A discussion forum was convened by the Director Environmental Planning and Building Services on 3 May 2010 (see minutes of discussion forum at attachment 7). Issues raised in the submission and at the discussion forum included: (a) The need for easements over the adjoining property

Comment: The developers have indicated that it will not be necessary for any services to be run through the CWA site and therefore there will be no need for easements. (b) Disturbance to adjoining property from excavation. Comment: The developers are a firm of Structural Engineers who are conscious of the potential impact of the construction works on the adjoining buildings. The developers have advised that the CWA building will be monitored throughout the construction phase. (c) Provision of fencing and retaining walls. Comment: The developers have advised that a substantial fence of at least 1.8 metres high will be erected between the subject site and the CWA site. This fence will be constructed at full cost to the developer. Conclusion Council has received a Development Application (DA) for the demolition of three dwellings and the construction of a new commercial premises at 166-170 Russell Street, Bathurst. The subject site is zoned 3(a) General Business under the provisions of the Bathurst Regional (Interim) Local Environmental Plan 2005. Commercial premises are permissible with consent in the 3(a) zone. The site in question is within the Bathurst Heritage Conservation Area and is therefore subject to the provisions of Clause 23 Protection of environmental heritage. It is considered that this proposal will have a neutral impact on the streetscape as the proposed building demonstrates sympathy to surrounding architectural styles. Despite the very high BCAMS rating of 9, approval for the demolition of the dwellings at 166, 168 and 170 Russell Street can be supported in this instance because of the substantial neglect and subsequent damage that has occurred to the building, the high cost of restoration works and the location of the dwellings in a commercial area and the pressures for a higher use of the land.

Financial Implications: Nil.

## 223 Keppel Street



DA approved 2012 (now new single storey dwelling)

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	ORDINARY MEETING OF BATHURST REG	ORDINARY MEETING OF BATHURST REGIONAL COUNCIL			
Meeting Number:					
MeetingDate:	11/21/2012				
Minute Section:	RECEIVE AND DEAL WITH DIRECTORS' REPORTS	Section Number	9		
Minute Status	Released				
Minute Security:	Standard				
SubSection:	Director Environmental Planning & Building Services' Report	SubSection Number:	9.01		
Created By:		Division Required:	Yes		
Subject:	DEVELOPMENT APPLICATION NO. 2012/0313 – DEMOLITION OF DWELLING AND SHED AND ERECTION OF A SINGLE STOREY DWELLING WITH ATTACHED GARAGE AT LOT 1 DP 539027, 223 KEPPEL STREET, BATHURST. APPLICANT: MR S RIGNEY. OWNER: MRS M RIGNEY				
Item Number:	5				
File Number:	(DA/2012/0313)				
Minute Number:	12				

Moved By:

G Hanger

Seconded By: I North

### Resolution: RESOLVED: That Council:

- (a) direct the Director Environmental, Planning & Building Services to approve Development Application No. 2012/0313, subject to conditions able to be imposed pursuant to Section 80(A) of the Environmental Planning and Assessment Act 1979, as amended and including conditions to the effect that:
  - (i) During the carrying out of the proposed works, if any archaeological remains are discovered, the developer is to stop works immediately and notify the Heritage Branch, NSW Office of Environment & Heritage and Council. Any such find is to be dealt with appropriately and in accordance with the Heritage Act 1977, recorded, and details given to Council prior to the continuing of works.
  - NOTE: A Section 140 Permit will need to be obtained to disturb archaeological relics. This permit is to be obtained from the Heritage Branch, NSW Office of Environment and Heritage, prior to the disturbance of the archaeological relics.
  - (ii) Prior to the commencement of demolition, the developer is to submit to Council at least two printed photographs and either photographic negatives or a CD containing high quality digital copies of the dwelling in accordance with Council's guidelines for photographic recording of sites for which approval has been granted for demolition.
- (b) call a division.

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

From Council's approval:

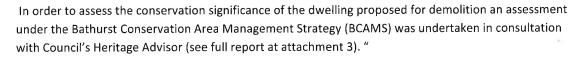
"Clause 23 Protection of environmental heritage

As the subject site is within the Bathurst Heritage Conservation Area, the proposal was referred to Council's Heritage Advisor for comment. Council's Heritage Advisor has visited the site and has provided

comments supporting the demolition. The Heritage Advisors report is provided at attachment 3.

"Overall this new proposal for a residence at 223 Keppel Street is a good architectural and heritage result and will provide good infill, with a better streetscape outcome than now exists. The new building relates to both streetscapes and is of a scale and character that fits better with the 1920s style houses at each side". The Heritage Advisor believes that in this instance the existing dwelling is not a very good example of its kind in Bathurst, is in poor condition, and is of a poor scale in relation to the surrounding streetscapes. In her opinion the proposed infill development will provide a better streetscape outcome. A detailed Historical Assessment has been prepared by the Bathurst and District Historical Society and a structural report has been prepared by Calare Civil.

### **Bathurst Conservation Area Management Strategy (BCAMS)**



"As outlined above, the Heritage Advisor has noted that this building is not a particularly good example of 1940s architecture in comparison to other examples in the City.

### **Heritage Impact Statement**

A detailed Heritage Impact Statement has been prepared in accordance with Section 10.3.3 of the Bathurst Regional (Interim) Development Control Plan 2011. The Heritage Impact Statement is provided at attachment 4.

### **Historical Assessment**

An Historical Assessment has been prepared by the Bathurst and District Historical Society. It revealed that the building had no significant historical connections. The Historical Assessment within the Heritage Impact Statement is at attachment 4.

### Structural Assessment

A Structural Assessment has been carried out by Saran Cook Roe Consulting Structural Engineers. The Structural Engineers noted the following issues:

- ~ Internal cracking
- ~ Timber floor settled resulting in differential floor movement
- ~ External Cracking
- ~ Significant damp

~ Poor drainage on patio slab

The Structural Engineers have outlined the following works which would be required for ongoing preservation of the building:

- ~ Repair damaged external timber and eaves
- ~ Make good roof drainage
- ~ Connect downpipes
- ~ Install additional sub floor vents
- ~ Repair cracked roof tiles
- ~ Repair/replace roof framing
- ~ Underpin footings"

"The Structural engineers have indicated that it would cost \$135 000 to complete the above works and an additional \$30 000 to make the building more habitable. The Structural Engineers conclude that: Our inspection has revealed that the building has suffered significant damage due to reactive clay movement, salt/damp and general weathering/deterioration due to lack of maintenance over a long period. The Structural Assessment is provided at attachment 5.

Overall this new proposal for a residence at 223 Keppel Street is a good architectural and heritage result and will provide good infill, with a better streetscape outcome than now exists. The new building relates to both streetscapes and is of a scale and character that fits better with the 1920s style houses at each side. Submissions The Development Application was advertised and notified to adjoining property owners in accordance with Clause 10 between 24 September 2012 and 9 October 2012. No submissions were received during the advertising and notification period.

### Conclusion

Council has received a Development Application (DA) for the demolition of a dwelling and, construction of a single storey dwelling at 223 Keppel Street, Bathurst. The subject site is zoned 2(a) Residential under the provisions of the Bathurst Regional (Interim) Local Environmental Plan 2005. Dwelling houses are permissible. The existing dwelling has significant structural issues. It is considered that this proposal will have a positive impact on the streetscape as the new proposed building demonstrates sympathy to surrounding architectural styles and uses complimentary materials. Approval for the demolition of the dwelling at 223 Keppel Street can be supported in this instance because the proposed replacement dwelling will improve the existing streetscape and the existing building is showing signs of being structurally unsound and is in itself a poor infill in relation to the existing streetscapes."

### 139 Durham Street



### DA approved 2011 for medical centre

Report: The Site Council has received a Development Application for the demolition of three existing dwellings at 139, 143 and 145 Durham Street, Bathurst, described as Lot B in DP 156675 and Lots 1 & 2 in DP 539729 (see location plan at attachment 1). 139 Durham Street contains a single storey timber-clad (masonry underneath cladding) dwelling. This site also contains a carport, garage and small garden shed. 143 and 145 Durham Street, contain two semi-detached rendered masonry dwellings. A garage is located behind the dwelling at 143 Durham Street. The proposal The proposal involves the demolition of the three existing dwellings on the subject site and the construction of a two storey medical centre which will include a chemist and cafe (see plan of proposed development at attachment 2 and Statement of Environmental Effects at attachment 3). The medical centre will be two storey in height. The ground floor will contain a mixture of medical treatment rooms, café/dining room and pharmacy with a total area of approximately 734 sq metres. The second floor comprises medical treatment rooms with an area of 571 sq metres. On site parking is proposed with thirty seven (37) spaces. The building will be located towards the Durham Street frontage of the site and will present as a single façade to the street.

Date of construction	Circa 1950s
BCAMS results:  Integrity Streetscape Rating Heritage Significance Overall Rating (out of 10)	Altered sympathetically (2) Neutral (1) Significant in a local context (2) 5
Significant historical matters	N/A
Cost of repairs	N/A
Value of the existing fabric	Little. Double brick construction clad in PVC cladding
Compliance with infill policy	Yes
Impact of demolition on streetscape	Little. The existing building is not of any heritage significance and the replacement building will be complimentary

### Conclusion

Council has received a Development Application for the demolition of three dwellings at 139, 143 and 145 Durham Street, Bathurst. Lot B in DP 156675, 139 Durham Street, contains a single storey timber-clad (masonry underneath cladding) dwelling. This site also contains a carport, garage and small garden shed. Lots 1 and 2 in DP 539729, 143 and 145 Durham Street, contain two semi-detached rendered masonry dwellings. A garage is located behind the dwelling at 143 Durham Street. From a heritage perspective, it is accepted the current dual occupancy at 143 to 145 Durham Street is in poor condition and as illustrated by the Engineer's Structural Report, is not economically viable to restore. The significant amount of the building which would have to be reconstructed, and the relatively small amount that would be retained in its original condition justifies the proposed demolition. Given the average rating from BCAMS for 139 Durham Street which has no real heritage significance, there are no concerns with the proposed demolition of this building. Though large in scale, the proposed medical centre is considered to be appropriate, particularly in terms of detailing, and it will compliment the streetscape and the character of the Bathurst Heritage Conservation Area.

### 442-446 Howick Street

Application for demolition of two houses of a very similar style and age to that at 190 Rankin Street, in a streetscape of consistently similar buildings which were part of the Chifley Memorial Housing Scheme. (no infill buildings were proposed in this application, but a subsequent DA approved the buildings as shown in photo below)



## **Minute**

Meeting type:	ORDINARY MEETING OF BATHURST REG	IONAL COUNC	CIL		
Meeting Number:	1				
MeetingDate:	02/17/2010				
Minute Section:	RECEIVE AND DEAL WITH DIRECTORS' REPORTS	Section Number	9		
Minute Status	Released				
Minute Security:	Standard				
SubSection:	Director Environmental Planning & Building Services' Report	SubSection Number:	9.01		
Created By:		Division Required:	Yes		
Subject:	DEVELOPMENT APPLICATION NO. 2010/0395 – DEMOLITION OF TWO DWELLINGS AT 424 & 426 HOWICK STREET, WEST BATHURST. APPLICANT: UNIVERSITY OF WESTERN SYDNEY. OWNER: DEPARTMENT OF HEALTH				
Item Number:	6				
File Number:	(DA/2010/0395)				
Minute Number:	9				

Moved By:	M Morse	Seconded By:	R Thompson	
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Resolution: RESOLVED: That Council:

- (a) Direct the Director Environmental, Planning & Building Services to approve Development Application No. 2010/0395 subject to conditions able to be imposed pursuant to Section 80(A) of the Environmental Planning & Assessment Act (1979) as amended and including conditions to the effect that:
- The final design be in sympathy with the existing streetscape to the satisfaction of the Director Environmental, Planning & Building Services.
- 2. The Director Environmental Planning & Building Services hold discussions with the University of Western Sydney in respect of the new development being named in memory of former Prime Minister, Mr Ben Chifley.
- 3. That any proposed name be reported back to Council for its consideration.
- (b) call a division.

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

DISCUSSION FORUM - DEVELOPMENT APPLICATION SUBMISSIONS TO THE COUNCIL MEETING HELD ON 3 FEBRUARY 2010

General Manager Bathurst Regional Council 1 DEVELOPMENT APPLICATION NO. 2010/0395 -

# DEMOLITION OF TWO DWELLINGS AT 424 & 426 HOWICK STREET, WEST BATHURST. APPLICANT: UNIVERSITY OF WESTERN SYDNEY. OWNER: DEPARTMENT OF HEALTH (DA/2010/0395)

Recommendation: That the information be noted. Report: Council has received a Development Application (DA) for the demolition of two dwellings at 424 Howick Street and 426 Howick Street, West a single storey masonry dwelling with a tiled roof. Each site also contains a single car metal garage. The proposal involves the demolition of the two existing dwellings only and does not include any infill development at this stage. Council is however aware that a Development Application will be lodged in the near future for the erection of Student Accommodation on the subject land. The subject land is located within the Heritage Conservation Area under Clause 23 of Bathurst Regional (Interim) Local

Environmental Plan 2005; it does not however contain any identified heritage items. In accordance with Clause 26 of Bathurst Regional (Interim) Local Environmental Plan 2005 (Advertising of Heritage Applications) the Development Application required advertising as it involves demolition within the Heritage Conservation Area. The Development Application was advertised and notified to adjoining property owners in accordance with Clause 10 of Bathurst Regional (Interim) Local Environmental Plan 2005. The Development Application was advertised and notified for a period of 14 days from 11 January 2010 to 25 January 2010.

During the advertising and notification period a total of 2 submissions were received (see attachment 2).

Issues raised in the submission from the adjoining owner included the following:

- Removal of trees.
- Height of proposed replacement buildings.

Issues raised in the submission from the National Trust included the following:

- Absence of any plans for redevelopment.
- Parking or lack thereof in Howick and Daly Streets.
- The cottages form part of the Chifley Memorial Housing Scheme opened by Elizabeth Chifley in February 1954.
- The houses form part of an important and consistent streetscape.
- Supports adaptive re-use of the buildings by UWS.

The National Trust of Australia (New South Wales)



General Manager Bathurst Regional Council Private mail Bag 17 Bathurst NSW 2795

Dear Mr Sherley

Re: Development Application 190 Rankin Street - DA 2017/258

The National Trust lodges an objection to the Development Application for 190 Rankin Street, Bathurst, DA 2017/258.

A review of the heritage impact statement and the Calare Civic Engineer's Report shows there are no grounds for demolition of this building. Therefore, the National Trust opposes the demolition application and is therefore not offering any comment in relation to any new building.

We note the following:

- The current building is an integral part of the fabric of the heritage streetscape of Rankin Street which is a very important part of the Bathurst Heritage Conservation Area. This section of Rankin Street has a wide range of building styles. This early 1960's house contributes positively to the diversity of the streetscape.
- The engineer's report makes clear that the essential works, at a cost of approximately \$30,000, are essentially reasonable maintenance activities. It can be assumed that now undertaking this maintenance will improve the livability, presentation and value of the property. Rather than demolition, the appropriate response is to now undertake the identified minimal maintenance works.
- The 'desirable' work described in the engineer's report relates to improvement to the building which will make the building 'more habitable and comfortable'. Of the proposed costing of \$70,000, half of this (\$35,000) relates to the garage and not to the proposal for the house. The National Trust would not oppose a development application to demolish and replace the garage.

Yours sincerely

(emailed) Iain McPherson Chairperson

11 August 2017

### **DISCUSSION FORUM**

**DETAILS:** 

DEMOLITION OF EXISTING SINGLE STOREY DWELLING

AND GARAGE AND CONSTRUCITON OF TWO STOREY

DWELLING WITH ATTACHED GARAGE.

DATE:

30 AUGUST 2017

PRESENT:

DAMIAN GRANT, ELISABETH GRANT, ROBIN WHITE,

JOHN FITZPATRICK, IAIN MCPHERSON, RICHARD

**DENYER, DANIEL DWYER** 

FILE:

DA 2017/258

Meeting Opened:

10.00am

R Denyer:

Welcomed everyone to the meeting and explained the purpose of the meeting. Noted that the primary concerns with this application were the demolition of what appears to be a structurally sound building and also the appropriateness of the proposed infill development. Noted that the missing piece of information is how Mr & Mrs Grant have arrived at decision to demolish. Noted Council's first preference is always for retention of buildings and adaptive reuse. Advised that the application will most likely be report to the Ordinary Meeting of Council on 27 September 2017 following the Council election.

I McPherson:

Advised that the National Trust attend many meetings such as this in order to represent the wider community's interest in the Heritage of Bathurst. Advised that key issues raised in such meetings are streetscapes within the Heritage Conservation area. Noted that Rankin Street is one of the principle streetscapes of the Bathurst Heritage Conservation area. Noted that the Rankin Street streetscape is relatively intact with the exception of the Police Station and RSL sites. Explained the smile analogy where each demolition represents is a missing tooth in an otherwise pleasant smile, with the smile being the overall streetscape. Advised that the National Trust like to maintain streetscapes. Noted that the National Trust consistently oppose demolition. Noted that in rare circumstances the National Trust do not oppose demolition but this where the applicant has presented an exceptional justification for demolition backed by a proposal to reconstruct the original building rather than build a modern infill. Acknowledged the mixture of building styles in Rankin Street but explained that this building is an integral part of the Rankin Street streetscape. Questioned why it is necessary to demolish a building that appears to be structurally sound. Noted that the Structural Engineer's report only identified approximately \$30,000 worth of essential works and noted that these essential works are basically maintenance that has not occurred over the last 10 years. Noted that the majority of the desirable works in the Structural Engineer's report related to

the garage and not the dwelling. Explained that the National Trust were not opposed to the demolition of the garage and the construction of a suitable replacement. Explained that in an important streetscape such as Rankin Street the National Trust always hopes that property owners will restore buildings and continue to maintain them rather than demolish them.

R Denyer: Explained that Council's preference is always to retain

buildings and adaptively re-use them when they are structurally sound. Noted the difficulty in convincing the Councillors to approve a demolition when the building is structurally sound.

R White: Explained that an elderly disabled person had previously lived

in the dwelling and because of their age/disability this person had showered outside the shower recess in the bathroom resulting in significant water damage throughout the dwelling. Explained that because of the water damage the flooring and the floor coverings would need to be replaced. Explained that because of borer damage in the roof the roof structure and the ceiling would need to be replaced. Spoke to list of additional essential works prepared in consultation with the builder (Mr Fitzpatrick) that were not structural and therefore not included

in the Structural Engineer's report.

J Fitzpatrick: Explained that there was no sarking in the roof which has

resulted in damage to the ceiling. Noted that the ceiling would

need to be replaced.

R Denyer: Noted that the building is contributory in the streetscape and

was therefore likely to have a high BCAMS rating. Advised that the list of additional essential works prepared in consultation

with the builder can be included in the report for the

Councillors.

R White: Asked if a BCAMS assessment had been done by Council's

Heritage Advisor.

R Denyer: Advised that a BCAMS assessment had been done by

Council's Heritage Advisor and the rating was 7 or 8.

J Fitzpatrick: Noted the difficulty in achieving the required R-Values for the

original building if it were to be retained.

R Denyer: Advised Mr & Mrs Grant to review the Structural Engineer's

report and add any additional elements.

R White: Advised that a proper sub-floor investigation had now been

undertaken and that the findings of this could be included in

the additional information for Council.

I McPherson: Noted the tendency for people to use expensive maintenance

as an argument in favour of demolition. Noted that maintenance work can add value, above its cost, to the dwelling in terms of resale. Noted the tendency for people to use the fact that a building is not unique as an argument for

demolition. Noted that if this argument held there would only be

a few examples of each era/style left.

R White: Noted that there are entire subdivisions in Bathurst with

buildings of this era.

I McPherson: Noted that this building represents a particular era in this

particular streetscape.

R Denyer: Noted that at this stage the infill had not been considered

despite concerns being raised by Council's Heritage Section in relation to bulk and scale of the infill in what is predominantly a

single storey streetscape.

I McPerson: Explained that the National Trust had not discussed the infill

because of their strong opposition to the demolition in the first instance. Noted National Trust's preference for buildings at the front being retained and any additions – single storey or two

storey - occurring at the rear.

E Grant: Explained that during preliminary discussions with Council's

Heritage Advisor the construction of a two storey element at the rear was considered however concerns were raised about the overshadowing impact this would have on adjoining

properties.

D Grant: Explained that they had consulted with Council all the way

through the process and that Council's opposition to the demolition was never mentioned. Noted that it had taken over

12 months to arrive at this point.

R White: Commented that Council officers had never mentioned that

demolition was not going to be supported in any preliminary

discussions.

R Denyer: Noted that Council's preference is always to keep existing

buildings and do additions at the rear.

I McPerson: Explained the National Trust's preference for rear additions.

Noted that two storey additions are not appropriate in all

circumstances.

R Denyer: Asked Mr & Mrs Grant to provide Council with any

supplementary information that they wanted to accompany the Council report. Advised that the application would be reported to the 27 September 2017 Council meeting. Thanked everyone

for attending and closed the meeting.

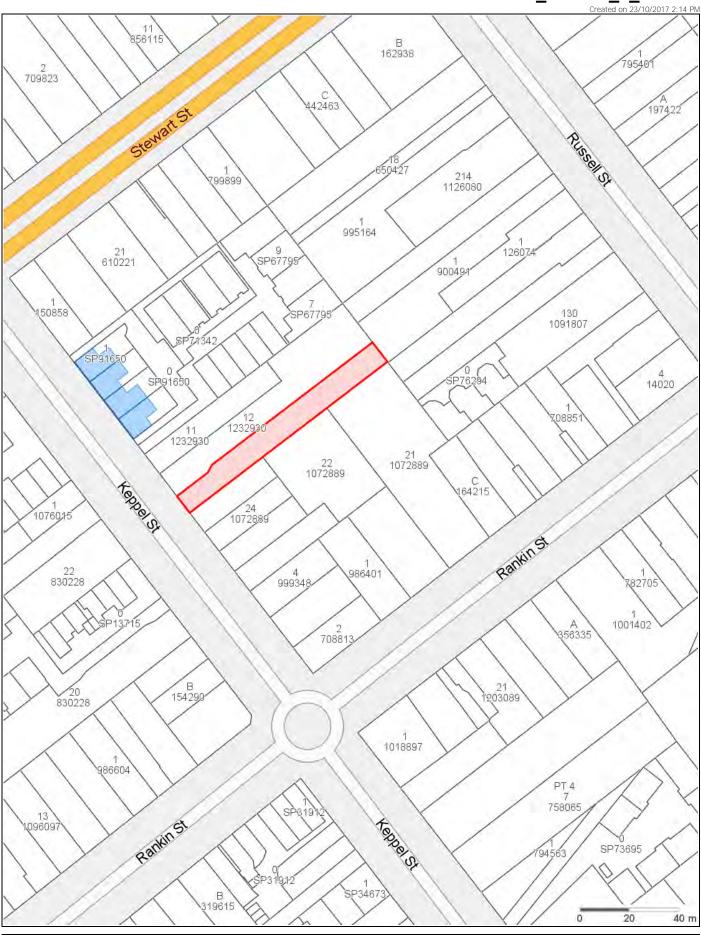
Meeting Closed:

10.20am

R B Denyer

**ACTING DIRECTOR** 

**ENVIRONMENTAL, PLANNING & BUILDING SERVICES** 





Bathurst Regional Council PMB 17 158 Russell Street BATHURST NSW 2795 Telephone: 02 6333 6111 Fax: 02 6331 7211 Email: council@bathurst.nsw.gov.au

**Ordinary Meeting** 

Important Notice!
This map is not a precise su locations can only be determ



23/10/2017 Date:

Drawn Bv:

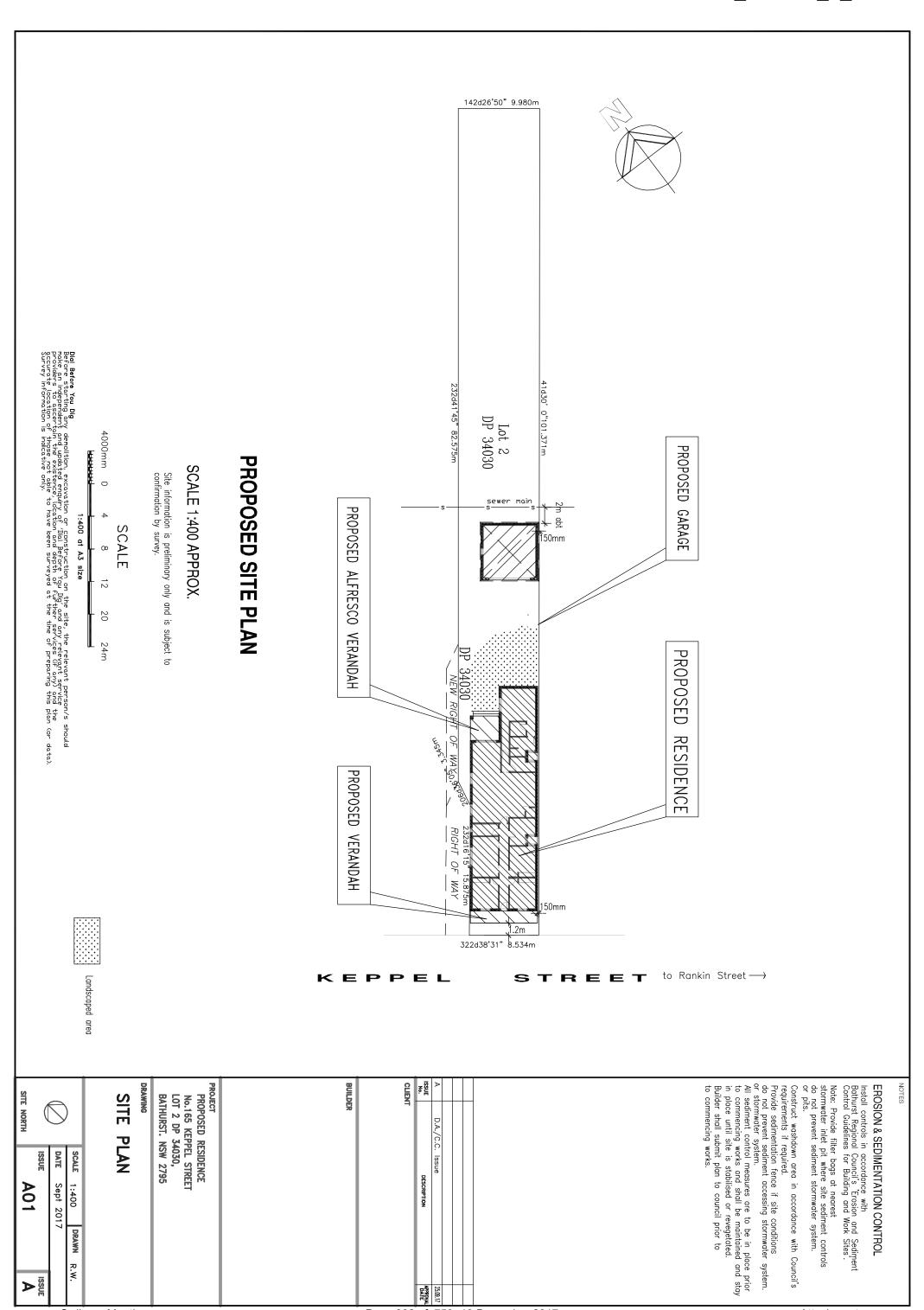
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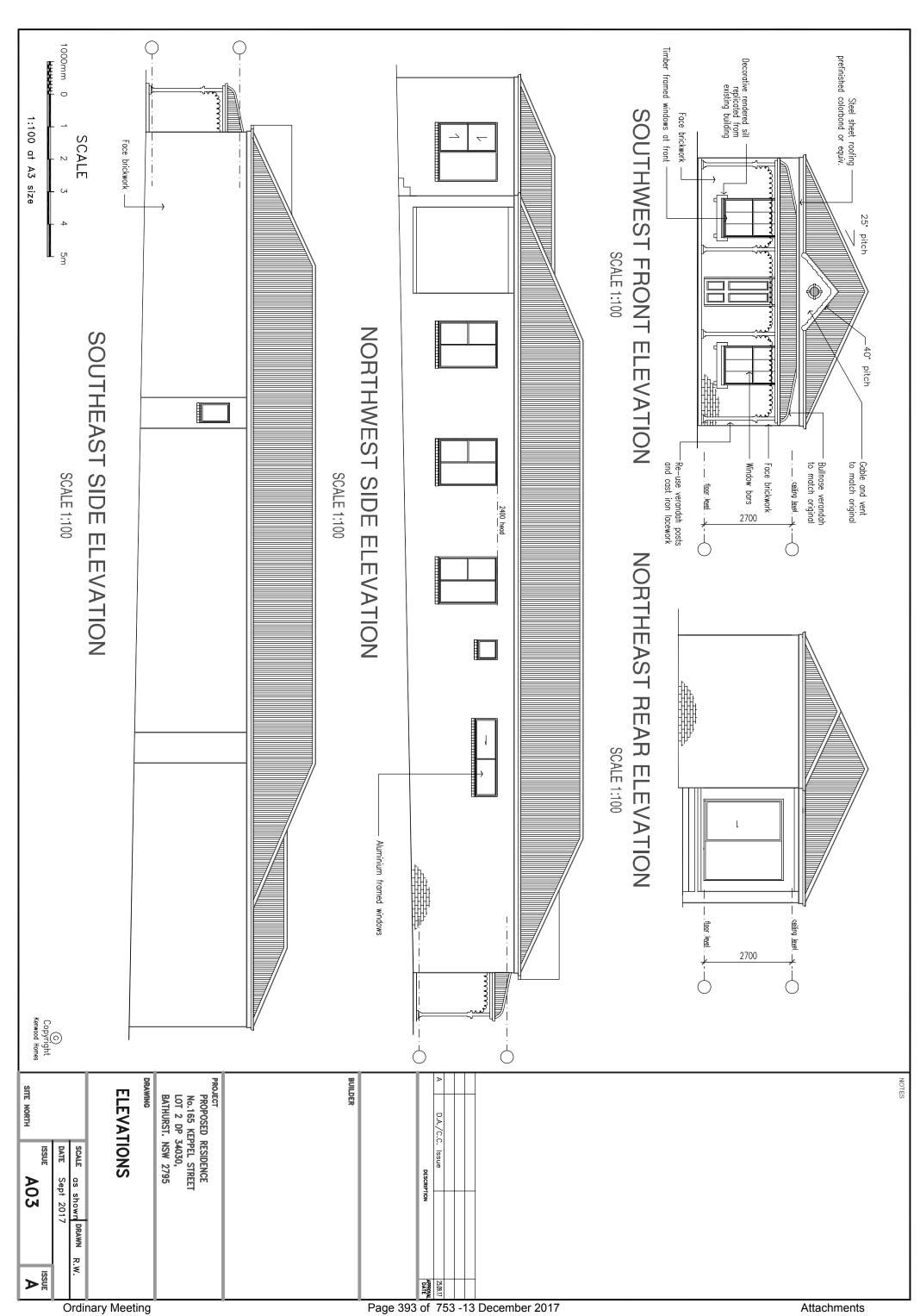
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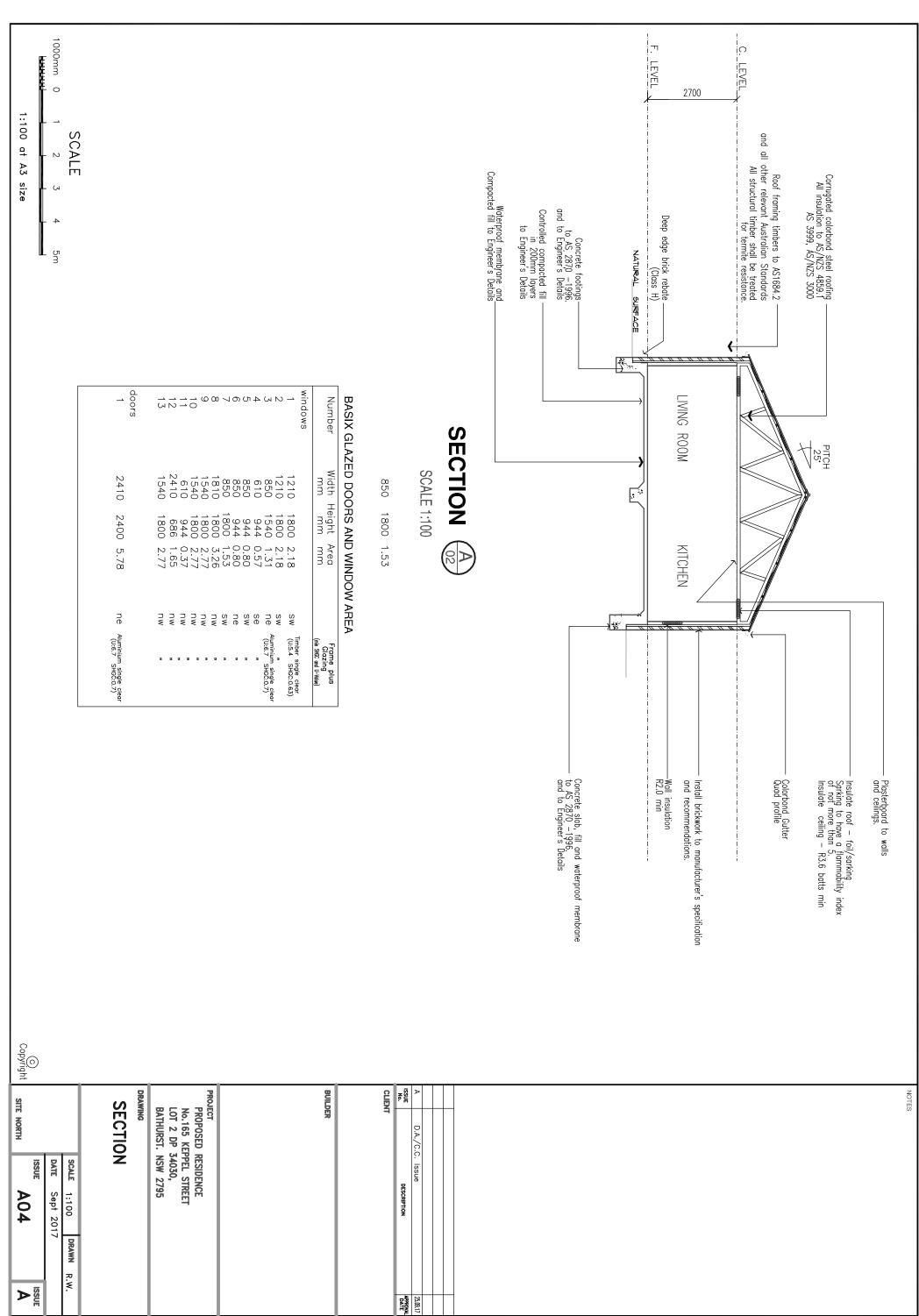
Attachments

# PROPOSED NEW RESIDENCE AT No.165 KEPPEL STREET BATHURST. NSW 2795

DRAWING SCHEDULE







4 of 7

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GENERAL NOTES

ALL MATERIALS AND WORK PRACTICES SHALL COMPLY WITH, BUT NOT BE LIMITED TO THE BUILDING CODE OF AUSTRALIA, THE NATIONAL CONSTRUCTION CODE AND ALL RELEVANT CURRENT STANDARDS.

ALL MATERIALS AND CONSTRUCTION PRACTICE SHALL MEET THE PERFORMANCE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA. WHERE AN ALTERNATIVE SOLUTION IS PROPOSED IT MUST BE APPROVED PRIOR TO IMPLEMENTATION OR INSTALLATION BY THE RELEVANT AUTHORITY AND BUILDING SURVEYOR OR CERTIFIER.

THESE DRAWINGS MUST BE READ IN CONJUNCTION WITH THE ENGINEER'S DESIGN, SPECIFICATIONS, GEOTECHNICAL REPORTS AND ALL OTHER CONSULTANTS' DRAWINGS, DETAILS AND COMPUTATIONS.

THE BUILDER AND SUBCONITACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS, SETBACKS AND SPECIFICATIONS AND ALL OTHER RELEVANT DOCUMENTATION PRIOR TO THE COMMENCEMENT OF ANY WORKS & REPORT ALL DISCREPANCIES FOR CLARIFICATION. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE OFF DRAWINGS. ALL DIMENSIONS SHALL BE VERIFIED ON S GROUND LEVELS SHOWN ARE PRELIMINARY ONLY AND REMAIN THE CONTRACTORS' RESPONSIBILITY. REFER DISCREPANCIES FOR CLARIFICATION. SITE.

ALL STRUCTURAL MEMBERS OF THE BUILDING MUST BE PROTECTED FROM TERMITE ATTACK IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA. ALL STRUCTURAL TIMBER INCLUDING ROOF BATTENS MUST BE TREATED IF TREATED METHOD CHOSEN.

ALL STORMWATER MUST BE TAKEN TO THE LEGAL POINT OF DISCHARGE AS DIRECTED BY THE RELEVANT AUTHORITY. THE BUILDER AND SUBCONTRACTORS SHALL ENSURE THAT ALL STORMWATER DRAINS, SEWER PIPES AND OTHER SERVICES ARE LOCATED WITH SUFFICIENT DISTANCE FROM FOOTINGS AND SLAB EDGE SO AS TO PREVENT MOISTURE PENETRATION, DAMPNESS, WEAKENING OR UNDERMINING OF THE BUILDING OR FOOTINGS.

ALL SURFACE WATER. SUBSOIL DRAINAGE AND STORMWATER DRAINAGE SHALL BE DRAINED AWAY FROM BUILDINGS.

BUILDER SHALL ENSURE THE WATERTIGHTNESS THE STRUCTURE DURING WORKS. AND GENERAL STABILITY

PROVIDE VAPOUR BARRIER TO BCA 3.2.6 0.2mm HIGH IMPACT RESISTANT. ALL WATER CLOSET DOORS MUST BE REMOVABLE OR SLIDING FOR COMPLIANCE WITH BCA  $3.8.3.3\,$  WHERE REQUIRED. WITH COMPLIANCE MARKED TO AS2870

WATERPROOFING OF WET AREAS SHALL BE DESIGNED AND INSTALLED I ACCORDANCE WITH THE REQUIREMENTS AND CONSTRUCTION METHODS 3.8.1 OF THE BCA. FLASH AND SEAL USING WATERPROOF MEMBRANE COMPLYING WITH AS/NZS 4858. FIBRE CEMENT SHEET SHALL BE IN ACCORDANCE WITH AS/NZS 2908.2 유론

SMOKE ALARMS MUST BE INSTALLED AND BE COMPLIANT WITH BCA 3.7.2 AND AS 3786. CONNECT TO MAINS POWER AND INTERCONNECT ALL ALARMS.

ALL MATERIALS AND FINISHES SHALL BE APPROVED BY THE OWNERS.

VARIATIONS FROM THE SPECIFICATIONS AND DRAWINGS MUST NOT BE MADE WITHOUT THE APPROVAL OF THE OWNER OR OWNERS.

INSTALL DRAUGHT TO ALL EXHAUST DUCTS AND FLUES

INSTALL INSULATION IN OF THE BCA. ACCORDANCE WITH THE ENERGY EFFICIENCY REQUIREMENTS

SEAL BUILDING IN ACCORDANCE WITH THE ENERGY EFFICIENCY REQUIREMENTS OF THE BCA.

INSTALL LIFT-OFF HINGES TO BATHROOM AND WC DOORS WHERE REQUIRED.

Clothesline

Fixed outdoor clothes drying

line

NORTH

**A05** 

**≯** ISSUE

SCALE DATE

DRAWN

R.¥.

Sept 2017

BASIX	×
Project Details	
Address Town or Suburb Local Government Area	165 Keppel Street BATHURST NSW 2795 Bathurst Regional Council
Project Description	
Project Type Number of bedrooms	Separate dwelling house
Site Details	
Site Area (m²) Roof Area (m²) Roof Area (m²) Conditioned Floor Area (m²) Unconditioned Floor Area (m²) Total Area of garden and lawn (m²) Swimming Pool Spa	983 223 164.5 14.2 60 no
Water Commitments	
Low water use landscape area (m²) Shower head rating Toilet flushing system rating Kitchen taps rating Bathroom taps rating On demand hot water reticulation system	nil 3 star (>4.5 but <=6L/minute) 5 star 5 star 5 star
Thermal Commitments	
Additional insulation required to be installed: Floor — concrete slab External walls — brick veneer Ceiling and roof — Flat ceiling/pitched roof	minimum nil R2.0 to BCA Part 3.12.1.1 R4.0 up to BCA Part 3.12.1.1, Foil/sarking under roof
Internal wall shared with garage Windows and glazed doors Total glazing less than 32.9sq.m.	R1.14  All windows and glazed doors have eaves that project at least 450 millimetres (including gutter width)  Eaves must be no more than 500mm above window or glazed door head
Energy Commitments	
Hot water system Cooling System Living area Bedroom area Day/night zoning	Gas instantaneous — 5 star Single phase reverse cycle airconditioning (1 star) Single phase reverse cycle airconditioning (1 star) no
Heating System Living area  Day/night zoning Bedroom area	Single phase reverse cycle airconditioning (1 star) Single phase reverse cycle airconditioning (1 star) no
Ritchen  Laundry	Individual fan not ducted Manual on/off switch Rangehood fan not ducted Manual on/off switch Natural ventilation
Artificial lighting  Bedrooms/study  no. – 4  Living/ dining	9
no. – 1 Hallway Kitchen Laundry Bathroc	led or fluorescent
-	dows in each room
Other Requirements	GOS COOKIOP & EIECUTIC OVERI

CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF 품

CLIENT	No.	➤				
NT	DESCRIPTION	D.A./C.C. Issue				
	APPROVAL DATE	25.09.17				
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BUILDER

STANDARDS

ALL WORK SHALL BE IN ACCORDANCE WITH THE FOLLOWING STANDARDS (REFER TO SPECIFICATION FOR FULL LIST)

AS/NZS 1170 Structural design actions
AS 1288 Class in buildings
AS 1289 Methods of testing soil for engineering purposes
AS 1680 The use of mechanical ventilation and airconditioning in buildings
AS/NZS 1680 Interior lighting
AS 1684 Residential timber-framed construction
AS 1720 Timber structures
AS 2047 Windows in buildings — Selection & installation

1562 Design and installation of sheet roof and wall cladding NZS 2179 Specification of rainwater goods, accessories and fasteners NZS 2179 Specification of rainwater goods, accessories and fasteners NZS 269 Plywood — structural NZS 2699 Built in components for masonry construction

AS 2870 Residential slabs and footings – construction AS /NZS 2904 Damp—proof courses and flashings AS/NZS 3500 Plumbing and drainage AS 3600 Concrete structures AS 3600 Termite management AS 3700 Masonry structures AS 3740 Waterproofing in wet areas in residential buildings AS 3786 Smoke alarms AS 3786 Smoke alarms AS 3786 Smoke alarms AS 3900 Thermal insulation of buildings AS 4055 Wind loadings for housing AS 4100 Steel structures AS/NZS 4200 Pliable building membranes and underlays AS/NZS 4500 Cold—formed steel structures AS/NZS 4559 Materials for thermal insulation of buildings SO 8336 Fibre cement flat sheets

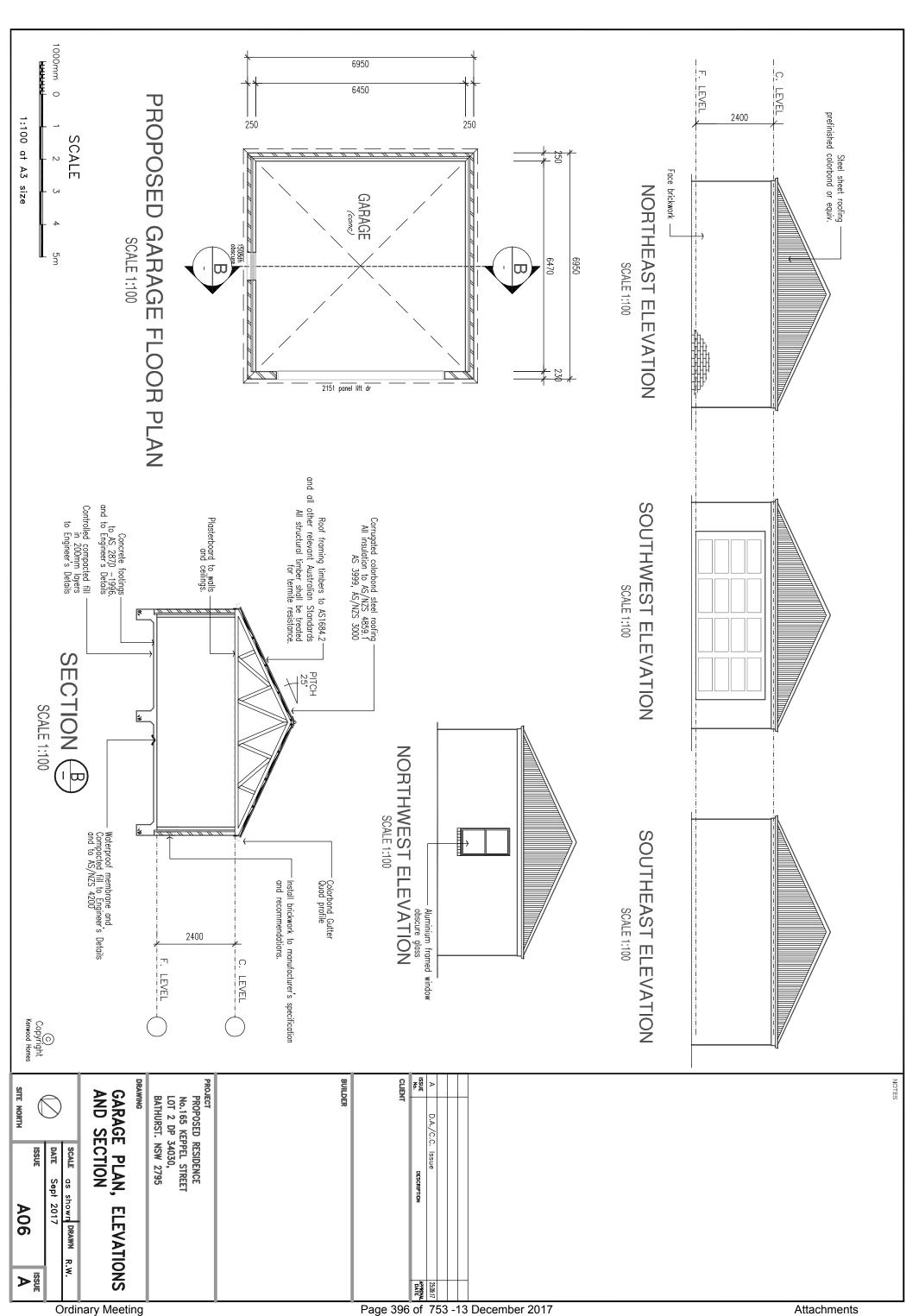
Page 395 of 753 -13 December 2017

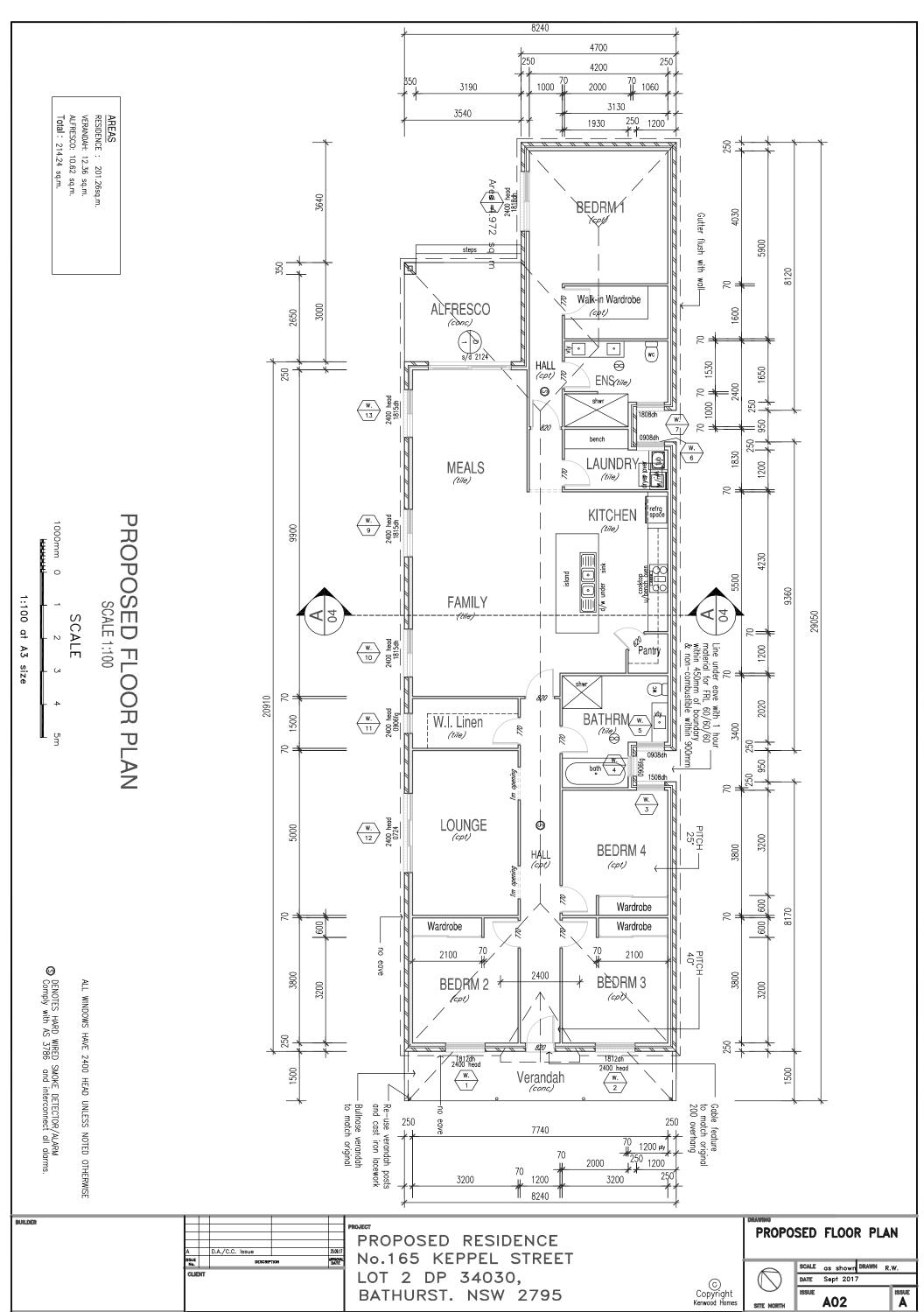
**Ordinary Meeting** 

NOTES & BASIX

BATHURST. NSW 2795 No.165 KEPPEL STREET LOT 2 DP 34030, PROPOSED RESIDENCE

B.C.A.





# STATEMENT OF HERITAGE IMPACT



### Statement of heritage impact for:

No. 165 Keppel Street, Bathurst. NSW 2795

### This statement forms part of the development application for:

Proposed demolition of existing dwelling and construction of a new dwelling with detached garage

### Date:

01 Sept 2017

### Reference:

Bathurst Region Urban Strategy Bathurst Region Heritage Study Bathurst Regional Local Environmental Plan Heritage Strategy for the Bathurst Region Bathurst Regional Development Control Plan Bathurst Heritage Study 1990

### Address and property description:

No. 165 Keppel Street Bathurst. NSW 2795 Lot 2 DP 34030

### Prepared by:

Robin White 69 Brilliant Street Bathurst. NSW 2795 Tel. 02 6331 3589 Fax 02 6331 3589 white1@bigpond.com.au

### **Table of Contents**

1. INTRODUCTION	
1.1 Context	
1.2 Objectives	2
1.3 Heritage Management Framework	2
2. LOCATION & DESCRIPTION	2
3. BRIEF HISTORICAL BACKGROUND	4
First Occupation	
Mid to late 1800's to 1940's	
1940's to present	7
4. THE PROPOSED DEVELOPMENT	8
5. HERITAGE STATUS AND SIGNIFICANCE	8
6. CONCLUSIONS AND RECOMMENDATIONS	12

### 1. INTRODUCTION

### 1.1 Context

This report was commissioned by the owner of the property as part of the development application for demolition of an existing dwelling building and construction of a new dwelling with detached garage at the rear.

This report addresses the impact of the proposed demolition on heritage values of the Bathurst Conservation Area, Keppel Street area and the adjacent properties.

The report is to be read in conjunction with Heritage Building Report prepared by Bathurst District Historical Society Inc. and the Structural Assessment prepared by Calare Civil.

### 1.2 Objectives

- assess the heritage impact of the proposed demolition on the significance of the site and the surrounding area which encompasses the Keppel street area between the intersections with Stewart Street and Rankin Street.
- assess the impact of the proposed demolition on the heritage values of the Bathurst Conservation Area

### 1.3 Heritage Management Framework

The property is located within the Bathurst Conservation Area. Bathurst Regional Council's Local Environmental Plan states that it must, before granting consent in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the area concerned. There are no locally acknowledged heritage items in the vicinity of the subject property.

The conservation area covers about 450ha, comprising generally the whole of the old city area, bounded by the main railway from the Macquarie River to Busby Street, then via Busby Street, the rear of the properties fronting the western side of Lewins Street, then Rose Street, Prospect Street, Busby Street, Havannah Street, then to include the whole of the Grounds of St Stanislaus College, then Browning Street, Peel Street, Piper Street, Mitre Street, Howick Street, Commonwealth Street, Durham Street, Peel Street, Morrissett Street, Stewart Street, Stanley Street and its alignment to the creek to the west of the showground, then via that Creek to Durham Street, and then to the railway via Durham Street.

### 2. LOCATION & DESCRIPTION

Bathurst is located approximately 200km west of the Sydney and the city is located in the Bathurst Regional Council local government area. The subject site is in one of the central blocks of the Bathurst Conservation Area.

The conservation area covers about 450ha, comprising generally the central old city area, bounded by the Macquarie River to the northeast, Browning Street at the southwest perimeter, the railway to the southeast and Mitre Street to the northwest.

The Bathurst Conservation Area Statement of Local Significance states:

"The conservation area is historically significant because it includes the older parts of Bathurst and reflects the nineteenth century development of this important provincial centre. Bathurst was the first town established west of the Blue Mountains, and it was a place that developed a high level of prosperity during the latter half of the nineteenth century, particularly as a result of the gold rushes of the Central West region. Further, much of the conservation area is of

integral social importance to the community because of its lengthy association with Bathurst's history. Incorporating a wide range of building forms and types and styles, the area has a considerable richness of cultural features.

With its pervasive historic character, the cohesiveness created by the red brick used in so many of the buildings, the landmark qualities of the spires, domes, massing and other attributes of a number of the buildings, and the inherent qualities of many of the architectural styles represented in the structures, the conservation area is a part of Bathurst that has strong aesthetic qualities.

The area includes a number of excellent examples of particular architectural styles from the early colonial, Victorian, and Federation eras. These include Classical, Georgian, Gothic and Filigree styles among others.

Bathurst was the first town established west of the Blue Mountains, and it was a place that developed a high level of prosperity during the latter half of the nineteenth century, particularly as a result of the gold rushes of the Central West region. Further, much of the conservation area is of integral social importance to the community because of its lengthy association with Bathurst's history."

There are locally listed heritage items in the vicinity:

- Bathurst Hall 124 Keppel Street
- Webb's Warehouse 121A Keppel Street
- Cottages at 166-168 Rankin Street



**Aerial Map** 

The demolition comprises the residential building located at No.165 Keppel Street. The dwelling proposed to be demolished is fronted by Keppel Street and adjoins residential land each side. Opposite are mostly residential freestanding houses with some units on the larger strata allotments. There is a large unit development on the same side at No.175 Keppel and at the rear adjoining property at Nos. 161-163. The lot adjoins No.210 Russell Street to the rear. The northwest side is bounded by a shared driveway which is a Right of Carriageway over No.167 Keppel Street.

The existing building is a freestanding three bedroomed single storey house of painted, rendered and face double brickwork construction with a bullnose roofed front verandah. The verandah columns are of cast iron and there is decorative iron lacework under the verandah fascia. The galvanised iron roof is hipped and there are skillion roofs on the rear. A decorative vent set in a small gabled roof adorns the front façade. The front two timber framed windows have decorative rendered sills. Although the building was originally constructed in 1890 and was occupied until the early 21<sup>st</sup> century it appears to have fallen into disrepair due to structural damage, vandalism and lack of occupation. The decorative front door, front windows, rendered sills and verandah detailing are indicative that in the past this was a typical town house built in the style of Bathurst's late Victorian homes and it exhibits the decorative features of its time. Some of the ashlar lined render may be an unsuccessful attempt to hide structural damage.

All of the rooms and verandahs display significant damage. All walls and floors are damaged. The Engineer's report describes it as having "extensive damage and deterioration due to its age, vandalism and exposure to elements, lack of maintenance and response to reactive clay movement." Gutters, eaves and fascias are damaged or rotting. Lack of maintenance has exacerbated the ruinous condition of some parts of the building. The rising damp has been emphasised by the lack of sound gutters. Termite damage has resulted in floor collapse. There are high levels of rising damp in most walls and extensive salt damage. The structural damage and cracking of the walls is severe and affects nearly every wall of the building. The Engineer's report recommends complete demolition.

There is little remnant garden of either hard landscaping or vegetation.

### 3. BRIEF HISTORICAL BACKGROUND

### First Occupation

The site is part of the traditional lands of the Wiradyuri Aboriginal people. Prior to European contact the Bathurst plains area was of major importance due to the availability and abundance of freshwater, plants, animals and stone which provided food, medicines and shelter, as well as the raw materials for tools, nets, baskets and clothing. The landscape provided cultural sites as well as material support for habitation. Due to the dramatic drop in the Aboriginal population, introduction of diseases and the subsequent destruction of the economic and social structures of Aboriginal people following European contact, many of the places of significance in and around Bathurst remain unrecorded.

The European invasion of Australia commenced in 1788 with the establishment of a penal colony at Sydney. In 1814 the British government commissioned a road to be built across the Blue Mountains, which was completed in early 1815 and settlement and farming expanded west to Bathurst. By 1815 it was proclaimed "a site for the erection of a town at some future period' which was to be named Bathurst. Land was granted land on the west bank of the river after an initial restriction which saw the land only occupied by convicts and the military garrison. A small settlement of government buildings was established as an inland outpost from the main Sydney based operations. This was followed by grants and purchases on the east side of the Macquarie River after the town plan was adopted and the regular rectangular grid pattern of central Bathurst was established with many town allotments sold by auction.

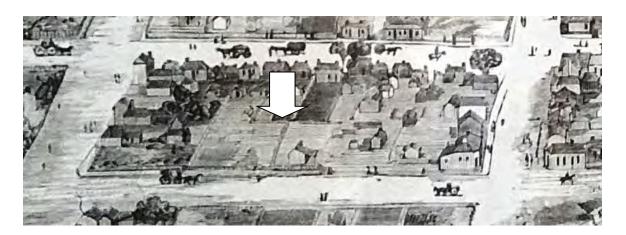
### The middle 1800's until 1940's

The land at 165 Keppel Street was owned by Dr Richard Machattie who also owned a number of other allotments in this block. Dr Machattie was a prominent Bathurst citizen, a Scottish-born doctor who came to the colony of Australia in 1838. He was an elder of the Presbyterian Church, a magistrate, alderman and mayor on the borough council.

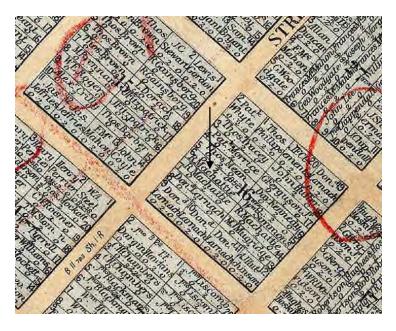


Town Map showing Machattie's land

In 1890 Machattie sold the vacant allotment 6 to solicitor S.W. Webb who subdivided the land to form two allotments.



Sketch of Bathurst showing the vacant allotment fronting Keppel Street



Town Map 1927

No.165 Keppel was sold to William Bowhill who owned several Keppel Street investment houses and lived at No.137 Keppel Street. Bowhill was the licencee of the First Nugget Hotel in William Street. Continuing the investment strategy that had been adopted by the previous owners, Bowhill built a five room house and this was rented out to tenants for the next nine years according to rates book information.

National Advocate (Bathurst, NSW: 1889 - 1954), Thursday 28 February 1895, page 4





No.165 Keppel was sold to engineer William Johnson who ran a workshop in George Street. William passed away in 1910 but the Johnson family owned the house until at least the 1940's according to council rates.

# PUBLIC NOTICE.

fully drawn to the fact that WILLIAM JOHNSON, ENGINEER AND WHITESMITH, &c., has, in consequence of the late fire, removed his BUSINESS to those premises next door to the late James Fitzpatrick, George-street.

### 1940's until Present

Although no further ownership is noted in the Heritage Report, there are newspaper references to Miss Mary Crossley from the Turon goldfield pioneer family being resident in 1941 about the time of her death. There are also articles about occupants Mr and Mrs Tom Willman and daughter Kerrie in 1948.

### 4. THE PROPOSED DEVELOPMENT

The development application is for demolition of the existing dwelling building at the front of the block and construction of a new dwelling in a sympathetic style with a detached garage at the rear. The proposed house will be of red brick external finish with a high gutter line, 25 degree roof pitch, steeply pitched decorative small front gable with vent and colorbond steel roof. It will have timber framed front windows. The front verandah will be constructed using the cast iron columns and decorative lacework from the existing building. The shape will be bullnosed to match the existing verandah.

### 5. HERITAGE STATUS & SIGNIFICANCE

The proposed site and dwelling are not listed as heritage items in the NSW Heritage Register nor in the Bathurst LEP and therefore do not need to be assessed for potential impacts under the LEP requirements. The street and building is however identified in the Bathurst Region Heritage Study and they are located within the Bathurst Conservation Area.

Local government is required to conserve and enhance buildings, areas or other places which are of scientific, aesthetic, architectural or historic interest, or otherwise of special cultural

value. The Bathurst Conservation Area has significance as a predominantly intact and diverse area of 19th and early 20th century houses. The heritage precinct is mainly characterised by detached, semi-detached double and single storey, gabled and/or hipped Victorian, Federation and interwar Bungalow dwellings constructed of face or rendered brick or weatherboard wall cladding with tiled or galvanised corrugated iron roofs complemented by shops, public and industrial buildings, monuments and public spaces. These are enhanced by gardens, parks and street planting. The Bathurst Conservation Area is visually distinctive due to the high proportion of contributory items. Significant street tree plantings help create substantially harmonious streetscapes. The cohesiveness of the Area is reinforced by the consistent and generally regular gridded settlement pattern, with buildings on similarly sized allotments grouped together.

The land at No.165 Keppel Street was part of the allotments purchased by prominent local doctor Richard Machattie for investment purposes. An investment house was built on it by the third owner William Bowhill. It was owner occupied from 1899 to approximately 1940 by William Johnson.

In 2001 the building is described in the Bathurst Conservation Area Management Strategy Pilot Study as in "fair condition, fence not original".

It has a Bathurst Conservation Area Management Strategy street rating of 'Contributory'. This type of building supplied housing for families in the late 1800's and it forms part of the streetscape of Keppel Street.

In 2008 an application for partial demolition of later rear additions, reconstruction of side walls, partial reconstruction of front wall, reconstruction of roof, and new rear addition was approved by Bathurst Regional Council. No work was carried out because it was not financially viable to reconstruct the walls.

Due to the concern of neighbouring residents and others regarding the building's structural integrity and claims that squatters were occupying and damaging the property, Bathurst Regional Council undertook an investigation in 2015. The building was found to be not in fit condition for human habitation but unlikely to be a danger to the public. It is acknowledged that a partial demolition was approved in 2008. However since that time the structural damage has accelerated, materials have been removed and a number of incidences of vandalism have occurred which have led to a further overall loss in the heritage value of the property and a corresponding loss in the value of the building on the site. As can be seen from the most recent Engineer's report of December 2016 the deterioration and loss of original fabric has been significant and extensive. The current security fencing has been erected for public safety.

The building is not likely to be unique. The type of building it resembles is found in other locations with the Bathurst central area and there are examples which are original and in a habitable state. There are many single storey detached Victorian dwellings in Bathurst with similar façade decoration and bullnosed verandahs which are better examples of this type of dwelling including the adjoining 167 Keppel Street.

There is little potential for aboriginal archeological significance due to previous site disturbance.

### Statement of Significance

The primary implications arising from the assessed significance of the site are as follows:

- The principal significance of the place relates to the historical and aesthetic values of the site.
- No.165 Keppel Street is historically significant as being an example of a late Victorian residence which, together with nearby buildings, reflects the past European growth of the town of Bathurst during the Victorian era. It forms part of the streetscape of Keppel Street between Stewart Street and Rankin Street. The vacant land prior to the construction of the house has associational significance with a prominent local individual of his time, Dr Richard Machattie.
- There is no heritage based requirement to retain the built elements on the subject site given their lack of intactness and integrity.

# The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:

- Proposed building retains the scale, form, massing of buildings in the Bathurst Conservation Area. The existing building detracts from the streetscape due to its state of disrepair.
- Intactness of the streetscape in ensured by construction of a freestanding single storey
  dwelling with a steeply pitched roof fronting Keppel Street .The new infill will enhance
  and improve the streetscape and maintain the heritage value of the streetscape
  because the features of the new building reference the existing building. The front gable
  will be reproduced in a similar design and the decorative lacework and verandah

- columns will be restored and re-used. The wall finish will be red brick more in keeping with the original building than the present render and paint finish.
- Predominant single storey character of adjacent buildings is maintained. By adopting a narrow house footprint for the building and a separate garage at the rear the shape references the building to be demolished.
- Building finishes, fenestration shape visible from the street, roof pitch and colour are consistent with heritage values.
- Landscaped space for a decorative front garden is maintained by locating the new building at the same front boundary offfset distance as the existing house.
- The high gutter height adopted is similar to the adjacent heritage buildings and the existing house.
- The development adopts design characters matching the adjacent buildings and the
  original cottage prior to its multiple renovations through the use of materials, colours
  and façade style. Garaging is visually obscured by locating it at the rear behind the
  house.
- The proposed buildings will enhance the streetscape.

The following aspects of the proposal could detrimentally impact on heritage significance. The reasons are explained as well as the measures to be taken to minimise impacts:

- The existing cottage will be demolished due to its poor building methods, subsequent deterioration through lack of maintenance, loss of original fabric and extensive termite infestation which are continuing to cause ongoing problems of structural damage, roof and floor collapse and loss of building integrity. The impact of this is minimised by building an attractive infill building and re-using the verandah features from demolition. The few materials in good condition will be removed and sold for re-use.
- Although Bathurst has many examples of similar houses to the one proposed to be demolished and it is neither rare nor in exemplary condition. The replacement building will improve the streetscape.
- There will be no chimneys. The impact will be lessened by having interest gained by a decorative front gable in the front roof. The southeast side of the building is articulated. With wall breaks at less than 10m. This breaks the visual impact of the building. The driveway side is unarticulated for over 20 metres but the length is broken up by several windows.
- A contemporary house requires garaging. The garage is sited towards the rear of the new house and accessed from the side. There is very limited visibility from the front of the property to reduce the impact.

### The following sympathetic solutions have been

### considered and discounted for the following reasons:

- The option to do nothing was discounted as the building in its current state is regarded by the general public as an eyesore and dangerous. Vandalism and fire damage are likely to continue, even if greater security was provided. The danger to the public would be likely to continue and possibly increase as the building approaches collapse.
- Although extension, addition and re-use have been considered, the floor and wall restoration work cannot be done without wall and roof removal and complete re-building of most of the house with new footings and new bricks. The cost of remedial work on the building to make it habitable even prior to addition far outweighs the cost of demolition and would require replacement of the main structure. Water damage and moisture penetration are significant and damage to timbers would mean roof framing timber removal and replacement. The outside has also sustained damage from inappropriate wall finishes, additions and lack of, or poor maintenance. The integrity of the building has been severely compromised.
- The structural engineer's report shows significant extensive damage and recommends demolition. Refer to the Engineer's report for further information on the structural condition.
- It would be difficult to achieve living spaces with sustainability and thermal efficiency using the existing building without prohibitive cost implications.
- Retaining the building was considered but discounted by the owners. The cost of either
  restoration or renovation and addition was considered prohibitive and would involve
  removal and re-building of the house. The proposed new building would infill the
  streetscape better and is considered a more desirable outcome.

### 6. CONCLUSIONS AND RECOMMENDATIONS

The physical fabric of the site and its use as a residence has been severely compromised through structural damage, deterioration of condition and substantial fabric loss and damage. There is no heritage based requirement to retain the majority of the built elements on the subject site, given lack of integrity and significance. Proposed strategies for the site are to re-use any element that can be retrieved during demolition, re-use the decorative verandah columns and cast iron lacework and requirements are therefore satisfied.

It is recommended that:

- 1. Prior to demolition of the house a photographic archival recording would be advisable.
- 2. It is recommended that materials and elements of the building capable of recovery should be re-cycled and re-used and that this should be considered as part of the process of demolition.

### **Documentary Sources:**

Davison G., McConville C., A Heritage Handbook Allen & Unwin Australia Pty Ltd 1991 ISBN 0 04 820040 9

Hagan J., People and Politics in Regional New South Wales: 1856-1950s Volume 2 Federation Press

Freeland J. M., Architecture in Australia, Penguin Books 1972 F.W Cheshire Publishing Pty Ltd 1968 ISBN 04021152 7

NSW Heritage Manual, Heritage Office and Department of Urban Affairs and Planning 1996, revised 2002

National Library of Australia digital newspaper records - Trove

State Records Office of New South Wales

AHMS Former Dairy Farmers Co-op, Bathurst, NSW: Archaeological Assessment, April 2007

John Armes and Associates, Dairy Farmers Facility, Bathurst NSW

State Library of New South Wales,

Land Titles Office of New South Wales,

**Bathurst District Historical Society** 

Bathurst Council Library

Bathurst Regional Council:

Bathurst Region Heritage Study
Bathurst Regional (Interim) Local Environmental Plan
Heritage Strategy for the Bathurst Region
Bathurst Development Control Plan
Bathurst Regional LEP
William and George Street Main Street Study
Bathurst Heritage Study 1990
Bathurst Heritage Study 1990
Bathurst Community Strategic Plan
Bathurst Region Urban Strategy
Bathurst Heritage Street Tree Audit
BCAMS Streetscape Map
Age of Buildings Map

### **PHOTOGRAPHS**









SOUTHEAST SIDE



STREETSCAPE LOOKING EAST



20150595 2 December, 2016

Jane Kensit 461 Duramana Road DURAMANA NSW 2795

Attention: Jane Kensit

Dear Jane

### RE: 165 Keppel Street Bathurst

At your request, we have carried out an inspection at the above location. The purpose of this inspection was to provide preliminary comment on the condition of the building including safety, and suggesting remedial measures if applicable.

### **GENERAL**

An inspection of the subject building was carried out on the 1st December 2016. This inspection revealed that the building is of masonry construction on strip footings and bearers and joists with iron roof.



Calare Civil Pty Ltd

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District Control

### **Structural Inspection**

### **Internal Cracking**

The internal inspection revealed Category 4 damage (range 0-4) throughout the dwelling in accordance with AS2870 Appendix C-Table C1 (vertical and stepwise cracks 15-25mm in width). Flooring has been moisture damaged and unstable and should be replaced.





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#### **External Cracking**

The external inspection revealed Category 4 damage (range 0-4) throughout the dwelling in accordance with AS2870 Appendix C-Table C1 (vertical and stepwise cracks 15-25mm in width).

There was also evidence of long term movement patterns (e.g. doors out of alignment, old cracks filled in).





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#### Recommendations

Our inspection revealed extensive damage and deterioration of the structure due to its age, vandalism and exposure to the elements, lack of maintenance and response to reactive clay movement.

The overall condition of the subject building was very poor. Badly damaged external brickwork and guttering. Movement of sub floor footings from reactive clay movement internally, the building was badly damaged by termite infestation, water/weather damage and lack of maintenance. The eastern wall is in a poor condition and should be rebuilt.

Preservation and stabilization of the existing masonry footprint is considered impractical and cost prohibitive. We recommend consideration of the complete demolition of the remaining structure and construction of a new building in sympathetic style, utilizing original building materials where possible.

If the building is to be retained, the following remedial works and cost estimates are applicable.

#### Scope of remedial works

Please find below detailed costings for the retention and refurbishment of the dwelling.

1. Essential Work (to ensure structural soundness and safety of building, and to extend building life)

•	REBUILD EASTERN WALL	\$33,840.00
•	INSTALL TERMITE PROTECTION SYSTEM	\$ 5,488.50
•	REPLACE FLOORING - BEARERS & JOIST WITH SUPPORT PIERS	\$35,000.00
•	REPLACE OR REPAIR EXTERNAL TIMBER	\$ 10,000.00
•	REPAIR EXTENSIVE VANDALISM	\$11,500.00
•	REPAIR RISING DAMP(DAMP COURSE)	\$ 9,000.00
•	REMOVE ASBESTOS	\$ 9,800.00
•	REMOVE & REPLACE WINDOWS DUE TO ROT	\$ 7,200.00

ESSENTIAL WORKS TO BE CARRIED OUT:	SUB TOTAL	\$121,828.50
	GST	\$ 12,182.85
		\$134 011 35

#### 2. <u>Desirable Work</u> (to make structure more habitable and comfortable)

•	UNDERPIN FOOTINGS	\$50,000.00
•	INSTALL VENTILATION EXTRACTION SYSTEM	\$ 2,500.00
•	REMOVE & REPLACE FASCIA & EAVES AND INSTALL DOWNPIPES AND	
	STORM WATER SYSTEM	\$15,000.00

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•	INSTALL INSULATION PAPER & WOOL INSULATION BATTS     REMOVAL OF ALL RUBBISH FROM SITE     PAINTING THROUGHOUT INCLUDING TIMBER     WESTERN WALL REPAIR     REPOINT CHIMNEY     REPLACE ROOF AND BATTENS     REMOVE & REPLACE INTERNAL LININGS     INSTALLATION OF NEW DOORS, SKIRTING, ARCHITRAVES		\$ 5,300.00 \$ 2,800.00 \$ 4,300.00 \$12,900.00 \$ 6,000.00 \$ 15,000.00 \$ 11,300.00 \$ 7,900.00 \$ 5,700.00 \$20,000.00
	DESIRABLE WORKS TO BE CARRIED OUT	SUB TOTAL GST	\$160,700.00 \$ 16,070.00 <b>\$176,770.00</b>
TOTAL	. ESTIMATE (1 & 2)		<u>\$310,781.35</u>

Arthur Sonter Structural Technician

Yours faithfully, CALARE CIVIL PTY LTD

\\SERVER-MAIN\\Synergy\Projects\2015\20150595\20150595-L02-AGS.docx



General Manager Bathurst Regional Council Russell St, Bathurst 2795 20 October 2017 by email

Dear Mr Sherley,

#### DA re demolition and rebuild at 165 Keppel St

On behalf of the Bathurst Heritage Network I would like to make a submission concerning this development application as currently exhibited.

We do not oppose the application as such, but have a concern about the roofline, and ask that it be reconsidered.

The applicant proposes to demolish the existing Victorian cottage and rebuild a cottage, representing the façade of the building in a similar way, using traditional materials as much as possible. Modern living is to be added at the rear Thus this is an example of good approach for Bathurst's central HCA where a building can't be saved.

We congratulate the owner on reusing materials from the existing building, and using timber windows rather than aluminium. This part of the proposal is fairly close to a faithful reinstatement. Reinstatement should be the last resort where the fabric of a heritage building is beyond Repair or Restoration.

However, in this case a different roof line and pitch is proposed, where relatively easily the existing roof at the front could be replicated, thus achieving a good and authentic reinstatement. This would be enhanced by using a traditional bond in face brickwork at the front, rather than a common stretcher bond. This is even more important as the cottage is one in a group of three, all with similar features, and add tremendously to the Keppel St heritage streetscape.

Yours sincerely,

AW Bathgate Convenor Bathurst Heritage Network

Bathurst District Historical Society Cox's Road Project Group Amazing Bathurst NETWORK PARTNERS
Greening Bathurst
National Trust of NSW
Bathurst Family History Group

Bathurst Town Square Group Miss Traill's House Boundary Road Reserve Landcare Group

www.heritagebathurst.com

heritagebathurst@gmail.com

BATHURST – HERITAGE CITY

The National Trust of Australia (New South Wales)

Bathurst & District Branch

General Manager Bathurst Regional Council Private mail Bag 17 Bathurst NSW 2795 PO Box 201
Bathurst NSW 2795

Dear Mr Sherley,

#### Development Application 2017/366 165 Keppel Street, Bathurst

The Bathurst & District Branch of the National Trust wishes to lodge this submission in relation to the Development Application for the demolition of 165 Keppel Street and the construction of a single storey dwelling with detached garage.

In considering the National Trust's response to this development application we reiterate our view that, rather than demolition, the appropriate response to buildings in the central conservation area of Bathurst is restoration or renovation. In a rare number of cases the Trust proposes that, if a case is made that a building is not able to be restored or renovated, then the building should be reinstated. This involves a process of taking a building apart and reinstating it in the original form using the original materials wherever possible.

In our review of this development application, the National Trust appreciates the obvious efforts of the applicant to propose a new building which incorporates some original materials and proposes a form which has some similarity to the original house.

The National Trust therefore proposes that the application be further reviewed to come up with a plan which will result in the reinstatement of the current building with its structural defects remediated and with additions to the building. In particular, we propose that the application be modified in the following areas:

- Roof pitch and style
  - Whilst the National Trust appreciates that the current proposal suggests the original, we seek further consideration to ensure that the roof pitch and form replicate the current roof.
- Reuse of original bricks
  - As part of the process of reinstatement, it is essential that the façade is reinstated using the original bricks rather than modern look-alikes.
- Bond of brickwork and depth of mortar
   The detailing of the brickwork and specification to tradesmen in regard to the bond and the depth of mortar are fundamentally important in achieving a visually accurate reinstatement.
- Window treatment
  - The Trust is pleased to note that the submitted plans include the use of timber windows but the drawing seems to indicate multi-paned windows. Accurate reinstatement will be achieved with close attention to window and doorway treatment, including lintels and sills.

3 of 3 S\_DEPBS\_6\_5 The National Trust will be pleased to attend a discussion forum to address these issues so that, rather than opposing a demolition, we can support a genuine reinstatement of a building and therefore maintain the integrity of this important heritage streetscape. Yours sincerely (emailed) Iain McPherson Chairperson 22 October 2017

#### **DISCUSSION FORUM**

**DETAILS**:

DEMOLITION OF DWELLING AND REPLACEMENT DWELLING

DATE:

3/11/2017

PRESENT:

MR RICHARD DENYER, MS LORETTA MCLEAN, MRS JANE KENSIT, MR JEREMY KENIST, MICHAEL ANDERSON, SANDY BATHGATE, MR ANGUS MCKIBBIN & MR IAN MCHPHERSON

FILE:

2017/366

Meeting Opened:

10.08

RD:

Opened the meeting.

Thanked everyone for attending and explained the purpose of

the meeting.

Submissions have been received from the National Trust and

Bathurst Heritage Action Network.

SB:

Usually where demolition occurs in the Heritage Conservation Area (HCA), the heritage groups like to see restoration or

reinstatement of the front façade to recreate the streetscape.

IM:

There are a high proportion of DAs for demolition in the HCA and both heritage groups want demolition off the agenda.

If demolition is the last resort, they would love to see building

taken apart and rebuilt using industry best practice.

Streetscapes are like smiles, houses are like the teeth, once you start losing some teeth the smile isn't the same. That why we don't want to lose important houses and maintain our

streetscapes.

The proposed infill building is not an exact reinstatement on of

the front façade.

RD:

What materials are you planning to reuse from the existing

dwelling.

MA:

It is hard to tell until you start demolition and determine the

quality of the materials.

IM:

It is essential that you reuse the original bricks. The old bricks

are a different size to new bricks. Modern brick layers will just

add more mortar to increase the height brick. This is not

acceptable in a reinstatement. A good example where they
laid the bricks in a reinstatement is 70-72 Rocket Street.

SB: The pattern that the bricks are laid is important, you can't use

stretcher bond; a bonding brick is required for heritage

buildings.

MA: It may be difficult to achieve the same brick work pattern in

the current design as it is a single skin with timber frame.

RD: Another issue raised in your submissions is the roof line.

SB: The roof line is very important element in a reinstatement.

MA: The roof has been designed this way to cater for a larger

dwelling at the rear.

IM: It is important the roof line is changed because it is an

important feature of the existing dwelling.

The National Trust would love to show this building as an example of a reinstatement, to show developers it can be

done.

SB: It is located in a group of three of the same houses. The

houses should be kept as group of the same designed

houses.

The pitch of this dwelling is a critical thing, for it to match its

neighbours. The front high needs to be increased to 40

degrees to match the existing pitch.

MA: If you increased the roof pitch to 40 degree it would look

ridiculous in the streetscape and the side of the house would

look terrible.

It's not practical to step a roof line, gutter and fascia along a

straight wall of a building.

IM: An important part of the reinstatement of the dwelling is the

roof. The roof of the existing dwelling is important to the character of the building and its uniformity with the adjoining

houses.

SB: The existing dwelling has a chimney. The infill building is

missing a chimney.

MA: A chimney does not suit the design and will impact on the

floor plan if it was required.

SB: In reality you cannot always achieve the same building façade

with a modern building at the back.

IM: He would like to see a new roof design.

MA:

He will discuss alterative roof designs with the Frame and

Truss Company.

JK:

They own other houses within the HCA on Russell Street and

they understand the importance and principles of maintaining

these buildings.

RD:

The DA is anticipated to go the December 2017 Council

meeting, which is on the 13/12/2017.

A condition will be imposed on the DA which will require the front fence to be installed the same height and design of the

existing balustrade on the dwelling.

IM:

Would like to see the front fencing to look like its sister at 167

Keppel Street.

RD:

Thanks everyone for attending.

Meeting Closed:

10.47

R Denyer

**ACTING DIRECTOR** 

**ENVIRONMENTAL, PLANNING & BUILDING SERVICES** 

## S\_DEPBS\_6\_7 2017/366/02



Michael Anderson M: 0407 431 660 P: 02 6331 0141

Hi Lucie,

**RE: 165 KEPPEL STREET** 

The options put forward by the national trust were not achievable.

After much deliberation with the engineers and the Architect, and also from a building perspective we found our plan to be the best and only scenario achievable.

We are very mindful of the Heritage impact and we feel we are keeping within the street scope.

Please do not hesitate to call me on 0407431660 with any questions.

Kind Regards

MICHAEL ANDERSON DIRECTOR ABN 67457421021

S\_DEPBS\_6\_7



2017/366

Lucie Clifton to: Group Records

21/11/2017 02:40 PM

From: Lucie Clifton/BathurstCC

To: Group Records

#### ---- Forwarded by Lucie Clifton/BathurstCC on 21/11/2017 02:40 PM -----

From: Kenwoodhomes Kenwoodhomes <kenwoodhomes@bigpond.com>

To: lucie.clifton@bathurst.nsw.gov.au

Date: 21/11/2017 02:37 PM

Subject: KENWOOD HOMES KEPPEL STREET

Hi Lucie,

Please find attached letter as discussed earlier for Keppel Street Kind Regards, Michael Anderson KENWOOD HOMES

Report this message as spam



165 KEPPEL STREET.pdf

## MINUTES OF THE BATHURST REGION HERITAGE REFERENCE GROUP MEETING HELD 14 November 2017

#### **MEETING COMMENCED AT 3.00pm**

#### PRESENT:

Councillor Graeme Hanger (Chair), Janet Bingham (Manager Strategic Planning), Loretta McLean (Senior Heritage Planner), Fran White (Bathurst Heritage Website, Bathurst Heritage Action Network, Bathurst Trades Trail), Iain MacPherson (National Trust), Marion Perry (BDHS), Jenner Plomley, (Town Square Group), Steve Semmens (Bathurst Business Chamber), Jacqui Rudge (Councillor), Sandy Bathgate (Bathurst Heritage Action Network), Lucy White (Council and Tourism Reference Group).

#### **APOLOGIES:**

Barbara Hickson (Bathurst Heritage Advisor), Monica Morse (Councillor), Wayne Feebrey (Greening Bathurst), Jasmin Hooper (Rockley Progress Association), Chris Guest (National Trust), Gerarda Mader (Bathurst Accommodation Group), Pauline Barker (Rockley Mill and Stable Museum), Brett Kearnin (Hill End NPWS).

#### **MINUTES**

**Recommendation:** That the Minutes of the Bathurst Region Heritage Reference Group held on 7 August 2017 be adopted.

#### RECEIVE AND DEAL WITH COUNCIL REPORTS

#### ITEM 1 2020 HERITAGE PLAN UPDATE

**Action:** Prepare and distribute an information brochure as to Council's heritage requirements for new business.

#### ITEM 2 MOVEABLE AND MONUMENTAL HERITAGE

**Recommendation:** That the report be noted.

#### ITEM 3 BATHURST 2036 HOUSING STRATEGY

**Recommendation:** That the report be noted.

**Discussion:** The presentation can be provided to individual groups if requested.

#### RECEIVE AND DEAL WITH COMMUNITY REPORTS

<u>Pauline Barker (Rockley Mill and Stable Museum)</u> Report provided prior to meeting The re-enactment of the 1890 girl's cricket game will be held on Sunday 26 November 2017, commencing at 10am. Visitors are welcome to come and witness an exhibition match between the Triangle Flat and Rockley teams.

The Rockley Mill Group strongly supports Councils application to establish a repository for the Central West's museum's collections. The Mill's collection is gradually being catalogued and this is the committee's major ongoing project.

<u>Jasmin Hooper (Rockley Progress Association).</u> Report provided prior to meeting As the Rockley and District Community Association Inc. representative the following is noted regarding the Rockley School of Arts Hall.

As trustees of the Hall, which is Bathurst architect John Job Copeman's first architectural commission, built in 1890, it is imperative we continue the maintenance and upkeep of this historically significant building to the best of our financial ability, for current and future generations, not only Rockley, but beyond.

We eagerly await news in December of the success, but hopefully not otherwise, of our Application to the 2017 Community Buildings Program for funding towards the remaining five stages of work which will include external painting and minor repairs, and also internal painting and any repairs to the walls and ceiling of the auditorium and kitchen areas of the Hall.

In the meanwhile, a number of small yet urgent plumbing works to eliminate water ingress will be undertaken on the 22-23 November, using funding through BRC's Annual Village Improvement Program. Additionally, discussions on site with several Councillors and other Council representatives at our annual Village Community Meeting on the 12 October, resulted in the decision for a meeting to be scheduled between myself and BRC Staff to discuss ideas for further water diversion works, which will further protect the building from water damaged caused by Street storm water runoff.

#### **lain MacPherson (National Trust)**

The National Trust held their AGM on the 17 October 2017, a copy of the minutes of this meeting and the objectives of the National Trust are attached.

A new committee will be elected this afternoon at the National Trust meeting.

They have had Initial discussions with Scott Robinson, the Heritage Medallist 2017, in relation to involving him in heritage week and focusing on 20<sup>th</sup> Century Architecture. The events may include a photo display and bus tour of 20<sup>th</sup> Century Architecture prior to the Heritage Medal Dinner.

#### Jenner Plomley, (Town Square Group)

The Town Square Group is anticipating the completion of the Town Square website before Christmas. The website will include a "Contact Us" section, to interact with the General Public. Also the group would like to be involved with any decisions in relation to the Town Square as they have incremental knowledge of the site.

They are also planning events in Heritage Week.

#### Marion Perry (BDHS)

The BDHS held its 70<sup>th</sup> Anniversary dinner at Abercrombie House recently.

#### **GENERAL BUSINESS**

<u>Sandy Bathgate</u> (Bathurst Heritage Action Network)

In the next meeting of the Heritage Reference Group he would like to start a discussion with the members to identify the key priorities for the next 12 months from the 2020 Heritage Management Plan.

- **Action:** (i) Identify this item for the next Agenda of the Heritage Reference Group meeting.
  - (ii) Members to consider priority actions prior to the next meeting.

Raised that we need to start presenting our heritage city to our advantage in accordance with the Heritage "Pillar" of the Destination Management Plan.

Raised the issues of "death by a thousand cuts' of our heritage cottages within the Heritage Conservation Area through demolition.

**Action:** Identify this item for the next Agenda of the Heritage Reference Group meeting.

#### **Signage Working Party**

The signage working party submitted the attached report to the group.

Meeting closed at 4.50pm. Next meeting to be held in February 2018



A State of the Environment (SoE) Report is an important management tool which aims to provide the community and Local Council with information on the condition of the environment in the local area to assist in decision-making. Since 2007, the Councils of the Greater Central West Region of NSW (see map) have joined to produce Regional SoE Reports as part of Council reporting requirements.

Changes to NSW legislation mean that Councils are no longer required to produce SoE Reports each year, but only once every four years, in the year of the Council election.

However, the participating Councils have decided to continue reporting on an annual basis so that they can provide a detailed Regional SoE report that covers trends in the intervening years AMBLE

This is a brief snapshot of data for the Bathurst Local Government Area in 2016-17 across a range of environmental indicators as shown in the tables below. The tables provide an understanding of trends by comparing this year's data with an average of previous years. The Council snapshot report should be read in conjunction with the 2016-17 Regional SoE report.

## 2016-17 Highlights

- The first full year of kerbside organics collection resulted in 4,019 tonnes of kitchen and garden waste being diverted from landfill. This is in addition to the 2,410 of garden waste delivered to the Waste Management Centre.
- Following the very large decrease in complaints received about town water quality in 2015-16 as a result of the introduction of manganese removal at the Water Filtration Plant, there was a further reduction in complaints in 2016-17 as the buildup of manganese worked its way out of the reticulation network.
- The volume of material recycled per person fell for the third consecutive year.
- The area of land protected in conservation reserves & under voluntary conservation agreements increased over the previous reporting period.
- The proportion of Council's electricity demand met from its own renewable infrastructure almost doubled from 1.7% to 3.0%.

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Land

Issue	Indicator	2013-14	2014-15	2015-16	2016-17	Trend
	Contaminated land sites - Contaminated Land Register (Number)	- 1	0	0	0	1
Contamination	Contaminated land sites - potentially contaminated sites (Number)	155	155	391	398	•
	Contaminated sites rehabilitated (Number)	- 1	0	2	4	1
Erosion	Erosion affected land rehabilitated (ha)		0.04	0	0	•
	Number of development consents and building approvals	664	654	664	732	•
Land use planning and management	Landuse conflict complaints (Number)	0	0	5	5	•
	Loss of primary agricultural land through rezoning (ha)	0	2,209	0	29	1
Minerals &	Number of mining and exploration titles	87	84	83	86	-
Petroleum	Area covered by mining and exploration titles (ha)	116,000		78,638	110,000	0

improvement

no or little change

worsening trend

Note - the trend is based on comparing the average of the three previous years of reporting with 2016-17

## **People and Communities**

Issue	Indicator	2013-14	2014-15	2015-16	2016-17	Trend
	Environmental volunteers working on public open space (hrs)	4,121	4,384	2,297	3,224	0
Active community involvement	Number of environmental community engagement programs	П	12	П	12	•
	Number of growers markets/local food retailers specialising in local food	4	4	4	5	•
Community Impacts	Number of days that air pollution maximum goals for particulate matter were exceeded	2	- 1	- 1	0	•
	Number of Indigenous sites on AHIMS register	255	256	259	275	•
	Inclusion in DCPs & rural strategies (Yes or No)	Yes	Yes	Yes	Yes	•
Indigenous Heritage	Extent of liaison with Indigenous communities (self-assessed from 0 = none to 3 = High)	2.0	2.0	3.0	3.0	•
	Development approvals on listed Indigenous sites (Number)	0	0	0	1	0
	Number of Indigenous heritage management actions/responses	0	0	0	0	<b>-</b>
	NSW Heritage Items (Number)	33	34	34	34	•
	Locally listed heritage items (Number)	298	331	331	341	•
Non-Indigenous Heritage	Actions to protect non-Indigenous heritage (including management plans) (Number)	5	5	5	6	•
	Heritage buildings on statutory heritage lists demolished/degraded in past year (Number)	0	0	0	0	<b>-</b>
	Heritage buildings on statutory heritage lists renovated/improved in past year (Number)	10	8	6	10	1

## Water and Waterways

Issue	Indicator	2013-14	2014-15	2015-16	2016-17	Trend
	Average salinity levels in selected streams (EC)	478	396	397		
	E.coli remote from wastewater treatment plants (per 100ml)	535	474	295	810	
Surface & Ground Water Quality	Average Total Nitrogen in selected streams (mg/L)	3.4	1.1	Ш		
	Average Total Phosphorus in selected streams (mg/L)	0.02	0.01	0.26		
	Average Turbidity in selected streams (NTU)	5.5	4.9	5.4		
Dinavian	Riparian vegetation recovery actions (Number)	9	12	11	10	<b>-</b>
Riparian	Riparian vegetation recovery area (ha)	9	14	13	10	
Indiana's IV	Load Based Licencing Volume (kg)	61,794	42,804	51,559	62,439	•
Industrial/ Agricultural	Exceedances of license discharge consent recorded (Number)	0	1	0	0	•
Pollution	Erosion & Sediment Control complaints received by Council (Number)  Number of gross pollutant traps installed  Total catchment area of GPTs (ha)	16	27	14	16	•
	Number of gross pollutant traps installed	3	5	5	7	1
Stormwater Pollution	Total catchment area of GPTs (ha)	839	862	862	863	1
	Water pollution complaints (Number)	18	23	20	14	1
Taura Wasan Qualisa	Number of instances drinking water guidelines not met	I	0	0	0	•
Town Water Quality	Number of drinking water complaints	538	534	142	84	0
	Number of Water Supply Work Approvals from surface water sources	249	253	231	235	1
	Volume of surface water permissible for extraction under licences (GL)	12	31	30	30	•
Water extraction	Number of Water Supply Work Approvals from groundwater resources	1,468	1,490	1,508	1,533	
1	Volume of groundwater permissible for extraction under licences (GL)	1.7	1.9	2	2.3	•
	Actual volume extracted through groundwater licences (GL)		0.01	0.01		
Council water	Area of irrigated Council managed parks, sportsgrounds, public open space (ha)	130	126	132	132	_
consumption	Water used by Council for irrigation (including treated and untreated) (ML)	264	248	282	237	1
	Annual metered supply (ML)	5,713	5,567	5,374	5,719	•
	Annual consumption (Total from WTP) (ML)	6,145	6,034	6,695	6,443	
Town water consumption	Average annual household mains potable water usage (kL)	302.I	282.8	263.0	277.4	0
11.00	Average level of water restrictions implemented	0.0	0.0	0.0	0.0	<b>-</b>
	Water conservation programs (Number)	I	3	2	2	-

## Towards Sustainability

Issue	Indicator	2013-14	2014-15	2015-16	2016-17	Trend
	Total waste entombed at primary landfill (tonnes)	45,534	50,215	47,441	43,608	0
	Total waste entombed at other landfills (exc recyclables) (tonnes)	150	150	150	150	43,608
Waste Generation	Average total waste generated per person (tonnes)	- 1	1.21	1.13	1.03	•
	Average cost of waste service per residential household	\$223	\$244	\$244	\$256	0
Hazardous/Liquid	DrumMuster collections (number of drums)	1,251	519	897	1,514	•
Waste	Household Hazardous Wastes collected (kg)	6610	9,272	4,787	8,258	•
Reduce	Organics collected (diverted from landfill) (tonnes)	2,763	2,523	2,481	6,429	•
Reduce	E-Waste collected (diverted from landfill) (tonnes)	16	5	8	8	0
Recycle	Volume of material recycled (tonnes)	4,040	3,797	3,575	2,951	0
Recycle	Volume of material recycled per person (kg)	98	91	85	70	0
Littering and illegal dumping	Number of illegal waste disposal complaints to Council	104	99	86	108	0
Engineering,	New road construction (km)	2	2	4	4	•
Civil Works	Road upgrades (km)	72	65	59	55	•
Risk Management	Flood management plans/ flood mapping - increase in area covered (ha)	0	0	0	0	•
	Hazard reduction burns (Number)	0	0	0	0	-
	Office paper used by Council (A4 & A3 reams)	3,738	3,552	3,248	3,539	0
Climate Change Mitigation	Council sustainability initiatives (Number)	22	24	26	26	1
	Council mitigation initiatives (Number)	4	4	4	5	1
	Annual electricity consumption for Council controlled facilities (MWh)	14,380	14,162	14,820	15,289	0
	Annual natural gas consumption for Council controlled facilities (Gj)	15,286	16,299	14,717	47,441 43,608	
Council Greenhouse Gas	Annual bottled gas consumption for Council controlled facilities (L)	2,693	2,479	1,760	1,686	0
Emissions	Total fuel consumption (KL)	891	866	850	857	•
	Proportion of Council's electrical energy demand met from Council-owned renewable energy infrastructure	0.9%	1.8%	1.7%	3.0%	•
	Council total operational greenhouse gas emissions (tCO2-e/year)	26,272	27,477	38,462	38,492	0
Community Greenhouse Gas	Small scale renewable energy uptake (kW installed) – data collected 30 July 2017	1,342	1,839	1,698	1,071	0
Emissions	Number of solar water heaters and heat pumps installed	31	30	26	19	0

## **Biodiversity**

Issue	Indicator	2013-14	2014-15	2015-16	2016-17	Trend	
	Total area in the National Parks Estate (ha)		16,642	16,620	16,677	<b>-</b>	•
	Total Area of State Forests (ha)		12,235	12,275	12,276	-	3
	Total Area Protected in Wildlife Refuges (ha)	6,683	6,683	6,683	6,683	<b>(-)</b>	
	Area protected in conservation reserves & under voluntary conservation agreements (ha)	791	1,848	1,848	1,937	•	
Habitat Loss	Extent of Traveling Stock Reserves in LGA (ha)			334	305	•	
	Proportion of Council reserves that is bushland/remnant vegetation	50%	50%	45%	45%	•	b
	Habitat areas revegetated (ha)	8	0.8	21	15	•	•
	Roadside vegetation management plan	Yes	Yes	Yes	Yes	-	
	Roadside vegetation rehabilitated (ha)		16	0	0	•	•
Threatened Species	Threatened species actions implemented (e.g. PAS, recovery plans) (Number)	10	5	5	4	•	
	Fish restocking activities: native species (Number)	14,000	34,716	51,887	77,612	•	ľ
	Fish restocking activities: non-native species (Number)	64,000	76,500	72,332	67,334	•	
Noxious weeds and feral animals	Number of declared noxious weeds	66	125	125	95	•	
feral animals	Invasive species (listed noxious or WONS) under active management (Number)	15	14	13	13	0	ŀ

#### CASE STUDY: Sustainable Living Expo (Bathurst LGA)

The Bathurst Sustainable Living Expo is an annual event, now in its tenth year. The Expo has grown and changed over time and in 2017 approximately 6,000 people attended the four hour event. Every year the Expo has a different theme, with this year's being 'Love Food Hate Waste'. The Expo became a series of three opportunities to explore the theme.

To bring expertise and a feeling of celebrity, the Expo featured two famous foodies to help educate and share the message of environmental sustainability. My Kitchen Rules judge Colin Fassnidge demonstrated his 'nose-to-tail' cooking philosophy, while Matthew Evans from Fat Pig Farm spoke about his experience in sustainable farming and paddock-to-plate principles.

On the Friday night a Sustainable Supper was held where the chefs spoke briefly about managing food waste and buying and eating locally-produced food. Food and beverages served were locally sourced. The event was waste wise with reusable, recyclable or compostable plates, napkins and glassware being used. Left overs were carefully stored to form part of the Producers' Lunch the next day.

The Expo was held on Saturday morning in conjunction with the Farmers' Markets, and featured stalls from Council, local businesses and community groups to share and promote the latest concepts in growing food, renewable energy, land management and sustainable living. The presentations included a demonstration from Colin Fassnidge who spoke about how to use the entire animal when planning your meals and the importance of local food, preparation and planning. Matthew Evans presented on "buy local, use seasonal produce and make a plan to use everything you buy" and used his experience at Fat Pig Farm as an illustration. The King & Queen of Green also performed their theatrical show to educate students to 'Love food - hate waste' and to get them excited about environmental sustainability.

To foster respect for the natural environment and to help people better understand native wildlife, perennial Expo favourite Shoalhaven Zoo presented its 'Zoo to You' program twice during the morning and also provided many opportunities for people to interact with native animals in a hands on way.

The Expo was followed by a Producers' Lunch where all the stallholders at the Farmers' Markets were invited to hear from Matthew Evans and his experience of being a stallholder at Salamanca Markets selling his produce from Fat Pig Farm. The food served was all locally sourced and included leftovers from the Sustainable Supper. The same waste minimisation techniques were applied.

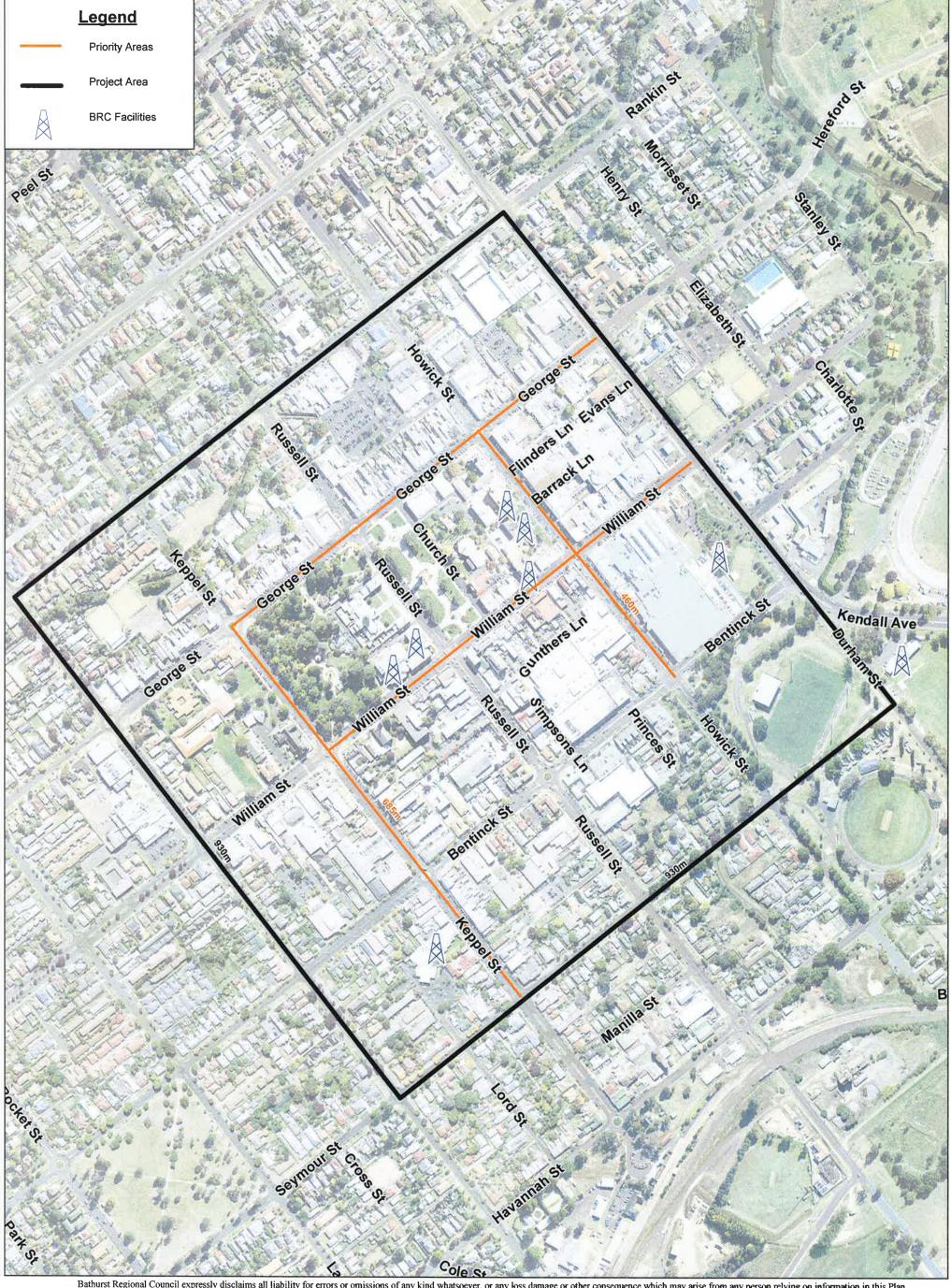
Due to a comprehensive and well-executed communications plan, the Expo had its largest ever attendance.





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## BATHURST REGIONAL COUNCIL



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Date 22/12/2016 Note: The colours on this Plan do not indicate landuse zones under the Bathurst Regional Local Environment Plan 2014. "Base Maps: © Department of Lands 2006"



# Roadside Vegetation Management Plan 2017

**BATHURST REGIONAL COUNCIL LOCAL GOVERNMENT AREA** 



**NOVEMBER 2017** 



#### **Document Verification**



**Project Title:** 

Roadside Vegetation Management Plan 2017 Bathurst Regional Council Local Government Area

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## **CONTENTS**

יווט	VE SUMMARY	۰ ۱
IN	TRODUCTION	1
VIS	SION	1
ВА	ACKGROUND	1
OE	BJECTIVES	1
DC	DCUMENTATION OF THE RVMP	3
RE	LEVANT LEGISLATION	4
LIN	NKS WITH COUNCIL SYSTEMS AND PLANNING	5
DE	FINITION AND DELINEATION OF THE ROADSIDE ENVIRONMENT	8
DE	FINING CONSERVATION VALUES OF ROAD SIDE VEGETATION	8
2.1	Methods for assessing conservation value	8
DE	SCRIPTION OF ROADSIDE VEGETATION AND ENVIRONMENTAL VALUES	14
EX	ISTING ENVIRONMENT	14
1.1	Vegetation communities	14
1.2	Threatened ecological communities	16
1.3	Fauna habitat	19
1.4	Threatened species	20
1.5	Habitat connectivity	26
1.6	Landform stability	26
1.7	Aesthetic values	26
LO	OCAL ROADSIDE ENVIRONMENTAL MANAGEMENT THREATS AND ISSUES	27
CC	DMMUNITY INTERESTS, VALUES AND ACTIVITIES	30
ST	AKEHOLDER CONSULATION ACTIVITIES	30
1.1	Key stakeholders	30
1.2	General community	30
SU	IMMARY OF KEY COMMUNITY INTERESTS, VALUES AND ACTIVITIES	31
2.1	Key Stakeholders	31
RC	DADSIDE ENVIRONMENTAL MANAGEMENT: PRIORITY SITES	32
RC	DADSIDE MANAGEMENT ACTION PLAN	36
	IN VII BA OF	INTRODUCTION  VISION BACKGROUND  OBJECTIVES  DOCUMENTATION OF THE RVMP  RELEVANT LEGISLATION LINKS WITH COUNCIL SYSTEMS AND PLANNING  DEFINITION AND DELINEATION OF THE ROADSIDE ENVIRONMENT  THE DEFINITION OF ROADSIDE VEGETATION  DEFINING CONSERVATION VALUES OF ROAD SIDE VEGETATION  2.1 Methods for assessing conservation value 2.2 Conservation value categories  DESCRIPTION OF ROADSIDE VEGETATION AND ENVIRONMENTAL VALUES  EXISTING ENVIRONMENT  1.1 Vegetation communities 1.2 Threatened ecological communities 1.3 Fauna habitat 1.4 Threatened species 1.5 Habitat connectivity 1.6 Landform stability 1.7 Aesthetic values  LOCAL ROADSIDE ENVIRONMENTAL MANAGEMENT THREATS AND ISSUES  COMMUNITY INTERESTS, VALUES AND ACTIVITIES  STAKEHOLDER CONSULATION ACTIVITIES 1.1 Key stakeholders 2.2 General community  SUMMARY OF KEY COMMUNITY INTERESTS, VALUES AND ACTIVITIES 2.1 Key Stakeholders ROADSIDE ENVIRONMENTAL MANAGEMENT: PRIORITY SITES  ROADSIDE ENVIRONMENTAL MANAGEMENT: PRIORITY SITES  ROADSIDE MANAGEMENT ACTION PLAN

8.1	ACTION 37	IS RELATING TO LEGISLATIVE REQUIREMENTS FOR ROAD CONSTRUCTION AND WID	ENING
8.2	ACTION	IS RELATING TO OTHER LEGISLATIVE REQUIREMENTS	37
8.3 ACTION		IS TO MINIMISE THE IMPACTS OF THREATS AND RESOLVE ISSUES	38
8.4 ACTION		IS TO BETTER MANAGE HIGH, MEDIUM AND LOW CONSERVATION VALUE ROADSIDES	S 39
8.4.1 High		conservation value areas	40
8.4.2 Me		lium conservation value areas	43
8.4	1.3 Low	conservation value areas	46
8.4	1.4 Gen	eral management actions for all areas	48
8.5	QUICK	REFERENCE GUIDE TO LEGAL REQUIREMENTS	49
9	PROTE	CTING AND ENHANCING ROADSIDE VEGETATION AND HABITATS	52
9.1	ROADS	DE MARKERS	52
9.1	l.1 Sign	ificant roadside environment areas	52
9.1	L.2 Prot	ecting the Koala	54
9.2	REHABI	LITATION SITES	54
10	MONIT	ORING, EVALUATION AND REVIEW	58
11	IMPLEN	//ENTATION AND TRAINING	59
12	REFERE	NCES	60
APPEI	NDIX A	APPROACH TO PREPARING THE RVMP	A-I
APPRO	OACH		A-I
De	sktop re	view	A-I
Sta	akeholde	r consultation	A-I
Ide	entificatio	on and prioritisation of management actions	A-II
APPEI	NDIX B	RELEVANT LEGISLATION	B-I
APPEI	NDIX C	COUNCIL PLANS AND STRATEGIES – RELEVANCE TO THE RVMP	<b>C</b> -I
APPEI	NDIX D	RESULTS OF KEY STAKEHOLDER CONSULTATION	D-I
APPEI	NDIX E	ROADSIDE CONSERVATION VALUE MAPS	E-I
APPEI	NDIX F	ROADSIDE WORKS VEGETATION MANAGEMENT CHECKLIST	F-I
1.	PRIOR	TO WORKS	F-II
2.	ONSITE		F-IV

#### **TABLES**

Table 3-1 Key differences between the NSW Roadside Environment Committee methodology and the recent Local Government NSW (2017) methodology
Table 4-1 Vegetation types recorded during roadside surveys in the Bathurst LGA (communities that are a part of TEC's are highlighted in blue)12
Table 6-1 Summary of key stakeholder interests, values and activities
Table 7-1 Priority sites for roadside vegetation management within the Bathurst Regional LGA32
Table 8-1 Quick reference guide to legal requirements
Table 9-1 Candidate sites for rehabilitation55
Table A-1 Legislation relevant to the BRC RVMP (adapted from the Local Government NSW (2017) Counci Roadside Environmental Management Framework)
FIGURES
Figure 1-1 Roads within the Bathurst Regional LGA covered by this RVMP2
Figure 2-1 Relationship of the RVMP to other BRC systems and planning
Figure 3-1 Areas of the road formation and roadside within the road reserve
Figure 3-2 Roadside conservation categories mapped across the Bathurst Regional LGA13
Figure 4-1 Examples of White Box Yellow Box Blakely's Red Gum Woodland (high conservation value or Crudine Road, left and low conservation value on Messeners Road, right)
Figure 4-2 Examples of Tablelands Snow Gum, Black Sallee, Candlebark and Ribbon Gum Grass Woodland (high conservation value on Eusdale Road, left and low conservation value on Old Trunk Road right)
Figure 4-3 Distribution of roadside TEC's across the Bathurst Regional LGA (high, medium and low conservation value)
Figure 4-4 Rocks and crevices (along the Bridle Track – left) provide habitat for reptile species19
Figure 4-5 Fallen timber and hollow-bearing trees are important habitat components in the roadside environment
Figure 4-6 Threatened flora and fauna records (all historic records - BioNet 2017) along the assessed roadsides of the Regional Bathurst LGA
Figure 4-7 Silver-leafed Gum (left) and Hoary Sunray (right) recorded within the Bathurst roadsides22
Figure 4-8 Purple Copper Butterfly (left) and Booroolong Frog (right) known to occur within the roadsides

Figure 4-9 Known Koala habitat along Rockley Road	24
Figure 4-10 OEH BioNet Koala records for the Bathurst Regional LGA over the last five years	25
Figure 4-11 Roadside vegetation (such as along Hobby's Yards Road above) can often provide ha	
Figure 7-1 Priority sites for roadside vegetation management within the Bathurst Regional LGA	35
Figure 9-1 High conservation value roadside markers currently in place	52
Figure 9-2 Significant Roadside Environment Area signage to be installed at the beginning and end high conservation value sections	
Figure 9-3 Standard roadside signage for Koalas	54
Figure 9-4 Recommended rehabilitation sites for connectivity on Triangle Flat Road (left) and degreection in otherwise high conservation value vegetation along Turondale Road (right)	
Figure 9-5 Recommended roadside rehabilitation sites	57

#### ACRONYMS AND ABBREVIATIONS

ARRB Australian Road Research Board

BC Act NSW *Biodiversity Conservation Act 2016*BAM NSW Biodiversity Assessment Methodology

BVT BioMetric Vegetation Type
BRC Bathurst Regional Council

CEEC Critically Endangered Ecological Community
CRMS Customer Request Management System (BRC)

EEC Endangered Ecological Community

EPBC Act Commonwealth Environment Protection and Biodiversity Conservation Act

1999

IP&R Integrated Planning and Reporting

LGA Local Government Area

LUS Local Land Services

NSW New South Wales

OEH New South Wales Office of Environment and Heritage

PCT Plant Community Type

RAM Rapid Assessment Methodology

REC NSW Roadside Environment Committee

RMS NSW Roads and Maritime Services

RVMP Roadside Vegetation Management Plan

SEPP State Environmental Planning Policy (NSW)

TEC Threatened Ecological Community

TSR Travelling Stock Reserve

#### **EXECUTIVE SUMMARY**

This Roadside Vegetation Management Plan (RVMP) has been prepared for Bathurst Regional Council (BRC) to guide the effective management of the roadside environment across the Bathurst Regional Local Government Area (LGA). The development of this RVMP involved analysis of existing information from the survey and assessment of over 1100km of roads. The surveyed roadsides were classified as high, medium or low conservation value according to the NSW Roadside Environment Committees Managing Roadsides Guidelines.

Approximately 247km of high conservation value and 194km of medium conservation value roadside vegetation was mapped across the BRC LGA. High conservation value areas provide habitat for threatened species and communities. High and medium conservation value areas also often contain other values including:

- Fauna habitat such as hollow-bearing trees, fallen timber, rocks and foraging resources.
- The provision of connectivity between patches of vegetation in highly cleared landscapes.
- Landform stability through protection from erosion.
- Aesthetic values for motorists and local residents.

Threatening processes and roadside activities can compromise the values of these areas. Appropriate protection and management of roadside vegetation is paramount to maintaining and enhancing the values it provides and this is an overarching objective of this RVMP.

This RVMP has been prepared with guidance from the Local Government NSW Council Roadside Environmental Management Framework. It has considered the need for Integrated Planning and reporting and how the management of roadside vegetation integrates into existing BRC planning systems and policy.

The key goals of this RVMP are to:

- Improve the management of roadside vegetation in the Bathurst Regional LGA.
- Better integrate roadside environmental management with existing Council planning mechanisms including the Community Strategic Plan and Delivery Plan.
- Protect and enhance the environmental values of roadside vegetation under Council care and control.
- Identify priority management actions to enhance the environmental values of the roadside reserves.
- Provide strategies to improve community awareness of roadside environmental values and compliance with relevant legislation and Council policies.

To achieve these goals, this RVMP:

- Defines the roadside environment within the Bathurst Regional LGA and its conservation values, including map sets identifying high, medium and low conservation value areas.
- Describes the key environmental values.
- Identifies threats and issues.
- Identifies environmental management priority sites and those that could be targeted for rehabilitation.
- Provides a management action plan for high, medium and low conservation value areas.
- Provides guidance on the legal implications of roadside management activities.



- Provides a strategy for roadside markers and signage.
- Provides a framework for monitoring the success of and reviewing the RVMP.
- Provides recommendation with regard to implementation particularly with regard to community educations and staff training.

This RVMP is designed to be a document that can be utilised by a range of target audiences from members of the public and community groups through to the Council workers and staff who are responsible for managing the roadside environment.



#### 1 INTRODUCTION

#### 1.1 VISION

A roadside environment where conservation, ecological and community values are protected, maintained and enhanced through appropriate roadside vegetation management, whilst providing a safe and effective road network.

#### 1.2 BACKGROUND

Roadside vegetation within the Bathurst Regional Local Government Area (LGA) was assessed during 2007 and classified into High, Medium and Low Conservation value categories according to the NSW Roadside Environment Committee Managing Roadsides guidelines. These vegetation classifications were used to guide construction and maintenance works on rural road reserves within the Bathurst Regional LGA via the BRC Roadside Vegetation Management Guidelines (2007).

Bathurst Regional Council (BRC) identified the need to develop a comprehensive Roadside Vegetation Management Plan (RVMP) for the Bathurst Regional LGA. The scope of the RVMP covers all roads within the LGA which fall outside the urban speed zones of 50km/h or 60km/h (Figure 1-1). The RVMP will build upon and replace the BRC Roadside Vegetation Management Guidelines (2007), which no longer adequately meet BRC's current environmental management objectives.

Due to limitations of the original vegetation assessment and the 2007 Guidelines, BRC reassessed the conservation categories of all roadside vegetation within the Bathurst Regional LGA between 2013 and 2016 according to the NSW Roadside Environment Committee's Managing Roadsides: Assessment (NGH Environmental 2013 – 2015; discussed further in Section 3). This updated roadside assessment data has been used to develop this RVMP.

#### 1.3 OBJECTIVES

The purpose of this RVMP is to promote good management of roadside vegetation particularly in relation to environmental values. This RVMP defines the strategic framework and management principles which will guide actions within the road reserves to promote good management of roadside vegetation for the Bathurst Regional LGA.

The specific goals of the RVMP are to:

- Improve the management of roadside vegetation in the Bathurst Regional LGA.
- Better integrate roadside environmental management with existing Council planning mechanisms including the Community Strategic Plan and Delivery Plan.
- Protect and enhance the environmental values of roadside vegetation under Council care and control
- Identify priority management actions to enhance the environmental values of the roadside reserves.
- Provide strategies to improve community awareness of roadside environmental values and compliance with relevant legislation and Council policies.



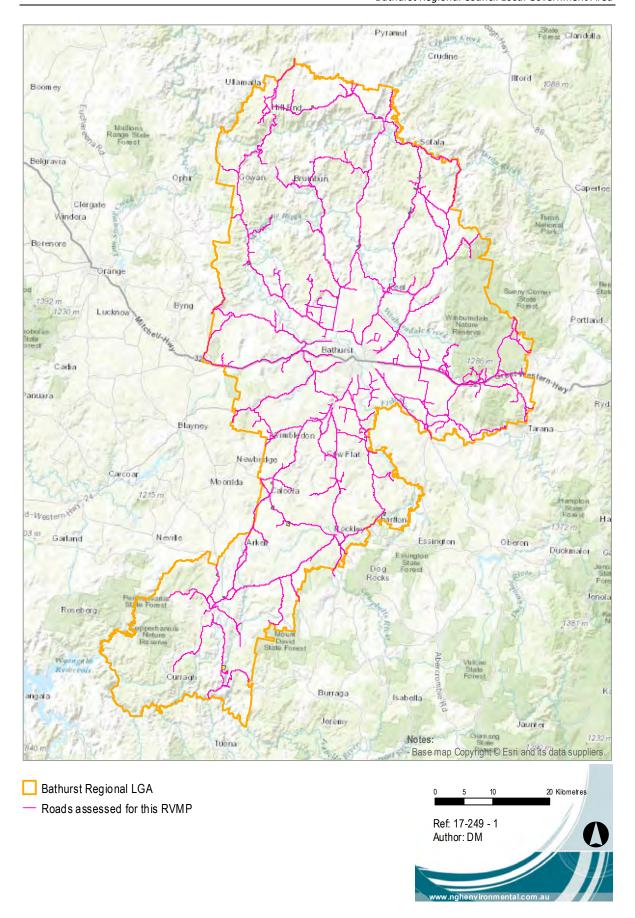


Figure 1-1 Roads within the Bathurst Regional LGA covered by this RVMP

#### 1.4 DOCUMENTATION OF THE RVMP

This RVMP has been prepared with guidance from the following:

- Local Government NSW Council Roadside Environmental Management Framework (2017).
- NSW Roads and Maritime (RMS) Biodiversity Guidelines (2011).
- NSW Roadside Environment Committee's Managing Roadsides Guidelines (date not specified).
- Australian Road Research Board (ARRB) Environmental practices for rural sealed and unsealed roads (2002)
- ARRB Biological diversity in transport corridors: road drainage management (1997)

The Local Government NSW Council Roadside Environmental Management Framework (the framework) sets out a high level strategic approach to vegetation management with a focus on integration into other local government planning and policies. This is often referred to as Integrated Planning and Reporting (IP&R). How this RVMP integrates with existing BRC planning and policy is documented in Section 2.



#### 1.5 RELEVANT LEGISLATION

The NSW *Roads Act 1993* (Roads Act) sets out the legal framework for the classification and management of roads within NSW. All classified roads are categorised into three management categories:

- State Roads.
- Regional Roads.
- Local Roads.

The state roads authority, Roads and Maritime Services (RMS), is responsible for the pavement and structure of state roads however, aside from freeways, the local council is responsible for managing the footpaths and road reserves. Council is responsible for all aspects of maintaining and managing regional and local roads.

State and Commonwealth legislation, policies and guidelines relevant to the managements activities of this RVMP include:

- Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act).
- Biodiversity Conservation Act 2016 (BC Act).
- Biosecurity Act 2015.
- Crown Lands Act 1989<sup>1</sup>.
- Environmental Planning and Assessment Act 1997.
- Fisheries Management Act 1994.
- Local Government Act 1993.
- Local Land Services Act 2013.

- National Parks and Wildlife Act 1974.
- Protection of the Environment Operations Act 1997.
- Roads Act.
- Rural Fires Act 1997
- Water Management Act 2000
- Bathurst Regional Local Environmental Plan 2014
- SEPP 44 Koala Habitat Protection

<sup>&</sup>lt;sup>1</sup> The NSW Government has passed the *Crown Land Management Act 2016* and the *Crown Land Legislation Amendment Act 2017*. The Crown Land Management Act will commence in early 2018.



17-249 Draft v2.1

How these apply to this RVMP is documented in full in Appendix A. A quick reference guide as to whether roadside vegetation management activities may require approval under these legislative instruments is included within the roadside management action plan in Section 8.

#### 2 LINKS WITH COUNCIL SYSTEMS AND PLANNING

#### **Bathurst 2036 Community Strategic Plan (2013)**

The Bathurst 2036 Community Strategic Plan (BRC 2013) identifies the community's main priorities and aspirations for the future and plans strategies for achieving these goals including funding mechanisms. The main environmental objectives of the Community Strategic Plan relevant to the RVMP are Objective 10: To protect and enhance the regions biodiversity and Objective 9: To protect and enhance the region's landscapes, views, vistas, open spaces and the Macquarie River. Roadside verges are acknowledged as a land asset in the Community Strategic Plan.

Strategy 16.2 of the Community Strategic Plan is to Continue education and enforcement activities under the Protection of the Environment & Operations Act in relation to littering and dumping. Managing littering and dumping on roadsides forms a key part of this strategy. Rubbish dumping is identified as a key threat to the roadside environment in this RVMP

The Community Strategic Plan is BRC's overarching 'blueprint' supported and underpinned by other Council plans which seek to deliver, resource and report on the outcomes of the plan.

The Resource Strategy within the Community Strategic Plan outlines Council's capacity to manage assets and deliver services over to 2036. It determines Council's capacity to manage its finances effectively, to sustain its workforce and manage the overall costs of community assets. It includes 3 key elements: A Workforce Plan, Asset Management Plans and a Long Term Financial Plan.

#### **Rural Roads Asset Management Plan**

Prepared by BRC in 2010, this Plan aims to provide responsive management of rural roads, compliance with regulatory requirements, and to communicate funding required to provide the required levels of service.

The roadside environment covered by this RVMP will be incorporated into BRC's asset management system (particularly the Rural Roads Asset Management Plan), to ensure appropriate prioritisation and funding to implement the management measures identified by this RVMP.

#### **Delivery Plan and Annual Operational Plan**

BRC developed this plan in line with the NSW Government's Integrated Planning and Reporting framework. The Delivery Plan identifies actions to achieve the objectives identified in the Community Strategic Plan. The Annual Operational Plan, presents the principal activities and specific tasks to be performed that will advance the actions to be taken in the Delivery Plan.

The Delivery Plan and Annual Operational Plan include specific actions and tasks to deliver the goals of the Community Strategic Plan, including the completion of the RVMP in 2017 and updated Roadside Vegetation Management Guidelines in 2018.



#### **Other Council Plans and Systems**

In addition, the following BRC plans and policies have been identified as containing objectives and/or actions that are relevant to the management of roadside vegetation within the Bathurst Regional LGA:

- Biodiversity Management Plan for Bathurst Regional Council (2012).
- Bathurst Vegetation Management Plan (2003).
- Bathurst Urban Waterways Management Plan (2010).
- Bathurst Regional Council Roadside Vegetation Management Guidelines (2007)<sup>2</sup>.
- Bathurst Region Urban Strategy (2007).
- Bathurst Region Rural Strategy (2009).
- Bathurst Regional Development Control Plan (2014).
- Bathurst Regional Local Environmental Plan (2014).

Figure 2 1 illustrates the relationship of the RVMP to the relevant BRC plans and systems, showing how RVMP actions will be incorporated into council asset management plans and delivery programs. The objectives and/or actions relevant to this RVMP, are detailed in Appendix C.

<sup>&</sup>lt;sup>2</sup> The 2007 guidelines will be replaced by this RVMP





ngh environmental

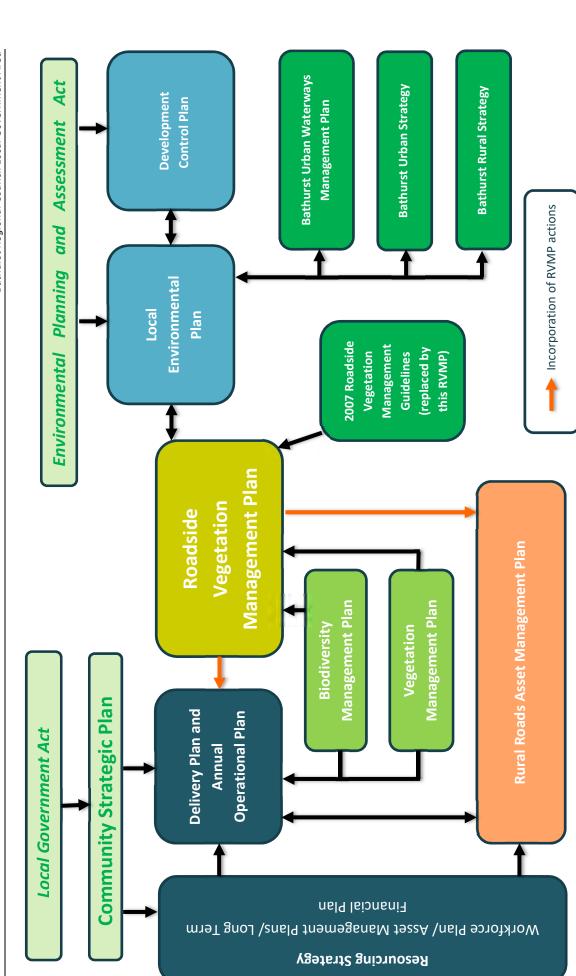


Figure 2-1 Relationship of the RVMP to other BRC systems and planning

## 3 DEFINITION AND DELINEATION OF THE ROADSIDE ENVIRONMENT

#### 3.1 THE DEFINITION OF ROADSIDE VEGETATION

For the purposes of this RVMP, the roadside is defined as the area of land between the edge of the road formation (the edge of finished earthworks) and the fenced boundary (or cadastral boundary where fences are absent) of the road reserve (Figure 3-1). Table drains, mitre drains, bridges, tunnels and causeways are all included within the road formation. Cut and fill batters are included in the roadside and often support established roadside vegetation.

Roadside vegetation is defined as any vegetation growing within the roadside and includes native and exotic species.



Figure 3-1 Areas of the road formation and roadside within the road reserve

#### 3.2 DEFINING CONSERVATION VALUES OF ROAD SIDE VEGETATION

#### 3.2.1 Methods for assessing conservation value

As part of the 2013-2016 assessment, the composition and quality of roadside vegetation was identified and mapped in the Bathurst Regional LGA using roadside assessment sheets and guidelines adapted by BRC from the NSW Roadside Environment Committee (REC) Managing Roadsides Guidelines. The methodologies used to collect the data differ somewhat from the more recent Rapid Assessment

Methodology (RAM) to Assess Conservation Value of Linear Reserves in NSW (Local Government NSW 2017). Key differences between the two methodologies are detailed in Table 3-1 below.

Table 3-1 Key differences between the NSW Roadside Environment Committee methodology and the recent Local Government NSW (2017) methodology

Assessment aspect	Local Government NSW Rapid assessment methodology (2017)	NSW Roadside Environment Committee methodology	Key differences
Consideration for different vegetation types	Uses different forms to assess communities dominated by:  Trees.  Shrubs.	Uses a single form to assess all vegetation types although has provisions for modifying the form for shrublands and grasslands.	The RAM accounts for different naturally occurring community structures. However, as the vast majority of communities within the Bathurst Regional LGA are woody treed communities (albeit highly modified in some instances), the use of other forms would not have benefitted the assessment.
Area assessed	Can combine both sides of the road and has no set length of road to assess per area but recommends a 500m minimum. Uses 'assessment zones' of relatively uniform Plant Community Types (PCTs).	Assesses left and right hand sides of the road independently. Recommends a general 1km interval but this can be modified to suit variations in vegetation types or other attributes. Does not specify PCTs.	No implications for identifying areas of conservation value.
Conservation status	Identifies presence of threatened communities and/or species and wetlands.	Identifies presence of threatened communities and/or species.	Threatened communities are considered in the scoring of the RAM. They do not contribute to the score in the REC methodology but are considered post scoring for defining conservation value.
Landscape assessment	<ul> <li>Mitchell landscape.</li> <li>Vegetation width within (&lt;5, 5-20, 21-100 and &gt;100m) and out of road reserve (&lt;20, 21-100 or &gt;100m).</li> <li>Areas of veg within 100m (immediate connectivity). Maps the area of the patch of connected vegetation.</li> </ul>	<ul> <li>Vegetation width within the road reserve (1-5, 6-21 and &gt;21m).</li> <li>Connectivity between areas of natural bushland greater then 10ha (local connectivity) as a Y/N and not included in scoring.</li> </ul>	Vegetation (road reserve) width is considered in the scoring of both methodologies. The RAM also considers other landscape attributes in the scoring where the REC methodology does not. The REC methodology considers connectivity post scoring when assigning conservation value.
Condition attributes	<ul> <li>Measures:</li> <li>Density of trees/shrubs (Near natural, partially removed, completely removed).</li> <li>Large trees/hollows (Y/N).</li> <li>Tree/shrub recruitment (Y/N).</li> <li>Logs/fallen timber (Y/N).</li> <li>Non-indigenous woody weeds (% cover).</li> <li>Groundcover (% cover).</li> <li>Non-woody plant cover (grasslands only).</li> </ul>	<ul> <li>Measures:         <ul> <li>Condition of indigenous vegetation (near natural, modified, degraded).</li> <li>Introduced species (dominant, scattered, isolated, few).</li> <li>Regeneration (Y/N).</li> <li>Fauna habitat features; Trees, trees with hollows, shrubs, native herbs and grasses, fallen logs/litter, rocks/crevices and wet/marshy/creek areas.</li> </ul> </li> </ul>	Similar attributes are considered for condition and all of them are scored in both methodologies.



10

Both methodologies collect extra non-scored information such as:

- Dominant and significant species present.
- Major weed species.
- Photographs.
- General notes.

The RAM also contains specific provision for recording other habitat features, threats/disturbance, active management and potential Cultural Heritage items or sites. These items would have to be recognised and added to the notes in the REC methodology to be consistent with the RAM. The REC methodology contains specific provisions for considering road management activities that may be affecting the reserve.

Both methodologies use a scoring system for each measured attribute. The REC methodology tallies the scores of the measured attributes and the categorises them in intervals to define management categories (A - 14+, B - 10-13) and C - 1-9. It then combines these scores with other important unscored attributes (such as habitat for TECs or threatened species) to define the conservation value (refer to Section 3.2.2 below) The RAM tallies within each category of variable assessed and then uses a conservation value assessment matrix which considers the whole range of variables measured.

Based on the comparison above, the two methodologies are generally aimed at assessing similar attributes. The RAM methodology considers more of these attributes quantitatively by assigning a conservation value category and is a more comprehensive assessment in this regard. However, the REC methodology used in the preparation of this RVMP achieves a similar outcome. Important attributes not specifically considered in the scoring calculations (such as TEC status and presence of threatened species) are considered when defining the conservation category post assessment (refer Section 3.2.2 below).

The 2013-2016 mapping defines roadside biodiversity values mostly in 1km intervals as recommended in the REC Roadside Management Guidelines unless there were clear boundaries which warranted extension or shortening of a section. As such there are many occasions where more than one vegetation or habitat type occurred within an assessment section. In other sections the other variables may have also changed e.g. roadside width was rarely consistent and in these cases the dominant attributes were recorded.

### 3.2.2 Conservation value categories

The roadside vegetation has been classified into High, Medium and Low conservation value categories according to the REC methodology which marries with the final categories of the RAM. The conservation categories defined in the REC Roadside Management Guidelines are specifically for data collected using that methodology as follows below.



### **High Conservation Value (HCV) Roadsides**

These are roadsides that are in Management Category A or, in some cases Management Category B, and have important unscored attributes including threatened species and Endangered Ecological Communities. The HCV roadsides in Management Category A are roadsides remaining mostly in their natural state. They are usually the easiest and cheapest types of roads to manage over the long-term. Current management practice has not had an adverse effect on the natural condition and the area can continue to be managed in a similar way. The HCV roadsides in Management Category B must have significant unscored attributes to warrant inclusion in this category. This is the category which will benefit most from active management. These sites have the best chance of being returned to a near-natural state. The level of degradation is usually manageable within cost constraints. Restoring roadsides to a near-natural state has cost-benefits, as natural vegetation requires little maintenance and suppresses the growth of weeds. In extreme cases, areas in Management Category C could be included be included in HCV roadside. For example, a threatened orchid could be found in degraded roadside thus warranting inclusion as a HCV roadside.

### **Medium Conservation Value (MCV) Roadsides**

These are roadsides from Management Categories A or B that do not have significant unscored attributes. They still have environmental values such as wildlife corridors and aesthetic appeal.

### **Low Conservation Value (LCV) Roadsides**

These are roadsides in Management Category C. From a nature conservation perspective, they are the most modified or degraded roadsides. They may have other uses compatible with their condition such as grazing. The resources required to change the conditions of roadsides in Category C are high and generally beyond those available.

The colour coding of these categories is applied consistently throughout this RVMP. In considering threatened species, highly mobile threatened fauna species such as birds and bats have not been included as the habitats for these species are wide ranging and unlikely to be limited to the road reserves.

Roadside conservation value categories across the Bathurst LGA are mapped on Figure 3-2. A detailed map set is provided as Appendix E.

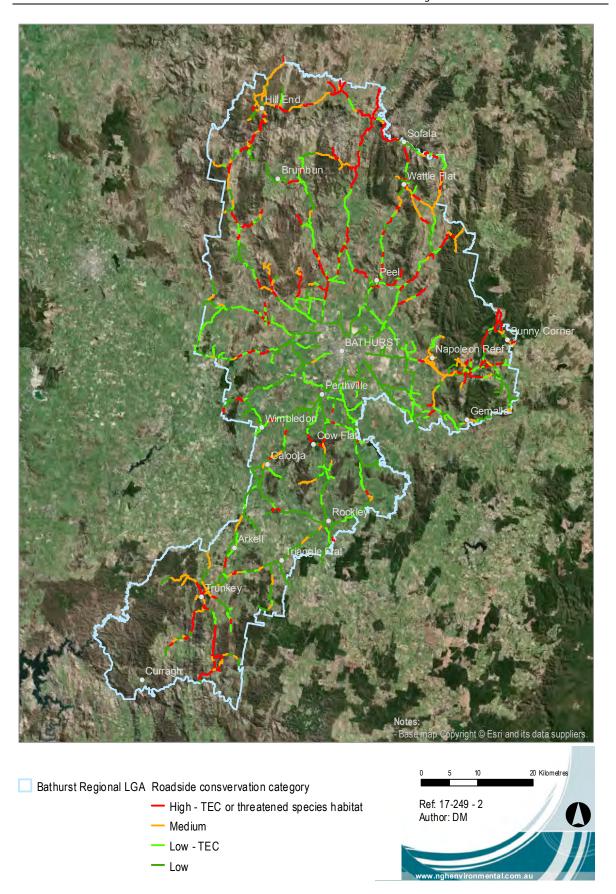


Figure 3-2 Roadside conservation categories mapped across the Bathurst Regional LGA

### 4 DESCRIPTION OF ROADSIDE VEGETATION AND ENVIRONMENTAL VALUES

### 4.1 EXISTING ENVIRONMENT

### 4.1.1 Vegetation communities

Vegetation communities were classified (where possible) according to the BioMetric Vegetation Type (BVT) Database for the Central West and Hawkesbury Nepean Regions (Office of Environment and Heritage (OEH) 2012)<sup>3</sup>. Classifications were made through rapid assessment of the dominant species in the overstorey, midstorey and groundcover strata, often from a vehicle. Detailed floristic assessment would be required to confirm these vegetation types and their distribution. In some cases, mostly due to clearing and disturbance, it was not possible to determine what the original vegetation type was. In these instances, a 'descriptive' vegetation type has been assigned e.g. 'Acacia scrub'. The data also contained occurrences of single species e.g. Blakely's Red Gum woodland where it could have been part of several vegetation types. A total of 24 BVTs and variants thereof and six descriptive vegetation types were recorded within the Bathurst Regional LGA during the surveys (Table 4-1). The likely equivalent Plant Community Types (PCTs) are also provided in Table 4-1 for consistency with the current NSW OEH vegetation classification. Those that are or may be part of a TEC are highlighted and discussed further below.

Table 4-1 Vegetation types recorded during roadside surveys in the Bathurst LGA (communities that are a part of TEC's are highlighted in blue)

Biometric Vegetation Types	Equivalent Plant Community Type
<ul> <li>Apple Box - Broad-leaved Peppermint dry open forest (BVT – CW101)</li> </ul>	• Apple Box - Broad-leaved Peppermint dry open forest of the South Eastern Highlands Bioregion (PCTID 649)
<ul> <li>Apple Box - Yellow Box dry grassy woodland (BVT – CW102)</li> </ul>	• Apple Box - Yellow Box dry grassy woodland of the South Eastern Highlands Bioregion (PCTID 654)
<ul> <li>Apple Box moist gully grass - forb open forest (BVT – CW103)</li> </ul>	<ul> <li>Apple Box - Blakely's Red Gum moist valley and footslopes grass-forb open forest of the NSW South Western Slopes Bioregion (PCTID 283)</li> </ul>
<ul> <li>Blakely's Red Gum - Yellow Box</li> <li>Rough-barked Apple grassy woodland (BVT - CW111)</li> </ul>	<ul> <li>Rough-Barked Apple - red gum - Yellow Box woodland on alluvial clay to loam soils on valley flats in the northern NSW South Western Slopes Bioregion and Brigalow Belt South Bioregion (PCTID 281)</li> </ul>
Blakely's Red Gum - Yellow Box grassy woodland (BVT – CW112)	<ul> <li>Yellow Box - Blakely's Red Gum grassy woodland on the tablelands, South Eastern Highlands</li></ul>
Blakely's Red Gum - Yellow Box shrubby forest (possible variant of BVT - CW112 or intergrade with adjacent vegetation)	<ul> <li>No direct equivalent PCT, possibly a variant of PCTID 1330 above or intergrade with adjacent PCTs</li> </ul>

<sup>&</sup>lt;sup>3</sup> BioMetric Vegetation Types were retired from the OEH Vegetation Information System Classification system on 21 August 2017, and were replaced with Plant Community Types (PCTs).



Biometric Vegetation Types	Equivalent Plant Community Type
Broad-leaved Peppermint -	Broad-leaved Peppermint - Brittle Gum - Red Stringybark dry open forest on the
Brittle Gum - Red Stringybark open forest (BVT – CW117)	South Eastern Highlands Bioregion (PCTID 727)
<ul> <li>Broad-leaved Peppermint - Mountain Gum dry open forest (BVT – CW118)</li> </ul>	Broad-leaved Peppermint - Mountain Gum dry open forest of the Central Tablelands area of the South Eastern Highlands Bioregion (PCTID 730)
<ul> <li>Broad-leaved Peppermint - Ribbon Gum grassy open forest (BVT – HN515)</li> </ul>	Broad-leaved Peppermint - Ribbon Gum grassy open forest in the north east of the South Eastern Highlands Bioregion (PCTID 732)
<ul> <li>Candlebark Woodland (BVT – HN589)</li> </ul>	Snow Gum - Candle Bark woodland on broad valley flats of the tablelands and slopes, South Eastern Highlands Bioregion (PCTID 1191)
Long-leaved Box - Red Box - Red Stringybark sheltered open forest (BVT – CW149)	<ul> <li>Long-leaved Box - Red Box - Red Stringybark mixed open forest on hills and hillslopes in the NSW South Western Slopes Bioregion (PCTID 287)</li> </ul>
<ul> <li>Mountain Gum - Manna Gum open forest (BVT – CW154)</li> </ul>	<ul> <li>Mountain Gum - Manna Gum open forest of the South Eastern Highlands Bioregion (PCTID 951)</li> </ul>
<ul> <li>Peppermint - Mountain Gum - Brown Barrel moist open forest (BVT - CW164)</li> </ul>	<ul> <li>Peppermint - Mountain Gum - Brown Barrel moist open forest of the South Eastern Highlands Bioregion (PCTID 1070)</li> </ul>
<ul> <li>Red Stringybark - Brittle Gum</li> <li>Inland Scribbly Gum dry open forest (BVT – HN570)</li> </ul>	Red Stringybark - Brittle Gum - Inland Scribbly Gum dry open forest of the tablelands, South Eastern Highlands Bioregion (PCTID 1093)
<ul> <li>Red Stringybark - Brittle Gum</li> <li>Long-leaved Box shrubby</li> <li>forest (BVT – HN570)</li> </ul>	Red Stringybark - Brittle Gum - Inland Scribbly Gum dry open forest of the tablelands, South Eastern Highlands Bioregion (PCTID 1093)
<ul> <li>Red Stringybark - Scribbly Gum - Red Box - Long-leaved Box shrub - tussock grass open forest (BVT - CW176)</li> </ul>	<ul> <li>Red Stringybark - Red Box - Long-leaved Box - Inland Scribbly Gum tussock grass - shrub low open forest on hills in the southern part of the NSW South Western Slopes Bioregion (PCTID 290)</li> </ul>
• Ribbon Gum - Yellow Box grassy woodland (BVT - HN573)	Ribbon Gum - Yellow Box grassy woodland on undulating terrain of the eastern tablelands, South Eastern Highlands Bioregion (PCTID 1103)
• River Oak riparian woodland (BVT – CW180)	River Oak forest and woodland wetland of the NSW South Western Slopes and South Eastern Highlands Bioregion (PCTID 85)
• Snow Gum - Candlebark woodland (BVT – HN589)	• Snow Gum - Candle Bark woodland on broad valley flats of the tablelands and slopes, South Eastern Highlands Bioregion (PCTID 1191)
<ul> <li>Snow Gum - Mountain Gum tussock grass-herb forest (BVT - CW196)</li> </ul>	Snow Gum - Mountain Gum tussock grass-herb forest of the South Eastern Highlands Bioregion (PCTID 1197)
<ul> <li>White Box - Blakely's Red Gum - Yellow Box grassy woodland (BVT - CW209)</li> </ul>	Blakely's Red Gum - White Box - Yellow Box - Black Cypress Pine box grass/shrub woodland on clay loam soils on undulating hills of central NSW South Western Slopes Bioregion (PCTID 282)
<ul> <li>White Box - Red Stringybark shrubby woodland (BVT – CW210)</li> </ul>	Red Stringybark - White Box grassy open forest of the NSW South Western Slopes Bioregion (PCTID 1094)
• White Box Grassy Woodland (BVT – CW215)	White Box grassy woodland in the upper slopes sub-region of the NSW South Western Slopes Bioregion (PCTID 266)
• Yellow Box grassy woodland (BVT – HN614)	• Yellow Box grassy tall woodland on valley flats in the upper slopes of the NSW South Western Slopes Bioregion and South Eastern Highlands Bioregion (PCTID 312)
Descriptive vegetation types	Equivalent Plant Community Type
Acacia scrub	NA
Cassinia scrub	NA
Exotic dominated vegetation	NA
Native pasture	NA
Pine forest	NA
<ul> <li>Planted native vegetation (non-indigenous)</li> </ul>	NA

### **4.1.2** Threatened ecological communities

Two endangered ecological communities (EECs) listed under the BC Act were recorded along the roadsides during the surveys comprised of the vegetation types highlighted in Table 4-1 above:

- White Box Yellow Box Blakely's Red Gum Woodland (Endangered).
- Tablelands Snow Gum, Black Sallee, Candlebark and Ribbon Gum Grassy Woodland in the South Eastern Highlands, Sydney Basin, South East Corner and NSW South Western Slopes Bioregions (Endangered).

Better quality areas of White Box Yellow Box Blakely's Red Gum Woodland may also meet the more stringent criteria of the Commonwealth Critically Endangered Ecological Community (CEEC) listed under the EPBC Act. Tablelands Snow Gum, Black Sallee, Candlebark and Ribbon Gum Grassy Woodland is not listed under the EPBC Act.

These communities can also exist as 'derived grasslands' where an intact native dominated groundcover remains but the overstorey has been removed.

A precautionary approach was taken in defining an assessed section as containing an TEC. As detailed flora surveys had not been undertaken, if a patch of roadside vegetation could have met the NSW Scientific Committees determination it was defined as TEC. This meant that degraded areas were sometimes included and, based on the criteria that was being assessed, some of them are mapped as low conservation value in their present state. For example, the NSW Scientific Committees determination for White Box Yellow Box Blakely's Red Gum Woodland includes areas where the understorey is completely degraded and exotic and only scattered trees remain or, situations where the trees have been removed and only a native dominated groundcover is present. The conservation value of these areas is low as their habitat value is limited, particularly where they occur in narrow roadsides and have limited connectivity.

Roadside examples of better and poorer quality patches are shown in Figure 4-1 and Figure 4-2 below.





Figure 4-1 Examples of White Box Yellow Box Blakely's Red Gum Woodland (high conservation value on Crudine Road, left and low conservation value on Messeners Road, right)





Figure 4-2 Examples of Tablelands Snow Gum, Black Sallee, Candlebark and Ribbon Gum Grassy Woodland (high conservation value on Eusdale Road, left and low conservation value on Old Trunk Road, right)

White Box Yellow Box Blakely's Red Gum Woodland was the most widespread community. The communities where Yellow Box was dominant were common on the lower slopes and valley floors whereas White Box dominated communities typically occurred on the upper slopes. Tablelands Snow Gum, Black Sallee, Candlebark and Ribbon Gum Grassy Woodland was less widespread and tended to occur at higher elevations. The distribution of the two TECs recorded along the roadsides across the Bathurst LGA is shown on Figure 4-3. Sections that contain TECs are also overlayed on to the detailed mapping in Appendix E. As discussed in Section 3.2 above, assessments were mostly undertaken in 1km sections which could contain more than one vegetation type. As such, a particular TEC may only occupy a portion of the mapped area.

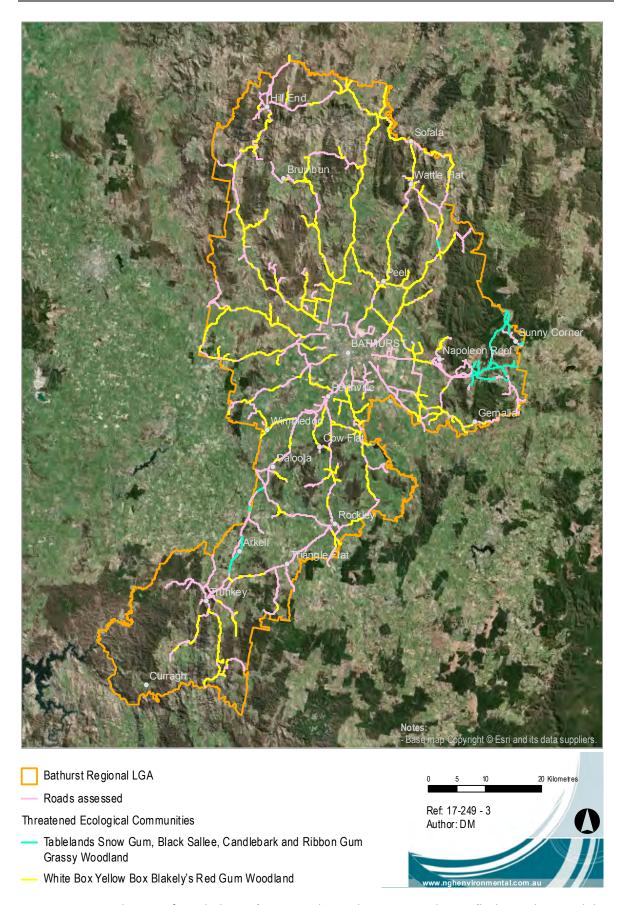


Figure 4-3 Distribution of roadside TEC's across the Bathurst Regional LGA (high, medium and low conservation value)

**Ordinary Meeting** 

### 4.1.3 Fauna habitat

Roadside vegetation can often provide relatively 'intact' fauna habitats as they are somewhat protected from other damaging practices such as clearing, cropping and grazing. Less disturbed vegetation can provide a structurally diverse habitat structure that includes, canopy, midstorey and groundcover layers that provide shelter and food resources for a wide range of fauna. In addition to the physical structure of the vegetation, the roadside environment can contain other specific habitat features as discussed below.

### **Rocks and crevices**

Surface rocks and embedded rocks with crevices provide sheltering opportunities for a range of reptile species (Figure 4-4). Rocks can also provide important basking sites for reptiles to regulate their body temperatures.





Figure 4-4 Rocks and crevices (along the Bridle Track – left) provide habitat for reptile species

### **Hollow-bearing trees**

Hollow-bearing trees provide shelter, roosting and breeding opportunities for a range of bat, bird mammal and reptile species (Figure 4-5). Hollows develop in the trunk and branches of trees following consumption and decay of internal heartwood by fungi and invertebrates and can take decades to form. As such they usually form in mature trees and these trees are a valuable habitat resource. Hollows will often form in the ends of larger branches that have died or in the main trunk where branches have been completely lost. Dead trees often form hollows.

### Fallen and dead timber

Large fallen timber provides an important sheltering resource for ground dwelling mammals and reptiles and contributes to foraging habitat for woodland birds. Fallen timber such as that shown in Figure 4-5 below should be left in place and undisturbed.





Figure 4-5 Fallen timber and hollow-bearing trees are important habitat components in the roadside environment

### 4.1.4 Threatened species

Numerous threatened flora and fauna species have been recorded along the roadsides of the Bathurst Regional LGA (OEH BioNet 2017). All threatened flora and fauna records (including historic records) for the LGA are mapped generically on Figure 4-6 (species have not been identified to preserve sensitive location data) and are discussed further below.

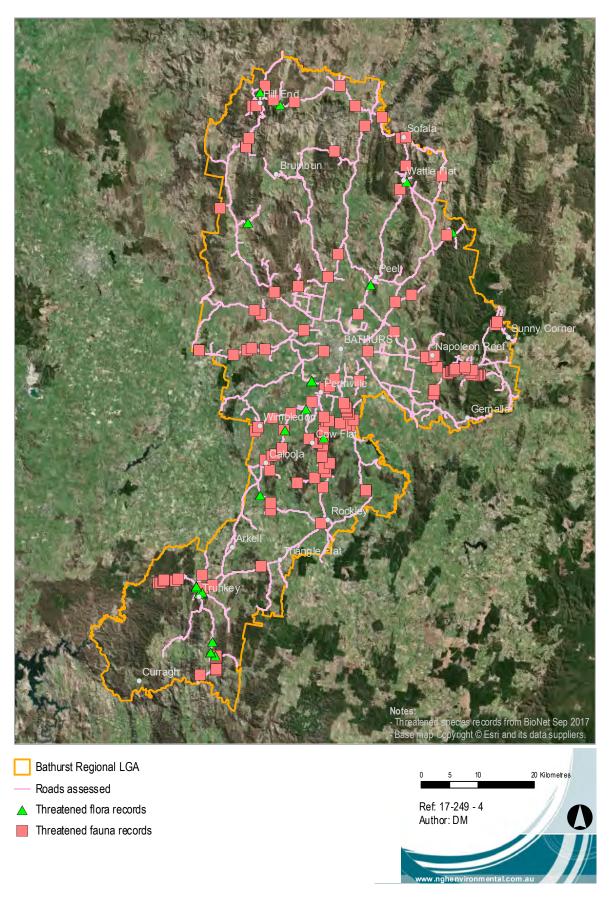


Figure 4-6 Threatened flora and fauna records (all historic records - BioNet 2017) along the assessed roadsides of the Regional Bathurst LGA

### Flora

Four threatened flora species were recorded during the 2013-2016 roadside vegetation surveys (Figure 4-7):

- Eucalyptus pulverulenta (Silver-leafed Gum).
- Leucochrysum albicans var. tricolor (Hoary Sunray).
- Veronica blakelyi.
- Bossiaea fragrans.

In addition, one species considered to be rare in the region *Discaria pubescens* (listed under ROTAP) was also recorded along Killongbutta Road.

Searches of the NSW BioNet Atlas also show *Lepidium Hyssopifolium* (Basalt Peppercress) being recorded within 100m of the road formation along Hen and Chicken Lane in 2004. There is potential for this cryptic species to occur within the roadside at this location however, targeted surveys undertake prior to roadworks in this area during 2010, failed to locate the species within the road reserve or at the site of the previous record.

All locations of known threatened flora records within the road reserve have been identified as priority sites in Section 7 of this RVMP.





Figure 4-7 Silver-leafed Gum (left) and Hoary Sunray (right) recorded within the Bathurst roadsides

### Fauna

Several threatened bird species were recorded during the 2013-2016 surveys including:

- Scarlet Robin.
- Hooded Robin.
- Brown Treecreeper.
- Gang-gang Cockatoo.
- Painted Honeyeater.

Searches of the NSW BioNet Atlas identified two amphibians, 18 birds, five mammals (including three bats) and one insect with known records within 100m of the assessed road formation. Highly mobile

species such as birds, bats and other mammals are not considered to be at high risk from roadside management activities as they are able to move away from disturbances. Although these species may utilise roadside habitats such as hollow-bearing trees for roosting, denning or nesting, activities that are likely to substantially impact on these resources would generally require approval, and appropriate mitigation measures would apply.

More sedentary species such as amphibians and insects that require specific vegetative and topographical habitat requirements are more susceptible. This relates to two species in particular within the Bathurst Regional LGA (Figure 4-8):

- Booroolong Frog (recorded along Groves Creek. Also known from the Macquarie River with records in close proximity to White Rock Road and the Turon River east of Sofala).
- Purple Copper Butterfly (known locations along Slingsbys Road and Eusdale Road).

Roadside areas that are known to support these species are also identified as priority sites in Section 7.





Figure 4-8 Purple Copper Butterfly (left) and Booroolong Frog (right) known to occur within the roadsides

### Koala

There are numerous records of the Koala along roadsides primarily focussed on an area bounded roughly by Wimbledon, Perthville and Rockley Mount. There have also been several more recent sightings reported to Local Land Services (LLS) by local landholders and groups (ABC 2017). Records of the Koala for the last five years (2012 – 2017) from the OEH BioNet Atlas are shown on Figure 4-10.

Figure 4 9 shows known Koala habitat along Rockley Road. It is likely that Koalas would move across the roads in these areas which presents a collision risk for the animals. This is addressed further in Section 9.1.2.

Most of the roadside vegetation in this area is identified as low conservation value. Appropriate roadside vegetation management in these low conservation areas has the potential to benefit this species and Koala habitats (trees where present) should be protected. There is a concentration of records along Rockley Road (Section 2015-256) just south of Rockley Mount (inset map on Figure 4-10). This was originally classified as a medium conservation value section as although the vegetation was an 'A' condition class, the Red Stringybark - Scribbly Gum - Red Box - Long-leaved Box shrub - tussock grass open forest is not part of a TEC and does not support fauna species with a small range. This section has been reclassified as high conservation value and as a priority site in Section 7 as the roadside vegetation in this area is likely to provide important habitat and contribute to connectivity for the Koala.





Figure 4-9 Known Koala habitat along Rockley Road

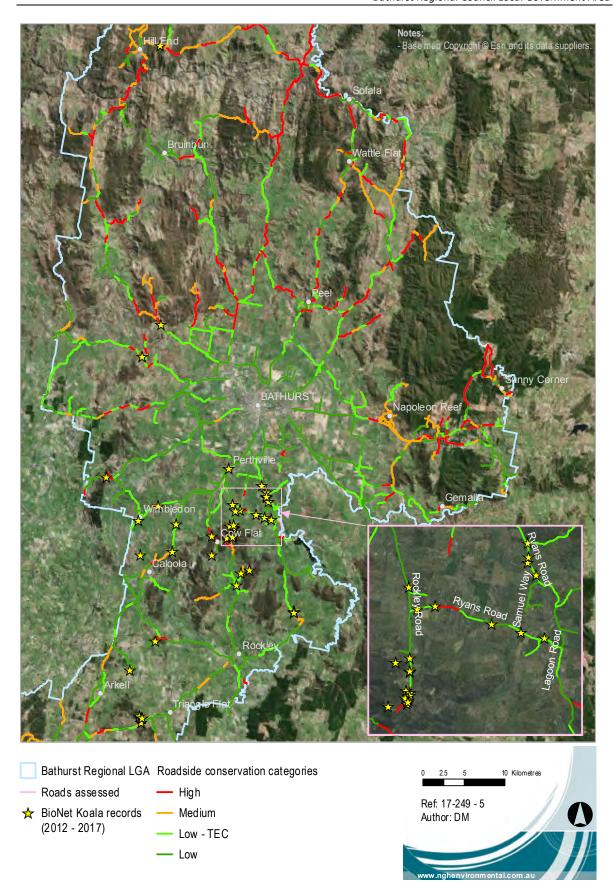


Figure 4-10 OEH BioNet Koala records for the Bathurst Regional LGA over the last five years

### 4.1.5 **Habitat connectivity**

Road side vegetation often provides habitat linkages which allows for the movement of fauna across otherwise highly cleared and fragmented landscapes (Figure 4-11). Maintaining and in some cases, improving these linkages is important for maintaining genetic diversity and flow between different fauna populations.



Figure 4-11 Roadside vegetation (such as along Hobby's Yards Road above) can often provide habitat linkages across fragmented landscapes

### 4.1.6 **Landform stability**

Road formations can often concentrate over land water flows into table drains and the roadside area. Established, healthy vegetation along the roadsides contributes to landform stability, reducing the risk of erosion and mobilisation of sediments.

### 4.1.7 Aesthetic values

Vegetation along the roadsides can provide an aesthetically pleasing driving experience for motorists. In this way, it can encourage tourism where motorists target a particular route because of its aesthetic qualities. Established woodland and forest vegetation can also reduce the impacts of noise and dust along unsealed roads on adjoining private landowners.

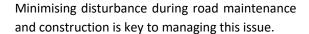
**Ordinary Meeting** 

### 5 LOCAL ROADSIDE ENVIRONMENTAL MANAGEMENT THREATS AND ISSUES

The key threats to roadside vegetation within the Bathurst LGA include:

### **Disturbance and edge effects**

Disturbance is a major threat to roadside vegetation. Primary causes of disturbance include the removal of vegetation (within the road reserve and adjacent lands) and the movement, exposure or compaction of soil (such as through road maintenance and construction activities). Removal of vegetation can also increase edge effects such as changes to light, drainage and wind exposure, which occur when a new edge is created.





### **Habitat loss**

Habitat loss occurs through the removal of material such as trees, dead wood and rocks. Regular burning, spraying, slashing and soil compaction can also degrade habitat.

Firewood collection is a major contributor to the loss of dead wood and fallen timber. Collecting firewood from roadsides and reserves is not permitted within the Bathurst Regional LGA.

Vegetation within roadside corridors and reserves, including dead or fallen timber, provide habitat for native animals such as lizards, birds, bats and smaller insects and as such, are protected. BRC takes great pride in conserving the native vegetation and habitats that make up roadside reserves across the region. People found to be collecting wood or other materials or cutting down or damaging trees within a Council road reserve may be issued a fine for every offence.



### Weed infestation



Exotic plants compete with native species for available resources and alter environmental conditions that can out compete native plants and diminish habitat resources for native fauna species. Some weeds can also increase fire risk e.g. African Lovegrass. Disturbance is often a major cause of weed infestation. Roadways are also high-risk pathways for the movement of weeds across the LGA.

Effective weed control and the prevention of the spread and introduction of weeds is key to managing this threat.

### Soil erosion

Impacts on roadside vegetation can occur by mobilised soil. Soil erosion often occurs after major disturbance events such as road construction and/or maintenance or the removal of ground covering vegetation. Erosion can lead to direct habitat loss or smothering of native vegetation.

Maintaining an adequate cover of healthy vegetation is essential for managing erosion on the roadsides.



**Fire** 



Inappropriate management of fire frequency and intensity can lead to a loss of species diversity, a reduction in habitat availability and weed infestation.

Fire management needs to balance the hazards from accumulated fuel loads with the ecological requirements of roadside communities. An appropriate fire regime specific to the vegetation communities present can achieve these outcomes.

### Waste disposal

Dumping of rubbish has a direct impact on roadside vegetation by smothering the vegetation underneath it. Household rubbish can also contain waste vegetative material which may encourage weed establishment and growth. Aside from the impacts to vegetation, rubbish on the roadsides is unsightly, reduces the aesthetic appeal of roadside vegetation and can cause soil contamination e.g. dumping of chemicals, asbestos etc.

Maintaining our roadsides free from rubbish is everyone's responsibility.



### Grazing



Repeated grazing by livestock can cause a reduction in the native diversity of the groundcover through the elimination of species sensitive to grazing (such as lilies, some native grasses with high growth points and a number of daisies). Added nutrients from manure encourages weed growth and creates conditions unfavourable to many native species.

Grazing should be managed through effective fencing of the roadsides or where fences are absent, appropriate grazing intensity and frequency. Grazing permits are issued by Local Land Services in consultation with BRC.

### **Indirect impacts from road works**

Aside from the direct impacts caused by disturbance, roadworks also introduce threats from the creation of stockpile sites, destabilisation of sediments and presence of pollutants that can move out of the works area. Other indirect impacts such as dust, light and noise can also have impacts on the roadside environment.

Careful planning and management of these issues can minimise these impacts.



### 6 COMMUNITY INTERESTS, VALUES AND ACTIVITIES

A process of stakeholder consultation was undertaken by BRC and NGH Environmental to gain an understanding of community interests and values with regard to the management and conservation of roadside vegetation. The full results of the key stakeholder consultation and how feedback has been addressed in this plan is provided in Appendix D. The stakeholders consultation process and the key community interests and values identified through consultation are summarised below.

### 6.1 STAKEHOLDER CONSULATION ACTIVITIES

### 6.1.1 Key stakeholders

The following key stakeholder groups and organisations were identified as having a potential interest in the management of roadside vegetation within the Bathurst Regional LGA:

- Upper Macquarie County Council.
- Council's Natural Resource Advisory Group.
- Greening Bathurst.
- Bathurst Community Climate Action Network.
- All functional Landcare groups operating in the Bathurst Regional LGA.
- Roads and Maritime Services.
- Central Tablelands LLS.
- NSW Office of Environment and Heritage.
- NSW Department of Primary Industries.
- NSW Roadside Environment Committee.
- The Works Section of BRC's Engineering Department.

NGH Environmental wrote to these groups in early August 2017 to invite stakeholders to comment on the scope and content of the RVMP and to raise any issues of concern or provide input into management actions. The letters to stakeholder groups included background information and suggested issues in relation to the RVMP. Face to face meetings with stakeholder groups were offered.

Seven key stakeholder groups provided responses as summarised in Table 6-1.

### 6.1.2 General community

The general community was consulted via BRC's 'Have Your Say' web page, which was available to the public from 31 July to 29 August 2017. Community consultation regarding the draft RVMP was advertised in the Local press.

Only seven members of the public provided responses via BRC's 'Have Your Say' web page. Weed control, protection of plants and animals, motorist safety and rehabilitation of degraded sites were identified as important issues but given the very limited response, this may not be representative of the views of the general community.



### 6.2 SUMMARY OF KEY COMMUNITY INTERESTS, VALUES AND ACTIVITIES

### 6.2.1 Key Stakeholders

A summary of the issues and values raised by the key stakeholders is provided in Table 6-1. A detailed list of the issues and values identified and how they have been addressed in this RVMP is provided in Appendix D.

Table 6-1 Summary of key stakeholder interests, values and activities

Key stakeholder	Key issues, interests, values and activities
Upper Macquarie County Council	<ul><li>Identification of weed areas.</li><li>Appropriate management of weeds.</li></ul>
Central West Council's Environment and Waterway Alliance	<ul> <li>Incorporation of RVMP into Councils' Integrated Planning and Reporting Framework.</li> <li>RVMP to be designed for clear budget allocations and grant funding.</li> <li>Framework for ongoing conservation value assessment.</li> </ul>
Napoleon Reef Landcare Groups	<ul> <li>Compliance enforcement by Council.</li> <li>Appropriate management of weeds.</li> <li>Appropriate conservation value signage.</li> <li>Ongoing education program by Council.</li> <li>Roadside safety (fallen branches) and fire management.</li> </ul>
NSW Roadside Environment Committee	<ul> <li>Incorporation of RVMP into Councils' Integrated Planning and Reporting Framework.</li> <li>Inclusion of RVMP in Councils asset management system.</li> </ul>
Roads and Maritime Services	<ul> <li>The road is the primary function of the road corridor and highest priority.</li> <li>Cleared/disturbed areas required to construct and maintain roads and safe operational envelopes.</li> <li>Roadside vegetation needs to be maintained for safety.</li> <li>Development pressures will increase road usage, long-term planning to reflect the road being the primary function of the road corridor.</li> </ul>
NSW Office of Environment and Heritage	<ul> <li>Protection of threatened species and their habitats, in particular:</li> <li>Booroolong Frog</li> <li>Purple Copper Butterfly</li> </ul>
BRC Engineering Department – works section	<ul> <li>Need to be able to effectively maintain existing roads.</li> <li>Need to consider roadside conservation classification in REF requirements.</li> <li>RVMP maps need to be accessible to all staff.</li> <li>Red should be used for high conservation value area identification.</li> </ul>



### 7 ROADSIDE ENVIRONMENTAL MANAGEMENT: PRIORITY SITES

Priority sites for the conservation of roadside vegetation have been defined as sections with the following characteristics:

- Containing known records<sup>4</sup> of threatened or rare flora species or threatened fauna with small ranges and/or very specific habitat requirements e.g. Purple Copper Butterfly, threatened amphibians (Booroolong Frog).
- Presence of threats that could impact on other high conservation value areas i.e. high abundances of priority weeds in or near high or medium conservation categories.
- Degraded sites (management score of 'C') that could contribute to important landscape connectivity through active management (e.g. rehabilitation).

Degraded sites that could contribute to connectivity through rehabilitation are discussed in detail in Section 9.1.2. They are considered priority sites in terms of their capacity to increase connectivity for mobile threatened species in a highly fragmented landscape, but do not require immediate management or protection.

Sections containing TEC's with a management score of 'B' are considered to have a high potential for improvement. There are numerous occurrences of TEC's with a management score of 'B'. These sections are not listed here as priority sites but are expected to respond well to the management measures detailed in Section 8.

High priority sites are identified in Table 7-1 and are mapped on Figure 7-1 and in Appendix E. The key values, issues and objectives for these sites is also provided.

Table 7-1 Priority sites for roadside vegetation management within the Bathurst Regional LGA

Priority sites/sections	Key values and issues/objectives
Containing threatened flora species or sp	pecific threatened fauna species
Recorded during surveys	
• 2013-204 – Limekilns Road.	Eucalyptus pulverulenta and TEC — 'C'. Degraded site. Protect threatened flora species and enhance TEC habitat.
• 2014-6 – Mount Horrible Road.	Veronica blakelyi. Good quality habitat present. Protect threatened flora species.
• 2015-19 to 20 – Goulburn/Hobby's Yards Road.	Leucochrysum albicans var. tricolor — Protect threatened flora species and enhance degraded habitat.
• 2015-77 – Trunkey Road.	Leucochrysum albicans var. tricolor — Protect threatened flora species and enhance degraded habitat.
• 2016-500 – Killongbutta Road.	Discaria pubescens — Good quality habitat and TEC in good condition. Protect rare flora species and TEC.
• 2013-69 and 74 to 75 – Hill End	Leucochrysum albicans var. tricolor – Protect threatened flora

<sup>&</sup>lt;sup>4</sup> For the purposes of this RVMP, know records are either those recorded during the roadside surveys 2013-2016 or recent records (the last 20 years - post 1998) from the BioNet Atlas within 100m of the road formation and having location notes suggesting the records are within the road reserve. In addition, known Purple Copper Butterfly locations have been identified from comprehensive surveys undertaken in 2015 (MESS 2015).

ngh environmental

Attachments

Priority sites/sections	Key values and issues/objectives
Road.	species and enhance degraded habitat.
• 2015-43 to 45 – Goulburn Road.	Bossiaea fragrans. Good quality habitat present and TEC in good condition. Protect threatened species and TEC.
• 2014-195 – Broken Ridge Road.	Purple Copper Butterfly (known habitat – western end of section within power line easement)). Protect and enhance threatened fauna habitat.
• 2016-706 to 708 – Eusdale Road.	Purple Copper Butterfly (known habitat) and TEC in moderate condition. Protect threatened fauna habitat.
Additional records from the BioNet Atlas	
• 2015-232 – Trunkey Road.	Eucalyptus pulverulenta. Degraded site. Protect threatened flora species and enhance habitat.
• 2014-196 – Slingsbys Road.	Purple Copper Butterfly (known habitat). Protect threatened fauna habitat.
• 2014-175 – West Mitchell Road and 2014-161 – Sunny Corner Road.	Purple Copper Butterfly (known habitat – eastern road reserve) and TEC in good condition (West Mitchell Road). Protect threatened fauna habitat.
• 2015-58 – Bald Ridge Road.	Booroolong Frog known to occur at Groves Creek Crossing and TEC in good condition on surrounding slopes. Protect threatened species habitat and TEC.
• 2016-627 – White Rock Road.	Booroolong Frog known to occur within the Macquarie River which is immediately adjacent to the section. Also a record along the road within a minor drainage line. Protect adjacent habitat within the Macquarie River and enhance habitat where possible within the road reserve.
• 2016-231 to 238 — Upper Turon Road.	Booroolong Frog known to occur in the Turon River <sup>5</sup> which is immediately adjacent to and crossing at two locations (identified as high conservation value). Protect adjacent habitat within the Turon River particularly in the vicinity of crossings.
• 2015-256 – Rockley Road.	High concentration of Koala records and habitat in good condition. Protect threatened species habitat.
High abundance of priority weeds in o control)	r near high and medium conservation value areas (priority weed
• 2015-342 – Lagoon Road.	Medium conservation area. Blackberry widespread.
• 2014-180 – Barnetts Road.	Medium conservation area. Blackberry dominant in areas.
• 2014-166 – Sugarloaf Road.	High conservation area. Blackberry established throughout.
• 2015-422 – Mitchell Highway.	High conservation area. St John's Wort and African Lovegrass in close proximity.
• 2016-665 – Tarana Road.	Medium conservation area. St John's Wort present.
• 2016-709 – Molybdonite Road.	High conservation area. Blackberry extensive.

 $<sup>^{5}</sup>$  The known population within the Turon River is based on advice received from the NSW OEH during the consultation process.



Priority sites/sections	Key values and issues/objectives
• 2015-10 – Curragh Road.	High conservation value area. Two priority weed species and one environmental weed present (Blackberry, Sweet Briar and Chilean Needle Grass).
• 2015-36 – Goulburn Road.	High conservation value area. Serrated Tussock invading.
• 2015-494 – Pine Ridge Road.	High conservation value area. Blackberry and Serrated Tussock widespread.
• 2016-527 – Long Ridge Road.	Medium conservation area. Blackberry extensive in some adjacent areas.

High priority sites containing threatened flora species or specific threatened fauna habitat would be identified with 'Significant Roadside Environment Area' signage (refer Section 9.1). Site specific plans should also be prepared to identify specific threats and management actions that could be implemented to ensure the long-term survival of the species at these locations. Site specific plans should be reviewed and updated annually.

It is possible that threatened species occur at other locations within the roadsides, particularly in close proximity to known records. Targeted surveys could be undertaken in these areas and other areas of high quality habitat to determine the presence or absence of threatened species.

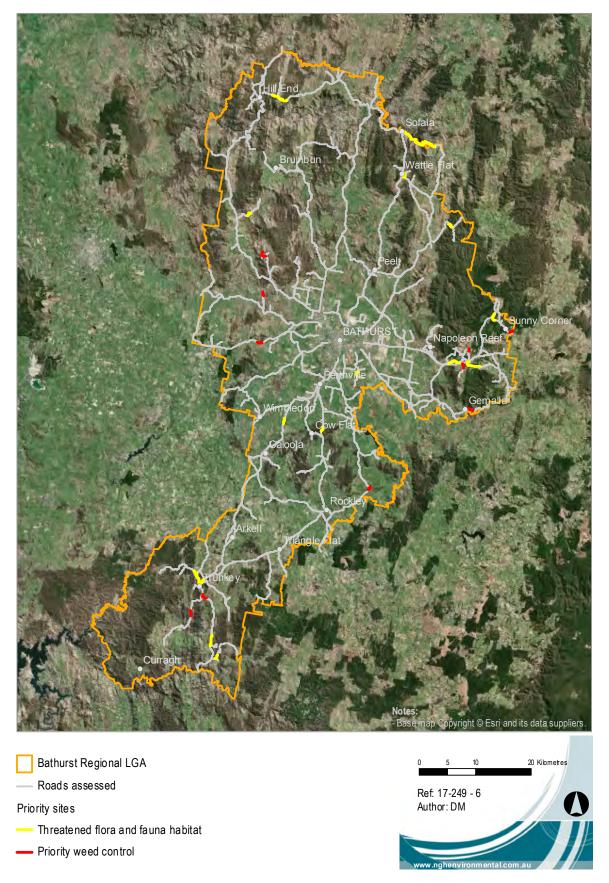


Figure 7-1 Priority sites for roadside vegetation management within the Bathurst Regional LGA

### 8 ROADSIDE MANAGEMENT ACTION PLAN

As identified in the Local Government NSW Council Roadside Environmental Management Framework and the REC managing Roadside Guidelines, there are four main categories of actions that could be included in the management action plan of a RVMP:

- 1. Actions relating to legislative requirements for road construction and widening.
- 2. Actions relating to other legislative requirements such as weed management, and bushfire management.
- 3. Actions to minimise the impacts of threats and resolve issues.
- 4. Actions to better manage high, medium and low conservation value roadsides, particularly highest priority sites.

Objectives and recommended management actions for each of these categories are provided below.



# ACTIONS RELATING TO LEGISLATIVE REQUIREMENTS FOR ROAD CONSTRUCTION AND WIDENING

### Objective

To ensure compliance with legislation for all road construction and widening works conducted by BRC

Action	Priority	Timing	Responsibility	Resourcing	
To ensure compliance with legislation for all new road and modification works conducted by BRC	ucted by BRC				
Prepare a Review of Environmental Factors (REF) specific to road construction High and widening works.	High	as required	Engineering	Internal staff	Council
Conduct internal training on triggers that require the preparation of an REF and High how to use the REF template.	High	One year	Environment/Engineering Internal staff	Internal staff	Council

## 8.2 ACTIONS RELATING TO OTHER LEGISLATIVE REQUIREMENTS

### Objective

To ensure compliance with legislation for road maintenance works conducted by BRC

mbo	Action	Priority	Timing	Responsibility	Resourcing
r 20	To ensure compliance with legislation for road maintenance works conducted by BRC	v			
17	Conduct internal training on actions that may require approval under various High legislation (refer to quick reference guide in Section 8.5).	High	One year	Environment	Internal Council staff
	Prepare a roadside priority weed control strategy in collaboration with the High Upper Macquarie County Council which considers:	High	One year	Environment/UMCC	Internal Council staff
	<ul> <li>The current distribution of priority weeds.</li> </ul>				
	<ul> <li>Methods to detect new outbreaks.</li> </ul>				
٨	<ul> <li>Appropriate controls and timing.</li> </ul>				



17-249 Draft v2.1

37

8.1

conservation value areas.

The different management requirements of high, medium and low

Internal Council staff

Environment

Ongoing

Action	Priority	Timing	Responsibility	Resourcing
Prepare a weed and plant pathogen hygiene protocol to be implemented for all High road maintenance activities.	High	One year	Environment	Internal Council staff
Prepare a roadside fire management plan to manage ecological fire Moderate requirements.	Moderate	Two years	Environment	Internal Council staff

## **ACTIONS TO MINIMISE THE IMPACTS OF THREATS AND RESOLVE ISSUES** ∞ ∵

### **Objectives**

- Identify additional areas that may require protection
- Minimise threats to roadside vegetation due to actions of the public.
- Resolve issues in a timely manner.

)					
	Action	Priority	Timing	Responsibility	Resourcing
3 -1	Identify additional areas that may require protection				
3 Deceml	Undertake surveys in areas near known threatened species records and other high quality habitat to determine if threatened species are present in these areas	High	One year	Environment	Contractors (Ecologists)
	Minimise threats to roadside vegetation due to actions of the public				
	Prepare and implement a community education program that effectively High informs the public of:  The values of roadside vegetation.  The impacts of damaging activities such as firewood collection, rubbish dumping etc.	High	One year	Environment	Internal Council staff
	Create an effective reporting mechanism to identify new threats and/or safety High issues.	High	Ongoing	Works crew, other Internal Council staff	Internal Council staff
	Resolve issues in a timely manner				



38

issues relating to roadside vegetation.

Utilise existing Customer Request Management System (CRMS) to resolve

## ACTIONS TO BETTER MANAGE HIGH, MEDIUM AND LOW CONSERVATION VALUE ROADSIDES 8.4

Management actions specific to high, medium and low conservation areas are provided below. General management actions that apply to all areas are also provided. In addition to the specific management actions specified below, it is recommended that all road construction and maintenance works by BRC are conducted in accordance with the NSW Roads and Maritime (previous Roads and Traffic Authority) Biodiversity Guidelines (2011) and these should be referred to on a case by case basis.

within the sections of works. Once the conservation value has been established, the following management actions can be applied to ensure that the identified as high or medium conservation value may not have high conservation value vegetation along its entire length, or it may be present only on one side of the road. Additional details (i.e. the data collected during field surveys, vegetation types etc.) can be accessed through the BRC Intramaps system. A level of Prior to conducting any works that may affect roadside vegetation, the maps in Appendix E should be consulted to identify the conservation value of the roadsides environmental values are protected and maintained. As discussed in Section 3.2, the roadsides have been generally mapped in 1km sections. As such, a section udgement may also be required in the field.

anagement requirements are met. Section 8.5 contains a quick reference guide to legislation to determine if the works being propose may require approval A site works roadside vegetation management checklist for each conservation category is provided in Appendix F which can be used as an easy guide to ensure that under any relevant legislation.

All weed control works should be in accordance with the *Central Tablelands Regional Strategic Weed Management Plan 2017 – 2022.* 



### High conservation value areas 8.4.1

### Objectives

- To protect and enhance vegetation and habitat while maintaining a safe road corridor.
- No net loss of EECs, threatened species or their habitats.
- Reduce the presence and spread of priority and environmental weeds and plant pathogens.

Action		Priority	Timing	Responsibility	Resourcing	
To prot	To protect and enhance vegetation and habitat while maintaining a safe road corridor	orridor				
Install Conser If signa	Install and maintain road side signage identifying the area as high conservation value (refer to Section 9.1). If signage has been previously installed, check to see that it is still standing and visible. Minor pruning of vegetation around signs may be required.	High	Progressive as funding secured	Engineering Environment	Internal Col	Council
The fol	<ul> <li>The following are not to be conducted in high conservation value areas:</li> <li>Establishment of new stockpiles or dump sites.</li> <li>Parking of plant and equipment.</li> <li>Ploughing.</li> <li>Firewood collection.</li> <li>Grazing of stock (exclusion fencing to be installed/repaired if adjacent to agricultural land and not already present/in good order).</li> <li>Side arm or flat deck slashing of native vegetation beyond the table drain.</li> </ul>	High	Ongoing	Works Crews; General public	۸	
•	Importing of external soil material					



Action	Priority	Timing	Responsibility	Resourcing
<ul> <li>Minimise impacts to vegetation from all Council activities through the preparation of site specific action plans. This would include:</li> <li>Completion of an ecological assessment prior to any native vegetation removal or pruning. Recommendations of the assessment would be implemented.</li> <li>Preparation of erosion and sediment control plans and topsoil management (if disturbance to soils).</li> </ul>	High	Prior to any works	Rural Works Manager; Engineering Environmental Officer	۷
Mark out the extent of works and restrict all activities within this extent.	High	Prior to any works	Rural Works Manager, Works crews	NA
Use qualified arborists or appropriately trained staff to remove dangerous trees or branches.	Moderate	During works	Rural Works Manager	Contractors required
Management of removed vegetation.	Moderate	During works	Works crews	ΝΑ
Mulch or chip leaves and small branches and spread thinly within vegetated areas (no more than 5cm deep). Larger material should be left in situ or used as habitat enhancement in low conservation areas, particularly those identified as rehabilitation sites.  Large material would be placed where it does not compromise road safety.  Do not push felled tree material into the surrounding bushland.				
Spoil management.	High	During works	Works crews	ΝΑ
Spoil from grading or cleaning of drains must not be placed on top of roadside vegetation. If required, spoil would be removed from the site and disposed of appropriately.				
Maintain appropriate fire regimes.	High	Ongoing	Environment	Liaise with RFS
Implement the roadside fire management plan prepared under Section 8.2.				
No net loss of EECs, threatened species or their habitats				



Action	Priority	Timing	Responsibility	Resourcing
Identify priority threatened species sites Check to see if the high conservation value area is a priority threatened species site and ensure any site specific measures are implemented.	High	Prior to works	Project Manager; Rural Works Manager, works crews;	NA
Retain fauna habitat features. Retain all fallen timber, rocks and leaf litter. If fallen timber and/or rocks need to be moved for maintenance activities or safety, ensure they are replaced or relocated to adjacent areas of habitat.	High	During works	Works crews	NA
Revegetate any areas where native vegetation has been removed. Areas would be revegetated with the species removed or those that occur in adjacent areas. Local seed sources would be used. A rehabilitation plan would be prepared if the area is greater than $100\mathrm{m}^2$ .	High	Post works	Project Manager/Works crews	Contractors may be required for seed collection, establishment and planting
Reduce the presence and spread of priority and environmental weeds				
Targeted priority and environmental weed control.  Use hand weeding, spot spraying or cut and paint techniques to remove isolated weed infestations in areas of native vegetation.  Broad application of herbicide is prohibited.	High	During works	имсс	Internal Council staff
Implement strict weed and plant pathogen hygiene protocols.  The weed and plant pathogen hygiene protocol prepared under Section 8.2 would be implemented.	High	During works	Works crews	NA



### 8.4.2 Medium conservation value areas

### Objectives

- Maintain or improve native vegetation and habitat while maintaining a safe road corridor.
- Reduce the presence and spread of priority and environmental weeds and plant pathogens.

Action	Priority	Timing	Responsibility	Resourcing
Maintain or improve native vegetation and habitat while maintaining a safe road corridor	ad corridor			
The following are not to be conducted in medium conservation value areas:	High	Ongoing	Works crews	NA
<ul> <li>Establishment of new stockpiles or dump sites.</li> </ul>				
<ul> <li>Ploughing.</li> </ul>				
Firewood collection.				
<ul> <li>Grazing of stock (exclusion fencing to be installed if adjacent to agricultural land and not already present) except where required for TSRs or under a permit issued by Local Land Services or BRC.</li> </ul>				
<ul> <li>Importing external soil material</li> </ul>				
Sidearm slashing of native vegetation to be avoided.	Moderate	Ongoing	Works crews	NA
Mark out the extent of works and restrict all activities within this extent.	High	Prior to any works	Rural works manager, works crews	NA
Install appropriate sediment and erosion controls.	High	Prior to any works	Works crews	NA
Use qualified arborists or appropriately trained staff to remove dangerous trees or branches.	Moderate	During works	Project Manager	Contractors required



0.	Action	Priority	Timing	Responsibility	Resourcing
rdinary Meeting	Management of removed vegetation  Mulch or chip leaves and small branches and spread thinly within vegetated areas (no more than 5cm deep). Larger material should be left in situ or used as habitat enhancement in low conservation areas, particularly those identified as rehabilitation sites.  Large material would be placed where it does not compromise road safety.  Do not push felled tree material into the surrounding bushland.	Moderate	During works	Works crews	۸
Dogo 4	<b>Spoil management.</b> Spoil from grading or cleaning of drains must not be placed on top of roadside vegetation. If required, spoil would be removed from the site and disposed of appropriately.	High	During works	Works crews	۸
187 of 753 -1	Retain fauna habitat features. Retain all fallen timber, rocks and leaf litter. If fallen timber and/or rocks need to be moved for maintenance activities or safety, ensure they are replaced or relocated to adjacent areas of habitat.	High	During works	Works crews	NA
2 Dosombo	Maintain appropriate fire regimes. Implement the roadside fire management plan prepared under Section 8.2. Fire could be utilised to stimulate natural regeneration in these areas.	High	Ongoing	Environment	Liaise with RFS
r 2017	Revegetate any areas where native vegetation has been removed.  Areas would be revegetated with the species removed or those that occur in adjacent areas. Local seed sources would be used. A rehabilitation plan would be prepared if the area is greater than 100m <sup>2</sup> .	High	Post works	Project Manager/Works crews	Contractors may be required for seed collection, establishment and planting
	Reduce the presence and spread of priority and environmental weeds.				
Attachmen	Targeted priority weed control.  Use hand weeding, spot spraying or cut and paint techniques to remove isolated weed infestations in areas of native vegetation.  Selective herbicide spraying can be used for larger infestations or in areas with an exotic dominated understorey.	High	During works	UMCC	Internal Council staff

44



Action	Priority	Timing	Responsibility	Resourcing
Implement strict weed and plant pathogen hygiene protocols.	High	During works	On site personnel	AN
The weed and plant pathogen hygiene protocol prepared under Section 8.2 would be implemented.				

45

# Low conservation value areas 8.4.3

# **Objectives**

- Protect or improve areas of low conservation value EEC or threatened species habitat.
- Prioritise existing degraded areas for activities that cause disturbance.
- Protect native vegetation and habitat where present.
- Reduce the presence and spread of priority and environmental weeds and plant pathogens.

Action	Priority	Timing	Responsibility	Resourcing
Protect or improve areas of low conservation value EEC or threatened species habitat	nabitat			
Determine if the works area is low condition EEC  Prior to any works, check the maps in Appendix D to determine if the section contains low conservation value EEC. If present, ensure that trees are protected by marking for avoidance. If avoidance is not possible, further assessment may be required check with the Environment Section.	High	Prior to works	Project manager/ Rural Works Manager	Internal Council Staff
Implement rehabilitation/restoration activities in areas identified in Section 9.1.2. If rehabilitation activities have already been undertaken, protect planted areas where possible by marking for avoidance.	High	Ongoing	Environmental Programs Officer, Environment staff	Local community groups/contractors
Prioritise existing degraded areas for activities that cause disturbance				
<ul> <li>Low conservation areas would be prioritised for:</li> <li>Stockpile and dump sites.</li> <li>Grazing/travelling stock.</li> <li>Equipment parking and storage.</li> <li>Care would be taken to ensure these activities do not cause further long term degradation within the roadside e.g. weed introduction, erosion etc.</li> </ul>	High	Ongoing	Works crews; Environmental Staff	۸
Protect native vegetation where present				







# 8.4.4 General management actions for all areas

The following management actions apply to all roadside areas.

Timing Reconstibility Recourcing	Angrenoden	Prior to works Project Manager Internal Council staff	Prior to works Project Manager Internal Council staff	During works On site personnel NA	During works On site personnel NA
Priority	,	High	High	High	Moderate
Artion	Teeting	Management of contaminated lands.  Check the contaminated lands register prior to any ground disturbance. If contaminated lands are present within the works area, advice would be sought from Councils Environment section or the NSW Environmental Protection Authority as to appropriate management.	Protection of waterways.  Implement site specific sediment and erosion and pollution control plans when removing vegetation or creating any ground disturbance within 40m of any waterway or water body.	Protection of Indigenous European and cultural heritage.  Prior to works a search of the NSW OEH Aboriginal Heritage Information Management System (AHIMS) would be undertaken to identify potential sites of Aboriginal Cultural Heritage Importance. If prior to or during works, any items of potential European or Cultural Heritage importance are identified they should be marked for avoidance. If avoidance is not possible, stop works and seek advice from the NSW OEH.	Management of roadside drainage.  Avoid damage to native vegetation when locating or maintaining drains.



48

17-249 Draft v2.1

#### 8.5 QUICK REFERENCE GUIDE TO LEGAL REQUIREMENTS

Table 8-1 below identifies common activities that are likely to occur within the roadside and provides a summary of associated legislative requirements.

Under the Roads Act, a road is defined as:

- a) the airspace above the surface of the road, and
- b) the soil beneath the surface of the road, and
- c) any bridge, tunnel, causeway, road-ferry, ford or other work or structure forming part of the road.

It is important to note that the roadside environment does not form part of the road itself and most works affecting the roadside will require planning approval. Under Section 111 of the EP&A Act, BRC has a duty to consider environmental impact and this is generally met through the preparation of an REF unless a proposed activity is exempt from requiring approval.

Certain works are exempt from planning approval and under certain criteria, the works can be deemed 'exempt development', requiring no formal assessment pathway. Exemptions are detailed in Clauses 97, 5 and 20 of the Infrastructure SEPP and include *Emergency works* to protect, the environment or the public that are caused by a sudden natural event, including a storm, flood, tree fall, bush fire, land slip or coastal inundation, an accident, equipment failure or structural collapse, or damage caused by vandalism or arson.

Amongst other limitations, emergency work must involve *no greater disturbance to soil or vegetation* than *necessary* and *must not involve the removal or pruning of a tree or other vegetation* that would otherwise require a permit or development consent. It should be noted that under Section 88 of the *Roads Act 1993*, the removal or pruning of a tree within the road reserve is permitted without consent if it is for the purposes of removing a traffic safety hazard.

The above works may be undertaken without consent under the Infrastructure SEPP, most other works affecting the roadside environment will require planning approval. Other exemptions also apply as documented in Table 8-1 below. If no exemptions apply to an activity, then it is likely that planning approval under the EP&A at id required and an REF should be prepared.

Works within the road formation such as road repair, grading, maintenance of table drains and mitre drains that would have no impact on roadside vegetation, do not require approval and are exempt from the management measures specified in this RVMP.



Table 8-1 Quick reference guide to legal requirements

Activity	Clearing approval/asses	sment/permit required
	Not required	Required
New road works (including widening of existing roads).	NA	Approval required through the preparation of an REF  Environmental Planning and Assessment Act 1979.  Significant Impacts to Matters of National Environmental Significance  Environment Protection and Biodiversity Conservation Act 1999.
		Where a site is greater than 1 hectare, the likelihood of koala habitat must be assessed as part of the environmental assessment process  SEPP 44 Koala habitat protection.
Vegetation maintenance works (Clearing and pruning of vegetation overhanging a road).	Permitted under Section 88 of the Roads Act 1993; "A roads authority may, despite any other Act or law to the contrary, remove or lop any tree or other vegetation that is on or overhanging a public <b>road</b> if, in its opinion, it is necessary to do so for the purpose of carrying out road work or removing a traffic hazard".	Significant Impacts to Matters of National Environmental Significance  Environment Protection and Biodiversity Conservation Act 1999.  Where a site is greater than 1 hectare, the likelihood of koala habitat must be assessed as part of the environmental assessment process  SEPP 44 Koala habitat protection.
Works on waterfront land (within 40m of the banks of a river as defined by the Water Management Act 2000).	The Water Management (General) Regulation 2011 provides exemptions from Section 91E(1) (controlled activities requiring approval) of the Water Management Act 2000 for public authorities (such as Council) and third parties undertaking activities on behalf of public authorities.	For all works requiring planning approval Environmental Planning and Assessment Act 1979.  Activities that may impact or interfere with groundwater aquifers require approval and in line with the NSW Aquifer Interference Policy. Water Management Act 2000.
Working within waterways.	Vegetation maintenance works. Weed control.	For all works requiring planning approval  Environmental Planning and Assessment Act 1979.  Dredging, reclamation or interruption to fish passage. Permit required.  Fisheries Management Act 1994.  Significant Impacts to Matters of National Environmental Significance  Environment Protection and Biodiversity Conservation Act 1999.
Weed control.	Weed control.	NA
Hazard reduction burns.	<ul> <li>Where:</li> <li>Work in accordance with an approved bush fire risk management plan.</li> <li>Bush fire hazard reduction certificate in force.</li> <li>The work is carried out in accordance to a bush fire code applying to the area.</li> </ul>	Any other burning activities  Rural Fires Act 1997.

Activity	Clearing approval/asses	ssment/permit required
	Not required	Required
Installing fence lines Installing signage.	Exempt development under Schedule 1 of SEPP (infrastructure) 2007.	Approval required if carried out in critical habitat of an endangered species or community.  Environmental Planning and Assessment Act 1979.
Installing sediment and erosion controls.	If they are kept in accordance with the Landcom principles of erosion and sediment control.	-
Emergency works.	Where provisions specify works as exempt development under Schedule 1 of SEPP (infrastructure) 2007.	For other works not covered as exempt development under Schedule 1 of the Infrastructure SEPP.  Environmental Planning and Assessment Act 1979.

### 9 PROTECTING AND ENHANCING ROADSIDE VEGETATION AND HABITATS

#### 9.1 ROADSIDE MARKERS

#### 9.1.1 Significant roadside environment areas

Roadside markers identify sensitive areas of roadside environments and can be used to provide clear alerts for staff undertaking roadside management activities to prevent inadvertent damage to threatened vegetation and high conservation habitat. Roadside markers can also create interest in the roadside environment from the general public. Currently, all areas classified as high conservation value under the BRC Roadside Vegetation Management Guidelines (2007) are currently marked with green guide posts at the beginning and end of each section and/or 'Significant Roadside Environment Area' sign posts in the centre of these sections (refer Figure 9-1). It was noted during the surveys however, that a number of the green guide posts had become dislodged and were lying on the ground no longer visible from the road way.





Figure 9-1 High conservation value roadside markers currently in place

Signage will be progressively updated to reflect the new data from the 2013-2016 surveys. All high conservation value areas will have 'Significant Roadside Environment Area' signage permanently installed. The green guide posts will be removed and no longer utilised given their vulnerability to displacement. New signage will have a new design based on the current template provided by the REC shown in Figure 9-2.



Figure 9-2 Significant Roadside Environment Area signage to be installed at the beginning and end of all high conservation value sections.

Signage will be installed in accordance with Roads and Maritime Significant Roadside Environment Area signage policy (RTA 1999) as follows:

- Significant Roadside Environment Area signs will be located at the start and end of significant sites (high conservation value areas).
- Where both sides of the road are assessed as significant, signs will be erected on both sides.
- All signs will be erected parallel to the road. The signs are not to be erected to be read by
  moving traffic (safety issues). At sites where these signs have already been erected
  perpendicular to the road, road authorities are encouraged to rotate the signs to be in
  accordance with the policy.

As discussed in Section 3.2, sections defined as high conservation value may not have high conservation vegetation along their entirety or, it may only occur on one side of the road. It is recommended that high conservation value signage be installed with the assistance of a suitably qualified person to pinpoint the high conservation value areas.

Further consideration should also be given to identifying and signposting other locations as Significant Roadside Environment Areas. These could include:

- Known locations of historic or cultural sites.
- Important riparian corridors and sites adjoining wetlands

If identified, these sites would be treated as high conservation for the purposes of this RVMP.

A site reference number would be allocated to each high conservation value section which would link to a database maintained by BRC identifying the reason and any site specific management that may apply e.g. high priority sites.

#### 9.1.2 Protecting the Koala

As discussed in Section 4.1.4, the Perthville and Rockley Mount areas have numerous historic records of the Koala and there have been a number of more recent sightings (ABC 2017) suggesting there is a resident population in the area. Central Tablelands LLS are working with landholders in the area to improve habitat for this species which may further increase the population density (LLS 2017).

Signage along the roadsides in this area (Figure 9-3) would increase awareness for Council staff working on the roadsides and for motorists, reducing the risk of collision for the Koala. Koala signage was installed in 2016 on Rockley Mount, Cow Flat Road and Lagoon Road in consultation with LLS. It may be beneficial to install signage on all roads entering the general area where recent sightings have been reported. BRC would consult with the Central Tablelands LLS to determine if additional signage would be appropriate.



Figure 9-3 Standard roadside signage for Koalas

#### 9.2 REHABILITATION SITES

Rehabilitation sites are those that have been substantially degraded over time and require active rehabilitation to restore the vegetation and ecological function. Sites that are considered most suitable for rehabilitation are:

- Degraded sites (condition score of 'C') that could contribute to important landscape connectivity through active management (e.g. rehabilitation).
- Degraded sites (condition score of 'C') that occur within areas of otherwise high conservation value vegetation.

These sites are identified as candidate rehabilitation sites in Table 9-1 below, with two illustrated in Figure 9-4 and are mapped on Figure 9-5. Sites that have been selected for connectivity are those that

are likely to provide the greatest benefit on a landscape scale i.e. those that should be prioritised for rehabilitation to improve connectivity or overall condition. Consideration has also been given to sites that qualify as low conservation value TEC or threatened species habitat. There are numerous other sites that could also contribute to more localised connectivity that could be considered for future rehabilitation efforts. Sites are identified based on survey sections. In some cases, rehabilitation efforts would only be required for parts of sections to achieve the objectives or, may need to extend into adjacent sections.

Table 9-1 Candidate sites for rehabilitation

Can	didate rehabilitation sites/sections	Key objectives
Sites	that could contribute to connectivity	
•	2013-97 – Hill End Road.	Better connect quality roadside vegetation which provides connectivity to fragmented patches of vegetation. Improve low condition TEC.
•	2013-23 to 25 — Fremantle Road/Hill End Road.	Improve connectivity north to south between large patches of vegetation and higher quality roadside vegetation. Improve low quality TEC.
•	2013-143 to 144 and 157 to 158 – Box Ridge Road and the Bridle Track.	Improve connectivity from Cummings Oaky Creek to vegetation to the north. Improve low condition TEC. The entire length of these sections would not require rehabilitation.
•	2013-204 and 239 — Limekilns Road and Peel Road.	Improve connectivity between patches across a fragmented landscape including Wattle Flat TSR. Improve low quality threatened species habitat.
•	2014-25 to 27 – Limekilns Road.	Improve connectivity between large patches of vegetation east to west. Improve low conservation value TEC.
•	2014-39 – Clear Creek Road.	To better connect the riparian corridor along Clear Creek to vegetation to the south west. Improve low conservation value TEC.
•	2015-425 – Mitchell Highway.	Fill gaps in the overstorey and better connect larger remnants east to west. Improve low conservation value TEC.
•	2015-381 and 382 – Bidgeribbin Road	Improve connectivity between vegetation patches east to west. Improve low conservation value TEC.
•	2015-151 to 152 and 154 to 156 – Messeners Road (Back Creek Road), Rockley Road and James White Drive.	To better connect extensive patches of vegetation east to west. Improve low conservation value TEC where present.
•	2015-350 – Garthowen Road.	Provide connectivity between large patches east to west. Currently only fenced on one side.
•	2015-22 and 23 – Hobby's Yards Road.	To connect more extensive vegetation to the south to smaller patches to the north.
•	2015-79 – Trunkey Road.	To improve connectivity between Mulgannia Reserve and large patches of vegetation to the south west.
•	Triangle Flat Road (Rockley Trunkey Road).	Improve connectivity between larger patches of vegetation east to west. Improve low conservation value TEC.
•	2015-63 – Bald Ridge Road.	Connect extensive patches of vegetation to the east and west.
•	2015-65 – Bald Ridge Road.	Improve connectivity between large patches of vegetation to

Candidate rehabilitation sites/sections	Key objectives
	the north and south.
Degraded sites within areas of high conservation value	
• 2013-173 – Turondale Road.	High conservation value vegetation to the north and south.

Ultimately, site specific rehabilitation plans will be prepared for each of the candidate sites in Table 9-1. Given that all of the sites are degraded, it is unlikely that full rehabilitation will be achievable. The primary objectives of rehabilitation would be to:

- Restore or enhance the structural integrity of the vegetation.
- Enhance the habitat values for fauna.
- Create resilience to threats such as weed invasion.

Rehabilitation plans would be prepared considering the following:

- The original vegetation type; species selected for revegetation works should be typical of the original vegetation type.
- The use of local seed sources for the establishment of tubestock.
- Opportunities to introduce habitat features such as fallen timber and rock.
- Ground preparation requirements (scarification, deep ripping etc.).
- Timing of plantings; early spring is likely to be most suitable for the Bathurst region.
- Maintenance requirements of plantings (watering, replacement of dead plants etc.).
- Management of threats such as invasion by priority weeds and grazing of planted areas.
- Ongoing monitoring to measure success.





Figure 9-4 Recommended rehabilitation sites for connectivity on Triangle Flat Road (left) and degraded section in otherwise high conservation value vegetation along Turondale Road (right)

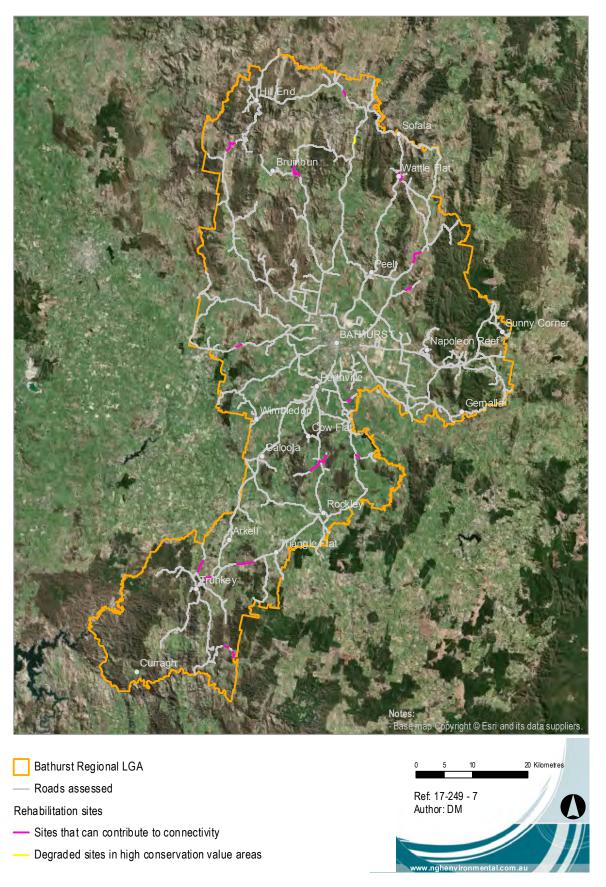


Figure 9-5 Recommended roadside rehabilitation sites

**Ordinary Meeting** 

#### 10 MONITORING, EVALUATION AND REVIEW

Monitoring is an integral component in measuring the success of this RVMP. Monitoring would occur annually, assessing the performance of the RVMP against the following performance indicators:

- Roadside signage installed and maintained for all high conservation value areas.
- Site specific plans for threatened species priority sites prepared and implemented.
- Priority weeds are controlled within high conservation value areas.
- Rehabilitation plans prepared and implemented.
- Site checklists (Appendix F) are being consistently filled out.
- Environmental assessments (e.g. Review of Environmental Factors) are completed for works impacting on roadside vegetation in high conservation value areas.
- Community complaints register maintained and complaints minimal.
- Illegal behaviours in the roadside (habitat removal, rubbish dumping etc.) reduced.

The results of monitoring would be documented in an annual report as part of the Integrated Planning and Reporting Framework which includes annual reporting on the environmental objectives of the Community Strategic Plan.

It is also recommended that roadside environment is periodically assessed (e.g. every five to ten years) to identify any changes in the condition or conservation status of the roadside vegetation. This would also provide a measure of the success of the RVMP in that there should be no deterioration in the overall condition of the vegetation. Following these assessments, the RVMP would be revised to ensure it is up to date and that appropriate management of the roadside environment is being undertaken. Revision of the RVMP also provides an opportunity to reassess stakeholder engagement and community values and interests.

#### 11 IMPLEMENTATION AND TRAINING

It is recommended that the implementation of this RVMP be accompanied by a comprehensive community education and staff training program. Community education is essential in making the public aware of the values of roadside vegetation and the management actions recommended in this RVMP. The REC Managing Roadside guidelines identify and number of ways to educate the community about appropriate management of roadsides including:

- Local newspapers and radio to highlight positive outcomes.
- Significant Roadside Environment Area signs and road markers.
- Advertising through rate notices and council publications.
- Pamphlets.
- Maps.
- Use of social media, including council's Facebook and Twitter.
- Content on council and stakeholder websites.
- Presentations to community groups and schools.

Ongoing training and upskilling of Council staff is vital to ensuring that the management actions in relation to construction works and maintenance within the roadsides are implemented effectively. Training should address ecological principles, management of vegetation, soil and water, heritage areas, legislation, planning, threats to vegetation and engineering practices. The REC encourages the following learning outcomes for Council staff training:

- Explain the importance of managing the roadside environment including vegetation.
- Explain competing uses of roadsides, for example road construction, road safety, environment and other uses.
- Identify issues in managing roadside environments, for example bushfire management, weed management, sediment and erosion control.
- Identify appropriate council plans and assessments, for example roadside vegetation management plans and REFs that guide roadside works.
- Identify roadside works from these plans and assessments that may impact on roadside environments.
- Describe appropriate roadside works in high conservation value areas across the following: road construction and maintenance; roadside rehabilitation; fire prevention works; slashing and spraying; firewood collection; livestock movement and grazing; road reserve boundary fencing; and, property access.
- Describe any community consultation measures for the appropriate roadside works.
- Describe reporting and communication requirements for the appropriate roadside works.
- Conduct maintenance and construction activities along roadsides using environmentally sensitive and sustainable practices.

A field booklet similar to the existing Roadside Management Guidelines (2007) would be a useful reference for Council staff to quickly assess the conservation value of the roadside environments they may be working in and identify the management actions that apply.

#### 12 REFERENCES

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- Roads and Traffic Authority (RTA) (1999) Policy: Significant Roadside Environment Area Signs. NSW Roads and Traffic Authority, 7 December 1999.
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#### APPENDIX A APPROACH TO PREPARING THE RVMP

#### **APPROACH**

The preparation of this RVMP involved the following key stages:

- Desktop review.
- Stakeholder consultation.
- Identification and prioritisation of management actions.
- Documentation of the RVMP.

The methodologies employed in each of these stages is discussed briefly below.

#### **Desktop review**

In order to define the strategic framework for the conservation and management of roadside vegetation, the following strategy documents have been reviewed:

- Bathurst 2036 Community Strategic Plan (2013).
- Biodiversity Management Plan for Bathurst Regional Council (Mactaggart Natural Resource Management, 2012).
- Bathurst Vegetation Management Plan (2003).
- Bathurst Urban Waterways Management Plan (2010).
- Bathurst Regional Council Roadside Vegetation Management Guidelines (2007).
- Bathurst Region Urban Strategy (2007).
- Bathurst Region Rural Strategy (2009).
- Bathurst Region Development Control Plan (2014).
- Bathurst Regional Local Environmental Plan (2014).

The aim of the review was to identify common themes, objectives and actions as they apply to roadside vegetation management for incorporation into the RVMP. The results of this review are documented in Section 2.

#### Stakeholder consultation

A process of stakeholder consultation was undertaken by BRC and NGH Environmental to gain an understanding of community interests and values with regard to the management and conservation of roadside vegetation. A summary of the key results of stakeholder consultation is provided in Section 6 and Appendix D.



#### Identification and prioritisation of management actions

Management objectives, principles and actions to conserve roadside vegetation have been developed for each conservation category of roadside vegetation. This work will guide actions by BRC within the road reserves.

These measures have been developed and prioritised by considering the results of the desktop review and stakeholder consultation. Measures have also been developed to specifically address the following:

- The management approach for roadsides categorised as containing or likely to contain State and Commonwealth Threatened Ecological Communities (TECs).
- Road construction and maintenance activities (considering vegetation removal and pruning, changes to soil levels, compaction of soil, altered drainage, erosion, stockpile management, mowing, slashing, etc.).
- Weed management (considering the role of Upper Macquarie County Council and how the RVMP can support it in its responsibilities).
- Threatened flora and fauna as defined by NSW and Commonwealth legislation.
- Wildlife habitat.
- Plant pathogens.
- Stockpiles, dumpsites.
- Fire management.
- Erosion and pollution.
- Agricultural use, e.g. Travelling Stock Reserves (TSRs).
- Firewood collection.
- Vegetation clearing along fence lines.

The management and rehabilitation actions of this RVMP have been designed to improve the environmental quality of the roadside vegetation. Actions are prioritised as Low, Medium and High priority.



#### APPENDIX B RELEVANT LEGISLATION



Table B-1 Legislation relevant to the BRC RVMP (adapted from the Local Government NSW (2017) Council Roadside Environmental Management Framework)

Legislation, policies and guidelines	Aims and objectives relative to the BRC RVMP	Relevance to Bathurst Regional Council Roadside Vegetation Management Plan
Commonwealth legislation	ilation	
Environment Protection and Biodiversity Conservation Act 1999	The EPBC Act aims to protect Matters of National Environmental Significance (MNES) which includes EPBC- listed threatened species and endangered ecological communities.  Actions that may have a significant impact on MNES are likely to be considered a Controlled Action and require approval from the Minister for the Environment.  • To provide for the protection of the environment, especially those aspects of the environment that are matters of national environmental significance (MNES).  • To promote ecologically sustainable development through the conservation and ecologically sustainable use of natural resources.  • To promote a co-operative approach to the protection and management of the environment involving governments, the community, land holders and indigenous peoples.	The BRC Roadside vegetation management plan should avoid or minimise impacts to MNES. Where impacts are unavoidable an assessment should be undertaken by an ecologist.  If the impacts are likely to be significant a referral to the Commonwealth should be made to determine whether the Commonwealth consider it a Controlled Action requiring approval under Part 9 of the Act.



B-1

Legislation, policies and guidelines	Aims and objectives relative to the BRC RVMP	Relevance to Bathurst Regional Council Roadside Vegetation Management Plan
State legislation		
Biodiversity Conservation Act 2016	The DC Act includes provisions for threatened species protection which councils will need to consider.  The objectives of the Biodiversity Conservation Act is to maintain a healthy, productive and resilient environment for the greatest well-being of the community, now and into the future, consistent with the principles of ecologically sustainable development. In particular:  Ists endangered ecological communities, threatened species and threatened populations;  provisions for threatened species protection which councils will need to consider;  preparation of recovery plans and priority action statements that may bind council to certain actions or activities on council owned land;  to maintain the diversity and quality of ecosystems and enhance their capacity to adapt to change;  to support conservation and threat abatement action to slow the rate of biodiversity loss and conservation and strategic investment in biodiversity conservation;  to support and guide prioritised and strategic investment in biodiversity conservation;  to encourage and enable landholders to enter into voluntary agreements over land for the conservation of biodiversity; and  to establish market-based conservation mechanisms through which the biodiversity impacts of development and land use change can be offset at landscape and site scales.	Activities by BRC in the road corridor are subject to the provisions of this Act. It requires BRC to have consideration for declared areas of outstanding biodiversity value and serious and irreversible impacts on biodiversity values. Approval may also be required under Part 5 of the Environmental Planning and Assessment Act 1979 (refer below).  For the purposes of the Biodiversity Conservation Act where there is the potential to 'significantly affect threatened species' the Act requires the preparation of a Species Impact Statement or Biodiversity Assessment Report.



B-II

Legislation, policies guidelines	and	Aims and objectives relative to the BRC RVMP	Relevance to Bathurst Regional Council Roadside Vegetation Management Plan
Biosecurity 2015	Act	<ul> <li>The broad objectives for the Biosecurity Act are to manage biosecurity risks from animal and plant pests and diseases, weeds and contaminants by:</li> <li>preventing their entry into NSW;</li> <li>quickly finding, containing and eradicating any new entries</li> <li>effectively minimising the impacts of those pests, diseases, weeds and contaminants that cannot be eradicated through robust management arrangements;</li> </ul>	Roads can act as major transport corridors for pest species (plants and animals, etc.). The Biosecurity Act imposes obligations on owners and occupiers of land to control pest species, for example weeds declared for their area, including on land that the Local Control Authority itself owns or manages such as roadsides.
		Of specific relevance for local councils, the Biosecurity Act repeals the Noxious Weeds Act 1993, but maintains provisions which establish councils as Local Control Authorities (LCAs). Objectives of the Act include:	
		<ul> <li>Provide a framework for the prevention, elimination and minimisation of biosecurity risks posed by biosecurity matter, dealing with biosecurity matter, carriers and potential carriers.</li> <li>Providing management of pests, diseases, contaminants and other biosecurity matter that may have an adverse effect on community activities and infrastructure,</li> <li>Quickly finding, containing and eradicating any new entries</li> <li>to promote biosecurity as a shared responsibility between government, industry and communities</li> </ul>	
Crown Lands Act 1989	s Act	Objectives are to ensure that Crown land is managed for the benefit of the community and in particular to provide for proper Crown land management, development and conservation.	Roadside activities involving Crown Land must be consistent with the provisions of this Act and the new <i>Crown Lands Management</i> Act 2016
		The NSW Government has passed the <i>Crown Land Management Act 2016</i> and the <i>Crown Land Legislation Amendment Act 2017</i> . The Crown Land Management Act will commence in early	



B-III

Legislation, policies and guidelines	Aims and objectives relative to the BRC RVMP	Relevance to Bathurst Regional Council Roadside Vegetation Management Plan
Environmental Planning and Assessment Act 1997	The EP&A Act is the principal planning legislation for NSW. The Act provides the statutory basis for environmental assessment of development as well State Environmental Planning Policies and Local Environmental Plans.  The objective of this Act include:  The proper management, development and conservation of natural resources for the purpose of promoting the social and economic welfare of the community and a better environment,  The protection of the environment, including the protection and conservation of native animals and plants, including threatened species, populations and ecological communities, and their habitats  Provide the stator basis for environmental assessment of development as well as State Environmental Planning Policies and Local Environmental Plans.	Most roadside management will be undertaken by or on behalf of Council and will therefore be permissible without consent.  The proposed works must however be subject to an environmental assessment under Part 5 of the EP&A Act. In undertaking an environmental assessment of the activity, council must:  • consider whether the activity will have a significant impact on threatened species or endangered ecological communities (s5A of the EP&Act); and  • take into account to the fullest extent possible all matters affecting or relating to the environment (section 111 of the Act)  • Consider the matters listed in s228 of the EP&A Regulation 2000  If impacts to the environment are significant, an Environmental Impact Statement is required.
Fisheries Management Act 1994	The FM Act aims to conserve, develop and share the fishery resources of NSW for the benefit of present and future generations. The Act protects both marine vegetation and threatened species, including species found in inland rivers.  Objectives are:  To conserve fish stocks and key fish habitats.  To conserve threatened species, populations and ecological communities of fish and marine vegetation.  to promote ecologically sustainable development, including the conservation of biological diversity.	A permit or consultation under the FM Act is required for the following activities:  • harm to marine vegetation (such as mangroves, saltmarsh, seagrass and microalgae) – S205  • dredging of creek bed, land reclamation, excavation of bed or bank or obstructing fish passage in a Key Fish Habitat creek – S199, S200, S218, S219  This may be triggered by bridge or culvert works.
Local Government Act 1993	The primary objective of this act is to guide councils in the carrying out of their functions roles and responsibilities; regulatory and enforcement powers; community services and utility management.	The BRC is responsible for activity that is conducted on roads within the council area. The council is therefore responsible for the areas adjacent to roads and any work conducted on them requires permission from the council.



B-IV

Legislation, policies and guidelines	Aims and objectives relative to the BRC RVMP	Relevance to Bathurst Regional Council Roadside Vegetation Management Plan
National Parks and Wildlife Act 1974	The objects of this Act relate to the conservation of nature and objects, places or features and to provide for the management of land reserved under the Act. The Act protects native plants and animals as well as Aboriginal places and Aboriginal objects.  The objectives of the act include:  The conservation of objects, places or features of cultural value within the landscape.  Providing for the management of land reserved under this Act.	The BRC Roadside vegetation management plan should avoid impacts and identify potential risks to Aboriginal objects, such as scar trees, in accordance with the Due Diligence Code of Practice. Further Aboriginal Cultural Heritage Assessment may be required to identify and mitigate potential impacts to Aboriginal objects.  If impacts to Aboriginal objects or places cannot be avoided, an Aboriginal Heritage Impact Permit (AHIP) must be obtained under section 90 of the NPW Act.  Works within or adjoining National Parks Estate requires approval for the works from the Office of Environment and Heritage.
Protection of the Environment Operations Act 1997	<ul> <li>Objectives are:</li> <li>To protect, restore and enhance the quality of the environment in New South Wales</li> <li>To ensure that the community has access to relevant and meaningful information about pollution.</li> <li>To reduce risks to human health and prevent the degradation of the environment.</li> </ul>	For BRC roadside works on roads with 4 or more lanes, the council will need to obtain the necessary licences in relation to proposed activities and ensure operations are in compliance with approvals.  Any work potentially resulting in pollution including erosion and sedimentation must comply with the POEO Act.
Rural Fires Act 1997	<ul> <li>The objectives for this Act include::</li> <li>The prevention, mitigation and suppression of bush and other fires in local government areas.</li> <li>The co-ordination of bush fire fighting and bush fire prevention.</li> </ul> Note: This Act will only be triggered in mapped bushfire prone lands.	For the BRC, bushfire prone lands require consideration during the development application process or where council activities place temporary works depots including fuel storage in bushfire prone lands.  Further operational considerations are required for works proposed during periods of total fire ban.



17-249 Draft v2.1

Legislation, policies and guidelines	Aims and objectives relative to the BRC RVMP	Relevance to Bathurst Regional Council Roadside Vegetation Management Plan
Water Management Act 2000	The WM Act provides a number of mechanisms for protection of water sources. A 'controlled activity' approval from the NSW Office of Water is required for activities which include the construction of buildings or carrying out of works; the removal of material or vegetation from land by excavation or any other means; the deposition of material on land by landfill or otherwise on 'waterfront land'. The WM Act defines waterfront land as the bed of any river, lake or estuary and any land within 40 metres of the river banks, lake shore or estuary mean high water mark.	Under section 38 of the Water Management Regulation 2011, a public authority is exempt from requiring a Controlled Activity Approval, however the objectives of the WM Act are still relevant. Activities that may impact or interfere with groundwater aquifers require approval under the WM Act and in line with the NSW Aquifer Interference Policy.
	<ul><li>The key objective of this act include:</li><li>the management of other aspects of the management of other aspects of the environment, including the land, its soil, its native vegetation and its native fauna.</li></ul>	
Heritage Act 1997	The Heritage Act sets out the process by which items or places of State and Local Heritage Significance are protected and managed. Items are considered significant in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the	An approval from the Office of Environment and Heritage, is required when making changes to a heritage place listed on the State Heritage Register or covered by an interim heritage order.
	item.	If the works are only minor in nature, and will have minimal impact on the heritage significance of the place, they may be exempted from the requirement to submit a Section 60 or Section 140.



Legislation, policies and guidelines	Aims and objectives relative to the BRC RVMP	Relevance to Bathurst Regional Council Roadside Vegetation Management Plan
Roads Act 1993	The Roads Act regulates the implementation of various activities on public roads.  Section 159(1) provides the power for the Roads and Traffic Authority (now the Roads and Maritime Services) to give control of roads to councils, which then become a roads authority under the Act in which case the road becomes a public reserve under the council's duty of care.  Council is responsible for the maintenance and care of all local roads.	Clause 88 – Tree Felling states: 'a roads authority may, despite any other Act or law to the contrary, remove or lop any tree or other vegetation that is on or overhanging a public road if, in its opinion, it is necessary to do so for the purpose of carrying out road work or removing a traffic hazard.'  Councils should however exercise due diligence where areas of high biodiversity may be impacted by undertaking an assessment and either avoiding or mitigating impacts. Maintenance works e.g. trimming of regrowth should be conducted in accordance with the original assessed impact.
State Environmental	State Environmental Planning Policies (SEPPS) and local planning instruments	
SEPP 44 – Koala Habitat Protection	This Policy aims to encourage the proper conservation and management of areas of natural vegetation that provide habitat for koalas to ensure a permanent free-living population over their present range.	Where a site is greater than 1 hectare, the likelihood of koala habitat must be assessed as part of the environmental assessment process.



Legislation, policies and guidelines	Aims and objectives relative to the BRC RVMP	Relevance to Bathurst Regional Council Roadside Vegetation Management Plan
Infrastructure SEPP 2007	This SEPP provides a planning regime for infrastructure throughout NSW.  The SEPP describes infrastructure and actions that:  require consent,  are permissible without consent,  are prohibited,  or are exempt development.	Part 3, Division 17 of the SEPP provides development controls for roads. Section 94 states that development for the purposes of a road or road infrastructure facilities may be carried out by or on behalf of a public authority without consent on any land.  In this section, road infrastructure facilities includes, among other things,  • Emergency works, or routine maintenance works, carried out on an existing road or on land that is adjacent to such a road (including land to which SEPP 14 — Coastal Wetlands or SEPP 26 Littoral Rainforest applies, but if they are on such land, only if any adverse impact on the land is restricted to the minimum possible to allow the works to be carried out,  • Environmental management works if the works are in or adjacent to a road corridor  Division 1 provides provisions for consultation that is required to be undertaken for Part 5 activities.
Bathurst Regional Local Environmental Plan 2014	An aim of the plan is to identify, protect, enhance and manage areas of high biodiversity conservation value as a means to:  Preserve and improve the ecosystem services they provide, and Protect the region's significant vegetation and scenic quality, and	The level and type of assessment that is applied to certain activities is influenced by the BRC Local Environmental Plan as well as the Commonwealth and State legislation.



B-VIII

## APPENDIX C COUNCIL PLANS AND STRATEGIES – RELEVANCE TO THE RVMP



BRC Plan or policy	Relevant objectives	Key actions or strategies
Bathurst 2036 Community Strategic Plan (BCR 2013)	The purpose of the plan is to identify the community's main priorities and aspirations for the future and to plan strategies for achieving these goals including how these will be funded.  Objective 9: to protect and enhance the region's landscapes, views, vistas, open spaces and the Macquarie River  Objective 10: to protect and enhance the region's biodiversity	Strategy 18.2 to continue litter enforcement and education activities (including roadsides). Strategy 9.9, 10.2, 10.4, 10.7, 10.10
Biodiversity Management Plan for Bathurst Regional Council (Mactaggart Natural Resource	Obj 1: Areas of high biodiversity conservation value or significant biodiversity assets on Council controlled land are identified and mapped.	(AC1) Map BMP ecosystem condition and conservation value assessment ratings and biodiversity assets into BRC's GIS and database system (AC2) Map BGW and Tablelands Basalt Forest EECs and their derived grasslands that are on Council owned or controlled land according to their ecosystem condition rating
	Obj 2: Areas or biodiversity assets of significant conservation values across the whole Bathurst Region are identified and mapped.	(AC3) Advocate for EECs to be mapped across the whole Bathurst Region (AC6) BRC to incorporate information it has or gains into database/GIS (AC7) Build on site-specific information and increase the resolution for the 'Environmentally Sensitive Area' map overlays.
	Obj 3: Key land parcels reviewed for their biodiversity value for future land use change, disposal or public ownership considerations	(SC6, AC9) Review council controlled land parcels that have poor or very poor biodiversity conservation value for future land use change, disposal or public ownership consideration (SC7, AC10) Identify and review Council owned or freehold land parcels of high or potentially high biodiversity conservation value or that may be significant for habitat linkage for future land use change, disposal or public ownership consideration
	Obj 5: Council developments and associated works activities to comply with environmental legislation, policies and strategies to protect biodiversity.	(SC12) Ensure all Council developments and associated work activities comply with relevant legislation, policies and strategies. (SC12) Ensure a rigorous assessment of developments and activities under the EPBC, TSC and FM Acts and Part 4 for the EP&A Act with Council as the consent authority



BRC Plan or policy	Relevant objectives	Key actions or strategies
	Obj 6: Biodiversity is protected through the regulatory framework	(SR1) Regulate and enforce controls within the legislative framework to protect biodiversity (SR3) Enforce provisions and development control standards in existing, new and amended environmental planning instruments.
	Obj 8: Biodiversity is protected through Council initiated regulation and incentives	(AR2) Continue or expand on existing regulatory initiatives.
	Obj 9: The operation of Council's infrastructure and facilities complies with legislative, regulatory and planning requirements for the enhancement, protection and conservation of biodiversity	(SO1) Council to comply with existing regulatory and legal responsibilities as a road authority
	Obj 10: The biodiversity assets of major infrastructure and facilities operated by council and the threats to these assets are identified and assessed.	(AO1) Undertake a comprehensive roadside survey of high and medium conservation roadside vegetation and identify threats.
	Obj 11: Major infrastructure and facilities operated by council are managed to protect, enhance and conserve biodiversity	(SO6, AO4) Develop biodiversity management plan/s for the protection, enhancement and linkage of native vegetation along rural roads (SO7) Develop projects to enhance, protect or conserve biodiversity at Council's
		infrastructure and facilities (AO5) Develop a program that aims to identify threatened species, populations, their habitats and EECs on Council's facilities and give consideration to threat abatement, habitat enhancement or re-introductions
		(AO9) Enhance Box Gum Woodland connectivity along roads by rehabilitating key areas or gaps in connectivity
		(SO10) Manage major infrastructure and facilities for the enhancement and protection of biodiversity.
		(AO13) Implement BRC's Roadside Vegetation Management Guidelines through training programs for Council work's crews to improve their knowledge and skills to mitigate against operational activities
		(SO12, AO14) Develop monitoring programs to ensure the on-going management of biodiversity is effective on Council operated infrastructure and facilities
	Obj 12: Biodiversity protected and enhanced through regulatory compliance	(SM1) Council to comply with its existing regulatory and legal responsibilities as land owner and controller. Including the following recommendations:
	Obj 13: Biodiversity managed and integrated with other land use values through planned management	(SM2, AM1) Review existing and relevant BRC management plans to update and where necessary include natural resource management and biodiversity issues



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PAC FIGH OF POINTS	Neievail Objectives	(SM5, AM4) Develop a master plan for the protection, enhancement and linkage of the Box-Gum woodland EEC in the former Bathurst City LGA (SM8, AM7) Develop biodiversity management plans for the protection, enhancement, conservation and linkage of native vegetation in the villages (S10, AM9) Develop specific biodiversity management plans for areas identified as having high or very high ecosystem condition/conservation value (SM11, AM10) Develop concept and/or management plan/s for the enhancement of poorly utilised Council controlled lands for biodiversity conservation and nature based tourism/recreation (SM12, AM11) Develop a weed and pest management plan for Council owned and controlled land
	Obj 14: Biodiversity protected and enhanced with the implementation of management plans and the undertaking of on-ground works	(AM14) Implement rehabilitation or restoration works of the Box-Gum Woodlands in the former Bathurst City LGA as recommended in the proposed master plan (AM16) Implement recommendations identified in the proposed biodiversity management plans in the rural villages (AM17) Implement restoration works along roadways to improve biodiversity conservation as recommended in the proposed roadside vegetation biodiversity management plan (AM21) Implement weed and pest control measures as prioritised and recommended in the proposed weed and pest management plan for Council owned and controlled land (AM21) Implement recommendations provided in the 2012 BRC Pest Bird Management Plan (AM24) Develop a planting program within the urban/peri-urban environment that enhances biodiversity to include road reserves, buffer zones in industrial areas and housing estates, parks, open space reserves, drainage reserves and operational land (SM15) Maintain revegetation and rehabilitation areas on Council owned or controlled land
	Obj 15: Biodiversity protected and enhanced through the adoption of best management practices	(SM18) Ensure prescribed burns used as an Environmental management tool or fire hazard reduction burns adopt best management practices (SM19) Enhance the extent, resilience and diversity of native grasses on Council owned or controlled land (AM25) Identify areas where a change in groundcover management can be undertaken to improve biodiversity and ecosystem function (SM20, AM26) Undertake training days for council on-ground staff and machinery operators to ensure the protection of biodiversity



Obj 16: Biodiver controlled land Controlled land Obj 17: Ecosyst or controlled by	Obj 16: Biodiversity assets and the threats to these assets on council owned and	(SM22) Maintain or enhance non-native vegetation for the improvement of
Obj 16: Biodiver controlled land Obj 17: Ecosyst or controlled by	rsity assets and the threats to these assets on council owned and	habitat, ecosystem function, ecosystem services or cultural conservation values in the built environment (AM27) Review and enforce BRCs 'Land Management Guidelines – Leasing, 2004' for Council owned or controlled land leased for grazing
Obj 17: Ecosyste or controlled by	MIOWIT BILD BILD BILD BELL BELL BILD BILD BILD BILD BILD BILD BILD BI	(SM24, AM28) Undertake fauna, flora and threatened species studies in areas identified in the condition assessment as having high/very high ecosystem condition/conservation value (SM25, AM29) Undertake specific fauna, flora and threatened species studies to assist with the development of management guidelines
	Obj 17: Ecosystem condition and biodiversity conservation value on land owned or controlled by Council to be evaluated through on-going monitoring program.	(AM30) Develop an on-going assessment program to evaluate ecosystem condition and biodiversity conservation on targeted land parcels owned or controlled by Council (S27, AM31) Monitor biodiversity protection or enhancement projects on Council owned or controlled land and evaluate and report their effectiveness for multiple outcomes
Obj 23: Informa in the interests	Obj 23: Information and data resources are created, expanded upon and shared in the interests of protecting and enhancing regional biodiversity	(AP2) Develop a program to plan and assist with the creation, access and reciprocation of resource material to allow for informed management of regional biodiversity
Obj 24: Regions funded and imp	Obj 24: Regionally-based biodiversity projects are successfully developed, funded and implemented through the fostering of strong partnerships	(SP4) Maintain or foster new partnerships for the successful development, funding and implementation of biodiversity protection and enhancement projects (AP3) Identify opportunities for biodiversity management through regional and local partnerships (AP4) Initiate the development of a regionally based, or local government — based biodiversity management plan in partnership with other agencies
Obj 25: Regulati through regiona	Obj 25: Regulatory compliance for biodiversity-related issues are achieved through regional and local partnerships with BRC	(SP5) Build or maintain partnerships to enforce regulations that impact on biodiversity
Obj 26: Manage other parties ar	Obj 26: Management plans and policies that are the responsibility of BRC and other parties are developed collaboratively to protect or enhance biodiversity	(SP7) Maintain or foster new collaborative partnerships for the development of biodiversity management plans or Memorandum of Understandings across land tenures or areas of responsibility
Management Plan 1: To manage the existing are environmental, recreational protection and enhancement	NATIVE REMNANT VEGETATION  1: To manage the existing areas of remnant native vegetation to improve their environmental, recreational and visual qualities and attributes through protection and enhancement	RV1 Maintain or enhance the diversity, structure and ecological integrity of remnants through the adoption and implementation of best management practices and recommendations.  RV2 Enhance the extent, viability and diversity of native grasses and



DRC PIGIT OF POLICY	nelevani ubjectives	ney actions of strategies
		RV3 Future development not to significantly threaten or negatively impact on remnant vegetation.
		RV4 Compile an inventory of endemic native plants found in the varying landscapes in the LGA.
		RV5 Continually monitor the condition of the remnant vegetation, ensuring its on-going sustainability through targeted management actions.
	6: To increase the extent of fragmented remnants by linking and creating vegetation corridors to provide for their ecological sustainability and function as wildlife corridors and recreational areas	RV14 Link remnant vegetation areas through the urban landscape.
	7: To protect and enhance remnant vegetation on the rural roads	RV15 Develop a Roadside Management Plan. Recommendations include
		<ul> <li>Survey roadsides and note areas of remnant vegetation, their condition, composition and connectivity to other remnants.</li> <li>Identify areas under threat, areas of conservation value, sites for potential revegetation etc.</li> <li>Identify areas suitable for works compounds, stock pile sites etc.</li> <li>Development management recommendations in accordance</li> </ul>
		with the findings
	8: To reflect the objectives of protecting, enhancing and increasing the area of native vegetation through revision and amendment of existing planning provisions	RV16 Revise and amend local planning provisions to accommodate for native vegetation protection and enhancement
	WATERWAYS 5: To enhance and protect the remnant vegetation along Sawpit Creek (from Mitchell Highway to upper catchment) for the benefits of conservation, recreation, and stormwater control	W16 Encourage the planting of native vegetation along the upper catchment of Sawpit Creek to link to other remnant vegetation.
	STREETSCAPES 3: To integrate and link the streetscape plantings with areas of remnant vegetation, key access ways and main arterial roads	S13 Main arterial roads to be landscaped to reflect and enhance the theme of the area, be aesthetically pleasing, avoid hazards to road users, pedestrians and cyclists and to provide for a suitable microclimate.



17-249 Draft v2.1

C-VI

BRC Plan or policy		Relevant objectives	Key actions or strategies
	g d	GATEWAYS	G22 Revegetate the road reserve along the Mid-Western Highway to Boundary Road.
	<u> </u>	b: I o create a gateway into Bathurst from Blayney that compliments the natural remnant vegetation in the area.	G23 Maintain the 'bush' atmosphere of the gateway by keeping tree plantings fronting Boundary Road Reserve and the Golf Club informal.
Bathurst Ur Waterways	Urban O	Objective 4 To improve or protect the condition, ecological value and natural hydrological functioning of the riparian zone, floodplains and associated	Strategy (11) Protect riparian vegetation community remnants in good condition
Management F (2010)	Plan	wetlands	Strategy (S12) Improve the proportion of indigenous species, health of the native species and the condition of the native riparian vegetation
			Strategy (S13) Recognise and address the threatening processes on ecological value and natural functioning of the floodplains, banks and associated wetlands that are listed in the NSW legislation
			Strategy (S14) Protect threatened flora species, populations and ecological communities that occur or are likely to occur in the riparian zone
			Strategy (S15) Protect, enhance or restore natural hydrological functioning of the floodplains and associated wetlands
	o st	Objective 5 To create or improve instream and bank condition for bed and bank stability and for the enhancement of native vegetation communities	Strategy (S16) Stabilise instream bed and banks to minimise erosion, sediment flux and downstream sediment loss
			Strategy (S17) Enhance instream and bank vegetation community structure and species Composition
_ ب		High Conservation areas	Planning considerations
Vegetation Management	Koadside t		<ul> <li>Do not create new stockpile sites. Find alternative sites in adjoining road sections of lower conservation value. Relocate any existing stockpiles as soon aspossible.</li> </ul>
Guidelines (2007)			Plantandequipment must not park on the roadsides in these areas.     Bemove any tone oil (whore necessary) prior to any works and store in a
			designated area (not within the drip-line of trees). Re-use for site revegetation, as this soil will contain native plantseed.
			<ul> <li>Tape off or mark the boundaries of the construction zone, to avoid unnecessary damage to the remaining native vegetation. Check with</li> </ul>



BRC Plan or policy	Relevant objectives	Key actions or strategies
		<ul> <li>Organise native plant seed collection from the site before work starts. A local Landcare group, native plant nursery, Greening Australia or TAFE may be interested in doing this.</li> </ul>
		During Works
		Only do what you have to do. Cause as little disturbance as possible to the road reserve and surrounding vegetation by restricting machinery to the
		<ul> <li>Do not remove stumps, dead or fallen trees from within the area, unless</li> </ul>
		tney are a safety hazard.  Chip any lighter tree material that needs to be removed, and take heavier
		material to a designated area of lower conservation value. Do not push
		<ul> <li>Avoid native vegetation when locating or maintaining drain cut-off points.</li> </ul>
		<ul> <li>Spoil from grading and drain cleaning must not be placed or spread on the roadside.</li> </ul>
		<ul> <li>No ploughing to occur along the roadsides in these areas.</li> </ul>
		If slashing is required, slash only up to the back of the table drain or a
		maximum of 2 metres from the edge of the pavement.
		<ul> <li>Use hand weeding, spot spraying or cut and paint techniques to remove isolated weed infestations in areas of native vegetation</li> </ul>
		<ul> <li>Limit fuel reduction burns to a minimum rotation period of 10 years unless directed by an appropriate fire management authority.</li> </ul>
		Completion of Works
		Do not "tidy up" by grading top-soil and ground-covering vegetation under
		native trees.  Organise revegetation of the area after works are completed using seed
		collected from the site. Alternatively select locally native plant species and plant at least 50% shrubs and groundcovers in the mixture.
	Medium conservation areas	Planning considerations
		<ul> <li>Avoid creating new stock-pile sites in these areas.</li> <li>Keep existing stock-pile sites tidy and weed free. Do not place stockpiles</li> </ul>



BRC Plan or policy	Relevant objectives	Key actions or strategies
		within the root zone of trees. Construct earth banks around stock-pile sites
		where possible to study material washing of spreading into surrounding vegetation.
		<ul> <li>Tape off or mark the boundaries of the construction zone so as to avoid unnecessary damage to any remaining native vegetation.</li> </ul>
		Check with Council's Environment Officer prior to removing any native
		vegetation. A permit may be required before clearing vegetation within 20 metres of a prescribed stream.
		<ul> <li>Organise native plant seed collection from the roadside before work starts.</li> </ul>
		A local Landcare group, native plant nursery, Greening Australia or TAFE may be interested in doing this. Note that most local seed ripens during the
		summer months.
		During Works
		<ul> <li>Only do what you have to do. Cause as little disturbance as possible to the</li> </ul>
		road reserve and surrounding vegetation by restricting machinery to the immediate work zone.
		<ul> <li>Chip any lighter tree material that needs to be removed and take heavier</li> </ul>
		tree material to a designated site in a clear area. Do not push felled tree
		material into the surrounding bushland.
		<ul> <li>Spoil from grading and drain clearing must not be placed or spread on the roadside.</li> </ul>
		<ul> <li>Remove all stripping from widening and reconstruction works to a local tip</li> </ul>
		Or langful site.  Avoid pativo vonotation whom langing or maintaining drain out off points
		<ul> <li>Avoid flative vegetation when locating of manifalling drain cut on points.</li> <li>No ploughing to occur along the roadsides in these areas.</li> </ul>
		<ul> <li>Slash weeds in late spring. Slash up to the back of the table drain or 3</li> </ul>
		metres from the edge of the pavement when a table drain is not present.
		Selective herbicide spraying may be used to control troublesome weeds.
		<ul> <li>Avoid slashing or spraying native plants.</li> </ul>
		<ul> <li>If additional slashing is required for fuel reduction, the area should first be charked and all regenerating pative plants identified by a stake</li> </ul>
		<ul> <li>In heavily weed infested areas, stumps and fallen timber may be removed</li> </ul>
		to make slashing operations easier.
		<ul> <li>Implement a program to remove problem weeds.</li> </ul>
		<ul> <li>Limit fuel reduction burns to a minimum rotation period of 10 years unless</li> </ul>
		directed by an appropriate fire management authority



17-249 Draft v2.1



BRC Plan or policy	y Relevant objectives	Key actions or strategies
		plant at least 50% shrubs and groundcovers in the mixture.  "Tidying up" by grading and removing top-soil from around the base of trees may encourage regeneration of native plants in these areas as it removes weed competition
Bathurst Region Urban Strategy (2007)	The Bathurst Region Urban Strategy (BRUS) does not detail any clear objectives relevant to the management of road side vegetation. It provides broad objectives for the protection of biodiversity including:  1. Protect the City's biodiversity values, specifically as they relate to native vegetation and wildlife corridors  3. Protect and manage significant areas of urban biodiversity	The BRUS provides a broad land use strategy to guide the future land management and development of the urban areas and urban villages. With regard to biodiversity and vegetation, the priority of the strategy is "To determine the best way to encourage ecologically sustainable development and the protection of urban biodiversity and vegetation resources". It details key matters/issues require consideration in order to determine how best to achieve this priority.
	Other objectives relate to specific reserves in the urban environment.	<ul> <li>Ecologically sustainable development, biodiversity and vegetation resources.</li> <li>Key threats to urban biodiversity.</li> <li>The Bathurst Vegetation Management Plan.</li> <li>Protection of Aquatic biodiversity</li> </ul>
Bathurst Region Rural Strategy (2009)	ion 3. To promote the restoration of lost biodiversity, particularly in areas of high biodiversity conservation value.	a. Support the production of further studies and education material aimed at identifying and promoting revegetation in appropriate locations.
		b. Continue to undertake more detailed mapping of areas identified as being of high biodiversity conservation value.
Bathurst Region Development Control Plan (2014)	ion To improve or maintain the integrity of areas of biodiversity significance trol	Consent must not be granted to any development including any building, subdivision or work on land identified as High or Moderate Biodiversity Sensitivity on DCP Map No. 31 - Biodiversity unless the consent authority has considered an environmental assessment that indicates how the development will achieve the following outcomes:
		<ul> <li>i) Protect biological diversity, native flora and fauna and their habitat.</li> <li>ii) Protect the ecological processes necessary for ecosystem health.</li> </ul>
		iii) Encourage the recovery of threatened species, communities, populations and their habitats.
Bathurst Regional Local Environmental	nal The majority of the roads covered by this RVMP occur on land zoned:	The Bathurst Regional LEP is focused on the zoning of lands within the LGA and the regulation of development within these zones. No specific actions or



C-XI

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BRC Plan or policy	Relevant objectives	Key actions or strategies
Plan (2014)	<ul> <li>RU1 – Primary Production</li> <li>SP2 – Infrastructure</li> </ul>	strategies are specified for management within these zones.
	Additionally, smaller areas of roads covered by this RVMP also occur on land zoned:	
	<ul> <li>RU5 – Village</li> <li>R5 – Large Lot Residential</li> </ul>	
	<ul> <li>E1 – National Parks and Nature Reserves</li> <li>E2 – Environmental conservation</li> </ul>	
	Only the objectives of the E2 zoning are relevant to the management of roadside vegetation within this zone and include:	
	<ul> <li>To protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values</li> </ul>	
	<ul> <li>To prevent development that could destroy, damage or otherwise have an adverse effect on those values</li> </ul>	

#### APPENDIX D RESULTS OF KEY STAKEHOLDER CONSULTATION

Summaries of the responses from the seven key stakeholder groups provided in the tables below, noting how the issues have been addressed in the RVMP and the relevant section of the RVMP for reference.

#### **Upper Macquarie County Council**

Issue	How addressed?	Relevant section of RVMP
UMCC would like to be able to use the RVMP map data to target areas for weed control.	Priority areas for weed control have been identified and mapped.	Section 7 Appendix E
How will the RVMP maps present weed information?	As above, priority weed control in areas of high conservation value have been mapped. Weed control measures have been recommended for all areas.  Weed distribution and abundance is dynamic. It is up to the local control authority (UMCC) to ensure accurate weed mapping and control records are maintained.	Section 7 Appendix E Section 8
Suggest RVMP mapping is interactive, so that it can be updated if vegetation is improved or removed. Perhaps the RVMP should be reviewed, for example every five years.	It is a recommendation of this RVMP that the roadside environment is periodically assessed (e.g. every five to ten years) to identify any changes in the condition or conservation status of the roadside vegetation.	Section 10
RVMP should acknowledge roadways are high risk pathways for weed transfer.	This is acknowledged in the assessment of local roadside environmental management threats and issues	Section 5



Issue	How addressed?	Relevant section of RVMP
More sensitive areas should have specific management measures for the treatment of weeds.	High conservation value areas have specific low impact weed control measures recommended.	Section 8.4.1
UMCC has difficulties re treatment of woody weeds on private property, which can be removed on private properties (to a certain percentage), but cannot be removed within road reserves. In some degraded road reserve areas, woody weeds are beneficial as the coverage helps to mitigate erosion. But in areas adjacent to good quality pasture the woody weeds are invasive within the adjacent pastures.	Further information required regarding which woody weeds and why they cannot be removed.	
RVMP should reference the <i>Central Tablelands Regional Strategic Weed Management Plan 2017 – 2022</i> , published in June 2017, where relevant.	This is acknowledged at the beginning of the Management Action Plan. All weed control works should be consistent with this plan.	Section 8

#### Central West Council's Environment and Waterway Alliance (from Council's Natural Resource Advisory Group)

Issue/ value	How addressed?	Relevant section of RVMP
Alliance 5 Year Plan expresses commitment to maintaining and enhancing roadside vegetation across region, with one of the key strategies being:  B3: Appropriately manage roadside vegetation and other linear reserves for biodiversity outcomes.	An overarching objective of this RVMP is to "protect and enhance the environmental values of roadside vegetation under Council care and control" which is consistent with key strategy B3.	Section 1.3
Ensure that final plan is incorporated into Council's Integrated Planning and Reporting Framework to ensure roadside vegetation is incorporated into 'business as usual' for BRC. There should be a focus on having all roadside conservation values mapped into Council's GIS layer and available to field staff via tablets or similar technology.	This RVMP identifies how the RVMP sits within the broader BRC planning framework. It is a commitment of this RVMP that the RVMP be incorporated into Councils asset management system and that annual reporting on key objectives of the RVMP be incorporated into the BRC annual integrated planning report,	Section 2 Section 10
Critical that the plan is prepared such that recommendations will exist for internal, annual budgetary allocations to be committed to rehabilitating/enhancing roadside vegetation during and post all road construction and maintenance activities.	Priority sites for management and sites that should be targeted for rehabilitation/enhancement are identified.	Section 7 Section 9.2
The plan should be written in such a manner that clear strategies and actions, or similar, are tailored towards receiving grant funding into the future.	Clear strategies and actions are identified throughout the plan that would benefit from grant funding	Section 7 Section 8 Section 9.2

Issue/ value	How addressed?	Relevant section of RVMP
Regarding monitoring and review of the RVMP and roadside vegetation assessments, given that BRC's vegetation assessment process was completed prior to the release of the NSW Roadside Environment Committee's Rapid Assessment Methodology, it would be valuable to have a guideline or framework in place to define how future assessment using this RAM would relate to BRC's assessment process, in order to provide some level of uniformity in the future.	It is a recommendation of this RVMP that the roadside environment is periodically assessed (e.g. every five to ten years) to identify any changes in the condition or conservation status of the roadside vegetation. How this is done is not considered important as the policy and legal frameworks for evaluation and assessment of vegetation are constantly being revised. What is important is that any review of the assessment and management actions of the RVMP, reflect best practice at the time relevant to current guidelines, policy and legislation.	NA

#### **Napoleon Reef Landcare Groups**

Issue/ value	How addressed?	Relevant section of RVMP
As much of the awareness of roadside veg and its management/ care comes down to local residents and invested groups, suggest a specific compliance officer that had the capacity to pursue breaches and concerns.	Outside the scope of this RVMP.	NA
Do not indiscriminately spray poisons from the back of a truck onto roadside vegetation (as has occurred in the past), this has apparently damaged or killed native species, killed only a couple of tussocks, many more of which were untouched, and disfigure the roadside landscape for weeks with pink dye. Vegetation encroaching on roadways should be trimmed, dug out (if an alien species), culturally burned (if it is safe to do so and warranted), or left. Or Landcare groups could be asked to do something appropriate.	Specific management measures relating to weed control and disturbance to native vegetation are defined for high, medium and low conservation value sections.	Section 8
See roadside vegetation as one of our most important assets.	Inclusion of the roadside environment in Council's asset management system is a commitment of this RVMP.	Section 2
Prioritise preservation of existing vegetation, with adequate signage alerting all road users to the value of the vegetation and an ongoing education program by BRC.	Preservation of existing vegetation is a key priority of the management actions in this RVMP. Signage and an ongoing education program is recommended.	Section 8 Section 9.1 Section 11
Since BRC has implemented the "Don't flog our logs" campaign and advertised fines, hazards within road reserves has increased. Fallen branches adjacent to the road remove the safe run off areas for vehicles and create an additional hazard for fire fighters. BRC has not removed roadside fallen branches, however where large native trees have been chopped down on in road reserves, BRC has failed to act. Therefore, it should be obvious that whatever strategies are put in place, the strategies should be sustainable and actable upon.  Smaller diameter logs (by and large) do not provide a habitat for animals, but do provide a severe hazard for humans in the situation of having to swerve to miss wildlife. During the fire season these fallen branches snag fire fighters hoses as well as intensifying fire.  RVMP needs to address issues around roadside safety	Fallen logs (> 10cm diameter) are important habitat components as recognised by the NSW Biodiversity Assessment Methodology (BAM) (OEH 2017). Provision has been included in the management action plan to relocate fallen timber where it compromises safety. A roadside fire management plan will be prepared and implemented as part of this RVMP.	Section 8

Issue/ value	How addressed?	Relevant section of RVMP
and fire management.		
Simple roadside signage at significant and valuable sites is required to avoid damage to our environment. The signs need careful design and placement to be effective.	Signage has been recommended in this RVMP consistent with the current recommendations of the NSW REC.	Section 9.1

#### **NSW Roadside Environment Committee**

Issue/ value	How addressed?	Relevant section of RVMP
RVMP should be incorporated into BRC's Integrated Planning and Reporting. Identify opportunities for linkages with Council's IP&R Framework including to the Community Strategic Plan (e.g. biodiversity objectives), Council's Business Plan, plans (e.g. Biodiversity Plan) & policies. Also possible inclusion in Council's asset management system. This is to ensure that the RVMP is not isolated and is an integral part of Council's strategic and operational activities.	This RVMP will be incorporated into Councils Integrated Planning and Reporting framework and Councils asset management system.	Section 2 Section 10

#### **Roads and Maritime Services**

Issue/ value	How addressed?	Relevant section of RVMP
The road is the primary function of a road corridor, therefore the road and its associated assets should be the highest priority, any ancillary use of the road corridor should reflect on the primary function.	Road safety and usage is a primary consideration of this plan reflected in the key objectives for management.	Section 8
A Road Authority is required to build and maintain safe access and public use of the road. To achieve this ongoing access to the areas along and adjacent to the road and around any road infrastructure facilities is required. This area is known as the disturbed zone or construction footprint. This is the area needed to build and maintain the road and assets which is inclusive of suitable construction and operational space. This includes access tracks, stockpiles, turnaround compounds, borrow puts, rest areas, staging areas, water management basins, off corridor	Existing areas such as stockpile sites, access tracks etc. are able to be maintained without greater impacts on high and medium conservation value areas. This RVMP encourages the establishment of new areas needed to build and maintain the road and assets within low conservation value areas	Section 8

Issue/ value	How addressed?	Relevant section of RVMP
drains, inspection bays, maintenance areas around bridges and safe operational envelopes.	to protect areas of higher biodiversity value.	
A Road Authority is required to maintain clear zones.	It is a priority of this RVMP to maintain a safe road corridor.	Section 8
Roadside vegetation has a dynamic and compounding aspect for Road Authorities that requires ongoing and irregular maintenance, this includes the need to remove and/or reduce vegetation to maintain the road corridors primary purpose. For example, regrowth vegetation needs to be maintained within the safety zone against maintenance specifications, and trees in poor condition need to be removed as they create an unacceptable risk (high chance of fatality) to road users if/when a limb or trunk failure occurs.	It is a priority of this RVMP to maintain a safe road corridor.	Section 8
Road use is intrinsically linked to regional and community prosperity. As development progresses in the Bathurst Regional Council area, there will be increasing pressures placed on road infrastructure to maintain and/or increase safety aspects and efficient traffic flow. In its simplest form, development pressure will increase the number of road users and increase safety risks which will directly compete with other ancillary road corridor users. For this reason, RMS would prefer any long term planning reflect on the primary function of the road corridor.	Road safety and usage is a primary consideration of this plan reflected in the key objectives for management.	Section 8

#### **NSW Office of Environment and Heritage**

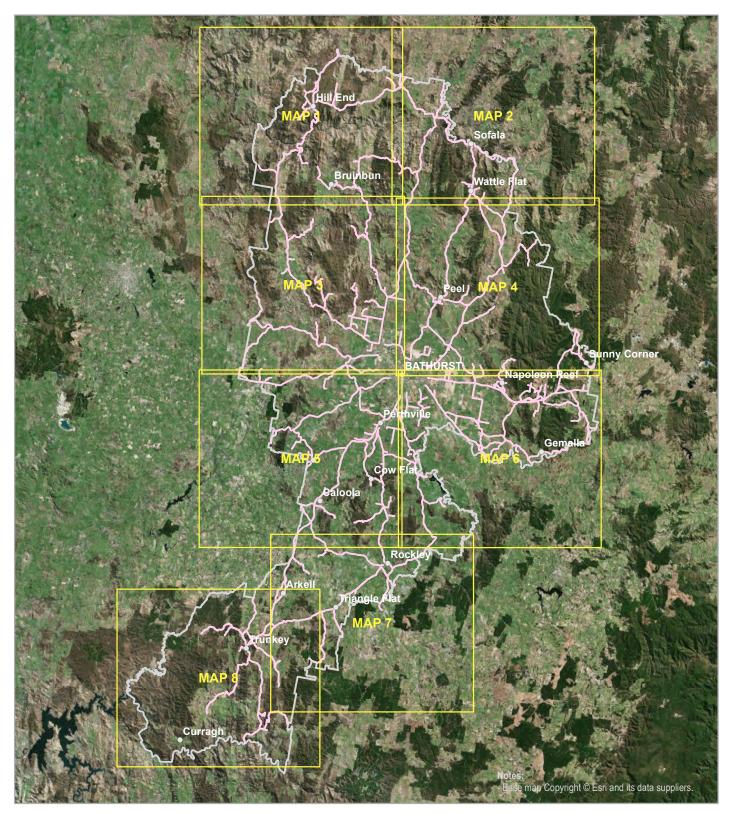
Issue/ value	How addressed?	Relevant section of RVMP
There are four known disjunct populations of the Booroolong Frog ( <i>Litoria booroolongensis</i> ) in the area, a threatened species (locations of records provided).  Relevant roadside management in the vicinity of all four areas must have regard to the influence of such activities on the potential to degrade riparian areas via the introduction of weeds, the removal of native vegetation, and increased sedimentation loads. Such processes are known to degrade Booroolong frog habitat (permanent rocky streams and or rocky streams that retain standing water during extended dry periods) by smothering rocky habitat and filling instream pools, and rendering them unsuitable for populations and diminishing their resilience to drought.	Three of the four known populations of the Booroolong Frog intersect with roads where they cross waterways or are in close proximity to the roadside environment. All of these instances have been identified as priority sites in this RVMP.	Section 7
The Purple Copper Butterfly ( <i>Paralucia spinifera</i> ) is known at 17 sites within the Bathurst LGA, including roadside locations. The habitat requirements of this species are very specific. Habitat clearing and degradation through weed invasion, recreational access, grazing, firewood collection, roadside dust and rubbish are among the threats to this species.  A consultant engaged by OEH has recently produced a comprehensive report on the status of the known Purple Copper Butterfly populations, including those within the Bathurst LGA. We encourage you to contact Dr Sarah Bell, Senior Threatened Species Officer, to discuss the provision of the relevant information from this report.	Known roadside locations of the Purple Copper Butterfly have been identified as priority sites in this RVMP  Dr Sarah Bell was consulted and provided the report referred to. This information has been considered in the preparation of this RVMP.	Section 7

#### The Works Section of BRC's Engineering Department

Issue/ value	How addressed?	Relevant section of RVMP		
Regarding road maintenance, Works Dept. wants to be able to maintain existing road corridors which need to be graded routinely. For example, if there is regrowth in the table drain area, are they allowed to grade this, as it was a cleared area? (Routine maintenance work includes: grading, sucker maintenance/loping and trimming, culvert drainage maintenance, table drains grading and maintenance, shoulder spraying for weeds (mostly for sealed roads), weed spraying for re-seal areas, minor slashing.).	The table drain is included within the 'road formation' which is not subject to the management prescriptions of this RVMP. Side arm and flat deck slashing is allowed in all conservation zones up to the extent of the table drain.	Section 8		
Council's process for determining whether an REF is required must consider roadside vegetation classifications. Must ensure that routine maintenance work (mostly grading) is not impacting on sensitive areas.	Roadside conservation classifications do not prescribe whether an REF is required. This is more relevant to the type of activity proposed.  All works within high conservation zones require an ecological assessment prior to any native vegetation removal or pruning.	Section 8.5 Section 8.4.1		
RVMP maps need to be accessible to Works staff – e.g. updated Roadside Vegetation Management Guidelines, Glove Box Guide or access to digital maps in the field.	Intent is to develop a glove box guide or similar in 2018.			
Regarding colour coding of high/medium and low conservation areas, preference for red as the high conservation areas on maps and guide posts.	Red has been applied for all high conservation area mapping and interpretive content.  Signage will not incorporate colour coding. It has been applied according to REC and RMS guidelines and policy.	Appendix E Section 9.1.1		

#### APPENDIX E ROADSIDE CONSERVATION VALUE MAPS





**INDEX TO DETAILED MAPS** 

**Bathurst Regional Council Roadside Vegetation Management Plan** 

- ☐ Bathurst Regional LGA
- Roads assessed



Bathurst Regional Council Roadside Vegetation Management Plan 2017

## **MAP 1 0F 8**

Bathurst Regional LGA

Water course Major

State Forests/Nature Reserves Travelling stock reserves

Roadside conservation category

High - TEC or threatened species habitat

- Low - TEC Priority sites - Medium

Threatened flora and fauna habitat Priority weed control

 Sites that can contribute to connectivity Rehabilitation sites

Degraded sites in high conservation value areas

- Data collected by nghenvironmental (2013 - 2015) - Location, waterway, State Forest and Nature

- Travelling stock reserve data courtesy NSW Crown Reserve data Copyright @ Geosciance Australia

Lands Base map Copyright © Esri and its data suppliers



SALLYS FL Ridge Road BRUINBUN Hill End Road ALL END Bridle Track Preemantle pool

Bathurst Regional Council Roadside Vegetation Management Plan 2017

## **MAP 2 OF 8**

Bathurst Regional LGA

Water course Major

State Forests/Nature Reserves - Minor

Travelling stock reserves

High - TEC or threatened species habitat Roadside conservation category

- Medium

Low - TEC

Priority sites

Threatened flora and fauna habitat Priority weed control

 Sites that can contribute to connectivity Rehabilitation sites

Degraded sites in high conservation value areas

- Data collected by nghenvironmental (2013 - 2015) - Location, waterway, State Forest and Nature

Reserve data Copyright © Geosciance Australia - Travelling stock reserve data courtesy NSW Crown Base map Copyright © Esri and its data suppliers



Red Hill Road TILE FLAT Sofala Road Crudine Road O Siebnowit

**Bathurst Regional Council Roadside** Vegetation Management Plan 2017

## **MAP 3 OF 8**

Bathurst Regional LGA Water course

Major Minor

State Forests/Nature Reserves Travelling stock reserves

Roadside conservation category

— High - TEC or threatened species habitat - Medium

Priority sites

Low - TEC

Threatened flora and fauna habitat Priority weed control

Sites that can contribute to connectivity Rehabilitation sites

Degraded sites in high conservation value areas

Travelling stock reserve data courtesy NSW Crown Reserve data Copyright © Geosciance Australia Location, waterway, State Forest and Nature

Data collected by nghenvironmental (2013 - 2015)

Base map Copyright © Esri and its data suppliers

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Thomas Drive Duramana Road Mr Rankin Road Vivards Driv DUNKELD DUNKELD Willow Tree Lane HE ROUND HOLE Peregrine Pine Ridge Road Freemantle Road peod in a different of the state of the stat

**Bathurst Regional Council Roadside** Vegetation Management Plan 2017

## **MAP 4 OF 8**

Bathurst Regional LGA

Water course Major

State Forests/Nature Reserves Minor

Roadside conservation category Travelling stock reserves

High - TEC or threatened species habitat

Low - TEC Medium NO7

Threatened flora and fauna habitat Priority sites

 Priority weed control Rehabilitation sites

 Degraded sites in high conservation value areas Sites that can contribute to connectivity

- Data collected by nghenvironmental (2013 - 2015) - Location, waterway, State Forest and Nature

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BURNDALE NATURE RESERVE J. dimoH involv ALING Y Red Hill Road Limekilns Roa Deod/lead Aviolated and Rifulat Road Road Right Road beoth eledo? Turondale Road

**Bathurst Regional Council Roadside** Vegetation Management Plan 2017

## **MAP 5 OF 8**

Bathurst Regional LGA

Water course Major

State Forests/Nature Reserves Travelling stock reserves

Roadside conservation category

High - TEC or threatened species habitat - Medium

- Low - TEC

Threatened flora and fauna habitat Priority sites

 Priority weed control Rehabilitation sites

Degraded sites in high conservation value areas Sites that can contribute to connectivity

· Data collected by nghenvironmental (2013 - 2015) - Location, waterway, State Forest and Nature

Reserve data Copyright © Geosciance Australia - Travelling stock reserve data courtesy NSW Crown

Base map Copyright © Esri and its data suppliers

ngh environmental A4 @ 1:150000 Ref: 17249 - BRC RVMP Author: DM 28/11/17

Hollis Iane MOUNT PANORAMA MOTOR RACI Rockley Road Rockley Road **EVANS PLAINS** Burtons Road DENNIS ISLAND Cow Flat Road BROWNLEA Trunkely Road **FITZGERALDS VALLEY** Trunkey Road

Bathurst Regional Council Roadside Vegetation Management Plan 2017

## **MAP 6 OF 8**

Bathurst Regional LGA

Water course - Major Minor

State Forests/Nature Reserves

Travelling stock reserves

Roadside conservation category

High - TEC or threatened species habitat

- Low - TEC Medium

Priority sites No |

Threatened flora and fauna habitat Priority weed control

Rehabilitation sites

 Degraded sites in high conservation value areas Sites that can contribute to connectivity

· Data collected by nghenvironmental (2013 - 2015)

Travelling stock reserve data courtesy NSW Crown Reserve data Copyright © Geosciance Australia Location, waterway, State Forest and Nature

Base map Copyright © Esri and its data suppliers

A4 @ 1:150000 Ref: 17249 - BRC RVMP Author: DM 28/11/17 ngh environmental

OCKSLEY REWONGLE West's Lane RAGLAN O'Connell **/HITE ROCK** ACQUARIE VALE E LAGOON DAVYSCREE

**Bathurst Regional Council Roadside** Vegetation Management Plan 2017

## **MAP 7 OF 8**

Bathurst Regional LGA

Water course

Major

State Forests/Nature Reserves Travelling stock reserves

Roadside conservation category

— High - TEC or threatened species habitat - Medium

- Low - TEC Low

Threatened flora and fauna habitat Priority sites

 Priority weed control Rehabilitation sites

 Degraded sites in high conservation value areas Sites that can contribute to connectivity

- Data collected by nghenvironmental (2013 - 2015) - Location, waterway, State Forest and Nature

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ngh environmental A4 @ 1:150000 Ref: 17249 - BRC RVMP Author: DM 28/11/17

ROCKLEY Rockley Road Redbank Road Redbank Road Trunke Mosd Matchetts Road CHOVE CHEN OGO

Bathurst Regional Council Roadside Vegetation Management Plan 2017

#### **MAP 8 OF 8**

Bathurst Regional LGA

Water course

Major Minor

State Forests/Nature Reserves

Travelling stock reserves

Roadside conservation category

High - TEC or threatened species habitat - Medium

Low - TEC

 Threatened flora and fauna habitat Priority sites

 Priority weed control Rehabilitation sites

 Degraded sites in high conservation value areas Sites that can contribute to connectivity

· Data collected by nghenvironmental (2013 - 2015) Reserve data Copyright © Geosciance Australia - Location, waterway, State Forest and Nature

- Travelling stock reserve data courtesy NSW Crown

Base map Copyright © Esri and its data suppliers



Matchetts Road TURKEY ROAD Goulburn Road Goulburn Road Curra 6 peod ybe CURRAGH

#### APPENDIX F ROADSIDE WORKS VEGETATION MANAGEMENT CHECKLIST

The following checklists are provided for those involved in activities that may affect the roadside (outside of planning approvals) and be subject to the provisions of this RVMP. The purpose of the checklists is to ensure that everyone working within the roadside meets their obligations under this RVMP. Two checklists are provided:

- 1. Checklist to be completed prior to the job being initiated
- 2. Checklist to be completed onsite



#### 1. PRIOR TO WORKS

The 'prior to works' checklist should be completed by the project manager or supervisor. It comprises tasks that should be completed prior to the work team going out in the field to do the job. The results of the 'prior to works' checklist should be communicated to all field staff during pre-starts and toolbox talks.

Project	reference		
Road Name	From:	То:	
Other [	Details:		
	) Works Checklist		
All area	as		Checked/NA
Necessa	ary permits and approvals obtained		
Conserv to work	-	priority site status checked and communicated	
Contam	ninated Lands Management System check	ed	
Aborigi	nal Heritage Information System (AHIMS)	search conducted	
Weed h	nygiene and plant pathogen protocol prov	ided to works team	
High co	nservation value areas		Checked
	nservation value areas ant Roadside Environment Area signage ir	nstalled or planned to be installed	Checked
Significa		·	
Significa Assessr Erosion	ant Roadside Environment Area signage in ment of significant plant and animal habita	·	
Significa Assessr Erosion commu	ant Roadside Environment Area signage in ment of significant plant and animal habita and sediment control plan and to	ats completed opsoil management protocol in place and	
Significa Assessr Erosion commu	ant Roadside Environment Area signage in ment of significant plant and animal habita and sediment control plan and to inicated to works team	ats completed  psoil management protocol in place and and removal marked	
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Signification Assessment Erosion community Site instruction No stock No side Qualifier pruning Medium	ant Roadside Environment Area signage in ment of significant plant and animal habits and sediment control plan and to inicated to works team pection and approved vegetation pruning skpiles, soil disposal laydown or equipment arm or flat deck slashing proposed ed arborist or suitably qualified/experiences (internal or contractor)	ats completed  opsoil management protocol in place and and removal marked of parking in high conservation value area	
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Signification Assessment Erosion community Site insponsible inspon	ant Roadside Environment Area signage in ment of significant plant and animal habits and sediment control plan and to inicated to works team pection and approved vegetation pruning expiles, soil disposal laydown or equipment arm or flat deck slashing proposed ed arborist or suitably qualified/experience (internal or contractor)  m conservation value areas control works planned (if required)	ats completed opsoil management protocol in place and and removal marked at parking in high conservation value area ared personnel engaged for tree removal and/or assoil to site	Checked
Signification Assessment Erosion community of the inspect of the i	ant Roadside Environment Area signage in ment of significant plant and animal habits and sediment control plan and to inicated to works team pection and approved vegetation pruning kpiles, soil disposal laydown or equipment arm or flat deck slashing proposed ed arborist or suitably qualified/experience (internal or contractor)  m conservation value areas control works planned (if required) on for skimming, storage and return of top	ats completed  opsoil management protocol in place and and removal marked at parking in high conservation value area  eed personnel engaged for tree removal and/or  osoil to site and removal marked	

ngh environmental

Attachments

Qualified arborist or suitably qu (internal or contractor)	d/or pruning			
Low conservation value areas			Checked	
Presence of low conservation EEC habitat checked and additional assessment undertaken if required				
Native vegetation to be avoided identified and marked (may include rehabilitation plantings)				
Site inspection and approved vege	etation pruning and removal marked			
Stockpile, soil disposal, laydown, equipment parking and vehicle turn around areas identified and marked				
Weed control works undertaken				
Comments:				
Pre works checklist completed				
Supervisor/Contract Supervisor	Name:	Date		
	Signed:			

#### 2. ONSITE

It is recommended that following be completed during toolbox talks as a minimum to ensure compliance with this RVMP.

Project reference				
Road Name	From:	То:		
Other Details:  Onsite Works Chec	klist			
All areas			Checked/NA	
All staff aware of ro	padside conservation status and any specific mana	agement protocols		
Exclusion zones and sensitive areas marked and/or barricaded				
Sediment and erosion controls installed if required				
Weed hygiene and plant pathogen protocol implemented				
Pre-works area photographed				
Work materials free	e of weeds and weed seeds			
Priority and enviror	nmental weeds controlled if present			
Comments:				
Onsite works check	klist completed			
Overseer/Contracto	or	Date		
Supervisor/Contrac	t Supervisor	Date		
Post-works Checkli	st		Checked	
Weed hygiene protocols implemented, vehicles and equipment free of plant and soil material prior to leaving site				
Work site litter rem	noved			
Fauna habitat featu	ares retained or relocated into adjacent areas			
No vegetation distu	urbance outside marked work areas			
	rehabilitation works (including revegetation a greater than 100m²	n) completed or plan		

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Attachments

Requirement for follow-up weed	nnel advised		
Completed works photographed			
Final inspection undertaken and a	approval provided		
Comments:			
Post-works procedure completed	1		
Overseer/Contractor	Name:	Date	
	Signed:		
Supervisor/Contract Supervisor	Name:	Date	
	Signed:		

DIRECTOR CORPORATE SERVICES & FINANCE'S REPORT - ATTACHMENTS	
ORDINARY MEETING OF BATHURST REGIONAL COUNCIL	
13 DECEMBER 2017	

#### **Investment Policy Benchmarks**

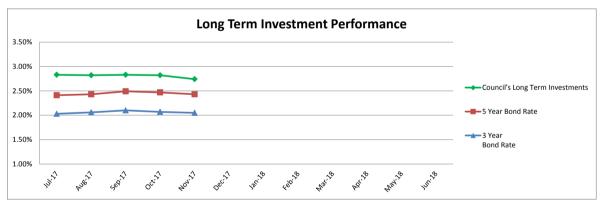
#### Benchmark 1 - The performance of the portfolio shall be against the industry standard 90 Day Bank Bill Index or the official RBA Cash Rate

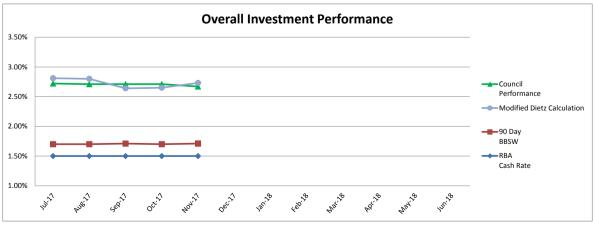
Council's current year to date performance compared to the two benchmarks is shown below. Council has outperformed both benchmarks.

Reserve Bank of Australia - Cash Rate 1.50%
AFMA - 90 Day Bank Bill Swap Rate (BBSW) Avg Mid 1.71%
Three Year Swap Rate - Commonwealth 2.05%
Five Year Swap Rate - Commonwealth 2.43%
Modified Dietz Calculation 2.65%

	Short Term			Long Term			Overall Performance		
						Council's Long	Modified		
	RBA	90 Day	Council's Short	3 Year	5 Year	Term	Dietz	Council	
	Cash Rate	BBSW	Term Investments	Bond Rate	Bond Rate	Investments	Calculation	Performance	
Jul-17	1.50%	1.70%	2.64%	2.03%	2.41%	2.83%	2.81%	2.72%	
Aug-17	1.50%	1.70%	2.63%	2.06%	2.43%	2.82%	2.80%	2.71%	
Sep-17	1.50%	1.71%	2.62%	2.10%	2.49%	2.83%	2.64%	2.71%	
Oct-17	1.50%	1.70%	2.62%	2.07%	2.47%	2.82%	2.65%	2.71%	
Nov-17	1.50%	1.71%	2.61%	2.05%	2.43%	2.74%	2.73%	2.67%	
Dec-17									
Jan-18									
Feb-18									
Mar-18									
Apr-18									
May-18									
Jun-18									







Benchmark 2 - Credit and Maturity Benchmarks

#### 2a - Overall Portfolio Credit Framework

To control the credit quality on the entire portfolio, the following credit framework limits the percentage of the portfolio exposed to any particular credit rating, Council has successfully met this criteria.

Short Term	Ratings	Maximum Holding %	Actual Holding %		
	A1+	100	29%	Complies	
	A1	80	0%	Complies	
	A2	60	61%	Does not comply	Several institutions were
	A3	40	6%	Complies	downgraded last month
	ADI	20	4%	Complies	
			100%		
Long Term					
	AAA	100	0%	Complies	
	AA+ AA AA-	80	35%	Complies	
	A+ A A-	60	17%	Complies	
	BBB+ BBB BBB-	40	42%	Does not comply	Several institutions were
	ADI	20	6%	Complies	downgraded last month
			100%		

#### 2b - Institutional Credit Framework

To limit single entity exposure each individual institution will be limited by their credit rating, Council has successfully met this criteria.

Short Term	Ratings	Maximum Holding %	Actual Holding %	
CBA	A1+	45	2%	Complies
National Australia Bank Limited	A1+	45	11%	Complies
Bankwest	A1+	45	3%	Complies
Bank of Queensland Limited	A2	30	15%	Complies
Bendigo and Adelaide Bank Limited	A2	30	3%	Complies
Newcastle Permanent	A2	30	3%	Complies
Maritime, Mining & Power Credit Union	A2	30	5%	Complies
People's Choice Credit Union	A2	30	3%	Complies
IMB	A2	30	5%	Complies
G & C Mutual Bank Limited	A3	20	2%	Complies
Auswide Bank	A3	20	2%	Complies
Railways Credit Union Limited	ADI	15	2%	Complies
Long Term				
Commonwealth Bank	AA-	35	8%	Complies
Westpac	AA-	35	7%	Complies
Suncorp Metway	A+	30	1%	Complies
Rabobank	A+	30	1%	Complies
AMP	A	30	3%	Complies
Macquarie Bank Limited	A	30	1%	Complies
Bendigo & Adelaide Bank	BBB+	20	2%	Complies
Bank of Queensland	BBB+	20	5%	Complies
Police Bank Ltd	BBB	20	2%	Complies
Newcastle Permanent	BBB	20	4%	Complies
Members Equity Bank	BBB	20	1%	Complies
Greater Building Society	BBB	20	4%	Complies
Credit Union Australia	BBB	20	2%	Complies
Maritime Mining & Power Credit Union	ADI	15	3%	Complies
			100%	

#### 2c - Maturity Profile

The Investment Portfolio is to be invested within the following maturity constraints, Council has successfully met this criteria.

	Short Term	FRTD	TCD	FRN	Min %	Max %	Actual %	
Within one year	50,500,000	0	0	4,000,000	40	100	62%	Complies
One to three years	0	3,500,000	3,000,000	12,550,000	0	60	21%	Complies
Three to Five Years	0	7,500,000	0	5,000,000	0	30	14%	Complies
Over Five Years	0	2,200,000	0	0	0	15	3%	Complies

	50,500,000	13,200,000	3,000,000	21,550,000	100%
Recommendation: That the report be noted					
Responsible Accounting Officer		 Aaro	on Jones	04/12/2017	
		Dire	ctor Corporate S	ervices & Finance	
			iewed By Tony F		

# BATHURST 2036 COMMUNITY STRATEGIC PLAN

Review as at 30<sup>th</sup> November 2017

# Council's Vision:

opportunities, planning for sustainable growth, protecting and enhancing our assets, and encouraging a supportive and inclusive community. A A vibrant regional centre that enjoys a rural lifestyle, the Bathurst Region achieves health and well-being through strengthening economic Region full of community spirit and shared prosperity.

## Directions:

The Directions to achieve this vision are the objectives of this Plan as outlined below.

# **Economic Prosperity**

- To attract employment, generate investment, strengthen and attract new economic development opportunities.
- To encourage, promote and protect the region's primary resources.
- To protect a vibrant CBD and support and grow retail diversity.
- To market Bathurst as a great place to live, work, study, invest and play.
- To facilitate and foster partnerships, networks and infrastructure to support and attract knowledge, innovation and research.
- To support infrastructure development necessary to enhance Bathurst's lifestyle and industry development.
- To support integrated transport infrastructure development.

# Environmental Sustainability

- To promote sustainable and energy efficient growth.
- To protect and enhance the region's landscapes, views, vistas, open spaces and the Macquarie River.
- To protect and enhance the region's biodiversity.
- To protect the region's unique heritage and history.
- To protect a unique identity.
- To protect and enhance water quality and riparian ecology.
- To minimise the City's environmental footprint
  - To encourage less car dependency

- To secure a sustainable water supply and raise awareness on water issues.
- To encourage sustainable waste management practices, including opportunities for energy generation.

# iveable Communities

- To encourage living, vibrant and growing villages and rural settlements.
- To encourage sustainable housing choice and quality design that engenders a sense of place.
- To improve equity of access to all members of the community in public and private domains.
- To provide a range of cultural facilities, programs, activities and events and to support and enhance cultural and social activities across the community.
  - To support the provision of community services and facilities to meet the needs of specific community sectors and the community as a whole.
    - To improve community safety.
- To encourage a supportive and inclusive community.
- o provide and support the provision of accessible, affordable and well planned transport systems.
- To support the provision of high quality medical care that meets the needs of the Bathurst community
- o encourage and support the provision of a range of opportunities for life long education across the Bathurst community.
- To encourage youth engagement, participation and achievement across all areas of the Bathurst community

# Sound Leadership

- To plan for the growth of the region and the protection of the region's environmental, economic, social and cultural assets.
- To guide the construction of new infrastructure, facilities and services and the management and upgrading of existing assets and service levels. To identify the needs of the community and encourage and support communication, interaction and support within the community.
- To maintain local public ownership of water and sewer assets.
- o ensure Council is supported by an adequate workforce and appropriate governance procedures
- To be and develop good leaders.

The Performance Measures in this Plan have been rated by the responsible Directors as to their status of completion.

Below is a summary of the Status of all Performance Measures:

Urgent Attention	0 / 165	% 0
Needs Attention	9 / 165	5 %
In progress – tracking as expected	156 / 165	95 %

# **Engineering Services**

demand. With a budget in excess of \$80m council's Engineering Services Department has the responsibility to ensure the current needs of the community are met and the capacity exists to cater for future growth. A clean and safe water supply, a quality local road network, and environmentally responsible The key to developing a sound foundation for growth and prosperity of the Bathurst Region is by ensuring infrastructure needs are keeping pace with waste management systems are all high priorities for engineering the future of the Bathurst Region.

	Status				
	Action Year to Date	200m Rankin St (Durham to Morrisett) 200m Stewart St (Durham to Morrisett) 200m Seymour St (Bentinck to Lambert)	22 complaints received to date	Tarana Rd Shoulders – 80% complete seal remaining Hen & Chicken Lane Underway – 60% complete. Gravel and seal remaining 2km Freemantle Rd widen, stabilise and seal – 100% complete 800m Wambool Rd reconstruct and seal – 100% complete Dunkeld Rd reconstruction complete.	Colleen Hagney Lane, Colo Rd, Curragh Rd
	Responsible Officer	Manager Bathurst Works	Manager Bathurst Works	Manager Bathurst Works	Manager Bathurst Works
	Performance Measure	600 lineal metres of footpath and or cycleway completed.	Less than 50 public requests regarding trip defects on paved footpaths.	Reconstruction and resealing works as per major capital works and routine maintenance programs.  Completion of Roads to Recovery Program.	Unsealed Roads Gravel Resheeting program complete.
	Operational Plan Tasks 2017/2018	Completion of additional concrete footpaths/cycleways in accordance with the Bathurst Regional Community Access and Cycling Plan 2011.	Monitor condition of footpaths.	Improvement of road infrastructure to upgrade sub-standard sections of the sealed network.	Progressive renewal of gravel road surface throughout the network.
Asset Management	Delivery Program Actions 2017-2021	Improve pedestrian access within the urban area.		Maintain and improve the existing road infrastructure consistently throughout the network.	
Asset Ma	CSP 2036 Objective Reference	3,6 13,14 19 28		6, 7 8 22, 24 29	

Status		
Action Year to Date	Latest ratings in May 2016. > 90% rated either 1, 2 or 3.	Works commenced. Installation of box culverts adjacent to bridge underway.
Responsible Officer	Manager Bathurst Works	Manager Technical Services
Performance Measure	Greater than 90% of the urban road network remains in condition index 1, 2 or 3.	Construction of Perthville Levee, Stage 1.
Operational Plan Tasks 2017/2018	Undertake maintenance program in accordance with allocated budget.	Continue the planning for construction of flood mitigation works as outlined in the Bathurst Flood Management Plan.
Delivery Program Actions 2017-2021		Protection of urban areas on the Bathurst Floodplain
CSP 2036 Objective Reference		6, 7 9 19 28

						Status
Tender for reconstruction of 3 fields closed in July 2017. Contract awarded to Renworx Pty Ltd. On site works commence beginning of October after completion of football season. Works progressing well however some rain delay periods have resulted.  Anticipate fields to be finished by March 2018.	Funding not provided for in 2017/18. Council to commence preparation of design brief document in preparation of 2018/19 financial year funding.	Tender awarded to Nick Harvey Constructions for the building of the Rugby League Clubhouse. Council was required to re-compact the building footprint site before building works commenced. Building works commenced in March 2017. Anticipate completion of building by December 2017.	Due to contractual issues with timing and quality of works, Council has taken works out of contractors hands to complete the construction of the 2 sports fields to a usable condition by March 2018.	Weather and technical issues with field infill material resulted in delay of works. Field establishment works commenced in Spring 2017 due to winter causing grass establishment issues.	Contract for construction of 2 x rugby league fields awarded to Central West Civil.  Turf grass has been installed to the 2 fields.	Action Year to Date
Manager Recreation	Manager Recreation				Manager Recreation	Responsible Officer
Reconstruction of 3 turf football fields – Proctor Park	Carrington Park Grandstand redevelopment / extension				Construction of additional 2 rugby league / union fields Hereford Street	Performance Measure
	Update sporting venues, including associated infrastructure as per budgets adopted in Annual Operational Plan.				Construct additional facilities as per budgets	Operational Plan Tasks 2017/2018
				50000000000000000000000000000000000000	Plan for increasing population and ageing population in the provision of suitable recreational	Delivery Program Actions 2017-2021
	4, 6, 8, 9, 10 17, 20, 21 28, 29				4, 6, 8, 9, 10 17, 20, 21 28, 29	CSP 2036 Objective Reference
 Manager Recreation	4, 6, 8, 9, 10 17, 20, 21 28, 29 28, 29 But the sporting venues, and opted in Annual Operational Park Grandstand Manager redevelopment / extension Recreation Recreation Recreation Plan.	Tender awarded for the building of Council was requested tootprint site before a Building works or Anticipate complements and Council works or		space.	Plan for increasing Construct additional facilities Construction of additional 2 Manager population and ageing as per budgets rugby league / union fields Recreation of suitable recreational	CSP 2036 Delivery Program Operational Plan Performance Measure Officer Officer

Status						
Action Year to Date	Original contract with L-Don Sporting Areas terminated at contractors request. Second round of quotation offer sent to select companies and contract awarded to Renworx Pty Ltd. Anticipated works to be completed by February 2018.	Contract for court resurface works awarded to Tuff Turf. Anticipate completion of works by December 2017.	Works completed	Specification document completed and tenders called in August 2017. Contract awarded to L-Don Sporting Areas Pty Ltd. Anticipate works to be completed by March 2018.	Quotations for a consultancy to upgrade the VMP was called and closed 13 June 2017, contract awarded to Molino Stewart Pty Ltd.  Ecological field assessments completed in Nov 2017. Consultant currently engaged with the Community Consultation phase of project. Community workshop to be conducted in December 2017. Anticipate completion of works in May 2018.	Contract for noxious weeds program awarded to DA & AP Lane Weed Spraying. The 2017/18 weed control program expected to be completed by March 2018.
Responsible Officer	Manager Recreation	Manager Recreation	Manager Recreation	Manager Recreation	Manager Recreation	Manager Recreation
Performance Measure	Restoration of Cricket Wicket Table George Pk No2	Replacement 2 x synthetic tennis court surfaces – John Matthews Tennis Centre	Field drainage installation to field No1 Ashwood Park	Restoration of 4 netball courts - John Matthews netball complex	Review and update the Bathurst Vegetation Management Plan	Develop 2017/18 spraying program by December 2017 & complete by April 2018.
Operational Plan Tasks 2017/2018					To ensure that appropriate Environmental Management Plans for the Bathurst Region are current, relevant and provide long term strategies for the Region	Meet the obligations to contain and control noxious weeds within Council controlled land
Delivery Program Actions 2017-2021					Continue environmental programs identified within the Bathurst Vegetation Management Plan	
CSP 2036 Objective Reference					8, 9, 10, 13 23	

Status							
Action Year to Date	7 × community tree planting events and 5 × school planting events have been held since the commencement of the financial year to date.	The contract to revegetate the Macquarie River has been awarded to New Era.  Planting works completed November 2017.  Summer maintenance works have commenced.  Anticipate completion of whole project by May 2018.	Council applied to LLS for 3 grants to undertake vegetation rehabilitation projects across several parks.  Council has been awarded a grant for \$27K from LLS to conduct woody weed control within the inner track reserve Mt Panorama.	The other 2 grants submissions were unsuccessful.	Ongoing. Maintenance contracts have been awarded to water and weed recently completed vegetation projects, including Apex Jubilee Park and various sites along the Macquarie River.	Playground installation completed in Sep 2017.	Works completed
Responsible Officer	Manager Recreation	Manager Recreation	Manager Recreation		Manager Recreation	Manager Recreation	Manager Recreation
Performance Measure	Arrange for 16 Tree Planting and volunteer engagement activities.	Revegetation of a section of the Macquarie River adjacent to Kefford Street	Apply for grants to assist completion of VMP program.		Undertake maintenance of previously completed vegetation projects.	Installation of new playground at Jarrah Park	Upgrade existing play equipment at Motor Racing Museum Playspace
Operational Plan Tasks 2017/2018	Continue ongoing environmental and maintenance works as identified in the Bathurst Vegetation Management Plan	(VMP) to the Macquarie River and other areas, upon availability of resources				Plan for the construction of new playgrounds in expanding residential areas in conjunction with Annual Operational Plan	Continue to upgrade existing playgrounds as funding resources become available
Delivery Program Actions 2017-2021						Continue construction of new playgrounds in expanding residential areas and upgrade existing playgrounds and passive recreation areas.	
CSP 2036 Objective Reference						4, 21,23 28,29,30	4, 9, 17,21,22 29,30,

Status			
Action Year to Date	Works completed. Minor repainting works to be placed in Works Section Program, to be completed prior to end of financial year.	Consultancy for the design of Freeman Park awarded to dsb Landscape Architects Design, including estimate of construction costs, have been completed. Specification document being prepared.  Anticipated costs for works have come in higher than \$300,000 budget. Council is applying for a grant to assist in the construction costs of the Park. Additional funding also to be submitted in the 2018/19 Management Plan deliberations to provide sufficient funds to construct the park.  Anticipate tenders to be called in July 2018 for the construction of the Park.	Ongoing as part of adopted maintenance service levels and funding provisions.
Responsible Officer	Manager Recreation	Manager Recreation	Manager Recreation
Performance Measure	Upgrade to existing playground equipment, College Road Park	Construction of Freeman Circuit Park in accordance with landscape design. Park completed by June 2018.	Maintenance activities undertaken to all recreation Assets in accordance with adopted maintenance service levels.
Operational Plan Tasks 2017/2018		Plan for and construct passive recreation areas as resources become available.	Maintain existing levels of service to all parks, reserves, open space areas and other recreational facilities.
Delivery Program Actions 2017-2021			Maintain existing and future recreational areas.
CSP 2036 Objective Reference		8,9,10,13 22 28,	4, 8,11,12, 17,20,22, 26 30,33

## Water, Sewer and Waste

Status												
Action Year to Date	Water Filtration Plant daily operations are ongoing, with maintenance and repairs conducted as required. The chemical dosing infrastructure for the Manganese Removal Project is complete. The processes are monitored through a SCADA system and reviewed daily by staff.	Samples taken, testing completed and reports provided. Results are compliant with Australian Drinking Water Guidelines (ADWG) Council's Drinking Water Management System (DWMS) and licence and are posted on Council's website.	A 2016 Annual Report on the Drinking Water Management System has been submitted to NSW Health and a EPA Annual Return lodged as required.	A complete review of the Drinking Water Management System risk management has been conducted with internal and external stakeholders.	Water distribution system operations are ongoing, with monitoring, maintenance and repairs conducted as required.	Significant reservoir improvements have been completed, with further work planned, to continue to improve the integrity of the drinking water system around Bathurst.	Complaints regarding discoloured water are actioned within the required timeframe.	The number of discoloured water complaints for November 2017 was 8, which were received and actioned. This included calls relating to discoloured water from water main	breaks. The financial year to date total calls for discoloured water is 43.	A Drinking Water Management System document has been completed and is in effect. Details on addressing the	actions to ensure continuous improvement are being documented. A weekly internal review takes place, along	with an external check of our water quality results through the NSW Health laboratory.
Responsible Officer	Manager Water and Waste				l					Manager Water and	Waste	
Performance Measure	Meet the Australian Drinking Water Standards 99% of the time.									Australian Drinking Water Guidelines	compliance.	
Operating Plan Tasks 2017/2018	Operate, maintain, repair and upgrade Water Filtration Plant.	Provide compliance reports to NSW Health as required			Operate, maintain, repair and upgrade water distribution system.		Respond effectively to discoloured water complaints within four hours.			Review, update and adhere to Drinking Water Management	System.	
Delivery Program Actions 2017-2021	Maintain and upgrade existing water and sewer infrastructure to meet the needs of all stakeholders into the future.											
CSP 2036 Objective Reference	6 8, 12, 15 22 28, 29, 31									6 12, 15	22 28, 29, 31	

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Status					
Action Year to Date	Tenders have been called, assessed and reported to Council. Contractors (EODO) are well advanced, with work over 92% complete. Work on the reservoir pump station and rising and delivery mains are all part of the project. The reservoir base slab was poured on a single day. In December 2016, 34 wall panels were placed and in May 2017 the final two panels were installed. Post tensioning of the walls is complete. So far over 53,700 hours of contract work has taken place on the project and over 1400m <sup>3</sup> of concrete has been poured.  The reservoir roof has now been completed, and work on the chlorine dosing building is advancing.	In order to cater for the doubling in size of Eglinton, a number of new water and sewer trunk mains were required. So far, for East Eglinton 70% of the required new trunk mains for water and sewer are in place. For West Eglinton, 50% of the required new trunk mains for water and sewer are in place.	Project scoping was undertaken to identify what updating is required, and what approach should be taken to complete the work. Have selected the Drought Contingency and Water Supply Emergency Management Plan and the Demand Management Plan. A Consultant was appointed and work is complete. Reports have been presented to Council on the revised documents, which are on Council's website.	Trade Waste Policy is current, has been approved by NSW Office of Water, and adopted by Council. There are 331 approvals in place, with 349 active businesses (95%).	This will be commenced, once DPI Water advises the outcomes of their proposed review of the guidelines.  To date DPI Water is yet to release their issues paper.
Responsible Officer	Manager Water and Waste	Manager Water and Waste	Manager Water and Waste		
Performance Measure	Project is underway	Project advances	Best Practice Guidelines compliance.		
Operating Plan Tasks 2017/2018	Kelso Water Infrastructure Project	Eglinton Village expansion	Review and update plans as required.	Continue implementation of Trade Waste Policy.	Investigate, review and undertake further initiatives in the Best Practice Guidelines
Delivery Program Actions 2017-2021					
CSP 2036 Objective Reference			8, 15 22 28, 29, 31		

CSP 2036 Objective Reference	Delivery Program Actions 2017-2021	Operating Plan Tasks 2017/2018	Performance Measure	Responsible Officer	Action Year to Date	Status
6 12, 15 22, 28, 29, 31		Prepare plans and estimates for works highlighted in the computer models.	Review outcomes and opportunities from the water and sewer models and reports.	Manager Water and Waste	The water model has previously been reviewed some years ago, with several projects put into effect. The sewer model has been updated to include the expansion of Eglinton and Kelso.	
					Work on comparing options to service the growth is well underway. Flow gauging occurred during late 2016, to enable data to be collected for various weather events. Gauges have recently been removed, and a draft report has been commenced. The final report is due imminently.	
					Water modelling improvements have been completed with gauges at 6 main reservoirs installed to allow for calibration during and after summer 2017/2018. A draft report is being prepared.	
12, 15 22, 23, 24, 29, 31		Vinburndale Dam and Chiffey Dam.	NSW Dam safety Committee requirements addressed.	Water and Waste	heen completed. Geological investigations, including core sampling and testing have been completed and a report on the assessment of foundation strength has been received by Council and NSW Public Works. This will enable upgrade designs to be progressed. Consultants have been engaged and forwarded to the Dam Safety Committee for comment. Staff are looking for grant funding opportunities. As none were available, funds are available in current and future budgets.  Funds are available for the Winbumdale Dam Safety Upgrade to call Expressions of Interest, and this is now underway, with documentation complete. The EOI closed on 6 December 2016. A review and assessment has been conducted. Approval to move to the tender phase has been received. This is being progressed with Public Works.	
					and expanded to cover all work areas. A tender review panel is established and a tender evaluation plan is finalised. Subsequent to this, tenders have now been called during September, and closed with 4 offers received. These are being assessed.  A tender report should be available at a 2018 Council meeting.	

Status								
Action Year to Date	The annual surveillance report has been completed and recommendations are being actioned.	The Chifley Dam Secure Yield Study (base case) has been completed, with the Climate Change (future scenario) study also now complete. This report is being reviewed.	The Chifley Dam Dambreak Study has been completed and forwarded to the NSW Dam Safety Committee.	The Chifley Dam Safety Emergency Plan is complete and in effect.	The annual surveillance report has been completed and recommendations are being actioned.	Work is continuing, through meetings and projects. Alliance Business Plan has been developed and adopted. Bimonthly meetings attended, with other projects and correspondence dealt with as required.	Waste Water Treatment Works operations are ongoing, with maintenance and repairs conducted as required. Plans for minor upgrades are underway. Daily and weekly sampling and monitoring of the plants performance are continuing, with internal and external testing performed.	Identification of appropriate locations for CCTV is ongoing.  Any issues found are scheduled for repair or replacement as required.
Responsible Officer						Manager Water and Waste	Manager Water and Waste	Manager Water and Waste
Performance Measure						Collaboration conducted.	Operation of Waste Water Treatment Works in accordance with licence.	Maintain sewer mains.
Operating Plan Tasks 2017/2018						Work with CENTROC on Water Utilities Alliance goals	Operate, maintain, repair and upgrade Waste Water Treatment Works to comply with licence conditions.	Continue program of sewer main CCTV and lining
Delivery Program Actions 2017-2021								•
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Bathurst Regional Council Annual Operating Plan 2016/2017

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Status						
Action Year to Date	Liaison with Technical Services staff to obtain advice on road projects and / or developments is continuing	The waste collection vehicle fleet is up to date.	This project recommenced in 2014/2015, after previously being completed in 2011/2012. An audit has been conducted by EPA staff. A review has been conducted by an independent consultant. The final report has been received and recommendations are being put into effect. Planning is underway to conduct a future aerial survey.	Several ongoing projects are supported, with bi-monthly meetings attended. New projects or opportunities are assessed as they arise. All options available to Bathurst Regional Council through NetWaste are supported.  The new recycling and organics collection tender was presented to Council in October 2014. Other Councils have finalised their response. The new service started in April 2016, with delivery of bins in March 2016. The contract is proceeding smoothly.	The roll out of information and education has commenced and will continue throughout 2017.  Close to 30,000 new recycling and food and garden waste bins have been delivered.  5,657 tonnes of food and garden waste have been sent for composting in the first 19 months (April 2016 to October 17). The new service has been well received.	Recycling contract is continuing, with the contractor JR Richards providing the recycling collection service and transporting to the Orange MRF for sorting and further processing. Over 4,130 tonnes has been sent in the first 19 months of the new contract (April 2016 to October 2017).
Responsible Officer	Manager Water and Waste	Manager Water and Waste	Manager Water and Waste	Manager Waste and Waste	Manager Water and Waste	Manager Water and Waste
Performance Measure	Renew water and sewer mains adjacent to road works or large developments.	Vehicle fleet is up to date and able to adequately cater for city's needs.	Monitor the existing air space and identify future land requirements.	Collaboration conducted	Promote recycling to maximise collection volumes.	Promote recycling to maximise collection volumes.
Operating Plan Tasks 2017/2018	Identify, plan and undertake construction works.	Replace waste collection vehicles on a 4 yearly cycle.	Review Waste Management Centre fill plans & take necessary steps to ensure the optimum long term strategy is determined and enacted.	Work with NetWaste on waste projects and opportunities.	Food and Garden Waste Contractor to undertake collection and reprocessing as per Contract. Council to continue education and promotion of appropriate behaviours.	Recycling Contractor to undertake collection and reprocessing as per Contract. Council to continue education and promotion of appropriate behaviours.
Delivery Program Actions 2017-2021		Maintain and upgrade existing waste infrastructure to meet stakeholder requirements.		Reduce waste to landfill.		
CSP 2036 Objective Reference		6 13, 16 22 29		6 13, 16 22 29 29		

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Status			
Action Year to Date	Wastewise education works are continuing, and the recycling contract education strategies are also underway.	Numerous diversions are already in place, and working well. Further opportunities will be identified and assessed and implemented if appropriate to do so. New organics collection introduced.	Monitoring of the operations throughout the year is continuing as required.
Responsible Officer		Manager Water and Waste	Manager Water and Waste
Performance Measure		Opportunities considered.	Monitor the operations of the Reuse and Recovery Centre.
Operating Plan Tasks 2017/2018		Identify, assess and implement appropriate diversion opportunities.	Work with Central West Care.
Delivery Program Actions 2017-2021			
CSP 2036 Objective Reference			

## Corporate Services & Finance

Looking after its staff and ensuring open and transparent government is the main priority at Bathurst Regional Council. Council employs around 370 staff in 20 locations and attracting and keeping good people is our priority. For the fourth year in succession, in the annual Employee Opinion Survey, Council rated above the Australian Local Government Industry Standard for employee satisfaction.

Human Resources & Risk Management

CSP 2036 Objective Reference	Delivery Program Actions 2017-2021	Operational Plan Tasks 2017/2018	Performance Measure	Responsible Officer	Action Year to Date	Status
25 32, 33	Manage Council's Health and Safety and support ageing workforce initiatives.	Manage random drug and alcohol testing across Council's operations.	5% of permanent staff tested quarterly.	Manager Human Resources	Random Drug and Alcohol testing occurred in September with 20 staff members being tested.	
32, 33		Review and update Workforce Plan to reflect current workforce profile and priorities.	Collect workforce data quarterly and employee opinion surveys bi-annually to monitor trends.	Manager Human Resources	The new 2017 – 2021 Workforce Plan is currently being drafted.	
26 5	Provision of a range of education and training opportunities for Council's workforce.	Develop partnerships with key education providers to assist with resourcing the educational and training needs of the workforce	Staff training plans developed annually. Government funding accessed where eligible. Staff Education Assistance Scheme utilised.	Manager Human Resources	Annual Performance Appraisals were distributed for all staff in early July. The training identified in performance appraisals has been entered into a database to create the draff organisational training plan for 2017/2018. The performance appraisals for the 2016/2017 year have now been completed.	
					Staff from OLG and Training Services NSW met with HR staff to discuss training funding specifically for local government staff. This funding is designed to develop existing staff's skills, increasing apprentice and trainee numbers and developing work ready skills.	
26 5	Develop opportunities for apprentices, trainees and work experience within all	Actively promote trainee / apprenticeship and work experience opportunities to the youth of the region.	Deliver and/or distribute information a minimum of 4 occasions per year.	Manager Human Resources	Promotional material for students/job seekers was prepared for the Jobs Expo in August. The Jobs Expo provided Council the opportunity to promote its careers options to	

school students and job seekers.  Ongoing meetings with Skillset, including a morning tea with Skillset staff and Council's	apprentices, to further enhance the relationship between the two organisations.	Recruitment is under way for two of Council's apprenticeships to start in 2018. Through Skillset, first year apprentices in Green keeping and Heavy Vehicle Mechanic are being sourced.	Review of current trainee and apprentice positions on the organisational structure to determine recruitment opportunities for 2018.
S			
areas of Council's workforce.			

### Property Development

Status							
Action Year to Date Stat	Council is currently developing residential land stock at Sunny Bright estate and Windradyne 1100 estate, being a total of 455 lots.  Design for Laffing Waters Estate is also underway for 1,100 lots.	Windradyne 1100 - Design, layout & construction by mid- 2018 for 180 residential lot development.	Sunny Bright - Design, layout & construction by mid-2018 for 275 residential lot development.	Laffing Waters - Master Plan for overall 158 ha site. Tendered in 2017/2018. Construction by 2020.	Kelso Industrial land – 0 lots sold in Nov 2017.  10 lots still available.	Bathurst Trade - Watt Drive - 17 lot development now due mid - 2018. Pre sales have 17 lots sold. Will need to look at next stage of planning.	
Responsible Officer	Manager St. a. a. a. a. D	Eng. Dept 20	Eng. Dept So	Planning. Dept Le	Property Ke	<u> </u>	
Performance Measure	Provision of land stock for residential needs.				Provision of available land to meet demands.	developed land and undeveloped land for trade & industrial use.	
Operating Plan Tasks 2017/2018	Complete development of residential land in accordance with Council plans.				Development in Bathurst Trade Centre and Kelso	required.	
Delivery Program Actions 2017-2021	Manage the development of new residential land releases to ensure appropriate level of supply available.				Manage the development of new commercial and industrial	meet the needs of new businesses.	
CSP 2036 Objective Reference	1,6 28				1, 6		

Financial Services

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Status				
Action Year to Date	Long Term Financial Plan completed for 2017/18.  Due to possible amalgamation and associated legal actions Council was unable to consider applying for a special variation for 2017/18 Operating/Delivery Plan.	As per 2016/17 Financial Statements achieved 5.68% (2015/16 5.85%). (2014/15 6.63%). (2013/14 8.19%).	As per 2016/17 Financial Statements achieved 4.12% (2015/16 3.95%). (2014/15 4.10%). (2013/14 3.33%).	At 30 November 2017:
Responsible Officer	Manager Financial Services	Manager Financial Services	Manager Financial Services	Manager Financial Services
Performance Measure	Long Term Financial Plan complete and adopted by Council.	Rates and Charges Outstanding Ratio less than 10%.	Debt service ratio less than 10%.	Outperform monthly 90 day bank bill swap rate.
Operational Plan Tasks 2017/2018	Review need for special Language in the income.		Ensure Council's level of debt is manageable.	Maximise invested funds within prudential guidelines.
Delivery Program Actions 2017-2021	Ensure Council's long term financial sustainability.			
CSP 2036 Objective Reference	28 , 29, 33	28 , 29, 33	28 , 29, 33	28 , 29, 33

#### Governance

Status						
Action Year to Date	Business Papers provided one week prior to meetings.	Documents are available on website and updated regularly.	Compilation of 2016/17 Annual Report has commenced. Annual Report submitted 28 November 2017.	Manual monitored regularly and updated as required.  Last update done in September 2017.	Register is updated after each Council meeting.	9 applications received. 7 applications completed.
Responsible Officer	Manager Corporate Governance	Manager Corporate Governance	Manager Corporate Governance	Manager Corporate Governance	Manager Corporate Governance	Manager Corporate Governance
Performance Measure	Three days before each meeting	Review of documents on website	Completion by statutory deadline (30 November)	Individual Policies reviewed for relevance and compliance with statutory requirements	Register updated monthly.	Information requests (formal and informal) responded to in accordance with statutory guidelines.
Operational Plan Tasks 2017/2018	Provide Council Business Papers on a timely basis.	Provide access to Council documents on website.	Complete Annual Report to the community.	Monitor Policy Manual.	Provision of Contract Register on Council's website.	Respond to requests for information under GIPA Act in timely manner.
Delivery Program Actions 2017-2021	Provide Councillors, staff and the community with timely and accurate information to facilitate open and accountable	government.		Ensure Council policies reflect community needs and organisational requirements.	Implementation of the Government Information Public Access Act (GIPA Act)	
CSP 2036 Objective Reference	23, 32, 33			30, 32, 33	32	

### Information Services

Status						
Action Year to Date	Complete.	Planning for replacement unit.	Ongoing.	Laptops in place and being utilised. Training ongoing.	Ongoing.	Ongoing.
Responsible Officer	MIS	SIW	MIS	MIS	MIS	MIS
Performance Measure	Ability to store additional GIS data	Less down time	Reduced complaints from users	Improved Training	Reduced telephone calls	Less requests to IT for assistance
Operational Plan Tasks 2017/2018	Data Storage Upgrade	UPS Backup Power Supply	Upgrade links to smaller sites	Spare Laptops	Improved ability to log requests	Improved network data sharing
Delivery Program Actions 2017-2021	Improve long-term viability and availability of electronic data for both the current and long term.		Improve Communication between staff and between staff and residents independent of their physical			
CSP 2036 Objectives Reference	4, 5, 6 17, 19, 20, 21, 23, 26, 27 28, 30		4, 5, 6 17, 19, 20, 21, 23, 26, 27 28, 30			

Status		
Action Year to Date	Ongoing.	Ongoing.
Responsible Officer	MIS	SIN
Performance Measure	More sites accessible	Better WiFi access
Operational Plan Tasks 2017/2018	Ongoing WiFi Improvement	Ongoing WiFi installations
Delivery Program Actions 2017-2021	Provide secure mobile device access to network	Provide network/internet access via WiFi to all locations between Council locations
CSP 2036 Objectives Reference	4, 5, 6 17, 19, 20, 21, 23, 26, 27 28, 30	4, 5, 6 17, 19, 20, 21, 23, 26, 27 28, 30

# Cultural & Community Services

Bathurst Regional Council supports a vibrant culture and community. Lifestyle in the Bathurst Region is enriched by providing a diverse range of cultural facilities and programs and by promoting cultural diversity. Community well-being is promoted through social planning, community development and ensuring access to community services.

## **CULTURAL SERVICES**

	Status		
	Action Year to Date	No activities occurred during November  Waiting on outcome of NSW Regional Cultural Fund application for funding for the construction of a Central Tablelands Collection Facility.	The following exhibition and display activities occurred during November:  BRAG:  Preparation of return of the Unflinching Gaze.  Return of Mandy Martin exhibition from Orange Regional Gallery.  Supply works for Jemalong Retirement Village.  NMRM:  Return of Studebaker Lark from NMRM.  Supply vehicles for Falcon Coupe display in pit lane – Alan Moffat "1" and Colin Bond "2" XC Falcons.
	Responsible Officer	Collections Manager	Collections Manager
ement	Performance Measure	Continue liaison with identified partners. Visit other relevant locations where successful facilities have been built in regional areas to understand lessons learned. Seek funding sources and partners.	Assist in preparation, installation and removal of exhibitions.
<b>Collections, Displays and Cultural Facility Management</b>	Operational Plan Tasks 2017/2018	Continue to progress the proposal for an archival and collection facility for the Bathurst Region.	Removal and installation of exhibitions
ns, Displays and Cu	Delivery Program Actions 2017-2021	To provide professional management, advice and quality facilities to ensure Council's collections are effectively managed	
Collectio	CSP 2036 Strategy & Objective Reference	6.3 11.9 20.1	

Status				0(	)(				)(			)(		
Action Year to Date	Panorama Punish footrace.  • Packing of Ian Tait Formula 1 engine.	<ul> <li>High level lighting upgrade completed in Fossils and Minerals gallery.</li> <li>Library:</li> </ul>	<ul> <li>Preparation of CEW BEAN display.</li> </ul>	The following advice and assistance was provided during November:	Ongoing consultation and subsequent provision	of resources for Freeman Ryan Design and Integrated Design Group in the development of	the Bathurst Rail Museum.	Grimwade Centre Post Graduate students hosted at Chifley Home where they worked on	Textiles Collection treatment and storage and	condition reporting on the house fabric. Initial planning for Heritage Conservation workshop in 2018.	Other applications: Awaiting notification regarding Regional Cultural	Fund EOI. Announcement of successful	applications delayed.	
Responsible Officer				Collections Manager				Collections Manager			All Cultural and Community	Services Staff		
Performance Measure				Advice and assistance provided in a timely manner.				Undertake and complete identified collections	conservation projects		Source and apply for external funding.		Keview operations for cost effectiveness.	
Operational Plan Tasks 2017/2018				Responding to external requests for professional advice and assistance in	development of Bathurst	Kaliway Museuffi		Further develop object conservation partnership	with Grimwade Centre,	University of Melbourne	Develop strategies to fund Bathurst Regional Council	cultural facilities		
Delivery Program Actions 2017-2021								Ensure the efficient and effective management of	Council's cultural facilities					
CSP 2036 Strategy & Objective Reference								20.1, 20.4			20.2, 26.1, 27.9			

	Status			
	Action Year to Date	The Unflinching Gaze: photo media and the male figure Bathurst Symposium, 14 October (55 attendees)  The Unflinching Gaze: photo media and the male figure Sydney Symposium, 18 October (65 attendees)  Regular Saturday tours in October and November (total 45 attendees)  Films: 'Paragraph 175', 2 November (3 attendees)  Films: 'Paragraph 175', 2 November (7 attendees)  Artist talk: William Yang, 9 November (7 attendees)  Curator's Talk: Gossip: Andy Warhol's Private Life & His Art, 23 November (19 attendees)  Curator's Talk: The Un-Nude Tour, 30	Planning and development of programs during November.	Bathurst Art Fair 28 September - 2 October 2017. Attendance: 1,213 Planning and development of programs during November.
	Responsible Officer	Art Gallery Director	Art Gallery Director	Art Gallery Director Art Gallery Director
	Performance Measure	Staging of six (6) exhibitions with education and/or outreach programs.  At least 150 attendees to each of the six (6) education and outreach programs.  At least 4 schools, community groups and organisations accessing the Art in a Suitcase program.	Staging of three (3) exhibitions At least 3,000 attendees.	Production of one (1) exhibition catalogues. At least 3,000 attendees. Staging of four (4) Hill End Artists in Residency exhibitions At least 3,000 attendees.
λ	Operational Plan Tasks 2017/2018	Develop education and outreach programs at the gallery.	Develop community access and inclusion in the Gallery's exhibition program through the development of a series of community focused exhibition.	Provide opportunities for the professional development of locally based and locally connected artists through an exhibition.  Develop community understanding of the achievements of the Hill End Artists in Residency Program through exhibitions by artists who have participated.
Batnurst Kegional Art Gallery	Delivery Program Actions 2017-2021	Provide a focus on the visual arts for the community by providing education and public programs, that challenge thinking and stimulate creativity, and to promote cultural enrichment through the development and care of the permanent collection, temporary exhibitions and research facilities.	,	
Bathurst	CSP 2036 Strategy & Objective Reference	4.1 20.1, 20.6, 23.3, 26.1, 26.3, 26.4, 27.9	20.1, 20.6, 23.3, 23.5, 26.1, 26.3, 26.4, 27.9	20.1, 20.6, 23.3, 26.1, 26.3, 26.4 17.5, 17.6, 17.9 20.1, 20.6, 26.1, 26.3

Status			$\bigcirc\bigcirc\bigcirc$	
Action Year to Date	The Unflinching Gaze: photo media and the male figure opened Saturday 14 October. Attendance to 30 November: 2,744	Planning and development of programs during November.	Mandy Martin: Homeground toured to Orange Regional Gallery (17 September – 12 November) 3,453 attendees	No actions undertaken during November.
Responsible Officer	Art Gallery Director	Art Gallery Director	Art Gallery Director	Art Gallery Director
Performance Measure	Staging of four (4) community access exhibitions. At least 3,000 attendees.	Staging of two (2) permanent collection exhibitions. At least 3,000 attendees.	Staging four (4) touring exhibitions  Number of visitations.  Number of works loaned to other galleries.  Number of visitations.	The completion of identified general maintenance and facility upgrade requirements.
Operational Plan Tasks 2017/2018	Provide community access to exhibitions of contemporary art that have a wide community appeal.	Develop community access to the permanent collection by the development of two (2) exhibitions.	Develop touring exhibitions of significant local artists on an as needs basis and/or based on the permanent collection.  Works from the permanent collection loaned to other galleries on an as needs basis.	Bathurst Regional Art Gallery general maintenance and facility upgrades.
Delivery Program Actions 2017-2021				Commitment to the ongoing maintenance of the Bathurst Regional Gallery facility.
CSP 2036 Strategy & Objective Reference	20.1, 20.6, 23.3, 23.5	20.1,20.6, 23.3, 26.1, 26.3	20.1,20.6, 23.3, 26.1, 26.3	6.3 20.1, 22.1 29.1, 29.7, 29.8

	Status		$\bigcirc\bigcirc\bigcirc$		
	Action Year to Date	No Annual Season events were presented in November.  The BMEC 2018 Annual Season Launch was presented on Tuesday 21 November with over 300 community members in attendance. The audience response on the night was extremely positive and this has continued with email, facebook and face to face comments since the Launch. The 2018 Annual Season consists of 17 productions.	The solo dance project commenced in the last week of October and continued through to mid-November culminating in a public showing attended by 40 community members.	The Create NSW Forward Plan 2018, a requirement of triennial funding support, has been submitted.  At the end of November the French/Swedish choreographer Philippe Blanchard visited Bathurst for a week engaging with local community members and delivering a forum on his fascinating practice.	Three excellent works for young people have been offered to Primary schools and the general community for 2018.
	Responsible Officer	Manager BMEC	Manager BMEC		Manager BMEC
	Performance Measure	Successful staging of programmed shows including attendance numbers, engagement activities and support for the development of local performing arts practice.	Provision of Council support to the program to assist in the costs associated with the employment of the Local Stages Creative Producer, venue hire and technical labour.	Development of local and regional programs which offer participatory opportunities for local and regional performing artists.	Type and number of programs, performances, workshops and associated activities including attendance numbers.
ment Centre	Operational Plan Tasks 2017/2018	The presentation of a diverse and high quality <i>Annual</i> Season including connections to the development of local engagement and participation.	Support of the <i>Local Stages Program</i> that assists and develops local artists across the performing arts.		The provision of other programs including:  Program for Young People & Families and the Creative Learning Project  Inland Sea of Sound Festival  Catapult Festival  Aboriginal Performing
Bathurst Memorial Entertainment Centre	Delivery Program Actions 2017-2021	Provide access to high quality performing arts activities and events for the community as audiences and/or active participants through BMEC Programs.  Utilise these programs to: challenge thinking; stimulate creativity; develop skills; strengthen networks; encourage	engagement with the performing arts by young people and encourage their retained engagement into adulthood and old age; encourage familiarity with and fluency in performing arts genres;	and to generally encourage a clear sense of community cultural identity.	
Bathurst	CSP 2036 Strategy & Objective Reference	20.1, 3.8, 4.1 20.1, 20.2, 20.4, 20.6, 23.1, 23.3, 23.5, 23.7, 23.8, 26.1, 26.2, 26.3, 26.4, 26.5, 26.7, 27.4, 27.7, 27.9			

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Status							0	0			
Action Year to Date	Approximately 24 local young musicians performed at the Inland Sea of Sound as part of the LEAP program	The local Aboriginal community performed a welcome at the Inland Sea of Sound Festival which proved to be a highlight of the festival. Many positive comments were received through a Your Say survey which included 111 participants.	The relationship with CSU continues to be regular, in depth and sustained. Contact points exist across all BMEC programs.	Planning continues with the Mitchell Conservatorium about a joint production for the 2018 Season.	BMEC Manager continues to be involved in the planning for Artstate to be held in Bathurst in November 2018.	Attended RANSW Board Meeting.	Repairs were required for the glass washer in the City Hall bar.	Monthly fire panel testing was performed by Central Tablelands Fire Services.	Quarterly service was undertaken on the two elevated work platforms.	New glass washer purchased and installed to the Wattle Foyer bar.	The old Wattle Foyer bar glasswasher was reinstalled into the BMEC Kitchen. Relocation of wash down taps in the kitchen required.
Responsible Officer							Manager BMEC				
Performance Measure	Development of relationship with local Primary and High Schools and the Tertiary sector.	Development of relationship with the local, regional and national Aboriginal and Torres Strait Islander communities as it relates to local community identity and performing arts	Sustained relationships with regional partners such as CSU, Mitchell and CSU, Mitchell and others	Conservatorium, and others.	Key state, national and international connections.		The identification of general maintenance and facility	apgrade requirements. The completion of identified	facility upgrade requirements.		
Operational Plan Tasks 2017/2018	Arts Program						BMEC general maintenance and facility upgrades				
Delivery Program Actions 2017-2021							Utilise the BMEC 5/10/20 Year Masterplan as a hasis to plan for highling	maintenance, upgrades and the integration of	BRC Cultural Plan.		
CSP 2036 Strategy & Objective Reference							6.3 20.1, 22.1 29.1, 29.7	29.8			

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Status		$\bigcirc\bigcirc\bigcirc\bigcirc$
Action Year to Date	Two roof top access doors on the Court House Lane side of the BMEC were replaced.  Fabrication of six new mounting brackets, in preparation for the installation of six new head pulley blocks in the January maintenance period. The new head pulleys will be capable of holding heavier loads per line set in the theatre fly system.	The BMEC Manager and Operations Manager will commence work on a position paper in December. External assistance will be required to finalise the paper.
Responsible Officer		Manager BMEC
Performance Measure	- - -	Position paper developed.
Operational Plan Tasks 2017/2018		Commence reviewing of the long term options of BMEC.
Delivery Program Actions 2017-2021		Utilise the BMEC 5/10/20 Year Masterplan as a basis to plan for building maintenance, upgrades and the integration of BMEC into the broader BRC Cultural Plan.
CSP 2036 Strategy & Objective Reference		6.3 19.2, 19.6, 20.1, 20.3, 20.4, 21.1, 22.11 28.2, 28.5, 29.1, 29.2, 29.6, 29.7

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	Action Year to Date	12,619 visitations (YTD 65,912) 22,788 items borrowed (YTD 113,718)	22 programs and events held with 935 attendees (YTD 98 programs with 4,757 attendees)	30 media activities (YTD 218): 4 newspaper columns, 2 radio shows, 15 Facebook posts, 9 Twitter posts	2 known interest groups used the library	Works program devised and finalised. New technology ordered. Consultant contracted for design of Charles Bean display.	Growing local studies vertical files.	1 staff attended State Records NSW Probate records training	2 village visits (YTD 16 visits)	6 visits to isolated individuals (YTD 45 visits)	4 schools visited (YTD 23 visits to schools)
	Responsible Officer	Manager Library Services				Manager Library Services	Manager Library Services		Manager Library Services		
	Performance Measure	Number of visitations: >15,000 per month > 180,000 per year	Programs and events held: > 12 per month > 144 per year	Promotional activities: > 20 per month > 240 per year	Number of interest groups using the Library.	Refurbishment complete.	Audit of Local Studies resources undertaken.	Number of staff and type of training undertaken. (numbers will vary depending on training availability)	Number of visits to rural villages: 7 villages visited over a 6 week period	Number of visits to isolated individuals: 10 visits per month 120 visits per year	Number of visits to schools and other educational facilities: 6 schools visited over a 6 week period
	Operational Plan Tasks 2017/2018	Continuing to promote and operate the Bathurst Library as a free and accessible space that services the	community.			Implement refurbishment of the internal library public space.	Provision of relevant Local Studies resources.	Provide training to staff in relation to location and access to Local History resources.	Provision of a range of outreach services that target the rural villages, isolated individuals and educational	מלוויים מי	
Library	Delivery Program Actions 2017-2021	Provision of a public library space and related services that meets the needs of the community.					Improve access to Local History resources.		Provide outreach Library Service to the broader community.		
Bathurst Library	CSP 2036 Strategy & Objective Reference	20.1, 23.7, 26.1, 26.6 27.5 30.5					11.5 26.1, 26.6		17.3, 17.5, 17.6, 17.9 20.1, 26.1, 26.6		

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	Action Year to Date	During November the AFMM Strategic Plan 2018-2028 Discussion Paper has been written and printed.	<ul> <li>The AFMM Strategic Plan 2018-2028         Discussion paper was tabled at the Somerville Board meeting held on Friday 3 November.     </li> </ul>	<ul> <li>A Visitor Exit Survey was developed and conducted during October-November.</li> </ul>	During November:  Work has continued on shop displays including bar codes for large mineral specimens.	<ul> <li>Investigation into the POS system is ongoing.</li> </ul>	Visit by retail consultant 24 November to review work done to date and begin the development of reporting format.	Maintenance and facility upgrade undertaken in November included:	<ul> <li>Country Energy installation of electricity box in the rear courtyard.</li> <li>Disabled toilet cistern leakage repaired.</li> <li>Air conditioner repairs in the Mineral Gallery.</li> <li>High level lighting upgrade in Fossil and Minerals Gallery.</li> </ul>	Identification and completion of general maintenance and facility upgrades have been carried out throughout the month, as required.
	Responsible Officer	Manager Museums			Manager Museums			Manager Museums		
	Performance Measure	Appoint external consultant.	Undertake research and consultation with key stakeholders and community.	Develop final Strategic Plan.	Undertake modifications to the physical retail space.	Transfer POS system to standardise across museums.	Develop and implement new reporting format across all museums.	The completion of identified general maintenance and facility upgrade	requirements.	
Il Museum	Operational Plan Tasks 2017/2018	The development of the AFMM Strategic Plan to guide the operations of the museum into the future.			Undertake actions identified in the Retail Review			AFMM general maintenance and facility upgrades.		
Australian Fossil and Mineral Museum	Delivery Program Actions 2017-2021	Support the operation of the Australian Fossil and Mineral Museum.						Commitment to the ongoing maintenance of the facility.		
Australia	CSP 2036 Strategy & Objective Reference	4.1, 5.1 20.1, 20.2, 20.4, 20.6, 23.1, 23.5,	26.1,26.2, 26.4 30.8					6.3 20.1, 22.1 29.1, 29.7,	29.8	

Responsible
Undertake a range of promotional mechanisms to promote the NMRM including
Undertake specific public programs at NMRM including Father's Day and

NMRM general maintenance	NMRM general maintenance   The comple	The comple	etion of the	Manager	The following general maintenance and facility
aintenance of and facility upgrades ident	ident	identified g	eneral	Museums	upgrades occurred during November:
the racility. maintenance	maintenanc	maintenanc	tenance and racility		
npgrades	upgrades	upgrades			Damage to gyprock ceiling in Brock Wing,
					following leak of air conditioner. Panels
					replaced, painted and lighting reinstalled.

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Action Year to Date	During November, work has continued on reviewing and developing a new action plan.  No action undertaken.	In November Grimwade Centre Post Graduate students hosted at Chifley Home where they worked on Textiles collection treatment and storage and condition reporting on the house fabric.	Planning for Heritage Week 2018 continued in November.  The Great Strike Exhibition continues in the Education Centre until December.
Responsible Officer	Museums Museums	Manager Museums	Museums
Performance Measure	The development of an action plan.  Work completed in line with action plan and related timelines.	Undertake preservation and conservation planning in partnership with the Grimwade Centre for Cultural Materials Conservation, University of Melbourne.	To undertake specific public programs at Chifley Home including International Museum Selfie Day and Heritage Week activities to encourage local visitation and engagement  Develop and undertake 2 temporary exhibitions in the Education Centre
Operational Plan Tasks 2017/2018	Strategic Management Plan reviewed, actions prioritised and costed.	Identify and Implement preventative conservation activities.	Provide a range of temporary exhibitions and public programs
Delivery Program Actions 2017-2021	Implement recommendations in Chifley Home & Education Centre Strategic Management Plan.	Maintain heritage significance of Chifley Home.	Continue public engagement activities to encourage new and returning visitors.
CSP 2036 Strategy & D Objective Av Reference	6.3 11.6, 11.9 20.1, 20.2, 20.6, 23.3, 23.5	6.3 20.1, 22.2 29.1, 29.7, 29.8	4.1, 5.1 11.5, 11.6 20.1, 20.2, 20.6

Delivery Program  Tasks 2017/2018  Provision of a range of provides origing opportunities for professional training. Children's Services staff.  Long Day Care (Scallywags of hit Care Scallywags of hit Care) Scallywags of hit Care Scallywags of Little Care Scallywags of Littl	Status		
Departional Plan Tasks 2017/2018  Provide ongoing hat opportunities for professional development of Children's Services staff.  Gare  Update policies and procedures to ensure alignment with:  Education and Care Services National Quality areas to Services National Quality Servic	Action Year to Date	<ul> <li>Scallywags:</li> <li>2 staff members undertook 'A Taste for Art' training and a further 2 staff members undertook 'Birth to Three' Training. Both courses held in Orange, conducted by Semann &amp; Slattery.</li> <li>The Child Care Director visited Mitchell Early Learning Centre to collaborate with the Director of the Centre with regards to children's learning and play environments.</li> <li>Family Day Care: <ul> <li>1 staff member attended Early Years Learning Framework (EYLF) in relation to babies.</li> <li>2 Educators attended 'Birth to Three' training.</li> <li>1 Educator attended "A Taste of Art' training.</li> <li>2 Educators attended training to deliver the Office of the Children's Guardian Protective Behaviours Program.</li> </ul> </li> <li>Vacation Care: <ul> <li>No training attended.</li> </ul> </li> </ul>	<ul> <li>Scallywags:</li> <li>Due to legislative changes, amendments were made to the Centre's Sleep and Rest, Immunisation and Fee Policies.</li> <li>Family Day Care:</li> <li>Updated and in 14 Day Draft Mode – Safe Sleep and Rest Time Policy.</li> <li>Updated Incident, Injury, Trauma and Illness Policies and Form.</li> <li>Little Scallywags:</li> <li>Quality Area 2: Safe sleep and rest times policy reviewed and updated.</li> <li>Vacation Care:</li> <li>Review of centre policies occurred, for</li> </ul>
Departional Plan Tasks 2017/2018  of Provide ongoing opportunities for professional development of Children's Services staff.  Update policies and procedures to ensure alignment with:  1. Education and Care Services National Quality Standards.  2. Education and Care Services National Regulations and Law 3. The Early Years Learning Framework	Responsible Officer	Manager Community Services	Manager Community Services
of bat Little Care	Performance Measure	No of staff completing training. 50% of training opportunities attended, to be related to the National Quality Standards.	50% of policies reviewed. 4 National Quality areas to be reviewed.
Belivery Program Actions 2017-2021  Browision of a range of Children/s Services that include: 1. Long Day Care (Scallywags and Little Scallywags Child Care services) 2. Family Day Care services) 3. Vacation Care 3. Vacation Care	Operational Plan Tasks 2017/2018	Provide ongoing opportunities for professional development of Children's Services staff.	
	UITY SERVICES Delivery Program Actions 2017-2021		
Ordinary Council Meeting  Page 588 of 753 - 13 December 2017  Attachments		24 28 28 28 28 28 28 28 28 28 28 28 28 28	Attachmente

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Action Year to Date	consultation with staff in January.	Scallywags: Craft items, including paint etc for the Christmas period purchased. Family Day Care: Craft supplies for Playgroup purchased. Craft supplies for Playgroup purchased. Craft supplies for Playgroup purchased. Little Scallywags: Scholastic voucher received from Munch and Move to purchase resources for the Centre; 2 telephone tubes, emotions blocks, yoga cards and world music cd. Vacation Care: No resources purchased	Scallywags: The service was promoted through the community gathering of the Centre's Christmas celebrations with approximately 120 people attending the afternoon celebration.  Family Day Care: Currently progressing with 4 Prospective Educators.  Little Scallywags: Preparations for Family Christmas celebration occurred during November.  Vacation Care: Promotion of Christmas and January holiday period through school newsletters and Children's Services website.	Fortnightly mailbox drop for the <i>Don't Invite Crime</i> campaign continued. Tip sheets distributed to residents and businesses.  Meeting held with Chairperson of Bathurst Regional Community Safety Committee in relation to the current review of the Committee.
Responsible Officer		Manager Community Services	Manager Community Services	Manager Community Services
Performance Measure		75% of resources obtained to reflect the requirements of the National Quality Standards	3 promotional mechanisms developed and implemented for each child care service.	4 meetings with administration support provided to the Bathurst Regional Community Safety Committee.
Operational Plan Tasks 2017/2018	review Service Quality Improvement Plans (QIP).	Provision of appropriate resources and learning environments that reflect the National Quality Standards.	Promotion of Children's Services.	Undertake the actions identified in the Bathurst Community Safety Plan in partnership with the Bathurst Community Safety Committee.
Delivery Program Actions 2017-2021				Work in partnership with key stakeholders to develop administer and deliver community planning that reflects the strengths and needs of
CSP 2036 Strategy & Objective Reference				22.1, 22.2, 22.3 30.5, 30.6

Status					
Action Year to Date		Review of reporting procedure conducted, spreadsheet to be developed to track progress and meeting action timelines.  A draft Easy-read DIAP document has been developed for review.	No stakeholder meetings held in November.	40 individual uses of the Hub by one-off and repeat services, took place throughout November 2017.  Currently further services are negotiating utilisation of the Hub.	Breakfast program serviced 337 Young people.     After school programs at the Hub serviced 163 young people.     The Hub serviced a total of 1054 people throughout the month.
Responsible Officer		Manager Community Services	Manager Community Services	Manager Community Services	Manager Community Services
Performance Measure	identified in the Bathurst Community Safety Plan 2015-2019.	Undertake annual review and evaluation of actions.  Ensure continuing public awareness raising and promotion of DIAP.  Identification of relevance and effectiveness of actions.	Facilitate 2 meetings with Kelso Community Hub stakeholders.  3 Kelso Community Hub update reports to Council.	10% increase on 2016/2017 utilisation by external services providing target services and programs.	<ul> <li>20 children per day accessing the breakfast program</li> <li>5% increase of young people accessing afterschool programs per session</li> <li>5% increase of young people accessing holiday activities.</li> <li>4 Community celebrations per year.</li> </ul>
Operational Plan Tasks 2017/2018		Implementation of the strategies and actions identified in the Disability Inclusion Action Plan (DIAP) that address each of the four focus areas of the plan 2017-2021.	Continue to provide ongoing review of service delivery for future direction of Kelso Community Hub.	Encourage and facilitate the use of the Kelso Community Hub by outside service providers to meet the needs of the community.	Develop and provide programs and activities that meet the identified needs of the community.
Delivery Program Actions 2017-2021			The provision of the Kelso Community Centre as a safe community hub and venue for outreach service provision that meet the needs of the community.		
CSP 2036 Strategy & Objective Reference		,	21.1, 21.2, 21.3, 23.7, 23.8, 25.1, 26.3, 26.4, 26.5, 26.7 33.4, 33.5		

Status	
Action Year to Date	A Youth Council meeting was held on 7 November with 12 Youth Councillors in attendance.  The Youth Council held the following Working Party Meetings in November:  Monday 20 November – 4 people in attendance.  Youth Councillors discussed the recent "How to Adult" workshops and the Christmas Raffle.  There was a Bathurst Youth Network meeting held on 15 November. There were 9 people in attendance.
Responsible Officer	Manager Community Services
Performance Measure	Facilitation of 6 Bathurst Regional Youth Council meetings, including attendance numbers. Undertaking of 2 youth initiatives, activities, programs and events including attendance numbers.
Operational Plan Tasks 2017/2018	Providing support for the Bathurst Regional Youth Council and their related activities, programs and events
Delivery Program Actions 2017-2021	Value and support opportunities for young people to participate in local government decision making.
CSP 2036 Strategy & Objective Reference	27.1, 27.3, 27.4, 27.5, 27.6, 27.7, 27.9 30.2, 33.2, 33.3

Delivery Program  Delivery Program  Delivery Program  Tasks 2017/2018  Promotion of the Bathust Region and further of decing the Bathust Region of the Bathust Region to rithe and popular each morting as leep recorded.  Destination Managament Pan)  Destination Managament Pan Immediate Sample Region of the Bathust Region of the Bathust Region of the Bathust Region to rithe and popular each morting and region of the Bathust Region of the Bathust Region to rithe and Region for the Bathust Region of the Ba	Odi ISIII						
Promotion of the Bathurst Type and number of Region via channels as outlined in the 18month-three Bathurst Region including year marketing plan (refer digital, social, print and Destination Management Plan)  Minimum of one ad placement each month across at least one media channel across at least one media channel includes but not limited to more across at least one media channel.  Minimum of one ad placement acch month across at least one media channel.  Minimum of one ad placement acch month across at least one media channel.  Minimum of one ad placement acch month across at least one media channel.  Cash Investment by BVIC Manager industry.  More co-operative marketing campaign per annum has industry buy-in marketing campaign per annum has industry buy-in coganisations.  Council facilities promoted in visitor guide, online and in monthly eDMs  Promotion of the Bathurst strategy of guides is a recorded.  Promotion of the Bathurst Number of groups hosted. BVIC Manager markets (eg education markets (eg education markets) or as identified in the Destination accounts). Annanement plan (1MAP)  Minimum of one ad placement acch month manager groups were hosted. (129 identified in the Destination accounts). Annanement plan (1MAP)		Delivery Program Actions 2017-2021	Operational Plan Tasks 2017/2018	Performance Measure	Responsible Officer	Action Year to Date	Status
year marketing penant Plan)  Destination Management Plan)  Minimum of one ad placement each month across at least one media cross at least one media channel  Includes but not limited to working with other Council facilities and departments, other councils, other Bathurst marketing campaign per amount has industry buy-in  Council facilities promoted in visitor guide, online and in monthly eDMs  Promotion of the Bathurst Region to niche and specialist markets (eg education market) can guides being sent is recorded.  Promotion of the Bathurst Number of groups hosted. BVIC Manager markets (eg education market) and service of guides being sent is recorded.  Promotion of the Bathurst Number of groups hosted. BVIC Manager markets (eg education market) and service in the Destination host families (129 indentified in the Destination host families (129 indentified in the Destination host families) 2018, 1327.  Management Plan (129)	<u> </u>	Effectively promote and market the Bathurst	Promotion of the Bathurst Region via channels as	Type and number of placements promoting Rathurst Region including	BVIC Manager	Advertising and editorial undertaken in the following media in November:	
Minimum of one ad placement each month across at least one media channel channel lindustry.  Cash Investment by BVIC Manager industry.  One co-operative marketing campaign per annum has industry buy-in Council facilities promoted in visitor guide, online and in monthly eDMs  State-wide distribution strategy of guides is developed & evidence of guides being sent is recorded.  Number of groups hosted.  In 2017, 4 Japanese groups were hosted. (129 host families / 327 stridents) 2018 strates is sturdents) 2018 strates is strategy of guides / 327 strates is sturdents) 2018 strates is strategy and strates is strategy of guides / 327 strates is sturdents) 2018 strates is strategy are prosted in 2018 strates is strategy of 327 strates is strategy of 327 strates is strategy and strates is strategy and strates is strategy and strat		destination	year marketing plan (refer Destination Management Plan)	digital, social, print and public relations.			
placement each month across at least one media channel  Cash Investment by BVIC Manager industry.  One co-operative marketing campaign per annum has industry buy-in  Council facilities promoted in visitor guide, online and in monthly eDMs  State-wide distribution strategy of guides is developed & evidence of guides being sent is recorded.  Number of groups hosted.  In 2017, 4 Japanese groups were hosted. (129 host families / 327 sturbarts) 2018 stratet is				Minimum of one ad		<ul> <li>Weekly 'What's On' every Thursday afternoon 2BS Gold</li> </ul>	
channel  Cash Investment by industry.  One co-operative marketing campaign per annum has industry buy-in Council facilities promoted in visitor guide, online and in monthly eDMs  State-wide distribution strategy of guides is developed & evidence of guides being sent is recorded.  Number of groups hosted.  In 2017, 4 Japanese groups were hosted. (129 host families / 327 students) 2018 sanet is				placement each month		Interviews on Prime7 and Win Central West	
Cash Investment by industry.  One co-operative marketing campaign per annum has industry buy-in Council facilities promoted in visitor guide, online and in monthly eDMs  State-wide distribution strategy of guides is developed & evidence of guides being sent is recorded.  Number of groups hosted.  In 2017, 4 Japanese groups were hosted. (129 host families / 327 students) 2018 target is				channel		<ul> <li>regarding brand strategy workshops</li> <li>Interview on Win Central West re Inland Sea</li> </ul>	
Cash Investment by industry.  One co-operative marketing campaign per annum has industry buy-in Council facilities promoted in visitor guide, online and in monthly eDMs  State-wide distribution strategy of guides is developed & evidence of guides being sent is recorded.  Number of groups hosted.  In 2017, 4 Japanese groups were hosted. (129 host families / 327 students) 2018 target is						of Sound	
Cash Investment by industry.  One co-operative marketing campaign per annum has industry buy-in Council facilities promoted in visitor guide, online and in monthly eDMs State-wide distribution strategy of guides is developed & evidence of guides being sent is recorded.  Number of groups hosted.  In 2017, 4 Japanese groups were hosted. (129 host families / 327 students) 2018 target is						<ul> <li>Wilats Oil distributed electronically to 273 recipients, 162 postal recipients</li> </ul>	
Cash Investment by industry.  One co-operative marketing campaign per annum has industry buy-in Council facilities promoted in visitor guide, online and in monthly eDMs State-wide distribution strategy of guides is developed & evidence of guides being sent is recorded.  Number of groups hosted.  In 2017, 4 Japanese groups were hosted. (129 host families / 327 students) 2018 target is	_					<ul> <li>42 posts promoting Bathurst events/tourism</li> </ul>	
Cash Investment by BVIC Manager industry.  One co-operative marketing campaign per annum has industry buy-in Council facilities promoted in visitor guide, online and in monthly eDMs  State-wide distribution strategy of guides is developed & evidence of guides being sent is recorded.  Number of groups hosted.  In 2017, 4 Japanese groups were hosted. (129 host families / 327 students) 2018 stanet is						partners posted on Facebook.	
Cash Investment by BVIC Manager industry.  One co-operative marketing campaign per annum has industry buy-in Council facilities promoted in visitor guide, online and in monthly eDMs  State-wide distribution strategy of guides is developed & evidence of guides being sent is recorded.  Number of groups hosted.  In 2017, 4 Japanese groups were hosted. (129 host families / 327 students) 2018 target is						<ul> <li>13 images posted on instagram.</li> <li>Ongoing meetings re development of new Viett athurst website</li> </ul>	
One co-operative marketing campaign per annum has industry buy-in Council facilities promoted in visitor guide, online and in monthly eDMs State-wide distribution strategy of guides is developed & evidence of guides being sent is recorded.  Number of groups hosted.  In 2017, 4 Japanese groups were hosted. (129 host families / 327 students) 2018 target is			Includes but not limited to working with other Council	Cash Investment by industry.	BVIC Manager	\$3,113 in tourism partnership fees paid in October.	
marketing campaign per annum has industry buy-in Council facilities promoted in visitor guide, online and in monthly eDMs State-wide distribution strategy of guides is developed & evidence of guides being sent is recorded.  Number of groups hosted.  In 2017, 4 Japanese groups were hosted. (129 host families / 327 students) 2018 target is			facilities and departments, other councils, other Bathurst	One co-operative		Consumer eDM database 9 new subscribers	) (
council facilities promoted in visitor guide, online and in monthly eDMs  State-wide distribution strategy of guides is developed & evidence of guides being sent is recorded.  The Bathurst Number of groups hosted.  In 2017, 4 Japanese and specialist In 2017, 4 Japanese e Destination market groups were hosted. (129 e Destination students) 2018 target is plan (DMP).			businesses and regional	marketing campaign per			
Council facilities promoted in visitor guide, online and in monthly eDMs  State-wide distribution strategy of guides is developed & evidence of guides being sent is recorded.  Number of groups hosted.  In 2017, 4 Japanese groups were hosted. (129 host families / 327 structures and structures are structured and starres is structured.			organisations.	annum has industry buy-in		Planning meeting for 2018 Heritage Trades Trail, 7 November Submitted completed OFH	
State-wide distribution strategy of guides is developed & evidence of guides being sent is recorded.  Number of groups hosted.  In 2017, 4 Japanese groups were hosted. (129 host families / 327 students) 2018 tarret is				Council facilities promoted in vicitor anido optino and		Heritage Near Me grant submission with LW.	
State-wide distribution strategy of guides is developed & evidence of guides being sent is recorded.  Number of groups hosted.   BVIC Manager   Meeting with HCCA International tour group coordinator 9 November.   In 2017, 4 Japanese groups were hosted. (129 host families / 327   Stanet is condinated by the station and potential promotional strategy of guides is developed.   Attended Destination Country & Outback DMP development workshop 10 November.   Meeting with HCCA International tour group coordinator 9 November.   Meeting with Tesla representatives regarding supercharger station and potential promotional country is developed.   Attended Destination Country & Outback DMP development workshop 10 November.   Meeting with HCCA International tour group coordinator 9 November.   Meeting with Tesla representatives regarding supercharger station and potential promotional country is development.   Meeting with Tesla representatives regarding supercharger station and potential promotional country is development.   Meeting with Tesla representatives regarding supercharger station and potential promotional country is development.   Meeting with Tesla representatives regarding supercharger station and potential promotional country is development.   Meeting with Tesla representatives regarding supercharger station and potential promotional country.   Meeting with Tesla representatives regarding supercharger station and potential promotional country.   Meeting with Tesla representatives regarding supercharger station and potential promotional country.   Meeting with Tesla representatives regarding supercharger station and potential promotional country.   Meeting with Tesla representatives regarding supercharger station and potential promotional country.   Meeting with Tesla representatives regarding supercharger station and potential promotional country.   Meeting with Tesla representatives regarding supercharger station and potential promotional country.   Meeting with Tesla representatives regarding supercharger statio				in visitol guide, orinire ario in monthly eDMs		Met with Di Barnes, Samantha Friend and Chris Stewart re Autumn Colours 2018	
guides being sent is recorded.  Number of groups hosted.  In 2017, 4 Japanese groups were hosted. (129 host families / 327 sturdents) 2018 tarret is				State-wide distribution strategy of guides is			
Number of groups hosted. BVIC Manager In 2017, 4 Japanese groups were hosted. (129 host families / 327 students) 2018 tarret is				developed & evidence of guides being sent is recorded.		Attended Destination Country & Outback DMP development workshop 10 November	
In 2017, 4 Japanese groups were hosted. (129 host families / 327 students) 2018 target is			Promotion of the Bathurst	Number of groups hosted.	BVIC Manager	Meeting with HCCA International tour group	
groups were hosted. (129 host families / 327 students) 2018 tarnet is	_		markets (eg education market	In 2017, 4 Japanese			)(
n host families / 327 students) 2018 target is	_		<ul> <li>Japanese students) or as</li> </ul>	groups were hosted. (129		Meeting with Tesla representatives regarding	
			identified in the Destination	host families / 327		supercharger station and potential promotional	

Status				(C)							y i	დ ნ						
Action Year to Date	Drovided welcome at BVIC to vicitize livens	school group – 26 November		Brand strategy public presentations held 1, 2 & 3 November October. Attended Working Party	meeting 29 November	Facebook Page Likes increased 8.3% to 5,044.	Instagram followers increased 1.4% to 1,418.	Updated Attractions and Accommodation Information sheets.	November events calendar had 39 events.	Weekly 'What's On' every Thursday afternoon, 2BS Gold.	Promotion of events on Facebook in October included Cherry season, BVIC retail, local music,	Unfilinching Gaze, Inland Sea of Sound, Farmers markets, Artisan markets, Arts Trail and ongoing promotion of tourism partners.	3,906 visitors to BVIC in November. 750 phone enquiries in November.	3,762 VisitBathurst page views for November.	\$7,499 retail revenue for November	Met with Richard Harling re retail strategy 24 November	Playing/sale of local music introduced at BVIC	5 Staff attended DNSW customer service training 8 November
Responsible Officer				BVIC Manager					BVIC Manager				BVIC Manager					
Performance Measure	142/ 359.	Repeat bookings taken.	Bookings are recorded and estimated economic benefit is calculated.	Development of and distribution of combined	and promotional collateral (visitor guide) consistent	with destination brand	Review of promotional collateral to ensure brand	consistency	Currency of information.	Calendar is updated weekly.	Number of events increases.	Increase number of events listed by 10%	Presentation of high quality services.	Retail sales increase by	186,529 sales were	target is \$188,394.	Monthly 'What's On' published online and print.	Staff development program.
Operational Plan Tasks 2017/2018				Provide a diverse range of current and relevant	publications and information that highlights and promotes	the facilities, events and activities of the region.			Support local event organisers through the access and	inclusion of annual online calendar of events.			Develop the number and quality of services and facilities	information centre.				
Delivery Program Actions 2017-2021				Provide visitors and prospective visitors to the	area with quality information and services.													
CSP 2036 Objective Reference				4.1, 4.4, 4.6, 4.7	20.2													

Status	y 29			r 13 m					
Action Year to Date	2 staff attended customer experience training 29 November	November 'What's On' contained 39 events, distributed to 273 subscribers online and 162 postal recipients.	Ongoing negotiation with Tesla regarding proposal to add supercharger station to BVIC precinct	Site meeting and installation of power monitor 13 November regarding design/install of BVIC 30kWh solar panel and battery storage system	119 tourism partners for 2017/2018 as at 30 November (8 added in month of November)	consisting of 16 Associate, 84 individual, 18 multiple and 1 Platinum. Includes 13 new partners this FY.	4 meetings between BVIC Manager and current/prospective partners in November.	4 famils conducted by BVIC staff in November	
Responsible Officer					BVIC Manager				
Performance Measure	All staff attend 3 professional development	conferences annually.			Number of tourism partners.	Partners increase by 10% annually. In 2017, 130	pariners. 2010 target is 143.	Provision of support is provided to local operators.	Quarterly partner meetings are held. Staff conduct quarterly familiarisation programme.
Operational Plan Tasks 2017/2018					Working with local operators in the provision of visitor	services.			
Delivery Program Actions 2017-2021									
CSP 2036 Objective Reference									

Jestinatio	Jestination Management					
CSP 2036 Objective Reference	Delivery Program Actions 2017-2021	Operational Plan Tasks 2017/2018	Performance Measure	Responsible Officer	Action Year to Date	Status
1.1, 4.3, 4.4, A 6 A 7 5 1	Utilise the Destination	Develop, adopt and implement	Brand workshop.	Destination Development	The following items occurred during November:	
20.2	basis for marketing,	brand.	Adoption by Council.	Manager	<ul> <li>Destination Brand Strategy complete.</li> </ul>	
	promotion and tourism development		Brand launch.		<ul> <li>Final strategy and creative expression and brand quidelines finalised</li> </ul>	
			Brand activation		4 industry presentations on brand strategy	
					Alternate logos requested and developed.	
		Develop and implement 18 month-three year marketing	Adoption by Council.		The following items occurred during November:	
		plan.			<ul> <li>18 month – 3 year marketing plan is in draft format pending finalisation of brand strategy</li> </ul>	
					<ul> <li>including priorities for target markets.</li> <li>Draft RFQ for Public Relations Services has</li> </ul>	
					been prepared.	
		Publish image library for industry to access.	Incorporated in refreshed consumer focused website.		The following items occurred during November:	
		`			60 new images commissioned for promotional use has been completed.	
					Social media competition during the 2017     Winter Festival added to the suite of quality.	
					ivaliated in County and County and County in agest for promotional use.	
					Draft RFQ for Photographic services has been prepared.	
1.1, 4.4, 4.6, 4.7	Establish a Tourism Reference Group, which	Improved collaboration between industry groups and	Conduct monthly Tourism Reference Group	Destination Development	The following items occurred during November:	
20.2	consists of a cross section of the industry	Council	meetings.	Manager	<ul> <li>Tourism Reference Group meeting held 6 November.</li> </ul>	
	,		Attendance at meetings averages 80%		<ul> <li>2018 Heritage Trades Trail – application &amp; project plan \$25,000 submitted.</li> </ul>	
			Positive feedback from		<ul> <li>Expression of Interest application for Destination NSW (Regional Flagship Funds)</li> </ul>	
			stakeholders (Council, media, industry).		has been lodged for 2018 Heritage Trades Trail \$20,000.	
			Comments, print and		Attendance Heritage Trades Trail meeting.     Ligion with Historic Car Club Australia to	
			online stories are		secure international rally 2019 held.	
			าสยาจเสาสน.		Attendance Heritage Reference Group	
			Greater industry buy-in to		<ul> <li>Attendance and input provided at workshop</li> </ul>	
			(current benchmark is 0)		to inform new regional Destination Management Plan for Destination Network	

Status			
Action Year to Date	Outback & Country. Attendance Destination NSW new Food and Wine Strategy planning workshop	The following item occurred during November:  A programme of training and professional development workshops has been completed to end July 2017.	<ul> <li>The following items occurred during November:</li> <li>Second annual survey completed in July 2016 in collaboration with Manager Economic Development.</li> <li>Data &amp; findings have been viewed.</li> <li>2016 Bathurst Region Tourism Data collected &amp; compared with 2014 data.</li> <li>Positive results include 19% increase in overnight visitors &amp; 42% increase in total expenditure in the region.</li> </ul>
Responsible Officer		Destination Development Manager	Destination Development Manager
Performance Measure		Delivery of workshops. 4 workshops annually Minimum 10 attendees + positive feedback in surveys	Number of surveys conducted 4 per year with Economic Development Officer and Bathurst Business Chamber.
Operational Plan Tasks 2017/2018		Provide training and professional development for industry. Host ongoing tourism forums annually.	Publish annual market intelligence report to strengthen knowledge and guide investment.
Delivery Program Actions 2017-2021		Connect with industry	Set and measure benchmarks
CSP 2036 Objective Reference		4.1, 4.3, 4.4, 4.6, 4.7, 4.8, 5.1 20.2	4.1, 4.3, 4.4, 4.6, 4.7, 5.1 20.2

# Environmental, Planning & Building Services

Environmental Plan and Development Control Plan. These plans will be based on the adopted Bathurst Region Urban and Rural Strategies. Council is still Council has prepared and adopted interim Planning controls for the local government area and continues to prepare a new comprehensive Local awaiting the endorsement of the Rural Strategy by the NSW Government.

### Strategic Planning

Status	0							000			
Action Year to Date	LEP/DCP – Housekeeping – various matters, planning proposal being prepared.	LEP/DCP – Open Space Housekeeping Amendment – rezone various parcels of land to open space. Adopted by Council. Awaiting gazettal.	LEP – Moveable and Monumental heritage – planning proposal being prepared.	LEP/DCP – Limekilns Road – Adjust R1, RE1 and RU1 zone boundaries – planning proposal being prepared.	DCP – Reservation of land adjacent to Eglinton School – School expansion to open space. Council resolved not to amend the DCP.	DCP – Implement recommendations of the Hill End Archaeological Management Plan. Adopted by Council.	DCP – Gateway Enterprise Park and Adrienne Street Industrial area – Amend Map No. 8 to provide for connectivity between the Gateway Enterprise Park and Adrienne Street. Adopted by Council.	City of Bathurst Housing Strategy 2036 – Stage 1 Consultation completed. Draft Strategy prepared. Stage 2 consultation November/December 2017.	Cultural heritage assessments of Mount Panorama Wahluu – Consultants appointed. Go Kart Track and anthropological draft reports received. Campground completed. $2^{nd}$ circuit – investigations underway.	Durham/Stewart Street Intersection Treatment Option Study – Investigate options to upgrade the intersection medium-long term. Consultants appointed. Study underway.	Bathurst 2040 Open Space Strategy – Provision of open space within the Bathurst Urban Area – Consultants appointed. Study underway. Visioning consultation November/December 2017.
Responsible Officer	Manager Strategic	20 = = = = = = =						Manager Strategic Planning			
Performance Measure	Planning proposals	Department of Planning &	Environment for gazettal						adopted by Council		
Operational Plan Tasks 2017/2018	Prepare draft LEP and							Prepare studies and plans.			
Delivery Program Actions 2017-2021	Prepare relevant	ensure Council's planning controls remain	relevant and up to date.					Investigate relevant land use and planning issues	of the Bathurst Region.		
CSP 2036 Objective Reference	1,2,3	8,9,10,11,1 2,13	17,18,21,24	07				1,3	3 18,21,24	07	

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Stormwater Management Plans – Underway.	Eglinton Open Space & Drainage – include land adjoining Eglinton School – Council resolved not to amend plan.	Bathurst Region Open Space – Review land values and contribution rates. Valuation report received.	Statistics collated – July 2017 to date:  1. Total site visits – 53  2. Heritage/Urban Design advice – 20  3. Pre DA advice – 20  4. DA assessment advice – 25	Local Heritage Fund - 77 projects offered funding	Interpretation Fund – 12 projects offered funding	Main Street Fund – 19 projects offered funding	Kings Parade Interpretation – installation underway. Launch 15 December 2017.	Pillars of Bathurst 2018 – 2018 nominations being finalised	Aboriginal Interpretation Strategy – awaiting finalisation of Mt Panorama investigation	Bathurst Main Street Review – William, George, Howick & Keppel Streets completed. Residual CBD drafted. Awaiting photography and collation. Funding application for signage strategy being prepared.
Manager Strategic	Planning		Manager Strategic Planning	Manager Strategic	רומוווון ש		Manager Strategic Planning	0		Manager Strategic Planning
Draft plans considered	and adopted by Council		Heritage Advisor available for on-site visits once a fortnight.	Adequate funding is	provided to approved projects	completed.	New interpretative information made	available.		Studies/plans considered and adopted by Council.
Revise existing or prepare	new s94 Plans.		Provide a Heritage Advisory Service.	Provide heritage incentive	protect, maintain, enhance	and promote the regions heritage assets.	Prepare and implement projects for the	interpretation and display of cultural heritage and	history information.	Prepare research/studies into the regions heritage values
Review and update	Council's section 94 plans.		Implement the Bathurst Regional Heritage Strategy 2014-2017.							
9	28,29		11							

ng	Developr	<b>Development Assessment</b>					
Pa	CSP 2036 Objective Reference	Delivery Program Actions 2017-2021	Operational Plan Tasks 2017/2018	Performance Measure	Responsible Officer	Action Year to Date S	Status
age 599 of 753 - 1	6, 7 0, 11, 14, 19,	Ensure the assessment of development and other applications, in accordance with planning instruments, development control plans and policies, occurs within appropriate	Process all development applications within statutory time frames set out in the Environmental Planning and Assessment Act 1979.	Reduce number of Development applications exceeding 40 days.	Manager Development Assessment	Figures for November 2017  77 – No of applications (DA/CDC/MOD) received  48 – No of applications determined  7 – No of determinations (gross) over 40 days (14.58%)  24.35 – Average approval time  26.25 – Average approval total time	$\bigcirc\bigcirc\bigcirc$
1:	28.29	timeframes					

Environment	nent					
	Delivery Program Actions 2017-2021	Operational Plan Tasks 2017/2018	Performance Measure	Responsible Officer	Action Year to Date	Status
ıng	Animal Rangers					
21, 22, 23 30	Meet Council's Responsibilities under the Companion Animals Act (1998) by continuing	Complete Responsible Pet Ownership education programs.	Community Pet Desexing program conducted twice annually	Manager Environment / Senior Ranger	Program has been scheduled for 20 November 2017 to 1 December 2017.	
	to provide education and community opportunities with regards to responsible pet		Dog Expo completed by June 2018.	Manager Environment / Senior Ranger	Planning underway, scheduled for 16 December 2017.	00•
	ownership.		Responsible pet ownership education campaign completed by June 2018.	Manager Environment / Senior Ranger	Weekly radio interviews conducted by Senior Ranger.	$\bigcirc\bigcirc\bigcirc$
		Maintain and enhance areas for off-leash recreation of dogs.	Maintain the Kefford St Off-leash area to current standards.	Manager Environment / Rangers	Contractor engaged to complete the works for the financial year.	000
	Meet Council's Responsibilities under the Companion Animals Act (1998) and the Impounding Act (1993)	Investigate animal related complaints, including afterhours matters and operate the animal pound.	Number of complaints and enquiries responded to within adopted corporate standard (95%).	Manager Environment / Rangers	Ongoing.	$\bigcirc\bigcirc\bigcirc \bullet$
	by reducing the occurrence of stray companion animals and livestock; the holding of impounded animals	Maintenance of Small Animal Pound Facilities and improve security of impounding facilities.	Continue maintenance and progressive upgrade of security during 2017/2018	Manager Environment / Senior Ranger	Modifications to existing building completed in July including new staff hand washing facilities.  Development consent for transportable office granted, office delivered and installed. Plumbing and electrical works completed.	00•
	Including livestock; holding and disposal of abandoned vehicles; and, continuing to upgrade the Small Animal Pound to meet current and upcoming standards.	Maintenance of Stock Impounding Facilities.	Maintain the stock impounding facilities and meet requirements of stock handling, transport and disposal.	Manager Environment / Senior Ranger	Ongoing.	00•
on	Parking Control					
	Meet Council's responsibilities under Road Rules (2008) and the Fines Act (1996) and reduce the amount of contestable penalty notices being issued.	Continue to monitor and enforce parking regulations and educate the community in relation to Parking Control.	Adequate tumover in CBD parking.	Manager Environment/ Parking Rangers	Monitoring undertaken daily.	$\bigcirc\bigcirc \bullet \bigcirc$
l						

Status			00•	00•	00				<b>t</b>	00
Action Year to Date		Ongoing.	Ongoing.	Ongoing. Enviromentors program completed over a two week period in August 2017 with presentations at 10 schools.	Preliminary planning underway. Keynote speaker finalised. 2 awards received for 2017 event.	2017 program awarded and projects commenced. Waiting on final reports from schools.	Regular communication through the @Sustainable Bathurst page.	Negotiations underway to utilise a very successful program developed by City of Wollongong.	Data collection complete. Report is complete and was presented to Council at its ordinary meeting in November 2017.  Report is now available on Council's website.	Report is complete and will be presented to Council at its 13 December 2017 Ordinary Meeting.
Responsible Officer		Manager Environment/ Environmental Officers	Manager Environment	Manager Environment / Environmental Officers	Manager Environment/ Environmental Officer	Manager Environment / Environmental Officer	Manager Environment/ Environmental Officer	Manager Environment / Environmental Officer	Manager Environment / Sustainability Strategy Officer	Manager Environment / Sustainability
Performance Measure		Respond to enquiries and complaints within adopted corporate standard (95%).	Minor environmental projects completed by June 2018.	Complete ongoing community education programs including 'Enviro Mentors' by June 2018.	Conduct the annual Sustainable Living Expo in March 2017.	Complete the annual 'Sustainable Schools' by June 2018.	Regular communications with residents during the 2017/2018 year.	Conduct a targeted education program by June 2018.	Complete the Bathurst 2017 State of Environment Report	Complete the 2017 Regional State of Environment by 30
Operational Plan Tasks 2017/2018		Respond to enquiries and complaints.	Identify and conduct minor environmental projects.	Conduct community environmental education programs.	Conduct the annual Sustainable Living Expo.	Conduct the annual Bathurst Region schools 'Sustainable Schools' program.	Communicate environmental messages via a range of on-line and traditional media sources.	Coordinate a targeted education program for builders and Council Staff	Conduct appropriate research and data collection to complete State of the Environment Reports.	
Delivery Program Actions 2017-2021	Environmental Management	Meet Council's responsibilities under the Protection of the Environment Operations Act and Local Government Act in relation to environmental protection.	Continue to improve the community's awareness and capacity with regards	to environmental sustainability through the delivery of targeted education programs					Meet Council's statutory reporting requirements under the Local Government Act (1993).	
CSP 2036 Objective Reference	Environment	6 8, 9, 10,12 13, 16 18, 22, 27 28, 29,	5, 6 8, 9, 10,12	18, 22, 23, 27, 29 28, 29, 30,	33				8, 9, 10, 12, 13, 16 30,	

Status	00•	00•	000	000	000	000	00•
Action Year to Date	Investigative works for a project in Sawpit Creek completed in August 2017. Waiting on report.	Financial support granted for 2017/18, meetings attended by staff.	Progress meeting held with consultant completing RVMP. Stakeholder consultation completed. Final draft has been reviewed by staff and will be presented to Council at its 13 December 2017 Ordinary Meeting.	Ongoing program occurring. Other priority areas being identified.	Biodiversity Community document in final draft for review. Implementation of overall plan ongoing.	Ongoing. Consultant engaged to design a solar array and battery storage facility at the BVIC. Consultant has installed monitoring equipment at the site which will provide detailed data on the usage patterns at BVIC. This will guide the design of the storage system.	Ongoing.  Now ceiling and roof to be installed at Bathurst Airport terminal, which will result in a considerable reduction in energy consumption.
Responsible Officer	Manager Environment/ Sustainability Strategy Officer	Manager Environment	Manager Environment/ Sustainability Strategy Officer	Manager Environment/ Environmental Officer	Manager Environment/ Sustainability Strategy Officer	Manager Environment / Sustainability Strategy Officer	Manager Environment / Sustainability Strategy Officer.
Performance Measure	Implement priority project/s identified in the Urban Waterways Management Plan by June 2018.	Support the Central West Environment and Waterways Alliance Project Support Officer in 2017/2018.	Roadside Vegetation Management Plan completed by June 2017. Council's Roadside Vegetation Management Guidelines updated by June 2018	Implement priority project/s identified in the Pest Bird Management Plan by June 2018.	Implement priority projects identified in the Biodiversity Management Plan by June 2018.	Implement Revolving Energy Fund projects in 2017/2018. Council Energy Consumption per resident reduced	Conduct energy audits at priority Council facilities and implement identified energy efficiency measures in 2017/2018.
Operational Plan Tasks 2017/2018	Implement the Urban Waterways Management Plan.	Support the Central West Environment and Waterways Alliance Project.	Improve the management of Bathurst Region road reserves by preparing a Roadside Vegetation Management Plan and updating Council's Roadside Vegetation Management Guidelines.	Implement the Pest Bird Management Plan.	Implement the Biodiversity Management Plan.	Support the continuation of the Revolving Energy Fund.	Support the continuation of Energy Audits of Council facilities and implement simple and cost effective energy efficiency measures
Delivery Program Actions 2017-2021	Meet Council's obligations under the Local Government Act (1993) and community expectations to manage,	develop, restore, enhance and conserve the environment.					Continue to evaluate, report and reduce energy demand and greenhouse gas emissions in Council operated facilities.
CSP 2036 Objective Reference	9, 10, 12, 13, 14, 15 22 30						8, 13

Delivery Program Operational Plan Actions 2017-2021 Tasks 2017/2018	Operational Plan Tasks 2017/2018		Performance Measure	Responsible Officer	Action Year to Date	Status
I Healt	Environmental Health Management					
Meet Council's obligations as personal Food Regulation Partnership, the Standards and the control of the council of the counci	Meet Council's obligations as part of the Food Regulation Partnership, the Food Standards and the Public Council (1977)	Continue to improve Council and community knowledge with regards to food health, public bathing areas and domestic	Develop and distribute Environmental Health Fact Sheets. Attend Environmental Health Seminars.	Manager Environment / Environmental Health Officer	Ongoing. Food newsletter sent in October 2017.	$\bigcirc\bigcirc \bullet$
Health (Swimm and Spa Pools) Regulation (200	nealth (Swimming Pools and Spa Pools) Regulation (2000).	wastewater disposal.	Conduct monitoring of all Bathurst Region public swimming pools and spa pools by June 2018.	Manager Environment / Environmental Health Officer	Ongoing. Will be scheduled in January/February 2018.	000
		Respond to enquiries and complaints.	Respond to enquiries and complaints within adopted corporate standard (95%).	Manager Environment/ Environmental Officers	Ongoing.	000
		Ensure Council's ability to meet the obligations as required under NSW Legislation.	Implement an Environmental Health Secondment program by June 2018.	Manager Environment.	Not currently funded.	000
		Continue to conduct a program of inspections of Food premises, B&B's, Home-based food premises, domestic waste water disposal units, and skin penetration premises to ensure compliance with regulations and educate the community about relevant regulations.	Conduct a program of inspections of food premises etc during 2017/2018.	Manager Environment/ Environmental Health Officer	Ongoing. Inspections conducted daily. One EHO position has been vacant since June 2017, with a new EHO to commence in January 2018.	000

Status	$\bigcirc\bigcircleft$	00	•		0	0			00•	$\boxed{\bigcirc\bigcirc\bigcirc}$	00•
Action Year to Date	July – November business eNewsletters sent.	Partnership with the Business Chamber, BEC and CSU for BizMonth campaign.	BizMonth sponsored by Commonwealth Bank, Verto and Rydges Mt Panorama.	Jobs Expo sponsored by TAFE NSW and CSU.	316 jobs uploaded year to date.	Jobs Expo held 9 August with 2,000 attendees.	3,617 Buy Local Gift Cards purchased - \$226,657 loaded.	BizMonth held in September.	Ongoing. Bizmonth Business Lunch held 15 September 2017 – 200 attendees.	934 businesses on Council's database. Online promotion of Jobs Expo and BizMonth.	Bathurst received 2 funded base stations in Round 1 and 1 funded base station in Round 2, mobile black spots program. CBD Wi-Fi grant application successful, Federal Smart Cities Fund. Formation of Council's Smart City Project Group
Responsible Officer	Manager Economic Development	Manager Economic Development			Manager Economic	Development			Manager Economic Development	Manager Economic Development	Manager Economic Development
Performance Measure	Continued development of Business Management Workshops. Promote training through Bathurst Business eNewsletters etc.	Continued support and partnerships with the	Business Chamber, AusIndustry, BEC, CSU, RDA and NSW	Department of Industry.	Work with employment	agencies and business groups to	grow Evojobs and the Jobs Expo. Grow	BizWeek & Bathurst Buy Local Campaign.	Host Business Lunches, Welcome Wagons, Business Chamber and other Mayoral business events.	Foster local business growth through the online promotion of relevant opportunities, growth of Councils business database and social media engagement.	Facilitate the availability of high speed internet and mobile telecommunications
Operational Plan Tasks 2017/2018	Ensure appropriate training is identified, developed where necessary and information disseminated to relevant industry sectors.	Facilitate contact between industry, developers,	govemment, new business, relocators, training bodies and	community groups where appropriate	Actively foster and support	small, micro and nome based business			Host regular Mayoral functions	Promote new and innovative practices within industry sectors	Facilitate the development of infrastructure to support & attract knowledge, innovation & research.
Economic Development CSP 2036 Delivery Program Objective Actions 2017-2021 Reference	Implementation of the Economic Development Strategy 2017-2020 and associated programs and actions.										
CSP 2036 CSP 2036 Objective Reference	<b>\</b>	ge 60	14 of 7	753 -	13	Dec	eml	per 20	017	Attachm	ents

	$\bigcirc\bigcirc \bullet$	
	Agreement from Council to participate in the "Upstairs" Start-up Hub, including financial support. MOU in place.	126 enquiries responded to year to date. Ops meetings attended 23 August and 22 November 2017. Steering Committee meetings attended 24 August and 23 November 2017.
	Manager Economic Development	Manager Economic Development
infrastructure. Support the development of economic precincts.	Prepare Relocation Prospectus' where necessary. Support the development of business Incubators to launch business startups.	Evocities meetings attended and all enquiries replied to. Bathurst Region website updated on a monthly basis.
	Encourage business startup, investment, business relocation and respond to all enquiries.	Leverage key marketing programs that have the potential to attract investment.

2017-2018 Section 356 Donations Report as at 30 November 2017

Details	Reference	Date	Standard Annual Donations	Specific Donations	Sundry Donations	Mt Pan Fee Waived	BMEC Donations	TOTAL
Annual Budget			\$ 62.020.00	\$ 60.514.00	\$ 22 202 00	\$ 26.092.00	\$ 72.754.00	\$
Annual Budget Spent to date:			63,020.00	60,514.00	23,293.00	36,983.00	72,751.00	256,561.0
BS Junior Sports Awards	Operation Plan	21/07/2017	-5,000.00					-5,000
lacquarie Philharmonia - Platinum Donation	Operation Plan	21/07/2017	-2,500.00					-2,500
ofala & District AH&P Association	Operation Plan	21/07/2017	-350.00					-350
ofala Progress Association	Operation Plan	21/07/2017	-2,000.00					-2,000
athurst Information and Neighbourhood Centre	Operation Plan	21/07/2017	-800.00					-800
athurst City & RSL Band Association Inc	Operation Plan	21/07/2017	-5,000.00					-5,000
vans Arts Council	Operation Plan	21/07/2017	-2,770.00					-2,770
rd Bathurst (All Saints Cathedral) Scout Group	Operation Plan	21/07/2017		-490.00				-490
athurst Refugee Support Group Inc	Operation Plan	21/07/2017		-3,000.00				-3,000
athurst Gardener's Club Inc.	Operation Plan	21/07/2017		-1,600.00				-1,600
athurst Early Childhood Intervention Service Inc. ational Serviceman's Association of Australia	Operation Plan	21/07/2017		-2,683.64				-2,683
ISAA) ne Allegri Singers	Operation Plan Operation Plan	21/07/2017 21/07/2017		-1,420.00 -2,000.00				-1,420 -2,000
uota International of Bathurst - QuoCKa reading	Operation Plan	21/07/2017		-1,000.00				-1,000
iss Trail's House & Garden	Operation Plan	21/07/2017		-2,000.00				-2,000
eel Residents Association Incorporated	Operation Plan	21/07/2017		-450.00				-450
athurst Seymour Centre Inc	Operation Plan	21/07/2017		-2,500.00				-2,50
lenray Industries	Operation Plan	21/07/2017		-1,500.00				-1,50
athurst & District Poultry Society Inc	Operation Plan	21/07/2017		-3,000.00				-3,00
oly Trinity Church - Parish of Kelso	Operation Plan	21/07/2017		-2,000.00				-2,000
athurst Arts Trail - Spring Spectacular	Operation Plan	21/07/2017		-1,000.00				-1,000
II End & Tambaroora Gathering Group	Operation Plan	21/07/2017		-400.00				-40
athurst Young Mob	Operation Plan	21/07/2017		-1,000.00				-1,00
uron Art Group Sofala	Operation Plan	21/07/2017		-1,000.00				-1,00
onkey Hill UHF Repeater	Operation Plan	21/07/2017	-800.00					-80
athurst Edgell Jog	Operation Plan	21/07/2017		-6,000.00	500.00			-6,00
entral Tablelands Woodcraft (CAOS)	DCS&F 19/07/17 Item 5	26/07/2017	0.055.00		-500.00			-50
RAS Annual Subscription/donation	Operation Plan	31/07/2017	-2,255.00					-2,25
enison College - Student Information Night	S356 Policy	1/08/2017					-555.82	-55
MEC - CPSA July Meeting	Operation Plan	1/08/2017					-878.64	-87
hool Maths Program	S356 Policy	1/08/2017					-237.55	-23
nallenge Community Services	DCS&F 19/07/17 Item 8	1/08/2017			-576.00			-57
ty Colts Water Account	Operation Plan	23/08/2017	-1,357.04					-1,35
ty Colts Rates	Operation Plan	23/08/2017	-2,605.44					-2,60
athurst Public School - Mid Year Concert	S356 Policy	31/08/2017					-1,779.18	-1,77
tchell Conservatorium Winter Showcase	Operation Plan	7/09/2017					-1,063.36	-1,06
MEC - CPSA Aug Meeting	Operation Plan	7/09/2017					-1,082.05	-1,08
ome Modification Tip Fees	Operation Plan	5/10/2017	-76.27					-7
118 District Probus Friendship Day	DCS&F 18/10/17 Item 6	26/10/2017			-1,000.00			-1,00
MEC - Bathurst Eisteddfod	Operation Plan	26/10/2017					-30,000.00	-30,00
MEC - Arts out West - Jimmy Little Gathering	S356 Policy	26/10/2017					-312.82	-31
MEC - CPSA Aug Meeting	Operation Plan	26/10/2017					-606.36	-60
ome Modification Tip Fees	Operation Plan	7/11/2017	-188.00					-18
MEC - CPSA Oct Meeting	Operation Plan	15/11/2017					-925.91	-92
MEC - CPSA Nov Meeting	Operation Plan	15/11/2017					-935.00	-93
tchell Conservatorium - Band workshops	Operation Plan	15/11/2017					-288.36	-28
eadow Flat Public School - presentation night	S356 Policy	15/11/2017			-60.00			-6
athurst West Public School - presentation night	S356 Policy	15/11/2017			-60.00			-6
ockley Public School - presentation day occessible Living Options - International Day of	S356 Policy	15/11/2017			-60.00			-6
eople with Disability (IDPWD) athurst City Mens Bowling Club - Carillon Fours	DCS&F 16/11/17 Item 8 DCS&F 16/11/17 Item 7	29/11/2017 29/11/2017			-1,485.00 -1,000.00			-1,48 -1,00
anorama Long Track Committee - 2017 ustralian Long Track Masters	DCS&F 18/10/17 Item 5f	30/11/2017			-3,000.00			-3,00
mount Spent		-	-25,701.75	-33,043.64	-7,741.00	0.00	-38,665.05	-105,15
vailable Balance before commitments			37,318.25	27,470.36	15,552.00	36,983.00	34,085.95	151,409
ommitted: AB B2B Cyclo Sportif	Operation Plan			-8,500.00				-8,50
athurst Remembers / AVAMS / Communications	•							-
d Resources Project	Operation Plan			-5,000.00				-5,00
athurst AH&P Association	Operation Plan		-6,000.00					-6,00
ty Colts Water Account SU Foundation Trust (Gordon Bullock	Operation Plan		-2,537.52					-2,53
cholarship)	Operation Plan		-3,000.00					-3,00
SU Foundation Trust	Operation Plan		-5,000.00					-5,00
porting Assoc Grant	Operation Plan		-20,000.00					-20,00
stralian Dental Association (NSW Branch)	Operation Plan		•			-983.00		-98
tchell Conservatorium - BMEC Concerts	Operation Plan						-5,648.28	-5,64
IEC - Bathurst Youth Council	Operation Plan						-2,000.00	-2,00
MEC - CPSA Monthly Meetings	Operation Plan						-6,572.04	-6,57
ome Modification Tip Fees	Operation Plan		-735.73				· ·	-73
thurst Street & Custom Motorcycle Show	Operation Plan			-13,970.00				-13,97

2 of 2

**S\_DCSF\_3\_1** 

### 2017-2018 Section 356 Donations Report as at 30 November 2017

Details	Reference	Date	Standard Annual Donations	Specific Donations	Sundry Donations	Mt Pan Fee Waived	BMEC Donations	TOTAL
			\$	\$	\$	\$	\$	\$
BMEC - Bathurst District Historical Society								
wedding dress exhibition	Operation Plan						-11,551.00	-11,551.00
BMEC - Bathurst District Historical Society								
wedding dress exhibition	DCS&F 18/10/17 Item 5b						-2,541.75	-2,541.75
Bathurst Arts Council - Showcase Concert for the								
Youth Arts Awards	Operation Plan						-1,200.00	-1,200.00
Austin Healey National Rally	DCS&F 15/03/17 Item 6				-1,500.00			-1,500.00
2017 Brock Commodore Owner's Association of								
Australia National Event	DCS&F 17/05/17 Item 5					-2,749.00		-2,749.00
Rebellion on the Turon	DCS&F 19/07/17 Item 6				-500.00			-500.00
Lifeline CW - Soar Ride & Shine (in-kind support)	DCS&F 18/10/17 Item 5c				-10,000.00			-10,000.00
Lifeline CW - Soar Ride & Shine (traffic mgt)	DCS&F 18/10/17 Item 5c				-7,500.00			-7,500.00
GRIP Leadership	DCS&F 18/10/17 Item 5d						-331.60	-331.60
Amount Committed			-37,273.25	-27,470.00	-19,500.00	-8,065.00	-29,844.67	-122,152.92
Adjustment between Funds			-45.00	-0.36	3,948.00	-3,902.64	0.00	
Available Balance			-0.00	0.00	0.00	25,015.36	4,241.28	29,256.64

Summary Remaining Budget	\$
Standard Annual Donations	-0.00
Specified Donations	0.00
Sundry Donations	0.00
Mt Pan Fee Waived	25,015.36
BMEC Donations	4,241.28
Total Remaining	29,256.64

Summary	\$
Total Budget	256,561.00
Less: Amount Spent	-105,151.44
Less: Amount Committed	-122,152.92
Total Remaining	29,256.64

Bob Triming 10 Mckenzie Place Bathurst NSW 2795

Ph. 02 63322863 Email: equalaccess.itisthelaw@bigpond.com

Tuesday 31st October 2017

Mr David Sherley
General Manager
Bathurst Regional Council
158 Russell Street
Bathurst NSW 2795

Dear Mr Sherley,

Submission to Policy - Governance - Payment of Expenses & Provision of Facilities for Councillors

### 1) Section 8 – Access and Use of Facilities / Equipment – Access to Motor Sports Events

Why is it necessary for Councillors be provided with **four** tickets per Councillor in order to network with dignitaries on all days of any event as portrayed in the Policy. What networking do the other 3 ticket holders perform on behalf of the rate payers of Bathurst who indirectly pay for these tickets. Do these tickets qualify to be counted as gifts and need to be declared considering the large cost involved?

### 2) Section 9 – Provision of Equipment

It is noted that Councillors receive electronic equipment for Council use only. Why is this supplied to those Councillors who never return calls or emails to the ratepayers on a habitual basis remembering ratepayers pay for these conveniences and expect them to be used proficiently?

Note: A person's re-election to the Council is considered a personal interest. Official Council material such as letterhead, publications, websites, email, as well as council services and forms must not be used for any such personal interests.

If the preceding excerpt from the Policy is the policy of Council, what action was taken against those Councillors who utilised their Councils email for the last council election? Has reimbursement been sought? When I raised the issue I was told there was no problem? Seems pretty clear to me in the Highlighted Note displayed above taken directly from the Policy!

### 3) Section 13 – Sustenance / Meals

The use of the wording 'refreshments' should be defined. My understanding is that unlimited alcohol is provided at rate payers expense. This not only includes after meetings but also councillors meeting with ratepayers and residents as per the current policy. Alcohol should be restricted to official ceremonies and official guests of the city when attending council chambers for official representations and this should be clearly stated in the policy.

Why does the policy allow Meals / Refreshments when councillors meet with residents or ratepayers?

Surely this means everyone who attends a council general meeting to meet with councillors and senior staff and speak at public question time would then be entitled to a meal and refreshments?





Bathurst council Ron Heferen to: council 02/11/2017 09:55 AM Hide Details

From: Ron Heferen <ronheferen@yahoo.com.au>

To: council@bathurst.nsw.gov.au

History: This message has been forwarded.

to Bathurst council, I support the ban on free unlimited alcohol after the normal council meetings. ron heferen 98 bowen st Sofala. 2795

Bob Triming 10 Mckenzie Place Bathurst NSW 2795

Ph. 02 63322863 Email: equalaccess.itisthelaw@bigpond.com

Tuesday 31st October 2017

Mr David Sherley
General Manager
Bathurst Regional Council
158 Russell Street
Bathurst NSW 2795

Dear Mr Sherley,

### Submission to Policy - Draft Code of Meeting Practice

I have concerns in relation to this policy, in particular **Section 9 – Standing Orders**.

**Section 9 Standing Orders:** The general order of business at every Ordinary Meeting of Council (with the exception of the Ordinary Meeting after the Policy Committee:

**Agenda Item 2.** Public Forum – 5 minutes per speaker (6.00 – 6.15pm)

Issue 1: This item should not indicate a time limit of 15 minutes for the public forum.

**Concerns:** Having a detailed period of time for the public forum permits the person in the Chair at the time to cease the Public Forum at any time she or he so wishes after 6:15. This precedent has already been set when the Public Question time (as it was then called) on August 2017 was abruptly closed down when there were still speakers from the public gallery wishing to raise matters.

It is insufficient to offer excuses as to why this happened. It is also inappropriate to say that public question time has never been limited – that it always continues until all speakers have spoken. That is normally the case and council as a whole is to be congratulated on the way the public forum is allowed to take place. However, this does not solve the problem. In the future any person in the Chair could very well close off the public forum any time after 6:15 because it is clearly stated in the policy and I repeat, the precedent has now been set.

Suggested Action: It is simple. Remove the indicated time period!

**Agenda Item 2.** Public Forum – 5 minutes per speaker (6.00 – 6.15pm)

**Issue 2:** There is no restriction in the policy on candidates of upcoming Council Elections from speaking at the Public Forum. Nor is this restriction published in any advertising related to the council meetings in the media or on council's website. This was created out of no-where at the August 2017 meeting

**Concerns:** At the August 2017 council general meeting candidates for the upcoming Council election were informed that as per normal practice candidates would not be permitted to address the meeting during the advertised Public Question Time (now called the Public Forum). Portraying this as normal practice is incorrect!

In 2008, I and Mr Crisp – both candidates for the upcoming election – spoke at the last council general meeting before the council election. The same happened in 2012 when Mr Crisp addressed the council general meeting directly before the council election.

As a result, I was unable to represent the Bathurst Regional Access Committee as Chairman with ongoing concerns the committee had over a D.A., which was listed in the papers due to be addressed by the councillors that night. It is noted there were no restrictions placed on Councillors who were re-standing for election providing an unfair advantage. This meant the deficiency in the traffic management plan for a particular D.A., has now not been addressed.

At the least, candidates should be able to present their concerns on any matters in that nights papers and be restricted to that. This means people such as me who regularly represent BRAC at these meetings on valid issues are able to do so.

**Suggested Action:** If Councillors do wish to include this unfair exemption to exclude candidates from speaking at the last Council General Meeting before a Council Election, it should be included in the policy.

If Councillors wish to allow candidates to speak only on issues in the papers that night – this should be included as a suitable alterative. If councillors adopt alterations as to who can speak at public forums this needs to be included in all advertising.

**Section 9 Standing Orders:** The general order of business at every Ordinary Meeting of Council <u>following</u> the **Policy** meeting.

**Issue 3:** A public Forum should be held at the meeting following a policy meeting for the sole purpose of members of the public wanting to raise related to matters in the papers for that meeting.

**Concerns:** There are often D.A.'s contained in the papers for the general council meeting after a policy meeting. If there is no Public Forum, residents and rate payers have no way of addressing their concerns publicly to the councillors. This defeats the whole alleged openness of council and councillors repeatedly saying they want advice, suggestions and comments from the public. If councillors do not want public input into these D.A.s or other matters relegated to this meeting instead of the main public meeting it induces a level of distrust as to why!

It should be noted that a prolonged Public Forum is not required, hence the reasoning to limit discussion at this meeting after a policy meeting strictly to items on the agenda only. If councillors do not agree to this proposal, then all items that the public may want to address such as D.A.s should be precluded from the General Meeting after a policy meeting.

Regards

Bob Triming



Eglinton Country Fair Raffle and Sponsorship Eglinton CountryFair to:

undisclosed-recipients:; 28/11/2017 10:31 PM

Hide Details

From: Eglinton CountryFair <eglintoncountryfair@gmail.com>

To: undisclosed-recipients:;

### 1 Attachment



### Good Morning,

As one of last year's major sponsors of the Eglinton Country Fair we are would like to offer your organisation the opportunity to again be involved in this great community event!

Last year the raffle alone raised over \$7,000 profit thanks to your generous donations!

Eglinton Public School (EPS) was presented with a the donation of \$25,000 from the 2017 Country Fair profits. They have allocated it to purchasing a bank of laptops with associated charging station that will resource a whole class simultaneously! The funds will also be directed into a hardship fund for at-need students, along with reading materials for use in the home reading program and other educational items.

We're thrilled that the Eglinton Country Fair is able to provide such resources for the students at EPS and we hope that you will again assist us in our fundraising efforts for the 2018 Country Fair that will be celebrating the sesquicentennial (150th) anniversary of the school!!!

Please contact us should you require any further information beyond the attached sponsorship package.

--

With thanks, Emma Grabham 0409 288554 Eglinton Country Fair Committee

### Report this message as spam

(See attached file: 2018 Sponsorship Package.pdf)





Okay everyone, that time of year again — we are getting ready for the Eglinton Country Fair 2018! To help celebrate 150 years of Eglinton Public School we want to make next year's Country Fair the best one yet. We are starting the ball rolling with looking for sponsors and our goal this year is to raise \$5000 from businesses associated with our wonderful school.

### WHAT WILL THE SPONSORSHIP MONEY BE USED FOR?

There are many costs associated with running the Country Fair each year, we have raffles to organise, supplies to be bought, rides and entertainment to be paid for – of course anything left over goes to the school as part of the money raised from the fair!

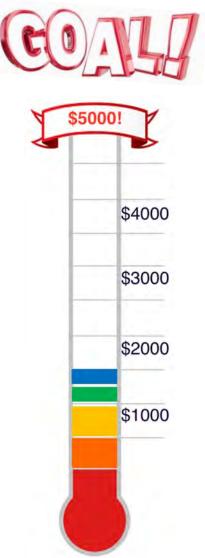
### WHAT WILL SPONSORING THE FAIR DO FOR MY BUSINESS?

This year we are making a super effort to acknowledge our wonderful sponsors!

Sponsors will be individually featured in our newsletters and Facebook, inclusion in signage, posters and the official program as well as radio exposure –great advertising!

### WHAT DO I HAVE TO DO?

Just fill out the sponsorship registration form and drop it in to the front office or email it to: eglintoncountryfair@gmail.com – we'll get in touch with you ASAP!



SPONSORSHIP UPDATE:

Special thanks to these sponsors.....

Platinum: Advanced Hearing

Silver: Marple Construction

Oxygen Recruitment & HR Consulting



GOLD	SILVER	BRONZE
\$500	\$250	\$100
Full page colour advertisement in the Eglinton Country Fair program	Half page colour advertisement in the Eglinton Country Fair program	Quarter page colour advertisement in the Eglinton Country Fair program
Complimentary 3x3m display site at the Eglinton Country Fair	PA announcements on the day promoting your business in- volvement with the Eglinton Country Fair	PA announcements on the day promoting your business in- volvement with the Eglinton Country Fair
Logo on advertising material associated with Eglinton Coun- try Fair	Logo on advertising ma- terial associated with Eglinton Country Fair	Logo on advertising material associated with Eglinton Coun- try Fair
PA announcements on the day promoting your stand	Radio promotion  Facebook and news- letter promotion	Radio promotion  Facebook and news-
Radio promotion Facebook and news- letter promotion	Tetter promotion	letter promotion



Completed forms can be dropped into the front office or returned to:
Eglinton Country Fair Committee
Attn: Emma Grabham
C/O Eglinton Public School
Alexander Street, Eglinton 2795

### Registration of Sponsorship

Business nar	me:			
Address:				
Contact name	e:			
Mobile:				
E-mail:				
Business wel				
Business des	scriptio	n:		
		Gold Sponsorship		Silver Sponsorship
[		Bronze Sponsorship		Other amount:
 [		Payment via cheque [please	make pa	yable to Eglinton Country Fair]
[		Payment via EFT [BSB: 0625	604 Ассоц	unt number: 10636572]
A	n invo	ice/receipt will be issued fo	or any m	onetary sponsorship.

**Ordinary Council Meeting** 

Emma Grabham

Phone: 0409 288 554

Page 617 of 753 - 13 December 2017

Email: eglintoncountryfair@gmail.com

For more information or to discuss details of your sponsorship/donation, please contact:



## Newtons Nation IDF Downhill World Cup 2018 Event Overview

### **Table of Contents**

1.		Event Overview	3
	1.1	1 What is Downhill Skateboarding?	4
	1.2	2 Who is ASRA?	4
	1	1.2.1 Other ASRA Events	4
	1	1.2.2 ASRA Website	4
	1.3	What is the IGSA?	5
2.	E	Event Details	5
	2.1	1 Event Timeline	5
	2.2	2 Road Closure	6
3.		Safety & Event Overview	6
	3.1	1 Hay Bales & Water Barrier	6
	3.2	2 Track Marshalls	6
	3.3	3 View Points and Safety	7
	3.4	4 Security/Crowd Management	7
	3.5	5 Transport	7
	3.6	Number of Spectators	7
	3.7	7 Food	8
	3.8	3 Toilets	8
	3.9	Public Liability Insurance	8
4.		Site Plans	8
	4.1	1 Event Site Map	9
	4.2	2 Race Area Map	10
5.		Stakeholders	11
6.	(	Communication	11
	6.1	1 Communication Strategy	11
	6.2	<del></del>	
7.		Statement of Environmental Effects	12
8.	E	Benefits for Bathurst	14
9.	E	Emergency Response Plan	14
10	). <i>A</i>	ASRA Key Contacts	15
	F	Attachment A – Traffic Management Plan	
		Attachment B – Traffic Control Plans	
		Attachment C – ASRA Risk Management Policy	
	F	Attachment C – Traffic Control Plan Map	

Newtons Nation IDF Downhill World Cup - Event Application

### 1. Event Overview

The Australian Skateboard Racing Association (ASRA) seeks the support of Bathurst Council to host the 2018 IDF World Cup at Mount Panorama (the Event). The official title of the event is the Newtons Nation IDF Downhill World Cup 2018 and is proposed to be held on the new date of 6-8<sup>th</sup> April 2018. The new date will bring it closer to the other 3 Asia pacific IDF events and make it more attractive for international competitors to attend.

The Newtons Nation IDF Downhill World Cup will be a three-day downhill skateboarding competition taking place on Mt Panorama in Bathurst. This will be the seventh time the Event has taken place, and the 10 year anniversary of the inaugural Newtons Playground in 2008.

It is anticipated that this event will become an annual event, in addition to carrying sanctioning from the International Downhill Federation (IDF), making it an official event on the World Cup circuit, and giving it international credibility, thus drawing upon competitors, spectators and media from a range of countries around the world.

The Event will be a free, all ages event and is designed to engage with the youth and local community of the Bathurst region through providing a safe, enjoyable, and above all memorable experience at Mt Panorama. Members of the community will be encouraged to visit the track to witness first-hand the excitement of world class downhill racing. ASRA is starting with a grassroots event, to make it sustainable, financially independent and grow into a future major regional event.

It is anticipated that the event will generate significant revenue for the local economy in addition to a great deal of positive broadcast and print exposure for the Bathurst region.



### 1.1 What is Downhill Skateboarding?

Downhill skateboarding has a rich history, with the first competitions taking place in the 1960s in California. Downhill has gained prominence in the past decade, with the development of an international world circuit and thousands of participants worldwide.

Downhill is run by heats of four riders racing to beat each other to the bottom of a designated race course. Competitors utilise specialised skateboards / longboards that are capable of handling high speeds and tight corners. In addition, skaters employ a variety of techniques to accelerate and decelerate as the course requires.

### 1.2 Who is ASRA?

The Australian Skateboard Racing Association (ASRA) is the official body representing skateboard racing in Australia. The association was developed to coordinate and encourage the safe running of skateboard racing events in Australia, be a reference point for information about skateboard racing and longboarding, and to represent the voice of the community to government and industry. We endeavour to provide safe guidelines and encouragement for the participation of individuals and groups within the skateboard racing scene.

ASRA was established in 2006 and is a non-profit incorporated association fully run by volunteers. ASRA is headed by a management committee of seven people.

### 1.2.1 Other ASRA Events

ASRA has extensive experience running skateboard racing events. Since its establishment in 2006 ASRA has played an integral role in organising and sanctioning a host of regional and national events. These events include:

- Newton's Playground IGSA World Cup Races 2008, 2009, Newtons Nation World Cup races in 2010, 2012, 2013 and 2017, World Cup races on Mt Keira in 2012, 2016
- "Beat the Bastard", a Cancer Fund Raiser event held annually in Townsville, QLD.
- BoarderX Be the Influence campaign, and BoarderX Wollongong pop up skatepark
- A National Slalom Skateboard Series, with events in QLD, NSW, ACT and Victoria.
- Dozens of smaller and regional slalom, skateboard racing, and downhill events, held at various venues in NSW, QLD, VIC, ACT and WA.

### 1.2.2 ASRA Website

ASRA has a highly active, community-based website where members access information about events and equipment, as well as to make contact with like-minded individuals. The site is a helpful source of information for beginners and people interested in taking up the sport, as well as for experienced riders.

Website: http://www.skateboardracing.org.au

### 1.3 What is the IDF?

The International Downhill Federation (IDF) (website: <a href="http://www.internationaldownhillfederation.org">http://www.internationaldownhillfederation.org</a>) was established in 2012. Since its inception, the goals of the association have been to foster strong and fair competition, to provide reasonable rules, to administer the competition program with impartiality, and to reduce the hazards associated with the sport.

The IDF assumed responsibility of international sanctioning of downhill skateboarding from the International Gravity Sports Association (IGSA) in 2012.

The IDF organises a World Cup Series, which is comprised of downhill races across the globe. Australia has previously hosted four World Cup races almost every year since 2008. ASRA was the organising body of these events, which were sanctioned by IGSA and subsequently the IDF.

This event will be a IDF World Cup event, giving it international credibility and drawing upon competitors, spectators and media from a range of countries around the world.

### 1.4 Newtons Nation 2018

ASRA has been given the defunct name, website and social media platforms of Newtons Nation. The company Tom Thumb and owner Ben Perry, the original promoters of Newtons Nation, are not involved in 2017, have no part and no responsibility. The name "Newtons" has a strong association with Mt Panorama within the Australian and International downhill community. ASRA wanted to keep that association.

ASRA is proud to revive this race at Mt Panorama. The event has a strong international reputation and we look forward to building on this into the future and gaining the support of the local community.

### 2. Event Details

### 2.1 Event Timeline

The proposed dates are as follows:

Thursday 5 April	<ul> <li>Bump in - hay bales and build track</li> <li>Competitor registration</li> <li>Equipment and safety checks</li> <li>Marshal &amp; volunteer training</li> </ul>
Friday 6 April	Practice and freeride
Saturday 7 April	<ul><li>Practice and qualifying</li><li>Top 10 shoot out and Giant Slalom</li></ul>
Sunday 8 April	<ul><li>Finals</li><li>Haybales collected off track</li></ul>
Monday 9 April	<ul><li>Bump out and clean up</li><li>No planned road closures</li></ul>

Please see the Traffic Management Plan for details around the proposed road closures.

### 2.2 Road Closure

Please see the enclosed Traffic Management Plan for details around the road closures.

We have re-submitted the same Traffic Management Plan that was used in 2017, as the traffic scenario will not change in 2018, and the sign off date is still valid

### 3. Safety & Event Overview

The safety of competitors and spectators alike is paramount to running a successful competition.

### 3.1 Hay Bales & Water Barrier

Riders will be protected from possible impact points by the placement of hay bales. Hay bales minimise injury by providing impact softening in crash zones, efficiently decelerating riders from high speeds to a standstill.

ASRA regularly sweeps the race during the day which means minimal hay is left on the road. This decreases the level of clean up required after the event and ensures the road remains safe for motorists and cyclists.

Water barriers and hay bales will be placed around each spectator viewing point. This will ensure that spectators are not hurt by any crashes or loose boards.

### 3.2 Track Marshalls

Track Marshalls will be placed at specified points along the race course. Key Marshalls at each designated point on the track will have radios. Their role is to:

- Communicate the status of the course (open or closed) to the race controller.
- Ensure hay bale, water barrier and other safety items are correctly positioned and in good condition.
- Keep spectators behind water barriers in viewing areas and prevent spectators from moving into unsafe viewing areas.
- Communicate with resident liaison and race controller in relation to any movements of vehicles on track, accidents or other on-track incidents.

ASRA has in the past few years developed a team of highly motivated and capable track marshalls. These individuals are experienced in the use of radios and the protocols used and required when running a downhill event.

Newtons Nation IDF Downhill World Cup - Event Application

### 3.3 View Points and Safety

Spectators will be able to view the race from several designated points along the track.

Spectators will be restricted to the area of McPhillamy Park to Forest Elbow to minimise danger to themselves.

ASRA uses vests and wristbands to identify who is allowed to cross the concrete road barrier and walk on the road. No spectators are allowed on the inside of the race track or on Conrod Straight past Forest Elbow.

### 3.4 Security/Crowd Management

ASRA will have volunteer staff to monitor the spectator crowd.

There will be two main spectator points on Mt Panorama. These spectator areas will be McPhillamy Park near Castrol Tower and Forest Elbow. The presence of marshalls and roving volunteers, will ensure that spectators are moved between these two areas to view the racing.

### 3.5 Transport

Spectators will be able to access McPhillamy Park to park their car and then walk to viewing points along the track.

ASRA will run a rider shuttle bus service, and this can be used by spectators to be shuttled from the bottom of Conrod Straight at Rydes Hotel and McPhillamy Park.

### 3.6 Number of Spectators

It is anticipated that during the day there will be between 2000 to 3000 spectators viewing the competition.

### 3.7 Food and water

A food van and coffee van will be located by at McPhillamy Park. A local catering business will be engaged to provide this service. ASRA does have free water via refilling stations. We encourage spectators to bring their own water bottles that can be refilled and reused.

### 3.8 Toilets

ASRA requests that two toilet blocks in McPhillamy Park will be opened by the council. ASRA will engage a cleaning service to maintain these facilities during the day.

### 3.9 Public Liability Insurance

ASRA carries suitable public liability insurance for this event, with coverage up to \$20 million.

ASRA will ensure that any other organisations participating in the event (food carts, bus companies) have suitable insurance coverage in place.

ASRA provides public liability insurance to event promoters that comply with ASRA event management and safety plans and have provided insurance for a number of events in the past three years.

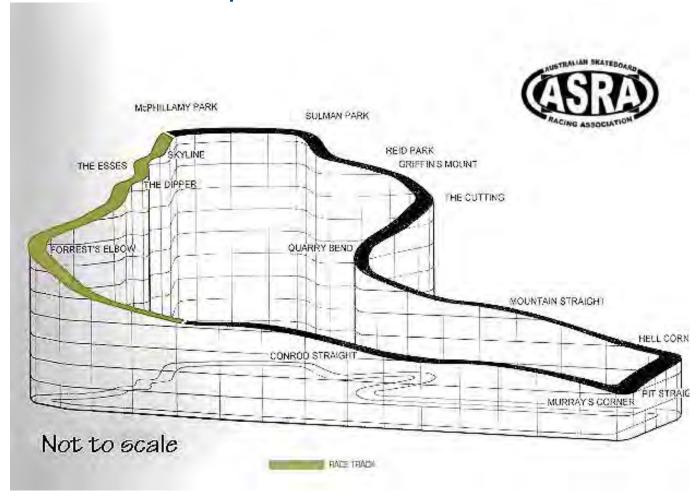
### 4. Site Plans

Refer to the following two site plans below:

- Event Site Map (4.1)
  Shows the locations of the start and finish lines, spectator areas, safety marshalls, toilets, admin, food stalls etc.
- Race Area Map (4.2)
   Shows the location of event racing during road closure. Road closure at start and finish is a hard closure with water barriers.



### 4.2 Race Area Map



### 5. Stakeholders

ASRA seeks to involve the stakeholders on Mt Panorama to the fullest extent possible.

### **Bathurst Council**

ASRA has worked closely with Bathurst Council and local residents to ensure that all concerns are properly acknowledged and complied with.

### Rydges Mt Panorama hotel and Goldfields

These businesses are our recommended locations for accommodation.

ASRA will seek to negotiated an accommodation and food package for competitors. The ASRA management will be located at Goldfields.

### Resident

ASRA understands that working with local residents is essential to a successful event. We take instructions and recommendations from the Track Manager.

ASRA plans to involve local resident Andrew Dunshea as a liason between ASRA and local residents.

### Local businesses

ASRA understands that local businesses have access to the road and their businesses. In past years we have made sure we have accommodated local events that clash with Newton Nation and make sure they have access to Mt Panorama. We will be contacting businesses to ensure we are aware of any events that need access while we are closing the road.

### 6. Communication

### **6.1 Communication Strategy**

ASRA will work closely with Bathurst Council prior to the event to develop an effective communication strategy. This will ensure the local community is aware of the event and the road closures that will take place. In addition to the newspaper advertisement set out below in section 6.1.1, it is envisaged that the new Newtons Nation website may be developed in cooperation with Bathurst Council.

ASRA will also target local radio and businesses to raise awareness of the event and encourage the community to support the event.

Newtons Nation IDF Downhill World Cup - Event Application

### 6.2 Draft Advertisement of Road Closures for Newspaper

ASRA intends to place the following advertisement in the Western Advocate on Saturday 24<sup>th</sup> & 31<sup>st</sup> March 2018.

### 2018 NEWTON'S NATION MOUNT PANORAMA TEMPORARY ROAD CLOSURES

### **Track Closures**

Residents and visitors are advised that the following temporary road closures on the Mount Panorama road circuit will be in operation from approximately 7.00 am to 7.00 pm on Friday 5<sup>th</sup> April, Saturday 6<sup>th</sup> April and Sunday 7<sup>th</sup> April, to control the movement of spectators and competitors involved with Newton's Nation – IDF Downhill World Cup race.

The track will be closed between -

- (a) Conrod Straight on the Southern side of the overhead billboard.
- (b) Brock's Skyline on the Western side of the McPhillamy Park entrance.

Persons wishing to gain access to the Track should enter via Panorama Avenue and Pit Straight.

Parking for the event will be available in McPhillamy Park.

### **Control of Traffic**

Traffic will be controlled on the above roads from approximately 11.30 am to 5.00 pm on Thursday 5<sup>th</sup> April 2018. While the road circuit will remain completely open on Thursday 5<sup>th</sup> traffic controllers will be in place during loading and removal of hay bales used in conjunction with the event. Resident access will not be affected in any way on this day.

### Residents

Residents on the affected section of circuit (Brock's Skyline to Conrod Straight) will be granted access to their homes at any time upon providing the resident liaison officer or traffic controllers with 15 minutes notice.

ASRA has planned a scheduled lunch break on Friday 23<sup>rd</sup> March, Saturday 24<sup>th</sup> March and Sunday 25<sup>th</sup> March starting from 12 noon pm for 30 minutes until 12:30pm. The track will be closed to athletes and residents can use the road. The road will not be open to general public, road closure will be in place.

For further information contact Newtons Nation resident James Hopkin on 0402 831356.

To be advertised in the Western Advocate

### 7. Statement of Environmental Effects

### **Overview**

Newtons Nation is a "green" event. The focus of the event is on the competitive usage of self-powered skateboards. Structures will be temporary and ASRA will ensure that rubbish is adequately provided for. Traffic on Mt Panorama will be minimal during the event, limited to competitor, spectator and resident.

### **Number of People**

The event will attract approximately 150 competitors. Estimated spectator numbers are difficult to gauge, but ASRA estimates that anywhere from 3000-5000 people may attend throughout the weekend.

### **Hours**

The event will take place during the road closure of Mount Panorama, which is from 7am-7pm 6-8 April 2018.

### Noise

Noise will be limited, as few motorised vehicles will be in service. The competitors make very little noise, riding non-motorised vehicles. Standard event PA will be from startline to Forest Elbow.

### **Parking**

Parking is covered in the Traffic Management Plan, which is enclosed as part of the event proposal.

### Lighting

No lighting will be utilised at the event.

### Waste Management

ASRA requests an appropriate number of garbage and recycling bins at the start and finish areas, as well as at spectator viewpoints. ASRA will liase with Council on the appropriate number.

### **Toilet Facilities**

ASRA requests that two toilet blocks in McPhillamy Park will be opened by the council.

### **Temporary Structures**

Shade tents/marquees will be placed at the start and finish area. These marquees are temporary and will not cause any permanent damage or effect to the area in which they are placed. They are removed every day of the event. There will be no temporary structures left on the road after race hours.

### **Disabled Access**

Disabled individuals will have access to the spectator points via the shuttle bus.

### **Emergency Procedures**

Please refer to the risk management plan.

### 8. Benefits for Bathurst

Newtons Nation is held over three days. Competitors and spectators will book accommodation and stay in Bathurst for the weekend.

ASRA recognises that the future success of this event relies on growing the support from the local community. The event will be marketed locally as a free youth event, family friendly, all ages and alcohol free. In the lead up to the event ASRA will be encouraging all parts of the community to be involved. We will be working with local youth organisations, to make them aware of the event and also to provide a positive role model.

ASRA will also be engaging with local businesses to help them promote their businesses through this unique event and also sell their goods and services where appropriate.

This is a Bathurst event, and should showcase all that is great about the region.

Some of the anticipated benefits that the Event will bring to the Bathurst Region include:

- Possible donation of the haybales used on the weekend to charity. In 2017 ASRA donated \$10,000 hay to fire and drought affected farmers
- Provision of an economic boost
- Increased visitors with the potential for repeat visits at other times of the year
- Engages with Bathurst's youth population
- Engages with regional Universities
- Diversifies the visitor base to the Bathurst Region
- Potential creation of Bathurst's next hallmark event

### 9. Emergency Response Plan

In case of emergency, ASRA will be able to shut down Mt. Panorama within minutes. As noted above, key marshalls will have radios, ensuring constant communication between all areas of the track.

ASRA will run the event in accordance with its Risk Management Plan. This ensures that any risks to competitors, spectators, and ASRA staff and volunteers are minimized.

For more significant emergencies, all ASRA staff will have a list of emergency contacts at their disposal, including contact details for the police, fire department and ambulance services. Prior to the event discussions will be had with each of these agencies to brief them about the event and determine appropriate contact details.

### 10. ASRA Key Contacts

	Event Organisers	
Name	James Hopkin President Australian Skateboard Racing Association	Haggy Strom Treasurer Australian Skateboard Racing Association
Mobile	0402 831 356	0417 499 404
Email	james@hopkin.com.au	haggy@skateboardracing.org.au





The three tiers of bells

our fallen comrades. Greater love has

no man than this that he laid down his

life for his friends."

The third largest bell carries the Red Cross Emblem in honour of the War

with "To the ever glorious memory of

The second largest bell is inscribed

largest bell is 1, 575 kilograms, while Bathurst War Memorial Carillon, the Of the 35 bells which comprise the the smallest 8 kilograms.

Aggregate weight of all the bells is 8,000 kilograms. The height of the tower is 30 metres.

The top tier bells are named: Caloola,

Sunny Corner, Wattle Flat, Wimbledon,

White Rock, Sofala, Yetholme, Cow

Flat, Locksley, Turondale, Vittoria, Evans Plains, Burraga and Limekilns. three bells with no

are

inscriptions.

The middle tier bells are named:

Tarana, Duramana, Lagoon, Perthville,

Eglinton, Raglan, Peel,

Glanmire,

O'Connell, Georges Plains, Orton Park

The tower is supported by 4 piers with each pier 15 metres into the ground.

The total weight of the Carillon steel support structure and bells is 16



Country







- The bottom tier bells are named: Kelso, Rockley, Brewongle.

appears on each Council Crest Bathurst City

bell.

Bathurst and her surrounding villages

honour their men of 1914-1918. Lest We

Forget."

The largest bell is inscribed with "Thus

Nurses.

and Dunkeld

# The Carillon Story

Bathurst War Memorial Carillon is built of 212,000 locally made bricks. The Carillon tower is 30 metres tall and houses the 35 bells of the Carillon on the third level.

to complete due to the intervention of the great depression in the 1930s. At the time of Carillon was the second carillon in Australia and the only free standing one. Today there Construction began in 1927 but took six years its construction the Bathurst War Memorial are three Carillons in Australia - in Bathurst, in Canberra and at Sydney University.

Drummond Moore, it stands today as a served in many theatres of war. The tower is also a monument to the far-sighted responsible for its erection during a time of Designed by Sydney architect and artist John commemoration to the men and women who determination of the committee members great stress and hardship.

typifying the purpose for which it is erected. It is not covered with frills or ornaments but a simple, straightforward expression of its "One of the main considerations that the designers have kept in mind is to give the bells in the tower their full value. Behind the memorial lies the significance of its erection -Consequently they have striven to give it an expression of virile strength and vigour as it is purely a soldiers' memorial. The architect John Drummond Moore stated: There are variations significance.

is a striking landmark and a enhanced appearance of strength and rugged resistance. The tower distinctive addition to the fine architecture which surrounds it. The colour of the brickwork brickwork which give the is an arresting quality." lower

Many activities, including the sale of bricks, raised funds in

shillings, sixpences and pennies by the City of Bathurst and surrounding districts for the construction of the Carillon. The internal design of the Bathurst Carillon is unique, as it is based on the 1690s Flanders design, and is sought by many of the world's The region of Flanders is significant being the carilloneurs, due to its historical importance. area over which our soliders fought in World Today the Memorial commemorates the unselfish sacrifice of the local citizens who have also given their lives in subsequent wars intended in 1926. It can be seen from almost and conflicts. The tower stands tall above the present buildings of Bathurst as it was every part of the city and surrounding districts The Bathurst War Memorial Carillon is a cherished and unique monument in a city which is proud of the brave and fearless soldiers and nurses from this area.



The Bathurst War Memorial Carillon was L built by the citizens of Bathurst to commemorate the lives of those who paid the supreme sacrifice for our country. Their memory lives on in the light of the eternal flame and the ringing of the bells from within the Memorial. The Memorial was opened on 11 November, Armistice Day, It was dedicated to the fallen on 12 1933, before an estimated crowd of 15,000. November 1933.

gave their lives in World War I, it has become a living memorial paying tribute to all Australians who have fallen in all wars and conflicts so that we may live in peace Originally built to commemorate those who and enjoy the freedom we have today.

gathered there for commemorative services on Anzac Day, Remembrance Day and other Ever since the Bathurst Community has days of significance in Australia's service in overseas conflicts.

And salute them with greatest respect. We think of mates now not with us, We pause as we pass to reflect, We gather here to remember, Lest We Forget.



### SCOPE

### **Scope Definition**

This scope of works is based on discussions with David Potter on 21<sup>st</sup> August 2017 and the issues identified by the Carillon Committee and others. This requires the provision of advice on the options and costing for the manufacture, freight and installation of the several items. To reduce the lead times consideration should be given to local manufacturing where appropriate, for example any additional framing.

### 1. Overall description of the works

- Provide a costing for the replacement of the existing top octave of bells which are to be consistent with the existing lower register of bells. The works are to include but not limited to the casting, freighting, removal and installation and commissioning of the twelve new bells. The new bells are to be readily adaptable to a future clavier operation. Any replacement bells must have the same inscription as those replaced. All the replaced bells are to remain in Bathurst.
- Provide a costing for a new and higher octave of bells, their casting, freighting, installation, including framing and commissioning. These too need to be adaptable to a future clavier.
- Provide a costing for the supply and installation of a "clock-o-matic" or similar device that may enable a closer "touch response" musical expression.
- 4 Provide a costing for the supply and installation of a clavier suited to the existing and proposed further octave of bells.

### 2. Deliverables.

Provide a written report that identifies options available for each of the above, comprising an estimate of all costs including the cost of manufacture, delivery, removal and installation to final use of the carillon before 1st November 2018. Note that the supply and installation of a clavier will not be required by that date.

### 3. Constraints.

Whilst we believe the original drawings will show there are no structural constraints to the replacement of the existing or the addition of the higher octave bells, you will need to rely on your own assessment. Should any inspection be required by an architect, we would recommend Henry Bialowas who has on several previous occasions worked with Taylors in respect to both the Bathurst War Memorial Carillon in its Conservation Management Plan and the construction of the All Saints Cathedral Bell Tower opposite. An architect's brief for such an inspection would be appreciated to pinpoint any concerns you may need identified. Similarly, any engineering for additional framing could be carried out locally.

Freight must be considered in accordance with the completion date of before 1st November 2018. Completion means all additions and restoration work is complete and the carillon is operating and available for use.

All work must be suitable for the installation of a clavier at a future date.

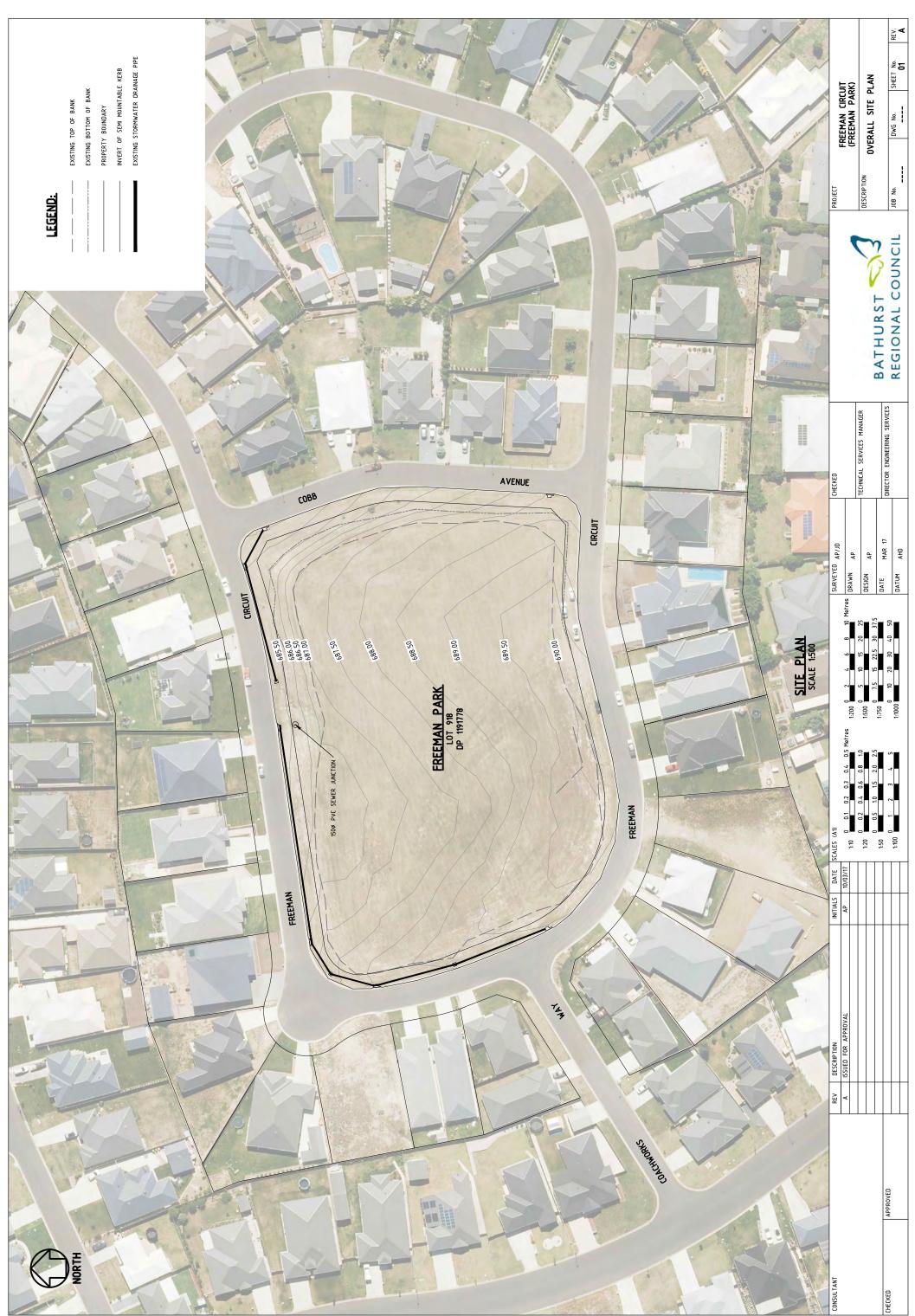
### 4. Insurances

All necessary insurance certificates will need to be provided.

### 5. Compliance

All work is to comply with Australian Standards, legislation and regulations.

DIRECTOR ENGINEERING SERVICES' REPORT - ATTACHMENTS
ORDINARY MEETING OF BATHURST REGIONAL COUNCIL
13 DECEMBER 2017





### MINUTES OF THE BATHURST REGION NATURAL RESOURCE ADVISORY GROUP MEETING HELD 23 NOVEMBER 2017

### **MEETING COMMENCED AT 5.20PM**

### PRESENT:

Mayor Graeme Hanger, Councillor John Fry, Mark Kimbel (Bathurst Regional Council), Stevie Armstrong (Bathurst Regional Council), Deborah Taylor (Bathurst Reginal Council), Ashley Bland (Greening Bathurst), Barbara Mactaggart (Greening Bathurst), Steve Woodhall (National Parks & Wildlife Services), Marita Sydes (Central Tablelands Landcare), Mick Callan (Central West Councils Environment and Waterway Alliance).

### **APOLOGIES:**

Councillor Monica Morse, Councillor Jacqui Rudge, Gillian Baldwin (Boundary Road Reserve Landcare Group)

### **WELCOME**

Mayor Graeme Hanger welcomed and thanked all for their attendance.

### **RECEIVE AND DEAL WITH AGENDA ITEMS:**

### **ITEM 1 VEGETATION MANAGEMENT PLAN**

Council provided an update on the progress of the Vegetation Management Plan for the Local Government Area. The consultation period will begin in November 2017 and will include a community workshop and online survey. Members of the NRAG were encouraged to participate in the consultation.

### ITEM 2 ROADSIDE VEGETATION MANAGEMENT PLAN UPDATE

Council provided an update on the progress of the Roadside Vegetation Management Plan (RVMP) for the Bathurst Regional LGA. The draft document has been completed and will be placed on public exhibition at the December Council meeting. Members of the NRAG were encouraged to review and provide comment of the draft.

### **ITEM 3 OPEN SPACE STRATEGY 2040 UPDATE**

Council provided an update on the progress of the Open Space Strategy 2040. The project is currently at the consultation phase, which includes an online survey or to email comments to Council. Members of the NRAG were encouraged to participate in the consultation.

### ITEM 4 COUNCILS RECENTLY COMPLETED AND ONGOING ENVIRONMENTAL PROJECTS

Council provided an overview of Council's achievements since the last meeting in March 2017 in respect to the implementation of the Bathurst Vegetation Management Plan, Bathurst Urban Waterways Management Plan and the Bathurst Biodiversity Management Plan. Key projects included:

- Brickpit Wetland
- Macquarie River Revegetation
- Jordan Creek Restoration
- Community Environmental Engagement Officer
- Skillset Environment Intern Team
- · Recovery of the Mac
- Restoring Regent Honeyeater Habitat in the Bathurst Region
- Elm Leaf Beetle Control Program (Ashley Bland will supply Council with information on fogging techniques for Elm Leaf Beetle Control).

### **ITEM 5 OTHER BUSINESS**

### Plant Selection Guide for Bathurst

All copies of the Plant Selection Guide for Bathurst have now been sold. Greening Bathurst advised that they would like to update the booklet before more copies are printed. Stevie Armstrong will contact the printers to source the original graphic file for the booklet. It was discussed that additional copies of the original booklet be printed and made available for sale while the booklet is amended.

### **MEETING CLOSED AT 6.20PM**

Next meeting to be held in May 2018

### BATHURST REGION NATURAL RESOURCE ADVISORY GROUP MEETING BUSINESS – 23 NOVEMBER 2017

### 3.1 Vegetation Management Plan Update

Council has an existing Vegetation Management Plan (VMP) for its Local Government Area (LGA) which was adopted by Council in 2003. This VMP provides strategies and recommendations to manage vegetation on land under the care and control of Council in the Bathurst Regional LGA. Since the VMP's inception, a number of changes have taken place in the Bathurst LGA. In particular, Bathurst City Council and Evans Shire Council have amalgamated to form Bathurst Regional Council. Through the amalgamation process and other acquisitions, Council now has care and control of a number of additional properties throughout the LGA. Council has also implemented or commenced a significant number of the recommended actions of the original VMP.

Council has commissioned the environmental consultancy Molino Stewart Pty Ltd to update the Vegetation Management Plan for the Local Government Area. The contract includes preparing an updated, workable, and comprehensive VMP to assist Council with the ongoing management of vegetation within the local government area, including:

- Update the existing VMP for the Bathurst Regional local government area to reflect changes since the adoption of the original plan.
- Produce a document that will underpin and provide a basis for long term strategies for vegetation management issues of all land in the Bathurst LGA and particularly to land under the care and control of Council.
- Produce a document that reflects the environmental, recreational and heritage needs of the community, while being consistent with Council's strategic and statutory framework.

Consultation will be undertaken to understand the community's vision, values, issues, targets or directions for vegetation management. To properly understand these aspects, a consultation process with Council, key stakeholders and the community is proposed and will include a community workshop and online survey. The consultation period will begin in November 2017, and will include invitations for members of the Bathurst Region Natural Resource Advisory Group to provide feedback.

### 3.2 Roadside Vegetation Management Plan

Council has engaged NGH Environmental to prepare a comprehensive Roadside Vegetation Management Plan (RVMP) for the Bathurst Regional LGA. The purpose of the RVMP is to promote good management of roadside vegetation and provide recommendations to enhance vegetation condition and connectivity. The RVMP will be relevant to all roads within the local government area which fall outside of the urban zones, and will build upon and replace Council's Roadside Vegetation Management Guideline. The consultation for the plan has been completed and included consultation with a number of government agencies, environmental groups and organisations, Council staff, and the general public. The draft RVMP will be placed on public exhibition for a period of 28 days.

### 3.3 Open Space Strategy 2040

Council provides a broad range of parklands and open space areas within the urban areas of Bathurst. With a growing population, it is important that Council has a current and comprehensive Open Space Strategy to have a clear direction of those facilities or components that are required to support the region's growth. Council has commissioned Parkland Planners to prepare an Open Space Strategy for the urban areas of Bathurst. The aim of this document is to provide a strategic approach for planning the current and future uses of open space. This project will

review the existing facilities, programs and services and provide Council with an open space strategy for the next 20 years.

### 3.4 Recently Completed and Ongoing Environmental Projects

With respect to the implementation of the Vegetation Management Plan, the Bathurst Urban Waterways Management Plan and the Bathurst Biodiversity Management Plan, the following highlights Council's recent achievements:

### **Brickpit Wetland**

Council has purchased the old brickpits located on Edgells Lane, Bathurst, for the purposes of conserving wetland bird habitat. The wetland covers an area of approximately 6.6ha and is the largest discrete area of ephemeral wetland in the broader Raglan Creek Wetland complex in Bathurst. Although 'artificial' and ephemeral in nature it has significant habitat quality and at times supports large numbers of water birds including listed threatened species and species subject to international migratory bird agreements. Water levels in the Brick Pit Wetlands are highly variable and at times they are completely dry. Council has engaged engineering and environmental consultancy Pitt & Sherry to undertake a study of the wetland to understand the hydrology of the brick pits site and the potential to optimise wetland bird habitat through the manipulation of water levels.

### Management Plan references:

Vegetation Management Plan Strategy F1

### Macquarie River Revegetation

In 2017, revegetation projects have been completed along approximately 1,400m of the Macquarie River with the aim of creating a healthier riparian corridor. Approximately 2,300 native trees and shrubs were planted to replace previously controlled weeds including Willows. The project sites are primarily alongside land owned and managed by Council and include Apex Jubilee Reserve, Kefford Street Open Space, and off Durham Street.

### Management Plan references:

Vegetation Management Plan Strategy W1, W3, W4

### Jordan Creek Restoration

The project involved rehabilitation of a tributary of Jordan Creek located within Blayney Road Common. Following on from previous woody weed control, several thousand native grasses, sedges, shrubs and trees have been planted along the bed and banks of the creek. These plantings were carried out by the Green Army, volunteers and school groups during a number of community planting days hosted by Council. One rock dams and coir logs were also installed within the creek bed to slow the flow of water, trap sediment, and reduce erosion. The creek connects to the endangered Box Gum Grassy Woodland towards the western end of the Common.

### Management Plan references:

- Vegetation Management Plan Strategy W9, W13
- Urban Waterways Management Plan Strategy S9, S10, S12, S30

### Community Environmental Engagement Officer

Council contracts Habitat Connect to engage the community in environmental projects including community tree planting days and educational events. In 2017, volunteers have planted approximately 4300 trees, shrubs and grasses within the parks, reserves, creeklines and along the Macquarie River. Tree planting and environmental events have been held with numerous community groups including the Sofala CAS fishing group, High School and Primary School students, Girl Guides, Assessible Living Options, and students facing educational disadvantage through ASPIRE NSW. Key events include the Jordan Creek educational day, whereby 160

3 of 4

Bathurst Region Natural Resource Advisory Group (13.00001)

Bathurst Public School students spent the day learning about waterway health, water quality and helping to plant sedges to improve the health of the creek. National Tree Day was also held in O'Keefe Park and was attended by approximately 60 volunteers, who planted 250 trees along the Macquarie River.

### Management Plan references:

- Vegetation Management Plan Strategy W9, P7, P10-P11, RV16
- Biodiversity Management Plan Strategy SL4, SL6, SL15, SL16

### Skillset Environment Intern Team

Council has engaged Skillset Environment to provide a team of interns to carry out a range of environmental projects from October – December 2017. Projects range from bush regeneration, revegetation projects, weed control, and maintenance of the urban drainage vegetation link plantings.

### Management Plan references:

- Vegetation Management Plan Strategy W9, W14, W3, RV1
- Biodiversity Management Plan Strategy SP4

### Recovery of the Mac

The Sofala Branch of the Central Acclimatisation Society (CAS) have been awarded a Habitat Action Grant from the Department of Primary Industries (Fisheries) to enhance and rehabilitate degraded recreational fish habitat along the Macquarie River, through a project titled "Recovery of the Mac". The project will include modification to existing weirs, installing strategically placed large rocks in sections of the Macquarie River to create fish habitat, and removal of invasive plants. The project will improve fish habitat in the Macquarie River and compliment recent and future native fish restocking including the National Trout Cod Recovery Program. Council has provided in kind support for the project through willow control, carrying out the weir remediation, advice, and assistance with project management.

### Management Plan references:

- Vegetation Management Plan Strategy W1, W3, W4
- Biodiversity Management Plan Strategy SP4, SL4, SL10

### Restoring Regent Honeyeater Habitat in the Bathurst Region

The Restoring Regent Honeyeater Habitat in the Bathurst Region was finalised in August 2017 and involved a range of environmental management activities to restore a section of the Macquarie River using plants that support the critically endangered Regent Honeyeater. Willows were removed from along the riverbank, and replaced with approximately 4000 native riparian trees, shrubs, and grasses. A Seed Production Area of local provenance species from the Casuarina Gallery Forest and Box Gum Grassy Woodland communities was also established to provide a seed source for future revegetation projects. Other works involved fencing the perimeter of the park to restrict vehicle access with the aim of reducing erosion and vandalism. A Plan of Management was also prepared to guide how the park and riverbank will be conserved and managed into the future. The project won a highly commended award at the 2016 Local Government NSW Excellence in the Environment awards within the Natural Environment Protection and Enhancement: On-ground Works category.

### Management Plan references:

- Vegetation Management Plan Strategy P7, W1, W3, W4
- Biodiversity Management Plan Strategy SM3,

### Elm Leaf Beetle Control Program

Council has commenced an ongoing program to carry out stem injection treatments to protect high conservation Elms within the parks and road reserves from Elm Leaf Beetle. In 2017, 437

Elms were treated within Hill End, Sofala, Wattle Flat, Rockley, Perthville (including Vale Road), Raglan, and select areas of Bathurst. To date, 1033 Elms have been treated as part of the Elm Leaf Beetle Control program.

Management Plan references:

- Vegetation Management Plan Strategy S4, S14, S16

DIRECTOR CULTURAL & COMMUNITY SERVICES' REPORT -	
ORDINARY MEETING OF BATHURST REGIONAL COUNCIL	
13 DECEMBER 2017	

### **Proposed Charter**

### **Bathurst Region Destination Management Plan Reference Group**

### (The Tourism Reference Group)

### **Operational Context:**

The Bathurst Region Destination Management Plan (DMP) was prepared for Council in response to the advice of Destination NSW to prepare a strategy that encompasses the whole destination and considers all elements of the tourism experience.

The DMP is an operational plan to guide Council's sections involved with the promotion, marketing and management of tourism product. The most recent Plan, the Bathurst Region Destination Management Plan 2015, was adopted by Council at its meeting held 20 May 2015 and is reviewed every 3 years. This Plan represents a joint Council and community vision for tourism promotion and management for the Bathurst Region.

### **Organisational Status:**

A Community Reference Group convened and chaired by Bathurst Regional Council.

### **Community Engagement Strategy Status:**

This charter will work directly with the public throughout the process to ensure that the public concerns and aspirations are consistently understood and considered.

### **Membership:**

Membership positions are voluntary and will be reviewed after a two year period or as vacancies arise.

Expressions of Interest (EOI) will be sought for experienced industry representatives to fill 12 seats on the Bathurst Region Tourism Reference Group. EOI will have a standard format.

These industry based representatives will hold skills they can bring to the group and will represent all areas of the tourism sector, including but not limited to: accommodation, food, wine, attractions, conference, event, transport, marketing, education, business development and training.

### Council Representatives:

- Mayor
- Tourism and Economic Development representatives
- Cultural and Community Services representatives

### **Chair:**

The Mayor or nominated delegate.

### Role:

To provide community perspective, advice and guidance to Council on:

- 1. the prioritisation of activities, programs and projects under the Bathurst Region Destination Management Plan,
- 2. the implementation of activities, programs and projects under the Bathurst Region Destination Management Plan,
- 3. appropriate adjustments to the Bathurst Region Destination Management Plan and its implementation to ensure its vision is achieved,
- 4. the annual reporting of achievements (Council and community) under the Bathurst Region Destination Management Plan, and
- 5. the 3 year major review of the Bathurst Region Destination Management Plan.

### **Operational Protocol:**

- Convening to be by notice of the Chair. Council staff to record and distribute meeting agendas and minutes to members of the reference group.
- Representatives from member groups to report outcomes from the reference group to their members.
- Meet twice a year September and March. The March meeting will concentrate on annual reporting and review and prioritisation of projects for the next year.
- Receive and discuss written and verbal reports from Council on the progress of the Plan's implementation.
- Representatives from member groups to report on activities and projects being undertaken by their members.
- Formulate advice to Council by way of discussion and consensus.
- Annual report on the implementation of the Bathurst Region Destination Management Plan to be reported to the Council.



# **DESTINATION MANAGEMENT** BATHURST REGIONAL COUNCIL

STAKEHOLDER CONSULTATION PLAN

24 FEBRUARY 2014

5 Quinn St | PO Box 6224

Phone: 02 80061910

Web: www.seedbusinesssolutions.com.au



### PROJECT OVERVIEW

Seed Business Solutions has been engaged to develop a Destination Management Plan (DMP) for the Bathurst Regional Council Local Government Area (LGA).

visitor economy in the Bathurst region. It will align with the Council's strategic, planning and budgeting cycles. The planning process will take into account The Destination Management Plan (DMP) will address short, medium and long term initiatives to grow and sustainably manage the tourism sector and and align with the primary objectives of the Central NSW Tourism (CNSWT) Destination Management Plan. The DMP will form the basis for a shared destination vision for the Bathurst Region that underpins the future direction of demand and supply of the tourism industry, unique selling proposition/ compelling reason to visit the region.

A tourism snapshot, as provided by Bathurst Regional Council is provided in Appendix 1.

### CONSULTATION GOAL

To develop a Bathurst Region Destination Management Plan through effective and proactive consultation and communication processes that results in engagement during the process with all stakeholders in the tourism system within the region.



### STRATEGIES

- . Develop a central and consistent message which exhibits a unity of purpose:
- "The consultants engaged to develop the Bathurst Regional DMP are independent of Council.
- The development of the DMP will be through engagement with stakeholders, agencies & community within the region, and the market.
- All interested parties are invited to be involved and have input into the development of the plan by engaging with the consultants.
- There are three phases of input 1. Information gathering; 2 information validation and 3 feedback"
- Develop specific consultation and communication methodologies and packages for each of the key stakeholder groups and stages in the planning
- Provide structure and resources to manage the participation and timing of the consultation and communication elements within the agreed project plan, to capitalise on feedback and support
- Ensure that changes, proposals and outcomes are documented and communicated to appropriate officers within agreed timeframes

# TARGET AUDIENCE OF CONSULTATION AND COMMUNICATIONS PLAN

Appendix B is the list of stakeholders identified so far. These are in 7 major groupings:

- Council (internal stakeholders)
- Departments/ Agencies local, state and federal
- Bathurst Tourism Industry operators Bathurst Regional Indirect Participants
- Public/ community
- Politicians local, state and federal
- Media local and regional

### THEME FOR THE PROJECT

N/A

### PROJECT TIMEFRAME

The development of the Destination Management Plan is to take 22 weeks. During that process, there are three phases of communication:

- Gathering primary and secondary research, qualitative and quantitative methods
- Validation-literature reviews, cases studies, best practice, other models of management
- Feedback

# POSSIBLE STAKEHOLDER ISSUES

The following issues need to be taken into account when preparing consultation packages and approaches for each of the stakeholder groups:

- Capacity & desire for growth
- Gaps in professional skills, capacity building and industry training
- Internal v external perceptions about the Bathurst Region
- Planning for emerging industries
- Competing priorities/ opportunity cost
- Resources to put into the plan infrastructure
- Conflict between growth and heritage socio- cultural impacts
- Linkages and relationships with adjacent regions competition analysis
- Previous plans internal and external
- Access to event managers (i.e Bathurst 1000)
- Political local, regional, state and national goal
- Economic domestic tourism market demand and supply, Australian dollar, funding, investors
- Demand v supply gap analysis
- Anti-council/BVIC sentiment
- Communications between all stakeholders



### METHODOLOGIES

Each stakeholder group has been assessed on its own merits, to determine the methodology and timing. Consultation will include public meetings, one on one interviews, and surveys.

In all cases, a simple but clear statement of the objectives of the consultation / communication has been identified in Appendix C.

For example, the objectives agreed for the Agency consultation are:

- Raise awareness of the project
- Identify additional opportunities not currently captured
- Obtain feedback on issues/concerns as seen by the Stakeholders
- Gain support/ongoing involvement/commitment

### PLANNING

The consultation and communications plan needs to sit within the framework of the entire project.

Key stage dates have been identified and allow time for consultation to occur within each phase.

Specific methodologies and action plans are included in this plan with responsibilities between the consultant and Council understood.

### MANAGEMENT

The project currently is being managed by Felicity Baines, Tourism Manager with Bathurst Regional Council.

During the inception meeting, it was made clear that the project and consultation is to be independent of Council.

### DOCUMENTATION

Documentation is currently being filed in "Seed1/BathurstRegionalCouncil/Consultation" on Dropbox.

Seed Business Solutions | Bathurst Regional Council - DMP – Consultation Plan, February 2014 DRAFT 2 – 27/2/2014

# APPENDIX A - TOURISM SNAPSHOT

cafes, 27 attractions, museums and galleries and numerous events and activities. A variety of venues makes Bathurst a suitable location for all levels of Tourism is important to the region and contributes significantly to the local economy with over 75 accommodation establishments, 65 restaurants and conferences, meetings and gatherings. The National Visitor Survey & International Visitor Survey (YE Sept 08 to YE Sept 11) undertaken by Tourism Research Australia showed Bathurst played host to an average of 822,000 visitors per year over the past four years with a spend of \$157 million. Of those visitors 534,000 were day trippers, 279,000 over night stays and 9,000 were international visitors. Of the domestic day tripper visitation 32.9% journey from Sydney, and 25.5% from the Blue Mountains.

The Bathurst Region is best known for its heritage and the motor sport that takes place on the Mount Panorama Motor Racing Circuit. The region has an emerging wine industry and is a popular destination for many sporting competitions.

spectacular backdrop for the many residing artists. A dynamic range of theatre and music is on offer for all to enjoy often linked together through an The countryside of the region is sprinkled with beautiful and historic rural villages connected by scenic country drives and landscape, thus providing a extensive range of year round events.

been home to racing in Bathurst since 1938. The Supercheap Auto Bathurst 1000 provides significant tourism expenditure to the region - \$30.5 million over Mount Panorama stands proud on the city limits and is home to the famous Mount Panorama motor racing circuit. The road constructed in the 1930s has a four-day period and attracting over 180,000 visitors (Mount Panorama Economic Impact Study: WRI: 2012).



# APPENDIX B - STAKEHOLDERS

### Council:

- Bathurst Regional Council, including but not limited to Director Environment Building & Planning Services, Director Cultural & Community Services, Engineering Services, Tourism Manager, Manager Economic Development and Events & Conference Coordinator
- Bathurst Visitor Information Centre (BVIC)

### Agencies

- Central NSW Regional Tourism Organisation
- Councils and Tourism Managers/Officers in the surrounding regions (including but not limited to Lithgow, Oberon, Blayney, Orange, Cabonne, Mudgee, Dubbo)
- Western Institute of TAFE, Charles Sturt University and other education and training providers
- Destination NSW
- Department of Sport and Recreation
- National Parks and State Forests
- Central NSW RDA
- Regional Arts Board

### Bathurst Tourism Industry Participants

- BVIC tourism members (include Jenolan Caves)
- Event organisers
- Key personnel of major events hosted within the region
  - Trainlink Transport
- **Bathurst Historical Society**
- Commercial tour operators, accommodation sector, transport sector, food and wine industry, airport/ airlines, travel agents,
- Bathurst Regional Vineyard Association
- B&B Group
- History Lovers Group

### Bathurst Regional Indirect Participants

- **Bathurst Business Chamber**
- Key employers and generators of business travel into the City
- Sporting and recreational user groups
- Community groups involved in delivering events
- Charles Sturt University
- Local Aboriginal reference groups (Felicity to clarify which group)

### Public

- Village Progress Associations
- Local community and other contacts identified during the course of the plan
  - Bathurst Regional Council residents and community groups\*
- Visitors to the region
- Potential visitors to the region

### Politicians

- Paul Toole, State Member for Bathurst
- John Cobb, Federal Member for Calare
- Councillors of Bathurst Regional Council

### Media

- Western Advocate
- ABC
- Bathurst Broadcasters
- 2MC

# APPENDIX C · PROPOSED CONSULTATION SCHEDULE - BATHURST REGIONAL COUNCIL DESTINATION MANAGEMENT PLAN

Stage	Who	When	What	How
Stage 1A Information Gathering	Project Manager	13/2/2014	Project inception meeting – firm up project timetable; understand any decision points; obtain relevant documents, plans and list of stakeholders and contacts; resolve council support	Interview
	Mayor	13/2/2014	Meet to establish comfort with the consultants and obtain key concerns	Interview
Pre-consultation	Bathurst media	Docs to Council 11/3/2014	DMP Process, opportunity to have input, when & how	Press release/interview Advertisement in Council column
	BVIC Members	Docs to Council 11/3/2014	Letter advising of project, process and opportunities for input (drafted by Seed, distributed by Bathurst Regional Council)	Letter/email Inclusion of information in BVIC newsletter
	Indirect stakeholders	Docs to Council 11/3/2014	Letter advising of project, process and opportunities for input (drafted by Seed, distributed by Bathurst Regional Council)	Letter drop by BVIC
	One-on-one stakeholders/groups	Docs to Council 11/3/2014	Letter advising of project, process and opportunities for input (drafted by Seed, distributed by Bathurst Regional Council)	Letter
	Book venues for consultation	ASAP	Felicity to book venues for consultation meetings and advise Seed Business Solutions	
	Draft survey for sport/community event stakeholders to complete	11/3/2014	Understand current picture of "sporting and event tourism" (Now, Constraints and Opportunities) Understand perceptions Understand issues Obtain ideas for future development	Survey monkey

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	Draft survey for "can't make a meeting"	11/3/2014	Allows community to have input into the process without attending meeting Understand perceptions Understand issues Obtain ideas for future development	Survey monkey
Stage 3B – Facilitated Group Sessions	Public – Bathurst	Monday, 31/03/14, 6pm	Understand perceptions Understand issues Obtain ideas for future development (SWOT, Audit, PEST factors, competing regions) Understand priority given to tourism by general public	Community meeting, Publically advertised
	Education Stakeholders (CSU, TAFE, Boarding schools)	Thursday, 10/4/14, 4:00 pm	Understand current picture of "education tourism" (Now, Constraints and Opportunities) Understand perceptions Understand issues and opportunities Obtain ideas for future development	Community meeting, By invitation
	Historical Stakeholders	Monday, 31/3/14, 10am	Understand current picture of "historical tourism" (Now, Constraints and Opportunities) Understand perceptions Understand issues Obtain ideas for future development	Community meeting, By invitation
	Tourism Industry Participants (BVIC members)	Wednesday, 19/3/2014 10.30 am 6.00 pm	Understand current picture of "tourism" (Now, Constraints and Opportunities) Understand perceptions Understand issues Obtain ideas for future development	Community meeting x 2, by invitation
	Community events stakeholders (Showground, Lions, Rotary)		Understand current picture of "community events" (Now, Constraints and Opportunities) Understand perceptions Understand issues Obtain ideas for future development	Survey first

Seed Business Solutions | Bathurst Regional Council - DMP - Consultation Plan, February 2014 DRAFT 2 - 27/2/2014

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	Sporting event stakeholders		Understand current picture of "sporting events" (Now, Constraints and Opportunities)	Survey first
	(kacing, narness racing, Cycling, Hockey)		Understand issues Understand issues Obtain ideas for future development	
	Internal Council	Wednesday,	Understand perceptions	Facilitated meeting,
	stakeholders	19/3/2014 2pm	Understand issues Obtain ideas for future development	by invitation
			Understand priority given to tourism by general public	
	Hill End Stakeholders	Felicity to	Understand perceptions	Community meeting,
		provide	Understand issues	Publically advertised
		meeting dates	Obtain ideas for future development	+ by invitation
			Understand priority given to tourism by Hill End community	
	Rockley	Felicity to	Understand perceptions	Community meeting,
		provide	Understand issues	Publically advertised
		meeting dates	Obtain ideas for future development	+ by invitation
			Understand priority given to tourism by Trunkey Creek community	
Stage 3C	Visitors	14/4/2015 to	Understand current picture of visitors (who, how long, why, how much)	Survey (face to face,
		24/4/2014	Understand perceptions	300)
			Understand issues	
			Obtain ideas for future development	
	Potential visitors	TBC	Understand targeted market segments.	Survey (online panel)
			In order to be effective in marketing it is recommended that a market research	
			survey be conducted to better understand the potential tourism market	
			segments for the Bathurst region and the barriers and incentives).	
Stage 3D/4 -	Chris Morgan,	7/4/2014 to	Understand current picture of business (Now, Constraints and Opportunities)	Interview
Information gathering	Abercrombie House	18/4/2014 for	Understand perceptions	
and validation		face to face	Understand issues	
		interviews	Obtain ideas for future development	

Seed Business Solutions | Bathurst Regional Council - DMP - Consultation Plan, February 2014 DRAFT 2 - 27/2/2014

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Alan McCrae, Historical	Understand current picture of business (Now, Constraints and Opportunities)	Interview
	Understand perceptions Understand issues Obtain ideas for future development	
Angus Edwards,	Understand current picture of business (Now, Constraints and Opportunities)	Interview
Bathurst Business	Understand perceptions	
Chamber	Understand issues	
	Obtain ideas for future development	
Central NSW RTO	Understand current picture of business (Now, Constraints and Opportunities)	Interview
	Understand funding constraints/priorities	
	Understand perceptions	
	Understand issues	
	Obtain ideas for future development/funding	
Central NSW RDA	Understand perceptions	Interview
	Understand issues	
	Obtain ideas for future development/funding	
Paul Toole, State	Understand funding outlook	Interview (optional)
Member	Understand perceptions	
	Understand issues	
	Obtain priorities for future funding	
John Cobb, Federal	Understand funding outlook	Interview (optional)
Member	Understand perceptions	
	Understand issues	
	Obtain priorities for future funding	
Rydges (Manager)	Understand current picture of business (Now, Constraints and Opportunities)	Interview
	Understand perceptions	
	Understand issues	
	Obtain ideas for future development	

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Manager	Understand perceptions
	Understand issues Obtain ideas for future development
National Parks	Understand current picture of business (Now, Constraints and Opportunities)
	Understand perceptions
	Understand issues
	Obtain ideas for future development
Destination NSW	Understand current picture of business (Now, Constraints and Opportunities)
	Understand perceptions
	Understand issues
	Obtain ideas for future development
trainlink	Understand current picture of business (Now, Constraints and Opportunities)
	Understand perceptions
	Understand issues
	Obtain ideas for future development
Bathurst 1000	Understand current picture of business (Now, Constraints and Opportunities)
	Understand perceptions
	Understand issues
	Obtain ideas for future development
Bathurst 12 Hour	Understand current picture of business (Now, Constraints and Opportunities)
	Understand perceptions
	Understand issues
	Obtain ideas for future development
National Motoring	Understand current picture of business (Now, Constraints and Opportunities)
Museum - Manager	Understand perceptions
	Understand issues
	Obtain ideas for future development

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	National Fossil		Understand current picture of business (Now, Constraints and Opportunities)	Interview
	Museum Manager		Understand perceptions	
			Obtain ideas for future development	
	BRVA		Understand current picture of business (Now, Constraints and Opportunities)	Interview
			Understand perceptions	
			Understand issues	
			Obtain ideas for future development	
	Tourism Managers –		Understand current picture of business (Now, Constraints and Opportunities)	Telephone interview
	Lithgow; Cabonne,		Understand perceptions	
	Blaney, Oberonne,		Understand issues	
	Orange, Mudgee		Obtain ideas for future regional linkages	
	Regional Arts Board		Understand current picture of business (Now, Constraints and Opportunities)	
			Understand perceptions	
			Understand issues	
			Obtain ideas for future regional linkages	
	Indigenous stakeholders???			
Stage 3	PM	6 May 2014	Debrief on community consultation Gain input and additional information where warranted	Interview
Stage 4	Key stakeholders	10 June 2014	Establish priorities	Facilitated workshop
	(establish a project			by invitation only
	reference group that			
	includes key people from different groups)			
Stage 5	PM		Feedback on draft DMP before the document is finalized for Council	Telephone interview
			presentation	
	Councillors	25 June 6pm	Present draft DMP	Presentation
Council responsibility	Council		Endorse for public comment	
	Public/community		Consider draft DMP – submit formal comments to Council	

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# DESTINATION MANAGEMENT PLAN - IMMEDIATE PRIORITIES

OL		OB IECTIVE	NOILON	ACTION TO DATE
	and improve ferences ng activities	7.1.1 A recognised destination brand	Develop, adopt and implement a destination brand	Three agencies appointed to develop brand, build assets and deliver campaigns.
Council M			Publish an image library that represents the region for access to industry	Photographer appointed to capture new imagery. Complete within budget allocation
eeting			Develop and implement tourism signage plan	Met with Manager Economic Development, review and update following brand development
F			Develop digital marketing strategy	Brand blueprint developed – pending brand work
Page 66		7.1.2 A planned approach	Develop and implement a 18 month – three-year marketing plan	Brand blueprint developed – pending brand work
7.2 Think Like a Visitor: Increase the level of development of sustainable product that delivers the Bathurst destination experience	ncrease the ustainable Bathurst	7.2.1 Use your Icon	Strengthen digital cross promotion between Mount Panorama and Council websites	Council related websites total 24. Corporate Communications Manager currently reviewing these to ascertain optimal cross promotion opportunities.
- 13 Decem		7.2.2 Shape the experience	Refine self-guided tourist and trip planning tools that enable visitors to dig deeper	Development of Brand Personas has provided framework for self-guided and themed itineraries. Roll out pending upgrade of website and BVIC Manager's priorities.
ber 20		7.2.3 Develop the product	Establish an events network to facilitate flow	A comprehensive calendar of events was collated and published on BVIC website
17			Develop a city events strategy to support and facilitate developing events	Not commenced at this stage.
7.3 Local Love: Improved access, dispersal and participation in the Bathurst destination tourism	l access, on in the ism	7.3.1 Everyone is a champion	Develop and adopt a social media policy to enable engagement	Complete social media training provided to industry and staff.
			Facilitate local (user pays) training for best social media use	Social media training workshop for industry conducted May 2016.
ttachments			Work with key assets to host programs aimed increased participation	Collaborated with industry to create and promote tailored accommodation packages for Inland Sea Of Sound and B2B Cycling Festival and Winter Festival. Investment with Central NSW Tourism

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			enabled hosting of visiting media with in-kind industry participation.
		Investigate development ambassador program 'famous faces'	Review following brand strategy and tactical marketing activity. Working relationship with CSU Alumni team established.
	7.3.2 Lengthen stays	Showcase destination's experiences through packages coordinated through a central	Conducted a professional development program to assist industry: Packaging workshop conducted March 2016
		point that is landed by partitleship with Council and industry	Second Packaging Product workshop conducted February 2017
			Successful application for funds (Destination NSW) \$20,000 enabling direct involvement with industry to offer prizes and packages for 2017 Winter Festival. Funds also enable upgraded website content, refreshed imagery and two day itineraries.
			New product developed to lengthen stays and showcase heritage experiences: inaugural Bathurst Artisan Trades Trail with Heritage network.
7.4 Community Commitment : Through improved communication and coordination we will work together to	7.4.1 Success through collaboration	Form a tourism Reference Group - cross section	Complete and ongoing. Tourism Reference Group has met 14 times since its inception.
grow our industry		Consider establishment of events network that consists of partnership between Council and	Recommend investment in a long term Events Strategy.
		industry. Allocate resources for a coordinated approach to event attraction	Attended inaugural Regional Events Conference 2016 and 2017.
			Ongoing liaison and work with Events Team. Refer status on Events Strategy for the city.
	7.4.2 Network with purpose	Review, revitalise and trial a local famil exchange monthly	BVIC operational task. Under review with BVIC Manager.
		Host ongoing tourism forums annually (marketing/reporting)	In 2016 three professional development workshops conducted: Social Media; Public Relations; Packaging Product. In 2017 two of four professional development workshops conducted: Packaging Tourism Product V2 and Tour Guiding.

STRATEGY	OBJECTIVE	ACTION	ACTION TO DATE
7.5 Leading Success: Council will enable growth by leveraging its assets	7.5.1 Connect with industry	Facilitate BRAIN (Bathurst Region Activities and Information Network) weekly industry update to all industry - avoid ad hoc approach	BVIC newsletter can be the regular conduit to industry.
	7.5.2 Resource assets	Review allocation of resources that support industry development with specific focus on : promo budget, disconnect between internal BRC programs that play role in tourism, communications mechanisms between council & industry to increase accountability	Visitor Economy Group formed and meets monthly BVIC, Events Manager, Communications Manager, Manager Economic Development.
		Recognise Council's role as strategic enablers - operate assets with business philosophies (managers to connect to industry, assets are developed and promoted as a business)	Development and coordination of inaugural Bathurst Artisan Trades Trail resulted in significant increased visitation to Council assets (Chifley Home and BVIC) and income.

### Bathurst Region Tourism Reference Group

	Name	Sector
1	Ms Gerarda Mader	Accommodation
2	Ms Hannah Madden	Young Graduate (International Tourism Management)
3	Mr Ray Pickard	Education
4	Ms Fiona McWilliam	Broad skill base (Marketing and Promotion)
5	Ms Christine LeFevre	Accommodation
6	Mr Mark Renzaglia	Wines of Bathurst
7	Ms Suzanne Ingram	Aboriginal Tourism
8	Mr Christopher Morgan	Attractions/ Events/ Culture/ Heritage and History/ Education
9	Mr Shawn Pyne	Accommodation
10	Mr Tony McBurney	Accommodation, etc
11	Ms Fran White	Heritage Tourism

### CHARTER / TERMS OF REFERENCE

### **Bathurst Region Tourism Reference Group**

### **Operational Context:**

The Bathurst Region Destination Management Plan (DMP) was prepared for Council in response to Bathurst Regional Council's commitment to developing a focused and driven approach to increasing tourism investment in the Bathurst Region. This is consistent with the advice of Destination NSW to prepare a strategy which encompasses the whole destination and considers all elements of the tourism experience and the visitor economy.

The DMP represents a joint Council and community vision and it is an operational plan to guide Council with the co-ordinated development, marketing, promotion and management of tourism product in recognition of the need to achieve optimal results for the Bathurst Region.

The Bathurst Region Destination Management Plan 2015 was adopted by Council at its meeting on 20 May 2015 and is reviewed every three (3) years.

### **Organisational Status:**

A skills-based group of professionals who represent a cross section of the tourism industry, convened and chaired by Bathurst Regional Council.

### Membership:

Membership positions are voluntary and will be reviewed after a two year period or as vacancies arise.

Future Expressions of Interest (EOIs) will be sought for experienced industry professionals to fill 12 seats on the Bathurst Region Tourism Reference Group. The EOI will have a standard format. Appointment to the Tourism Reference Group will be by resolution of Bathurst Regional Council.

### **Council Representatives:**

- Mayor (Chair)
- Cultural and Community Services Director
- Destination Development Manager
- Other staff as required

### Chair:

The Mayor, or nominated delegate.

### Role:

To provide strategic and advisory advice, review plans and provide recommendations to Council on:

- 1. the prioritisation of objectives and recommended actions within the Bathurst Region Destination Management Plan,
- 2. the implementation of activities, programs and projects within the Bathurst Region Destination Management Plan,
- 3. appropriate adjustments to the Bathurst Region Destination Management Plan
- 4. the annual reporting of achievements (Council and community) under the Bathurst Region Destination Management Plan, and
- 5. the three year major review of the Bathurst Region Destination Management Plan.

### **Operational Protocol:**

 Convening to be by notice of the Chair. Council staff to record and distribute meeting agendas and minutes to members of the reference group. 2 of 2 S\_DCCS\_2\_5

- Meet as agreed. The March meeting will concentrate on annual reporting and review and prioritisation of projects for the next year.
- Receive and discuss written and verbal reports from Council on the progress of the Plan's implementation.
- Formulate recommendations to Council by way of discussion and consensus.
- Annual report on the implementation of the Bathurst Region Destination Management Plan to be reported to the Council.



## **REQUEST FOR QUOTE**

## for the

## 2016 BATHURST REGIONAL COUNCIL TOURISM RESEARCH PROJECT

20.00299

Submissions will be in accordance with work detailed in this brief and to the satisfaction of the Principal





## **Bathurst Region Tourism Research Brief 2016**

## Introduction:

Bathurst Regional Council is seeking a suitably qualified consultant or organisation to conduct research on the Bathurst Region as a tourism destination to:

- gain a deeper understanding of current visitors and traveller perception
- identify prospective consumers
- inform a regional marketing and communications plan

The findings will provide insights and overall direction to develop, adopt and implement a recognized destination brand for the Bathurst Region.

## **Background:**

The Bathurst Region is located approximately 200km west from Sydney, across the Blue Mountains. Bathurst is recognised as Australia's first inland European settlement and the landscape reflects the heritage of the area, with a number of historic sites and architecture carefully maintained.

The region has a rich agricultural, gold and cultural history: early agricultural pursuits in the 1800s on the banks of the Macquarie River contributed significantly to the community, and the gold rushes of the 1850s & 1860s saw the establishment of outlying villages such as Hill End and Sofala. The creation of art has been a part of the cultural landscape since 1851 and the city has a suite of quality cultural facilities including a Regional Art Gallery, Australian Fossil and Mineral Museum, National Motor Racing Museum, Chifley Home and Bathurst Memorial Entertainment Centre.

A growing and vibrant city with a population of 41,051, Bathurst is home to Charles Sturt University and 4 boarding schools which support a thriving visiting friends and relatives (VFR) market.

In 2015 Bathurst Regional Council developed a Destination Management Plan in response to the NSW Government's Visitor Economy Action Plan (VEAP). The VEAP was commissioned by the NSW State Government to the Visitor Economy Taskforce whose key strategy is to double overnight visitor expenditure in NSW by 2020, in line with the State's Goals.

The Destination Management Plan includes strategic objectives and prioritized actions to reach a desired end-state and DMP vision as outlined below:

In 5 years' time, the Bathurst Region, Australia's first inland European settlement and located in Wiradjuri country, is recognized as a premier regional tourism destination. Compelling visitor exercises that take strategic advantage of the world famous Mt Panorama and the region's unique history and beauty will support a growing destination profile ' (BRC DMP 2015)

## **Objectives**

The research will focus on existing consumer perceptions of the region to identify potential customers / visitors, and to provide detail on the motivational drivers which will result in increased overnight visitor expenditure in the region.

Key challenges will include broadening perceptions beyond the immediate association of the region with Mount Panorama and motor racing, and highlighting other attributes of the region for different market segments.

## We aim to:

- gain a more detailed understanding of current consumer perceptions and attitudes. This will include feedback on existing tourism collateral and marketing material such as websites, advertisements, promotional brochures and merchandise.
- identify preference and intention to visit the region within our key target markets
- increase visitor numbers across the region/convert day trippers to overnighters
- increase overnight visitor expenditure throughout the destination

## **Methodology / Target Audience**

A combination of Qualitative & Quantitative research maybe required to supplement existing data contained in, and attached to the Bathurst Region Destination Management Plan.

Existing major market segments for the City include: (source: DMP page 3)

- Travel for a Purpose motor racing, sporting events
- Short break market Sydney
- Short break market Regional NSW
- Visiting friends and relatives (VFR)
- Education market alignment with school curricula

Opportunities for potential markets may include but not be restricted to include an expanded 'Travel for a Purpose' segment:

- "Action lovers" segment that leverages Mount Panorama
- Cultural tourism segment which enjoys quality cultural experiences
- An expanded Meetings, Incentives, Conventions & Events (MICE) market

## Existing data:

- Bathurst Regional Council Destination Management Plan https://www.bathurst.nsw.gov.au/council/plans-policies/destination-management-plan.html
- Bathurst Region Economic Development Plan & Statistical data https://www.bathurst.nsw.gov.au/council/plans-policies/destination-management-plan.html

## Invitation to quote and assessment

Council is seeking a quote for delivery of its 2016 Destination Research brief. This process is consistent with council's Purchasing Procedures which requires at least 3 written quotations.

Selection of a successful supplier will be based on the following criteria:

1.	Industry expertise - consumer research	40%
2.	Experience in tourism industry& destination brands	25%
3.	Recommended approach to be taken	25%
4.	Company reputation (references/testimonials)	10%

## Timeline

Brief distributed:	13 June 2016
Responses required:	28 June 2016
Selection made:	29 June 2016
Consultants advised in writing	30 June 2016
Research conducted:	July - August
Analysis and reporting:	16 September

(Council is expecting announcement on potential merger with another LGA within the short term. The research may need to incorporate a larger footprint than is currently included in the Bathurst Region LGA).

## **Budget**

\$25,000 - \$30,000 ex GST

## Lodgement and closing date

Quotations are to be submitted to Bathurst Regional Council for review no later than 4pm **Tuesday 28 June 2016**.

Quotations must be addressed to:

The Quotation Box
Bathurst Regional Council – Quotation No: 20.00299
Private Mail Bag 17
BATHURST NSW 2795
council@bathurst.nsw.gov.au

## **Enquiries**

Lucy White
Destination Development Manager
Bathurst Regional Council
p 6332 6102
m 0408 294 305
e lucy.white@bathurst.nsw.gov.au and cc council@bathurst.nsw.gov.au



## **REQUEST FOR QUOTE**

for

## 2017 BATHURST REGIONAL COUNCIL DESTINATION BRAND DEVELOPMENT

20.00299

Submissions will be in accordance with work detailed in this brief and to the satisfaction of the Principal

## 2017 BATHURST REGIONAL COUNCIL DESTINATION BRAND DEVELOPMENT

## Introduction:

To ensure the successful delivery of the Strategic Objectives outlined in Bathurst Regional Council's 2015 Destination Management Plan (DMP), Council is seeking quotations from suitably qualified creative agencies to work with council in the delivery of a key strategy in the DMP:

'Be known: develop and improve brand awareness and preferences through targeted marketing activities. Develop, adopt and implement a recognised destination brand for the region' (7.1)

## **Objectives**

- 1. The creative development of a new destination brand, and the capability for the brand to be extended beyond tourism to a broader 'place' brand.
- 2. The building of relevant assets to activate the brand (eg. website with e-commerce eDM capability, selected print collateral, and brand toolkit & style guide)
- Development of a marketing campaign using relevant assets to successfully deliver to target markets (eg. video, content strategy/curation, images, social media strategy, media buying, traffic measurement tools etc). Develop further campaigns based on learnings and insights from initial campaign.

## **Outcomes required**

A recognised destination brand will be activated across a range of channels to target markets with the following goals: (DMP Broad Objectives p3)

- Improved brand awareness, preference and intention in key target markets
- Increased visitor numbers across the region/convert day trippers to overnighters
- Increased visitor expenditure throughout the destination
- Increased number of sustainable tourism jobs
- Increased investment in tourism product and infrastructure in the region
- The development of a sustainable, cohesive & engaged tourism industry

## Background:

The Bathurst Region is located approximately 200km west from Sydney, across the Blue Mountains. Bathurst is recognised as Australia's first inland European settlement and the landscape reflects the heritage of the area, with a number of historic sites and architecture carefully maintained.

The region has a rich agricultural, gold and cultural history: early agricultural pursuits in the 1800s on the banks of the Macquarie River contributed significantly to the community, and the gold rushes of the 1850s & 1860s saw the establishment of outlying villages such as Hill End and Sofala. The creation of art has been a part of the cultural landscape since 1851 and the city has a suite of quality cultural facilities including a Regional Art Gallery, Australian Fossil and Mineral Museum, National Motor Racing Museum, Chifley Home and Bathurst Memorial Entertainment Centre.

A growing and vibrant city with a population of 41,051, Bathurst is home to Charles Sturt University and 4 boarding schools which support a thriving visiting friends and relatives (VFR) market.

In 2015 Bathurst Regional Council developed a Destination Management Plan in response to the NSW Government's Visitor Economy Industry Action Plan (VEIAP). The VEIAP was commissioned by the NSW State Government to the Visitor Economy Taskforce whose key strategy is to double overnight visitor expenditure in NSW by 2020, in line with the State's Goals.

The Destination Management Plan includes strategic objectives and prioritized actions to reach a desired end-state and DMP vision as outlined below:

In 5 years' time, the Bathurst Region, Australia's first inland European settlement and located in Wiradjuri country, is recognized as a premier regional tourism destination. Compelling visitor experiences that take strategic advantage of the world famous Mt Panorama and the region's unique history and beauty will support a growing destination profile ' (BRC DMP 2015)

## **Essential Reference Material:**

- Bathurst Regional Council Destination Management Plan
   <a href="https://www.bathurst.nsw.gov.au/council/plans-policies/destination-management-plan.html">https://www.bathurst.nsw.gov.au/council/plans-policies/destination-management-plan.html</a>
- 'Unleashing the Bathurst Region's potential as a destination through better branding' Brand Personas developed by - MyTravelResearch published November 2016
- MP4 file to assist interested agencies, a customised file relevant to the
  research report referred to above has been prepared to accompany this RFQ.
  My Travel Research Principal Carolyn Childs has offered to answer questions
  on a confidential basis: Carolyn@mytravelresearch.com.au

### **Administrative Considerations**

Please note the following:

- The findings will be presented in the form of a written report, including appropriate graphs, models and tables.
- The public release of the contents of the report is at the discretion of Bathurst Regional Council.
- The report and findings are to remain the property of Bathurst Regional Council. The
  copyright of the report and all related and supporting material is to be vested in
  Bathurst Regional Council to be used in a variety of ways. Council's permission
  should be sought should anyone wish to draw on this research for other purposes.
- Electronic copies of any data, graphs, models, tables or images are to be provided to Bathurst Regional Council with a resolution of at least 600 dpi as part of the final report.
- Upon acceptance of the final draft by Bathurst Regional Council the consultant is to provide: one (1) unbound copy of the A4 double-sided report to be forwarded to the Destination Development Manager, one (1) electronic copy of the report including all tables, spreadsheets, graphs, models and images are also to be provided. The main body of the report is to be in Microsoft Word format, with all spreadsheets in Microsoft Excel. Any graphical information should be capable of being reproduced and/or photocopied in black and white without losing legibility. Bathurst Regional Council may, at their sole discretion, make copies of the report.
- The report is to be A4 size and printed double sided in keeping with Bathurst Regional Council's policies.
- Bathurst Regional Council reserves the right to use the report as part of funding applications and ongoing reviews without necessarily referring to the consultant used or other appropriate use.

16 February 2017 16 March 2017

17 March 2017

20 March 2017

## **Assessment Criteria**

Agencies are invited to submit:

- Full price quote to work with council to determine the needs, develop the brand strategy & identify the activities to be implemented as agreed by both parties and as outlined above.
- 2. A quote to ALL or any of the following (1. creative brand development; 2. asset development building of assets to deliver campaigns as outlined; 3. development and delivery of marketing campaigns)
- 3. A schedule of rates relevant to any parts of the brief as agreed by both parties.

## Selection of a successful agency will be based on the following criteria:

1.

## **Timeline**

RFQ distributed:
Responses required:
Selection made:
Agencies advised in writing

## Lodgement and closing date

Quotations are to be submitted to Bathurst Regional Council for review no later than 4pm **Thursday 16 March** 

Quotations must be addressed to:

The Quotation Box
Bathurst Regional Council – RFQ number: 20.00299
Private Mail Bag 17
BATHURST NSW 2795
council@bathurst.nsw.gov.au

## **Enquiries**

Lucy White

Destination Development Manager
Bathurst Regional Council
p 02 6332 6102
m 0408 294 305
e lucy.white@bathurst.nsw.gov.au and cc council@bathurst.nsw.gov.au

## **MEMORANDUM**

TO:

MAYOR

COUNCILLORS

CC:

**GENERAL MANAGER** 

DIRECTOR CORPORATE SERVICES & FINANCE ACTING DIRECTOR ENGINEERING SERVICES

ACTING DIRECTOR ENVIRONMENTAL, PLANNING & BUILDING

SERVICES

MANAGER CORPORATE COMMUNICATION DESTINATION DEVELOPMENT MANAGER

DATE:

10 MAY 2017

SUBJECT:

BATHURST REGION BRAND DEVELOPMENT - UPDATE AND

INVITATION TO A WORKSHOP

FILE:

AC:LW: 20.00299

### **Dear Councillors**

As you would be aware, one of the priority actions in the 2015 Destination Management Plan is to 'Be known: develop and improve brand awareness and preferences through targeted marketing activities. Develop, adopt and implement a recognised destination brand for the region' (7.1)

To develop the first part of this high priority action, Destination Marketing Store, a high quality, creative agency with 40 combined years of experience in destination and tourism brand development; have been appointed to undertake the creative development of a new destination brand.

During the week commencing Monday 15 May, Destination Marketing Store will be in Bathurst to begin the Stage 1 of the process: 'Review and Interview' and conduct a series of workshops with key stakeholders. We invite you to participate in one of the following workshops at BMEC:

**Tuesday 16 May**, either 9.30am-12.30pm or 2:00pm-5.00pm **Wednesday 17 May**, either 9:30am-12:30pm or 2:00pm-5.00pm

All information collected at these workshops will be presented to Councillors.

If you are interested in attending one of these workshops, it would be appreciated if you would contact Council's Destination Development Manager, Ms Lucy White, to book a place at a workshop.

## The Next Steps

- 1. May June 2017 Development of a new destination brand.
- 2. July 2017 Delivery of brand guide including briefing of Councillors.

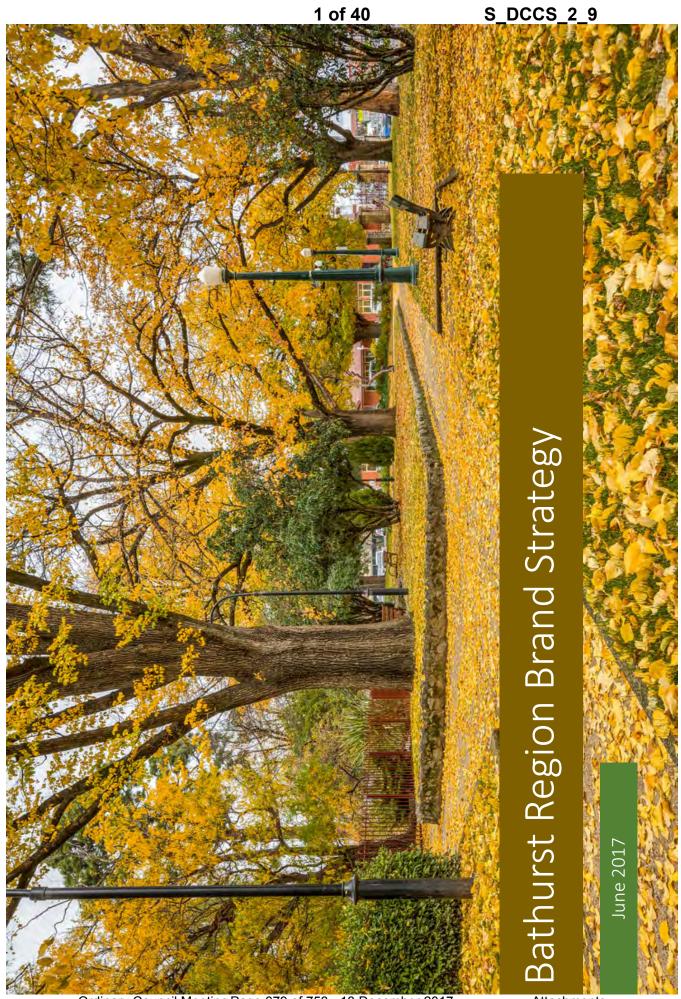
If you have any questions, please do not hesitate to give me a call.

Regards

Alan Cattermole

**DIRECTOR** 

**CULTURAL AND COMMUNITY SERVICES** 



Ordinary Council Meeting Page 679 of 753 - 13 December 2017

Attachments

## Introduction

emotions so that the decision to purchase (in this case a short-break to the Bathurst region) your destination represents. A brand is emotive. It is about engaging with your customer's decision and shape every message. The brand will tell a customer 'who' you are and what Brands are not just cool logos or snappy tag lines—they drive every goal, inform every is emotively driven.

respect, love, be loyal to your brand and an advocate of your brand, the brand message needs to be delivered at every customer touch point. Yes every touch point! This means Many people believe that the brand message is delivered through marketing of your your brand needs to resonate with your stakeholders, operators and employees too. products/services. Yes that is definitely true. However, for a customer to really trust,

consistency and have clear differentiation. These brands are the ones embraced because In today's world of hyper-communication, the average urbanite is bombarded with about ,500 corporate messages per day. Enduring brands are the ones that don't waiver in they instill confidence and trust in their customers.

That confidence and trust must be built from the inside and be embraced by all who engage with the customer or visitor to the Bathurst Region.

"I'm writing from a town called Bathurst. I drove over the Blue Mountains, the autumn air was crisp and the autumn light was glowing. I am staying in an apartment that was part of an old shoe factory over a hundred years ago. I feel like I have stepped back in time staying there. Tonight I am going to the theatre to see a stunning contemporary work I missed in Sydney. Will try a local restaurant and let you know how I

## Anonymous, May 2017



## **Executive Summary**

that would underpin the development of the destination brand for the Bathurst Region. The best brands differentiate with a single partner's Leap Agency were appointed in April 2017 to review the customer research (MyTravelResearch.com, November 2016) focused idea. While the Bathurst Region offers a diverse range of experiences for the visitor that will evolve over time, the brand and to subsequently facilitate workshops to allow stakeholders and the tourism industry to participate in a consultation process develop, adopt and implement a recognised destination brand for the region. Destination Marketing Store and their strategic One of the objectives outlined in the Bathurst Regional Council's (BRC) 2015 Destination Management is for Bathurst to to personality remains consistent.

brands that achieve 'cut through' in the market place are compelling, relevant and resonate with the market. Your visitor needs to One key to creating a successful brand is to allow the space and the time to build brand awareness in the market place. The experience the authenticity of your brand

Apple for example, has evolved its brand to become an experiential brand. Its concept stores, service offering, intuitive product design and technological leadership have remained super consistent over a long period of time.

The four key elements to developing a brand, are:

- Differentiation what makes your brand different?
- Relevance Does the brand resonate with your ideal visitor?
- Esteem How well regarded is the brand in the market place?
- Knowledge How well do visitors know and understand your brand?

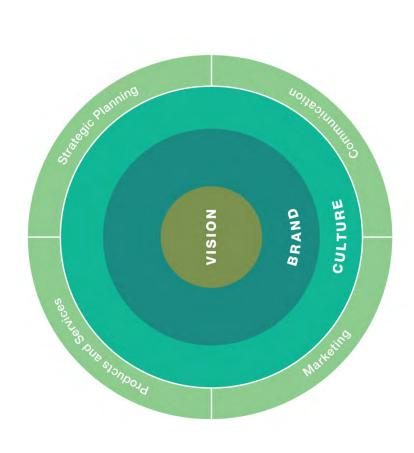


## Why use a planning framework?

A clear vision and brand will influence the culture of your destination and guide the:

- Development of your products, services and/or experiences
- Strategic planning
- Communication
- Marketing

The most important aspect of brand is that it represents your promise to your visitors (or customers). You need to deliver on your promise to ensure your visitors don't leave disappointed.





## Part One - Research

The first step towards the development of the Brand Strategy for Bathurst Region involved a review of the research and insights

- 1. Specific research undertaken by MyTravelResearch.com in November 2016;
- Recent statistics and research undertaken by Tourism Research Australia and other agencies; and
- 3. Key trends influencing international and domestic travel in 2017.

A summary of this research and insights is provided in this section along with key take-outs that underpin the direction and thinking that differentiates Bathurst Region in the market place as a destination to visit or live. This was also informed by consultation, the outtakes from which are outlined in Part Two below. This approach enables the Brand Strategy to be informed by past behaviours, motivations for and barriers to travel as well as to consider new or emerging trends that create opportunities for the region. This will assist in delivering a Brand Strategy that

- Identifies its aspirational target markets and positioning to facilitate growth in the visitor economy; and
- Ensures that the destination continues to appeal or resonate with existing markets.

Bathurst Region's **Destination Management Plan** (DMP), which was finalised in 2015. It was developed in response to the NSW As highlighted in the MyTravelResearch.com report from November 2016, the research, insights and Brand Strategy deliver on Government's Visitor Economy Industry Action Plan (VEIAP). The implementation of the VEIAP is a priority of the NSW Government toward the achievement of the national Tourism 2020 target to double tourism expenditure.

country, is recognized as a premier regional tourism destination. Compelling visitor exercises that take strategic advantage of The DMP's vision is: In 5 years' time, the Bathurst Region, Australia's first inland European settlement and located in Wiradjuri the world famous Mt Panorama and the region's unique history and beauty will support a growing destination profile



# MyTravelResearch.com insights for Bathurst Region

The key insights that have direct relevance to the Brand Strategy include:

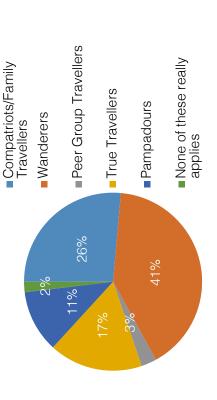
- Bathurst has a diverse and exciting offer and this is beginning to be recognised, although this still needs to be built further. Its challenge is not an absence of offer, it can choose many different elements on which to lead. Rather its challenge is how to curate and organise this complexity in a way that it can deliver that message to attention poor consumers.
- experience for many of its key target markets, whilst other destinations are also strong for Heritage (e.g. Bendigo, Southern Bathurst is best known for two key experiences: Motor Racing and Heritage/history. However, motor racing is a polarising Highlands). Currently the town is also full during the motor racing.
- Bathurst's history as the first European Inland settlement is a powerful hook. At the same time, the city is embarking on an ambitious focus on modern planning with new museums, adaptive reuse of heritage properties and growth
- Many of Bathurst's current assets lack an overarching brand theme further diluting influence.
- Visiting Friends and Relatives (VFR) is an important part of Bathurst's core target market. Contrary to popular belief, this is a Bathurst are among some of its most affluent. Hosts both young and old are keen to drive this - but need a more integrated highly affluent market and one that spends money. Hosts often spend as much if not more than visitors. Day VFR visitors to approach to information and an improved events calendar.
- Bathurst alumni are a major potential source market
- Couples aged 35 to 54 are a major part of the market for both holiday and VFR. But families and older travellers are also strong. Some indications that older families may be a stronger group given the range of experiences
- Largest core source markets for leisure (holiday and VFR) are Sydney and Central NSW. Sydney is stronger for VFR. There is also a strong through drive market from Victoria and Queensland
- Bathurst's Winter Festival is an appealing reason to visit and a source of pride to VFR Hosts. There is a desire for more events, in particular locals feel that Bathurst undersells its four seasons.
- Once people know what Bathurst has to offer they wish they could stay longer. The destination also has a strong and highyielding day visitation market.



# MyTravelResearch.com insights for Bathurst Region

The key implications and recommended actions that have direct relevance to the Brand Strategy include:

- Move to developing a consistent brand positioning that provides a way of communicating Bathurst region's diversity.
- Incorporate motor racing and heritage/history into the brand, but build beyond them
- Bathurst was and continues to be a pioneering town. This is a strong potential direction for the brand to combine its heritage and new developments. Build a positioning around this leadership role. We would ideally recommend this be a Place Brand rather than simply a destination brand.
- Move towards a more integrated brand asset. Ensure individual assets (e.g. for the Bathurst 1000 or events) sit under the main brand umbrella.
- Consider Bathurst alumni (and reunions) as a strong tactical market.
- Strong focus on the professional DINKS market for short breaks.
- Key focus should remain Central NSW and Sydney in marketing. Target local and Sydney as primary markets, followed by rest



Profile of Bathurst existing visitor segments
Bathurst's current database is weighted to
Wanderers and Compatriots



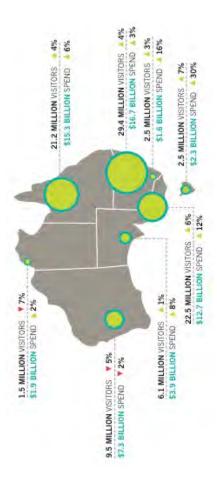
Source: MyTravelResearch.com - Unleashing the Bathurst region's potential as a destination through better branding - Full Report, November 2016

# Latest National Visitor Survey results

overnight trips, nights and expenditure. In the year ending March 2017, there were 91.7 million overnight trips (up three per cent), international tourism expenditure has grown \$6.3 billion to \$121.2 billion in the year to March 2017, which has placed the visitor Australia's domestic visitor economy continues to set new records with the latest figures for 2017 revealing strong growth in 335.5 million visitor nights (up four per cent) and \$61.7 billion in overnight expenditure (up six per cent). Domestic and economy just ahead of the mining industry's economic contribution to Australia.

significant positive change relates to the purpose for travel being to visit friends and relatives, which has increased by 8%. The domestic tourism results highlight the trend for more Australians to holiday or undertake short-breaks in Australia. A

## Overnight trips and regional expenditure by state



destination in Australia (41%) and the most popular regional destination (43%) that people are seriously considering visiting in the next 12 months for a holiday or short break.

Regional NSW fulfils what Australians look for from holidays: 'Peaceful, a moment of quiet' (20%) and 'Reconnecting with family or friends' (23%).

Regional NSW is the most visited regional

Australian travel market 2016 & 2017 - see: http://www.destinationnsw.com.au/tourism/facts-and-figures Sources: https://www.tra.gov.au/research/domestic-tourism-by-australians/national-visitor-surveyresults/national-visitor-survey-results and Kantar TNS Australia's annual syndicated study into the



## Short Breaks Market Insights

## Destination NSW, Short Breaks to NSW - March 2015

## **Key Findings**

The annual study into the Australian travel mindset, Domesticate, reported that short breaks are a vital component of a happy life, offering a chance to get away from 'city busyness' and to refresh and relax.

Domestic short breaks often a mix of planned and spontaneous trips, spread across the calendar to provide milestones to look forward to. Australians like to make short domestic trips often, even after returning from long-haul overseas trips.

- The short breaks market to Australia accounts for a quarter (25%) of total overnight visitors (domestic and international) to the country.
- The largest proportion of short break visitors to NSW is youth segment (15 to 29 years); however, the number of visitors aged 60 years and over has seen the strongest (and continuous) growth over the past ten years.

## Short Breaks NVS & IVS results Sept 2015

Destinations	Domestic Visitors (%)	International Visitors (%)
Sydney	24%	%86
Regional NSW	%9/	4%
North Coast NSW	16%	*
South Coast	16%	*
Hunter	12%	*
Central NSW	%9	*
Central Coast	2%	*
Blue Mountains	2%	*
The Murray	4%	*
Snowy Mountains	4%	*
Capital Country	4%	*
New England North West	3%	*
Riverina	7%	*
Outback NSW	1%	*

Activities	Domestic Visitors (%)	International Visitors (%)*
Social activities	87%	%96
Outdoor or nature activities	47%	73%
Sports or active outdoor activities	30%	2%
Local attractions or tourist activities	22%	%99
Arts / heritage / festival activities	22%	62%

See: http://www.destinationnsw.com.au/wp-content/uploads/2014/03/short-breaks-to-nsw.pdf

Short Breaks are a growing market in Australia – in the past decade, the short breaks market in NSW grew by 14%. In Y/E September 2015, Regional NSW received three quarters (76%) of domestic short break visitors to NSW



# Culture and Heritage Tourism Market Insights

NSW saw a modest growth in the cultural and heritage tourism market from both domestic and international visitors from 2011 to 2015, with an increase of 10.2% and 13.8% respectively in the year ending 31 December 2015 on the prior year.

these activities are relatively more popular with international visitors and unsurprisingly, the participation in these activities varies buildings and sites; followed by visits to museums or art galleries; and attendance at festivals or cultural events. Interestingly, The most popular cultural and heritage activities for both domestic and international markets are: visits to history, heritage significantly across age groups.

The Blue Mountains and Capital Country are performing well in regard to cultural and heritage tourism compared with other regions in NSW, with only Sydney attracting a larger share of the market. It is likely that this trend will continue to grow. BRC has a competitive advantage in relation to its historic and heritage sites and buildings. However, one aspect to further develop is the Aboriginal cultural offering of the region.

Destinations in NSW

Age groups						
Cultural and heritage activity	15-29 years %	30-39 years %	40-49 years %	15-29 30-39 40-49 50-59 60-69 years years years % % % % %	60-69 years %	70 years %
Attend theatre, concerts or other performing arts	42.7%	16.3%	11.6%	42.7% 16.3% 11.6% 12.8% 12.6% 4.0%	12.6%	4.0%
Visit museums or art galleries	38.3%	17.5%	12.3%	38.3% 17.5% 12.3% 14.7% 13.1%	13.1%	4.0%
Visit art, craft workshops or studios	36.6%	15.2%	10.0%	36.6% 15.2% 10.0% 17.6% 15.7%	15.7%	5.0%
Attend festivals, fairs or cultural events	51.5%	51.5% 16.5%	9.8%	10.8%	%0.6	2.5%
Visit history, heritage buildings, sites or monuments	34.5%	18.2%	13.3%	34.5% 18.2% 13.3% 16.6% 13.9%	13.9%	3.6%
Experience aboriginal art, craft and cultural displays	39.2%	39.2% 15.3%	86.6	15.1% 15.1%	15.1%	5.4%
Visit an aboriginal site or community	40.4%	16.2%	9.3%	40.4% 16.2% 9.3% 12.0% 16.4%	16.4%	5.8%
Attend aboriginal performance	30.7%	15.2%	14.3%	30.7% 15.2% 14.3% 16.2% 17.3%	17.3%	6.3%
All cultural and heritage visitors	36.1%	18.1%	13.3%	36.1% 18.1% 13.3% 15.7% 13.2%	13.2%	3.6%

					Average
	Visi	Visitors	Nig	Nights	stay
Region	(000,)		(000,)		(nights)
Sydney	2,101	82.39	49,339	%2.89	23.5
Blue Mountains	83	81.2%	463	86.1%	5.6
Capital Country	18	74.0%	474	81.2%	25.8
Central Coast	22	48.3%	539	58.2%	25.0
Central NSW	24	62.5%	655	73.0%	27.1
The Hunter	104	64.4%	1,465	56.4%	14.1
New England North West	21	68.1%	477	25.5%	22.9
North Coast region	215	72.8%	2,115	67.4%	8.6
Outback NSW	80	72.2%			
Riverina	16	%8.99	495	79.4%	30.6
Snowy Mountains	15	%6'.29			
South Coast region	91	70.8%	1,615	58.9%	17.7
The Murray	11	54.2%			
Total	2,210	64.6%	58,162	82.29	26.3
<ul> <li>estimate considered statistically unreliable</li> </ul>	atistically unr	eliable			



Source: http://www.destinationnsw.com.au/wp-content/uploads/2013/05/Cultural-and-heritage-

Ordinary Council Meeting Page 688 of 753 - 13 December 2017

# Global megatrends defining travel in 2017

## SKIFT MEGATRENDS 2017



- Growth market segments globally
- more likely to have a higher disposable income and to travel either on their own or in There is a continuing rise in the numbers of contemporary female travellers, who are small groups of friends.
- The fifties are the new demographic for travel brands more people are choosing to travel earlier than retirement to enjoy the more active or immersive experiences that destinations have to offer
- New experiences
- Tourism activities, such as tours are finally coming into their own. However, the focus is on small-scale, immersive and locally curated activities. This is particularly important in relation to Indigenous and nature-based tourism;
  - opportunity for genuine engagement and interaction with local people, nature, heritage and arts and culture. The story of the place and its people is increasingly critical to the New luxury is defined by small brands with big stories. This is driven largely by the success of the experience.
    - Festilisation' of meetings and events festivals add to the excitement of a destination and increasingly appeal to those organising major conferences and events.
- Dining out as the main event this trend is no longer just about the 'super-star' (or multiplenatted) restaurants but is now about 'local heroes' who create immersive and curated experiences rather than simple, expected service



For a highly credible review of all the megatrends defining travel in 2017 see the SKIFT report at: https://skift.com/2017/01/12/the-megatrends-defining-travel-in-2017/

# Global megatrends defining travel in 2017

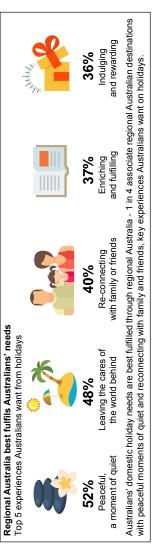
# The appeal of holidaying in Australia to Australians continues to grow

- Escapism and short breaks have become the norm as Australians look to escape the frenetic pace of everyday life
- Domestic holidays provide a perceived 'safety net' to Australians with easy and affordable trips at home that offer fun and relaxed holiday experiences – for younger Australians, this includes carefree and spontaneous experiences
- Domestic holidays are more about the value of the experience, with Visiting Friends and Relatives (VFR), mid-range hotels, motels, and serviced apartments the desire at home - indulgence is on the rise in relation to products and experiences
- Reconnection with family or friends remains central to the Australian holiday experience
- Camping and caravanning continue to increase in popularity 30 to 54 year-olds make up 47% of the market, visitors aged 55 years and over (30%) and 20 to 29 years (16%)

Sources: For a snap-shot of the trends defining domestic travel in 2017, see the **Kantar TNS Australia's** annual syndicated study into the Australian travel market:

http://www.destinationnsw.com.au/wp-content/uploads/2012/04/Domesticate\_2017\_Facts\_heet\_Australia.pdf

Caravan Industry Association of Australia (CIAA) – see: http://www.caravanindustry.com.au/research







# Domestic tourism trends defining travel in 2017

- Word of mouth the most influential in holiday decision-making
- accommodation, and destination choices. In 2016, 60% of young Australians said their decisions were influenced by the Word of mouth from family and friends influences holiday decisions for 1 in 2 Australians, specifically destination, experiences of friends and family on social media
- Digital is still important and impacts decisions about destination, accommodation, and activities. For many Australians, brand websites and Facebook are the preferred platforms, with 2 in 3 Australians sharing about their holidays on -acebook as they experience them
- Australians want authentic experiences and look to locals and local information bureaus for recommendations on how to
- Sharing economy set to grow
- 1 in 8 Australians already use share economy accommodation when holidaying domestically this is expected to grow by 33% in the short term, mostly from new users. Share economy users are more likely to be aged 25-44 (54%), be middle-income earners (49%), and be based in NSW (35%)

Australians look to people like them for inspiration	nspiration	18-30 VEARS 31+ Y
Australians look to people like them	fori	18-3
Australians look	to people like them	
Australians	look	
	Australians	

	18-30 YEARS	31+ YEARS
Word of mouth	29	46
Experiences by family/friends on social media	09	29
Destination websites	39	38
Special packages or offers online	43	34
Online discussions/consumer review sites	45	26
Special deal sites	38	23
Special packages/offers via travel trade	35	22
Destination social media	40	16
Blogs or online articles	34	15
Viral nosts on social media	30	11

Friends and family - a key driver of domestic travel

Not only do Australians look to friends and family for holiday inspiration, but visiting them is a key driver of domestic travel. Australians are looking to go shopping and have good drinking and dining experiences while visiting friends and family. This presents an opportunity for the industry to target both visitors and hosts, broadening the challenge and the audience.



Source: Kantar TNS Australia's annual syndicated study into the Australian travel market 2016 & 2017 see: http://www.destinationnsw.com.au/tourism/facts-and-figures

# Part Two - Consultation Workshops

The second stage of the project was to undertake a consultation process and a familiarisation of the Bathurst Region. The following pages are a summary of the outcomes from the consultation process, which involved:

- 4 x workshop Over the four workshops there were about 40 participants who were asked a number of question to establish what they believe is the competitive advantage for the Bathurst Region's The questions asked in the workshop were
- In a statement, describe what Bathurst promises visitors. What's your insight?
- How do you think your competitors might describe you?
- When thinking of a person who do you think best summarises the Bathurst Region?
- · Write a postcard to tell a friend why they should visit the Bathurst Region
- What brand archetype best fits the Bathurst region?
- Manager, Director of the Bathurst Regional Arts Council, BRC Tourism Manager, tourism industry leaders and business owners One on One meetings – There were a number of one on one meetings with community leaders such as the BRC General
- Familiarisation The consultants had a day for site-seeing, visiting the villages of the region to better understand the broader offering of Bathurst



# Competitors: What is the Bathurst Region's promise to its visitor or for those you might choose to live in the region

The workshop participants were asked to identify the Bathurst Region's promise, what makes the Bathurst Region the place it is to visit and to live in. These ideas have all underpinned:

## The Promise – Workshop 1

- Bathurst is mature.
- Bathurst is for enquiring minds.
- Bathurst trains people to be great.
- Bathurst teaches me things.
- Bathurst is a gate keeper of intelligent people let loose
- on the world
- Bathurst inspires me.
- Bathurst is educated

Bathurst is an old town with a young head.

- Innovative
- · Bathurst is a confident city

## The Promise - Workshop 2

- Scratch the surface.
- Saviours.
- Unearths ideas
- Easy to get around. Friendly.
- Keeps it real.
- Centre of learning
- The intelligent city
- · Smart.
- Educated.



# Competitors: What is the Bathurst Region's promise to its visitor or for those you might choose to live in the Region .... continued

## The Promise – Workshop 3

- Makes connections
- Love
- · Initiated in a history of excitement
- Ceremonies
- History of making history. City of firsts.
- Educated people.
- Deep personal connections to your passion (fabrics,
- female factory, events, motor racing)
- Bathurst can open you up to passion
- hidden events, secrets around each corner.

Edgy, frightening, challenging, quirky

- Passing forward
- Entertain me
- Entertaining

## The Promise - Workshop 4

- Incomparable
- Where you are meant to be
- Country chic
- · Not just the first place in history but the future since
- The future of Australia began here
- This is where your history began
- Offers a vibrant energetic lifestyle balancing the old and the new
- · Provides an escape, friendly welcome
- Concentration of Australian history, hope and future
- Open your eyes, open your door, come to Bathurst
- No other town in Australia offers what we offer



# Competitors: How would your competitors describe the Bathurst Region

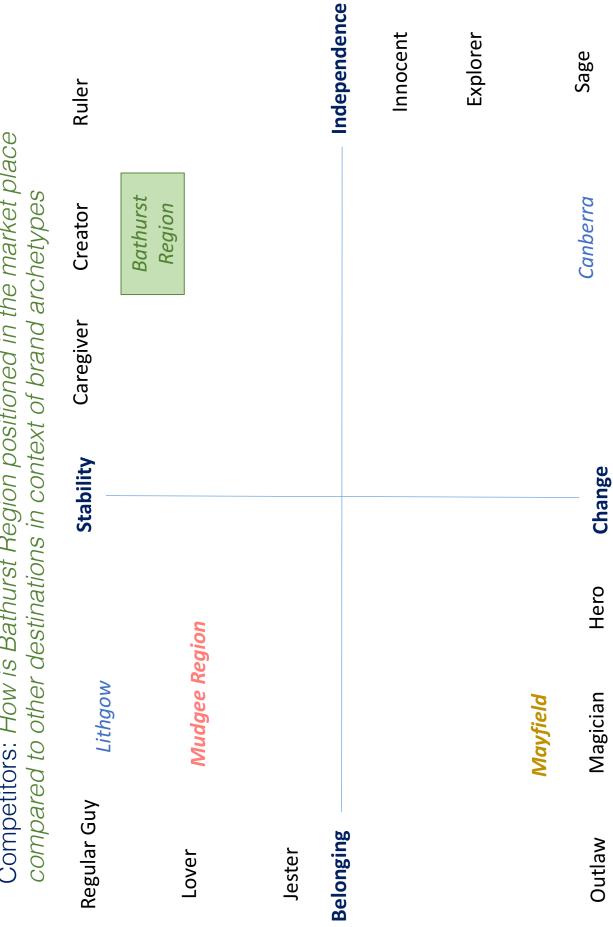
Workshop participants were also asked to describe how they thought their competitors would see Bathurst Region. This is a very good way to also understand and gain insight into how the Bathurst Region is perceived in the market place and help identify Bathurst Region's competitive advantage.



## Feedback

- Accessible
- Intelligent
- · Envious of our offer. Level of sporting pursuits
- Higher standard.
- Understated and under estimated
- They are a town of educational institutions
- Bathurst residents are a lot more confident
- Bathurst is quiet
- Conservative
- Old town with young head.
- Honesty and has integrity
- Wonderful historical building and a rich history

Competitors: How is Bathurst Region positioned in the market place compared to other destinations in context of brand archetypes



# Personality: Bathurst Region personality

personality of the Bathurst Region. There was an overwhelming response from each group identifying a number of well known journalists and media personalities who had been to university at Charles Sturt University in Bathurst. A personality that was As part of the workshop, participants were also asked to identify people or characters that they believed summed up the identified across all four workshop groups was:



## **Andrew Denton**

Andrew was seen as being intelligent, fun, creative, quick-witted, admired, confident, stands for something, approachable, brings rigor to a discussion, appreciates well though out ideas, credible and informed.

It is for these reasons that Andrew Denton's traits best deliver on the character and personality for Bathurst Region. It underpins the idea of the Bathurst Region being a destination for the 'enquiring mind' it has an intellect that is demonstrated in what the region has to offer from a the culture and historical importance of Bathurst, to events, the city design and architecture and food offering.



# Values: The brand values for the Bathurst Region

Brand values are the guiding principles for how a brand 'shows up' in the market place. The values are a bond or a promise that is made to the customer. E.g. If a brand value is to be innovative then the products need to innovative and so does the marketing of the product. Apple has a brand value of being innovative and so it is across every touch point a customer has with Apple.



- Authentic It is real, Bathurst Region has an honesty about it.
- Passion The locals and the community are passionate about their interests and what they offer e.g. history, arts, museums, restaurants
- Integrity The people of Bathurst have pride in their place and that reflects in the experience a visitor or someone choosing to move to the Bathurst Region has
- Intelligent Bathurst Region appreciates and aspires to attract smart businesses and offers experiences for enquiring minds
- Welcoming Bathurst Region is warm, fun and inviting



# Brand Archetype: What is Bathurst Region's Brand Archetype

## Workshop: One





The Creator's core desire is to create something of enduring value and give form to a vision. Brands that encourage self-expression; provide choices and options; help foster innovation; or are artistic or creative in design embody the Creator archetype.



**The Magician** 

The Magician archetype wants to make dreams come true through knowledge of the fundamental laws of how the world works. In addition to a white rabbit, from his hat the Magician pulls brands that are transformative, have a spiritual or psychological component, or help to expand consciousness.



The Lover 54/84

More than anything in the world, the Lover wants to attain intimacy and/or experience sensual pleasure. The goal is to be in relationships with the people, work, experiences, and surroundings it loves. Examples of the Lover archetype are brands that help people find love/friendship or that foster beauty, communication, or closeness between people.



## Workshop: Two







choices and options; help foster innovation; or are artistic or creative in

design embody the Creator archetype.

The Creator's core desire is to create something of enduring value and

give form to a vision. Brands that encourage self-expression; provide

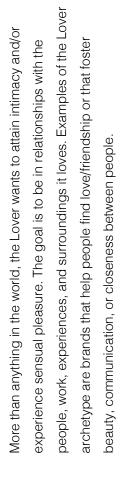






he Lover

you will see brands that help people have a good time and embrace a and lighten up the world. Look past the laughter and that silly hat and Just like the class clown from high school, the Jester wants to live in the moment with full enjoyment. He only wants to have a great time fun-loving, freewheeling culture





## Workshop: Three













The Creator's core desire is to create something of enduring value and choices and options; help foster innovation; or are artistic or creative in give form to a vision. Brands that encourage self-expression; provide design embody the Creator archetype.

people, work, experiences, and surroundings it loves. Examples of the Lover More than anything in the world, the Lover wants to attain intimacy and/or archetype are brands that help people find love/friendship or that foster experience sensual pleasure. The goal is to be in relationships with the beauty, communication, or closeness between people.

The Outlaw is all about revolution and seeks to destroy what is not working. pioneer new and revolutionary attitudes, or whose products literally destroy Brands that identify with values at odds with those of society at large, that something (e.g. a bulldozer) fall into this category.



## Workshop: Four













provide choices and options; help foster innovation; or are artistic or The Creator's core desire is to create something of enduring value and give form to a vision. Brands that encourage self-expression; creative in design embody the Creator archetype.

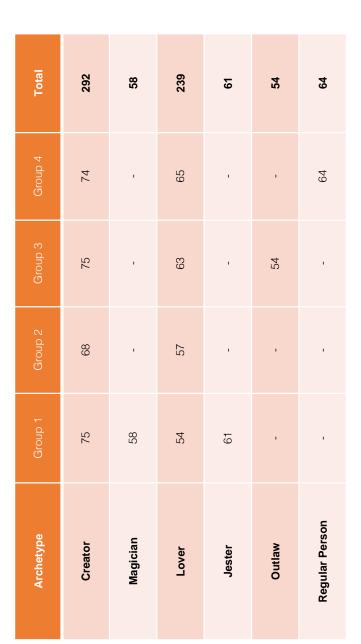
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culture, that create things used in everyday life, and that help people feel that others. The mark of the Everyman is prominent on brands with a down-home The Everyman wants only to belong and fit in and desires to connect with they, too, belong.



## Archetypes: Group analysis

A total of of about 37 attendees across 4 workshops isolated 6 archetypes when undertaking the group survey. The Creator archetype was the number one profile across every group, ranked on the brand archetype online survey:



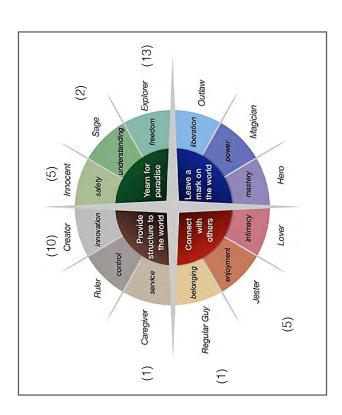


## Archetypes: Individual analysis

The number of archetypes nominated by individuals during each of the 4 workshops.

Groups	One	Two	Three	Four	Total
The Explorer	4	က	4	2	13
The Jester	7	-	2	ı	2
The Innocent	-	-	ı	က	2
The Creator	2	2	-	8	10
Caregiver		-	1		-
Regular Guy				-	-
Sage		-		-	2
Totals	6	12	7	6	37

The total number of archetypes nominated by individuals across all workshops.





The individual results differ from the group results identified through the online survey. The Creator archetype was the highest scoring archetype based on the survey results. The group survey results represent consensus in relation to the preferred archetype across all workshops.

# Archetypes: The Creator personality

igniting the imagination and to create things of enduring value, which Bathurst Region has done over the last 200 years. The essence of the Creator is to develop a culture to express a vision. Bathurst Region has a cultural and historic story to share. settlement in Australia and with that brings the story of an ever evolving place. Evolution can only come from creativity and educational institutions, appreciation of architecture and the desire to celebrate the past while embracing the future. The The Creator - If it can imagined it can be done. This is the premise of the Bathurst Region. Bathurst is the oldest inland However, it also celebrates the enquiring mind and the intellect that Bathurst Region is known for through its events, Bathurst Region brings vitality and hope to the next generation of Australians.

archetype's promise and embrace all those who wish to explore and express their creative desires. That could be a simple The creator archetype sets Bathurst Region a part from other destinations. Bathurst Region can truly deliver on the as moving to Bathurst to raise a young family or open a gastro pub or restaurant.



#### **Postcards**

The workshop participants were asked to write a postcard to a friend or family member about what they had experienced in the Bathurst Region if they were a visitor for a short-break. The following pages are examples of some of the postcards.

"Can't believe the variety on offer and the amount of things on our program whilst in Bathurst. Looking forward to pushing the limit and challenging myself this week. Enjoying the experiences of the Autumn colours early in the morning as I take in the mountain views."

"I just had the most amazing time in Bathurst. The cafes and restaurants are so cosy and warm, and welcoming! I also went on some great tours of very cool historic homes, such as Abercrombie House. It was like the Downtown Abbey of Bathurst! Amazing coffee here too by the way. You should come and visit."

"Just letting you know I am having a great time. So far I have been out and about exploring. Hill End was so much more than I expected I tried my hand at gold panning but I caught more fish than Gold. The beauty of the Autumn colours is just amazing. Going to Mayfield tomorrow after dining out tonight. "

"This place is so SURPRISING - who would have thought

morning, and then suiting up in the evening to see the

could be experiencing life on an Alpaca farm this

ACO Playing Vivaldi's 4 Seasons under the stars! We

need to do this together next time!'



## Postcards continued ...

The postcards were an exercise to write about how the Bathurst Region could make you feel as well as listing the experiences and activities that a visitor could do while on a short-break in the Bathurst Region

"Greetings from Bathurst! I am writing this postcard in this amazing little coffee place I found before setting out to explore. The town looks beautiful – like it leapt straight off a postcard itself – the barista has told me that the Museum around the corner has a full T-Rex skeleton in it... Who knew?!"

"Easy drive to Bathurst this weekend. Autumn cold here, really clear skies. Took off riding early and discovered great hills and villages and joined another group of riders. Met Vicky at an awesome café after, they even had food she could eat. Discovered a local Brewery in an old Mill, which will finish my day nicely. Bring your bike and we'll do a lap of the track one day."

"Having lots of fun here in Bathurst – walked through a gorgeous park this morning, knee-deep in autumn leaves and just getting chilly. It's a beautiful town and everyone is so friendly – found myself having lots of random chats with the locals and staying at a really pretty spot just a few minutes drive out of town. Missing you and feeling so relaxed here – we need to come here together soon. Off to dinner now – the food is delicious!"



"Just letting you know I am having a great time. So far I have been out and about exploring. Hill End was so much more than I expected. I tried my hand at gold panning but I caught more fish than Gold. The beauty of the Autumn colours is just amazing. Going to Mayfield tomorrow after dining out tonight."

# Implications of research, trends & consultation for the Brand Strategy

1. **Shift from the existing markets to more aspirational markets** to enable stronger growth in the visitor economy and enhance the appeal of the destination to higher-yield markets.



Leading Lifestyles

**Leading Lifestyles** acknowledge their good lot in life, but make no apologies for it – they studied hard, worked hard, developed in-demand skills and professional networks, invested smartly, donated to personally important charities and helped out family members.

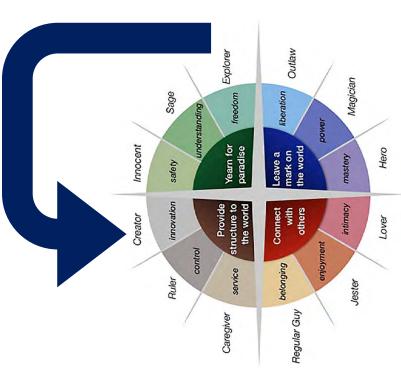
Their achievements are clearly visible to others, but this isn't what drives them. Status and power are the means to the end: true independence and a life based on options not obligations

When everything is on the table, preferences matter. The world

is an oyster, shucked at leisure. There's no rush: they already oresume there's a perfectly smooth and lustrous pearl inside.

**Source:** Roy Morgan Helix Personas, which is a powerful, contemporary consumer segmentation and data integration tool that combines sophisticated psychographic and behavioural data to classify the Australian population into Community Groups and further break it down into Persona Profiles using a combination of Roy Morgan Single Source data and other third party data sources.

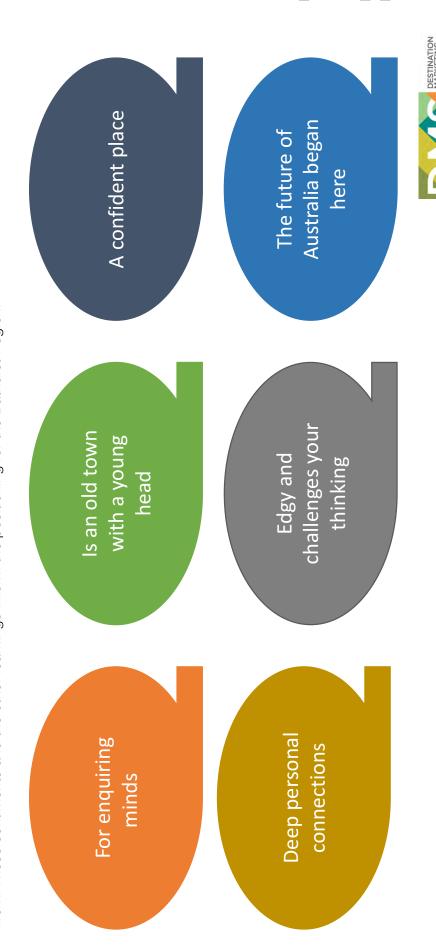
2. Shift in the brand's archetype from Explorer to the Creator to enable the positioning to resonate with the aspirational target markets while ensuring that existing markets are not disengaged by the new positioning.



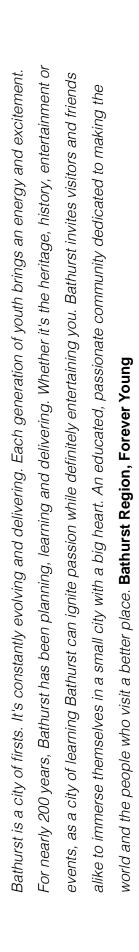


# Part Three - Positioning, Archetype and Brand Architecture

The findings: By brining together the insights from the research and the consultation process, the following statements and ideas capture various emotions expressed in the workshops and also summarises some of the key motivations for a visitor to choose the Bathurst Region as a short break destination. Or provide a reason to consider the Bathurst Region as a place to live and work. These sentiments and the other learnings inform the positioning for the Bathurst Region.



#### Positioning



importance as well as its desire to imagine new ideas and concepts. Bathurst Region is the creator archetype supported by its The positioning statement express the sentiment of the idea that Bathurst Region is Forever Young showcases its historical personality, brand promises and how the Bathurst Region see itself and its place in the world.

Tagline: Bathurst Region - Forever Young



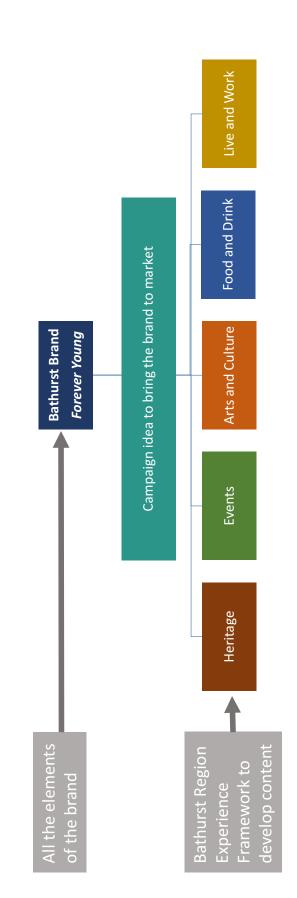
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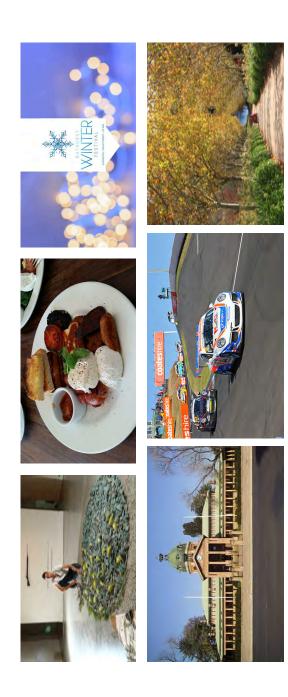




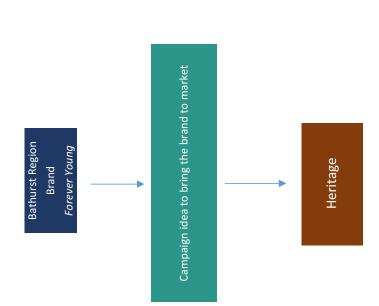








### Brand delivery - Heritage



The Bathurst Region is on Wiradjuri country and the region recognises and respects the Traditional Owners. It also offers a very powerful link to Australia's European history.

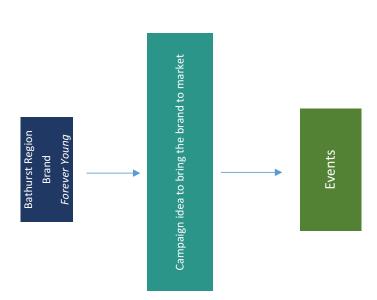
Bathurst Region has been a place of many firsts. It is a place that from its heritage it is Region's history there has been something created - this is demonstrated through the heritage buildings, fossil museum, its architecture. To activate the brand promise of Forever Young, there is an opportunity to continue to activate and bring to life the also forging a future. A future that is bright, inspiring. At every point in Bathurst history of the Bathurst Region in a contemporary manner.

Considerations for brand activation:

- Region in a contemporary way. This might be an experience that is offered once a Create an event or experience that activates the historical sites of the Bathurst season
- Continue to utilise the villages of the Bathurst Region such as Hill End to activate the historical sites to bring a fresh, young and vibrant vibe to them
- Identify and develop an Aboriginal cultural experience to reinforce the brand and its link to the heritage and culture of the First Australians



### Brand delivery - Events



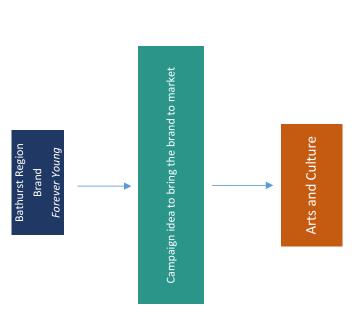
Bathurst already has a very good events program and leverages these events to showcase the Bathurst Region.

brand strategy the car race can deliver comfortably on the brand positioning. This is race car industry and associated industries is an opportunity to support the Bathurst Region as a forward thinking, intelligent place that could attract world class brands It has been identified in the MyTravelResearch.com research that the car race can would further underpin the economic growth of the Bathurst Region. The industrial be polarizing for some markets. However, within context of this Bathurst Region's (Velocity Park). The idea of leveraging Mount Panorama and the race to grow the further highlighted by the proposed industrial site including a second race track associated with car racing to provide research and development facilities. This park concept is much bigger that just a second track and an excellent way to leverage the success of Mount Panorama.

Other events, such as the Bathurst Winter Festival provide an ideal opportunity (in a more direct sense) to deliver on the brand positioning for the Bathurst Region.



# Brand delivery - Arts and Culture



bring the brand personality to life and assist in creating a competitive advantage for communicated in a way that ensures the Bathurst Region's brand is expressed in a Bathurst Region already has a vibrant arts and culture scene. In context of the new tone and manner that is intelligent, funny, witty and confident. This approach would brand positioning of Forever Young, it is really important these activities are Bathurst Region.

could be signature experiences that bring the brand to life. This could be through There is an opportunity to identify art and cultural activities that already exist that existing:

- Opening of artisans and artists studios or galleries or through the creation of an artists and artisans' discovery trail
- Cultural activities
- Art shows
  - Plays
- Movies

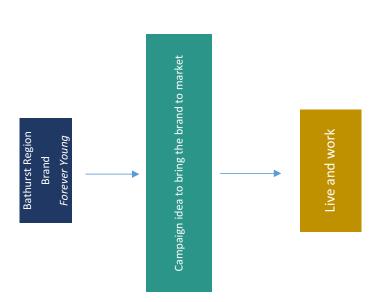


## Brand delivery - Live and Work



Bathurst Region's brand might be primarily used as a tourism destination brand. (including young families) who resonate with the Bathurst Region brand values However, there is significant scope and opportunity to use this positioning and branding as a place brand to attract the type of businesses that and people and what the brand stands for.

The brand can also be use for economic development and internally to build community pride.



#### Recommendations

- Undertake and implement a campaign that brings the Bathurst brand promise Forever Young to life through using the hemes identified in the brand architecture to create content and stories <u>.</u>
- The logo including the topography will need to be updated to a more contemporary style and better deliver on the brand ď
- The website, digital platforms and other collateral (digital or traditional) will need to be updated to better express the brand ω.
- The brand expression is more than the logo; it is how the brand archetype, personality and values are expressed in the ype of images used, copy and what content is created to be utilised across online and offline assets, whether they are Guidelines, which should be a high priority for BRC. The brand guidelines will also provide the rules around how to the owned, earned or bought media channels - this is achieved through the development and implementation of Brand brand is to be used especially by third party organisations and groups 4.
- The brand also needs to inform and be the basis of the brief for a Public Relations (PR) agency to create consistent messaging in the market place and develop a tactical marketing communications plan 5.



Ordinary Council Meeting Page 719 of 753 - 13 December 2017

Brands are not just cool logos or snappy tag lines—they drive every goal, inform

every decision and shape every message. The brand will tell a customer 'who'

you are and what your destination represents.

A brand is emotive. It is about engaging with your customer's emotions so that

the decision to purchase (in this case a short-break to the Bathurst region or to

move to Bathurst to live and work) is emotively driven.

For a customer to really trust, respect, love, be loyal to your brand and an

advocate of your brand, the brand message needs to be delivered at every

customer touch point.





Research, workshops and interviews

2. Planning and direction

3. Creative approach



The first step in developing the brand strategy involved a review of the research and identify key insights:

- 1. Research commissioned with MyTravelResearch.com in Nov 2016
- 2. Statistics & research from Tourism Aust. and other agencies
- 3. Key trends influencing international and domestic travel in 2017
- 4. Roy Morgan Helix Personas
- 5. Strategic approach to ensure Destination Development is integrated with BRC's Economic Development Strategy.



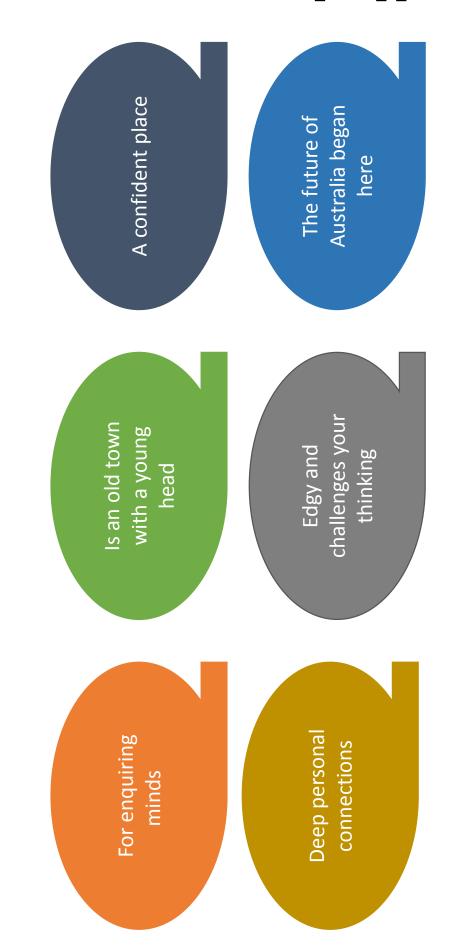
- Communicate Bathurst region's diversity
- Incorporate heritage/history into the brand, but build beyond them
- Bathurst was and continues to be a pioneering town a strong potential direction to combine heritage and new development
- Is a place brand much more than just a tourism destination brand
- Move towards a more integrated brand asset approach
- Key is the integration of destination development plus economic development
- Strong focus on the professional DINKS market for short breaks
- Key focus should remain Central NSW and Sydney in marketing



- 4 workshops undertaken over two days 40 stakeholders, industry and government attendees
- Customised research involved:
- Group with Visiting Friends and Relatives (VFR) hosts in Bathurst
- An online bulletin board (survey) with residents of Sydney, Regional NSW, Qld and Victoria who travel in Regional NSW
- sample of n = 1,000 Australians to test awareness and interest in key experience themes • A 3-day immersion in destination by the research team, a nationally representative
- Reviewed via a series of questions and through group discussion established a shared understanding and agreement around the Bathurst Region's competitive advantage
- There were a number of one on one meetings with key council staff, tourism industry leaders and business owners
- Consultants undertook guided tour of the region to experience first hand.



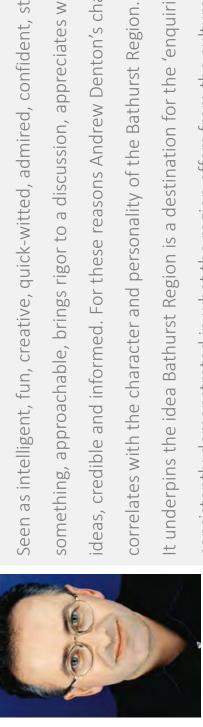
The following statements and ideas capture various emotions expressed in the workshops and also summarise some of the key motivations for 1] a visitor to choose the Bathurst Region as a short break destination, or 2] provide a reason to consider the Bathurst Region as a place to live and work.





Participants were asked to identify with someone they believed summed up the personality of the Bathurst Region.





It underpins the idea Bathurst Region is a destination for the 'enquiring mind'. This is consistently demonstrated in what the region offers from the culture and historical importance of Bathurst, to events, the city design, architecture and food offering.



Workshop participants were asked to identify the Bathurst Region's promise, what makes the Bathurst Region the place it is to visit and to live in?

Bathurst is mature,

Bathurst is for enquiring minds.

Bathurst teaches people to be great.

Bathurst is a gate keeper of intelligent people.

Bathurst inspires me.

Bathurst is educated.

Bathurst is an old town with a young head.

Bathurst is enduring.

Bathurst is a confident city.

Bathurst is young.

Bathurst is cultured.

Bathurst is admired.

Bathurst is approachable.



Brand values are the guiding principles for how a brand 'shows up' in the market place. The values are a bond or a promise made to every customer everyday and in everyway. It is the manner in which Bathurst region expresses itself

Authentic       It is real, Bathurst Region has an honesty about it.         Passion       The locals and the community are passionate about their interests and what they offer e.g. history, arts, museums, restaurants and sports.         Integrity       The people of Bathurst have pride in their place and that reflects in the experience a visit or someone choosing to move to the Bathurst Region will gain.         Intelligent       Bathurst Region appreciates and aspires to attract smart businesses and offers experiences for enquiring minds.         Welcoming       Bathurst Region is warm, fun and inviting.
Bathurst Region appreciates and aspires to experiences for enquiring minds.  Bathurst Region is warm, fun and inviting.
Bathurst Region is warm, fun and inviting.

tone of voice creates our unique character. It opens the dialogue with customers, staff and wider audiences. How we express our brand personality is critical to credibly own our new positioning. The verbal and visual

and the desire to celebrate the past while embracing the future. The Bathurst Region However, it also celebrates the enquiring mind and the intellect that Bathurst Region culture to express a vision. Bathurst Region has a cultural and historic story to share. is known for through its events, educational institutions, appreciation of architecture Bathurst Region apart from other destinations. Bathurst Region can truly deliver on the promise and embrace all those who wish to explore and express their creative with that brings the story of an ever-evolving place. Evolution can only come from creativity and igniting the imagination to create things of enduring value, which If it can be imagined it can be done, This is the premise of the Bathurst Region Bathurst Region has done over the last 200 years. The essence is to develop a brings vitality and hope to the next generation of Australians. This is what sets personality. Bathurst is the oldest European inland settlement in Australia and desires





delivering. Each generation of youth brings an energy Bathurst is a city of firsts, constantly evolving and and excitement. For over 200 years, Bathurst has been planning, learning and delivering. Whether it's the heritage, history, culture, community celebration or events, as a city of learning Bathurst can ignite passion while definitely entertaining you.

Bathurst invites visitors and friends alike to immerse themselves in a small city with a big heart. Bathurst is an educated, passionate community dedicated to making the world a better place. Bathurst Region,

#### Forever Young.





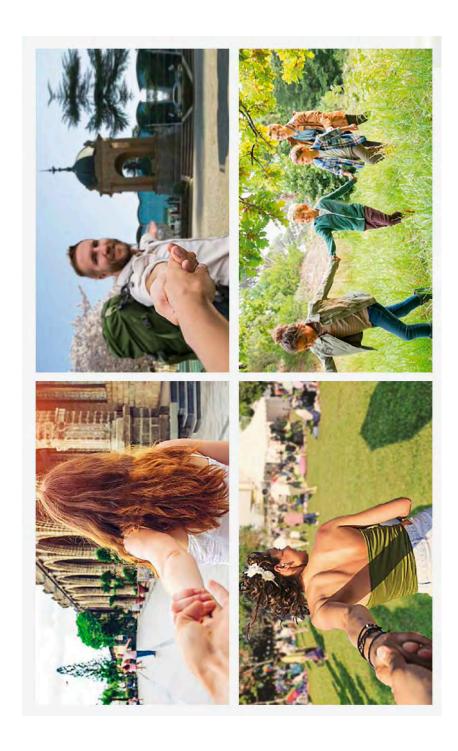
#### Our tone is

NTELLIGENT/ CONFIDENT / GENUINE / ENGAGING ENQUIRING / CREATIVE / CONVERSATIONAL YOUNG AT HEART / ESTABLISHED / GRAND SUCCESSFUL / ENTERTAINING

#### Our tone is not

COCKY / EMBELLISHED / DISTANT / SELF INDULGENT OVER COMPLICATED / ARROGANT / IMPORTANT EXCLUSIVE / OVERLY FORMA







The guide capture various emotions and summarises key motivations that a visitor might choose the Bathurst Region as a short break destination or provide a reason to consider the Bathurst Region as a place to live and The guide brings together all the insights from research and all the inputs from the consultation process. work. These sentiments and the other learnings inform the positioning for the Bathurst Region.











Full colour

Full colour reversed

Mono resversed

Mono

Mono Tonal

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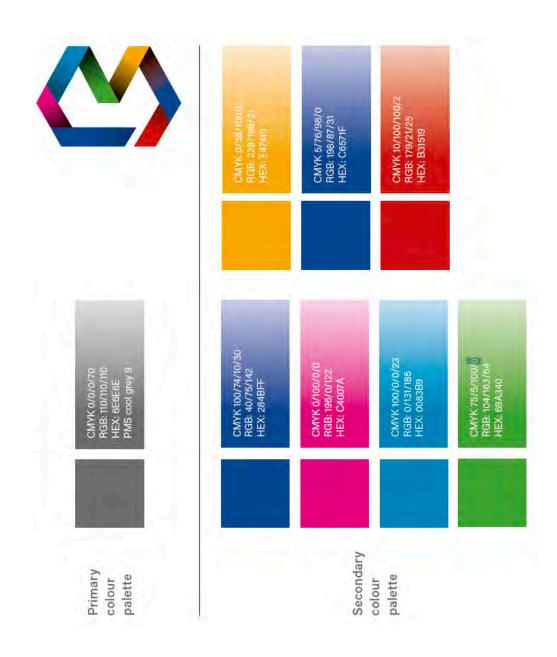
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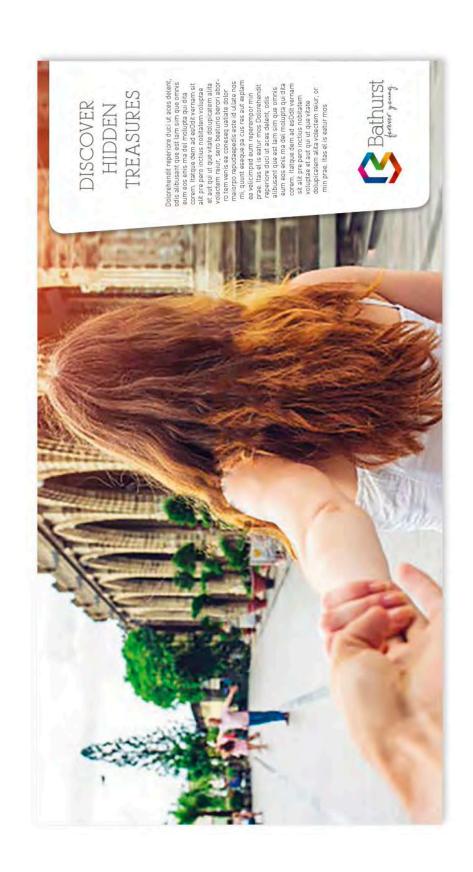
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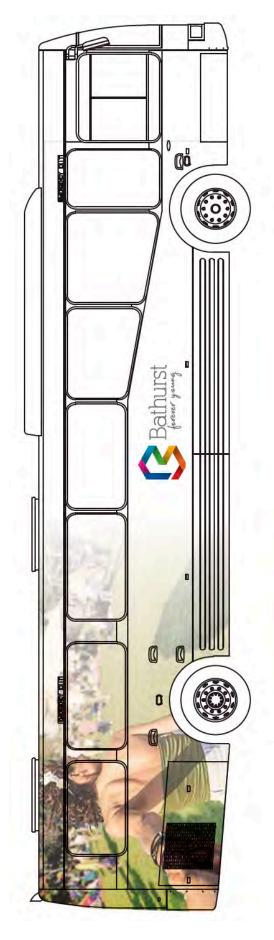
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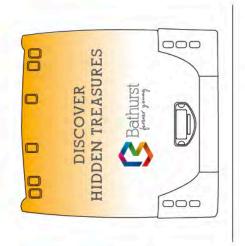
A subhead example

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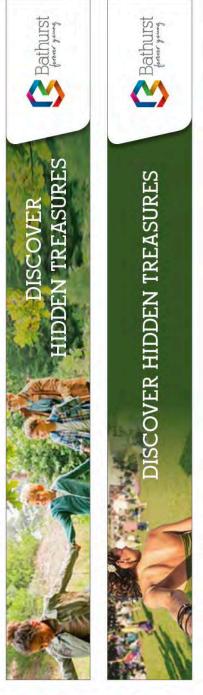






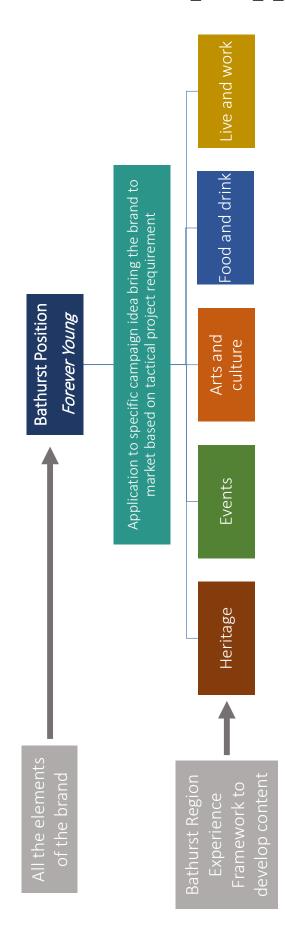














- Presentation to Tourism Reference Group, media + industry groups Thursday 12<sup>th</sup>
- 4 Industry workshops to inform, engage and educate local businesses on the brand
- Marketing plan –integrated plan including a new customer-focused and optimised destination website, specialist PR, social media and traditional (billboards etc.)
- Campaigns a focus on short breaks using key insights, data analysis to target audience types
- Use of media agency Leonard's for refinement of tactics and timing
- Not a set and forget activity 12 month review with metrics and results from the marketing activities.

### **MEMORANDUM**

TO: ALL COUNCILLORS

**CC:** GENERAL MANAGER

**FROM:** DIRECTOR CULTURAL & COMMUNITY SERVICES

**DATE:** 24 OCTOBER 2017

**SUBJECT:** INVITATION - DESTINATION BRAND INFORMATION SESSIONS

FILE NO: AC:AA:20.00299

#### Councillors

I would like to extend an invitation to all Councillors to attend any of the presentations and question/answer sessions, indicated below, regarding the development and future application of the new Bathurst Region Brand Strategy, which will be co-presented by Council's Destination Development Manager and Bathurst Visitor Information Centre Manager.

Council is inviting local business leaders, tourism industry partners and interested community members to attend any of the scheduled sessions. Four identical sessions will be held as follows:

Session	Time	Date	Location
1	10.00am	Tuesday 31 October 2017	BMEC
2	6.00pm	Wednesday 1 November 2017	Gunthers Lane, Russell Street
3	9.00am	Thursday 2 November 2017	Bathurst RSL
4	8.00am	Friday 3 November 2017	BVIC

These sessions will provide information regarding the consultative and developmental process followed, the rationale behind the brand strategy and how the brand campaign will be developed and rolled out in the coming months. It will also address certain community misconceptions concerning the differentiation between brand, identity and logos and describe how these elements are related and applied.

Council will also be presenting to the Bathurst Business Chamber at their December 'Business Out of Hours' function, and further sessions will be scheduled, as required, as a part of the communication plan for roll out of the destination brand.

A copy of the Bathurst Region Brand Strategy (June 2017), is <u>attached</u> for your information.

Regards

Alan Cattermole **DIRECTOR** 

**CULTURAL & COMMUNITY SERVICES** 

# MINUTES OF THE TOURISM REFERENCE GROUP MEETING HELD AT 5.30PM MONDAY 7 AUGUST 2017

**PRESENT:** Alan Cattermole (Director Cultural & Community Services) (Chair), ,

Hannah Madden, Fiona McWilliam, Christine LeFevre, Christopher Morgan, Tony McBurney, Mark Renzaglia, Shawn Pyne, Fran White, Lucy White (Destination Development Manager).

**IN ATTENDANCE**: Cr Monica Morse, Dan Cove (Bathurst Visitor Information Centre

Manager), Hannah Welch (BRC Events Manager), Alison Armstrong

(Minute Taker).

### 1. APOLOGIES

The Tourism Reference Group **NOTED** the apologies from Cr Graeme Hanger OAM and Ray Pickard received.

#### 2. PREVIOUS MINUTES

The Tourism Reference Group **NOTED** the minutes from the previous meeting held on 3 July 2017 as a true record of the meeting.

### 3. DECLARATIONS OF INTEREST

The Tourism Reference Group **NOTED** there were no declarations of interest tabled at the meeting. Tony McBurney advised Integrated Design Group is successful in the appointment as the architect for the Bathurst Rail Museum project.

### 4. BATHURST REGIONAL COUNCIL EVENTS TEAM

Hannah Welch, Bathurst Regional Council's Events Manager, provided the following debrief on the Winter Festival including the following information:

- Ticket sales for ice skating increase from previous year.
- Ignite the Night data showed 11,000 people attending the event with the use of Machattie Park being a successful addition.
- Carousel and Ferris Wheel ticket sales very successful.

The Tourism Reference Group **NOTED** the information provided by Bathurst Regional Council's Events Manager, Hannah Welch.

#### 5. DESTINATION MARKETING STORE – BRAND STRATEGY

The Tourism Reference Group **NOTED** the item for the presentation by Destination Marketing Store on the proposed brand strategy was postponed for discussion at the meeting due to technical issues in finalising the detail. A further meeting to be arranged with the consultants and the Group to view the proposed Brand Strategy.

#### 6. DESTINATION DEVELOPMENT MANAGER'S REPORT

The Destination Development Manager provided an overview of the report provided to the Group. The Group noted that an Event Strategy is a priority action to be created for any event being held in the Bathurst Region.

Discussion held on Central NSW Tourism with Lucy to provide a brief overview on Central NSW Tourism at the next meeting of the Group.

# MINUTES OF THE TOURISM REFERENCE GROUP MEETING HELD AT 5.30PM MONDAY 7 AUGUST 2017

The Tourism Reference Group **NOTED** the details from the report provided by the Destination Development Manager and **FURTHER NOTED** that a briefing from the Destination Development Manager will be provided on Central NSW Tourism at the next meeting of the Group.

### 7. GENERAL BUSINESS

- (a) <u>Shakespeare Festival</u> Christopher Morgan advised currently undertaking auditions for festival to be held during final week of November, opportunity to build accommodation packages for event.
- (b) Wine Show Mark Renzaglia advised the nineteenth Wine Show to be held 17-20 October, with judging of approximately 900 entries on 20 October followed by public tasting at the Bathurst Showground. Mayfield Gardens will have National Cool Climate Show on Saturday with wine and food festival. There will be buses available from Bathurst, Orange, Blue Mountains and Lithgow to attend the festival.
- (c) <u>Experience Heritage Bathurst Brochures</u> Fran White advised the brochures are very popular and may need to re-print more. Looking at digital form for the brochures using funding from National Trust.
- (d) <u>CSU Alumni</u> Lucy White advised may be able to source 180,000 people on the data from CSU Alumni. Working with MOJO Events for Inland Sea of Sound Festival and to invite CSU Alumni to attend event. Also, working on ticketing packages including accommodation for Festival.

### 8. NEXT MEETING

The Tourism Reference Group **NOTED** the next meeting will be held on Monday 11 September 2017 at 5.30pm.

There being no further business the meeting was closed at 6.30pm.

COUNCILLORS/ DELEGATES REPORTS - ATTACHMENTS			
ORDINARY MEETING OF BATHURST REGIONAL COUNCIL			
13 DECEMBER 2017			

# MINUTES OF BATHURST REGIONAL YOUTH COUNCIL MEETING HELD IN COUNCIL CHAMBERS ON TUESDAY 7 NOVEMBER 2017

**PRESENT:** Lili Carter, Daisy Pike, Sarah Dwyer, Angela Lane, Abagail Searle,

Megan Walton, Lydia Nichols, Bethany Turnbull, Gabby Boshier,

Sarah Cheesman, Anna Wilde, Sarah Driver

**IN ATTENDANCE:** Bronwyn Starkey (BRC), Nicholas Murphy (BRC), Jody Pearce

(Veritas House), Narelle Stocks (Veritas House), Bronwyn Starkey

(BRC)

1. APOLOGIES: Saskia Jayne-Handley, Ryan Cooke, Chris Ford, Abbey Kemp,

Bailey Brien, Aiden Macauley, Tatiana Bosma, Matilda Whittaker,

Chlorissa Bowman-Clift

#### 2. ADOPTION OF PREVIOUS MINUTES

**Moved:** Sarah Cheesman **Seconded:** Anna Wilde

### 3. NICHOLAS MURPHY BRC - OPEN SPACE STRATEGY

Nicholas Murphy (Senior Strategic Planner) gave a short presentation on the Bathurst 2040 Open Space Strategy.

- Open Space Strategy survey open from 13 Nov 15 December
- http://yoursay.bathurst.nsw.gov.au/openspace
- Survey to be shared on Bathurst Youth Facebook page and Youth Councillors to share survey link with friends
- Council is seeking opinions of all those who use open spaces including parks, sporting fields, and natural spaces such as bushland, rivers and creeks
- The Bathurst community is going to see significant growth in the next 20-25 years so Council want to prepare to meet the growing and changing needs of those who use open spaces

#### 4. 'HOW TO ADULT' WORKSHOPS DEBRIEF

- Overall the feedback from students who participated in the workshops was positive, as well as the feedback from the teachers who accompanied them
- Hands on workshops were most effective
- Workshops most liked were the automotive workshops and cooking workshops
- Automotive workshops could have included a tip sheet to take home
- Cooking workshops were completed quickly and the time could have been used elsewhere or more content could have been included such as some take-away recipes or skills for grocery shopping and meal planning on a budget
- Theory workshops could have been split up or held earlier in the day as there was a lot of 'classroom style' workshops in the afternoon
- The theory workshops could have been more interactive
- The pathways workshop was more TAFE's idea than the Youth Council's idea
- The Youth Council's goal was to include more hands on workshops
- The timing of the workshops could be improved as many schools couldn't participate due to timing of exams etc.

# MINUTES OF BATHURST REGIONAL YOUTH COUNCIL MEETING HELD IN COUNCIL CHAMBERS ON TUESDAY 7 NOVEMBER 2017

- There was some negative feedback around the name of the workshops they could have been called "workshops for life" or "basic life skills"
- If the workshops were extended to larger numbers next time then more advertising through posters and Facebook would help spread the word to more schools and youth organisations
- The venue was perfect for the workshops as all the facilities were located in one space
- One positive comment from a student was that the workshops taught "things that parents promise to teach but never get around to"
- Another positive comment was that "normally these events just teach you what you already know, but everything I learnt in that workshop (auto) was new to me"
- A positive comment from one of the teachers around the pathways workshop was that "it's good for students to know that TAFE isn't just an option instead of school, it's also an option after school"
- The workshops effectively targeted the age group participating (Year 10 and Year 11 students)
- The media coverage was positive and may encourage TAFE to continue the event

#### 5. VERITAS HOUSE PRESENTATION

Jody Pearce (CEO – Veritas House) and Narelle Stocks (Business Development Manager – Veritas House) gave a presentation about the organisation.

- Narelle and Jody thanked the Youth Council for running the raffle
- Veritas House provides youth specific services, and works with the whole family unit
- The organisation is a safety net for disadvantaged youth and aims to end the cycle of homelessness
- Youth homelessness exists in Bathurst "just because you don't see it doesn't mean it doesn't exist"
- Foster care services providing children with an identity, where they feel safe and supported and where Veritas helps the young person and family to achieve their outcomes
- Bathurst assists around 600 young people per year with 200 being in foster care
- In the youth refuge young people learn how to develop life skills
- Most young people in the refuge are between 15 18
- There is a high demand for youth flats for young people aged around 17-19 who can live independently or share

#### 6. YOUTH COUNCIL PROJECTS

Youth Council Christmas Raffle

- The Youth Council discussed the tips and rules for selling tickets
- Process for collecting funds to be given to cashiers
- Youth Council to collect more tickets when they run out

# MINUTES OF BATHURST REGIONAL YOUTH COUNCIL MEETING HELD IN COUNCIL CHAMBERS ON TUESDAY 7 NOVEMBER 2017

#### 7. YOUTH WEEK 2018

- The Youth Council brainstormed a number of suggestions for events and came up with their top three events
- Events discussed included hosting a "mini-Olympics" with a series of events such as 3 on 3 zorb soccer, foot darts, laser tag etc.
- Another event included combining white light disco bowling with a YJAM event
- Trivia in the park was a popular event and could be run again
- The Youth Council discussed hosting a Ninja Warrior competition with PCYC and concluded that this should be a separate event outside of Youth Week
- The Youth Council discussed the 'Triple P' sexual health campaign which has been successfully run by the Dubbo Youth Council, it was suggested that this could tie in with another event such as the "mini-Olympics"

#### 8. GENERAL BUSINESS

- The End of Year celebration will be held on 14<sup>th</sup> December from 4:30pm 9:30pm
- The next Working Party Meeting will be held on 20<sup>th</sup> November from 3:45pm 4:45pm

#### 9. MEETING CLOSE

There being no further business the meeting closed at 1:44pm.



# MINUTES OF AUSTRALIA DAY WORKING PARTY MEETING HELD TUESDAY 21 NOVEMBER 2017

**PRESENT:** Cr Graeme Hanger OAM (Chair), Peter Cosgrove, Lesley Buchan, Jeff Cox, Bob Pardy.

**IN ATTENDANCE:** Events & Promotions Officers

1. APOLOGIES Hugh Gould, Phil Cole, Christine Sweeney

**MOVED:** Jeff Cox **SECONDED:** Bob Pardy

**RESOLVED:** That the apologies as listed be accepted.

#### 2. PREVIOUS MINUTES

MOVED: Peter Cosgrove SECONDED: Lesley Buchan

**RESOLVED**: That the minutes of the Australia Day Working Party meeting held 24 October 2017 be adopted.

#### 3. DIRECTOR CORPORATE SERVICES & FINANCE REPORT

#### **Item 1: EVENT OVERVIEW**

**Eglinton** 

To remain the same

Citizenship & Awards Ceremony

- Citizenship ceremony will commence at 9.30am and the Award ceremony at 10.00am
- Short intermission between the Citizenship & Awards Ceremony
- 6 people currently registered to become new citizens

#### Pool

- Free entry between 12.00pm 3.00pm
- Water activities will be conducted by the Bathurst Aquatic Centre

#### **Item 2: EVENT OF THE YEAR - 2017**

- Advertising has commenced and will run until 11 January
- Applications are online (one form)
- Information has been sent to any event that was registered with Bathurst Visitors Information Centre.

#### Item 3: AMBASSADOR PROGRAM

Ambassador for Bathurst has not been announced yet.

#### **4. GENERAL BUSINESS**

 Thursday 14 December announcement of Citizen and Young Citizen of the Year

- All content for the Awards Ceremony booklet to be sent through by Friday 15 December
- **5. MEETING CLOSE** 4.25pm
- 6. NEXT MEETING 19 December 2017 at 4:00pm