

Ordinary Meeting of Council - 15 February 2023 Attachments

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ORDINARY MEETING OF BATHURST REGIONAL COUNCIL

8 February 2023

His Worship the Mayor & Councillors

Notice of Ordinary Meeting of Bathurst Regional Council – Wednesday 15 February 2023

I have to advise that an Ordinary Meeting of Bathurst Regional Council will be held in the Council Chambers on Wednesday 15 February 2023 commencing at 6:00 PM or immediately following the conclusion of the Public Forum session.

Public Forum will be held from 6.00 pm where there will be an opportunity for members of the public to raise matters with Council.



D J Sherley

GENERAL MANAGER

**MINUTES OF THE ORDINARY MEETING OF
BATHURST REGIONAL COUNCIL
HELD ON Wednesday 15 February 2023**

1 PUBLIC FORUM

MINUTE

Vanessa Russell - Ralph Cameron Park Raglan - Discussed the need for more shade at the playground. The trees at the park have been ignored and require maintenance to reach maturity such as mulching. The drip system also needs replacing.

Gordon Crisp - Secretary Manager Strata Plan - Discussed matters concerning a Strata Plan. Why has Council refused 8 offers to pay some charges that are due from the Strata Corporation. Referred to the Local Government Act and Crimes Act requirements. Council cannot refuse payment. Made allegations about stealing. General Manager noted that Council is willing to accept any payments Mr Crisp wished to make.

James King - President Bathurst Bushrangers Football Club - Discussed the history of the club and it's role in the Bathurst sporting community. Noted development of women's sports and events thanks to works undertaken to develop the facilities at George Park. The Bushrangers thank Council for its support. Noted how the facilities are made available and used by the general public. A grant of \$528K has been received to extend the facilities, such as extra change rooms.

Lorraine Sargent - Bathurst Integrated Medical Centre Planning Proposal - Discussed the submissions received by Council as part of the Bathurst Medical Centre Planning Proposal. Data said that 41% were against the proposal, but in fact it was 61% against. Has concern at only 28 days for exhibition and the timing of this at the end of the year. Then spoke to the Laffing Waters Masterplan exhibition period, are planners trying to reduce feedback? Congratulated Janet Bingham on receiving a Public Service Medal.

2 RECORDING OF MEETINGS

3 MEETING COMMENCES

MINUTE

Meeting commenced at 6.21 pm.

Present: Cr W Aubin, Cr K Burke, Cr B Fry, Cr J Jennings, Cr M Hogan, Cr I North, Cr A Smith, Cr R Taylor

4 PRAYER AND ACKNOWLEDGEMENT OF COUNTRY

5 APOLOGIES OR ATTENDANCE BY AUDIO-VISUAL LINK

MINUTE

MOVED: Cr I North SECONDED: Cr B Fry

RESOLVED:

That the apology of Cr G Hanger be accepted and leave of absence granted.

6 MINUTES

6.1 CONFIRMATION OF MINUTES - ORDINARY MEETING OF COUNCIL - 1 FEBRUARY 2023

File No: 11.00005

RECOMMENDATION:

That the Minutes of the Ordinary Meeting of Bathurst Regional Council held on 1 February 2023 be adopted.

REPORT:

The Minutes of the Ordinary Meeting of Bathurst Regional Council held on 1 February 2023 are attached.

FINANCIAL IMPLICATIONS:

N/A

BATHURST COMMUNITY STRATEGIC PLAN – OBJECTIVES AND STRATEGIES:

Objective 6: Community leadership and collaboration.

Strategy 6.4 Meet legislative and compliance requirements.

COMMUNITY ENGAGEMENT:

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

ATTACHMENTS:

1. 010223 Ordinary Minutes Only [6.1.1 - 15 pages]

MINUTE

RESOLUTION NUMBER: ORD2023-20

MOVED: Cr B Fry SECONDED: Cr A Smith

RESOLVED:

That the Minutes of the Ordinary Meeting of Bathurst Regional Council held on 1 February 2023 be adopted.

7 DECLARATION OF INTEREST

Declaration of Interest

MINUTE

RESOLUTION NUMBER: ORD2023-21

MOVED: Cr I North SECONDED: Cr M Hogan

RESOLVED: NIL

8 MAYORAL MINUTE

8.1 BATHURST HOSPITAL

File No: 18.00035

RECOMMENDATION:

That Council:

- a) seek assurance from the Local Health District that all measures are being undertaken to restore registrar training accreditation at Bathurst Hospital, and
 - b) continue discussions with the Local Health District, Bathurst Health Service and the State government on long term support of Bathurst Hospital as a fully functional facility servicing the needs of the Bathurst and region community
-

REPORT:

I want to raise my concern over the announcement on Friday 3 February that the Royal Australasian College of Physicians, the body responsible for accrediting hospitals to train registrars, withdrew accreditation for Bathurst Hospital. This is an unfortunate circumstance that has the potential to cast doubt over the level of commitment from all parties to ensure Bathurst Hospital retains its status as a regional health hub, in part reflected by its capacity to act as a training facility. Apart from the potential impact on services to Bathurst residents, it also has the potential to diminish Bathurst as a place that is attractive to new residents and business investment. It is therefore important that the community be assured that accreditation be restored as a matter of urgency.

I acknowledge that the State government has committed a large amount of funds to infrastructure upgrades, which is very welcome. Bathurst also needs to benefit from programs designed to attract doctors, nurses, allied health professionals and other health sector workers to regional areas, a challenge that many employers face. I hope that Council can develop new ways to work with the Local Health District and Bathurst Health Service in this regard. Council also needs to do what it can to facilitate housing and other services to accommodate people wanting to join the Bathurst workforce.

I therefore recommend that Council work in collaboration with the Local Health District and Bathurst Health Service to retain the status of the Bathurst Hospital as a leading regional facility. I have held preliminary discussions with the Local Health District CEO to understand his response to the current situation and desire to work together for the future.

FINANCIAL IMPLICATIONS:

Nil at this stage.

BATHURST COMMUNITY STRATEGIC PLAN – OBJECTIVES AND STRATEGIES:

Objective 6: Community leadership and collaboration.

- | | |
|--------------|---|
| Strategy 6.1 | Communicate and engage with the community, government and business groups on important matters affecting the Bathurst region. |
| Strategy 6.3 | Advocate for our community. |
| Strategy 6.9 | Progressive Local Leadership. |

COMMUNITY ENGAGEMENT:

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

ATTACHMENTS:

Nil

MINUTE

RESOLUTION NUMBER: ORD2023-22

MOVED: Cr R Taylor

RESOLVED:

That Council:

- a) seek assurance from the Local Health District that all measures are being undertaken to restore registrar training accreditation at Bathurst Hospital, and
- b) continue discussions with the Local Health District, Bathurst Health Service and the State government on long term support of Bathurst Hospital as a fully functional facility servicing the needs of the Bathurst and region community;
- c) be provided bi-monthly report to Council on the provision of Health Services to the Bathurst Community.

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

9.1 DIRECTOR ENVIRONMENTAL PLANNING AND BUILDING SERVICES REPORT

9.1.1 SECTION 4.15 OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

File No: 03.00053

RECOMMENDATION:

That the information be noted.

REPORT:

Section 4.15 of the Environmental Planning and Assessment Act 1979 is provided below to assist Council in the assessment of Development Applications.

4.15 Evaluation (cf previous s 79C)

- (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 Planning 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 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and
 - (iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph),
 - (v) (Repealed)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.

- (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 4.16 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 4.16 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 4.28(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.

FINANCIAL IMPLICATIONS:

Nil

BATHURST COMMUNITY STRATEGIC PLAN – OBJECTIVES AND STRATEGIES:

Objective 6: Community leadership and collaboration.

Strategy 6.4 Meet legislative and compliance requirements.

COMMUNITY ENGAGEMENT:

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

ATTACHMENTS:

Nil

MINUTE

RESOLUTION NUMBER: ORD2023-23

MOVED: Cr M Hogan SECONDED: Cr K Burke

RESOLVED:

That the information be noted.

9.1.2 GENERAL REPORT

File No: 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 January 2023 (**attachment 1**).
- (b) Applications refused during January 2023 (**attachment 2**).
- (c) Applications under assessment as at the date of compilation of this report (**attachment 3**).
- (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 Clause 4.6 of Bathurst Regional LEP 2014 approved in January 2023 (**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 COMMUNITY STRATEGIC PLAN – OBJECTIVES AND STRATEGIES:

Objective 4: Sustainable and balanced growth.

Strategy 4.6 Plan for, assess and regulate development activity.

Objective 6: Community leadership and collaboration.

Strategy 6.4 Meet legislative and compliance requirements.

COMMUNITY ENGAGEMENT:

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

ATTACHMENTS:

1. DAs approved [9.1.2.1 - 1 page]
2. DAs refused [9.1.2.2 - 1 page]
3. DAs pending [9.1.2.3 - 3 pages]
4. Over 40 days [9.1.2.4 - 2 pages]
5. Variations [9.1.2.5 - 1 page]

MINUTE

RESOLUTION NUMBER: ORD2023-24

MOVED: Cr I North SECONDED: Cr M Hogan

RESOLVED:

That the information be noted.

9.1.3 PLANNING PROPOSAL - LAFFING WATERS MASTER PLAN

File No: 20.00303

RECOMMENDATION:

That Council:

- (a) adopt the *Bathurst Regional Local Environmental Plan 2014* with the changes as outlined in this report;
 - (b) forward the *Laffing Waters Master Plan Planning Proposal* to the NSW Department of Planning and Environment for gazettal;
 - (c) notify those who lodged a submission of Council's decision; and
 - (d) call a division.
-

REPORT:

Background

In 2014, the Laffing Waters precinct was zoned for residential development under the *Bathurst Regional Local Environmental Plan 2014* (LEP 2014).

In 2016, Council prepared the *Bathurst 2036 Housing Strategy* which made a range of recommendations relating to:

- the more efficient use of available land within the city of Bathurst for residential development
- reducing the urban sprawl of a growing city through the integration of a number of methods, from smaller lot sizes and medium density housing to requiring a minimum density per hectare of land at the time of subdivision.

Following adoption of the *Bathurst 2036 Housing Strategy* in 2018, Council commenced a Master Plan process for the Laffing Waters precinct with an aim:

“to be a leader in the future development of land and showcase the opportunities available to other landowners for the development of their land with high quality residential and neighbourhood business development...”

The *Laffing Waters Master Plan* was presented to the Ordinary Meeting of Council held on 15 May 2019, and the following resolution was made (Minute No. 12):

RESOLVED: That Council:

- (a) *adopt the Laffing Waters Master Plan and place it on public exhibition for 28 days to provide feedback to be considered in the preparation of the subsequent Planning Proposal;*
- (b) *prepare a Planning Proposal following the NSW Department of Planning and Environment Guidelines to amend the Bathurst Regional Local Environmental Plan 2014 as outlined in this report;*
- (c) *commence an amendment to the Bathurst Regional Development Control Plan 2014 as outlined in this report;*
- (d) *commence an amendment to the Bathurst Regional Open Space Developer Contributions Plan as outlined in this report;*
- (e) *investigate amendments to Developer Contributions Plans for other types of infrastructure such as roads;*
- (f) *forward the Planning Proposal to the NSW Department of Planning and Environment requesting a Gateway Determination;*
- (g) *accept any delegations from the Department of Planning and Environment relating to this Planning Proposal;*
- (h) *place the draft Local Environmental Plan, Development Control Plan and Developer Contributions Plan Amendments on public exhibition in accordance with the statutory requirements of the Environmental Planning and Assessment Act; and*
- (i) *call a division.*

Since the time of adoption, Council has prepared a Planning Proposal that seeks to reconfigure the existing zoning controls that apply to the land to implement the recommendations of the *Laffing Waters Master Plan*.

A copy of the Planning Proposal, Explanation Document and Adopted *Laffing Waters Master Plan* is provided in **Attachments 1 to 4**.

The Planning Proposal was subsequently submitted to the NSW Department of Planning and Environment (NSW DPE) and a Gateway Determination was obtained on 17 September 2021 (see **Attachment 5**).

In accordance with the conditions of the Gateway Determination, Council placed the Planning Proposal on public exhibition for a period of twenty-eight (28) days between 14 November 2022 and 12 December 2022. Written notice was provided to all relevant landowners and directly adjoining landowners and a notice was also placed in the local newspaper. During the public exhibition period a total of four (4) submissions were received. A complete copy of the submissions is provided in **Attachment 6** and a summary of the key issues raised is provided throughout this report.

Summary of Attachments

Summary of Attachments	
Attachment No.	Description
1.	Planning Proposal
2.	Explanation Document
3.	Draft LEP Maps (as exhibited)
4.	Adopted Laffing Waters Master Plan
5.	Gateway Determination
6.	Public Submissions Received in Relation to Planning Proposal (x 4)
7.	Map of the Applicable Area – Laffing Waters Master Plan Precinct
8.	File Note – Discussion Forum held on 31 January 2023

9.	Memorandum – Visual Representation of Proposed Post-Exhibition Changes to Draft LEP Maps
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Laffing Waters Master Plan

The *Laffing Waters Master Plan* provides an opportunity to bring together best practice urban design principles to create place and community, with the delivery of some 2,270 new dwellings housing a population of approximately 5,200 residents.

The *Laffing Waters Master Plan* seeks to:

- Create a diverse new community connected to regional Bathurst.
- Activate new green open spaces and places.
- Showcase environmental, social and sustainable development.
- Grow a vibrant and thriving neighbourhood activity centre at the heart of Laffing Waters.
- Celebrate the views to the Bathurst town centre.
- Develop a school, recreation, and sporting precinct.
- Offer new levels of diverse housing choice, types, and sizes with access to neighbourhood and district parks, connected pedestrian and bike paths, and 52 hectares of liveable, green spaces.
- Offer exceptional liveability, beautiful natural setting, green streetscapes, and sustainable parklands.

The Planning Proposal to implement the Laffing Waters Master Plan is supported by the *Vision Bathurst 2040: Bathurst Regional Local Strategic Planning Statement*.

Housing Needs

The NSW Department of Planning and Environment population projections estimate that the population of the Bathurst region will increase to 57,060 by 2040 (an additional 12,690 persons). Whilst some of this growth can be supported as infill development, new residential expansion areas will be required to house this population. The Laffing Waters precinct will house approximately 41% of the expected growth of Bathurst to the year 2040.

Planning Proposal

The Planning Proposal seeks to introduce the R3 Medium Density Residential zone and amend the current LEP planning provisions and mapping series that apply to the land, including:

- Land Zoning Map.
- Lot Size Map.
- Floor Space Ratio Map.
- Height of Buildings Map.
- Land Reservation Acquisition Map.
- Minimum Lot Size—Dual Occupancy Map.
- Minimum Lot Size—Manor Houses, Multi Dwelling Housing and Residential Flat Buildings Map.
- Urban Release Area Map.
- Clause 4.1 – Minimum subdivision lot size.

Subject Land

The Planning Proposal applies to the Laffing Waters Master Plan Precinct which comprises of the following land:

Subject Land – Laffing Waters Master Plan Precinct		
Lot and DP	Property Address	Ownership
Lot 231 DP 1177478	151 Laffing Waters Lane Laffing Waters	Bathurst Regional Council
Lot 12 DP 857116	183 Laffing Waters Lane Laffing Waters	Privately owned
Lot 401 DP1285473	Marsden Lane Kelso	Privately owned
Lot 2 DP 716660	130 Laffing Waters Lane Kelso	Privately owned
Lot 8 DP 788492	Laffing Waters Lane Kelso	Privately owned

Bathurst Regional Council is the owner of Lot 231 DP1177478. The classification of this land as operational, pursuant to the *Local Government Act 1993*, is not proposed to be altered.

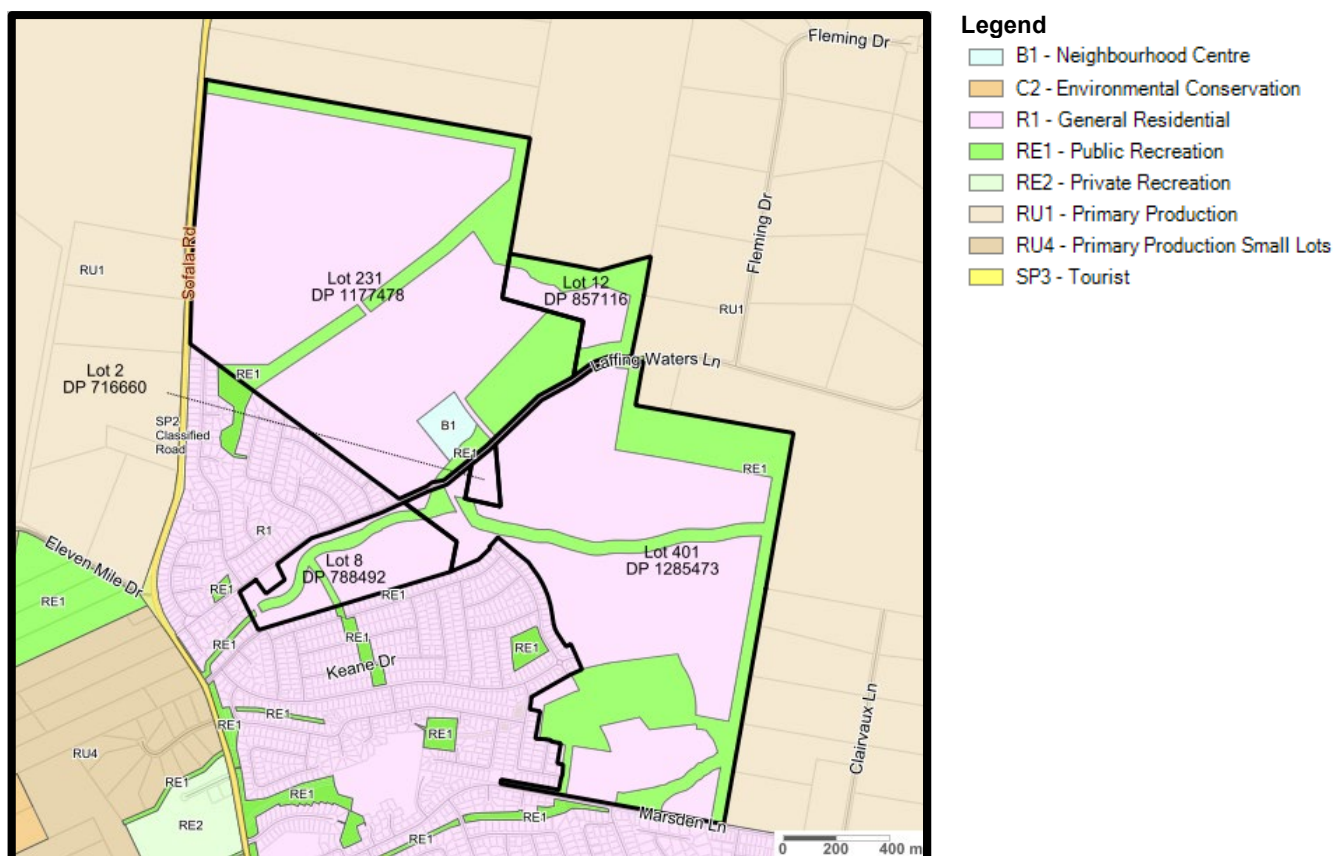
A map identifying the Laffing Waters Master Plan Precinct is provided in **Attachment 7**.

Land Zoning Map

The Planning Proposal, **as exhibited**, includes the following changes to the Land Zoning Map as it applies to the Laffing Waters Master Plan Precinct:

- a) Relocation, reconfiguration, and enlargement of the future Neighbourhood Activity Centre – B1 Neighbourhood Centre zone.
- b) Introduction of the R3 Medium Density Residential zone for dwellings on smaller lots and as low rise flats and townhouses on lands generally within 400 metres of the future Neighbourhood Activity Centre.
- c) Reconfiguration of the RE1 Public Recreation zone to support the establishment of a new 9 hectare district sports park and 5 other district or local parks.
- d) The use of the SP2 Infrastructure zone to secure:
 - A future school site.
 - Drainage lines and riparian corridors.
 - The realignment of Laffing Waters Lane through the site.
 - The alignment of Ecrates Place.
- e) Retention of the R1 General Residential zone across the remainder of the locality.

Figure 1 below shows the current Land Zoning Map and **Figure 2** shows the proposed (draft) Land Zoning Map (**as exhibited**).



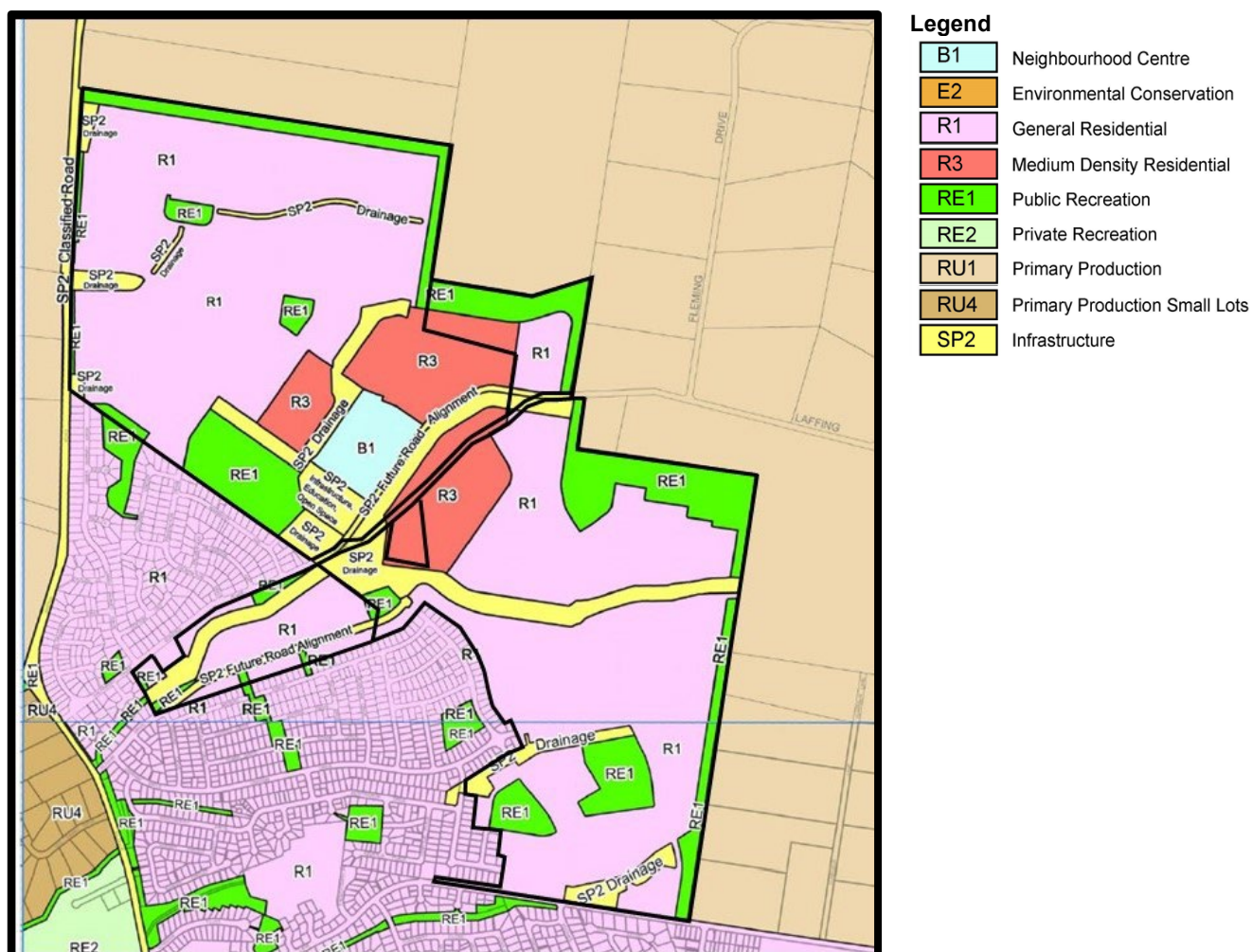


Figure 2 – Proposed (Draft) Land Zoning Map under Bathurst Regional Local Environmental Plan 2014 (as exhibited)

Housing Density – Lot Size Maps

The *Laffing Waters Master Plan* seeks to provide new levels of diverse housing choices, sizes, and types with approximately 2,270 new dwellings and a population of 5,200 people.

Council is committed to achieving high quality, sustainable growth that seeks to reduce the urban sprawl of the City of Bathurst. Increased housing density can provide vibrance, reduce urban sprawl, and provide opportunities for public amenity including open space, public transport, retail, and community facilities. Smaller lot size detached suburban housing, townhouses and low to medium rise apartments will provide a greater housing offering to meet the diverse needs of the community now and into the future, including opportunities for affordable housing.

The opportunity to improve housing choice with increased density around key neighbourhood amenities supports the direction of the *Bathurst 2036 Housing Strategy*.

The Planning Proposal includes a range of amendments to the lot size maps (Minimum Lot Size Map, Minimum Lot Size – Dual Occupancy Map, and Minimum Lot Size – Manor Houses, Multi Dwelling Housing and Residential Flat Buildings Map) to deliver housing diversity and choice.

The Laffing Waters Master Plan Precinct will deliver housing across 3 different Residential Land Use Areas (see **Figure 3**).

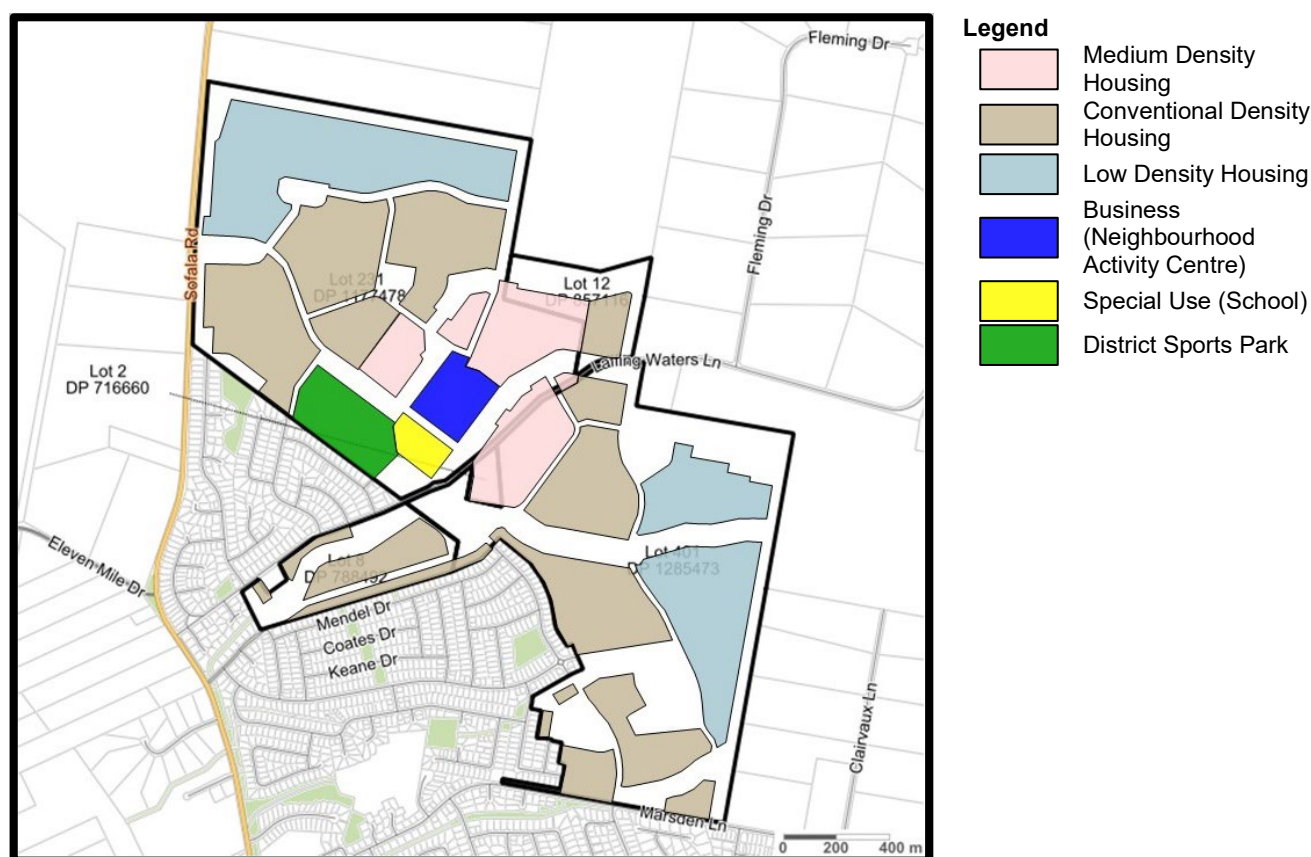


Figure 3 – Proposed (Draft) Residential Land Use Areas – Laffing Waters Master Plan Precinct

1. *Medium Density Housing – Land Use Area*

The Medium Density Housing area (zoned R3 Medium Density Residential) seeks to meet the diverse housing needs of residents and households. This area is positioned near the core of the Laffing Waters Master Plan Precinct, near the Neighbourhood Activity Centre, future School site and district sports park. With its proximity to community amenities and infrastructure, this area will have the highest density. The density will be delivered by encouraging smaller built form products accommodating 2-to-3-bedroom dwellings on smaller lots.

Minimum Lot Sizes – Medium Density Housing Land Use Area (R3)	
Housing Type	Proposed Minimum Lot Size
Dwelling house (single dwelling on one lot).	350m ² .
Dual occupancy (two dwellings on one lot).	Not permitted.
Manor houses, multi dwelling housing and residential flat buildings (3 or more dwellings on one lot)	700m ² .

LEP 2014 does not currently include the R3 Medium Density Residential zone. Its introduction as part of this Planning Proposal is the first time this zone will be used in Bathurst. The Planning Proposal document outlines the proposed zoning table of permitted and prohibited land uses for this zone. Dual occupancy developments are prohibited to encourage the delivery of smaller built form products in the form of multi dwelling housing (e.g. terrace houses).

2. *Conventional Density Housing – Land Use Area*

The Conventional Density Housing area proposes to meet a great diversity of housing needs. This area is positioned within 5 to 10 minutes walking distance to the core activities of the Laffing Waters Master Plan Precinct. It has the most variety of allotment types and ranges from smaller products accommodating 2 to 3-bedroom dwellings to larger residential products. The lot sizes start from 435m² for dwelling houses and 870m² for dual occupancies, multi dwelling housing, manor houses and residential flat buildings.

Minimum Lot Sizes – Conventional Density Housing Land Use Area (R1)		
Housing Type	Current Minimum Lot Size	Proposed Minimum Lot Size
Dwelling house	550m ² (Normal lot) 750m ² (Battle-axe lot)	435m ² (Normal lot) 900m ² (Battle-axe lot)
Dual Occupancy	850m ²	870m ²
Manor houses, multi dwelling housing and residential flat buildings	1,300m ²	870m ²

3. *Low Density Housing – Land Use Area*

The Low Density Housing area proposes to meet the needs of dwellings requiring larger lots. This area is positioned around the periphery of the Laffing Waters Master Plan Precinct, which is more than 10 minutes walking distance from the core activities. This area will have the lowest density. Dwellings with 4 or more bedrooms are encouraged in these locations.

Minimum Lot Sizes – Low Density Housing Land Use Area (R1)		
Housing Type	Current Minimum Lot Size	Proposed Minimum Lot Size
Dwelling house	550m ² (Normal lot) 750m ² (Battle-axe lot)	770m ² (Normal lot) 900m ² (Battle-axe lot)
Dual occupancy	850m ²	1,600m ²
Manor houses, multi dwelling housing and residential flat buildings	1,300m ²	2,300m ²

Figure 4 to Figure 6 below show the proposed (draft) Minimum Lot Size Maps (as exhibited).

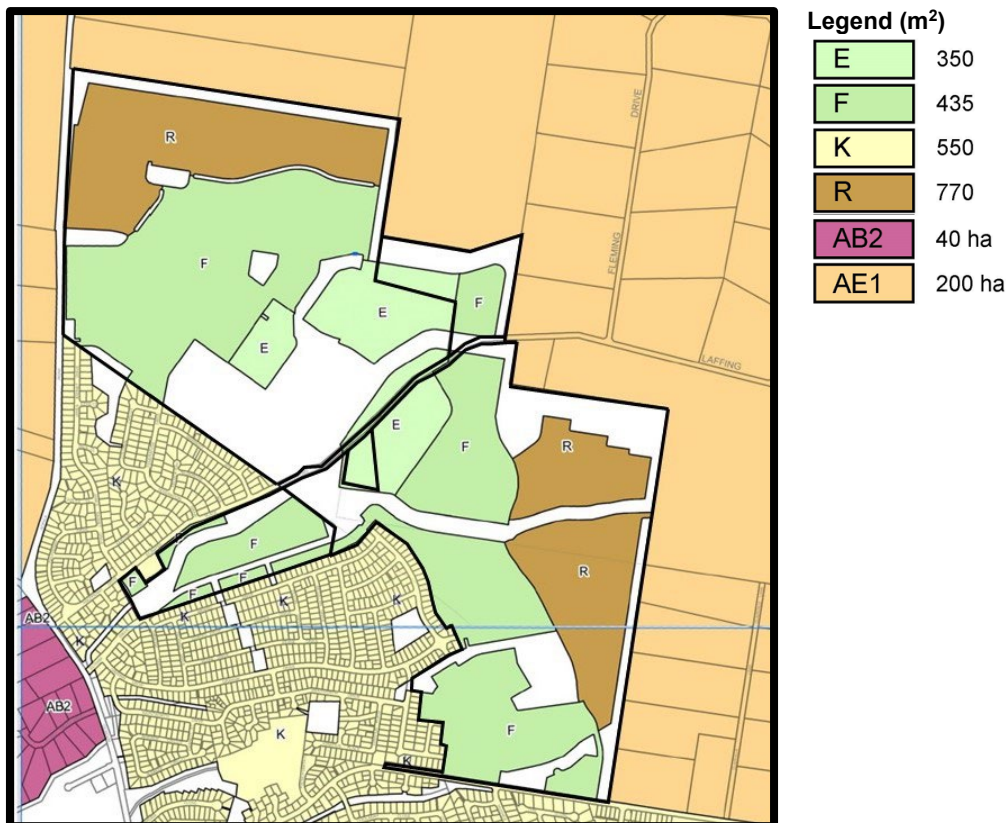


Figure 4 – Proposed (Draft) Minimum Lot Size Map (Subdivision) under Bathurst Regional Local Environmental Plan 2014 (as exhibited)

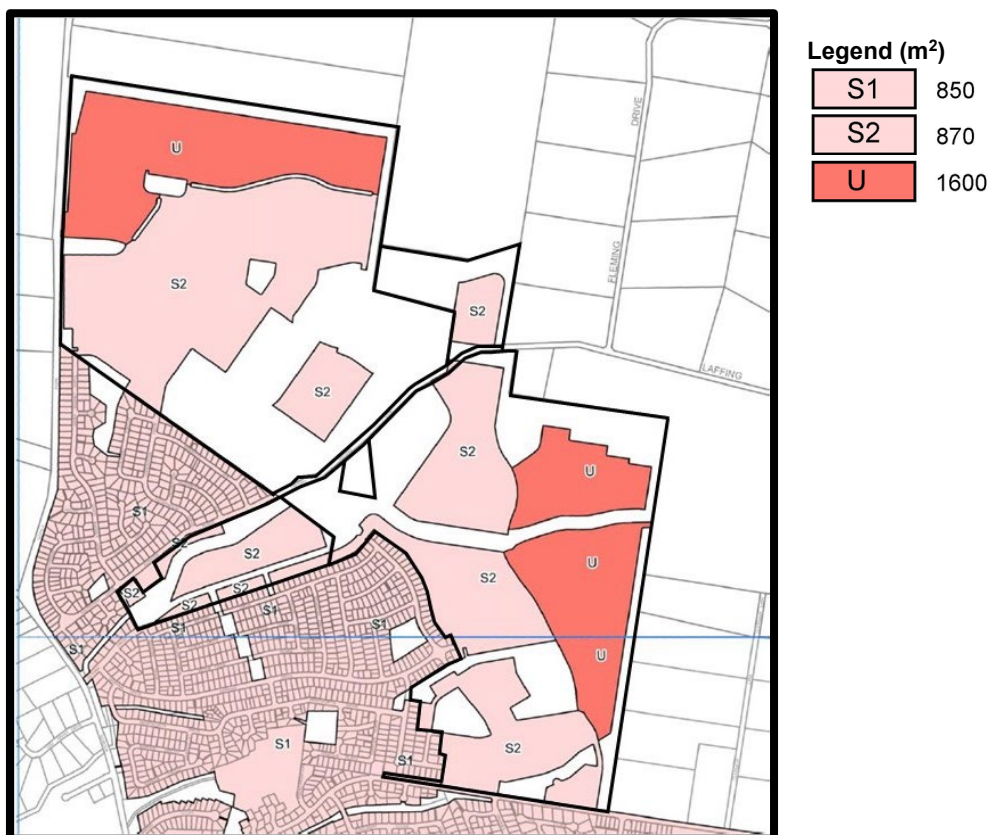


Figure 5 – Proposed (Draft) Minimum Lot Size – Dual Occupancy Map under Bathurst Regional Local Environmental Plan 2014 (as exhibited)

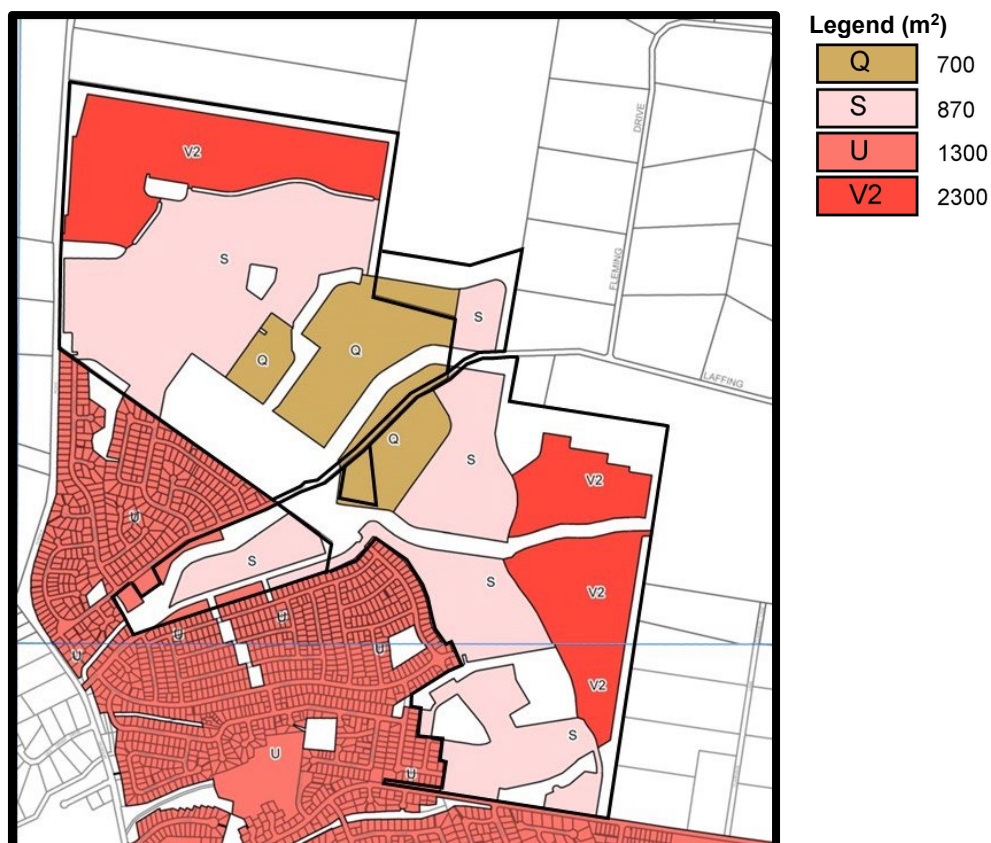


Figure 6 – Proposed (Draft) Minimum Lot Size – Manor Houses, Multi Dwelling Housing and Residential Flat Buildings Map under Bathurst Regional Local Environmental Plan 2014 (as exhibited)

Floor Space Ratio Map

Floor space ratio (FSR) is the maximum floor area you can build over the total area of a block of land. A floor space ratio (FSR) of 2:1 means that the floor area of a building can be 2 times the total area of the land. This could mean the building completely covers the land for two storeys, or the building could be taller (has more storeys) with more open space around it.

Within the Laffing Waters Precinct, FSR controls **only relate** to the **B1 Neighbourhood Centre zone**. The current FSR is 1:1. The Planning Proposal seeks to increase the FSR to 2:1 in order to accommodate a wider range of uses in the future neighbourhood activity centre, inclusive of shop top housing.

Floor Space Ratio – B1 Neighbourhood Centre Zone		
Land Use Zone	Current Floor Space Ratio	Proposed Floor Space Ratio
B1 Neighbourhood Centre	1:1	2:1

Attachment 3 shows the proposed (draft) Floor Space Ratio Map (as exhibited).

Height of Buildings Map

The existing maximum building height of 9 metres will be maintained across the R1 General Residential zone (conventional and low density housing areas).

The Planning Proposal seeks to establish a 12 metre height limit for the new R3 Medium Density Residential zone and a 14 metre height limit for the new Laffing Waters Neighbourhood Activity Centre (B1 Neighbourhood Centre zone).

Height of Buildings		
Land Use Zone	Current Height of Buildings	Proposed Height of Buildings
B1 Neighbourhood Centre	12 metres	14 metres
R1 General Residential	9 metres	9 metres
R3 Medium Density Residential	(Not a current zoning).	12 metres

Attachment 3 shows the proposed (draft) Height of Buildings Map (**as exhibited**).

A 14 metre height limit in the B1 Neighbourhood Centre zone is proposed to encourage residential development above commercial land uses to enhance the vibrancy of the new neighbourhood activity centre.

Land Reservation Acquisition Map

The Land Reservation Acquisition Map shows those lands that are subject to future public acquisition by Council or another government agency. The Planning Proposal updates the Land Reservation Acquisition Map to reflect the adjusted zone boundaries of the RE1 Public Recreation zone and the SP2 Infrastructure zones (the proposed school site and road realignments).

Attachment 3 shows the proposed (draft) Land Reservation Acquisition Map (**as exhibited**).

It is noted that post exhibition an update is also required to the associated Clause 5.1 “Relevant acquisition authority” of LEP 2014, which establishes which authority will be the relevant authority to acquire land reserved for certain public purposes. The following wording should be added to this clause:

Type of land shown on Map	Authority of the State
<i>Zone SP2 and marked “Future road alignment”</i>	<i>Council</i>
<i>Zone SP2 and marked “Infrastructure, Education and Open Space”</i>	<i>Council</i>

Urban Release Area Map

The Urban Release Area Map identifies those lands that may be subject to State public infrastructure contributions. This relates to the whole precinct and the Planning proposal simply updates this map to reflect the new zone boundaries.

Attachment 3 shows the proposed (draft) Urban Release Area Map (**as exhibited**).

Existing Development Applications and Consents for Subdivision – Lot 401 DP 1285473

It should be noted that:

- Council has previously granted Development Consent for a number of subdivisions on part of the land known as Lot 401 DP 1285473 (privately owned). The

Development Consents were granted under the relevant (current and/or prior) planning provisions of LEP 2014 and DCP 2014. However, those subdivisions have not yet been registered.

- Council has also received a recent Development Application for an additional subdivision on part of the land known as Lot 401 DP 1285473. However, that application currently remains under assessment and has not yet been determined.

Should the developer(s) of the approved subdivisions choose to proceed with the construction and registration of those subdivisions, then the land and associated infrastructure will be lawfully delivered in accordance with the current/prior planning provisions under which they were approved.

Further, pursuant to Clause 1.8A “Savings provision relating to development applications” of LEP 2014, any previously submitted Development Application shall continue to be assessed and determined as if this Planning Proposal had not been adopted or gazetted.

The previously approved unregistered subdivisions and pending Development Application for subdivision may have some impact on the overall capacity to deliver the aims of the *Laffing Waters Master Plan* and the Planning Proposal. However, a large proportion of the Laffing Waters Master Plan Precinct has not been subject to any prior Development Consent for subdivision (or pending Development Application) and following the gazettal of this Planning Proposal, any subsequent Development Applications (for both the further subdivision of land and the construction of buildings) will be subject to the newly proposed planning provisions.

Amendment to Bathurst Regional Development Control Plan 2014

To accompany the proposed changes to LEP 2014, Council is currently preparing detailed planning controls to be inserted into the *Bathurst Regional Development Control Plan 2014* (DCP 2014) to manage the subdivision of the land and the future built form. It is anticipated that the draft DCP amendment will be placed on public exhibition in early 2023.

Community Consultation – Planning Proposal

In accordance with the conditions of the Gateway Determination and the requirements of *Bathurst Regional Community Participation Plan 2019* (CPP 2019), the Planning Proposal was placed on public exhibition for a period of twenty-eight (28) days between 14 November 2022 and 12 December 2022. During this time a total of four (4) public submissions were received.

Council also received a request seeking a link to the Planning Proposal documentation and raising concerns that not all residents within Laffing Waters and Marsden Estate would be aware of the proposal for development on Council owned land. This request was not taken to be a submission for or against the Planning Proposal and so has not been included in the attached documentation. A reply was provided directly. It should be noted that the exhibition of the Planning Proposal was promoted as follows:

- Written notification of the Planning Proposal was provided to all owners of the subject land and all directly adjoining landowners (total of 213 land parcels).
- A written notice of the Planning Proposal was placed in the Western Advocate on two occasions.

- All members of the public were afforded a period of twenty-eight (28 days) to review and make a submission on the Planning Proposal.
- All documentation relating to the Planning Proposal was made available on Council's YourSay website, the NSW Planning Portal and in the Council office.

One of the submissions raised a number of issues which Council considered could be best addressed through a Discussion Forum. A Discussion Forum was subsequently held on 31 January 2023 between Council staff and Mr Stephen Ryan, being the owner of land known as Lot 8 DP 788492 (Laffing Waters Lane Kelso). The purpose of the Discussion Forum was to understand Mr Ryan's concerns and identify areas where the amount of land to be zoned for public purposes (SP2 Infrastructure (Drainage) and RE1 Public Recreation) could potentially be reduced to allow for additional residential development (land zoned R1 General Residential).

The following table provides a summary of the key issues raised and Council's response to each issue.

A complete copy of the public submissions received is provided in **Attachment 6** and a copy of the File Note related to the Discussion Forum is provided in **Attachment 8**.

ISSUE: Residential Density	
Name	Public Submissions – Summary
<ul style="list-style-type: none"> • James Hundy • Peter Lee C/- Calibre Professional Services Pty Ltd 	<ul style="list-style-type: none"> • Medium density housing with small minimum lot sizes is appropriate given recent trends. It also achieves the aims of reducing urban sprawl. • Reducing the minimum lot size in the low-density residential areas of Bathurst is a concern. Master planned communities are often exceptional in the amenity provided to residents (e.g. footpaths on nearly every street, tree-lined, parks and good transport links). However, small lot sizes make them insidiously weak. The entire suburb feels cramped, tight and compressed. There are no opportunities to have a backyard and garden. Neighbours can be heard. This will degrade the land value, lower the social-economic make-up of the suburb and harm the reputation of Bathurst (and more broadly, Regional centres) as being a "breath of fresh air" compared to large cities. This issue is already evident in newer areas such as the top end of Marsden Estate and Eglinton. • Below is an additional Clause which is recommended for insertion in LEP 2014 to further support Council's proposed amendments. The Clause will facilitate the delivery of a diverse range of housing product throughout the residential release area. It will appeal to a wider community of future residents and ensure a coordinated approach is taken to the release of subdivisions. Inspiration is taken from the development controls in place for the Growth Centres in Sydney, particularly in relation to a variation to minimum lot sizes around areas of high amenity and the process by which subdivisions are approved. The benefit is that small lot housing is created as a Torrens Title subdivision, as opposed to a strata subdivision. Supply of a variety of housing products is a key element when designing for a new community, to ensure all future residents, including first home buyers and downsizers alike, can find accommodation that suits their needs. Under the precinct plan for Oran Park and Turner Road in <i>State Environmental Planning Policy (Precincts – Western Parkland City) 2021</i>, there is a provision which permits a variation to the minimum lot size for dwelling houses, as stated on the LEP Minimum Lot Size Map, which has been re-written below to be applicable for Laffing Waters: <u>Suggested LEP Clause</u> <u>4.1AD Exceptions to minimum lot sizes for dwelling houses on other lots in</u>

Zone R1 General Residential

- (1) *This section applies to a lot in Zone R1 General Residential that has an area of less than 400m² (but not less than 350m²).*
- (2) *Despite section 4.1A(1), development consent may be granted to the erection of a dwelling house on a lot to which this section applies if the lot meets the requirements of subsection (3) and –*
 - (a) *the lot results from a subdivision to which development consent has been granted in accordance with section 4.1AA and, in determining the development application for the erection of the dwelling house, the consent authority considers any information that it considered for the purposes of that section in determining the development application for that subdivision, or*
 - (b) *the development application is a single development application for development consisting of both of the following–*
 - (i) *the subdivision of land into 2 or more lots,*
 - (ii) *the erection of the dwelling house on one of the lots resulting from the subdivision.*
- (3) *A lot meets the requirements of this subsection if–*
 - (a) *the lot adjoins land that is set aside for open space or recreation purposes, or is separated from that land only by a public road, or*
 - (b) *the lot adjoins land in Zone B1 Neighbourhood Centre, or is separated from land in any of those zones only by a public road, or*
 - (c) *the lot is within 400m of land in Zone B1 Neighbourhood Centre and the lot–*
 - (i) *adjoins land in Zone SP2 Infrastructure that is set aside for drainage or educational purposes, or*
 - (ii) *is separated from land in Zone SP2 Infrastructure that is set aside for drainage or educational purposes only by a public road.*
- (4) *Despite subsection (2), development consent must not be granted to the erection of a dwelling house on a lot to which this section applies unless the consent authority is satisfied that the dwelling house–*
 - (a) *will not adversely impact on the amenity of adjoining residential properties, and*
 - (b) *will be designed and orientated to provide active frontages to and surveillance of the public recreation or drainage land, and*
 - (c) *will not adversely impact on or limit solar access to adjoining residential or public open space land.*

It is suggested that the above Clause be considered for inclusion in LEP 2014. The minimum lot size range provided in Clause 4.1AD(1) should be for lots less than 400m² (but not less than 350m²) to better align with the minimum lot sizes for Laffing Waters.

The introduction of this Clause facilitates the delivery of a variety of housing around high amenity areas (such as public open spaces), promoting diverse housing opportunities throughout the residential release area and avoiding the creation of a monogamous community. A mix of housing options appeals to a wider audience and offers accommodation types to cater for residents throughout all life stages, as well as creating a Torrens to the subdivisions.

- Supplementary to the LEP, the subdivision approval process adopted in the Development Control Plans (DCPs) for the North and South West Growth Centres of Sydney is recommended to be considered in the development of the DCP for Laffing Waters.

The objectives of this process are as follows:

1. To facilitate a diversity of housing sizes and products
2. To ensure that subdivision and development on smaller lots is undertaken in a coordinated manner.
3. To ensure that all residential lots achieve an appropriate level of amenity.

The controls of this process are as follows:

1. The land subdivision approval process is to be consistent with the requirements of the table below.

Approval pathway	DA for Subdivision	DA for Subdivision with Building Envelope Plan	DA for Integrated Housing (Integrated Assessment with subdivision prior to construction of dwellings)	DA for Integrated Housing
	Pathway A1	Pathway A2	Pathway B1	Pathway B2
Application	Lots equal to greater than 300m ²	Lots less than 300m ² and equal to or greater than 225m ² in area, and with a width equal to or greater than 9m*.	Dwelling construction involving detached or abutting dwellings on: Lots less than 225m ² , or Lots with a width less than 9m*.	Dwelling construction involving common walls (i.e. attached dwellings) on: Lots less than 225m ² , or Lots with a width less than 9m*.
Dwelling plans required	As part of future DA or CDC	As part of future DA or CDC	Yes as part of subdivision application	Yes as part of subdivision application
Dwelling Design 88B restriction required	No	Yes	Yes, only approved dwelling can be built	Yes, only approved dwelling can be built
Timing of subdivision (release of linen plan)	Pre-construction of dwellings	Pre-construction of dwellings	Prior to the issue of the CC	Post-construction of dwellings
Housing Code applicable	Yes	Yes (for 200m ² lots and above)	No	No

2. Subdivision of land creating residential lots less than 225m² or lots less than 9m wide shall include a dwelling design as part of the subdivision development application. The dwelling design is to be included on the S88B instrument attached to the lot.
3. Subdivision applications that create lots smaller than 300m² and larger than or equal to 225m² must be accompanied by a Building Envelope Plan (BEP).
4. Applications for subdivision using approval pathways A2, B1 and B2 require a Public Domain Plan (PDP) to be submitted as part of the application. The purpose of the PDP is to demonstrate how the public domain will be developed as a result of future development on the proposed lots.

	<p>It is suggested that the 225m² and 300m² lot size controls be amended to read 350m² and 400m² respectively, to be in keeping with the larger lot sizes proposed in Bathurst. This approval process permits Torrens Title subdivision with built form controls, being the provision of Building Envelope Plans and Dwelling Designs as part of integrated development.</p> <p>The adoption of various pathways to approve the subdivision of land in the future DCP will have a positive effect on the development of Laffing Waters. This creates a streamlined approach for subdivision approvals and removes unnecessary obstacles that hinder the preparation of land for residential development.</p>
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Council Response

- The provision of medium density housing within Laffing Waters is necessary to meet the population demands/projections of Bathurst. The smaller minimum lot sizes are aimed at providing a variety of housing choice, including more affordable housing options that will cater towards an ageing population, an increasing proportion of “lone person” households, and new residents relocating to the area.
- Council is currently preparing a draft amendment to DCP 2014, which is anticipated to be placed on public exhibition in early 2023. The draft DCP Amendment includes detailed development controls relating to minimum lot frontages, minimum road widths, minimum private open space and minimum building setbacks. Further, the portion of land to be zoned R3 Medium Density Residential has been strategically centred around the:
 - Neighbourhood Activity Centre (B1 Neighbourhood Centre zone),
 - Future school site (SP2 Infrastructure, Education Open Space zone), and
 - District Sports Park (RE1 Public Recreation zone).

Co-location with the Neighbourhood Activity Centre means that the amenity of the Medium Density Housing area will be enhanced due to its proximity to a range of retail and service amenities, such as a full line supermarket, specialty stores, community spaces, public open space, public transport facilities, community hall, child care centre, offices, businesses etc. Housing in proximity to such centres is often well sought-after.

- It is Council's understanding that the suggested LEP and DCP clauses are intended to allow for the following development to be undertaken on land that is located in proximity to public open space, a neighbourhood activity centre or land reserved for drainage or educational purposes:
 - The erection of a dwelling house on a lot that is less than the Minimum Lot Size prescribed and where a building envelope had been designated on that lot at subdivision stage.
 - The subdivision (torrens) of land into lots that are less than the Minimum Lot Size prescribed and the concurrent erection of a dwelling house on one of the lots resulting from the subdivision.

The value of the suggested clauses is acknowledged, in the sense that they offer a range of opportunities for the delivery of various medium density housing types. However, existing Clause 4.1B(4) of LEP 2014 already achieves similar outcomes, as provided below:

Existing LEP Clause

Bathurst Regional Local Environmental Plan 2014

4.1B Minimum lot sizes for dual occupancies, manor houses, multi dwelling housing and residential flat buildings

(1) The objectives of this clause are as follows—

- to achieve planned residential density,*
- to ensure that the area and dimensions of a lot are able to accommodate development that is consistent with the objectives and development controls for dual occupancies, multi dwelling houses or residential flat buildings,*
- to minimise any likely adverse impact of such development on the amenity of adjoining neighbourhoods.*

(2) Development consent must not be granted to development for the purposes of a dual occupancy on a lot unless the lot is at least the minimum lot size shown on the [Minimum Lot Size—Dual Occupancy](#)

[Map](#) for that lot.

- (3) Development consent must not be granted to development for the purposes of manor houses, multi dwelling houses or residential flat buildings on a lot unless the lot is at least the minimum lot size shown on the [Minimum Lot Size—Manor Houses, Multi Dwelling Housing and Residential Flat Buildings Map](#) for that lot.
- (4) Despite any other provision of this Plan, development consent may be granted for the subdivision of a dual occupancy, multi dwelling housing or a residential flat building development into lots of any size to enable the resulting individual dwellings on those lots to have separate titles.

Clause 4.1B will continue to apply to the Laffing Waters Master Plan Precinct, providing opportunities for concurrent medium density housing developments and the subdivision of dwellings into lots of any size.

Further, the suggested LEP Clause (if adopted as currently written) would apply to all land that is zoned R1 General Residential within the entirety of the Bathurst Regional Local Government Area, the potential implications of which have not been fully considered as part of this Planning Proposal.

ISSUE: Bathurst Airport Operations

Name	Public Submissions – Summary
<ul style="list-style-type: none"> Australian Government Civil Aviation Safety Authority (CASA) 	<p>CASA has reviewed the Planning Proposal. For developments in the vicinity of aerodromes, CASA normally recommends that Planning Authorities consider the National Airports Safeguarding Framework (NASF) Guidelines.</p> <p>Guideline A: Measures for Managing Impacts of Aircraft Noise</p> <p>CASA has no regulatory responsibilities regarding aircraft noise and aircraft noise issues are a matter for the Planning Authority.</p> <p>Guideline B: Managing the Risk of Building Generated Windshear and Turbulence at Airports</p> <p>At 3 - 5.5 km from the aerodrome building generated wind shear and turbulence will not be an issue.</p> <p>Guideline C: Managing the Risk of Wildlife Strikes in the Vicinity of Airports</p> <p>Also: CASA Advisory Circular (AC) 139-26(0) - Wildlife Hazard Management at Aerodromes.</p> <p>There are more serious bird attractors closer to the airport; for example water courses and dams. However, major bird (especially) and animal attractors such as rubbish tips should be avoided.</p> <p>Guideline E: Managing the Risk of Distractions to Pilots from Lighting in the Vicinity of Airports</p> <p>At 3 - 5.5km from the aerodrome, a typical residential subdivision(s) should not be an issue.</p> <p>Guideline F: Managing the Risk of Intrusions into the Protected Airspace of Airports</p> <p>Section 3.5 of the Planning Proposal - Laffing Waters Master Plan Section 9.1 Ministerial Directions table advises that 'The land is affected by both the Inner Horizontal surface (779.5m AHO) and conical surface (780m - 860m AHO). The maximum elevation of the land affected by the Planning Proposal is 738m AHO. This leaves a clear airspace of 41.5m before any building penetrates the OLS. Council has a HOB restriction of 9m for the R1 and R3 zoned land and 12m for the B1 zone. The HOB for the B1 zone is proposed to be increased to 14m as part of this planning proposal.' Therefore, height of buildings is not an issue.</p> <p>Guideline G: Protecting Aviation Facilities - Communications, Navigation and Surveillance (CNS)</p> <p>Airservices Australia would review any proposed communication facilities that could affect aviation related communications/navigation.</p>

	<p>Guideline H: Protecting Strategically Important Helicopter Landing Sites</p> <p>The site is approximately 3 km east of the hospital helipad and alternate hospital helipad and not aligned with approaches and departures. Guideline H is not applicable in this case.</p> <p>Guideline I - Managing the Risk in Public Safety Areas At The Ends Of Runways</p> <p>Guideline I is not applicable in this case.</p> <p>It is also noted that there are subdivisions closer to the airport. CASA has no objections to the Laffing Waters Planning Proposal.</p>
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Council Response

- The land subject to the Planning Proposal is located outside the Aircraft Noise Exposure Forecast (ANEF) map for the Bathurst Airport. The land is not expected to be adversely impacted by aircraft noise issues.
- The Planning Proposal includes the application of three Maximum Building Height Limits to the land, including:

Proposed Land Use Zone (LZN)	Proposed Maximum Building Height (HOB)
B1 Neighbourhood Centre	N – 14 metres
R3 Medium Density Residential	M – 12 metres
R1 General Residential	J – 9 metres

The proposed Maximum Building Heights will be compatible with the Obstacle Limitation Surface (OLS) associated with the Bathurst Airport.

Proposed Land Use Zone (LZN)	Proposed Maximum Building Height (HOB)	Maximum Natural Ground Elevation within Zone (Location A)	Maximum Permissible Building Height at Location A	Obstacle Limitation Surface Applicable to Zone	Difference in Elevation between Maximum Permissible Building Height (Location A) and Minimum OLS
B1 Neighbourhood Centre	N – 14 metres	706m AHD	706m + 14m = 720m AHD	780 to 810m AHD	780m – 720m = 60m
R3 Medium Density Residential	M – 12 metres	729m AHD	729m + 12m = 741m AHD	779.5 to 820m AHD	779.5m – 741m = 38.5m
R1 General Residential	J – 9 metres	750m AHD	750m + 9m = 759m AHD	779.5 to 850m AHD	779.5 – 759m = 20.5m

ISSUE: Proportion of Land Zoned for Public Recreation and Drainage

Name	Public Submissions – Summary
<ul style="list-style-type: none"> Stephen Ryan 	<ul style="list-style-type: none"> In relation to existing Lot 8 DP 788492 – The total area of land zoned RE1 Public Recreation and SP2 Infrastructure should be reduced and replaced with the R1 General Residential zoning. Approximately 37.8% of Lot 8 DP 788492 is proposed to be zoned RE1 Public Recreation and SP2 Infrastructure. Conversely, only approximately 22.7% of the land owned by Council (Lot 231 DP 1177478) is proposed to be zoned RE1 and SP2. This calculation excludes the SP2 zoned land allocated for the school site, as this land can be sold for profit. The allocation of land to the RE1 and SP2 zoning is inconsistent between Council land and privately owned land; 15.1% less of Council's land will be allocated to these zonings. A plan prepared by Voerman & Ratsep Surveyors was provided to Council in June 2019 and again during the exhibition of the Planning Proposal (see Figure 7). The plan provides an example of how Lot 8 DP 788492 could be better utilised. With this proposed layout, 28.9% of the land would be zoned RE1 and SP2, which is closer to,

and more consistent with the zoning allocations of Councils land.



Figure 7 – Proposed Alternate Zoning Layout Plan – Lot 8 DP 788492 – Prepared by Voerman & Ratsep Surveyors

- The proposed width of the SP2 Infrastructure (Drainage) zoning across Lot 8 DP 788492 (being between 50m to 90m wide) is unreasonable. The widths of other drainage reserves located in the area are much lower, including:
 - Downstream of the subject land, within Lot 39 DP 837243 – 20 metres wide.
 - Between Graham Drive and Wentworth Drive – 15 metre wide.
 - Between Marsden Lane and Cypress Crescent – 18 metres wide.
 - Next to Birch Close – 15 metres wide.

The width of the drainage reserve on Lot 8 DP 788492 should be consistent with other nearby development. The 25-metre-wide drainage reserve proposed on the plan prepared by Voerman & Ratsep would be wider than any of the other existing nearby reserves and would allow for additional desired landscaping and pathways.

- The SP2 Infrastructure (Drainage) zoning has been incorrectly located within Lot 8 DP 788492. The draft Land Zoning Map (LZN) shows the drainage heading towards Laffing Waters Lane at the Northernmost corner of the lot. However, the natural drainage line is actually located further to the South, as shown on the plan prepared by Voerman & Ratsep. If the zoning followed the natural drainage line and topography, this would result in a much smaller impact on the environment.
- The Planning Proposal includes the creation of several long narrow RE1 Public Recreation zones, specifically on the Northern and Western boundaries of Lot 8 DP 788492. These long narrow areas next to roads will not provide effective and safe community spaces. They will largely be unused and poorly maintained. Given that the land to be zoned R1 General Residential will have a minimum lot size of 435m², with consideration given towards the design and location of roads and drainage, small lots could be created in these areas. The land would then be maintained and utilised by the respective landowners. The Planning Proposal provides for larger community spaces that do not entirely boarder major roads – these spaces would be better suited to community activities.
- It is advantageous to the Laffing Waters Master Plan for Lot 8 DP 788492 to be

developed, given its location as the main access to the area. Therefore, it is requested that the percentage of land zoned RE1 Public Recreation and SP2 Infrastructure be reduced to an amount that is more reasonable and consistent with other development in the area.

Council Response

General Response to Concerns Raised:

- Under the draft LEP maps (**as exhibited**), the allocation of land to be zoned SP2 Infrastructure (Drainage) is proportionate to the natural drainage corridors that exist across the land. In the case of Lot 8 DP 788492, a larger proportion of that land is currently affected by a natural third order stream and therefore, the proposed SP2 Infrastructure (Drainage) zoning allocation was a product of that (see **Figure 8**).

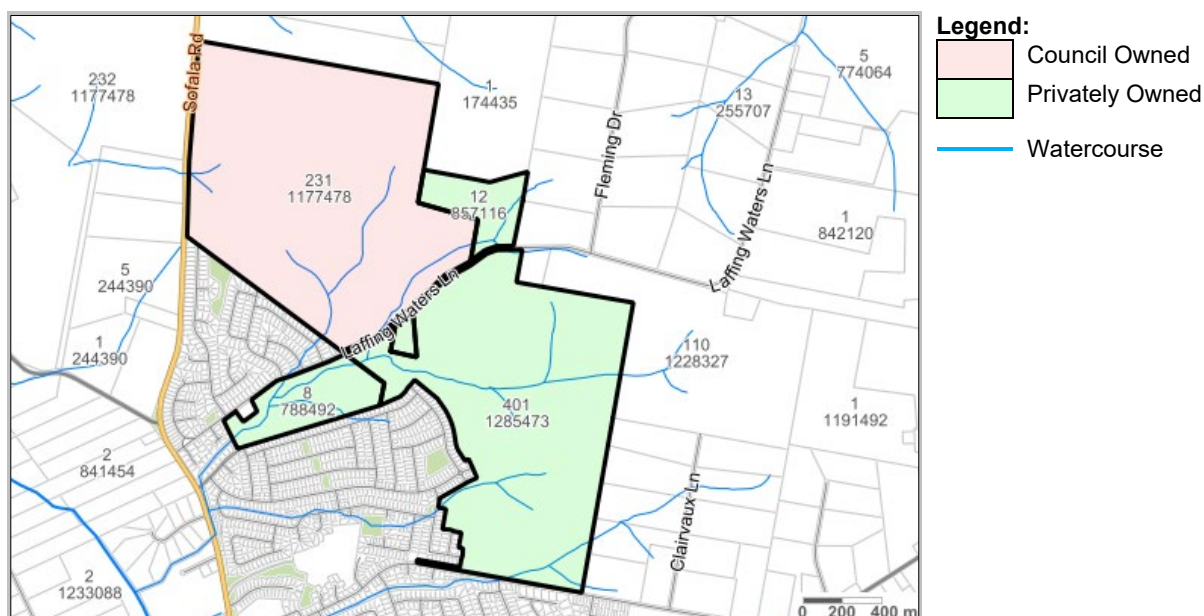


Figure 8 – Existing Drainage Lines – Many of the Existing Drainage Lines Naturally Feed through Lot 8 DP 788492

Additionally, a large amount of the planned infrastructure (including the school site and district sports park) is proposed to be located (and zoned SP2 Infrastructure) on Council-owned land (see **Figure 2**). This has been intentionally done to reduce the amount of privately-owned land that might otherwise need to be developed and dedicated for public purposes.

Further, the adopted *Laffing Waters Master Plan* established a principle that every dwelling within the Precinct should be within 400 metres walking distance of good-quality open space land. Therefore, the allocation of some land to the RE1 Public Recreation and SP2 Infrastructure (Drainage) zones was considered necessary to ensure the development of a well-connected community and to allow for the provision of additional quality public open space, particularly in proximity to the Medium Density Housing Area (R3 Medium Density Residential zone) where large amounts of private open space cannot be easily accommodated within individual developments.

Lot and DP	Ownership	Total Area of Land	Land to be Zoned SP2 Infrastructure and RE1 Public Recreation	
			Area	Percentage
Lot 231 DP 1177478	Council owned	157.5 ha	38.8 ha	24.6%
Lot 401 DP 1285473	Privately owned	138.1 ha	40.1 ha	29.0%
Lot 8 DP 788492	Privately owned	19.24 ha	7.4 ha	38.4%
Lot 12 DP 857116	Privately owned	13.46 ha	6.4 ha	47.5%
Lot 2 DP 716660	Privately owned	2.011 ha	Nil.	Nil.

- In 2010, Bathurst Regional Council in conjunction with the Central West Catchment Management Authority

prepared the *Urban Waterways Management Plan* (UWMP) which aimed to:

1.2. Aims of the Urban Waterways Management Plan

1. Report on the present condition of Bathurst urban waterways excluding the Macquarie River sector.
2. Provide long-term strategies for their management and restoration.
3. Give appropriate recognition of environmental, recreational and heritage needs of the community in the report, whilst complying with the policy framework of Council's existing Local Environment Plan (LEP), Development Control Plans (DCPs), Floodplain Management Plan and other adopted strategy documents.

1.3 Plan Objectives

The objectives of the UWMP are to:

1. Guide future development, rehabilitation and/or restoration works for each of the main waterways flowing into the Macquarie River within the limits of Bathurst City and ensure their integrated management in the long term.
2. Evaluate the condition of each stream and base future development, rehabilitation and/or restoration of each waterway on adjacent land use and existing and likely future urban constraints, hydrological, morphological, physical and ecological characteristics.

Based on the findings of the study, the following key objective and strategy was developed within the UWMP:

Objective 1	
<i>To maintain or improve catchment condition to reduce hillslope erosion, rapid overland movement of water, and nutrient and sediment transport into waterways.</i>	
Strategy (S2) Prevent or minimise sediment moving into waterways from roadways or new development sites	
<ul style="list-style-type: none"> • Leave minimum 20 m vegetated buffer area between waterway and erosion zone, development site or road 	

Therefore, since approximately 2010, Council has adopted a minimum 50-metre-wide buffer for all urban waterways within new urban release areas. This buffer is generally comprised of:

Development Site or Road	Buffer	Waterway and Erosion Zone	Buffer	Development Site or Road
	20 metres	~ 10 metres	20 metres	
50 metres				

Figure 9 – Composition of 50-metre-wide Buffer on Urban Waterways

It is for this reason that some older existing drainage corridors located within the surrounding area may have a smaller width than the 50-metre-wide SP2 Infrastructure (Drainage) zone that had been proposed as part of the exhibited Planning Proposal.

- It should be noted that two differing Minimum Lot Sizes (LSZ) are proposed to be applied across land zoned R1 General Residential within the Laffing Waters Master Plan Precinct:

Density within the R1 General Residential Zone – Laffing Waters Master Plan Precinct		
Residential Land Use Area	Proposed Minimum Lot Size (LSZ)	Description
Conventional Density Housing Area	435m ²	<ul style="list-style-type: none"> • To meet a great diversity of housing needs. • Positioned within 5 to 10 minutes walking distance to the core activities of the Laffing Waters Master Plan Precinct. • Highest variety of allotment types.

		<ul style="list-style-type: none"> Lot sizes start from 435m² for dwelling houses and 870m² for dual occupancies, multi dwelling housing, manor houses and residential flat buildings. Ranges from smaller products accommodating 2 to 3-bedroom dwellings to larger residential products.
Low Density Housing Area	770m ²	<ul style="list-style-type: none"> To meet the needs of dwellings requiring larger lots. Positioned around the periphery of the Laffing Waters Master Plan Precinct, which is more than 10 minutes walking distance from the core activities. Lowest density. Dwellings with 4 or more bedrooms encouraged.

The lower of the two lot sizes (435m²) has been applied to Lot 8 DP 788492, with the intention that a higher density of housing can be accommodated within proximity to the drainage corridor, open space land, Neighbourhood Activity Centre, future school site and district sports park. It is considered that the lower Minimum Lot Size will offset some of the loss from land that will be dedicated for public purposes (recreation and drainage).

Under the current adopted LEP 2014, the Minimum Lot Size (LSZ) applicable to Lot 8 DP 788492 is 550m². The Planning Proposal seeks to reduce the applicable Minimum Lot Size by 115m².

- Council acknowledges that in some locations within the Laffing Waters Master Plan Precinct, the SP2 Infrastructure (Drainage) zone (**as exhibited**) had not been correctly located such that the existing watercourses would be central to the drainage corridor.
- Council is currently preparing a draft amendment to DCP 2014. It is anticipated that a minimum lot frontage of 12.5 metres for dwelling houses will apply to the Conventional Density Housing Area under the draft DCP. This means that each lot would require a minimum depth of approximately 34.8 metres to achieve the proposed Minimum Lot Size (LSZ) of 435m² (12.5m x 34.8m = 435m²).

The RE1 Public Recreation zoning (**as exhibited**) had been proposed in three (3) locations within Lot 8 DP 788492 where it was considered that the depth necessary to achieve functional residential allotments is not available (see **Figure 10**). This includes:

- A narrow strip of land located on the North-Eastern side between the drainage corridor and the Ecrates Place.
- A narrow strip of land located on the South-Western side between the property boundary and a likely future road extension between James Barnet Drive (North) and Gisbone Drive (South).
- A narrow strip of land located on the South-Western side between the drainage corridor and the future road alignment of Eltham Drive.

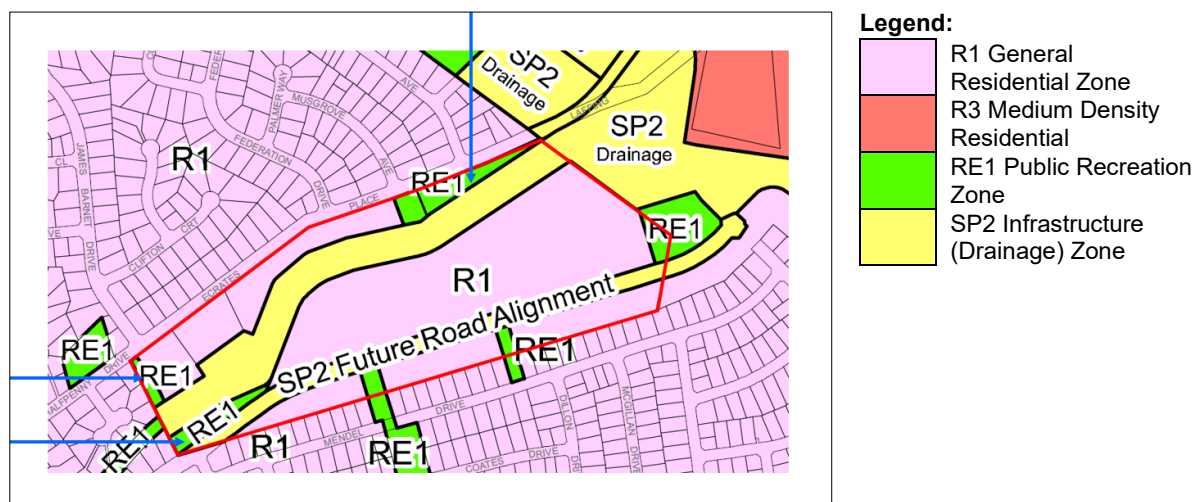


Figure 10 – Overlay of Draft Land Zoning (LZN) Map – Land to be Zoned RE1 Public Recreation within Lot 8 DP 788492

Recommended Changes:

To further address the concerns raised by Mr Ryan, it is recommended that the following changes be made to the draft LEP and DCP mapping suites:

1. The SP2 Infrastructure (**Drainage**) zoning should be removed from the Laffing Waters Master Plan Precinct in its entirety. Instead, the “Drainage Reserves” should be mapped and managed as a “Land Management Area” under the DCP.

This change will still achieve the positive hydrological and environmental outcomes of the original SP2 Infrastructure (Drainage) zoning proposal but will also allow for more design flexibility at subdivision stage, particularly as this relates to the design, management and dedication of land for drainage purposes. For example, in some circumstances where Council might consider it appropriate – a Land Management Area mapped under the DCP can be varied through the Development Application process, whereas a Land Use Zoning mapped under the LEP cannot.

2. The “Drainage Reserve” applicable to Lot 8 DP 788492 should be mapped under the DCP at a variable width. The Northern end of the reserve will be larger in width, as it is the point where water is received, and a planned stormwater basin is to be designed and constructed just upstream (North) of that point. The Southern end of the reserve will be smaller in width to allow for a smoother transition between the new drainage reserve and the existing narrower drainage reserve located just downstream (South) of the land, behind Eltham Drive.

The variable width of the drainage reserve will be determined through ground truthing. Principally, Council needs to be satisfied that the width of the drainage corridor is sufficient to cater all of its demands and functions, including: hydraulic, flood mitigation and environmental. This change might also create opportunities for additional residential lots – particularly in locations where the land was previously deemed too narrow to accommodate functional residential allotments.

3. All “Drainage Reserves” to be mapped under the DCP will be reviewed to ensure that they are centrally located around the existing natural watercourses located throughout the Precinct. This will ensure that watercourses are appropriately contained and protected within the reserves and might also create opportunities for additional residential lots (particularly in locations where the land was previously deemed too narrow).
4. The RE1 Public Recreation zoning should be removed from Lot 8 DP 788492 in its entirety, excluding the small area exhibited as RE1 in the south-eastern corner of Lot 8 which will form part of a new local park with adjoining lands. Instead, these “Passive Open Space” areas and “Pedestrian Accessways” should be mapped and managed as “Land Use/Management Areas” under the DCP.

This change should only be applied to Lot 8 DP 788492, because the associated recreational areas (excluding the land in the south-east corner) are of insignificant size and are largely intended to “fill gaps” in the landscape where there is insufficient width to accommodate functional residential allotments.

This change will allow for more design flexibility at subdivision stage, particularly as this relates to the design, management and dedication of land for nearby roads and drainage and recreational purposes.

5. The SP2 Infrastructure (**Future Road Alignment**) zoning for Eltham Drive should be removed from Lot 8 DP 788492 and adjoining Lot 401 DP 1285473 in its entirety. Instead this “Local Distributor Road” should be mapped and managed as a “Land Management Area” under the DCP.

This change should only be applied to the Eltham Drive alignment because the other proposed future alignment for Laffing Waters Lane is located within Council-owned land and is necessary to ensure that the former road alignment is decommissioned at the appropriate time.

This change will allow for more design flexibility at subdivision stage, particularly as this relates to the design, location, management and dedication of the land for public roads. For instance, if Lot 8 DP 788492 was not developed for some time into the future, then removing the SP2 Infrastructure (**Future Road Alignment**) zoning will create the opportunity for alternate access arrangements to be put in place, should

the need arise.

6. Corresponding changes should be made to the following LEP maps, to ensure that they are consistent with any changes made to the Land Zoning boundaries as listed above:
- Lot Size Map (LSZ).
 - Height of Buildings Map (HOB).
 - Land Reservation Acquisition Map (LRA). Provisions should also be included in the DCP to ensure that lands mapped as “Drainage Reserves”, “Passive Open Space”, “Local Distributor Road” and “Pedestrian Accessways” are dedicated to Council as part of any relevant subdivision.
 - Minimum Lot Size – Dual Occupancy Map (LSD).
 - Minimum Lot Size – Manor Houses, Multi Dwelling Housing & Residential Flat Buildings Map (LSM).

It should be noted that the abovementioned recommendations were discussed during the Discussion Forum held on 31 January 2023 and were generally accepted by Mr Ryan as potential solutions to appease his concerns.

Attachment 9 provides a visual representation of the proposed **post-exhibition** changes to be made to the draft LEP Maps.

CONCLUSION:

Council has prepared a Planning Proposal that seeks to reconfigure the existing zoning controls that apply to land to implement the recommendations of the *Bathurst 2036 Housing Strategy* (adopted in 2018) and the subsequent *Laffing Waters Master Plan* (adopted in 2019).

The Planning Proposal seeks to introduce the R3 Medium Density Residential zone and amend the current LEP planning provisions and mapping series that apply to the land, including:

- Land Zoning Map.
- Lot Size Map.
- Floor Space Ratio Map.
- Height of Buildings Map.
- Land Reservation Acquisition Map.
- Minimum Lot Size—Dual Occupancy Map.
- Minimum Lot Size—Manor Houses, Multi Dwelling Housing and Residential Flat Buildings Map.
- Urban Release Area Map.
- Clause 4.1 – Minimum subdivision lot size.

The NSW Department of Planning and Environment population projections estimate that Bathurst’s population will increase to 57,060 by 2040 (an additional 12,690 persons). Whilst some of this growth can be supported as infill development, new residential expansion areas will be required to house this population. The Laffing Waters precinct will house approximately 41% of the expected growth of Bathurst to the year 2040.

The Laffing Waters Master Plan provides an opportunity to bring together best practice urban design principles to create place and community, with the delivery of some 2,270 new dwellings housing a population of approximately 5,200 residents.

The Planning Proposal was placed on public exhibition for a period of twenty-eight (28) days, during which time a total of four (4) submissions were received. Council has considered the concerns raised by the public and it is recommended that additional

changes be made to the following draft LEP maps, prior to the making of the LEP.

- Land Zoning Map (LZN).
- Lot Size Map (LSZ).
- Height of Buildings Map (HOB).
- Land Reservation Acquisition Map (LRA). Clause 5.1 of LEP 2014 will also need to be amended (prior to the making of the LEP) to clarify which Authority will be the relevant Authority to acquire land for certain public purposes.
- Minimum Lot Size – Dual Occupancy Map (LSD).
- Minimum Lot Size – Manor Houses, Multi Dwelling Housing & Residential Flat Buildings Map (LSM).

The recommended changes to the Planning Proposal as exhibited are:

1. Update Clause 5.1 “Relevant acquisition authority” of LEP 2014, with the following wording to this clause:

Type of land shown on Map

Authority of the State

*Zone SP2 and marked “Future road alignment”
Zone SP2 and marked “Infrastructure, Education
and Open Space”*

*Council
Council*

2. Removal of the RE1 Public Recreation zoning within Lot 8 DP 788492, excluding the small area exhibited as RE1 in the south-eastern corner which will form part of a new local park with adjoining lands. Instead, these “Passive Open Space” areas and “Pedestrian Accessways” should be mapped and managed as “Land Use/Management Areas” under the DCP. These areas will be zoned R1 instead.
3. Removal of the SP2 Infrastructure (**Drainage**) zoning throughout the Laffing Waters Master Plan Precinct. Instead, the “Drainage Reserves” (corridors and drainage basins) should be mapped and managed as a “Land Management Area” under the DCP. These areas will be zoned either R1 or R3 depending upon their location.
4. Removal of the SP2 Infrastructure (**Future Road Alignment**) zoning for Eltham Drive within Lot 8 DP 788492 and adjoining Lot 401 DP 1285473 in its entirety. Instead this “Local Distributor Road” should be mapped and managed as a “Land Management Area” under the DCP. This land will be zoned R1.
5. Include corresponding changes to the following LEP maps, to ensure that they are consistent with any changes made to the Land Zoning boundaries as listed above:
 - Lot Size Map (LSZ).
 - Height of Buildings Map (HOB).
 - Land Reservation Acquisition Map (LRA). Provisions should also be included in the DCP to ensure that lands mapped as “Drainage Reserves”, “Passive Open Space”, “Local Distributor Road” and “Pedestrian Accessways” are dedicated to Council as part of any relevant subdivision.
 - Minimum Lot Size – Dual Occupancy Map (LSD).
 - Minimum Lot Size – Manor Houses, Multi Dwelling Housing & Residential Flat Buildings Map (LSM).

As discussed throughout this report, these additional changes will:

- Create some flexibility around the design, location, management and dedication of land for the purposes of drainage reserves, public open spaces and public roads without the need for future LEP amendments.
- Decrease the amount of land that is to be designated for public purposes, particularly as this relates to existing Lot 8 DP 788492.
- Potentially increase the amount of land that could be offered for residential development, particularly as this relates to existing Lot 8 DP 788492.
- Ensure that watercourses are located within the centre of designated drainage reserves, and therefore are provided appropriate protection.
- Ensure that transitions between existing surrounding drainage reserves and proposed new drainage reserves are appropriate.

Attachment 9 provides a visual representation of the proposed **post-exhibition** changes to be made to the draft LEP Maps.

Importantly it should be noted that the DCP provisions will ensure that drainage corridors, drainage basins, pedestrian connections and future road alignments are still achieved consistent with the Laffing Waters Master Plan vision.

The Planning Proposal is generally consistent with the following adopted strategic planning documents:

- *Central West and Orana Regional Plan 2041.*
- *Vision Bathurst 2040: Bathurst Regional Local Strategic Planning Statement.*
- *Bathurst 2036 Housing Strategy.*
- *Laffing Waters Master Plan.*
- *Bathurst 2040 Open Space Strategy.*
- *Urban Waterways Management Plan.*

It is recommended that Council adopt the Planning Proposal subject to the changes as recommended outlined in this report.

FINANCIAL IMPLICATIONS:

Nil at this stage.

BATHURST COMMUNITY STRATEGIC PLAN – OBJECTIVES AND STRATEGIES:

Objective 1: Our sense of place and identity.

- | | |
|--------------|--|
| Strategy 1.4 | Protect and improve the region's landscapes, views, vistas and open space. |
| Strategy 1.5 | Promote good design in the built environment. |

Objective 4: Sustainable and balanced growth.

- Strategy 4.1 Facilitate development in the region that considers the current and future needs of our community.
- Strategy 4.2 Provide safe and efficient road, cycleway and pathway networks to improve accessibility.
- Strategy 4.3 Ensure services, facilities and infrastructure meet the changing needs of our region.
- Strategy 4.6 Plan for, assess and regulate development activity.

Objective 5: Community health, safety and well being.

- Strategy 5.1 Provide opportunities for our community to be healthy and active.
- Strategy 5.2 Help make the Bathurst CBD, neighbourhoods and the region's villages attractive and full of life.
- Strategy 5.5 Plan and respond to demographic changes in the community.

Objective 6: Community leadership and collaboration.

- Strategy 6.4 Meet legislative and compliance requirements.

COMMUNITY ENGAGEMENT:

02 **Consult** - to obtain public feedback on alternatives and/or decisions

ATTACHMENTS:

1. Planning Proposal [9.1.3.1 - 91 pages]
2. Explanation Document [9.1.3.2 - 15 pages]
3. Draft LEP Maps (As Exhibited) [9.1.3.3 - 15 pages]
4. Adopted Laffing Waters Master Plan [9.1.3.4 - 37 pages]
5. Gateway Determination P P-2021-5200 [9.1.3.5 - 2 pages]
6. Public Submissions Received in Relation to Planning Proposal [9.1.3.6 - 14 pages]
7. Map of the Applicable Area - Laffing Waters Master Plan Precinct [9.1.3.7 - 2 pages]
8. File Note – Discussion Forum held on 31 January 2023 [9.1.3.8 - 6 pages]
9. Memorandum - Visual Representation of Proposed Post Exhibition Changes to Draft LEP Maps [9.1.3.9 - 6 pages]

MINUTE**RESOLUTION NUMBER: ORD2023-25**

MOVED: Cr B Fry SECONDED: Cr A Smith

RESOLVED:

That Council:

- (a) adopt the *Bathurst Regional Local Environmental Plan 2014* with the changes as outlined in this report;
- (b) forward the *Laffing Waters Master Plan Planning Proposal* to the NSW Department of Planning and Environment for gazettal;

- (c) notify those who lodged a submission of Council's 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 W Aubin, Cr K Burke, Cr B Fry, Cr J Jennings, Cr M Hogan,
Cr I North, Cr A Smith and Cr R Taylor

Against the Motion - Nil

Absent - Cr G Hanger

Abstain - Nil

9.1.4 CBD SHOP COUNT

File No: 20.00071

RECOMMENDATION:

That the information be noted.

SUMMARY:

The retail sector in Australia is undergoing significant change as a result of increased online shopping, cost of living pressures reducing disposable incomes and economic uncertainty (COVID, fears of a recession) resulting in households saving more.

In response, a CBD Business Count Model was developed by Bathurst Regional Council in 2019 to analyse the diversity, location and changing nature of businesses within the Bathurst CBD. The Model also allows Council to calculate the vacancy rate of shopfronts in the CBD. This information enables analysis of any change in the vacancy rate and mix of shops in the future and assists in analysing the impact of such influences as drought, COVID and online shopping.

The occupancy rate data is reviewed bi-annually to detect trends over time. The first business count was undertaken in October 2019, with biannual counts in 2020, 2021 and most recently November 2022.

REPORT:

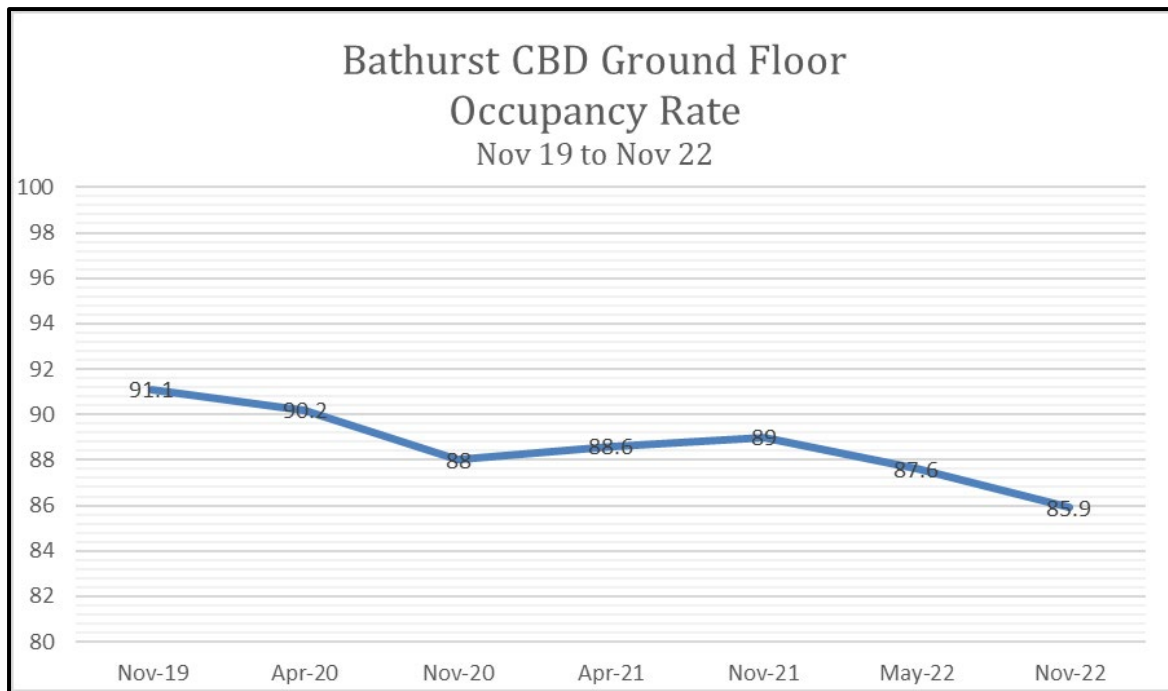
In November 2022, an updated analysis of shops in the CBD was undertaken to determine the changing mix of businesses in the CBD as well as the level of vacancies that exists. The defined CBD area for this purpose is shown in **attachment 1** and includes shopping centres.

There are 544 shops in the defined CBD area with 81 vacant stores giving an occupancy rate of 85.1%, a decrease on the October 2019 occupancy rate of 90.1% (pre COVID).

Although the CBD Business Count Model incorporates space within multi-level buildings in the CBD, the remainder of this report focuses on ground floor shops only.

In November 2022, the count identified 510 ground floor shop spaces in the defined CBD area of which 438 were occupied by a business. There were 72 vacant shops giving a ground floor occupancy rate of 85.9% or a 14.1% vacancy rate.

The following chart shows the trend in ground floor occupancy rate since the commencement of the count in 2019.



Benchmark data for regional CBD retail vacancy rates is not available. The latest *Australian CBD Retail Vacancy Report H1 2022* released by CBRE (Aug 22), however, indicated the major CBD retail vacancy rate (including Sydney, Melbourne, Brisbane, Perth and Adelaide) also increased to 17.4% at the first half of 2022, up from 12.9% in the first half of 2021.

The breakup of ground floor vacant stores is as follows:

- 15 located in George Street
- 13 located in Keppel Street
- 10 located in the Bathurst Chase
- 9 located in William Street
- 8 located in Howick Street
- 5 located in Centre Point Arcade
- 5 located in Russell Street
- 4 located in the Bathurst City Centre
- 2 located in the Armada Bathurst Shopping Centre
- 1 located in the Brooke Moore Centre

Change in Number of Vacant Shops			
Street Name	Oct-19	Nov-22	Oct 19 - Nov 22
Keppel Street	5	13	8
Howick Street	4	8	4
William Street	6	9	3
George Street	12	15	3
Bathurst Chase	8	10	2
Armada Bathurst	0	2	2
Russell Street	3	5	2
Bathurst City Centre	2	4	2
Centre Point Arcade	5	5	0
Brooke Moore Centre	3	1	-2

Businesses are classified by ANZSIC Codes (Australian and New Zealand Standard Industrial Classification) in order to determine the diversity of businesses in the CBD. The ANZSIC Code is a universal classification system of businesses which is used by the ATO, ABS, ABR and other government agencies and therefore allows Council's model to be consistent with other business databases.

The mix of businesses within the CBD is as follows (ground floor only). The figures in brackets represent the number from the original count in October 2019.

- Retail, **147** businesses or 33.6% (163, 36.10%)
- Other Services (includes hairdressing, beauty & clothing repair), **78** businesses or 17.8% (74, 16.4%)
- Accommodation and Food Services, **69** businesses or 15.8% (73, 16.2%)
- Health Care and Social Assistance, **44** businesses or 10.0% (38, 8.4%)
- Professional, Scientific and Technical Services, **31** businesses or 7.1% (30, 6.7%)
- Financial and Insurance Services, **21** businesses or 4.8% (27, 6.0%)
- Rental Hiring and Real Estate, **11** businesses or 2.5% (10, 2.2%)
- Administrative and Support Services, **7** businesses or 1.6% (9, 2.0%)
- Arts and Recreation Services, **9** businesses or 2.1% (8, 1.8%)
- Education and Training, **7** businesses or 1.6% (7, 1.6%)
- Construction, **4** businesses or 0.9% (5, 1.1%)
- Public Administration and Safety, **6** businesses or 1.4% (4, 0.9%)
- Information Media and Telecommunications, **3** businesses or 0.7% (3, 0.7%)
- Electricity Generation, **1** or 0.2% (0, 0%)

Retail, Other Services and Accommodation and Food Services make up 67.2% of all businesses in the CBD, down from 68.7% in October 2019. Retail and Accommodation and Food Services have seen a decline whilst Other Services saw an increase. This is a Global trend, which is seeing a decline in apparel and other retailers with a strong online presence and an increase in businesses that cannot be represented online, such as services. Creating an active and engaging CBD is essential to bring residents and visitors into the CBD, which in turn will assist small business to survive.

Category	% of Total Shops		
	Oct-19	Nov-22	Oct 19 - Nov 22
Retail	36.1%	33.6%	-2.6%
Other Services	16.4%	17.8%	1.4%
Accommodation & Food Services	16.2%	15.8%	-0.4%
Health Care & Social Assistance	8.4%	10.0%	1.6%
Professional, Scientific & Technical Services	6.7%	7.1%	0.4%
Financial & Insurance Services	6.0%	4.8%	-1.2%
Rental Hiring & Real Estate	2.2%	2.5%	0.3%
Administrative & Support Services	2.0%	1.6%	-0.4%
Arts & Recreation Services	1.8%	2.1%	0.3%
Education & Training	1.6%	1.6%	0.0%
Construction	1.1%	0.9%	-0.2%
Public Administration & Safety	0.9%	1.4%	0.5%
Information, Media & Telecommunications	0.7%	0.7%	0.0%
Electricity Generation	0.0%	0.2%	0.2%

CONCLUSION:

The CBD Business Count Model is a powerful tool which is used by Council to support Economic Development and Strategic Planning.

Council continues to add information to the CBD Business Count Model which maintains an accurate historical database of businesses within the CBD, the type of business and where they are located. The Model is used to demonstrate:

- How the mix of businesses in the CBD has changed over time
- Where businesses are located within the CBD
- Key data such as shopfront vacancy rates

The Model shows a ground floor shopfront vacancy rate of 14.1% in the Bathurst CBD with a heavy retail presence. Continued bi-yearly analysis of CBD occupancy will allow trends in the business mix to continue to be identified and to assist in monitoring of the impact of online shopping and other influences (i.e. drought, COVID) on bricks and mortar businesses.

FINANCIAL IMPLICATIONS:

There are no financial implications resulting from this report.

BATHURST COMMUNITY STRATEGIC PLAN – OBJECTIVES AND STRATEGIES:

Objective 2: A smart and vibrant economy.

Strategy 2.1 Support local business and industry.

COMMUNITY ENGAGEMENT:

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

ATTACHMENTS:

1. CBD Shop Count area [9.1.4.1 - 1 page]

MINUTE

RESOLUTION NUMBER: ORD2023-26

MOVED: Cr B Fry SECONDED: Cr K Burke

RESOLVED:

That the information be noted.

9.2 DIRECTOR CORPORATE SERVICES AND FINANCE'S REPORT

9.2.1 STATEMENT OF INVESTMENTS

File No: 16.00001

RECOMMENDATION:

That the information be noted.

REPORT:

\$103,730,000 was invested at 31 January 2023 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:

	<u>Rating</u>	<u>Balance</u>	<u>Average Return</u>
<u>Short Term 1 – 365 Days</u> (comprising Commercial Bills, Term Deposits, Debentures and Certificates of Deposits):			
National Australia Bank Limited	A-1+	13,500,000	0.76%
CBA	A-1+	19,500,000	3.40%
Suncorp	A-1	19,500,000	2.89%
AMP	A2	3,000,000	1.94%
Bank of Queensland Limited	A2	7,500,000	2.46%
Bendigo & Adelaide	A2	3,000,000	3.68%
IMB	A2	3,000,000	2.70%
Members Equity Bank	A2	1,500,000	1.92%
Maritime, Mining & Power Credit Union Ltd	ADI	1,500,000	3.82%
		72,000,000	2.57%
<u>Long Term > 365 Days</u> (comprising Commercial Bills, Term Deposits, Debentures and Bonds):			
National Australia Bank Limited	A-1+	12,000,000	0.76%
		12,000,000	
		84,000,000	
<u>Floating Rate Term Deposits</u>			
Westpac Coupon Select 2	AA-	1,500,000	4.50%
Westpac Fixed Term deposit	AA-	1,500,000	1.25%
Westpac Green Tailored Deposit	AA-	1,500,000	1.20%
Maritime Mining & Power Credit Union Ltd	ADI	1,230,000	1.45%
		5,730,000	2.13%
<u>Floating Rate Notes</u>			
CBA Green	AA-	1,500,000	3.63%
Commonwealth Bank of Aust 2	AA-	500,000	3.98%

National Australia Bank	AA-	700,000	4.71%
National Australia Bank 1	AA-	1,200,000	3.51%
National Australia Bank 2	AA-	1,000,000	3.99%
HSBC Sydney	A+	1,500,000	4.08%
Westpac	A+	1,000,000	4.12%
Macquarie Bank	A	1,500,000	3.61%
UBS AG Australian	A	650,000	4.25%
Suncorp Metway Ltd	BBB+	500,000	3.55%
Suncorp Metway Ltd	BBB+	1,550,000	3.65%
Suncorp Metway Ltd	BBB+	500,000	4.01%
Sumitomo Mitsui Banking Corp	BBB+	1,000,000	4.22%
Bendigo & Adelaide Ltd 4	BBB	900,000	3.58%
		14,000,000	3.87%

Total Investments		\$103,730,000	2.42%
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These funds were held as follows:

<i>Reserves Total (includes unexpended loan funds)</i>	56,633,310
<i>Grants held for specific purpose</i>	1,198,308
<i>Section 7.11 Funds held for specific purpose</i>	45,898,382
<i>Unrestricted Investments</i>	0

Total Investments	\$103,730,000
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Total Interest Revenue to 31/1/2023	\$1,396,060.41	2.42%
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A Jones
Responsible Accounting Officer

FINANCIAL IMPLICATIONS:

There are no financial implications resulting from this report.

BATHURST COMMUNITY STRATEGIC PLAN – OBJECTIVES AND STRATEGIES:

Objective 6: Community leadership and collaboration.

- | | |
|--------------|--|
| Strategy 6.4 | Meet legislative and compliance requirements. |
| Strategy 6.6 | Manage our money and our assets to be sustainable now and into the future. |

COMMUNITY ENGAGEMENT:

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

ATTACHMENTS:

1. 31 January 2023 Investments [9.2.1.1 - 2 pages]

MINUTE

RESOLUTION NUMBER: ORD2023-27

MOVED: Cr I North SECONDED: Cr A Smith

RESOLVED:

That the information be noted.

9.2.2

MONTHLY REVIEW - 2022/2026 DELIVERY PLAN AND OPERATIONAL PLAN 2022/2023

File No: 16.00187

RECOMMENDATION:

That the information be noted.

REPORT:

Bathurst Regional Council has in place the Our Region Our Future 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 the Community Strategic Plan which was adopted by Council on 15 June 2022. 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/plans-policies/community-strategic-plan. A listing of the Objectives and Strategies from the Community Strategic Plan can be found within the Plan commencing from page 18.

At **attachment 1** is an update of Council's progress towards achieving the Strategies and Objectives for the 2022-2026 Delivery Plan and the Annual Operational Plan 2022-2023. 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:

N/A

BATHURST COMMUNITY STRATEGIC PLAN – OBJECTIVES AND STRATEGIES:

Objective 6: Community leadership and collaboration.

Strategy 6.4 Meet legislative and compliance requirements.

COMMUNITY ENGAGEMENT:

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

ATTACHMENTS:

1. Operational Plan Review Jan 2023 ver 2 [**9.2.2.1** - 68 pages]

MINUTE**RESOLUTION NUMBER: ORD2023-28****MOVED: Cr M Hogan SECONDED: Cr A Smith****RESOLVED:**

That the information be noted.

9.2.3 SUNDRY SECTION 356 DONATIONS, BATHURST MEMORIAL ENTERTAINMENT CENTRE COMMUNITY USE SUBSIDY AND MOUNT PANORAMA FEE SUBSIDY

File No: 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 31 January 2023 including a report on annual Rental Subsidies granted by Council.

FINANCIAL IMPLICATIONS:

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:	\$ 14,903.25 **
BMEC Community use:	\$ 0.00
Mount Panorama:	\$ 0.00

** The above amount includes donations already committed but not yet paid. After allowing for the committed donations the remaining balance is \$11,404.71.

BATHURST COMMUNITY STRATEGIC PLAN – OBJECTIVES AND STRATEGIES:

Objective 5: Community health, safety and well being.

Strategy 5.3 Help build resilient, inclusive communities.

Objective 6: Community leadership and collaboration.

Strategy 6.5 Be open and fair in our decisions and our dealings with people.

COMMUNITY ENGAGEMENT:

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

ATTACHMENTS:

1. 356 Council Report Jan 2023 [**9.2.3.1** - 3 pages]

MINUTE

RESOLUTION NUMBER: ORD2023-29

MOVED: Cr W Aubin SECONDED: Cr K Burke

RESOLVED:

That the information be noted and any additional expenditure be voted.

9.2.4 POWER OF ATTORNEY

File No: 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.

Purchaser	Address	Lot & DP	Agreement Type
Burkes Transport	12 Windsock Way	Lot 4 DP847356	Lease Agreement
Essential Energy	McPhillamy Park	Part Lot 1 DP 634401	Lease Agreement
Muscle Care Warehouse	Pedestrian Bridge Conrod Straight		In house Agreement

General Items

Nil

FINANCIAL IMPLICATIONS:

Nil

BATHURST COMMUNITY STRATEGIC PLAN – OBJECTIVES AND STRATEGIES:

Objective 4: Sustainable and balanced growth.

Strategy 4.6 Plan for, assess and regulate development activity.

COMMUNITY ENGAGEMENT:

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

ATTACHMENTS:

Nil

MINUTE

RESOLUTION NUMBER: ORD2023-30

MOVED: Cr W Aubin SECONDED: Cr K Burke

RESOLVED:

That the information be noted.

9.2.5

REVIEW OF MOUNT PANORAMA RESIDENTS' ACCESS POLICY

File No: 18.00150

RECOMMENDATION:

That Council place the draft Mount Panorama Motor Racing Circuit – Resident Access – Full Track Hire Policy on the public display for 28 days and receive submissions.

REPORT:

Council's policy "Mount Panorama Motor Racing Circuit – Resident Access – Full Track Hire" provides guidelines to event promoters on their obligations to Council and the Mount Panorama residents, for full track closure events.

The Policy was last reviewed in 2018.

With the recent changes in the motor sport legislation that relates to Mount Panorama, a review/update of this Policy is required.

In preparing this report, input into the development of a Draft Policy was invited from all residents and stakeholders of Mount Panorama.

Background:

The Mount Panorama motor racing circuit is the primary entrance road to 31 residential holdings/properties. In addition, the circuit provides access to Rydges, Bathurst Goldfields, and the Bathurst Light Car Club's clubhouse.

During full-track closure events, access to these properties is adversely affected, accordingly the Policy was developed to ensure resident access to their properties is maintained.

A copy of the current adopted policy is provided at **Attachment 1**.

In April 2022, the Mount Panorama Motor Racing Act 1989 (NSW) was repealed, and the Motor Sports Events Act 2022 (NSW) was introduced. The introduction of this new Act and associated Regulations has instigated the need for a review of the Policy to be undertaken.

As it has been a number of years since the Policy was last reviewed, input was invited from all stakeholders to raise items for consideration for inclusion into a revised Policy. The stakeholders invited included:

- All Mount Panorama residents
- Chairperson of the Mount Panorama Residents Group
- State Member for Bathurst
- State Minister for Tourism and Sport
- Supercars Australia
- Australian Racing Group

- Challenge Bathurst
- NSW Office of Sport
- Motorsport Australia
- Australian Auto Sport Alliance
- Rydges Mount Panorama

Advice of this review being undertaken was also provided to the other regular users of the Mount Panorama site. These users will be afforded the opportunity to provide their comments when the draft policy is placed on public exhibition.

Draft Policy

A copy of the Draft Policy is provided in **Attachment 2**.

In brief, the amendments that have been introduced into the Draft Policy are due to the changes in legislation or are minor administrative amendments correcting an error or reflecting current practice.

Following is an explanation, by section, of the changes that have been included in the Draft Policy.

Objective

As this Policy has only been applied for motor racing events, a minor change to the objective has been made to reflect this. The inclusion of “Motor Race” also aligns with the terminology used in the new legislation.

It should be noted that Council has a Mount Panorama Operations Policy which covers all other events that are not captured by this legislation.

Definitions

In this section all references to the legislation have been updated, as have the terms “Motor Race” and “Race Track” to ensure consistency with the terminology used by the legislation.

The listing of Motor Race events has been updated to include all five (5) approved events, and they have been re-ordered into their “normal” chronological order.

The term “NMRE (Non-Motor Racing Events)” has been removed from the Draft Policy as this is inconsistent with the terminology used within the legislation, however a new section entitled “Associated Events” has been added to the Draft Policy, consistent with the legislation, to ensure the intent of the former NMRE is retained.

The definition of “Resident” has been adjusted with the removal of the words “...principal place of...”. This amendment has occurred to recognise that the dwellings on Mount Panorama may not be residents’ principal place of residence.

Background

The section has been updated with the removal of the reference to the venue currently hosting four meetings. Other minor amendments have been made to align with the terminology used in the legislation.

Resident Communication

The section has been broadened to facilitate the discussions with the Residents to focus on the other matters, in addition to events. Other minor amendments have been made to align with the terminology used in the legislation or Policy definitions.

It should be noted that during the COVID-19 pandemic, resident meetings were not held. Instead, where required, a meeting with representatives of the Residents was held.

Resident Notifications

This section has been updated to reflect the headings that are consistently used in the Resident Information document that is currently being used for each event.

Race Track Closure Times

This section has been updated to align with the terminology used in the legislation.

Associated Events

This new section has been introduced and replaces the former “NMRE” section.

NMRE’s were commonly known as “post-event track hire days”, however the new legislation has introduced the term “associated events” which include the former NMRE’s. To assist in clarifying this, commentary has been provided to include some examples of associated events for the purpose of this Policy.

The current policy prescribed that for new NMRE’s that a morning and afternoon resident access period must be provided in addition to the normal mid-day access period.

Provided at **Attachment 3** is a table of the 2022 track schedules for all events, showing the relevant access periods. From this table, it is noted that there are only two days where these morning and afternoon access periods are provided.

The advice from the event promoter of the event where these breaks are scheduled is that these access periods are not being used by the residents. Accordingly, this requirement has been omitted from the Draft Policy.

Race Track Opening During Events

This section has been updated to align with the terminology used in the legislation.

Secondary/Alternate Access for Residents

This section has been updated to align with the terminology used in the legislation. Other minor amendments have been made to ensure consistency of the terms used throughout the policy.

The Resident Access Map that is provided as an annexure to the Policy will also be updated.

It should be noted that all non-Council owned residences now have access to a secondary/alternate access road.

Resident Ticketing

An administrative amendment has been made to align with the 30-day notification requirements, as listed elsewhere within the Policy.

Additional commentary has been introduced to prescribe that resident vehicle stickers are easily identifiable. This practice is already in place, and is being used by event traffic controllers to allow residents to by-pass traffic queues.

Emergency Contact Procedures

This section is largely redundant as the need for the information is already prescribed elsewhere in the Policy. However, by retaining this section as its own separate section emphasises the importance and need for the provision of emergency contacts.

Only minor amendments have been made to this section to align with the terminology used in the legislation.

Stakeholder Submissions

As noted earlier in this report, all residents and stakeholders were invited to provide input into the review and development of the Draft Policy.

Following is an overview of the substantive matters that have been raised through this particular engagement, together with a staff response/comment for Councillor's consideration. A copy of each submission as received has been provided to Councillors under a separate cover.

It should be noted that once the Draft Policy is placed on exhibition that all residents and stakeholders are afforded the opportunity to make a further submission during the exhibition period.

- (i) Amendment to the Objective of the Policy to align with the new legislation. As noted earlier in the report, the Draft Policy has been amended to align with the terminology introduced by the new legislation.
- (ii) Introduction of definitions for "Resident Group" and "Resident Access". In previous iterations of the Policy, the definition of a resident committee was included and was identified and as a contact point for Council and promoters. Whilst this appeared to be an efficient way of communicating with the residents, at the request of some of the residents, this definition was removed as not all residents were members of the committee.

Council has received recent advice from one resident advising that this situation still remains, accordingly it is proposed to not introduce this definition into the Draft Policy.

A definition of "Resident Access" is currently not proposed to be introduced into the Draft Policy. If Councillors are of the view that such a definition would add value to the Policy, then a definition could be introduced.

- (iii) Update the "background" as contained in the Policy to identify Council as the promoter as designated by the Act.

The new legislation required that Council be identified as "promoter" of events of Mount Panorama. This was introduced to maintain consistency with the previous

legislation that was in place for the motor sport events held in Newcastle, Coffs Harbour and Homebush.

The current Policy contains several references to the term “event promoter” which relates to organisations such as Supercars Australia, ARC Events etc. If the background was amended to include the legislative reference to promoter, it is considered that this will create confusion within the Draft Policy. Accordingly, it is proposed to not include this in the Draft Policy.

- (iv) Align resident meetings to each motor race event.

The Draft Policy is proposing a minor amendment which broadens the focus of resident meetings to facilitate discussion on the other matters in addition to events.

Historically (pre-COVID) resident meetings were held in the week leading up to the Bathurst 12-Hour and the Bathurst 1000. These meetings were often not productive, as issues raised at these meetings were too late to be addressed at the upcoming event.

During the Covid pandemic, resident meetings were held with “representatives” of the residents, and held approximately two months before the Bathurst 12-Hour and Bathurst 1000 events respectively. As time through the pandemic progressed, meetings were only held if there was a substantial change proposed to these events that were going to have an impact on the residents. As a result, no further meetings have been held.

Consideration needs to be given to understanding/establishing the purpose of these meetings. By aligning the meetings to motor race events will by default focus each meeting on the upcoming motor race event. Residents already receive a comprehensive resident information pack in the lead up to each event, hence having a meeting which will essentially present the same is somewhat redundant.

With a structured agenda, the proposed amendment to the Draft Policy should encourage a more constructive discussion with residents, and as such will not need to be held prior to an event.

Whilst not stipulated in the Draft Policy, it is intended to include these resident meetings into Council's village meeting cycle.

- (v) Provide further avenues for the provision of resident communications.

During the Covid pandemic, some of the residents have provided Council with their email address and/or phone number. This has proved to be beneficial as it has enabled the efficient communication of late, or unplanned changes to the event schedule with the residents.

However, as some of the residents are not willing to provide their details to Council, these methods of communication are not to be relied upon and therefore should not be included in the Draft Policy.

- (vi) Reduce the daily track closure times, and limit the number of associated event days per year.

The Draft Policy details the daily opening and closing times, and these remain unchanged from the current adopted Policy, with the exception of the removal of the morning and afternoon breaks, as mentioned earlier in this report. A reduction in the track opening times would impact all five events, and would potentially challenge the commercial viability of each event.

One of the stakeholders submissions received has sought to re-instate the pre-1997 track opening times. It should be noted that pre-1997 secondary/alternate accesses to the residences were largely non-existent, hence there was a greater reliance on the availability of the circuit to provide residential access. Now that all residences have secondary access, this reliance has significantly reduced.

The Draft Policy does not propose to place a limit on the maximum number of days for the “associated events” per year.

The sentiment raised by the stakeholder submissions on this matter is understood and appreciated. For information, during the 2022 calendar year, nine (9) associated event days were held.

The commercial reality of these days, is that they each contribute significantly to the overall revenue for each event. Accordingly, limiting these days to a maximum number per year has the potential to jeopardise the future growth and/or viability of an event.

Conversely, at the most recent Challenge Bathurst event which was provided with a one-off approval to operate for two additional days (or eight days in total), the impact on Council’s resources in fulfilling our obligations for this event were significant. In addition to the extra Council resources required for the additional days, the management of staff fatigue following this event had a flow-on effect on the services that are provided to the community.

As noted above, the Draft Policy does not propose to place a limit on the maximum number of associated event days. This then affords Council with the flexibility to allow additional associated events, as appropriate, when opportunities arise. Operationally, significant learnings have been gained from the recent Challenge Bathurst event, which will be factored into consideration when a request for an additional associated event day is received.

- (vii) Increase the number of resident ticket and vehicle pass allocations.

The Draft Policy is not proposing to increase the number of general admission tickets provided for each event as part of the resident ticket allocation.

The current Policy prescribes that for ticketed events, each residence is to be provided with 13 general admission tickets. The allocation of the thirteen is set by section 7.8 of the Bathurst Regional Local Environment Plan 2014. Therefore, the allocation provided in the Policy is not able to exceed this amount.

One of the stakeholder submissions received sought to include the provision of “paddock passes” as part of the resident ticket allocations. As access to the paddock area does not improve or provide residents with access to their residences, it is not relevant for this to be included in the Draft Policy.

The current Policy provides for an allocation of ten (10) vehicle passes as part of the resident pass allocation. The current Policy also allows for the provision of

additional passes upon request. In most situations, reasonable additional requests have been able to be accommodated, or alternative access arrangements have been able to be made. As the current Policy process works, it is proposed to not amend the Draft Policy for this matter.

- (viii) People travelling in an accredited resident vehicle should not be required to provide an entry ticket.

Whilst in principle this request is supported, in the absence of a direct designated and secured access route to each residence, this request is currently not able to be accommodated.

Under the current access routes, passengers travelling in an accredited resident vehicle are able to alight the vehicle after they have passed through the security checkpoint and enter the precinct. Until a solution that prevents this from being able to occur is implemented passengers will require tickets.

- (ix) Establish priority access arrangements for residents.

The Draft Policy is proposing additional commentary prescribing that resident vehicle stickers are easily identifiable which should achieve this outcome.

- (x) More detailed guidance on the protocols that should be following when emergency services are required to attend a residence.

For each event, all residences are provided with an information pack, which in part, details the emergency procedures that are relevant to that event. In all situations, in case of emergency, residents are advised to call triple zero. Accordingly, no additional information is proposed to be included in the Draft Policy.

- (xi) Removal of the Mid-Day Resident Access Period.

The Draft Policy currently does not include an amendment to remove the mid-day resident access period, however Council may consider including an alternate clause to this effect in the Draft Policy for the input by the residents, stakeholders and community during the exhibition period, noting that only one clause would be included in the final adopted Policy.

During one event in 2021, an agreement was reached with the residents to trial the removal of the mid-day resident access period, and as a trade-off, the morning track closure for each day was an hour later than normal.

From an event delivery perspective, the trial was successful as it removed the mid-day disruption to the event schedule, and also maintained continuous television content throughout the day.

Feedback from the residents was that that the removal of the access period was too inconvenient, and the later track closure provided no real benefit to the residents. As a result, the mid-day access period required remains.

BATHURST COMMUNITY STRATEGIC PLAN – OBJECTIVES AND STRATEGIES:

Objective 2: A smart and vibrant economy.

Strategy 2.5 Support Mount Panorama Wahlen as a premier motor sport and event precinct.

COMMUNITY ENGAGEMENT:

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

ATTACHMENTS:

1. 1_ _ Adopted policy [9.2.5.1 - 6 pages]
2. 2_ _ First Draft Policy [9.2.5.2 - 6 pages]
3. 3_ _ Table of track schedules [9.2.5.3 - 1 page]

MINUTE

RESOLUTION NUMBER: ORD2023-31

MOVED: Cr A Smith SECONDED: Cr M Hogan

RESOLVED: That Council place the draft Mount Panorama Motor Racing Circuit – Resident Access – Full Track Hire Policy on the public display for 28 days and receive submissions.

9.2.6 DRAFT COUNCIL-RELATED DEVELOPMENT APPLICATION CONFLICT OF INTEREST POLICY

File No: 02.00018

RECOMMENDATION:

That Council;

- a) Place the draft Council-related Development Application Conflict of Interest Policy on public display for 28 days and receive submissions
- b) If no submissions are received adopt the policy
- c) If submissions are received prepare a further report to Council for consideration.

REPORT:

Councils are development regulators. But they also can be the developer, landowner or hold a commercial interest in the land they regulate. Where councils have this dual role, an inherent conflict can arise between their interests in the development and their duty as regulator.

Identifying these conflicts of interest early and finding ways to address them is crucial to good governance and allows councils to strengthen their relationship with communities and build and enhance trust.

The State Government made amendments to the *Environmental Planning and Assessment Regulation 2021* to address conflicts of interest in council related development. Namely, Councils must adopt and have a policy that specifies how conflicts of interest in connection with council-related development applications will be handled. The policy must comply with the requirements in these Guidelines (section 66A). Council must have the Policy in place by 3 April 2023.

A draft Policy has been developed (**see attachment 1**), based off the Model Policy produced by the NSW Department of Planning and Environment, with some alterations to cater for the Bathurst region and the developments that Council regularly undertake.

It is proposed to place the draft Policy on public exhibition for a period of 28 days. Following public exhibition, if no submissions are received the Policy will be adopted, or if submissions are received, prepare a further report to Council for consideration.

FINANCIAL IMPLICATIONS:

Nil

BATHURST COMMUNITY STRATEGIC PLAN – OBJECTIVES AND STRATEGIES:

Objective 4: Sustainable and balanced growth.

Strategy 4.6 Plan for, assess and regulate development activity.

Objective 6: Community leadership and collaboration.

Strategy 6.1 Communicate and engage with the community, government and business groups on important matters affecting the Bathurst region.

Strategy 6.5 Be open and fair in our decisions and our dealings with people.

Strategy 6.8 Implement opportunities for organisational improvement.

COMMUNITY ENGAGEMENT:

02 **Consult** - to obtain public feedback on alternatives and/or decisions

ATTACHMENTS:

1. Policy - Council Developments Conflict of Interest [**9.2.6.1** - 3 pages]

MINUTE

RESOLUTION NUMBER: ORD2023-32

MOVED: Cr K Burke SECONDED: Cr M Hogan

RESOLVED:

That Council;

- a) Place the draft Council-related Development Application Conflict of Interest Policy on public display for 28 days and receive submissions
- b) If no submissions are received adopt the policy
- c) If submissions are received prepare a further report to Council for consideration.

9.3 DIRECTOR ENGINEERING SERVICES' REPORT

9.3.1 PROPOSED ADVERSE POSSESSION AND AD MEDIUM FILUM AQUAE CLAIM - PART PORTION 34 IN THE PARISH OF PEEL & PART PORTION 64 IN THE PARISH OF KELSO - HEREFORD STREET KELSO

File No: 25.00035

RECOMMENDATION:

That Council –

- a) acquire the land identified as part Portion 34 in the Parish of Peel and part Portion 64 in the Parish of Kelso by applying for adverse possession and claiming ad medium filum aquae,
- b) classify the land as Operational land under the provisions of Section 31(2) of the Local Government Act 1993, and
- c) dedicate the land to the public as Public Road,

as detailed in the Director Engineering Services' report.

REPORT:

Recommendations made within the Bathurst 2040 Open Space Strategy which was adopted by Council in April 2020 included the rezoning of land identified for open space to RE1 Public Recreation or E2 Environmental Conservation as appropriate. In implementing the recommendation, the Planning department commenced a proposal to amend the Local Environmental Plan, a process that involves public exhibition and notifying specific landowners of the proposed amendments.

It was identified during this process that ownership of an area of land adjacent to River Road Park as shown in **attachment 1** is unknown. As the land is predominantly occupied by Hereford Street and associated infrastructure including Gordon Edgell Bridge and drainage, sewer and water mains, historical searches were undertaken to determine whether the land had been dedicated as a public road or if the land was under private ownership.

Initial searches of the various records available found that documentary title to Portions 34 and 64 as shown in attachment 1 are comprised in conveyances dating back to the late 1800's, and standing in the names of James Rutherford and Henry Rotten.

Details of the historical search results were passed onto Council's solicitor for advice as to how these parcels of land may be acquired by Council and it was recommended that Council make application for adverse possession of the land and an Ad Medium Filum Aquae claim, meaning a claim to the centre thread of Macquarie Wambuul River. The

process of applying for adverse possession and claiming land to the centre thread of the river is complex, requiring the services of Council's solicitor to prepare and submit the applications.

A plan, prepared by a registered surveyor would need to accompany the application, which may involve the consolidation of Council owned Lot 141 in DP726976 with Portion 64 and Lot 1 in DP1280499 with Portion 34. Dedication of the land, or part thereof as a public road could then be undertaken subsequent to the application being successful and Council having clear title over the land.

It is recommended that Council:

- 1) acquire the land identified as part Portion 34 in the Parish of Peel and part Portion 64 in the Parish of Kelso by applying for adverse possession and claiming ad medium filum aquae.
- 2) classify the land as Operational land under the provisions of Section 31(2) of the Local Government Act 1993.
- 3) dedicate the land to the public as Public Road.

FINANCIAL IMPLICATIONS:

Costs associated with the land acquisition including legal and survey costs are estimated at \$25,000.00. Funding for this item is contained within existing budgets

BATHURST COMMUNITY STRATEGIC PLAN – OBJECTIVES AND STRATEGIES:

Objective 4: Sustainable and balanced growth.

- | | |
|--------------|--|
| Strategy 4.2 | Provide safe and efficient road, cycleway and pathway networks to improve accessibility. |
| Strategy 4.3 | Ensure services, facilities and infrastructure meet the changing needs of our region. |
| Strategy 4.4 | Provide parking to meet the needs of the City. |

COMMUNITY ENGAGEMENT:

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

ATTACHMENTS:

1. Council report Attachment 1 [9.3.1.1 - 1 page]

MINUTE

RESOLUTION NUMBER: ORD2023-33

MOVED: Cr B Fry SECONDED: Cr M Hogan

RESOLVED:

That Council –

- a) acquire the land identified as part Portion 34 in the Parish of Peel and part Portion 64 in the Parish of Kelso by applying for adverse possession and claiming ad medium filum aquae,
- b) classify the land as Operational land under the provisions of Section 31(2) of the Local Government Act 1993, and
- c) dedicate the land to the public as Public Road,

as detailed in the Director Engineering Services' report.

9.3.2 WATER SUPPLY UPDATE

File No: 32.00017

RECOMMENDATION:

That the information be noted.

REPORT:

Council at its Ordinary Meeting held 16 March 2022 requested a monthly report regarding storage levels within Council's water supply dams.

As at Tuesday 31 January 2023, Chifley Dam was at 100.1%, with 30,128ML in storage. Refer to **attachment 1** for a graph of Chifley Dam storage levels. Chifley Dam has been at capacity or overflowing for more than 28 months.

Water release from Chifley Dam outlet pipework is currently 4.35ML/day.

Winburndale Dam was at 71.0% on Tuesday 31 January 2023. The level is 2.42m below the crest level and there is 1,207ML in storage.

The Winburndale Dam water level has been held artificially low to enable the dam wall strengthening project to be carried out in a safe manner noting that work is taking place on the dam crest. This allows for a buffer should a rain event occur that would otherwise cause the dam to overtop, thus placing personnel and equipment at risk. Until the recent rain, overtopping has been avoided for some time.

In Bathurst, the estimated residential water usage varies from week to week but remains around the target for Level 4 water restrictions. Over the last 4 weeks, the average estimated residential water usage is 13.8ML/d. Refer to **attachment 2** for details of consumption.

FINANCIAL IMPLICATIONS:

Nil

BATHURST COMMUNITY STRATEGIC PLAN – OBJECTIVES AND STRATEGIES:

Objective 3: Environmental stewardship.

- | | |
|--------------|---|
| Strategy 3.2 | Develop Bathurst as a Smart City. |
| Strategy 3.3 | Minimise the City's environmental footprint, live more sustainably and use resources more wisely. |

Objective 4: Sustainable and balanced growth.

- | | |
|--------------|---|
| Strategy 4.3 | Ensure services, facilities and infrastructure meet the changing needs of our region. |
|--------------|---|

COMMUNITY ENGAGEMENT:

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

ATTACHMENTS:

1. Chifley Dam Monthly Storage Graph- January 2023 [**9.3.2.1** - 1 page]
2. Estimated Residential Water Usage Graph- January 2023 [**9.3.2.2** - 1 page]

MINUTE

RESOLUTION NUMBER: ORD2023-34

MOVED: Cr W Aubin SECONDED: Cr M Hogan

RESOLVED:

That the information be noted.

9.4 DIRECTOR CULTURAL AND COMMUNITY SERVICES' REPORT

9.4.1 2023 BATHURST MEMORIAL ENTERTAINMENT CENTRE - ANNUAL SEASON AND COMMERCIAL HIRES

File No: 21.00069

RECOMMENDATION:

That the information be noted.

REPORT:

Bathurst Memorial Entertainment Centre (BMEC) undertakes an Annual Season consisting of the shows listed in **attachment 1**.

BMEC's purpose is to provide access to high quality performing arts activities and events for the community as audiences and/or active participants through BMEC programs. The BMEC programs are utilised 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, and to
- Generally encourage a clear sense of community cultural identity.

A table is provided at **attachment 2** listing independent hire events scheduled at this point in time for the Bathurst Memorial Entertainment Centre for 2023. The table consists of performance events but does not include other activities such as conferences, training sessions, meetings, school presentations, Council supported events such as Australia Day, CPSA meetings and many other activities.

With the Annual Season shows and independent hire events, this results in approximately 150 performances for the community to enjoy during 2023. When the annual maintenance period, in January, is taken into account, where performances are not possible, this amounts to over three performances a week.

FINANCIAL IMPLICATIONS:

Funding for this item is contained within existing budgets. The BMEC artistic program is supported by long term sponsorship from Reliance Bank.

BATHURST COMMUNITY STRATEGIC PLAN – OBJECTIVES AND STRATEGIES:

Objective 1: Our sense of place and identity.

Strategy 1.3 Enhance the cultural vitality of the region.

Objective 2: A smart and vibrant economy.

Strategy 2.1 Support local business and industry.

Strategy 2.6 Promote our City and Villages as a tourist destination.

Objective 5: Community health, safety and well being.

Strategy 5.1 Provide opportunities for our community to be healthy and active.

Strategy 5.2 Help make the Bathurst CBD, neighbourhoods and the region's villages attractive and full of life.

Strategy 5.3 Help build resilient, inclusive communities.

Strategy 5.4 Make our public places safe and welcoming.

Strategy 5.5 Plan and respond to demographic changes in the community.

Objective 6: Community leadership and collaboration.

Strategy 6.7 Invest in our people.

COMMUNITY ENGAGEMENT:

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

ATTACHMENTS:

1. 2023 BMEC Annual Season and Commercial Hires [**9.4.1.1** - 2 pages]

MINUTE

RESOLUTION NUMBER: ORD2023-35

MOVED: Cr B Fry SECONDED: Cr K Burke

RESOLVED:

That the information be noted.

9.4.2

ABORIGINAL COMMITMENT STRATEGY UPDATE: AUGUST 2022 - JANUARY 2023

File No: 09.00060

RECOMMENDATION:

That the information be noted.

REPORT:

Bathurst Regional Council's Aboriginal Commitment Strategy (Ngumbaay – Version One) was adopted by Council Wednesday 17 August 2022.

Bathurst Regional Council's Aboriginal Commitment Strategy (ACS) was developed to guide Council in working effectively and collaboratively with the local Aboriginal community.

Through extensive community consultation with local Aboriginal people, the wider community and stakeholders, Bathurst Regional Council developed 10 key commitments and 32 actions to achieve reconciliation, support cultural protection and increase community and stakeholder relationships.

Council, at its meeting held on Wednesday 17 August 2022, resolved to receive updates on the ACS actions every six (6) months.

The following report provides an update on activities and initiatives delivered by Bathurst Regional Council from August 2022 – January 2023.

Reconciliation:

Commitment: Implement, deliver and evaluate the Aboriginal Commitment Strategy.

Action	August 2022 – January 2023 progress
Implementation of the actions stated in the Aboriginal Commitment Strategy	Council adopted Aboriginal Commitment Strategy (Ngumbaay – Version One) Wednesday 17 August 2022. Council departments have delivered relevant actions since adoption, as detailed in this report.

Commitment: Support reconciliation between Aboriginal people and the wider Bathurst community.

Action	August 2022 – January 2023 progress
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Action	August 2022 – January 2023 progress
Support other services and organisations to acknowledge/celebrate reconciliation	Council's Community Development Team partnered with local services to deliver community NAIDOC celebrations in September and October 2022, including a march, colour run and cocktail evening.

Commitment: Acknowledge the positive contribution of Aboriginal people in the community.

Action	August 2022 – January 2023 progress
Recognition of positive contributions that local Aboriginal people make, and the important role Aboriginal people play in our community	ReConnect Bathurst public art project & digital StoryBank features the portraits and stories of the following First Nations participants: Uncle Bill Allen, Lonnie Edwards, Yvonne Morgan, Aunty Shirley Scott and Aunty Sandra Peckham.
Consideration and development of new/appropriate communication methods	The Aboriginal Commitment Strategy is a new and effective way to communicate Council's commitments to the Aboriginal community.

Commitment: Increase cultural awareness to all Council staff.

Action	August 2022 – January 2023 progress
Continuation and review of cultural awareness training delivered to Council staff	Human Resources have had discussions with Central NSW Joint Organisation (CNSWJO) Network regarding a committee to create updated training.
Investigate alternate and additional cultural awareness opportunities for Council staff	Sallywags staff commenced webinar training with Koori Curriculum in January 2023.

Commitment: Increase employment opportunities for Aboriginal people.

Action	August 2022 – January 2023 progress
Continuation and review of Council's recruitment processes to ensure inclusiveness for Aboriginal people	<p>All Council job advertisements currently include <i>"Bathurst Regional Council is an Equal Employment Opportunity employer. Aboriginal and Torres Strait Islander people are encouraged to apply."</i></p> <p>Additional identified positions have been approved and added to Council's structure within the Environmental section. These positions are yet to be advertised.</p> <p>Communication to applicants, through Council's recruitment system, includes an updated address block to include Wiradjuri Country.</p>

Protection:

Commitment: Collaborate with the local Aboriginal community and service providers to restore Wiradjuri language and cultural traditions.

Action	August 2022 – January 2023 progress
Consultation with Recognised Aboriginal Parties regarding restoration of Wiradjuri language and cultural traditions	<p>Inclusion of Wiradjuri Country in Council's address block as of November 2022.</p> <p>Partnership with Wiradjuri Traditional Owners Central West Aboriginal Corporation for River Connections Program (planning and delivery).</p> <p>Water and Waste staff are in the early stages of engaging a local Aboriginal community group to assist with the preparation of education materials focusing on the Macquarie Wambuul River and the importance/significance of water within Aboriginal communities.</p> <p>Bathurst Memorial Entertainment Centre consulted with Wiradjuri Elders concerning a presentation "Shared History Shared Future" and a Welcome performance for Inland Sea of Sound Festival 2023.</p> <p>Bathurst Library consulted with First Nations Officer at the History Council of NSW and the Indigenous Unit at the State Library of NSW to host Connecting Culture: Tracing Ancestors workshop at the Library during History Month.</p>
Incorporation of Wiradjuri language into Council events, program, facilities, services and infrastructure	<p>Inclusion of Wiradjuri language and traditional place names into various procurement, contract documents, event programs, strategies and relevant media that have been prepared.</p> <p>Acknowledgement provided in Wiradjuri and English at the BMEC 2023 Season Launch on 28 November 2022.</p> <p>Bathurst Regional Art Gallery's HOME program participants (190 students from 10 primary schools) engaged in Wiradjuri language facilitated by Aunty Gloria Rogers.</p> <p>Wiradjuri language used throughout River Connections Program.</p>

Action	August 2022 – January 2023 progress
Continuation and consideration of dual naming opportunities	Council commenced a project to consider inclusion of Wiradjuri language words within Council's Street name register.
Continuation of cultural traditions such as Welcome to Country's and smoking ceremonies, where appropriate	<p>Aunty Shirley Scott provided Welcome to Country's at the following events:</p> <ul style="list-style-type: none"> – Community NAIDOC March organised by Bathurst Local Aboriginal Land Council – 19 September 2022 – Paint Bathurst REaD launch – 26 October 2022 – Bathurst International Concert – 12 November 2022 – NYE Party in the Park – 31 December 2022 – Australia Day – 26 January 2023 <p>Aunty Gloria Rogers provided a Warming for BRAG's Liam Benson Exhibition on 4 November 2022 and the Archie 100 Exhibition Opening on 27 January 2023.</p> <p>Wiradyuri Traditional Owners Central West Aboriginal Corporation provided a smoking ceremony at Stephens Park, Rockley on 17 November 2022, as part of the River Connections Program.</p> <p>Micah Phillips provided didgeridoo performances at the following events:</p> <ul style="list-style-type: none"> – NYE Party in the Park – 31 December 2022 – Australia Day – 26 January 2023
Inclusion of Acknowledgement of Country, where appropriate	<p>During this reporting period, an Acknowledgement of Country has been provided at:</p> <ul style="list-style-type: none"> – Council meetings – Economic Development events – Aboriginal Commitment Strategy Working Group meetings – Community Service network and committee meetings – BRAG meetings and events – Library events – River Connections Program activities – Central Tablelands Collection Facility opening (provided by Tonilee Scott) – 16 September 2022 – Bathurst 1000 Legends Dinner – 5 October 2022

Action	August 2022 – January 2023 progress
	<ul style="list-style-type: none"> – Somerville Collection Board Meeting – 16 November 2022 – AGM – Friends of Australian Fossil & Mineral Museum – 7 December 2022 – Bathurst Rail Museum plaque morning tea – 8 December 2022 – 2023 Citizen of the Year announcements (provided by Percy Raveneau) – 13 December 2022 <p>Acknowledgement of Country added to:</p> <ul style="list-style-type: none"> – All Tourism publications including main Destination Guide – Council's website homepage – Council staff email signatures <p>Acknowledgement of Country in new interpretation panels developed and installed at Chifley Education Centre.</p>

Commitment: Work with the local Aboriginal community to acknowledge and respect traditional sites and significant places

Action	August 2022 – January 2023 progress
Continue to engage consultants to prepare Aboriginal Cultural Heritage Assessments (ACHA) where necessary	<p>Individual applications assessed against relevant planning standards.</p> <p>Council has engaged Extent Heritage to prepare an Aboriginal Cultural Heritage Assessment for the proposal for a Go Kart Track at College Road, Mount Panorama Wahluu.</p> <p>Council seeking heritage and legal advice in relation to site card 44-03-0281 recently placed over lands at Mount Panorama Wahluu and the implications this card may have for the continued use of the land for recreation and camping.</p>
Consult with the Bathurst Local Aboriginal Land Council and local Aboriginal Knowledge Holders on development applications and strategic planning matters as established under Council's Community Participation Plan	Council referred the Bathurst Integrated Medical Centre planning proposal to Wiradyuri Traditional Owners Central West Aboriginal Corporation and Bathurst Local Aboriginal Land Council, as members of the Heritage Reference Group during its exhibition in November 2022.
Continue to implement the Aboriginal Heritage Interpretation Strategy	Grant application lodged 1 December 2022 under the NSW Community Heritage Grants for funding to develop an

Action	August 2022 – January 2023 progress
	interpretation project to share the stories of the Wiradjuri resistance to European settlement of the Wiradjuri lands (Bathurst Plains) and the proclamation of Martial Law on 14 August 1824.

Community and Stakeholder Relationships:

Commitment: Build positive relationships with the Aboriginal community and engage Recognised Aboriginal Parties

Action	August 2022 – January 2023 progress
Continuation of Aboriginal Liaison Officer position at Council	The position has been approved on a full-time basis. The position title changed from Aboriginal Liaison Officer to Aboriginal Community Development Officer on 31 August 2022 to better reflect the nature of the position and the delivery of community development strategies, projects and programs.
Ongoing consultation and communication with Recognised Aboriginal Parties and Aboriginal Community Members	<p>Council and the Wiradjuri Traditional Owners Central West Aboriginal Corporation (WTOCWAC) issued a Joint Statement (11 November 2022) regarding agreement being reached between Council and WTOCWAC in the NSW Supreme Court. The statement outlined the settlement reached between the two organisations with an agreement to resolve the NSW Supreme Court proceedings commenced by the WTOCWAC in March 2021.</p> <p>Meetings held in October/November/December with Bathurst Local Aboriginal Land Council, Wiradjuri Cultural Care, WTOCWAC and Bathurst Young Mob to discuss commemoration of Wiradjuri resistance and the declaration of Martial Law in 1824. Support expressed for Interpretation Project to share stories of Wiradjuri resistance and the declaration of Martial Law in 1824.</p> <p>Water and Waste have undertaken consultation with community regarding waste issues over previous 12 months – undertaken online and has been prepared in a manner to promote inclusivity and ensure Aboriginal and Non-Aboriginal community members have the opportunity to provide feedback.</p>

Action	August 2022 – January 2023 progress
	<p>Bathurst Regional Art Gallery consulted with Bathurst Local Aboriginal Land Council regarding the development of a sculpture trail on the Macquarie Wambuul River, the ReConnect Bathurst project and the BRAG Art Store conversion Create NSW grant application.</p> <p>Aboriginal Community Development Officer regularly attended the following meetings: Bathurst Aboriginal Interagency, Bathurst Aboriginal Education Consultative Group, NAIDOC Week Committee and Bathurst Aboriginal Health Service Advisory Group AMS Steering Committee.</p> <p>Council have a partnership with Wiradyuri Traditional Owners Central West Aboriginal Corporation for the planning and delivery of the River Connections Program.</p>
Acknowledging Aboriginal significant dates	<p>Council acknowledged Bathurst's Community NAIDOC Week Celebrations (September/October) by:</p> <ul style="list-style-type: none"> – Partnering with Bathurst Local Aboriginal Land Council to deliver Community NAIDOC celebrations and timetable for activities – Involvement with NAIDOC March, Colour Run and Cocktail Evening – Facebook post regarding NAIDOC Week celebrations. <p>Meetings held with various Aboriginal groups regarding 200 years since proclamation of Martial Law (2024).</p>
Inclusion and consideration of Aboriginal community in Council events, programs, initiatives and services	<p>The River Connections Program has been co-designed by Wiradyuri Traditional Owners Central West Aboriginal Corporation and Council to be inclusive and teach students about waterways through a Wiradjuri and ecological perspective. The River Connections Program won the Indigenous Recognition category of the 2022 National Awards for Local Government.</p> <p>Marang Connections Program was developed from Aboriginal community consultation. The program is designed to target Aboriginal young people through a</p>

Action	August 2022 – January 2023 progress
	<p>range of workshops over a 12 month period.</p> <p>Recognised Aboriginal Parties are invited to all car race events: 6 Hour, 12 Hour, Bathurst 1000 and International.</p> <p>Council engaged local Aboriginal artists, William 'Bubba' and Kerrie Kennedy with T&B Bespoke to produce, design and install new artwork in Machattie Lane.</p> <p>Council work with NetWaste group and the NSW EPA to identify and address hazardous waste issues within Aboriginal communities across the Central West.</p> <p>Waste 2 Art entry forms were updated, asking artists to describe any references to Aboriginal culture included in the artwork.</p>
Advocate for community needs to relevant stakeholders	<p>Aboriginal Community Development Officer involved in the following health advocacy meetings:</p> <ul style="list-style-type: none"> – Bathurst Aboriginal Health Service Advisory Group AMS Steering Committee – Community and Adolescent Mental Health Working Party for Kelso Community Hub

Commitment: Engage with Aboriginal businesses where appropriate

Action	August 2022 – January 2023 progress
Consideration of Aboriginal businesses in Council's procurement, where appropriate	<p>Council has a partnership with Wiradyuri Traditional Owners Central West Aboriginal Corporation to deliver the River Connections Program.</p> <p>Economic Development are liaising with Goanna Services to establish a training site in Bathurst.</p> <p>Waste and Water staff are seeking to engage a local Aboriginal business to assist with the preparation of water education materials as part of an upcoming project.</p> <p>Sallywags commissioned artwork by local Aboriginal Artist Meleisa Cox in November 2022.</p>

Action	August 2022 – January 2023 progress
	Council partnered with Aboriginal businesses, Indigenous Cultural Adventures and Wambuul Woodworks to facilitate workshops as part of the Marang Connections Program.

Commitment: Facilitate, support and promote initiatives that increase cultural awareness, create cultural connection and meet community needs

Action	August 2022 – January 2023 progress
Plan, deliver and evaluate community development initiatives that meet community needs	<p>Children's Services partnered with stakeholders for Paint Bathurst REaD literacy reading initiative, launched October 2022.</p> <p>Council received a grant of \$65,590.00 under the NSW Government Disaster Recovery Funding Arrangements 2018 to deliver Marang Connections – a 12-month program for Indigenous and Non-Indigenous young people. The program commenced in September 2022.</p> <p>ReConnect Bathurst Project (August 2022 – January 2023) aimed at increasing visibility of Bathurst's elders and senior community members.</p>
Plan, deliver and evaluate community events that incorporate cultural awareness and cultural connections	<p>A series of workshops/sessions incorporating cultural awareness and cultural connections have been delivered to young people aged 8-16 years as part of the Marang Connections Program. The workshops/sessions from September 2022 – January 2023 have included:</p> <ul style="list-style-type: none"> – Cooking Workshops (6 participants) – Sports Afternoon (68 participants) – Aboriginal Artefact Workshop (37 participants) – Swim Safety Session (25 participants) – 3 Music Video Workshops (19 participants).
Collaborate with stakeholders to increase cultural awareness and cultural connections	<p>Council partnered with Bathurst Local Aboriginal Land Council to deliver Community NAIDOC Celebrations in September and October 2022.</p> <p>Council partnered with Aboriginal businesses, Indigenous Cultural Adventures and Wambuul Woodworks to facilitate workshops as part of the Marang</p>

Action	August 2022 – January 2023 progress
	Connections Program.
Plan, deliver and evaluate visual and performing arts projects, ensuring Aboriginal engagement	<p>Bathurst Regional Art Gallery's HOME Program engaged 190 students from 10 primary schools to participate in Wiradjuri language with Aunty Gloria Rogers, culture and art making sessions with exhibition outcomes.</p> <p>ReConnect Bathurst public art project and digital StoryBank featured the portraits and stories of local Aboriginal participants: Uncle Bill Allen, Lonnie Edwards, Yvonne Morgan, Aunty Shirley Scott and Aunty Sandra Peckham.</p> <p>Streets As Shared Spaces Round 2 Expression of Interest focused on encouraging submissions by First Nations artists. Public art was commissioned by T&B Bespoke and Aboriginal Artists William 'Bubba' and Kerrie Kennedy and installed in Machattie Lane in October 2022.</p>
Support and promote cultural awareness and cultural connection initiatives, where appropriate	<p>School Performance Tours – Wadjiny, Kindy Performance performed and interacted with children at Scallywags on 2 November 2022.</p> <p>Stephen Lindsay Ross (Wamba Wamba, writer) commissioned to write an essay for Liam Benson catalogue to introduce a First Nations perspective on Liam's artwork.</p>

FINANCIAL IMPLICATIONS:

There are no financial implications resulting from this report.

BATHURST COMMUNITY STRATEGIC PLAN – OBJECTIVES AND STRATEGIES:

Objective 5: Community health, safety and well being.

Strategy 5.1 Provide opportunities for our community to be healthy and active.

Strategy 5.3 Help build resilient, inclusive communities.

Objective 6: Community leadership and collaboration.

- Strategy 6.1 Communicate and engage with the community, government and business groups on important matters affecting the Bathurst region.
- Strategy 6.3 Advocate for our community.
- Strategy 6.7 Invest in our people.

COMMUNITY ENGAGEMENT:

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

ATTACHMENTS:

Nil

MINUTE

RESOLUTION NUMBER: ORD2023-36

MOVED: Cr B Fry SECONDED: Cr I North

RESOLVED:

That the information be noted.

10 REPORTS OF OTHER COMMITTEES

10.1 TRAFFIC COMMITTEE REPORT - 7 FEBRUARY 2023

File No: 07.00006

MINUTE

RESOLUTION NUMBER: ORD2023-37

MOVED: Cr M Hogan SECONDED: Cr B Fry

RESOLVED:

That the recommendations of the Traffic Committee Meeting of Bathurst Regional Council held on 7 February 2023 be adopted.

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

11.0 RESOLVE INTO CONFIDENTIAL COMMITTEE OF THE WHOLE

11.0.1 Resolve into Confidential Committee of the Whole

MINUTE

RESOLUTION NUMBER: ORD2023-38

MOVED: Cr K Burke SECONDED: Cr I North

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

There were no representation from the public.

RESOLVED:

That:

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.

11.1 DIRECTOR CORPORATE SERVICES AND FINANCE'S REPORT

11.1.1 EXTENSION TO EXISTING LICENCE AGREEMENT - ELECTRONIC ARTS - MOUNT PANORAMA

Reason: 10A (2) (c) Contains commercial information of a confidential nature that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business, and Commercial information of a confidential nature that would, if disclosed, (i) prejudice the commercial position of the person who supplied it, (ii) confer a commercial advantage on a competitor of the Council.

This item relates to the extension of a Licence Agreement for Mount Panorama.

MINUTE

RESOLUTION NUMBER: CONF2023-7

MOVED: Cr B Fry SECONDED: Cr I North

RESOLVED:

That Council authorise the General Manager to act in accordance with the report.

11.1.2 REQUEST FOR FINANCIAL ASSISTANCE - BATHURST DISTRICT HISTORICAL SOCIETY

Reason: 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.

This item relates to the proposal to provide a one-off donation to the Bathurst District Historical Society to help pay for property lease fees.

MINUTE

RESOLUTION NUMBER: CONF2023-8

MOVED: Cr A Smith SECONDED: Cr M Hogan

RESOLVED:

That Council provide a one-off donation of \$550 (incl GST) to the Bathurst District Historical Society to assist with their annual rent for their leased property at 16 Stanley Street, Bathurst, with funding being provided by Council's Section 356 Donations allocation.

11.2 DIRECTOR ENGINEERING SERVICES' REPORT

11.2.1 TENDER 36.00800 - BATHURST AERODROME STAGE 2 SUBDIVISION

Reason: 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.

This item relates to the proposal to construct additional leasable hangar space at Bathurst Aerodrome.

MINUTE

RESOLUTION NUMBER: CONF2023-9

MOVED: Cr B Fry SECONDED: Cr J Jennings

RESOLVED:

That the tender from Aitken Civil Pty Ltd for the Construction of Stage 2 Subdivision at Bathurst Aerodrome be accepted, in the amount of \$1,969,881.21 (Incl. GST), subject to provisional items and variations.

11.2.2 TENDER 36.00806 - CONCEPT AND DETAILED DESIGN OF THE BATHURST ARTS RESIDENCY NSW (BARN)

Reason: 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.

This item relates to the proposal for the Design of the Bathurst Arts Residency NSW (BARN) at Chifley Dam, The Lagoon, NSW.

MINUTE

RESOLUTION NUMBER: CONF2023-10

MOVED: Cr B Fry SECONDED: Cr A Smith

RESOLVED:

That the tender from LCBB Pty Ltd trading as Sibling Architecture for the Concept and Detailed Design of the Bathurst Arts Residency NSW (BARN) be accepted, in the amount of \$434,973.00 (GST incl.), subject to provisional items and variations.

11.2.3 TENDER 36.00807 - DESIGN AND CONSTRUCTION OF SPORTSGROUND WORK SHED

Reason: 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.

This item relates to the proposed tender for design and construction of the Sportsground work shed.

MINUTE

RESOLUTION NUMBER: CONF2023-11

MOVED: Cr K Burke SECONDED: Cr W Aubin

RESOLVED:

That Council rejects all tenders and postpone the project proposal, due to insufficient funding.

11.2.4 PROPOSED ROAD WIDENING AND LAND ACQUISITION AFFECTING LOT 1581 IN DP803795 - HILL END ROAD, TAMBAROORA

Reason: 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.

This item relates to the proposed road widening and land acquisition affecting Lot 1581 in DP803795, Hill End Road, Tambaroora.

MINUTE

RESOLUTION NUMBER: CONF2023-12

MOVED: Cr W Aubin SECONDED: Cr I North

RESOLVED:

That Council:

- a) approve the acquisition of part of Lot 1581 in DP803795 for road widening purposes.
- b) approve an adjustment of the Local Government Area boundary adjacent to Lot 1581 in DP803795.
- c) enter into two separate deeds of agreement in accordance with the proposal as outlined in the Director Engineering Services' report.

12 RESOLVE INTO OPEN COUNCIL

RECOMMENDATION:

That Council resume open Council.

MINUTE

RESOLUTION NUMBER: ORD2023-39

MOVED: Cr M Hogan SECONDED: Cr W Aubin

RESOLVED: That Council resume open Council.

13 ADOPT REPORT OF THE COMMITTEE OF THE WHOLE

MINUTE

RESOLUTION NUMBER: ORD2023-40

MOVED: Cr A Smith SECONDED: Cr M Hogan

RESOLVED:

That the Report of the Committee of the Whole, resolution numbers Conf2023-7 to Conf2023-12 be adopted.

14 MEETING CLOSE

MINUTE

The Meeting closed at 7.28 PM.

CHAIR:

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ORDINARY MEETING OF BATHURST REGIONAL COUNCIL

25 January 2023

His Worship the Mayor & Councillors

Notice of Ordinary Meeting of Bathurst Regional Council – Wednesday 1 February 2023

I have to advise that an Ordinary Meeting of Bathurst Regional Council will be held in the Council Chambers on Wednesday 1 February 2023 commencing at 6:00 PM or immediately following the conclusion of the Public Forum session.

Public Forum will be held from 6.00 pm where there will be an opportunity for members of the public to raise matters with Council.

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

D J Sherley
GENERAL MANAGER

**MINUTES OF THE ORDINARY MEETING OF
BATHURST REGIONAL COUNCIL
HELD ON Wednesday 1 February 2023**

1 PUBLIC FORUM

MINUTE

Bob Trimming - **Access Advocate** - Inquired about the Road Safety Officer position and whether it still exists. Suggested to re-run safety training seminar about electric scooter and mobility scooter usage. Quoted the recent accident involving a mobility scooter in Russell Street.
DES - Noted there is no appointed Road Safety Officer.

2 RECORDING OF MEETINGS

3 MEETING COMMENCES

MINUTE

Meeting commenced at 6.07 pm.

Present: Cr W Aubin, Cr K Burke, Cr B Fry, Cr J Jennings, Cr G Hanger, Cr M Hogan, Cr I North, Cr A Smith, Cr R Taylor

4 PRAYER AND ACKNOWLEDGEMENT OF COUNTRY

5 APOLOGIES OR ATTENDANCE BY AUDIO-VISUAL LINK

MINUTE

MOVED: Cr I North SECONDED: Cr J Jennings

RESOLVED:

That the attendance via audio-visual link of Cr A Smith be accepted.

6 MINUTES

6.1 CONFIRMATION OF MINUTES - ORDINARY MEETING OF BATHURST REGIONAL COUNCIL HELD - 14 DECEMBER 2022

File No: 11.00005

MINUTE

RESOLUTION NUMBER: ORD2023-1

MOVED: Cr K Burke SECONDED: Cr B Fry

RESOLVED:

That the Minutes of the Ordinary Meeting of Bathurst Regional Council held on 14 December 2022 be adopted.

7 DECLARATION OF INTEREST

Declaration of Interest

MINUTE

RESOLUTION NUMBER: ORD2023-2

MOVED: Cr I North SECONDED: Cr M Hogan

RESOLVED: NIL

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

8.1 GENERAL MANAGER'S REPORT

8.1.1 CENTRAL NSW JOINT ORGANISATION (CNSWJO) BOARD MEETING 24 NOVEMBER 2022 (ONLINE)

File No: 07.00017-29

MINUTE

RESOLUTION NUMBER: ORD2023-3

MOVED: Cr G Hanger SECONDED: Cr M Hogan

RESOLVED:

That the report on the Central NSW Joint Organisation Board Meeting held on 24 November 2022 be noted.

8.1.2 FRIENDSHIP AGREEMENT WITH CIRENCESTER TOWN COUNCIL

File No: 23.00150

MINUTE

RESOLUTION NUMBER: ORD2023-4

MOVED: Cr B Fry SECONDED: Cr J Jennings

RESOLVED:

That Council:

- (a) send a delegation to visit Cirencester, subject to further discussion with Cirencester Town Council,
- (b) authorise the Mayor and General Manager (or their authorised delegates) to attend as Council's delegates, and
- (c) authorise the General Manager to appoint a travel agent to commence preparations (if required).

8.2 DIRECTOR ENVIRONMENTAL PLANNING AND BUILDING SERVICES REPORT

8.2.1 GENERAL REPORT

File No: 03.00053

MINUTE

RESOLUTION NUMBER: ORD2023-5

MOVED: Cr K Burke SECONDED: Cr B Fry

RESOLVED:

That the information be noted.

8.3 DIRECTOR CORPORATE SERVICES AND FINANCE'S REPORT

8.3.1 STATEMENT OF INVESTMENTS

File No: 16.00001

MINUTE

RESOLUTION NUMBER: ORD2023-6

MOVED: Cr M Hogan SECONDED: Cr G Hanger

RESOLVED:

That the information be noted.

**8.3.2 QUARTERLY REVIEW - 2022/2026
DELIVERY PLAN AND OPERATIONAL PLAN
2022/2023**

File No: 16.00187

MINUTE

RESOLUTION NUMBER: ORD2023-7

MOVED: Cr I North SECONDED: Cr G Hanger

RESOLVED:

That the information be noted and budget variations be approved.

**8.3.3 SUNDRY SECTION 356 DONATIONS, BATHURST
MEMORIAL ENTERTAINMENT CENTRE COMMUNITY
USE SUBSIDY AND MOUNT PANORAMA FEE SUBSIDY**

File No: 18.00004

MINUTE

RESOLUTION NUMBER: ORD2023-8

MOVED: Cr K Burke SECONDED: Cr J Jennings

RESOLVED:

That the information be noted and any additional expenditure be voted.

8.3.4 POWER OF ATTORNEY

File No: 11.00007

MINUTE

RESOLUTION NUMBER: ORD2023-9

MOVED: Cr I North SECONDED: Cr M Hogan

RESOLVED:

That the information be noted.

**8.3.5 COUNCIL POLICY REVIEW - POLICIES
REVIEWED WITH NO OR MINIMAL CHANGES
IDENTIFIED**

File No: 11.00006

MINUTE

RESOLUTION NUMBER: ORD2023-10

MOVED: Cr W Aubin SECONDED: Cr M Hogan

RESOLVED:

That Council adopt:

- (a) Mount Panorama Operations Policy

**8.3.6 APPOINTMENT OF INDEPENDENT MEMBER -
AUDIT AND RISK MANAGEMENT COMMITTEE**

File No: 07.00096

MINUTE

RESOLUTION NUMBER: ORD2023-11

MOVED: Cr I North SECONDED: Cr K Burke

RESOLVED:

That Council endorse the appointment of Mr Michael Quirk as an Independent member on the Audit & Risk Management Committee (ARMC) effective from 1 April 2023.

8.4 DIRECTOR ENGINEERING SERVICES' REPORT

8.4.1 WATER SUPPLY UPDATE

File No: 32.00017

MINUTE

RESOLUTION NUMBER: ORD2023-12

MOVED: Cr G Hanger SECONDED: Cr M Hogan

RESOLVED:

That the information be noted.

8.5 DIRECTOR CULTURAL AND COMMUNITY SERVICES' REPORT

8.5.1 KELSO COMMUNITY HUB QUARTERLY UPDATE REPORT - DECEMBER 2022

File No: 09.00026

MINUTE

RESOLUTION NUMBER: ORD2023-13

MOVED: Cr W Aubin SECONDED: Cr M Hogan

RESOLVED:

That the information be noted.

8.5.2 OUT WEST PIANO FEST, BLACKDOWN FARM, BATHURST - 1-3 OCTOBER 2022

File No: 23.00026

MINUTE

RESOLUTION NUMBER: ORD2023-14

MOVED: Cr B Fry SECONDED: Cr M Hogan

RESOLVED:

That the information be noted.

**8.5.3 INTERNATIONAL MUSEUM SELFIE DAY,
18 JANUARY 2023**

File No: 21.00107, 21.00050, 21.00112

MINUTE

RESOLUTION NUMBER: ORD2023-15

MOVED: Cr B Fry SECONDED: Cr K Burke

RESOLVED:

RECOMMENDATION:

That the information be noted.

9 COUNCILLORS / DELEGATES REPORTS

**9.1 MINUTES - BATHURST REGIONAL YOUTH COUNCIL - 6
DECEMBER 2022**

File No: 11.00020

MINUTE

RESOLUTION NUMBER: ORD2023-16

MOVED: Cr B Fry SECONDED: Cr M Hogan

RESOLVED:

RECOMMENDATION:

That the information be noted.

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

10.0 RESOLVE INTO CONFIDENTIAL COMMITTEE OF THE WHOLE

10.0.1 Resolve into Confidential Committee of the Whole

MINUTE

RESOLUTION NUMBER: ORD2023-17

MOVED: Cr B Fry SECONDED: Cr M Hogan

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

There were no representation from the public.

RESOLVED:

That:

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.

10.1 DIRECTOR CORPORATE SERVICES AND FINANCE'S REPORT

10.1.1 BATHURST NETBALL ASSOCIATION

Reason: 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.

This item relates to the renewal of a sporting license agreement.

MINUTE

RESOLUTION NUMBER: CONF2023-1

MOVED: Cr I North SECONDED: Cr K Burke

RESOLVED:

That Council approves the renewal of the Sporting Licence Agreement for part Lot 100 DP1255393, known as John Matthews Complex, for a period of five (5) years as detailed in the report.

10.1.2 REQUEST FOR FINANCIAL ASSISTANCE - BATHURST BUSHRANGERS ARFC

Reason: 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.

This item relates to the proposal for Council to assist with financial assistance.

MINUTE

RESOLUTION NUMBER: CONF2023-2

MOVED: Cr B Fry SECONDED: Cr J Jennings

RESOLVED:

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

10.1.3 REQUEST FOR WRITE-OFF OF WASTE MANAGEMENT CENTRE FEES

Reason: 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.

This item relates to the proposal to write-off waste management centre fees.

MINUTE

RESOLUTION NUMBER: CONF2023-3

MOVED: Cr I North SECONDED: Cr G Hanger

RESOLVED:

That Council write-off the Waste Management Centre fees totalling \$22,092.00 (including GST) charged to Grainforce Pty Ltd as detailed in this report, with funding being provided by Council's Floodplain Maintenance budget allocation

10.2 DIRECTOR ENGINEERING SERVICES' REPORT

10.2.1 NETWASTE CONTRACT FOR PROCESSING OF GARDEN ORGANICS, WOOD AND TIMBER

Reason: 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.

This item relates to the proposal to the proposal of NetWaste Contract for processing of Garden Organics, Wood and Timber.

MINUTE

RESOLUTION NUMBER: CONF2023-4

MOVED: Cr M Hogan SECONDED: Cr K Burke

RESOLVED:

That Council act in accordance with the recommendations of the Director Engineering Services' Report

10.2.2 TENDER 36.00803 - MANAGEMENT OF THE MANNING AQUATIC CENTRE, BATHURST

Reason: 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.

This item relates to the accepted tender for the management of the Manning Aquatic Centre Bathurst.

MINUTE

RESOLUTION NUMBER: CONF2023-5

MOVED: Cr B Fry SECONDED: Cr K Burke

RESOLVED:

That Council accept the tender of Belgravia Leisure in the amount of \$4,220,382 (incl GST) for the management of the Manning Aquatic Centre Bathurst, subject to adjustments and provisional items.

11 RESOLVE INTO OPEN COUNCIL

RECOMMENDATION:

That Council resume open Council.

MINUTE

RESOLUTION NUMBER: ORD2023-18

MOVED: Cr B Fry SECONDED: Cr W Aubin

RESOLVED: That Council resume open Council.

12 ADOPT REPORT OF THE COMMITTEE OF THE WHOLE

MINUTE

RESOLUTION NUMBER: ORD2023-19

MOVED: Cr I North SECONDED: Cr K Burke

RESOLVED:

That the Report of the Committee of the Whole, resolution numbers Conf2023-1 to Conf2023-6 be adopted.

13 MEETING CLOSE

MINUTE

The Meeting closed at 6.58 pm.

CHAIR:

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Type	Year	No.	Value	Description	Address	Date Determine
10	2020	489	\$880,000	Additional 5 x 2 storey dwelling units	183 Rocket Street BATHURST	4/01/2023
10	2022	382	\$244,500	Secondary dwelling (earth wall)	3902 Sofala Road WATTLE FLAT	23/01/2023
10	2022	441	\$260,300	Two-storey dwelling house	217 Eusdale Road YETHOLME	4/01/2023
10	2022	487	\$27,190	Construction of a colourbond shed	140 Stewart Street BATHURST	13/01/2023
10	2022	491	\$748,000	Dual occupancy and 2 x inground swimming pools with safety barrie	21 Ignatius Place KELSO	23/01/2023
10	2020	519	\$0	MOD - Alterations and additions to existing dwelling	22 Rose Street SOUTH BATHURST	12/01/2023
10	2021	572	\$0	MOD - Retaining wall and earthworks	241 Lawrence Drive KELSO	12/01/2023
10	2022	498	\$34,008	Carport adjoining existing shed	17 Clifton Court KELSO	9/01/2023
10	2022	500	\$1,070,839	single storey dwelling	378 Eusdale Road YETHOLME	5/01/2023
18	2022	184	\$285,022	Alterations and additions to an existing industrial building	4 Eglinton Road LLANARTH	25/01/2023
10	2022	518	\$38,000	Construction of a shed	9 Godfrey Street RAGLAN	16/01/2023
10	2020	117	\$100,000	Mod - Alterations and additions to existing dwelling	37 Reef Street HILL END	3/01/2023
10	2022	408	\$700,000	MOD - single storey dwelling with attached garage	55 Basalt Way KELSO	23/01/2023
10	2016	248	\$26,952	MOD - Construction of a garage and carport	7 Vittoria Street WEST BATHURST	13/01/2023
10	2022	541	\$22,000	Alterations and additions to existing two storey dwelling	5 Hamilton Street EGLINTON	23/01/2023
10	2022	544	\$16,500	Commercial signage	39 Sydney Road RAGLAN	23/01/2023
10	2023	1	\$0	Verandah enclosure	1 Golsby Street WEST BATHURST	25/01/2023
10	2023	2	\$203,999	Alterations and additions to an existing dwelling	83 Freeman Circuit LLANARTH	20/01/2023
18	2023	2	\$420,000	Construction of a single storey dwelling with attached garage	24 Brennan Drive KELSO	12/01/2023
18	2023	3	\$380,000	Construction of a single storey dwelling with attached garage	43 Brennan Drive KELSO	20/01/2023
10	2023	3	\$645,975	Two storey dwelling with attached garage	48 Parer Road ABERCROMBIE	31/01/2023
18	2023	6	\$375,000	Single storey dwelling with attached garage	44 Newlands Crescent KELSO	17/01/2023
10	2023	6	\$7,600	Retaining wall	44 Newlands Crescent KELSO	30/01/2023

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Type	Year	No.	Value	Description	Address	Date Determine
10	2022	62	\$552,590	Demolition of existing & construction of a single storey dwelling	19 River Road KELSO	6/01/2023

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Type	Year	No.	Value	Description	Address
10	2020	314	\$15,000	Change of use from garage to habitable rooms	1336 Limekilns Road CLEAR CREEK
10	2021	72	\$303,537	Single storey dwelling	7 Bolton Street KELSO
10	2021	75	\$10,000	Intensification of existing mining facility	Trunkey Road CALOOLA
10	2021	21	\$320,000	Second storey extension to existing residential dwelling	208 Boundary Road ROBIN HILL
10	2021	429	\$1,155,000	Six two bedroom units & six lot community title subdivision	38A Stanley Street BATHURST
18	2021	277	\$350,000	Alterations and additions to existing dwelling	255 College Road ORTON PARK
10	2020	272	\$20,000	MOD - Construction of garage	5 Delaware Crescent ROBIN HILL
10	2022	166	\$48,475	Two lot subdivision, demolition, tree removal and dividing fence	42 Lloyds Road SOUTH BATHURST
10	2022	228	\$2,656,500	6 two storey dwellings, 8 lot strata subdivision, 1 tree removal	135 Durham Street BATHURST
10	2022	246	\$0	22 lot residential subdivision, drainage channel works and new road	3 Poplar Place KELSO
10	2022	252	\$150,000	Five lot subdivision	Toronto Street KELSO
10	2022	302	\$10,000	Construction of a carport	21 Freeman Circuit LLANARTH
10	2022	310	\$576,000	Two double storey residential units and three lot subdivision	185 Havannah Street BATHURST
10	2022	317	\$240,000	Relocation of existing shed on block	4 Lee Street KELSO
10	2022	348	\$8,000	Installation of an illuminated pillar sign	92 Durham Street BATHURST
10	2022	350	\$1,300,000	Demolish existing dwelling, erect 6 new dwell, 6 lot strata subd	177 Seymour Street BATHURST
10	2022	373	\$1,500,000	1.42 lot subdivision, bulk earthworks, drainage channel improvement	Marsden Lane KELSO
10	2022	431	\$0	Two lot subdivision	17 Bowen Street SOFALA
10	2022	433	\$0	Two lot rural boundary adjustment	145 Sinclairs Lane THE LAGOON
10	2022	436	\$0	Demolition, two storey alterations and additions to existing dwelling	168 George Street BATHURST
10	2021	475	\$52,120	Enclosed Sun Room addition and Patio	17 Bathurst Street PERTHVILLE
10	2022	446	\$424,600	Single storey dwelling with attached garage	92 McManus Road MEADOW FLAT
10	2022	447	\$14,000	Replace existing boundary fences	22 West Street WEST BATHURST
10	2022	449	\$500,000	4 x industrial units	44 Hampden Park Road KELSO
10	2022	454	\$885,990	Relocatable dwelling and four tourist and visitor accommodation cabins	374 Clear Creek Road CLEAR CREEK
10	2022	456	\$1,111,100	Four commercial units and two lot consolidation	32 Corporation Avenue ROBIN HILL
10	2022	461	\$0	Two lot subdivision (boundary adjustment)	2011 Sofala Road PEEL
10	2022	462	\$40,000	Construction of a shed	2 Stephens Lane KELSO
10	2022	464	\$0	Two lot residential subdivision	43 Wellington Street EGLINTON
10	2022	466	\$20,000	Change of use of garage to kiosk	2 Stephens Lane KELSO
10	2022	467	\$5,000,000	rural industry development	Mitchell Highway VITTORIA
10	2022	475	\$1,655,000	Industrial building	16A Kirkcaldy Street SOUTH BATHURST
10	2022	478	\$0	6 lot residential subdivision	Campbell Close LLANARTH
10	2022	482	\$585,000	Alterations and additions to an industrial building	4 Eglinton Road LLANARTH
10	2022	489	\$250,000	Change of use, internal alterations and fitout	12 Corporation Avenue ROBIN HILL
10	2022	495	\$710,600	178 self-storage units and seven lot industrial subdivision	61 Sydney Road RAGLAN
10	2022	499	\$10,000	RETURNED - allow additional caravan sites at the Bathurst Soaring Club	167 Freemantle Road EGLINTON
10	2007	225	\$0	REJECTED - MOD Seven Lot subdivision and new road	37 Loren Street EGLINTON
10	2022	506	\$0	Two lot rural subdivision	1081 Triangle Flat Road TRIANGLE FLAT
18	2022	17	\$0		3 Beavis Place LLANARTH
18	2022	64	\$74,823	In ground swimming pool and safety barrier	67 George Thomas Close THE LAGOON
18	2022	99	\$36,000	inground swimming pool with safety barrier	12 Sunbright Road KELSO
18	2022	100	\$53,239	inground swimming pool with safety barrier	24 Cheviot Drive KELSO
18	2022	161	\$19,210	Construction of a retaining wall	88 George Thomas Close THE LAGOON
18	2022	179	\$55,000	Inground swimming pool with safety barrier	69 Dempsey Street PEEL
10	2022	511	\$100,000	Farm shed	487 Eleven Mile Drive EGLINTON
10	2022	513	\$20,000	earthworks	14 Kirkcaldy Street SOUTH BATHURST
10	2022	514	\$32,000	Amenities block	5475 Great Western Highway RAGLAN
10	2022	515	\$0	Use of an existing industrial building as a manufacturing facility	105 Sydney Road KELSO
18	2022	186	\$3,080,000	group home and multi dwelling development	9 Griffin Street MITCHELL
10	2022	517	\$29,648	construction of a garage	14 Munro Street WINDRADYNE
10	2022	519	\$327,433	Single storey dwelling with attached garage	Hamilton Street EGLINTON
10	2022	520	\$185,504	Construction of a secondary dwelling	117 Seymour Street BATHURST

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Type	Year	No.	Value	Description	Address
10	2022	521	\$749,908	Single storey dwelling with attached garage and change of use shed	224 Howards Drive MOUNT RANKIN
10	2022	523	\$28,215,000	Concept Development Application - Redevelopment of Tremain Mill	7 Keppel Street BATHURST
10	2022	526	\$155,000	Two storey secondary dwelling	13 Tom Close KELSO
10	2022	527	\$20,000	Alterations & additions to existing commercial premises - cellar door	3249 O'Connell Road BREWONGLE
10	2022	528	\$504,200	Two storey dual occupancy and subdivision	13 Campbell Close LLANARTH
10	2022	529	\$27,718	Shed	29 East Street ROCKLEY
10	2020	406	\$349,933	MOD - Partial demolition, additions & alterations to existing dwelling	211 Rankin Street BATHURST
10	2022	532	\$0	change of use from vehicle repair station to warehouse	85-87 Sydney Road KELSO
10	2022	533	\$80,000	Construction of a carport and pergola	3 Kensington Place PERTHVILLE
10	2022	534	\$1,500	Alterations to a commercial development	61 Corporation Avenue ROBIN HILL
10	2022	536	\$800,000	Single storey replacement dwelling with attached garage, swimming pool	472 White Rock Road WHITE ROCK
10	2022	537	\$2,442,000	Two storey dwelling with attached carport and a single storey secondar	1848 Ophir Road ROCK FOREST
10	2022	538	\$0	8 lot strata subdivision and common property	32 Corporation Avenue ROBIN HILL
10	2022	539	\$1,600,000	Single storey dwelling with attached garage, separate detached garage	14 Appledore Drive KELSO
10	2022	540	\$0	Dual occupancy (second dwelling), alterations and additions to an exis	6 Seymour Street BATHURST
10	2021	372	\$120,000	MOD - single storey secondary dwelling	10 Basalt Way KELSO
10	2022	542	\$550,000	Dual occupancy (second dwelling) and two lot residential subdivision	212 Rankin Street BATHURST
10	2022	543	\$75,000	Primitive campground, six decks and tents with facilities	2104 Turondale Road TURONDALE
10	2022	545	\$5,000	Change of use to a mechanical repair shop	1/14 Watt Drive ROBIN HILL
10	2022	546	\$381,864	Alterations and additions to an existing dwelling	3 Park Street BATHURST
10	2022	547	\$0	Two lot rural residential subdivision	439 Whalans Lane MOUNT RANKIN
10	2022	548	\$3,848,366	Chilled warehouse	4 Eglinton Road LLANARTH
10	2022	549	\$1,657,501	container handling area	4 Eglinton Road LLANARTH
10	2022	550	\$5,456,859	construction of cadets training facility	4 Hercules Close RAGLAN
10	2022	551	\$279,747	Installation of eight temporary buildings	4 Eglinton Road LLANARTH
10	2022	552	\$8,585,615	Industrial shed (Area 1A)	4 Eglinton Road LLANARTH
10	2022	553	\$3,886,620	vehicle sales or hire premises	180 Sydney Road KELSO
10	2022	554	\$0	Two lot rural subdivision	45 Napoleon Reef Road NAPOLEON REEF
10	2020	95	\$2,716,000	MOD - alterations & additions to existing hotel	170 William Street BATHURST
10	2022	555	\$2,399,067	box preparation shed	4 Eglinton Road LLANARTH
10	2021	383	\$626,300	MOD - Second rural dwelling and shed	73 Clairvaux Lane KELSO
10	2022	556	\$49,000	Conversion of a non habitable room to a habitable room and carport	30 Pellion Place WINDRADYNE
10	2022	406	\$891,000	MOD - 2 lot torrens (stage 1) & 3 lot strata (stage 2) subdivision	78 Stanley Street BATHURST
10	2022	557	\$132,000	additions and alterations to existing commercial premise and signage	235 Russell Street BATHURST
10	2021	358	\$3,000,000	MOD - Construction of a multi unit housing 11 x 3 bedroom units	225C Peel Street BATHURST
10	2023	3	\$645,975	Two storey dwelling with attached garage	48 Parer Road ABERCROMBIE
10	2023	4	\$10,000	Retaining wall to rear of the block	11 Bradbury Drive KELSO
10	2023	5	\$30,000	Retaining walls and associated earthworks	41 Basalt Way KELSO
10	2012	229	\$550,000	MOD -Addition to dwelling, dual occupancy and two lot subdivision	212 Rankin Street BATHURST
10	2023	8	\$214,380	Dual occupancy (second dwelling), demolition of garage and two lot res	2 High Street WEST BATHURST
10	2023	9	\$0	Demolition of an existing dwelling, construction of a replacement dwel	105 Willow Tree Lane MOUNT RANKIN
10	2023	10	\$0	Change of use to a vehicle repair station	1/2 Vale Road SOUTH BATHURST
10	2023	7	\$64,850	Shed	105 Willow Tree Lane MOUNT RANKIN
10	2023	11	\$5,507,521	Demolition of an existing industrial building and part construction of	4 Eglinton Road LLANARTH
10	2020	100	\$0	MOD - Construction of dwelling additions and alterations, separate hab	16 Fitzroy Street PEEL

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Type	Year	No.	Value	Description	Address
10	2023	12	\$20,000	Construction of a shed	4 Clifton Court KELSO
10	2023	14	\$550,000	Single storey dwelling	9 Appledore Drive KELSO
10	2023	15	\$36,000	construction of a garage	4419 Great Western Highway WALANG
10	2023	16	\$0	Additions and alterations to existing dwelling	104 Marion Close WIMBLEDON
10	2007	225	\$0	Seven Lot Subdivision and New Road	37 Loren Street EGLINTON
10	2023	17	\$345,635	Single storey dwelling	109 Briar Lane MOUNT RANKIN
10	2023	18	\$2,000	Use of existing conversion to habitable rooms	36 Lyal Street GORMANS HILL
10	2023	19	\$369,351	Dual occupancy (second dwelling) and two lot residential subdivision	25 Granite Rise KELSO
10	2023	20	\$500,000	Industrial warehouse	5475 Great Western Highway RAGLAN
10	2023	21	\$781,000	Demolition of an existing dwelling, construction of three single store	48 Stanley Street BATHURST
10	2023	22	\$906,422	Demolition of an existing dwelling, construction of three single store	169 Stewart Street BATHURST
10	2023	23	\$200,000	erection of temporary marquees for Bathurst 12 hour event	Mountain Straight MOUNT PANORAMA
10	2022	192	\$30,000	MOD - Shed	300 Mount Haven Way MEADOW FLAT
10	2023	24	\$20,000	alterations and additions to an existing dwelling - bathroom addition	4 Blackwood Close KELSO
10	2023	25	\$1,717,127	two storey commercial development, retail & medical centre	56A Boyd Street KELSO

Applications Over 40 Days

Attachment 9.1.2.4



App Type	Year	No	Description	Address	Application Date	Days Open	Stop Days	Reason
10	2020	272	MOD - Construction of garage	5 Delaware Crescent ROBIN HILL	22/02/2022	344	342	Waiting on additional information
10	2020	314	Change of use from garage to habitable rooms	1336 Limekilns Road CLEAR CREEK	8/09/2020	876	870	Waiting on additional information
10	2020	406	MOD - Partial demolition, additions & alterations to	211 Rankin Street BATHURST	12/12/2022	51	41	Waiting on additional information
10	2021	75	Intensification of existing mining facility	Trunkey Road CALOOLA	24/02/2021	707	681	TfNSW request for information
10	2021	372	MOD - single storey secondary dwelling	10 Basalt Way KELSO	20/12/2022	43		Under assessment
10	2021	429	Six two bedroom units & six lot community title subdivision	38A Stanley Street BATHURST	24/08/2021	526		Under assessment
10	2022	166	Two lot subdivision, demolition, tree removal and dividing fence	42 Lloyds Road SOUTH BATHURST	6/04/2022	301	260	Waiting on additional information
10	2022	228	6 two storey dwellings, 8 lot strata subdivision, 1 tree	135 Durham Street BATHURST	9/06/2022	237	68	Further information requested
10	2022	246	22 lot residential subdivision, drainage channel works etc	3 Poplar Place KELSO	3/06/2022	243	59	Waiting on additional information
10	2022	252	Five lot subdivision	Toronto Street KELSO	22/07/2022	194	168	Prelim Contamination Report requested
10	2022	302	Construction of a carport	21 Freeman Circuit LLANARTH	7/07/2022	209	197	Waiting on additional information
10	2022	310	Two double storey residential units and three lot subdivision	185 Havannah Street BATHURST	13/07/2022	203	162	Amended plans requested
10	2022	317	Relocation of existing shed on block	4 Lee Street KELSO	18/07/2022	198	175	Further information requested
10	2022	348	Installation of an illuminated pillar sign	92 Durham Street BATHURST	12/08/2022	173		Further information requested
10	2022	350	Demolish existing dwelling, erect 6 new dwell, 6 lot strata	177 Seymour Street BATHURST	11/08/2022	174	44	Further information requested
10	2022	373	42 lot subdivision, bulk earthworks, drainage channel etc	Marsden Lane KELSO	12/09/2022	142		Waiting on DPI - Water
10	2022	431	Two lot subdivision	17 Bowen Street SOFALA	11/10/2022	113	113	Waiting on RFS response
10	2022	433	Two lot rural boundary adjustment	145 Sinclairs Lane THE LAGOON	5/10/2022	119	92	Waiting on BDAR
10	2022	436	Demolition, two storey alterations and additions	168 George Street BATHURST	10/10/2022	114		Further information requested
10	2022	446	Single storey dwelling with attached garage	92 McManus Road MEADOW FLAT	8/11/2022	85		Waiting on flora and fauna report
10	2022	447	Replace existing boundary fences	22 West Street WEST BATHURST	21/10/2022	103	100	Under assessment
10	2022	449	4 x industrial units	44 Hampden Park Road KELSO	13/10/2022	111	83	To be withdrawn
10	2022	454	Relocatable dwelling and four tourist and visitor	374 Clear Creek Road CLEAR CREEK	17/10/2022	107		Waiting on RFS response
10	2022	456	Four commercial units and two lot consolidation	32 Corporation Avenue ROBIN HILL	13/10/2022	111		Further information requested
10	2022	461	Two lot subdivision (boundary adjustment)	2011 Sofala Road PEEL	21/10/2022	103	71	Prelim Biodiversity Assessment requested
10	2022	462	Construction of a shed	2 Stephens Lane KELSO	24/10/2022	100		Under assessment
10	2022	464	Two lot residential subdivision	43 Wellington Street EGLINTON	3/11/2022	90		Prelim contamination report requested
10	2022	466	Change of use of garage to kiosk	2 Stephens Lane KELSO	27/10/2022	97	89	Under assessment
10	2022	467	Rural industry development	Mitchell Highway VITTORIA	28/10/2022	96		Awaiting on comment from DPIE
10	2022	475	Industrial building	16A Kirkcaldy Street SOUTH BATHURST	1/11/2022	92		Under assessment

Attachment 9.1.2.4

10	2022	478	6 lot residential subdivision	Campbell Close LLANARTH	2/11/2022	91		Under assessment
10	2022	482	Alterations and additions to an industrial building	4 Eglinton Road LLANARTH	1/12/2022	62	49	Under assessment
10	2022	489	Change of use, internal alterations and fitout	12 Corporation Avenue ROBIN HILL	18/11/2022	75	1	Under assessment
10	2022	495	178 self-storage units and seven lot industrial subdivision	61 Sydney Road RAGLAN	17/11/2022	76	1	Under Assessment
10	2022	506	Two lot rural subdivision	1081 Triangle Flat Road TRIANGLE FLAT	23/11/2022	70		Under assessment
10	2022	511	Farm shed	487 Eleven Mile Drive EGLINTON	28/11/2022	65		Under assessment
10	2022	513	Earthworks	14 Kirkcaldy Street SOUTH BATHURST	25/11/2022	68		Under assessment
10	2022	514	Amenities block	5475 Great Western Highway RAGLAN	29/11/2022	64		Under assessment
10	2022	515	Use of an existing industrial building for manufacturing	105 Sydney Road KELSO	28/11/2022	65	1	Under assessment
10	2022	517	Construction of a garage	14 Munro Street WINDRADYNE	6/12/2022	57	56	Easement to be adjusted
10	2022	519	Single storey dwelling with attached garage	Maxwell Drive EGLINTON	7/12/2022	56		Under assessment
10	2022	521	Single storey dwelling, attached garage and change of use	224 Howards Drive MOUNT RANKIN	14/12/2022	49		Further information requested
10	2022	523	Concept Application - Redevelopment of Tremains Mill	7 Keppel Street BATHURST	6/12/2022	57		Additional information requested
10	2022	526	Two storey secondary dwelling	13 Tom Close KELSO	5/12/2022	58		Further information requested
10	2022	527	Alterations & additions to existing commercial premises	3249 O'Connell Road BREWONGLE	5/12/2022	58		Plans to be amended
10	2022	528	Two storey dual occupancy and subdivision	13 Campbell Close LLANARTH	12/12/2022	51		Discussion forum to be held
10	2022	529	Shed	29 East Street ROCKLEY	7/12/2022	56		Further information requested
10	2022	532	Change of use from vehicle repair station to warehouse	85-87 Sydney Road KELSO	8/12/2022	55		Under assessment
10	2022	533	Construction of a carport and pergola	3 Kensington Place PERTHVILLE	13/12/2022	50	49	Amended site plan requested
10	2022	537	Two storey dwelling, carport and secondary dwelling	1848 Ophir Road ROCK FOREST	12/12/2022	51		Awaiting RFS advice
10	2022	538	8 lot strata subdivision and common property	32 Corporation Avenue ROBIN HILL	21/12/2022	42		Waiting on determination of 2022/456
10	2022	539	Single storey dwelling with attached garage, separate	14 Appledore Drive KELSO	21/12/2022	42		Under assessment
10	2022	540	Dual occupancy (second dwelling), alterations etc	6 Seymour Street BATHURST	22/12/2022	41		Under assessment
10	2022	542	Dual occupancy (second dwelling) and 2 lot subdivision	212 Rankin Street BATHURST	20/12/2022	43		Submissions received
10	2022	543	Primitive campground, six decks and tents with facilities	2104 Turondale Road TURONDALE	20/12/2022	43		Waiting on response from NSW Police & RFS
10	2022	546	Alterations and additions to an existing dwelling	3 Park Street BATHURST	21/12/2022	42		Further information required
10	2022	547	Two lot rural residential subdivision	439 Whalans Lane MOUNT RANKIN	22/12/2022	41		Awaiting RFS advice

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Council	DA	Lot	DP	Street	Street Name	Suburb	Postcode	Category	Environmental Planning Instrument	Zoning Of Land	Development Standard To Be Varied	Justification Of Variation	Extent Of Variation	Concurring Authority	Date Determined
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NIL



Planning Proposal - Laffing Waters Master Plan

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Schedule of land affected by the Planning Proposal

Lot	DP	Address
231	1177478	Laffing Waters Lane, Laffing Waters
It should be noted that Bathurst Regional Council is the landowner of Lot 231 DP 1177478. The classification, pursuant to the Local Government Act, is not proposed to be altered.		
12	857116	183 Laffing Waters Lane, Laffing Waters
2	716660	130 Laffing Waters Lane, Laffing Waters
401	1285473	Marsden Lane, Kelso
8	788492	Laffing Waters Lane, Kelso

Schedule of Maps

Map Number	Map Name
<u>Floor Space Ratio Map</u>	
FSR_011E	Floor Space Ratio Map – Sheet FSR_011E
<u>Height of Buildings Map</u>	
HOB_011E	Height of Buildings Map – Sheet HOB_011E
HOB_011F	Height of Buildings Map – Sheet HOB_011F
<u>Land Reservation Acquisition Map</u>	
LRA_011E	Land Reservation Acquisition Map – Sheet LRA_011E
LRA_011F	Land Reservation Acquisition Map – Sheet LRA_011F
<u>Minimum Lot Size—Dual Occupancy Map</u>	
LSD_011A	Minimum Lot Size—Dual Occupancy Map – Sheet LSD_011A (Note: Map label and legend changes only)
LSD_011B	Minimum Lot Size—Dual Occupancy Map – Sheet LSD_011B (Note: Map label and legend changes only)
LSD_011C	Minimum Lot Size—Dual Occupancy Map – Sheet LSD_011C (Note: Map label and legend changes only)
LSD_011E	Minimum Lot Size—Dual Occupancy Map – Sheet LSD_011E
LSD_011F	Minimum Lot Size—Dual Occupancy Map – Sheet LSD_011F
LSD_012AA	Minimum Lot Size—Dual Occupancy Map – Sheet LSD_012AA (Note: Map label and legend changes only)
<u>Minimum Lot Size— Manor Houses, Multi Dwelling Housing and Residential Flat Buildings Map</u>	
LSM_011A	Minimum Lot Size—Manor Houses, Multi Dwelling Housing and Residential Flat Buildings Map – Sheet LSD_011A (Note: Map label and legend changes only)
LSM_011B	Minimum Lot Size— Manor Houses, Multi Dwelling Housing and Residential Flat Buildings Map – Sheet LSD_011B (Note: Map label and legend changes only)
LSM_011C	Minimum Lot Size— Manor Houses, Multi Dwelling Housing and Residential Flat Buildings Map – Sheet LSD_011C (Note: Map label and legend changes only)

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LSM_011E	Minimum Lot Size— Manor Houses, Multi Dwelling Housing and Residential Flat Buildings Map – Sheet LSD_011E
LSM_011F	Minimum Lot Size— Manor Houses, Multi Dwelling Housing and Residential Flat Buildings Map – Sheet LSD_011F
LSM_012AA	Minimum Lot Size— Manor Houses, Multi Dwelling Housing and Residential Flat Buildings Map – Sheet LSD_012AA (Note: Map label and legend changes only)
<u>Lot Size Map</u>	
LSZ_011E	Lot Size Map – Sheet LSZ_011E
LSZ_011F	Lot Size Map – Sheet LSZ_011F
<u>Land Zone Map</u>	
LZN_011E	Land Zone Map – Sheet LZN_011E
LZN_011F	Land Zone Map – Sheet LZN_011F
<u>Urban Release Area Map</u>	
URA_011E	Urban Release Area Map – Sheet URA_011E
URA_011F	Urban Release Area Map – Sheet URA_011F

List of Attachments

Attachment No.	Attachment Title
Attachment 1	Proposed R3 Medium Density
Attachment 2	Proposed Clause 4.1 – Minimum subdivision lot size
Attachment 3	Laffing Waters Master Plan Report and Map.
Attachment 4	Draft Planning Maps

Relevant Planning Authority Details

Relevant Planning Authority:	Bathurst Regional Council
Contact Person:	Mrs Fern-Alice Coles
Contact Phone Number:	02 6333 6211
Contact email address:	council@bathurst.nsw.gov.au

Executive Summary

Council engaged the services of Tract Consultants Pty Ltd to develop a Master Plan for the Laffing Waters residential growth precinct. As a result of the Master Plan process, a Planning Proposal is required to fully implement the outcomes of the Master Plan.

In particular, the following amendments are foreshadowed as part of this Planning Proposal:

1. Relocation, reconfiguration and enlargement of the Laffing Waters Neighbourhood Activity Centre B1 zone.
2. Introduction of the R3 Medium Density zone, including appropriate changes to the Height of Buildings Map (HOB), Lot Size Map (LSZ), Land Zoning Map (LZN), and Minimum Lot Size – Manor Houses, Multi Dwelling Housing and Residential Flat Buildings Map (LSM).
3. Reconfiguration of the RE1 Public Recreation zone.
4. Appropriate use of the SP2 Infrastructure zone for:
 - a. The proposed school site;
 - b. Drainage lines;
 - c. Proposed realignment of Laffing Waters Lane; and
 - d. Proposed alignment of Eltham Drive.
5. Amendments to the Land Zoning Map, Lot Size Map, Floor Space Ratio Map (FSR), Height of Buildings Map, Minimum Lot Size – Dual Occupancy Map (LSD), Minimum Lot Size – Manor Houses, Multi Dwelling Housing and Residential Flat Buildings Map as it applies to the R1 General Residential zone and B1 Neighbourhood Centre zone.
6. Minor inconsequential amendments to other maps as a result of the above amendments.
7. Amendment to Clause 4.1 of Bathurst Regional LEP 2014 to establish a minimum subdivision lot size of 900m² for the creation of battle-axe lots on land zoned R1 General Residential within the Laffing Waters precinct.

Consistent with the Urban Release Area (URA) certification issued by the Department on 7 July 2020, Council is seeking the recertification of the Kelso URA concurrently with the finalisation of the Planning Proposal. Council is seeking recertification because this Planning Proposal introduces an additional zone and increases the living density for a significant portion of the URA.

Part 1 – Objectives or intended outcomes

This following section provides an introduction to the Planning Proposal and outlines the approach used by Bathurst Regional Council to amend the Bathurst Regional Local Environmental Plan 2014.

1.1 Introduction

Council engaged the services of Tract Consultants Pty Ltd to develop a Master Plan for the Laffing Waters growth precinct. As a result of the Master Plan process, a Planning Proposal is required to fully implement the outcomes of the Master Plan, particularly the changes to zoning.

In particular, the following amendments are foreshadowed as part of this Planning Proposal:

1. Relocation, reconfiguration and enlargement of the Laffing Waters Neighbourhood Activity Centre B1 zone.
2. Introduction of the R3 Medium Density zone, including appropriate changes to the Height of Buildings Map, Lot Size Map, Land Zoning Map, and Minimum Lot Size – Manor Houses, Multi Dwelling Housing and Residential Flat Buildings Map.
3. Reconfiguration of the RE1 Public Recreation zone as shown on the master plan.
4. Introduction of the SP2 Infrastructure zone for:
 - a. The proposed school site;
 - b. Drainage lines;
 - c. Proposed realignment of Laffing Waters Lane; and
 - d. Proposed alignment of Ecrates Place.
5. Amendments to the Land Zoning Map, Lot Size Map, Floor Space Ratio Map, Height of Buildings Map, Minimum Lot Size – Dual Occupancy Map, Minimum Lot Size – Manor Houses, Multi Dwelling Housing and Residential Flat Buildings Map as it applies to the R1 General Residential and B1 Neighbourhood Centre zones.
6. Minor inconsequential amendments to other maps as a result of the above amendments.
7. Amendment to Clause 4.1 of Bathurst Regional LEP 2014 to establish a minimum subdivision lot size of 900m² for the creation of battle-axe lots on land zoned R1 General Residential within the Laffing Waters precinct.

Consistent with the Urban Release Area (URA) certification issued by the Department on 7 July 2020, Council is seeking the recertification of the Kelso URA. Council is seeking the Department assess the recertification concurrently with the finalisation of the Planning Proposal so that both can be issued once finalised. Council is seeking recertification because this Planning Proposal introduces an additional zone and increases the living density for a significant portion of the URA.

1.2 Subject land

The planning proposal affects the following properties.

Lot	DP	Address
231	1177478	Laffing Waters Lane, Laffing Waters
12	857116	183 Laffing Waters Lane, Laffing Waters
2	716660	130 Laffing Waters Lane, Laffing Waters
401	1285473	Marsden Lane, Kelso
8	788492	Laffing Waters Lane, Kelso

It should be noted that Bathurst Regional Council is the landowner of Lot 231 DP 1177478. The classification, pursuant to the Local Government Act, is not proposed to be altered.

Part 2 – Explanation of provisions

The Bathurst 2036 Housing Strategy aims to identify how to better use the available land for residential development and reduce the urban sprawl of a growing city through the integration of a number of methods, from smaller lot sizes and medium density housing to requiring a minimum density per hectare of land at the time of subdivision.

Council commenced a Master Plan process for the Laffing Waters precinct with an aim:

“to be a leader in the future development of land and showcase the opportunities available to other landowners for the development of their land with high quality residential and neighbourhood business development, incorporating the principles of Clause 6.3 of the Bathurst Regional LEP 2014.”

The Master Plan also addressed the following elements:

- Urban design principles.
- The Neighbourhood Activity Centre.
- The future school site.
- Medium density housing.
- Contemporary subdivision design.

Tract Consultants Pty Ltd developed a Master Plan for the Laffing Waters precinct which responded to Council’s brief. As a result of Council adopting the Master Plan, a Planning Proposal is required to enable the vision of the Master Plan to be implemented.

The Planning Proposal seeks to amend the map series outlined below:

- Land Zone Map.
- Lot Size Map.
- Floor Space Ratio Map.
- Height of Buildings Map.
- Land Reservation Acquisition Map.
- Minimum Lot Size—Dual Occupancy Map.
- Minimum Lot Size—Manor Houses, Multi Dwelling Housing and Residential Flat Buildings Map.
- Urban Release Area Map.

The sections below will provide an explanation of the proposed changes to the various map series. A core aim of the Planning Proposal is to adjust the various planning controls to increase residential density close to the re-sited Neighbourhood Activity Centre (NAC) while reducing the living density further away from the NAC, resulting in larger lots located on the urban fringe.

2.1 Land Zoning Map (LZN)

The Laffing Waters Master Plan redistributes the current zonings (R1 General Residential, B1 Neighbourhood Centre and RE1 Public Recreation) of the land and introduces the R3 Medium Density Residential zone. It is also Council’s intention to utilize the SP2 Infrastructure zone for:

- The proposed school site.
- Drainage lines.
- Proposed realignment of Laffing Waters Lane.
- Proposed alignment of Ecrates Place.

It is proposed to insert a new land zone, R3 Medium Density.

Planning Proposal - Laffing Waters Master Plan

Attachment 1 identifies the objectives and the proposed permissible without consent, permissible with consent and prohibited land uses for the R3 zone. It should be noted that Council proposes to prohibit dual occupancy developments in the R3 zone on the basis that the zone has a minimum lot size (MLS) of 350m² and that multi dwelling housing provides an opportunity for multiple dwellings on the site.

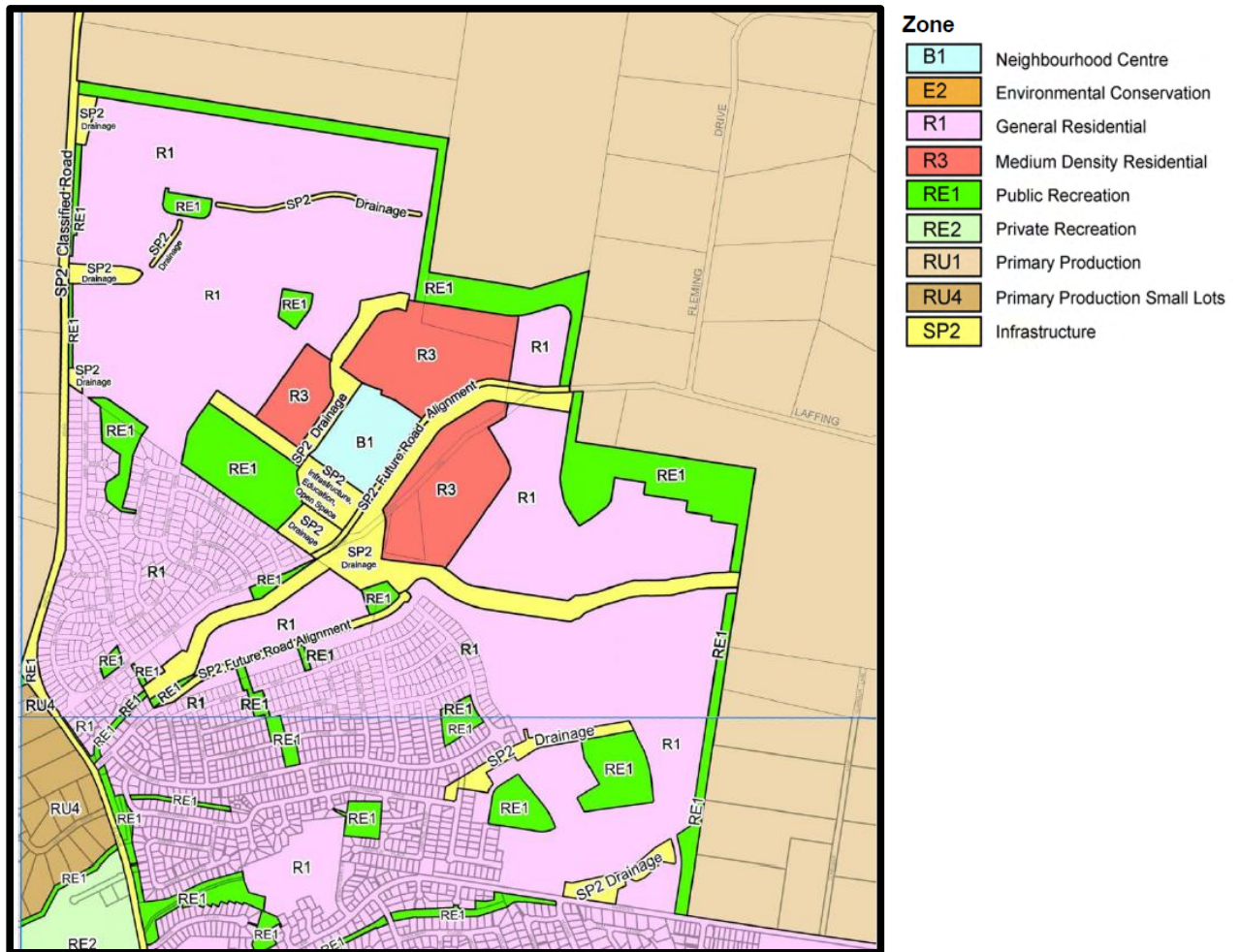


Figure 1 – Draft Land Use Zoning (LZN) Map – R3 Medium Density Residential zone to be Introduced

2.2 Lot Size Map (LSZ)

In order to control the final built form, it is proposed that the Lot Size Map, as it applies to the land, be amended by:

- Introducing a Minimum Lot Size of 350m² for the portion of land zoned R3 Medium Density Residential (shown light green (E) below) with the aim of increasing the living density close to the neighbourhood shopping centre. The smaller lot size should result in a more compact urban form.
- Amending the Minimum Lot Size for the inner portion of land zoned R1 General Residential (shown dark green (F) below) to be 435m². This land currently has a MLS of 550m².
- Amending the Minimum Lot Size for the outer portion of land zoned R1 General Residential (shown brown (R) below) to be 770m². This land currently has a MLS of 550m².

Planning Proposal - Laffing Waters Master Plan

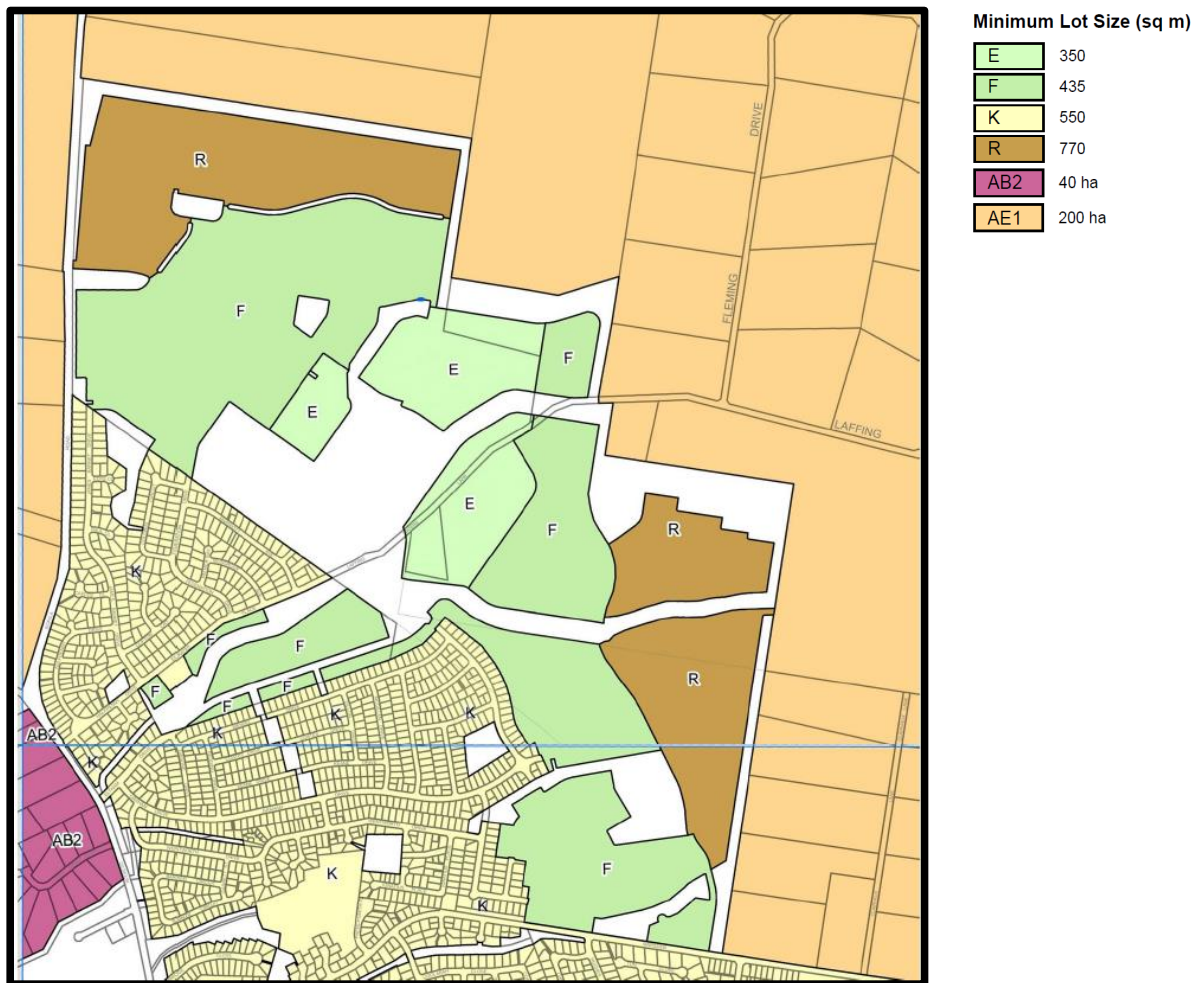


Figure 2 – Draft Minimum Lot Size (LSZ) Map – R3 Medium Density Residential zone (MLS 350m²), Inner Portion of R1 General Residential zone (MLS 435m²) and Outer Portion of R1 General Residential Zone (MLS 770m²)

Further, Clause 4.1 of *Bathurst Regional Local Environmental Plan 2014* is proposed to be amended to establish a minimum subdivision lot size of 900m² for the creation of battle-axe lots on land zoned R1 General Residential within the Laffing Waters precinct. The intention of this change is to ensure that battle-axe lots within Laffing Waters are of a suitable shape and size to provide a functional building envelope and private open space, and suitable building setbacks for acoustic and visual privacy. A copy of Draft Clause 4.1 “Minimum subdivision lot size” is provided in **Attachment 2**.

2.3 Floor Space Ratio Map (FSR)

The FSR map will be amended to reflect the relocation of the B1 Neighbourhood Centre zone. The existing FSR will be increased from 1:1 to 2:1 to cater for a range of uses at the NAC.

Council does not apply FSR controls to residential development and therefore the mapping remains unchanged for residential development.



Figure 3 – Draft Floor Space Ratio (FSR) Map – B1 Neighbourhood Centre zone (FSR 2:1)

2.4 Height of Buildings Map (HOB)

The HOB map will be amended to reflect the relocation of the B1 Neighbourhood Centre zone. The existing HOB of 12m in the B1 zone is proposed to be increased to 14m to cater for ground level retail with two stories of residential above as a mixed-use development. The HOB in the R3 zone will be established at 12m.

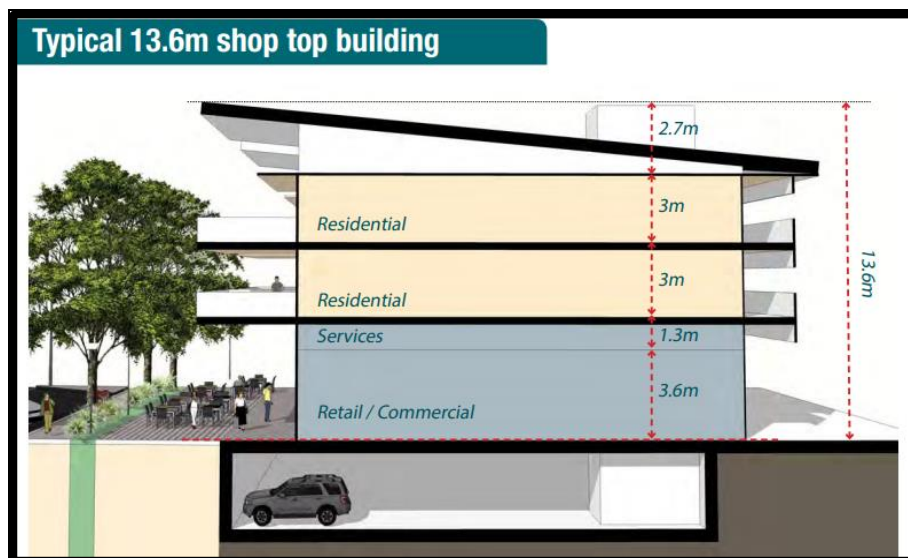


Figure 4 – Example of Ground Floor Retail and Shop Top Housing

The existing 9m HOB will remain in force for the R1 General Residential zone.

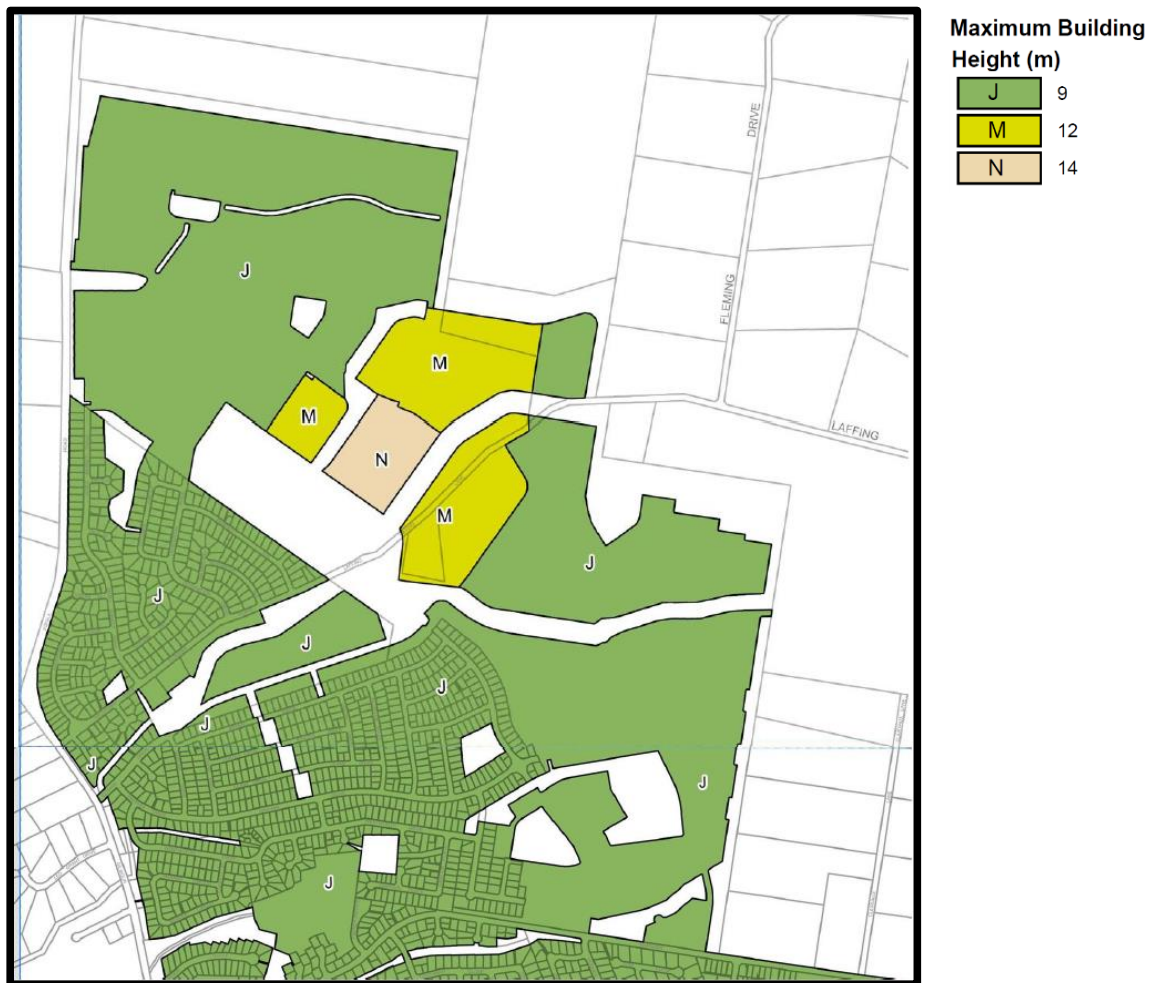


Figure 5 – Draft Height of Buildings (HOB) Map – B1 Neighbourhood Centre zone (HOB 14m), R3 Medium Density Residential zone (HOB 12m) and R1 General Residential zone (HOB 9m)

2.5 Land Reservation Acquisition Map (LRA)

The LRA map will be amended to:

- Reflect the proposed RE1 Public Recreation zone.
- Reflect the proposed SP2 Drainage land.
- Reflect the SP2 Education land.
- Reflect the SP2 Future Road Alignment.

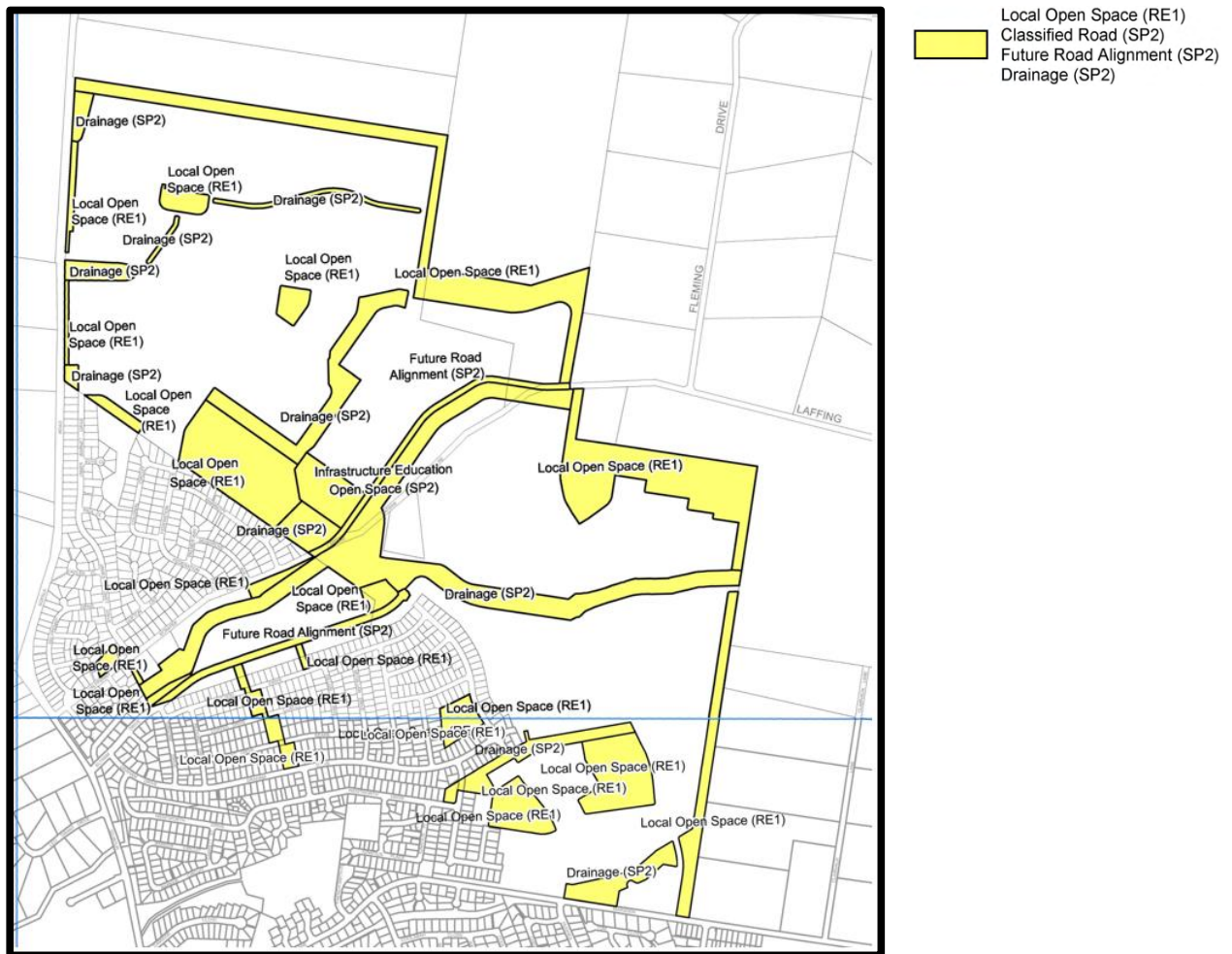


Figure 6 – Draft Land Reservation Acquisition (LRA) Map – Reflect Proposed Land Use Zones

2.6 Minimum Lot Size—Dual Occupancy Map (LSD)

In order to control the final built form, it is proposed that the Minimum Lot Size – Dual Occupancy Map, as it applies to the land, be amended including:

- Council is proposing to prohibit Dual Occupancies in the R3 Medium Density zone, shown as pink below. The LSZ map establishes a minimum lot size of 350m² which will achieve a denser built form at the time of subdivision, rather than relying on dual occupancy developments to achieve a greater density. Multi Dwelling housing is proposed to be a permissible land use in the R3 zone.

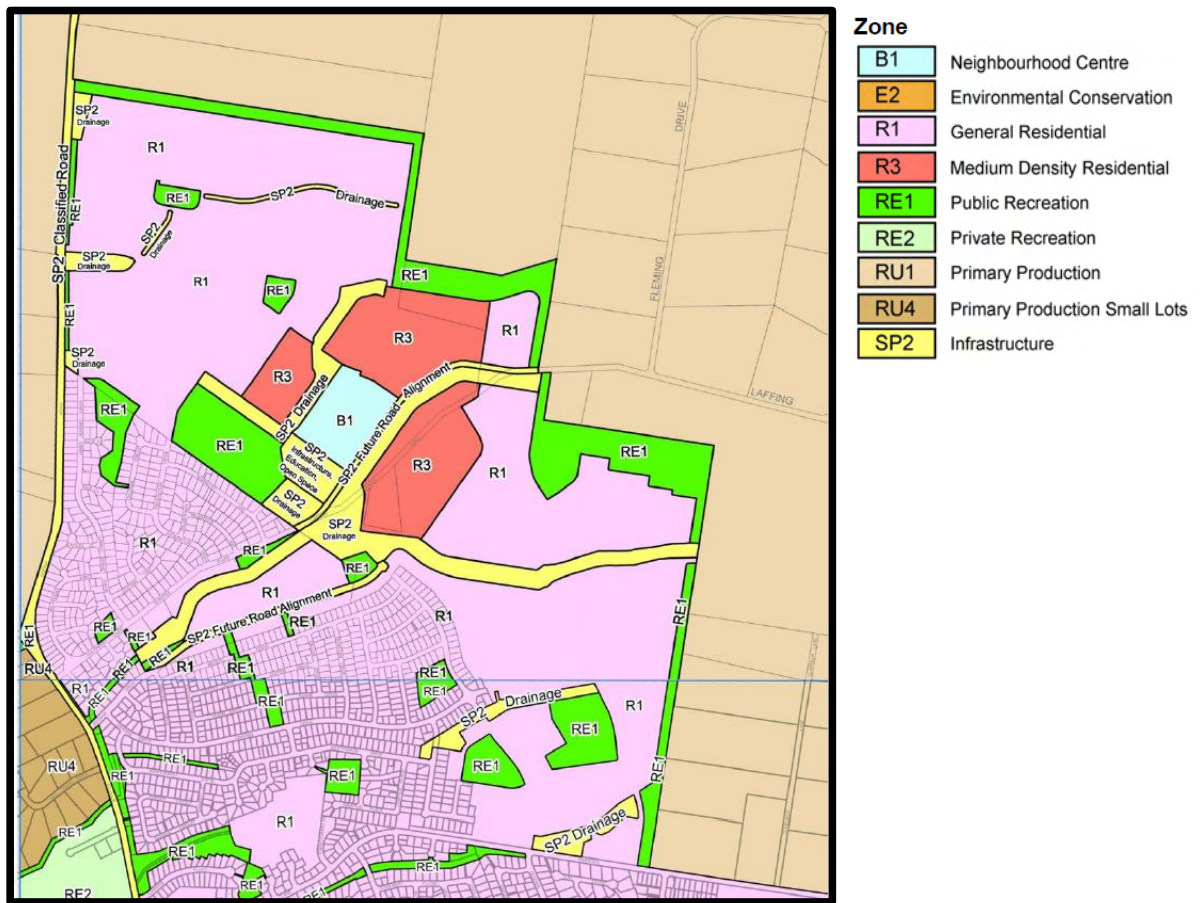


Figure 7 – Draft Land Use Zoning (LZN) Map – Dual Occupancies to be Prohibited in the R3 Medium Density Residential zone

- Introducing a Dual Occupancy Minimum Lot Size (LSD) of 870m² for the B1 Neighbourhood Centre zone (shown light pink (S2) below).
- Amending the Dual Occupancy Minimum Lot Size (LSD) for the inner portion of land zoned R1 General Residential (shown light pink (S2) below) to be 870m². This land currently has a LSD of 850m².
- Amending the Dual Occupancy Lot Size Map (LSD) for the outer portion of land zoned R1 General Residential (shown dark pink (U) below) to be 1600m². This land currently has an LSD of 850m².

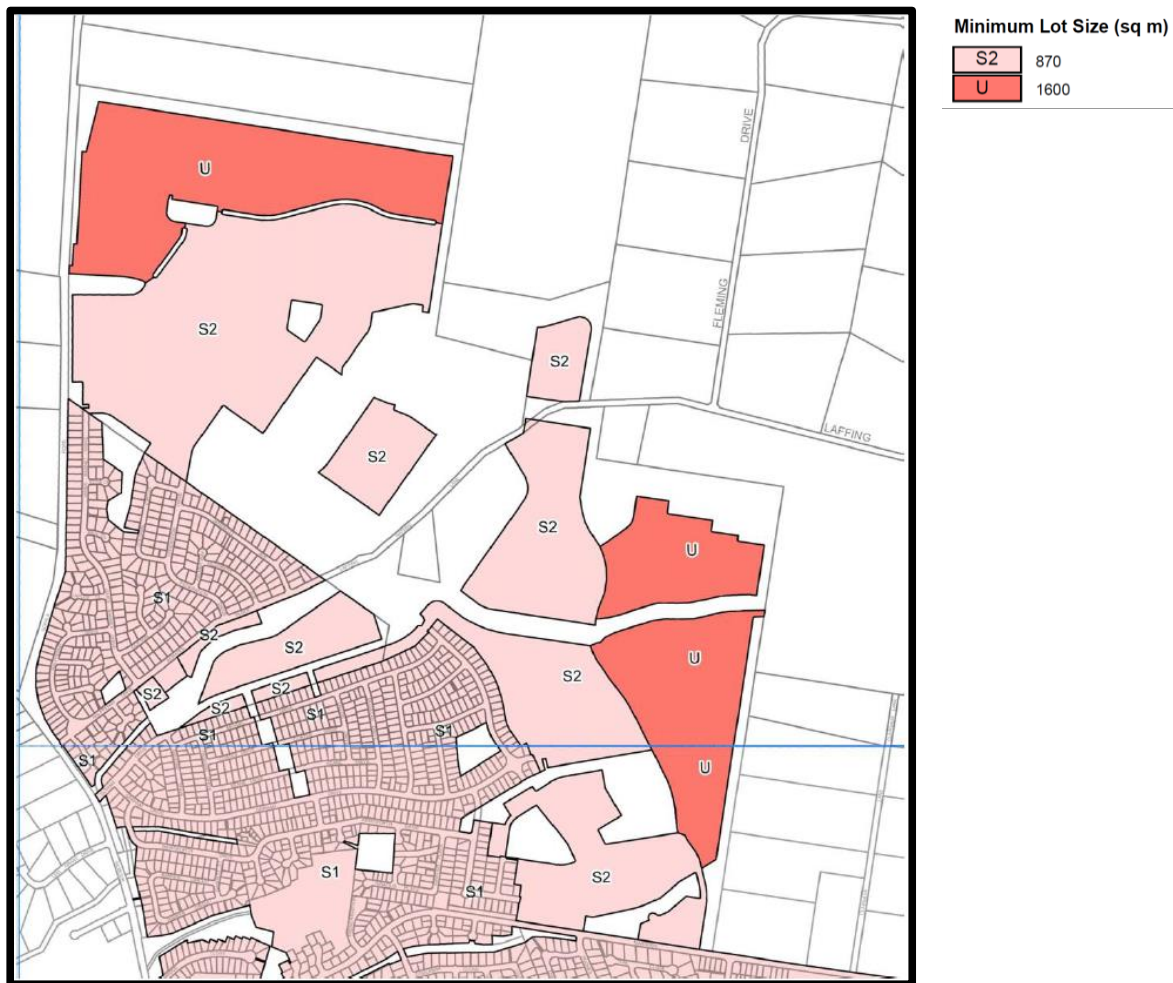


Figure 8 – Draft Minimum Lot Size – Dual Occupancy Map (LSD) – B1 Neighbourhood Centre Zone and Inner Portion of R1 General Residential zone (LSD 870m²) and Outer Portion of R1 General Residential Zone (LSD 1600m²)

2.7 Minimum Lot Size—Manor Houses, Multi Dwelling Housing and Residential Flat Buildings Map (LSM)

In order to control the final built form, it is proposed that the Minimum Lot Size – Manor Houses, Multi Dwelling Housing and Residential Flat Buildings Map, as it applies to the land, be amended by:

- Introducing a Multi Dwelling Minimum Lot Size (LSM) of 700m² for the R3 Medium Density Residential and B1 Neighbourhood Centre zones (shown as brown (Q) below) to permit multi-unit dwelling developments within the zones with the aim of increasing the living density close to the neighbourhood shopping centre. The smaller lot size should result in a more compact urban form.
- Amending the Multi Dwelling Minimum Lot Size (LSM) map for the inner portion of land zoned R1 General Residential (shown light pink (S) below) to be 870m². This land currently has a LSM of 1300m².
- Amending the Multi Dwelling Minimum Lot Size (LSM) map for the outer portion of land zoned R1 General Residential (shown dark pink (V2) below) to be 2300m². This land currently has an LSM of 1300m².

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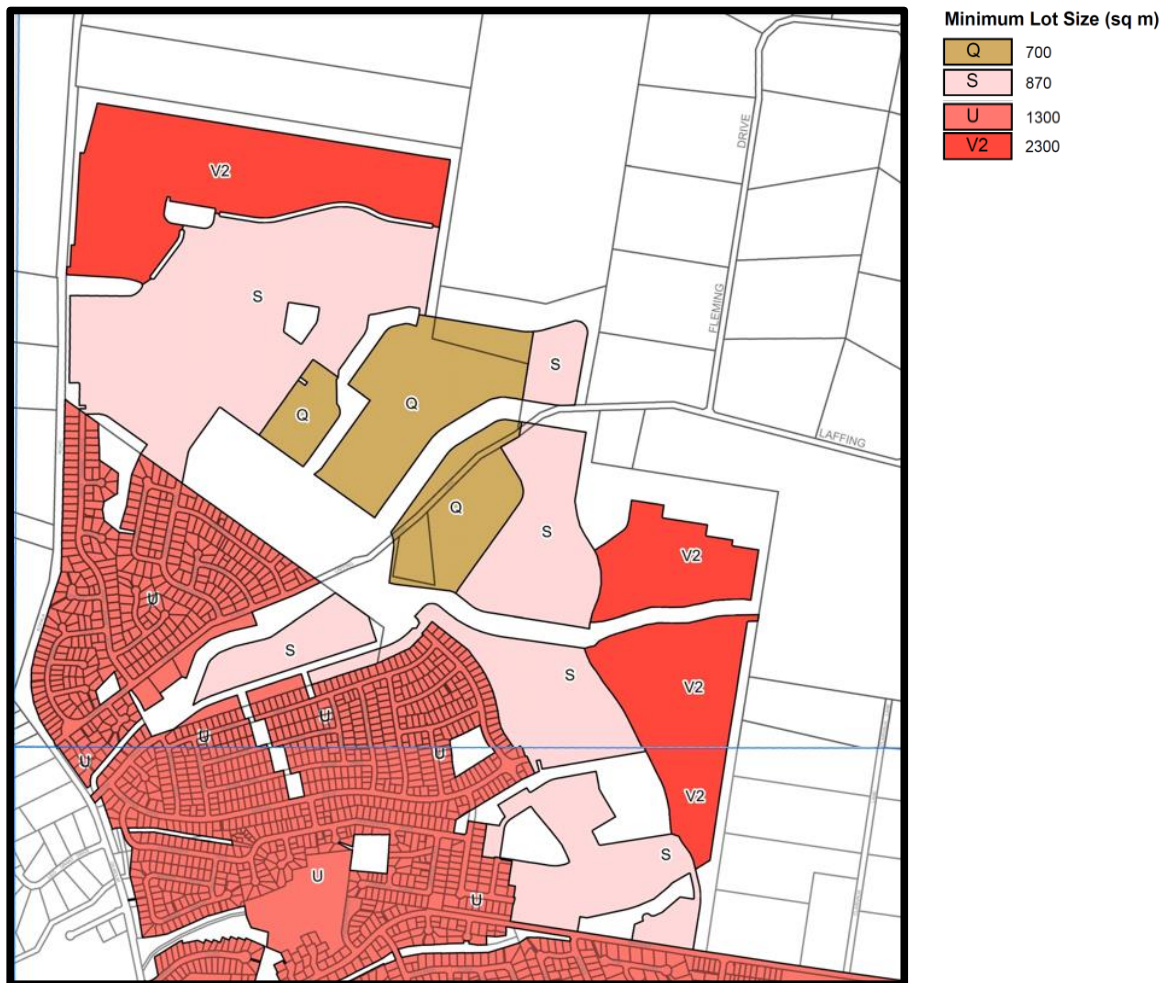


Figure 9 – Draft Minimum Lot Size – Manor Houses, Multi Dwelling and Residential Flat Buildings Map (LSM) – B1 Neighbourhood Centre zone and R3 Medium Density Residential zone (LSM 700m²), Inner Portion of R1 General Residential zone (LSM 870m²) and Outer Portion of R1 General Residential Zone (LSM 2300m²)

2.8 Urban Release Area Map (URA)

The URA maps will be amended to reflect the proposed reconfigured residential and business zoning.

Council is seeking the recertification of the Kelso URA due to changes to the planning controls that apply to part of the land. Council is requesting that the Department assess the recertification concurrently with the finalisation of the Planning Proposal so that both can be issued once finalised. Council is seeking recertification because this Planning Proposal introduces an additional zone and increases the living density for a significant portion of the URA.

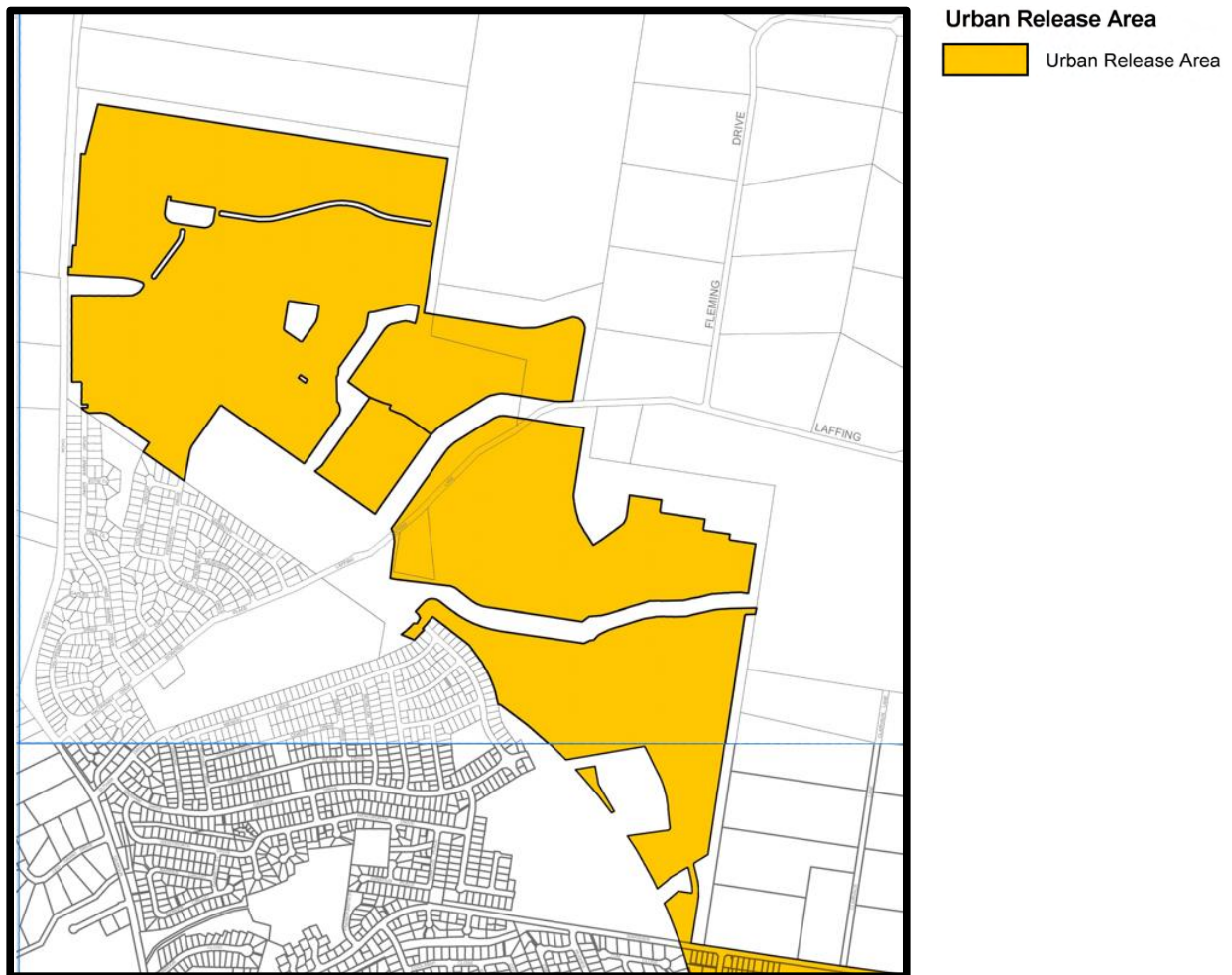


Figure 10 – Draft Urban Release Area (URA) Map – Reflect Proposed Land Use Zones

2.9 Land Use Tables

The introduction of a Land Use Table for the R3 Medium Density Residential Zone. A copy of the draft Land Use Table is located at **Attachment 1**.

2.10 Development Controls

Council has prepared development controls for the Laffing Waters Master Plan area. This will require an amendment to the Development Control Plan which will be exhibited shortly after the Planning Proposal.

Part 3 – Justification for the Planning Proposal

This following section provides an explanation of how the Planning Proposal will amend the Bathurst Regional Local Environmental Plan 2014.

3.1 Need for the Planning Proposal

Is the Planning Proposal a result of any strategic study or report?

Council has developed the Laffing Waters Master Plan to improve the subdivision design for housing within Bathurst. The Master Plan also addresses the outcomes of the Bathurst 2036 Housing Strategy by better utilizing the existing zoned land and therefore reducing the urban sprawl. The Master Plan considers housing choice within the Bathurst Region and proposes the introduction of a planned medium density precinct in close proximity to the Neighbourhood Activity Centre.

The Planning Proposal is also supported by the Bathurst Regional Local Strategic Planning Statement actions 4.5, 13.6, 14.6, 16.5, 18.5, 18.7, 18.8 and 18.9.

Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The Planning Proposal is the best means of achieving the intended outcomes. The only avenue available to Council to rezone land, affect changes to the LEP maps, introduce the R3 zone is via a Planning Proposal.

3.2 Relationship to strategic planning framework

Is the Planning Proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

Evaluation criteria	Y/N	Comment
<p>Does the proposal have strategic merit and:</p> <ul style="list-style-type: none"> ◇ Is consistent with a relevant local strategy endorsed by the Director General; or ◇ Is consistent with the relevant regional strategy or Metropolitan Plan; or ◇ Can it demonstrate strategic merit, giving consideration to the relevant section 117 directions applying to the site and other strategic considerations (e.g., proximity to existing urban areas, public transport and infrastructure accessibility, providing jobs closer to home etc.) 	Yes	<p>The planning proposal is not inconsistent with the Central West and Orana Regional Plan. The Planning Proposal supports Direction 25 to support the region's growth and change and Direction 29 to deliver healthy built environments and better urban design.</p> <p>The Planning Proposal is consistent with Council's Bathurst Regional Local Strategic Planning Statement and achieves actions 4.5, 13.6, 14.6, 16.5, 18.5, 18.7, 18.8 and 18.9.</p> <p>The Planning Proposal is consistent with the relevant Section 9.1 directions of the Minister. They are explained later in this Planning Proposal documentation.</p>
Does the proposal have site specific merit and is it compatible with the surrounding land uses, having regard to the following:	Yes	The planning proposal is supported by a Master Plan prepared for the subject land that examined site specific details to

Planning Proposal - Laffing Waters Master Plan

<ul style="list-style-type: none"> ◇ The natural environment (including known significant environmental values, resources or hazards) and ◇ The existing uses, approved uses and likely future uses of the land in the vicinity of the proposal; and ◇ The services and infrastructure that are or will be available to meet the demands arising from the proposal and any proposed financial arrangements for infrastructure provision. 		determine an appropriate local character for this new suburban location.
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Is the Planning Proposal consistent with a Council's local strategy or other local strategic Plan?

The Laffing Waters Master Plan is consistent with the Bathurst Urban Strategy and the Bathurst CBD and Bulky Goods Development Strategy. The land is already zoned for urban purposes and the Planning Proposal is to enable the implementation of the Laffing Water Master Plan.

Is the Planning Proposal consistent with applicable State Environmental Planning Policies?

Council has undertaken a review to determine whether or not the Planning Proposal is consistent with the State Environmental Planning Policies.

State Environmental Planning Policy (SEPP)	Compliance (Yes/No or Not Relevant)
SEPP (Aboriginal Land) 2019	Not Relevant
SEPP (Activation Precincts) 2020	Not Relevant
SEPP (Affordable Rental Housing) 2009	Not Relevant
SEPP (Building Sustainability Index: BASIX) 2004	The Planning Proposal will continue to require BASIX affected buildings to meet BASIX commitments.
SEPP (Coastal Management) 2018	Not Relevant
SEPP (Concurrences and Consents) 2018	Not Relevant
SEPP (Educational Establishment Child Care Facilities) 2017	Not Relevant

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SEPP (Exempt and Complying Development Codes) 2008	Yes. Council's LEP establishes criteria for certain development types as Exempt and Complying development. The Planning Proposal has identified amendments proposed to be made to Council's provisions. The application of the Codes SEPP is not altered as a result of this Planning Proposal. The proposed amendments to Council's provisions are not inconsistent with the Codes SEPP provisions.
SEPP (Gosford City Centre) 2018	Not Relevant
SEPP (Housing for Seniors or People with a Disability) 2004	The Planning Proposal will continue to allow seniors living housing and housing for people with a disability in the suburbs.
SEPP (Infrastructure) 2007	Not Relevant
SEPP (Koala Habitat Protection) 2020	Not Relevant The Planning Proposal does not include RU1, RU2 or RU3 zoned land.
SEPP (Koala Habitat Protection) 2021	Yes The initial Environmental Assessment for the Laffing Waters Master Plan did not identify the presence of any koalas onsite. A further assessment should accompany future development applications for the subdivision of the land. Notwithstanding the above, the majority of the vegetation, with the exception of scattered paddock trees, are retained within proposed open space zones.
SEPP (Kosciuszko National Park – Alpine Resorts) 2007	Not Relevant
SEPP (Kurnell Peninsula) 1989	Not Relevant
SEPP (Major Infrastructure Corridors) 2020	Not Relevant
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	Not Relevant
SEPP (Miscellaneous Consent Provisions) 2007	Not Relevant
SEPP No 19 – Bushland in Urban Areas	Not Relevant
SEPP No 21 – Caravan Parks	Not Relevant
SEPP No 33 – Hazardous and Offensive Development	Not Relevant

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SEPP No 36 – Manufactured Home Estates	Not Relevant
SEPP No 50 – Canal Estate Development	Not Relevant
SEPP No 55 – Remediation of Land	Not Relevant
SEPP No 64 – Advertising and Signage	Not Relevant
SEPP No 65 – Design Quality of Residential Flat Development	Not Relevant The Planning Proposal does not include the erection of a building.
SEPP No 70 – Affordable Housing (Revised Schemes)	Not Relevant
SEPP (Penrith Lakes Scheme) 1989	Not Relevant
SEPP (Primary Production and Rural Development) 2019	Not Relevant The land is already zoned for urban purposes
SEPP (State and Regional Development) 2011	Not Relevant
SEPP (State Significant Precincts) 2005	Not Relevant
SEPP (Sydney Water Drinking Catchment) 2011	Not Relevant
SEPP (Sydney Region Growth Centres) 2006	Not Relevant
SEPP (Three Ports) 2013	Not Relevant
SEPP (Urban Renewal) 2010	Not Relevant
SEPP (Vegetation in Non-Rural Areas) 2017	Yes. The land is already zoned for urban purposes. The initial Environmental Assessment for the Laffing Waters Master Plan did not identify the presence of any threatened species onsite. A further assessment should accompany future development applications for the subdivision of the land.
State Environmental Planning Policy (Western Sydney Aerotropolis) 2020	Not Relevant
SEPP (Western Sydney Employment Area) 2009	Not Relevant
SEPP (Western Sydney Parklands) 2009	Not Relevant

Planning Proposal - Laffing Waters Master Plan

Is the Planning Proposal consistent with applicable Ministerial Directions (s. 9.1 directions)?

Council has undertaken a review to ensure the planning proposal is consistent with all relevant Section 9.1 Ministerial Directions issued by the Minister for Planning to relevant planning authorities under section 9.1(2) of the *Environmental Planning and Assessment Act 1979*.

All relevant Section 9.1 Ministerial Directions are considered in the following table.

Section 9.1 Ministerial Direction	Consistency
1. Employment and resources	
1.1 Business and Industrial Zones	<p>The direction applies due to the amendment to the existing B1 zoned land on Lot 231 DP 1177478.</p> <p>The existing B1 zoned land has an area of approximately 3 hectares. The proposal is to relocate the B1 zone, catering for the co-location of a future school site, drainage and residential uses. The shape of the zone will be altered to cater for an optimum Neighbourhood Activity Centre (NAC) configuration and increases the land zoned B1 for the NAC to approximately 5 hectares. The FSR of the site is proposed to be amended from 1:1 to 2:1 as shown on the FSR map. The amendment to the FSR map will reflect the new zone boundaries and the FSR standard.</p> <p>Council is satisfied that the planning proposal is consistent with the requirements of the direction, is of minor significance (Clause 5(d)) and should be supported.</p>
1.2 Rural Zones	<p>Not applicable. The land is already zoned for urban purposes.</p> <p>Council is satisfied that the planning proposal is consistent with the requirements of the direction as it does not seek to amend a rural zone boundary.</p>
1.3 Mining, Petroleum Production and Extractive Industries	<p>Not applicable.</p> <p>Council is satisfied that the planning proposal is consistent with the requirements of the direction.</p>
1.4 Oyster Aquaculture	<p>Not applicable.</p> <p>Council is satisfied that the planning proposal is consistent with the requirements of the direction.</p>
1.5 Rural Lands	<p>Not applicable. The land is already zoned for urban purposes.</p> <p>Council is satisfied that the planning proposal is consistent with the requirements of the direction.</p>
2. Environment and Heritage	
2.1 Environment Protection Zones	<p>Not applicable.</p> <p>Council is satisfied that the planning proposal is consistent with the requirements of the direction.</p>

Planning Proposal - Laffing Waters Master Plan

Section 9.1 Ministerial Direction	Consistency
2.2 Coastal Protection	Not applicable. Council is satisfied that the planning proposal is consistent with the requirements of the direction.
2.3 Heritage Conservation	Not applicable. Council is satisfied that the planning proposal is consistent with the requirements of the direction.
2.4 Recreation Vehicle Areas	Not applicable. Council is satisfied that the planning proposal is consistent with the requirements of the direction.
2.5 Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs	Not applicable. Council is satisfied that the planning proposal is consistent with the requirements of the direction.
2.6 Remediation of Contaminated Land	Complies. The subject land has not been identified on Council's contaminated land register. Additionally, the land is already zoned for urban purposes. Council is satisfied that the planning proposal is consistent with the requirements of the direction.
3. Housing, Infrastructure and Urban Development	
3.1 Residential Zones	<p>The direction applies due to the amendments to the R1 zone and the introduction of the R3 Medium Density zone.</p> <p>The Planning Proposal seeks to amend the existing residential zone to give effect to the Laffing Waters Master Plan that has been developed for the site. The Master Plan:</p> <ul style="list-style-type: none"> Introduces a R3 Medium Density zone with an appropriate lot size; Amends the existing R1 zone and applicable other maps consistent with the Master Plan. A detailed explanation of the proposed changes are provided in Part 2: Explanation of Provisions. <p>The proposed amendments will improve the housing choice that is provided within the growth areas of Bathurst, provide certainty for the residents of the types of development that may occur within the subdivision.</p> <p>Master planning the site has allowed for better utilization of the existing zoned land for residential purposes, one of the recommended outcomes of the Bathurst 2036 Housing Strategy.</p>

Planning Proposal - Laffing Waters Master Plan

Section 9.1 Ministerial Direction	Consistency
	<p>The Planning Proposal supports Council achieving actions 4.5, 13.6, 14.6, 16.5, 18.5, 18.7, 18.8 and 18.9 of the Bathurst Regional Local Strategic Planning Statement.</p> <p>Council is satisfied that the planning proposal is consistent with the requirements of the direction (Clause 6(a), (b), and (c)) and should be supported by the Department.</p>
3.2 Caravan Parks and Manufactured Home Estates	<p>Not applicable.</p> <p>Council is satisfied that the planning proposal is consistent with the requirements of the direction.</p>
3.3 Home Occupations	Repealed.
3.4 Integrating Land Use and Transport	<p>The direction applies due to the amendments to the R1 zone.</p> <p>The Laffing Waters area is serviced by existing public transport operators. The Master Plan has been developed with increased road widths to cater for public transport routes and it is envisaged that the existing services will be extended to the new residential subdivisions. The Neighbourhood Activity Centre has been planned so that it can operate as a transport hub, connecting to the Bathurst CBD and surrounding residential areas.</p> <p>The planning proposal will be supported by amendments to the Bathurst Regional DCP 2014 to achieve the development standards sought by the Laffing Waters Master Plan.</p> <p>Council is satisfied that the planning proposal is consistent with the requirements of the direction, is of minor significance (Clause 5(d)) and should be supported.</p>
3.5 Development Near Regulated Airports and Defence Airfields	<p>The direction applies due to the location of the site in relation to the Bathurst Regional Airport.</p> <p>The subject land is between 3 and 5.5 km from the Bathurst Airport.</p> <p>The land is not subject to noise restrictions greater than 20dBa established by the Noise Exposure Forecast.</p> <p>The land is affected by both the Inner Horizontal surface (779.5m AHD) and conical surface (780m – 860m AHD).</p> <p>The maximum elevation of the land affected by the Planning Proposal is 738m AHD. This leaves a clear airspace of 41.5m before any building penetrates the OLS. Council has a HOB restriction of 9m for the R1 and R3 zoned land and 12m for the B1 zone. The HOB for the B1 zone is proposed to be increased to 14m as part of this planning proposal.</p> <p>Council is satisfied that the planning proposal is consistent with the requirements of the direction, is of minor significance (Clause 9(c)) and should be supported.</p>

Section 9.1 Ministerial Direction	Consistency
3.6 Shooting Ranges	<p>The proposal does not affect land adjacent or adjoining an existing shooting range.</p> <p>Council is satisfied that the planning proposal is consistent with the requirements of the direction.</p>
3.7 Reduction in non-hosted short term rental accommodation period	<p>The proposal does not affect non-hosted short term rental accommodation.</p> <p>Council is satisfied that the planning proposal is consistent with the requirements of the direction.</p>
4. Hazard and Risk	
4.1 Acid Sulfate Soils	<p>The Bathurst Region does not include any land identified on Acid Sulfate Soils Planning maps held by the Department.</p> <p>Council is satisfied that the planning proposal is consistent with the requirements of the direction.</p>
4.2 Mine Subsidence and Unstable Land	<p>The Bathurst Region does not include any land identified as within a Mine Subsidence District proclaimed under the Mine Subsidence Compensation Act 1961.</p> <p>Council is satisfied that the planning proposal is consistent with the requirements of the direction.</p>
4.3 Flood Prone Land	<p>The subject land is not identified as flood prone. The Master Plan identifies local stormwater detention basins throughout the subdivision.</p> <p>The planning proposal will be supported by amendments to the DCP to achieve the development standards sought by the Laffing Waters Master Plan in relation to stormwater detention.</p> <p>Council is satisfied that the planning proposal is consistent with the requirements of the direction.</p>
4.4 Planning for Bushfire Protection	<p>The Planning Proposal does not include any land which is identified as being Bushfire Prone Land.</p> <p>Council is satisfied that the planning proposal is consistent with the requirements of the direction.</p>
5. Regional Planning	
5.1 Implementation of Regional Strategies	Repealed.
5.2 Sydney Drinking Water Catchments	<p>The Bathurst Region is outside the identified Sydney Drinking Water Catchment area.</p> <p>Council is satisfied that the planning proposal is consistent with the requirements of the direction.</p>

Section 9.1 Ministerial Direction	Consistency
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	Does not apply to the Bathurst Region. Council is satisfied that the planning proposal is consistent with the requirements of the direction.
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	Does not apply to the Bathurst Region. Council is satisfied that the planning proposal is consistent with the requirements of the direction.
5.8 Second Sydney Airport: Badgerys Creek	Repealed.
5.9 North West Rail Link Corridor Strategy	Does not apply to the Bathurst Region. Council is satisfied that the planning proposal is consistent with the requirements of the direction.
5.10 Implementation of Regional Plans	The Central West and Orana Regional Plan applies to the Bathurst Region. The Planning Proposal aims to amend existing urban land zones that apply to the land. The intent of the proposal is to provide greater housing choice and to better utilize the existing urban zoned land. The proposed changes are consistent with Council's Local Strategic Planning Statement, local Land Use Strategies and with the overall intent of the Regional Plan. Council is satisfied that the planning proposal is consistent with the requirements of the direction, is consistent with the overall intent of the Regional Plan (Clause 5(b)) and should be supported.
5.11 Development of Aboriginal Land Council Land	Not Applicable. Council is satisfied that the planning proposal is consistent with the requirements of the direction.
6. Local Plan Making	
6.1 Approval and referral Requirements	The Planning Proposal does not affect development application provisions and does not propose any additional referral provisions relating to this land. Council is satisfied that the planning proposal is consistent with the requirements of the direction.
6.2 Reserving land for Public Purposes	The Planning Proposal does not reduce the land available for public purposes. Whilst there are alterations to the existing RE1 zoned land, the RE1 land has been redistributed into greater functional units with opportunities for play and passive recreation ensuring that the future residents have access to open space within approximately 400 metres.

Planning Proposal - Laffing Waters Master Plan

Section 9.1 Ministerial Direction	Consistency
	<p>The planning proposal is consistent with the recommendations of the Bathurst 2040 Open Space Strategy.</p> <p>Council is satisfied that the planning proposal is consistent with the requirements of the direction.</p>
6.3 Site Specific Provisions	<p>The planning proposal is for the specific growth area of Laffing Waters. Council undertook a master plan for the site which has now been completed. Whilst the land is already zoned for urban purposes, the planning proposal will amend and redistribute the zones that already apply to the land. The planning proposal will also introduce the R3 Medium Density zone in response to the master plan. The planning proposal will deliver greater housing diversity with the amended zones and provisions in the LEP. The intended use of the site for urban purposes will not change as a result of the planning proposal.</p> <p>Council is satisfied that the planning proposal is consistent with the requirements of the direction.</p>
7. Metropolitan Planning	
7.1 Implementation of A Plan for Growing Sydney	Repealed.
7.2 Implementation of Greater Macarthur Land Release Investigation	Repealed.
7.3 Parramatta Road Corridor Urban Transformation Strategy	<p>Does not apply to the Bathurst Region.</p> <p>Council is satisfied that the planning proposal is consistent with the requirements of the direction.</p>
7.4 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	<p>Does not apply to the Bathurst Region.</p> <p>Council is satisfied that the planning proposal is consistent with the requirements of the direction.</p>
7.5 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	<p>Does not apply to the Bathurst Region.</p> <p>Council is satisfied that the planning proposal is consistent with the requirements of the direction.</p>
7.6 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	<p>Does not apply to the Bathurst Region.</p> <p>Council is satisfied that the planning proposal is consistent with the requirements of the direction.</p>

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Section 9.1 Ministerial Direction	Consistency
7.7 Implementation of Glenfield to Macarthur Urban Renewal Corridor	Does not apply to the Bathurst Region. Council is satisfied that the planning proposal is consistent with the requirements of the direction.
7.8 Implementation of Western Sydney Aerotropolis Interim Land Use and Infrastructure Implementation Plan of Western Sydney A	Does not apply to the Bathurst Region. Council is satisfied that the planning proposal is consistent with the requirements of the direction.
7.9 Implementation of Bayside West Precincts 2036 Plan	Does not apply to the Bathurst Region. Council is satisfied that the planning proposal is consistent with the requirements of the direction.
7.10 Implementation of Planning Principles for the Cooks Cove Precinct	Does not apply to the Bathurst Region. Council is satisfied that the planning proposal is consistent with the requirements of the direction.
7.11 Implementation of St Leonards and Crows Nest 2036 Plan	Does not apply to the Bathurst Region. Council is satisfied that the planning proposal is consistent with the requirements of the direction.
7.12 Implementation of Greater Macarthur 2040	Does not apply to the Bathurst Region. Council is satisfied that the planning proposal is consistent with the requirements of the direction.
7.13 Implementation of the Pyrmont Peninsula Place Strategy	Does not apply to the Bathurst Region. Council is satisfied that the planning proposal is consistent with the requirements of the direction.

3.3 Environmental, social and economic impact

Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

Council is satisfied that, as a result of the Planning Proposal, critical habitat, threatened species, populations or ecological communities will not be adversely affected. The remnant vegetation located on the site has been retained within the RE1 zoned land. As part of the Master Plan process an ecological assessment was undertaken. A copy of the Master Plan report is included with the Planning Proposal (refer to **Attachment 3**).

Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?

Council considers that there are no likely environmental effects as a result of the Planning Proposal.

The Planning Proposal is supported by a Master Plan prepared for the subject land that examined site specific details to ensure the future development of the land is environmentally sustainable.

Has the Planning Proposal adequately addressed any social and economic effects?

Social Impacts

The alteration to the residential zoning as proposed in this planning proposal will allow for greater housing choice and diversity as compared to other greenfield subdivision and housing development that is currently occurring within the city of Bathurst. These outcomes are supported by the Bathurst 2036 Housing Strategy. The relocation of the Neighbourhood Activity Centre, its colocation with a future school site, public transport interchange and district level open space, will provide services and facilities that are located close to where people live.

Economic Impacts

The general location and size of the Neighbourhood Activity Centre was addressed and supported by the Bathurst CBD and Bulky Goods Business Development Strategy. The reconfiguration of the Neighbourhood Activity Centre is consistent with the strategy, and will provide opportunities for a supermarket, specialty stores and other community uses.

The planning proposal is supported by a Master Plan prepared for the subject land that examined the appropriateness of the Neighbourhood Activity Centre and options for changes in housing density to deliver greater housing choice and diversity.

3.4 State and Commonwealth interests

Is there adequate public infrastructure for the Planning Proposal?

The land is already zoned for urban purposes. The effect of the Planning Proposal is unlikely to affect the provision of public infrastructure.

Council has in place a number of developer contribution plans that apply to the land which will provide upgrades to road and other infrastructure. Appropriate amendments to the relevant developer contributions plans will be made concurrent to the planning proposal, as required.

The land is within the Kelso Urban Release Area, which has received certification from the Department and no contribution is payable. Council also seeks recertification of the Kelso URA in conjunction with this Planning Proposal.

What are the views of State and Commonwealth Public Authorities consulted in accordance with the Gateway Determination?

The planning proposal is supported by a Master Plan which was prepared in consultation with a number of relevant agencies.

Council also consulted with a range of Government Agencies, the Local Aboriginal Lands Council and the Wiradyuri Elders prior to the land being zoned for urban purposes in 2014.

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In relation to the specific changes that this planning proposal considers it is proposed that formal consultation will occur during the public exhibition stage with the following organisations:

- Essential Energy
- Jemena
- Civil Aviation Safety Authority (CASA)
- Transport for NSW
- NSW Police
- NSW Fire and Rescue
- NSW Ambulance
- NBN Co.
- Telstra
- NSW Department of Education

Mapping

The following maps are proposed to be amended as a result of this planning proposal.

Map Number	Map Name
<u>Floor Space Ratio Map</u>	
FSR_011E	Floor Space Ratio Map – Sheet FSR_011E
<u>Height of Building Map</u>	
HOB_011E	Height of Buildings Map – Sheet HOB_011E
HOB_011F	Height of Buildings Map – Sheet HOB_011F
<u>Land Reservation Acquisition Map</u>	
LRA_011E	Land Reservation Acquisition Map – Sheet LRA_011E
LRA_011F	Land Reservation Acquisition Map – Sheet LRA_011F
<u>Minimum Lot Size – Dual Occupancy Map</u>	
LSD_011A	Minimum Lot Size—Dual Occupancy Map – Sheet LSD_011A
LSD_011B	Minimum Lot Size—Dual Occupancy Map – Sheet LSD_011B
LSD_011C	Minimum Lot Size—Dual Occupancy Map – Sheet LSD_011C
LSD_011E	Minimum Lot Size—Dual Occupancy Map – Sheet LSD_011E
LSD_011F	Minimum Lot Size—Dual Occupancy Map – Sheet LSD_011F
LSD_012AA	Minimum Lot Size—Dual Occupancy Map – Sheet LSD_012AA
<u>Minimum Lot Size – Manor Houses, Multi Dwelling Housing and Residential Flat Buildings Map</u>	
LSM_011A	Minimum Lot Size—Manor Houses, Multi Dwelling Housing and Residential Flat Buildings Map – Sheet LSD_011A
LSM_011B	Minimum Lot Size— Manor Houses, Multi Dwelling Housing and Residential Flat Buildings Map – Sheet LSD_011B
LSM_011C	Minimum Lot Size— Manor Houses, Multi Dwelling Housing and Residential Flat Buildings Map – Sheet LSD_011C
LSM_011E	Minimum Lot Size— Manor Houses, Multi Dwelling Housing and Residential Flat Buildings Map – Sheet LSD_011E
LSM_011F	Minimum Lot Size— Manor Houses, Multi Dwelling Housing and Residential Flat Buildings Map – Sheet LSD_011F
LSM_012AA	Minimum Lot Size— Manor Houses, Multi Dwelling Housing and Residential Flat Buildings Map – Sheet LSD_012AA
<u>Lot Size Map</u>	
LSZ_011E	Lot Size Map – Sheet LSZ_011E
LSZ_011F	Lot Size Map – Sheet LSZ_011F
<u>Land Zone Map</u>	
LZN_011E	Land Zone Map – Sheet LZN_011E
LZN_011F	Land Zone Map – Sheet LZN_011F
<u>Urban Release Area Map</u>	
URA_011E	Urban Release Area Map – Sheet URA_011E

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URA_011F	Urban Release Area Map – Sheet URA_011F
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Planning Proposal - Laffing Waters Master Plan

Community Consultation

The planning proposal is supported by a Master Plan which involved a range of consultation in its preparation. In Council adopting the Master Plan, landowners were consulted as well as the wider community in the local Laffing Waters and Kelso area. The Planning Proposal differs slightly from the final master plan and has been guided by the submissions received by Council during the previous exhibition periods.

Council anticipates that following the Gateway Determination and Council satisfying any conditions imposed prior to the public exhibition period, the Planning Proposal will be placed on public exhibition for a period of 28 days. During the exhibition period, a notice will be placed in the Western Advocate newspaper, as well as other activities outlined in Council's Community Participation Plan.

In addition, a letter will be sent to all landowners of the subject lands, those who directly adjoin the subject lands and the relevant information placed on Council's website.

A Public Hearing is not expected to be conducted as part of this Planning Proposal as it does not reclassify land.

It is proposed that Government Agency consultation will occur concurrently with public exhibition.

Following the public exhibition period, this section will be altered to reflect the extent of consultation that was undertaken, including any issues which were raised as a result of the consultation.

Project timeframe

The following table outlines Council's anticipated timetable for the completion of the Planning Proposal. Council anticipates that the process will take approximately 8 months from the date of the Gateway Determination.

Step	Criteria	Project timeline
1	Anticipated commencement date (date of Gateway determination)	September 2021
2	Anticipated timeframe for the completion of required technical information	October 2022
3	Timeframe for government agency consultation (pre and post exhibition as required by Gateway determination)	November 2022
4	Commencement and completion dates for public exhibition period	November 2022
5	Dates for public hearing (if required)	December 2022
6	Timeframe for consideration of submissions	January 2023
7	Timeframe for the consideration of a proposal post exhibition	February 2023
8	Date of submission to the department to finalise the LEP	Requested delegated authority
9	Anticipated date RPA will make the plan (if delegated)	March 2023
10	Anticipated date RPA will forward to the department for notification.	March 2023

Attachment 1

Zone R3 Medium Density Residential [Draft]

1 Objectives of zone

- To provide for the housing needs of the community within a medium density residential environment.
- To provide a variety of housing types within a medium density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To ensure that medium density residential environments are of a high visual quality in their presentation to public streets and spaces.
- To ensure development is ordered in such a way as to maximise public transport patronage, and encourage walking and cycling, in close proximity to settlement.
- To encourage the provision of affordable housing.

2 Permissible without consent

Environmental protection works; Extensive agriculture; Home based child care; home business; home occupation; Roads.

3 Permissible with consent

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Centre-based child care facilities; Community facilities; Educational establishments; Environmental facilities; Group homes; Health services facilities; Information and education facilities; Multi-dwelling housing; Neighbourhood shops; Oyster aquaculture; Passenger transport facilities; Places of public worship; Public administration building; Recreation areas; Residential accommodation; Respite day care centres; Seniors housing; Sewerage systems; Signage; Tank-based aquaculture; Waste or resource transfer stations; Water supply systems; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Dual occupancies; Eco-tourist facilities; Electricity generating works; Emergency services facilities; Entertainment facilities; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring; Mooring pens; Mortuaries; Open cut mining; Pond-based aquaculture; Port facilities; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Restricted premises; Rural industries; Rural workers' dwellings; Service stations; Sewerage treatment plants; Sex services premises; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water recycling facilities; Wharf or boating facilities; Wholesale supplies

Note: The wording of the Land Use Table above is draft and is subject to review from NSW Parliamentary Counsel and DPIE Legal Services.

Attachment 2

4.1 Minimum subdivision lot size

- (1) The objectives of this clause are as follows—
 - (a) to protect and enhance the production capacity of rural lands, by maintaining farm sizes and the status of productive lands,
 - (b) to ensure residential lots are of a suitable shape and size to provide a building envelope, private open space and suitable building setbacks for acoustic and visual privacy,
 - (c) to control the subdivision of land shown on the [Lot Size Map](#) for the purposes of a dwelling house,
 - (d) to ensure that lot sizes are consistent with the desired settlement density and intensities for different localities and reinforce the predominant subdivision pattern of the area,
 - (e) to ensure a secure water supply is available to land in Zone RU4 Primary Production Small Lots to enable the cultivation of land by irrigation.
- (2) This clause applies to a subdivision of any land shown on the [Lot Size Map](#) that requires development consent and that is carried out after the commencement of this Plan.
- (3) The size of any lot resulting from a subdivision of land to which this clause applies is not to be less than the minimum size shown on the [Lot Size Map](#) in relation to that land.
- (3A) Despite subclause (3), development consent must not be granted to the subdivision of land in Zone RU4 Primary Production Small Lots unless the consent authority is satisfied that a suitable and secure water supply is, or will be, available for irrigation to each resulting lot to enable the cultivation of the land.
- (3B) Despite subclause (3), the size of any lot resulting from the subdivision of land identified as “Area 1” on the [Lot Size Map](#) must not be less than 4,000 square metres if—
 - (a) reticulated water and sewerage will be connected to each resulting lot immediately following the subdivision, and
 - (b) the land is not within the 50dBA Noise Contour shown on the [Mount Panorama Environs Map](#).
- (3C) Despite subclause (3), the size of any lot resulting from the subdivision of an existing holding identified as “Area 1” on the [Lot Size Map](#) must not be less than 4,000 square metres if—
 - (a) reticulated water and sewerage will not be connected to each resulting lot immediately following the subdivision, and
 - (b) not more than 1 lot is created for every 1.5 hectares of the existing holding.
- (3D) A lot created under subclause (3C) may not be further subdivided.
- (3E) Despite subclause (3), the size of any lot resulting from the subdivision of land identified as “Area 2” on the [Lot Size Map](#) must not be less than 6,000 square metres if reticulated water and sewerage will be connected to each resulting lot immediately following the subdivision.
- (3F) Despite subclause (3), a battle-axe lot resulting from the subdivision of the following land must not be less than—

- (a) if the land is in Zone R1 General Residential—750 square metres, or
 - (b) if the land is in Zone R1 General Residential and in the village of Eglinton, Perthville or Raglan—900 square metres, or
 - (c) if the land is in Zone R1 General Residential and in the Laffing Waters Master Plan Precinct – 900 square metres, or
 - (d) if the land is in Zone R2 Low Density Residential—750 square metres.
- (3G) For the purpose of calculating the size of a battle-axe lot under subclause (3F), the area of the access handle is excluded.
- (3H) In this clause **existing holding** means the area of a lot as it was on 2 September 1988.
- (4) This clause does not apply in relation to the subdivision of any land—
- (a) by the registration of a strata plan or strata plan of subdivision under the [Strata Schemes Development Act 2015](#), or
 - (b) by any kind of subdivision under the [Community Land Development Act 2021](#).

Attachment 3

Planning Proposal - Laffing Waters Master Plan



Laffing Waters Master Plan

REPORT

Prepared by Tract Consultants on behalf of Bathurst Regional Council, 24 April 2019

Quality Assurance

Laffing Waters Master Plan Report
Prepared by Tract for Bathurst Regional Council

NOTES AND ASSUMPTIONS

This plan was prepared for discussion purposes only. It is subject to further planning approval, engineering, drainage, aboriginal heritage and arborists advice.

Project - Document Number.
0218-0838 - R001

Revision (see below)
01

Prepared By
SP

Reviewed By
YX

Approved By
JR

Date of Issue
24 April 2019

Revisions

Rev	Date	Details	Prepared By	Reviewed By	Pages Revised
01	16/4/2019	Draft Issue	SP	YX	-

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Executive Summary

As a key urban release and growth area for the City of Bathurst, Laffing Waters Master Plan is an exciting project which has been developed by the consultant team, led by Tract, in collaboration with Council.

The aim of this document is to outline a framework and Master Plan for the future development, summarising the work done to date. Upon approval, this document aims to ensure that development of Laffing Waters will proceed with an integrated 'whole-of-community' approach that will reinforce the vision for the region and achieve the principles outlined.

Laffing Waters has been identified for residential growth for some time. The area is identified as Urban Release in the Bathurst Regional LEP 2014 and is zoned General Residential. The aim of this Master Plan is to facilitate an important opportunity to create a sustainable, liveable community over 360 hectares. The Master Plan outlines development of approximately 2270 dwellings, as well as associated commercial, retail and community facilities that will set the benchmark for future growth in the region.

The Master Plan calls on best practice urban design principles, responding to the context of the site and the unique spirit of the place. The residential density proposed has been carefully considered to meet identified demands. It's proposed to provide a distinctive, liveable community for approximately 5200 residents, who are supported by a vibrant Neighbourhood Activity Centre and high quality open space. The planned usable open space is in line with the Bathurst 2040 Open Space Strategy and carefully integrated water sensitive urban design, with green links and pedestrian connections proposed between key areas.

The development of the Master Plan has been undertaken in four key stages:

1. Site investigation and identification of key directions

Site investigation was undertaken to inform the key directions for design, including the analysis of the strategic framework of the wider area, as well as the physical opportunities and constraints of the existing site.

2. Vision and Structure Plan

Prepared in consultation with key stakeholders, the project vision has been formulated to guide the evolution of the master plan through a series of desired urban design outcomes.

3. Draft Master Plan

The overall master plan sets up the layout for the whole development area with design focus on the core area owned by council. The Master Plan is supported by further details provided for key areas, such as the neighbourhood activity centre and local park.

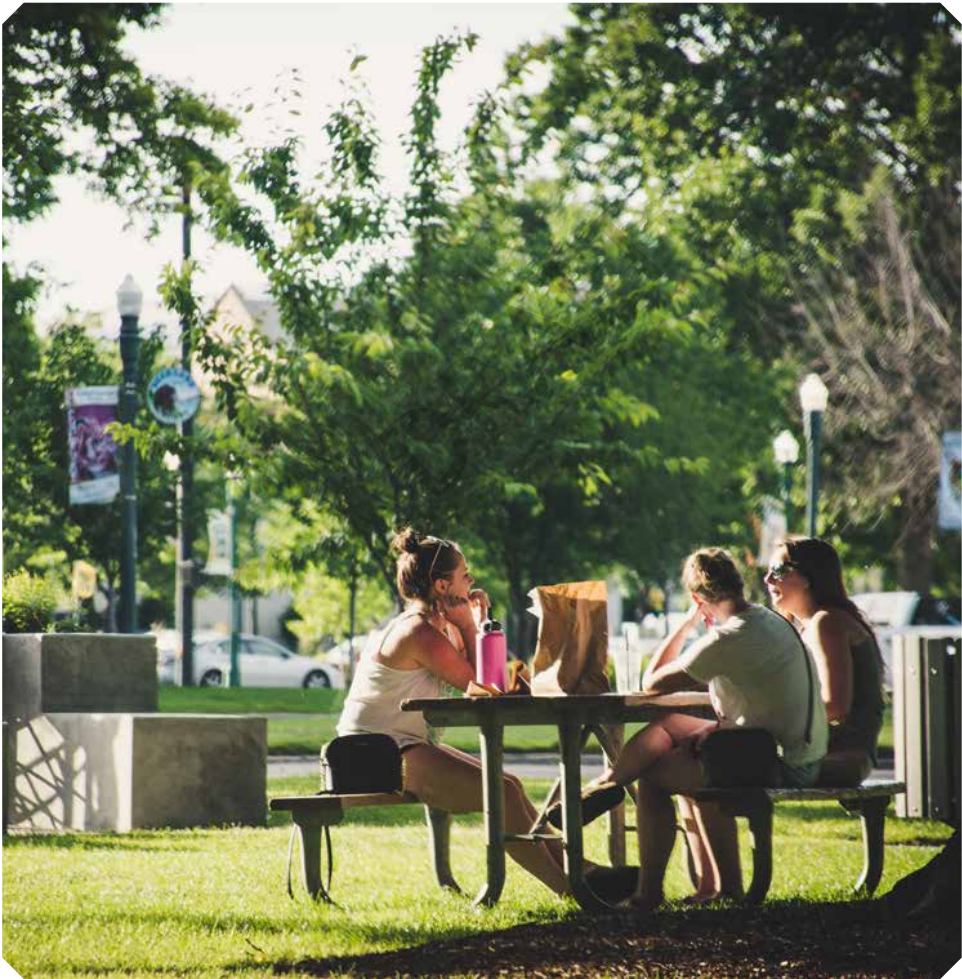
The Master Plan aims to preserve and improve the site's ecological performance and foster community health with easily accessible open space. Pedestrian and cycle movements within and around the development area are fostered and enhanced. Street typologies are outlined in sufficient detail to illustrate the desired approach. The Master Plan also seeks to create a series of connected neighbourhoods, which are clearly defined and identifiable, providing diverse housing choice and lifestyles for residents.

Consideration has been made for future connections to rural land to the north and east of the development site. Alternative street typologies are proposed to create a rural 'buffer' around the subdivision, providing a green edge.

4. Implementation

Staging of future development has taken into consideration feasible serviceability and market considerations.

Whilst the initial stages aim to deliver housing products consistent with the current market conditions, medium density stock is proposed in the future and will be focused around the Neighbourhood Activity Centre. The opportunity to improve housing choice with increased density around amenities supports the direction of Bathurst's Housing Strategy. Council is committed to achieving high quality, sustainable growth that seeks to reduce sprawl.



1. Introduction

1.1 Understanding Laffing Waters



NSW Context Plan

1.1.1 Laffing Waters in Context

Laffing Waters is located approximately 4km north east of the historic city of Bathurst in the Central Tablelands of New South Wales. Bathurst is a historic town, established in 1813 and Australia's oldest inland European settlement. It is now one of seven 'Evocities', experiencing and encouraging migration from metropolitan areas.

Bathurst lies approximately 100km, or two hours' drive, west of the Western Parkland City, as devised by the Metropolis of Three Cities (Greater Sydney Commission). Separated by the Blue Mountains, Bathurst sits on the western edge of the Great Dividing Range in the Macquarie River plain. The historic grid of the city sits in the Bathurst Basin, with Mount Panorama's famous racecourse rising up to the west and Laffing Waters sitting on the eastern side of the riparian valley.



Bathurst Context Plan

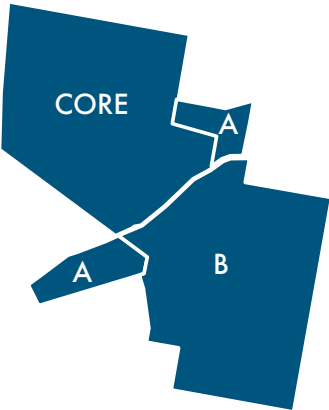


Laffing Water Context Plan

1.1 Understanding Laffing Waters

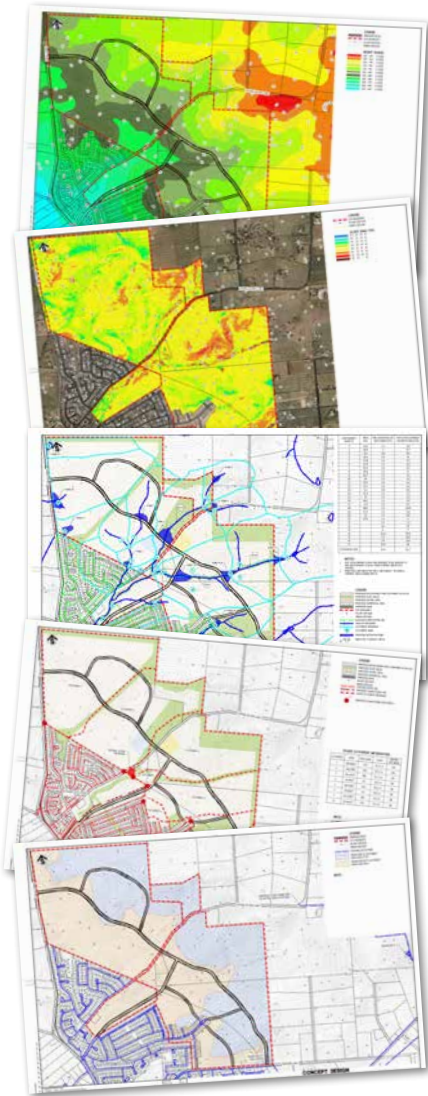
1.1.2 Issues and Opportunities

Laffing Waters comprises approximately 360 hectares, divided into three areas. The core study area comprises 158 hectares of Council-owned 'Core' land, whilst Sites A and B are adjacent privately owned land parcels. At project commencement, site analysis and specialist research was undertaken to inform the design team on site conditions, issues and opportunities.



Physical Characteristics

The adjacent maps identify the key physical characteristics of the existing terrain. The majority of the site is characterised by a 5-10% slope, with some pockets of 10-15% slope, falling from the north east to south west. Storm water therefore reaches a pinch-point in the south west of the site, and the analysis of existing catchments and watercourses informs indicative water detention ponds. Existing services locations are also considered, with land above 730m not serviceable by current reservoir supplies.

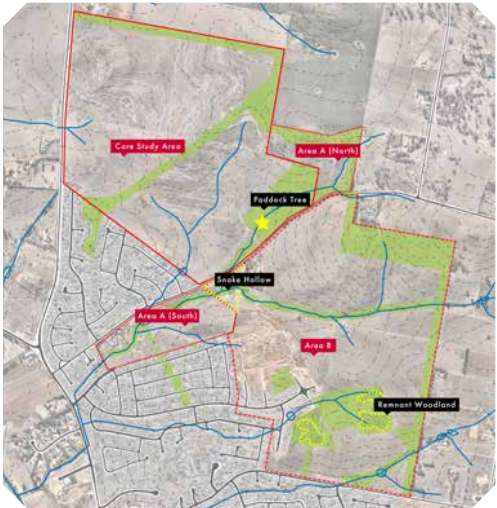


Topography, Slope, Storm water, Services & Water

Ecological Features

The subject sites consist of mostly cleared open grassland; a modified landscape dominated by exotic flora species. Desktop research and fieldwork on the Core Study Area did not identify any threatened species of flora or fauna, although patches of vegetation in Area B were not reviewed on site. 'Snake Hollow' was identified as a mainly exotic habitat fed by storm water discharge, with limited opportunity for enhancement.

Whilst there are limited high-quality, native habitats on site, development must be carefully considered to also take into account topography and hydrology. Whilst the existing site is highly disturbed, there is an opportunity to introduce flora species that reflect the native landscape in streetscapes, parks and open space.



Summary of key ecological features established

Demographic & Residential Market

Demographic analysis focused on the nearest immediate settlement of Kelso, which contains:

- predominantly families
- primarily owner occupied 4 bed homes
- majority Australian-born
- net migration from adjacent areas & Western Sydney

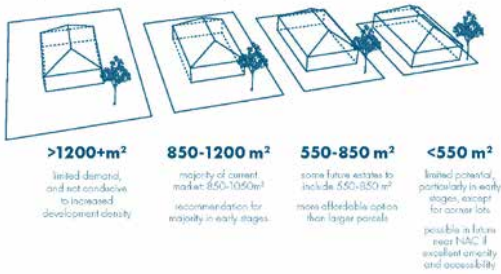


It was noted that current low density developments in the region lack:

- generous open space
- retail services & community facilities
- public transport



Lot density considerations were outlined based on the existing market, however it is noted that the master plan aims to achieve greater amenity for medium density dwellings where appropriate.



Existing Connectivity

Access to the Core Site is via Sofala Road to the west, and Laffing Waters Lane to the south east. These roads are currently rural in nature, bordered by grass verges.

Consideration should be made to connectivity with the residential development to the south, as well as linking to existing connections to the east.

The existing DCP identifies the opportunity to create a central primary road link through the site from Sofala Road, through to Marsden Lane in the south.



Site Connectivity

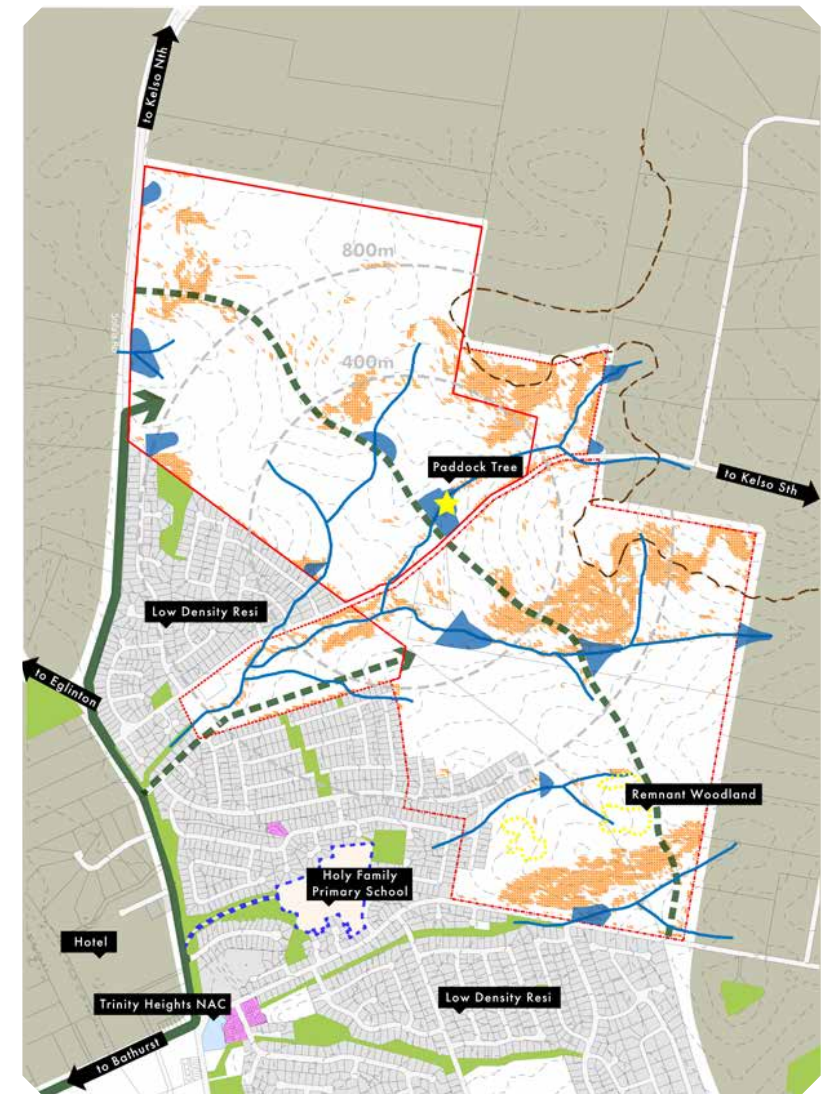
Key Opportunities & Constraints

The key existing considerations can be summarised as:

- Existing topography and natural features
- Storm water management, taking into account existing flow paths
- Connectivity to local and future residential development
- Transition to surrounding residential development and rural land
- Access to active and passive open spaces within walk-able catchment, linking to existing surrounding green spaces
- Central location for neighbourhood activity centre and school, maximising walk-able catchment
- Connections to existing utilities, taking into account water supply constraint above 730 AHD

LEGEND:

- Study Area
- 10-15% Slope
- Main Watercourses
- 5m Contours
- 730m Contour Line
- Existing Access
- Proposed DCP Road
- Proposed Detention Ponds
- Neighbourhood Activity Centre
- Existing Medium Density
- Existing Public Recreation Area
- Surrounding Rural Land
- Remnant Woodland (Approx)
- ★ Paddock Tree



Key Opportunities & Constraints

1.2 Envisioning Laffing Waters

1.2.1 Vision and Objectives

LIVING CLOSE TO NATURE



We are committed to imagining a **safe, sustainable and community focused** environment, where people can choose from a range of **uncompromising living options** to suit their lifestyle.

All within **highly livable neighbourhoods** with unique **local characteristics**.

It is a place where **family and community well-being** is a priority and residents enjoy a **positive lifestyle**.



Living in Laffing Waters is living in a **beautiful natural setting, with green streetscapes and sustainable parklands**, as well as enjoying open vistas across the region to Bathurst.

High quality neighbourhood parks will form the centre of each distinctive neighbourhood, and these will be linked by well-lit **walking & bike paths**, as well as **green links** through the development.



A **vibrant Neighbourhood Activity Centre** will provide local convenience and a meeting place at the **heart of the community**. An integrated **destination for residents and the wider community** to come together and meet friends, hold events or enjoy a meal. It will also offer a range of amenity including a **supermarket, and specialty shops** in a pedestrian-priority environment.



Laffing Waters is envisaged as a **healthy and thriving** community, with active transport encouraged through green links and convenient **bicycle-friendly shared paths**.

Generous verges will allow for **mature street trees** to provide shade and to incorporate **water sensitive urban design**.

LAFFING WATERS MASTER PLAN AIMS TO ...



1.2 Envisioning Laffing Waters

1.2.2 Design Principles & Big Ideas

Laffing Waters Master Plan aspires to incorporate best practice urban design principles, for a holistically sustainable development.

The natural setting forms the anchoring basis, around which development is organised. Therefore, hydrology and green space are the first drivers of the layout, and clear green-blue links allow for connected natural systems.

The surrounding development prioritises people’s movement and access to the natural environment, with distinctive urban neighbourhoods clustered around local parks, connected by streets which prioritise pedestrians and cyclists.

Laffing Waters will be a well considered growing community with appropriate development densities clustered around the Neighbourhood Activity Centre. Public transport access and walkability will allow for a diverse variety of housing typologies close to amenity.



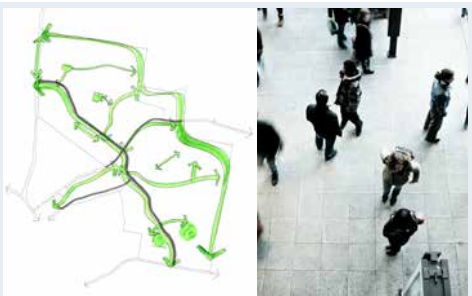
Water

The natural pathways of water across the landscape and underlying topography is determinant of landscape character and urban form.



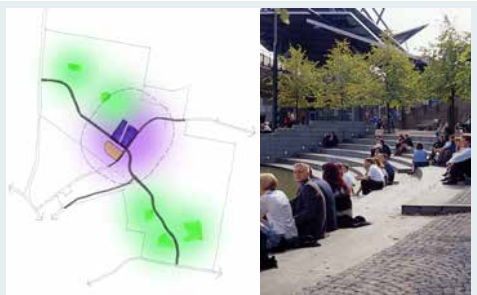
Open Spaces

Open spaces are conceived as a ‘first move’ around which development is designed. The pattern of open spaces defines neighbourhoods, underpins walkability and ensures ecological values are celebrated, as well as the rural character of Bathurst.



People Movement

A movement network that prioritises people improves the quality of daily life, stimulates social interactions and the local economy, and promotes healthy communities.



Places for People

Intimate, ‘walkable’ places provide opportunities for people to interact within their local environment. High-quality, well located places become the heart of the neighbourhood.



Distinctive Neighbourhoods

Good urban residential environments have either evolved or been organised into close-knit clusters that are clearly defined and identifiable. Those that dwell within a neighbourhood feel a sense of inclusion, which benefits the resilience of a community.



Densities

Medium densities benefit from being located adjacent to services, providing public amenities including open space, public transport, retail and community facilities. Increasing densities provide vibrance and reduces urban sprawl.

1.2.3 Key Stakeholders Consultation

We engaged with key stakeholders in November 2018, in order to gain an understanding of the essence of the place and their aspirations for the Master Plan. We used an initial session to refine the underpinning Vision and develop the Design Principles with the group.

In the first half of this session, the Tract design team presented to the stakeholders group with existing site findings and benchmarking project examples for discussion. A draft vision and design principles were also shared, which was endorsed by the group.

The second half of the session was more interactive with small group level discussion. Groups combined the knowledge and expertise of various Council departments, private land owners and technical experts to jointly resolve project challenges and explore options.

Our preliminary ideas in the form of a 'Concept Structure Plan' were tabled and discussed, including the natural features, desired movement access, locations for key elements of the master plan and the desired densities.

In the resulting discussions, we noted the following:

- Opportunity to enhance natural site features with additional planting
- Biodiversity Strategy proposed, e.g. to create bio-links, passive recreational corridors and a higher amenity using swales, integrated water detention ponds and green corridors for storm water management
- 9ha District Level Park for active recreation purpose is to be located close to school & Neighbourhood Activity Centre (NAC)

- Interim positions are to be explored when road and service access are required via private land
- NAC to be located on Council land, and should be open and welcoming, convenient and family focused
- There is a desire to intensify housing around the proposed NAC (e.g. terraces and town houses) with subdivisions from 250m² lot to 1000m², radiating out from the NAC

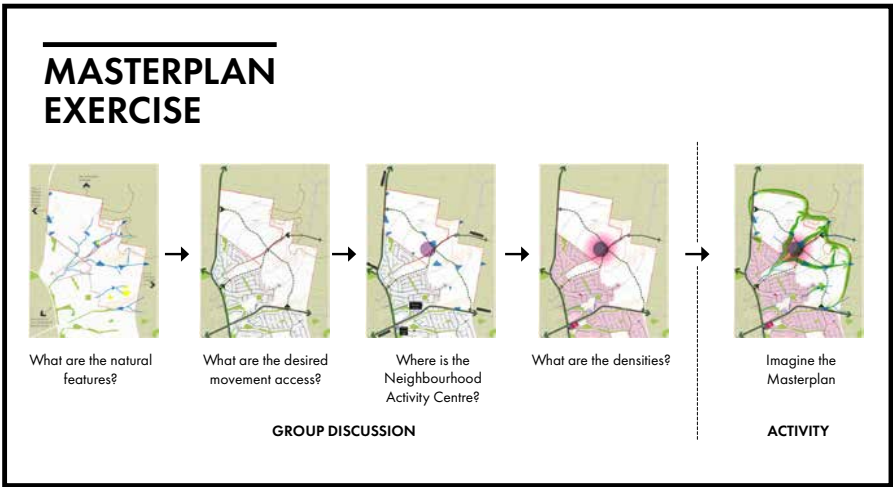
Also at this stage, the outlining work done to date was presented to Bathurst's Councillors, to gain feedback prior to preparation of the Plan

Feedback included:

- Laffing Waters should be tangible, authentic and pedestrian-friendly
- Road widths should be carefully considered to avoid congestion and parking issues
- However streets should prioritise pedestrians and cyclists
- Residents at the periphery of the site should have good accessibility to amenities and facilities
- A diverse mix of housing typologies and lot sizes is encouraged



Stakeholders Consultation Workshops - November 2018



2. The Master Plan



Laffing Waters master plan looking south west

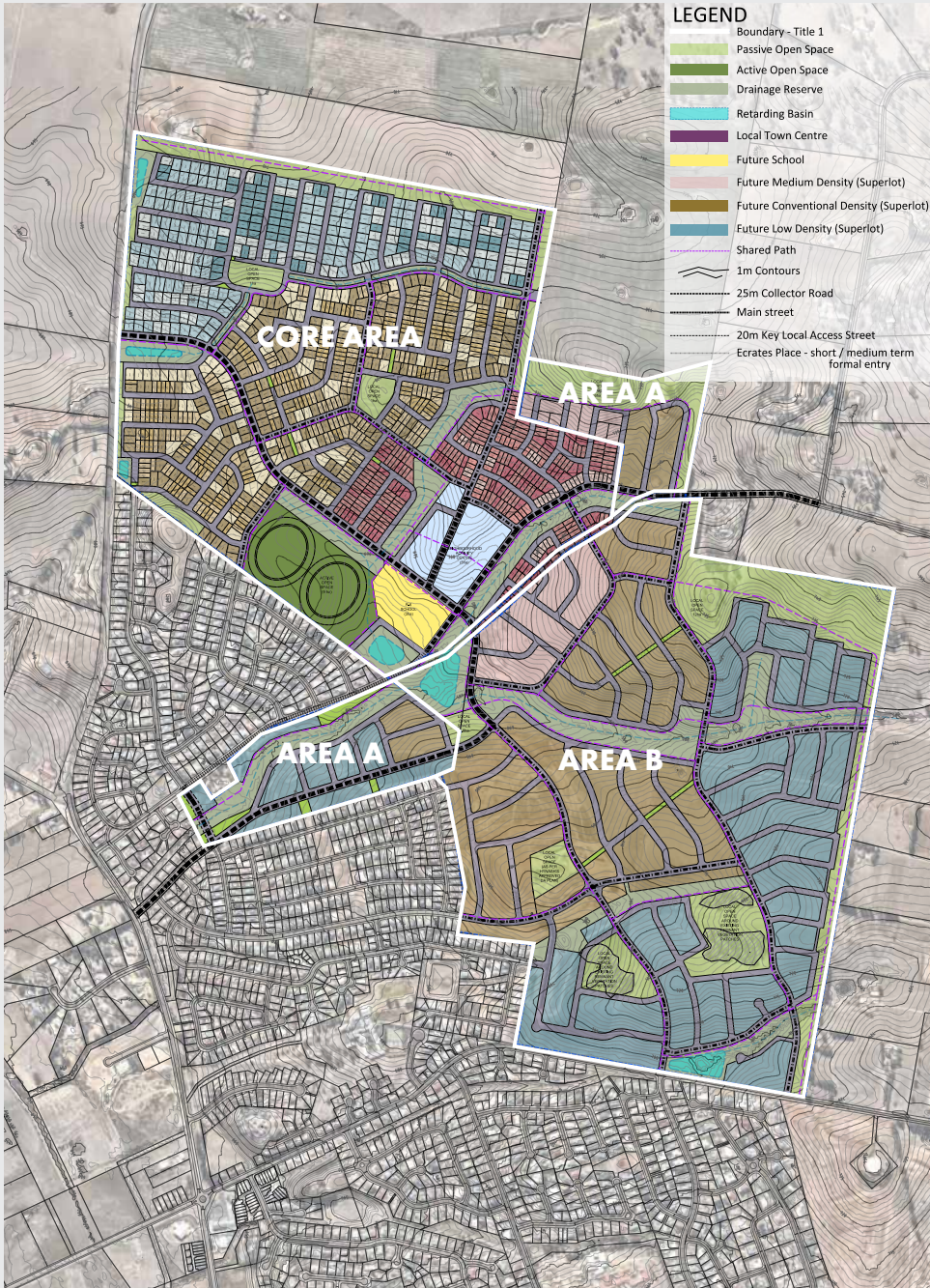
2.1 Master Plan Overview

This Master Plan proposes a future for the approximately 360 hectares of Laffing Waters, drawing together a mix of residential, commercial and community uses. An exemplar, high quality built environment is proposed, which is integrated with the natural environment, transport links, services and community infrastructure.

The Master Plan proposes 5 hectares of Neighbourhood Activity Centre, at the heart of the development, which is envisaged as a bustling and vibrant retail and community centre. Adjacent to the Main Street, 3 hectares is dedicated to a future school site to serve the new residents.

Integrated throughout the residential Master Plan, 52 hectares of active and passive open space serve the future community, in a series of green links, local parks and district parks.

The proposed residential growth is circa 2272 dwellings over the whole development area, which aligns with Bathurst Regional Council’s planning ambition for this strategic urban release area.



3. Key Places



Distinctive Key Places

The public places and spaces of Laffing Waters play an essential role in facilitating the cultural, economic, social and environmental well-being of it's residents.

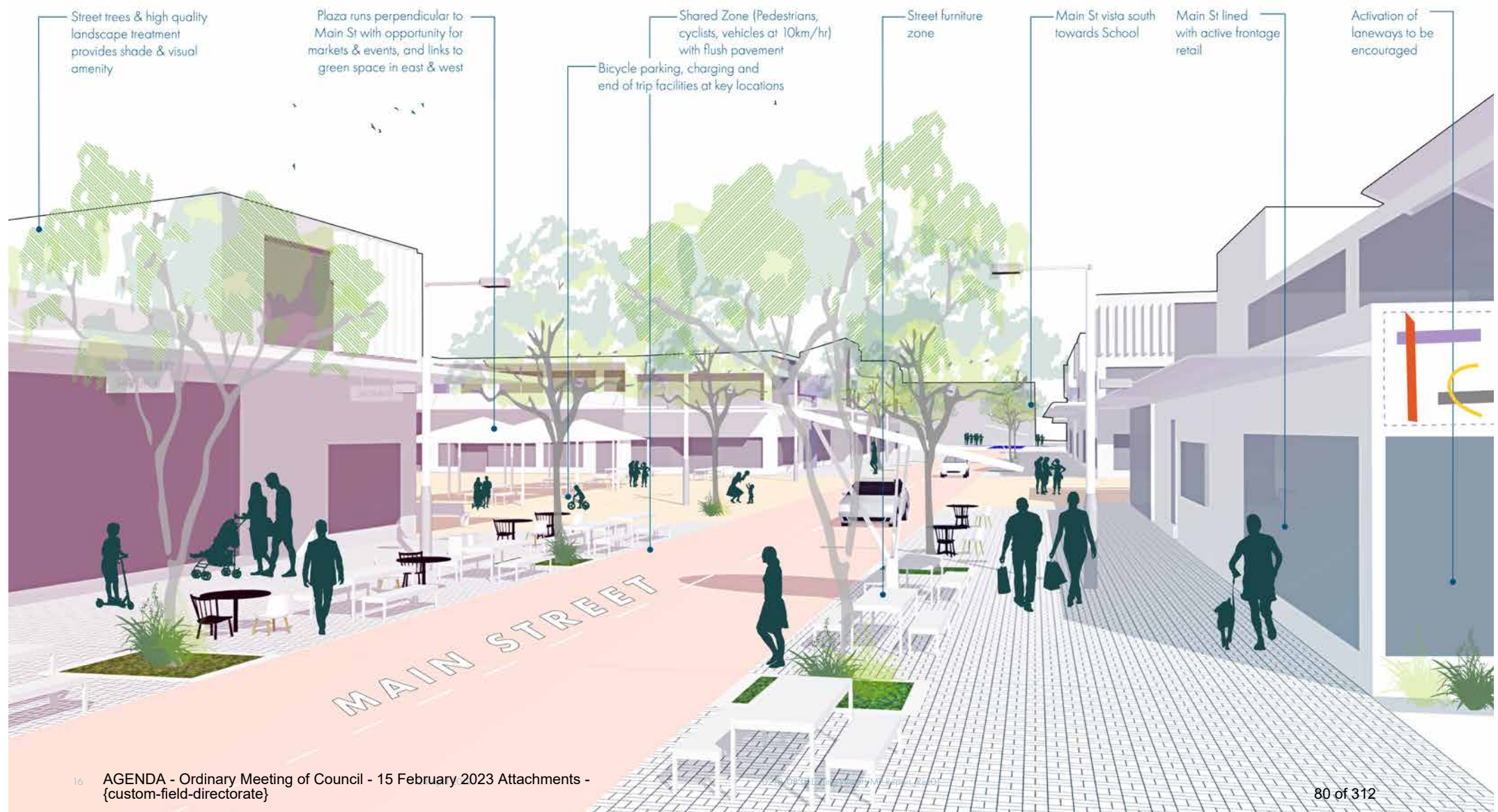
This Master Plan outlines a vision for distinctive s which centre around a local park, and a centrally located Neighbourhood Activity Centre, forming a vibrant heart. It is important that future residents feel connected and involved with these spaces, and can take ownership over their future success as celebrated social places.

This chapter outlines our intent for the Neighbourhood Activity Centre within the overall master plan, as well as one local park as an example of the type of high-quality landscape treatment proposed for the centre of the neighbourhood.

Ensuring that these spaces are well connected and located to maximise their potential for enlivenment has been an important consideration. The intricacies of their distinctive treatment and future growth will be an ongoing process with the eventual residents.



3.1 Neighbourhood Activity Centre



Vibrant Heart

Located along the Main Street at the heart of the Laffing Waters development, the 5 hectare Neighbourhood Activity Centre (NAC) will become the vibrant heart of the community, where people come to meet, gather and engage. Centrally located within the development, the NAC will provide local employment and key services.

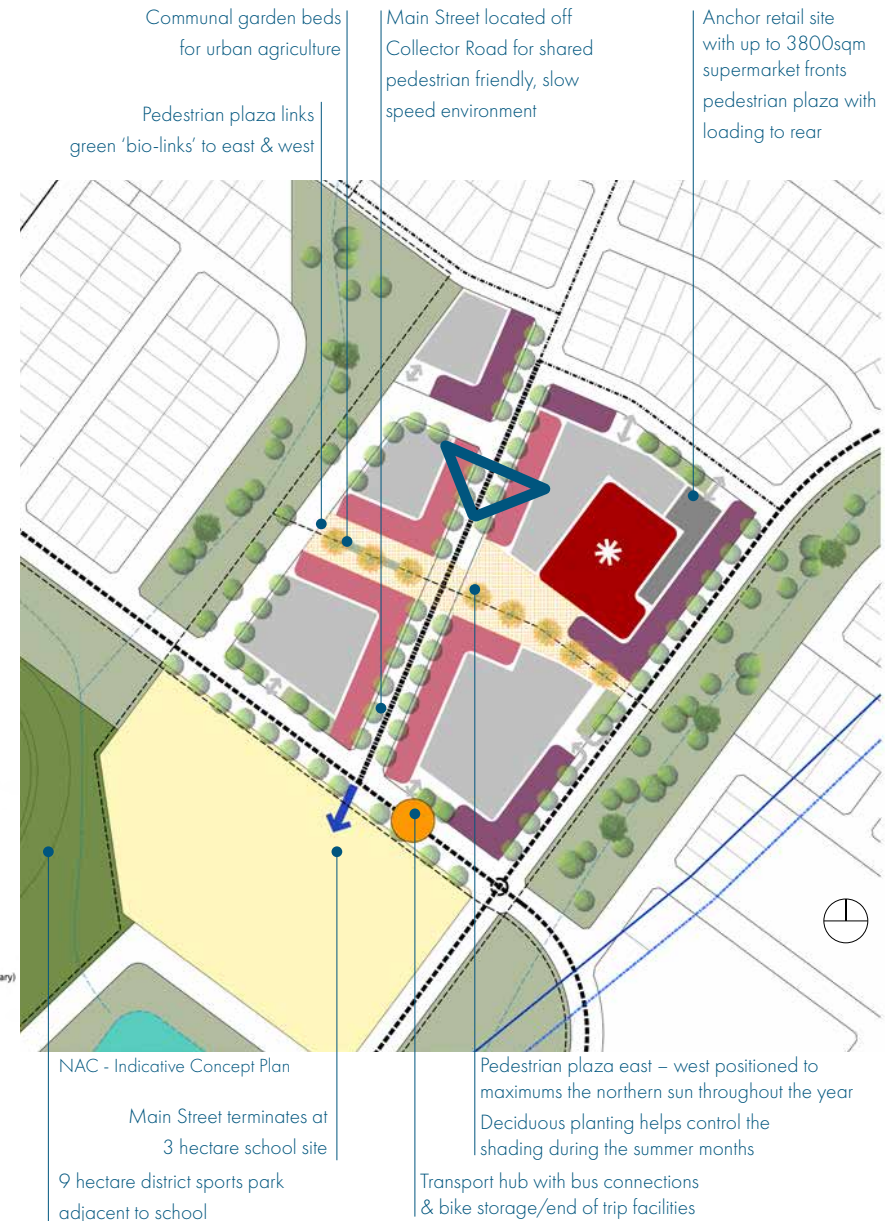
A pedestrian-priority retail street is intersected by a pedestrian plaza connecting key green links, encouraging active transport to the surrounding neighbourhoods. The plaza is envisaged as a welcoming and inclusive space, accessible to a variety of users day and night. Community markets and events can be held in this space, as well as facilities such as communal garden beds and seating areas or small play spaces.

The Activity Centre is co-located with the school, at the terminus of the Main Street. This provides for a concentration of community meeting points, and allows for the school facilities to be potentially opened up to community use out-of-hours.



LEGEND

- Land Boundary
- Anchor Retail - Supermarket
- Carpark Access
- Car Parking
- NAC Landscaping
- Loading Dock
- Mixed Use
- Speciality Retail
- School Site
- Plaza - Pedestrian/Cycle Access
- Active Open Space
- Passive Open Space
- Drainage Reserve
- Floodway
- 3m Shared Path
- Main Street - Slow Zone
- 20m Key Local Access Street (Secondary)
- 25m Collector Road (Primary)
- Transport Hub



3.2 Local Park



Centre of Neighbourhood

The local park plays an important role as the centre of each distinctive neighbourhood within the Laffing Waters development. This concept design demonstrates the intended treatment and function of the local 1 hectare parks, with a series of formal and informal spaces that celebrate the unique topography and hydrology of the land.

The local park is centrally located, and captures views along many of the surrounding neighbourhood's local streets. The parks are well connected with green corridors and shared paths, and are designed to be passed-by on daily journeys, to become places of community interaction. The green-blue street which adjoins the park contains a storm water swale, and this is incorporated through the park in a dry creek landscape setting.

Feature planting highlights the social hub of the park, with playground equipment and BBQ & picnic areas, adjacent to a larger area of flexible open space for gatherings and local events, or just an evening kick-about.



Local Park - Indicative Concept Plan

Picnic area with BBQ shelter

Water sensitive planting & treatment along dry creek

4. An Integrated System

Underlying the Laffing Waters Master Plan are a number of key driving principles, that when combined create an integrated network of natural and urban elements.

These can be grouped under five key design themes: Ecology, Access, Place, Health and Economy. The diagrams opposite illustrate the major systems across the Master Plan area, whilst the following pages provide greater detail on how these principles underpin the project.

Access - Connected Community



Access - Street Hierarchy



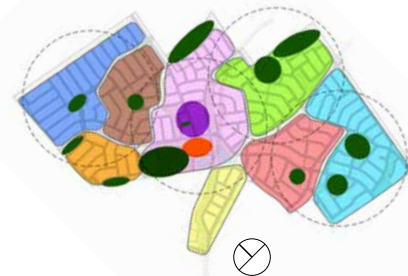
Ecology - Vegetation Conservation & Water Sensitive Urban Design



Health - Accessible Open Space



Place - Inclusive Centre & Distinctive Neighbourhoods



Economy - Intensified Density & Housing Variety



4.1 Ecology

Vegetation Conservation &
Water Sensitive Urban Design

Laffing Waters aims to preserve and improve the site’s ecological performance through the following interconnected strategies.

Biodiversity Strategy

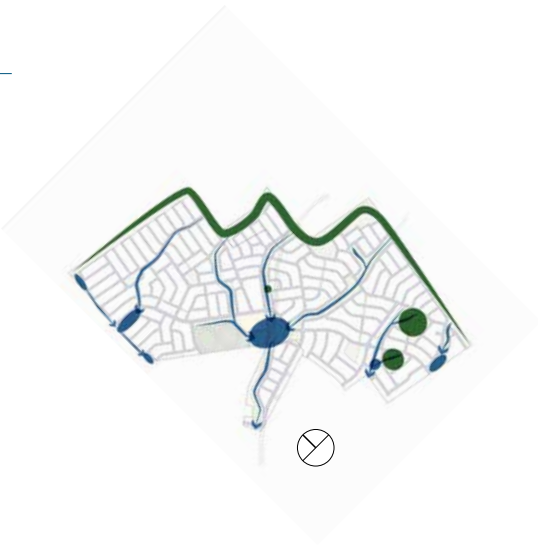
The ecological field survey identified some existing vegetation remnants on site. These are preserved and connected through the proposed open space, providing an opportunity to protect and re-introduce native flora, and retain wildlife habitat connectivity.

Significant mature tree planting is proposed along streetscapes, within neighbourhood parks and along passive recreation corridors. Street trees provide shade, additional habitat for fauna and improve air quality as well as contributing to street character and amenity.

A green buffer is proposed at the interface between the new urban development and surrounding rural land to provide a transition zone, and a ‘green edge’ for passive recreation.

Water Sensitive Urban Design

Responding to the site’s topography and natural hydrology, a series of interconnected bioswale links are proposed. These passive recreational corridors link to detention basins and wetlands to capture, retain and in part re-use storm water runoff. This system aims to ensure that the proposed development will not have an adverse impact on downstream environments.



4.2 Health

Accessible Open Space & Urban Agriculture

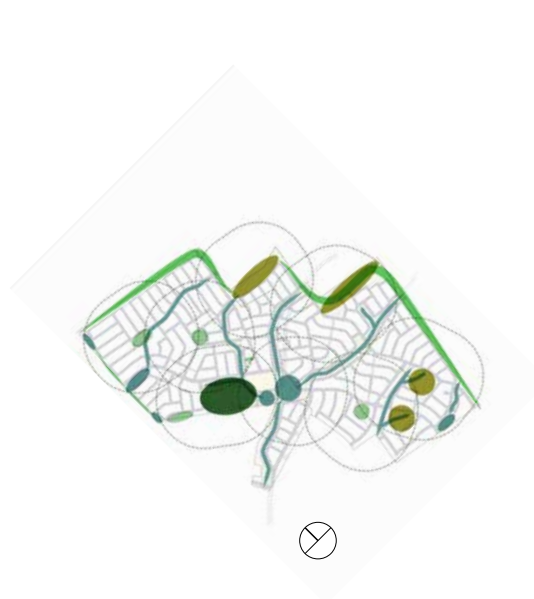
Laffing Waters Master Plan aims to foster community health by designing for active transport and easily accessible open space.

The Master Plan places residents and community members within a five minute walk of accessible and quality public open space. Pedestrian and cycle shared routes are well connected, linking public open spaces.

Well-designed local parks provide opportunities for recreational physical activities, and other health and well-being benefits such as improved community cohesion and restorative landscapes for mental health. Public open spaces should be accessible to people of all ages, genders and cultures, including those with disabilities and limited mobility.

The proposed public open space include:

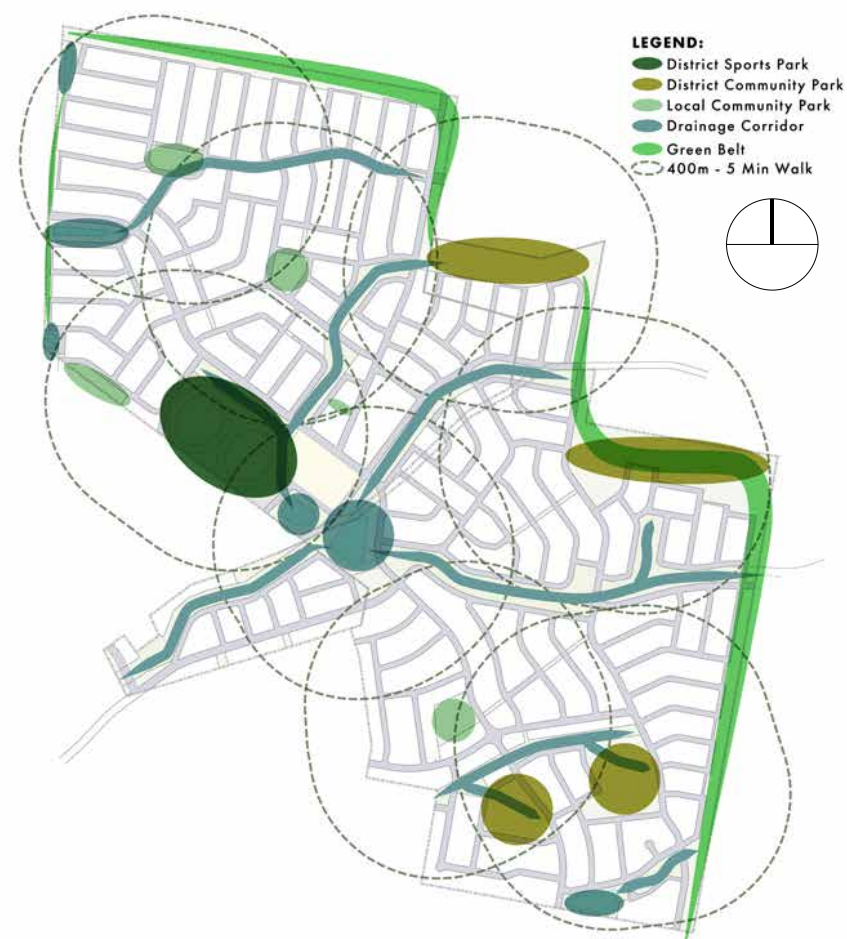
- one 9ha district sports park, which is co-located with the future school site and close to the NAC
- two district community parks of 6ha and 12ha, on hilltop above 730 AHD, near the northern boundaries
- two district community parks of 2.5ha and 5ha, accommodating existing vegetation remnants
- three local community parks of approx. 1ha



Urban Agriculture

Laffing Waters Master Plan also aims to integrate urban agriculture at different scales of the project:

- communal vegetable gardens centrally located within the Neighbourhood Activity Centre
- neighbourhood specific community gardens integrated into local parks
- privately owned yard vegetable gardens



4.3 Access

Connected, Walkable Community

The existing streets in Bathurst's suburbs are designed for vehicles, with minimal focus on pedestrian and cyclist movement. This context results in a car dominant neighbourhood environment.

The Laffing Waters Master Plan seeks to establish a connected and walk-able community. Safe and convenient travel is facilitated within neighbourhoods through accessible and connected walking, cycling and public transport routes.

Pedestrian and Cycle Network

Shared pedestrian and cycle paths are proposed throughout the development precinct. The proposed pedestrian and cycle network is:

- safe and well-lit
- separated from vehicular traffic
- connected to local destinations.

Public Transport

Key bus routes are proposed along the connector streets, which are centrally located throughout the development precinct and link to the surrounding suburbs of Bathurst.

The majority of residents will be within five-minute walk of bus stops.



4.4 Access

Street Hierarchy

The Laffing Waters Master Plan has a clear defining street hierarchy; the subsequent street typologies define the character and capacity of each type.

Different streets have different conditions, and require differing design considerations. The overall road reserve varies, along with the positioning of street trees, green verges and water sensitive urban design features. Whilst pedestrian and cyclist movements are considered as a priority throughout the Master Plan, particular streets will provide greater prominence to these movements where appropriate.

The street typologies proposed include:

- Main Street
- Connector Street
- Key Local Street
- Local Access Street
- Blue-Green Spine
- Green Mews
- Green Link



4.5 Place

Inclusive Centre & Distinctive Neighbourhoods

The Laffing Waters Master Plan proposes a 5 hectare Neighbourhood Activity Centre (NAC), which is co-located with a 3 hectare future school site and a 9 hectare district sports park. Together, they provide an inclusive local centre, which becomes a defining anchor point.

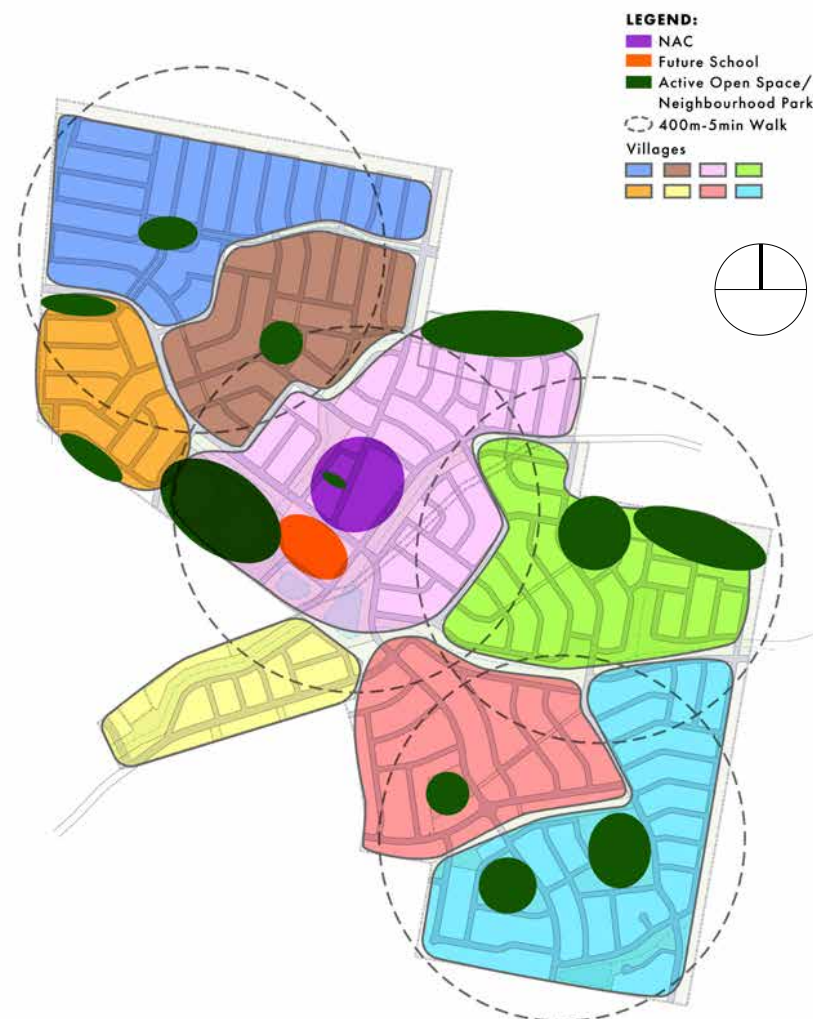
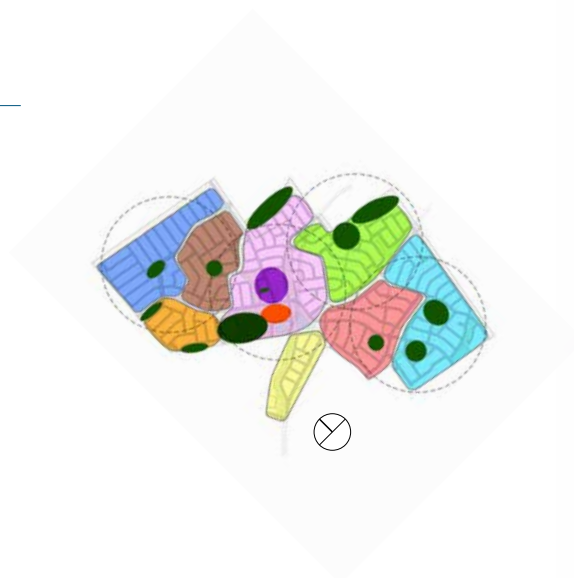
The Main Street is an intimate and walk-able place providing a diverse mix of goods and services. It is a place for people to meet and interact, facilitating social connection. It is also the centre-stage of local events and experiences.

Distinctive Neighbourhoods

The proposed Laffing Waters residential environments are organised into close-knit small neighbourhoods. These neighbourhoods are clearly defined and identifiable. They resonate at a cognitive level with the people who live in them.

Laffing Waters will consist of eight neighbourhoods underpinned by the following place attributes:

- contextual response to topography, water basins, drainage corridors and vegetation remnants
- diverse housing types for a range of residents
- a defined centre and edge, by proposed Neighbourhood Activity Centre, neighbourhood parks, roads and drainage corridors



4.6 Economy

Intensified Density & Housing Varieties

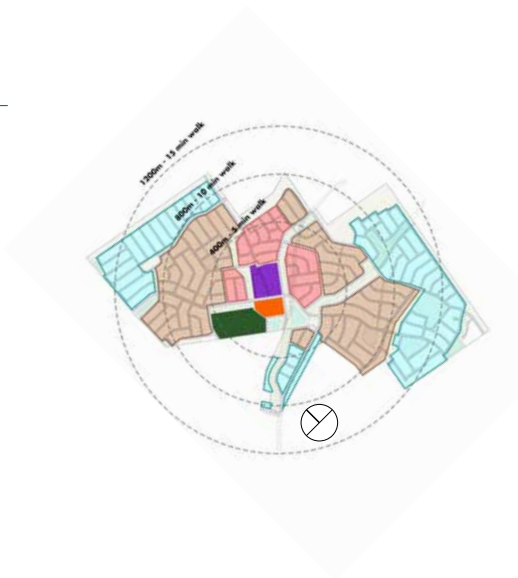
Fully established, Laffing Waters will have a population of around 5,200 people. An appropriate mix of retail, commercial and community services will be required to serve the increased population, as well as a diverse range of housing options.

A wide choice of housing and lifestyles attracts a diverse range of people to a location. Smaller lots and the mixing of housing types within the local centre creates higher densities, which are supported by the destinations and services within walking and cycling distance.

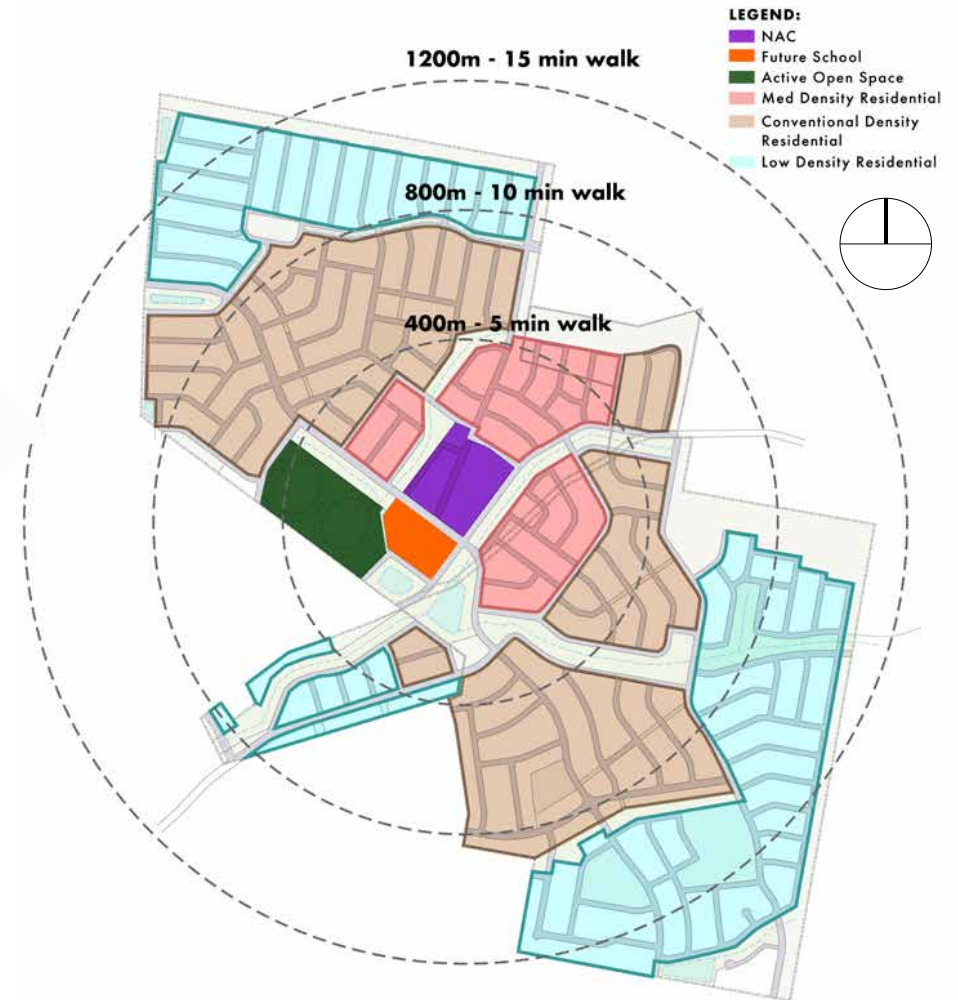
Benefits of intensified density and housing variety include:

- higher residential density close to centre supports the local economy
- higher residential density near the centre and public open space encourages passive surveillance
- public transport hub at Neighbourhood Activity Centre links areas of higher residential density and forms a network of conveniently accessible destinations.

The residential density is measured by the number of dwellings in the net residential area (NRA). NRA only includes the area of roads and residential lots. The opposite diagram indicates the proposed distribution of the residential densities:



- the pink zone in close proximity to the Neighbourhood Activity Centre comprises medium density, which has approx. **12 dwellings per hectare** with an average lot size of 450m²
- the brown zone comprises conventional density, which has **11 dwellings per hectare** with an average lot size of 660m²
- the blue zone around the periphery of the development precinct comprises low density, which has **8 dwellings per hectare** with an average lot size of 940m².



Diverse Housing Options

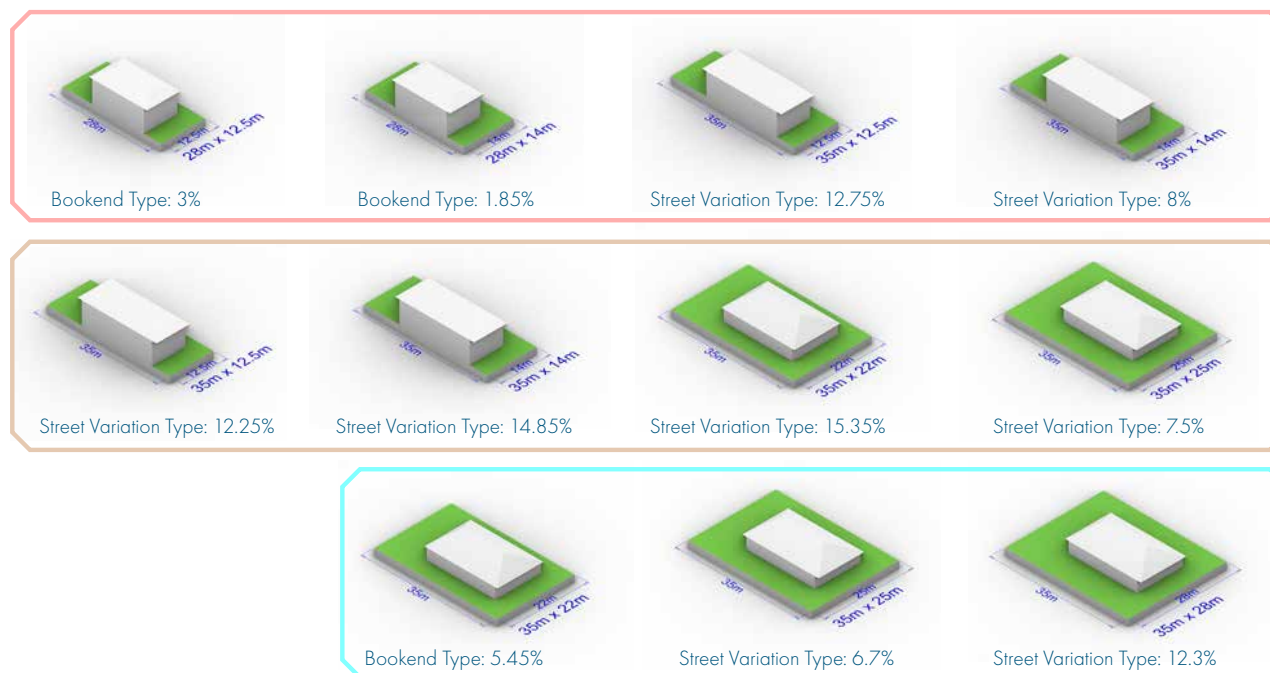
By providing greater housing choice, Laffing Waters Master Plan aims to meet the housing needs of diverse residents and household types, including young families, professionals, students, retirees and sole occupants, across all life stages.

Diverse neighbourhoods are proposed, with various different lot sizes and dwelling types to create different character zones within the neighbourhoods, and to accommodate a range of lifestyle choices for life-long communities.

There are a total of seven lot types proposed for the Core Area of Laffing Waters, including:

- two bookend types for medium density, i.e. 12.5m x 28m and 14m x 28m
- one bookend type for low density, i.e. 22m x 35m, and
- four typical lots for street variation across different densities, i.e. 12.5m x 35m, 14m x 35m, 25m x 35m and 28m x 35m.

The opposite table indicates the lot mix as percentages of all housing lots.



5. Implementation

Once approved and implemented the Laffing Waters Master Plan will result in a unique site specific example of best practice approaches in many disciplines including urban design, subdivision, water sensitive urban design, open space and recreation provisions as well as social focused neighbourhood activity centres.

Laffing Waters will be a “whole-of-community” development project that will achieve the principles outlined in this Master Plan, reinforce the vision for the Bathurst region as well as reflect State government policies such as the NSW’s Government Architect’s *‘Better Placed’* Policy.

Flexibility and longevity is incorporated into the staging of the Master Plan to adapt to future local real estate market, State wide economic conditions and social trends in housing and lifestyle choices.

5.1 Indicative Staging

Laffing Waters Master Plan accommodates approximately 2270 dwellings and a population of 5,200 people, at the household size of 2.3 people per dwelling, on completion.

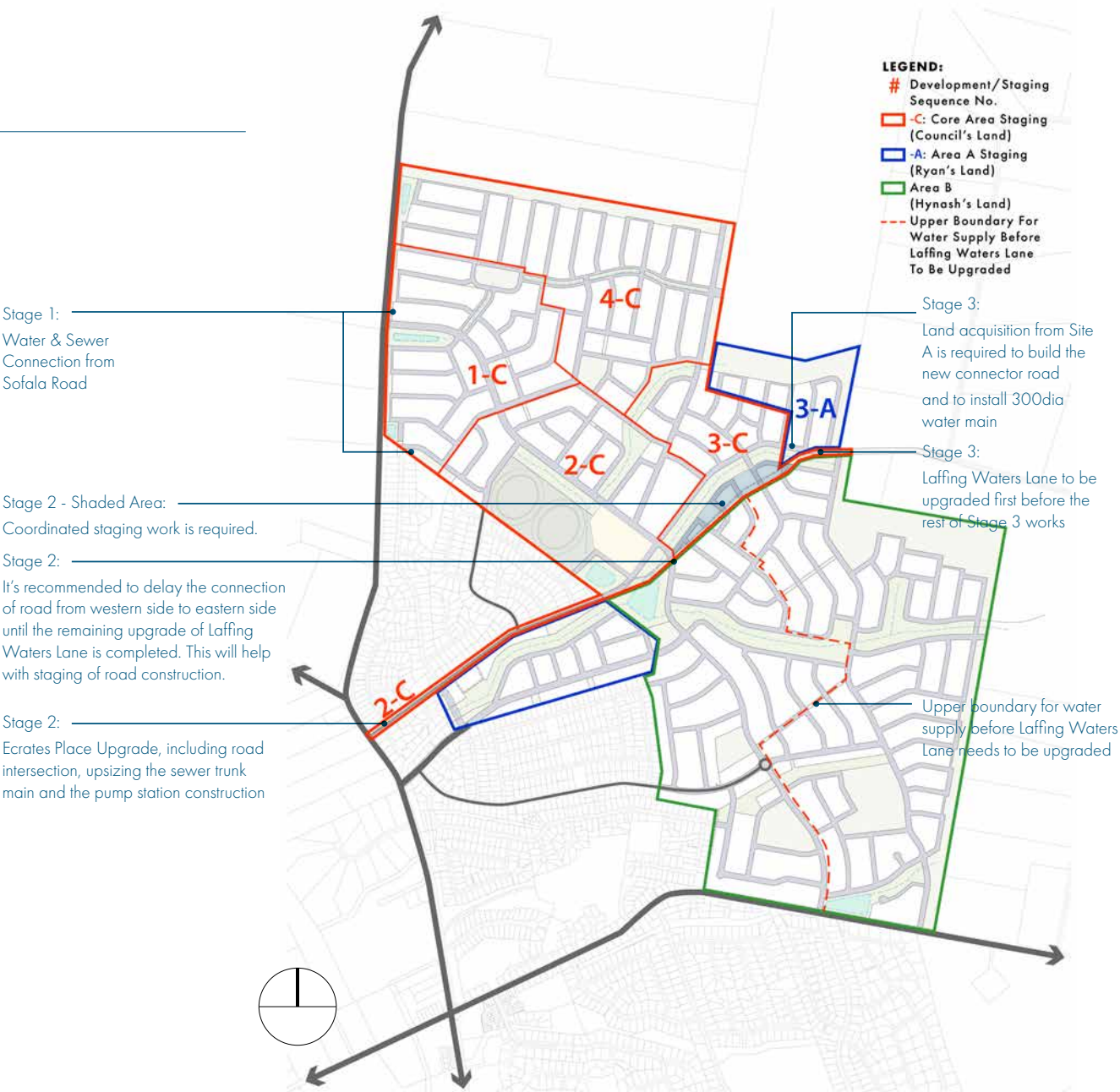
The staged development of land for residential purposes will be accompanied by the commensurate provision of infrastructure, community facilities and local employment in response to the needs of the future population.

Factors influencing development staging include the services and road connections, land ownership and market demands for both current and future conditions.

The first stages of development will occur near both north and south ends of the precinct, adjacent to existing development and infrastructure.

The diagram provides an indicative guide to the progressive release and development of the land at the Laffing Waters precinct, focusing on the Core Area. Area B is privately owned and will be developed in separate stages. Coordinated staging work will be required near the site boundary between the Core Area and Area B.

Each stage can be further sub-staged. The first few stages will contain approximately 300 lots. Depending on the market conditions, between 100 to 150 lots could be released annually.



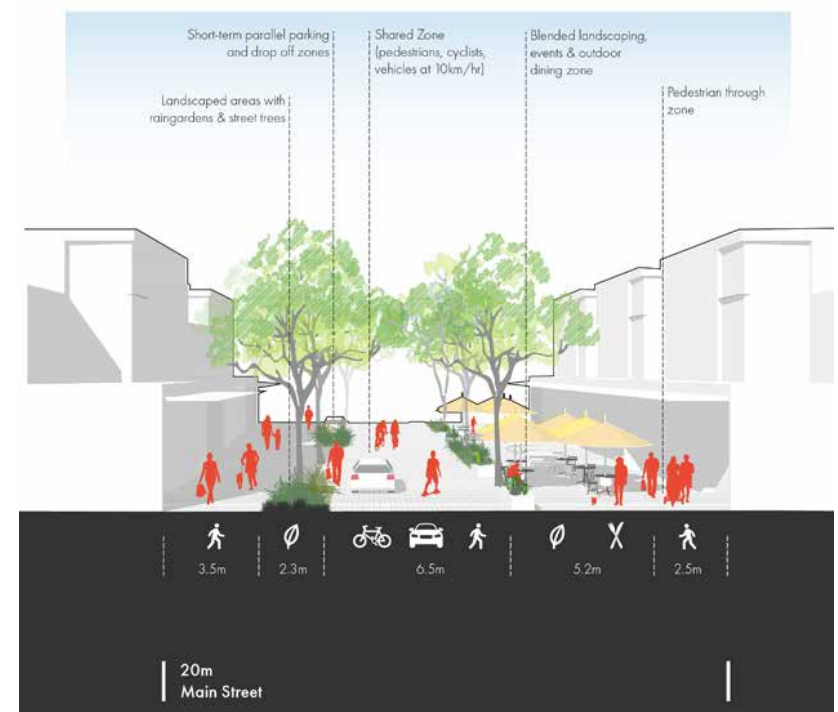
6. Appendices

Appendix A	Indicative Street Sections	23
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Appendix A Indicative Street Sections

Main Street

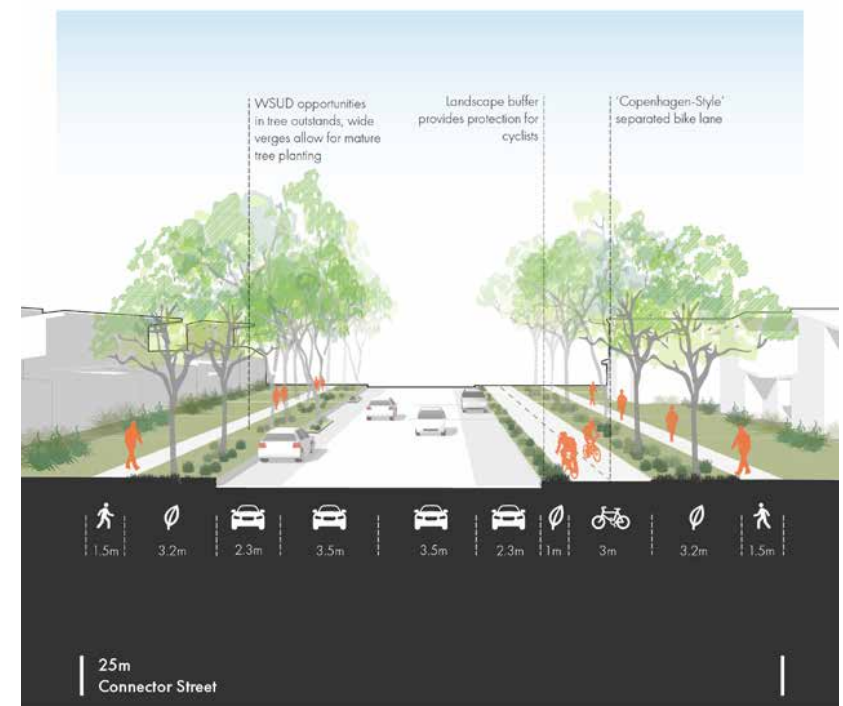
- 20m wide road reserve
- Centrally located within Neighbourhood Activity Centre
- Flush shared zone: pedestrians and cyclists prioritized, vehicles at low speed of 10km/hr
- Full of street frontage activities, e.g. shops, cafe dining



Indicative Cross Section: 20m Main Street

Connector Street

- 25m wide road reserve
- The primary thoroughfare connecting the Laffing Waters development site to surrounding suburbs
- Capacity of accommodating public transport, i.e. Bus route
- Dedicated two-way bicycle lane
- Street tree lined
- WSUD opportunities in the wide landscape verges and tree pits



Indicative Cross Section: 25m Connector Street

Key Local Street

- 20m wide road reserve
- The secondary main street within the Laffing Waters development precinct connecting to both the existing and proposed connector streets
- 3m wide shared path along one side of the key local street forming shared path network
- Street tree lined
- WSUD opportunities in tree pits



Indicative Cross Section: 20m Key Local Access Street

Local Access Street

- 17m wide road reserve
- Typical local street within residential neighbourhoods
- Street tree lined
- WSUD opportunities in the wide landscape verges and tree pits
- Wide carriage way to allow for bicycle riding



Indicative Cross Section: 17m Local Access Street



Blue-Green Spine

- 33.5m wide road reserve
- 15m wide central bio-swale for water filtration as part of WSUD system, densely vegetated and landscaped
- 3m wide shared path along one side of the Blue-Green Spine forming shared path network
- Wide landscape verges allowing for mature street tree planting



Indicative Cross Section: 33.5m Blue-Green Spine

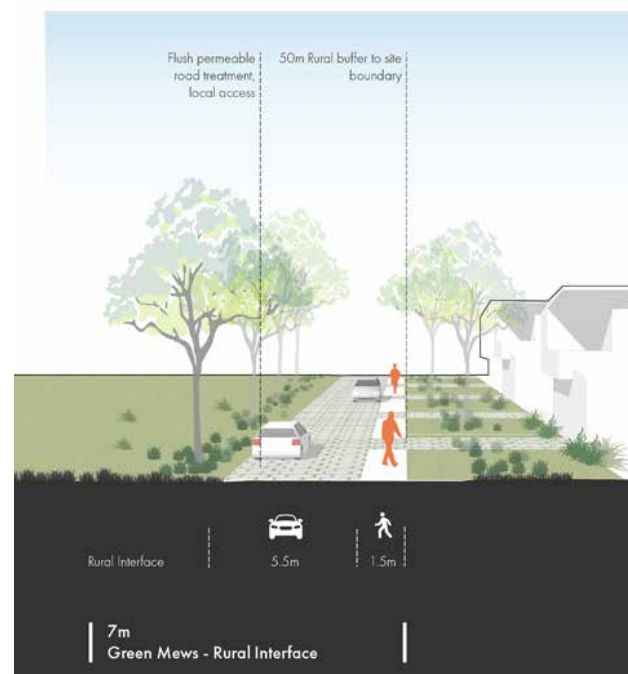
Green Mews

- 7m wide road reserve
- Located within 50m Green Belt (rural buffer zone) adjacent to residential lot boundary
- 1.5m wide pedestrian walk path
- 5.5m drive lane for local access, with flush permeable road treatment



Green Link

- 12m wide green link reserve
- Informal pedestrian connectivity provided between the residential lots
- WSUD opportunities integrated with the landscape



Indicative Cross Section: 7m Green Mews



Indicative Cross Section: 12m Green Link

Attachment 4

Planning Proposal - Laffing Waters Master Plan



Bathurst Regional Local Environmental Plan 2014

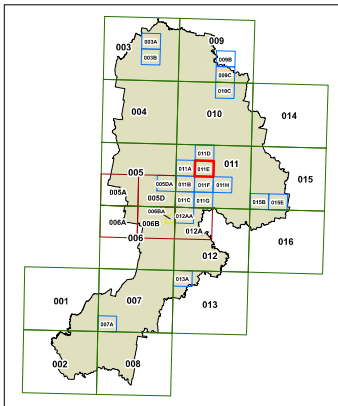
Land Zoning Map - Sheet LZN_011E

Zone

B1	Neighbourhood Centre
B3	Commercial Core
B5	Business Development
E1	National Parks and Nature Reserves
E2	Environmental Conservation
E4	Environmental Living
IN1	General Industrial
R1	General Residential
R2	Low Density Residential
R3	Medium Density Residential
R5	Large Lot Residential
RE1	Public Recreation
RE2	Private Recreation
RU1	Primary Production
RU2	Rural Landscape
RU3	Forestry
RU4	Primary Production Small Lots
RU5	Village
SP1	Special Activities
SP2	Infrastructure
SP3	Tourist
W2	Recreational Waterways

Cadastre

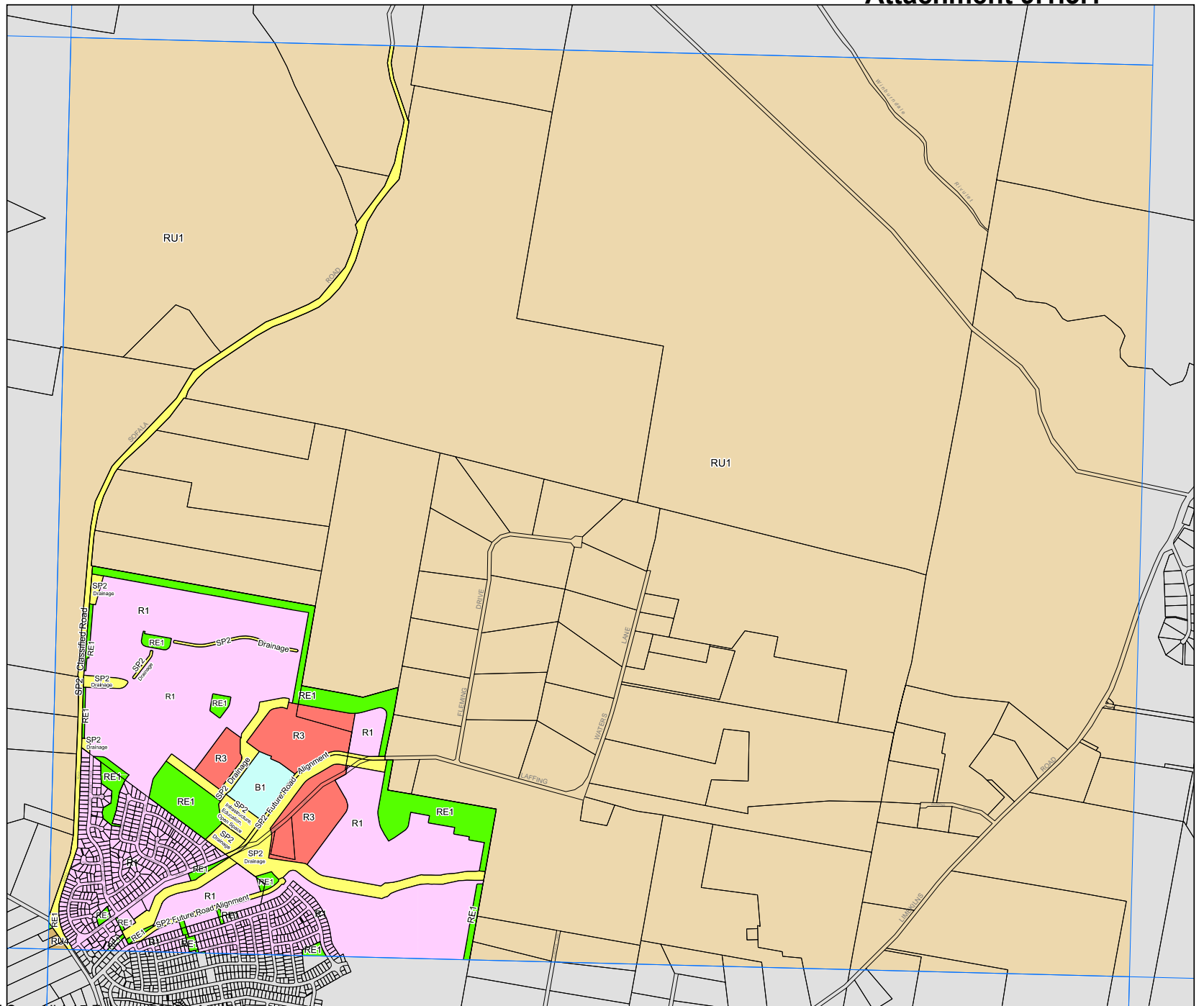
Base data 23/04/1997 © Land and Property
Information (LPI)
Addendum data 12/05/2020 © Bathurst Regional
Council



Projection: GDA 1984
MGA Zone 55

Map identification number:

0470_COM_LZN_011E_020_20200723





Bathurst Regional Local Environmental Plan 2014

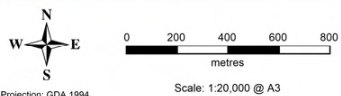
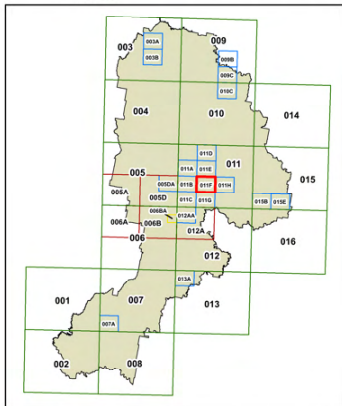
Land Zoning Map - Sheet LZN_011F

Zone

B1	Neighbourhood Centre
B3	Commercial Core
B5	Business Development
E1	National Parks and Nature Reserves
E2	Environmental Conservation
E4	Environmental Living
IN1	General Industrial
R1	General Residential
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R5	Large Lot Residential
RE1	Public Recreation
RE2	Private Recreation
RU1	Primary Production
RU2	Rural Landscape
RU3	Forestry
RU4	Primary Production Small Lots
RU5	Village
SP1	Special Activities
SP2	Infrastructure
SP3	Tourist
W2	Recreational Waterways

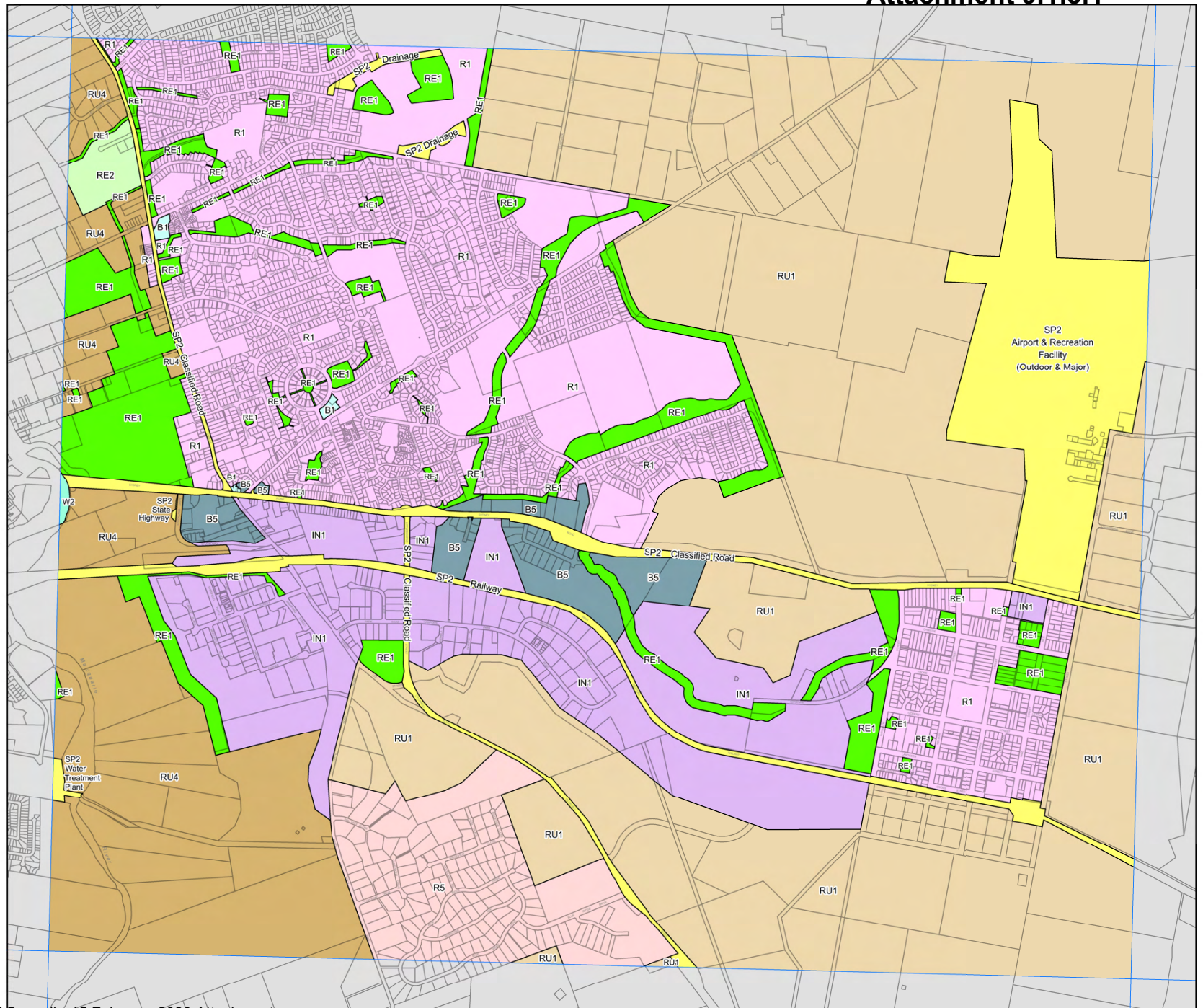
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Bathurst Regional Local Environmental Plan 2014

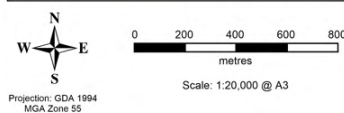
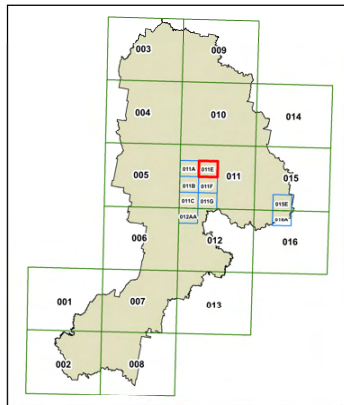
Lot Size Map - Sheet LSZ_011E

Minimum Lot Size (sq m)

E	350
F	435
K	550
R	770
T	900
W	4000
Y	1 ha
AB1	10 ha
AB2	40 ha
AD	100 ha
AE1	200 ha
AE2	350 ha
AF	480 ha
	Refer to Clause 4.1 (3B)

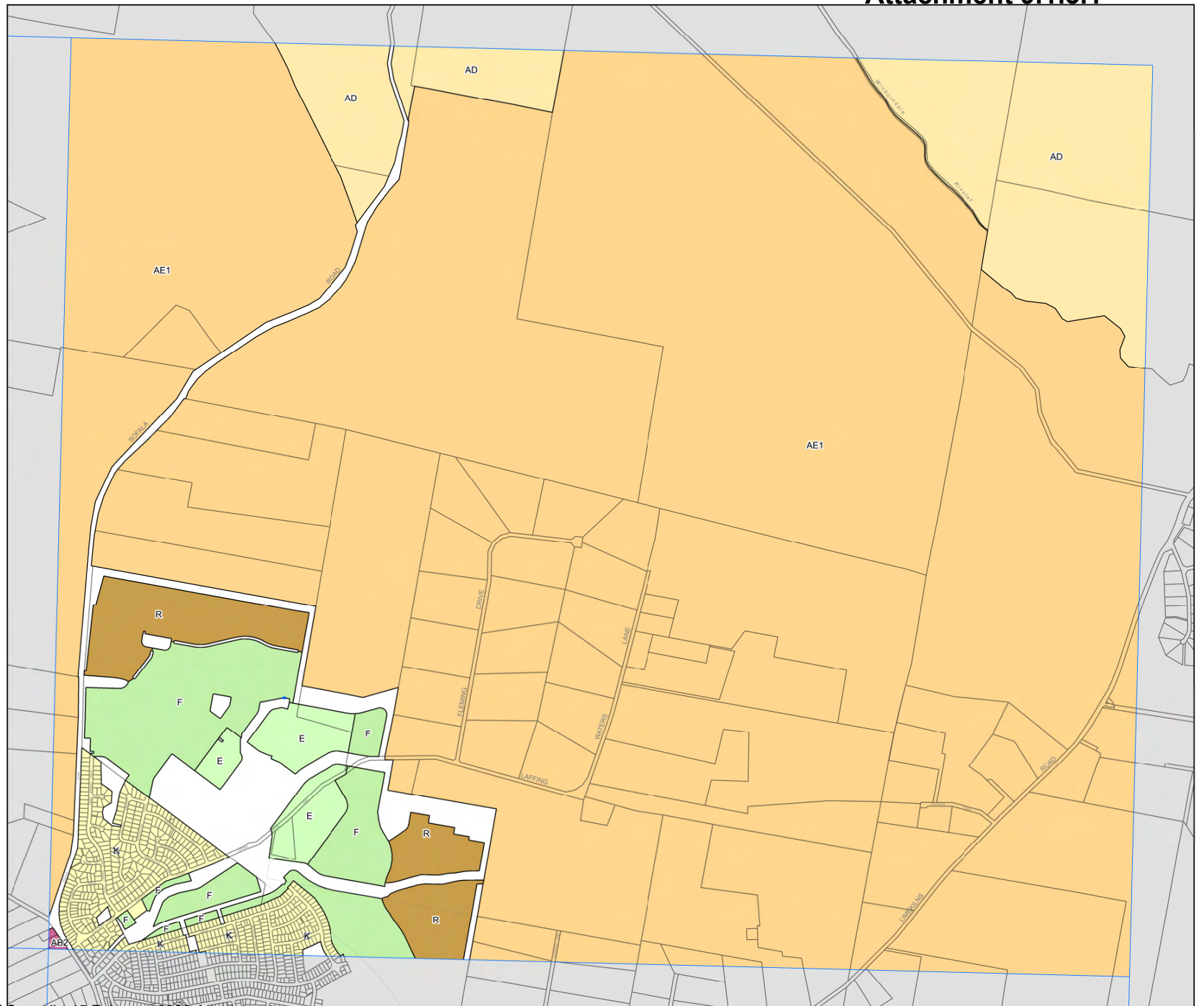
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Addendum data 12/05/2020 © Bathurst Regional
Council



Map identification number:

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Bathurst Regional Local Environmental Plan 2014

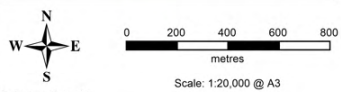
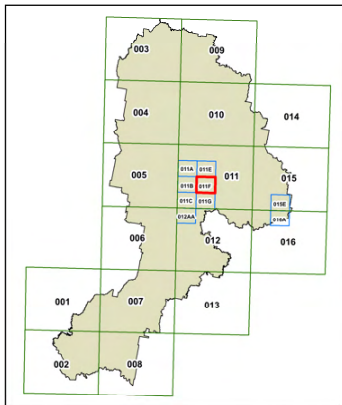
Lot Size Map - Sheet LSZ_011F

Minimum Lot Size (sq m)

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F	435
K	550
R	770
T	900
W	4000
Y	1 ha
AB1	10 ha
AB2	40 ha
AD	100 ha
AE1	200 ha
AE2	350 ha
AF	480 ha
	Refer to Clause 4.1 (3B)

Cadastral

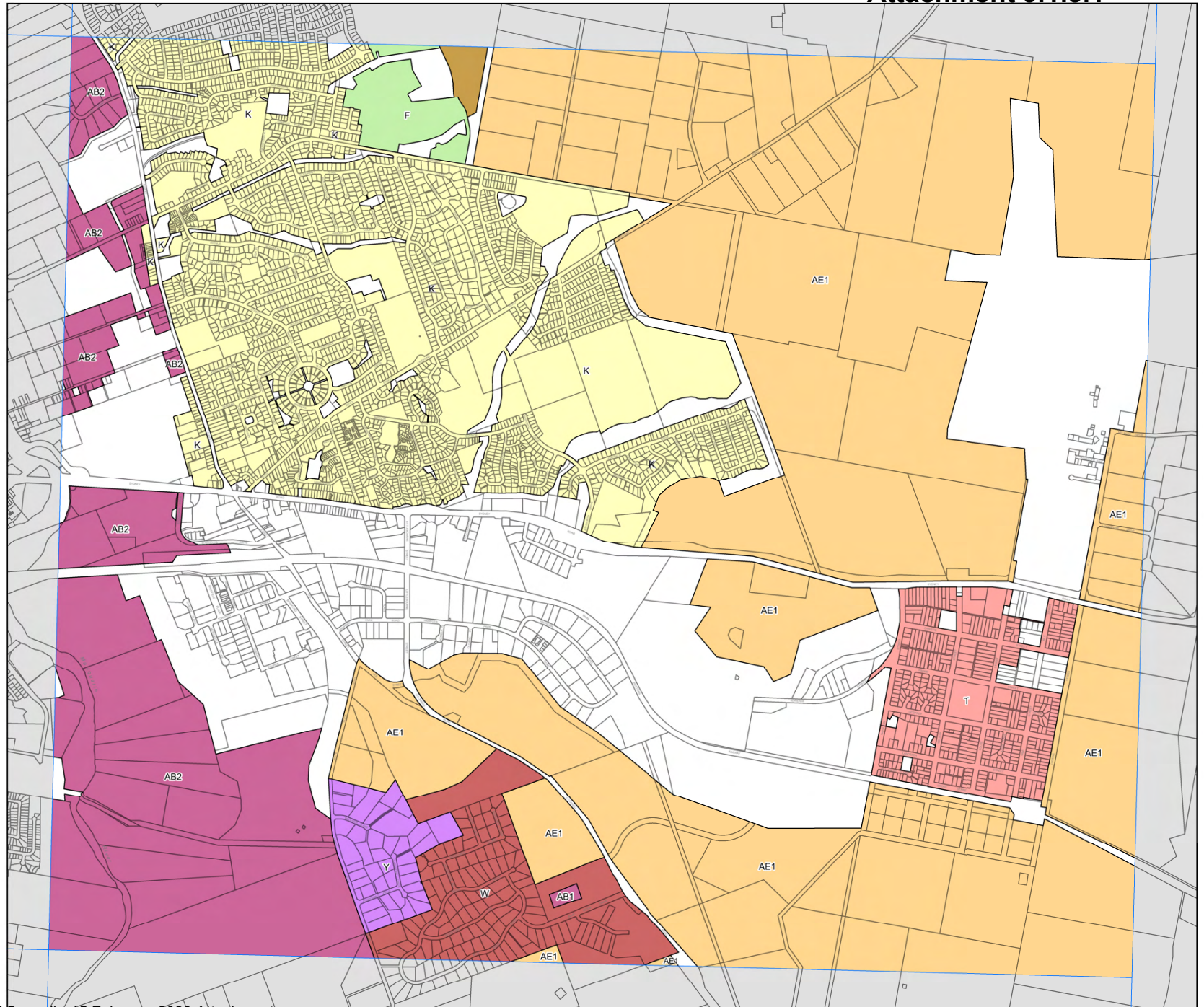
Base data 23/04/1997 © Land and Property
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Council



Projection: GDA 1994
MGA Zone 55

Map identification number:

0470_COM_LSZ_011F_020_20200723





Bathurst Regional Local Environmental Plan 2014

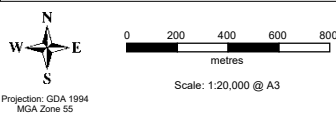
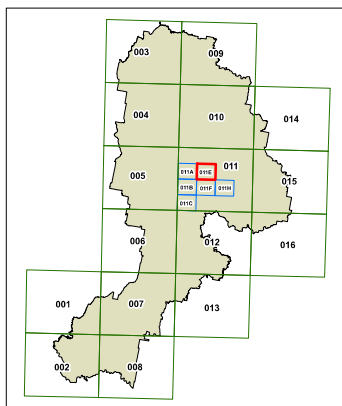
Floor Space Ratio Map - Sheet FSR_011E

Maximum Floor Space Ratio (n:1)

N	1
T	2

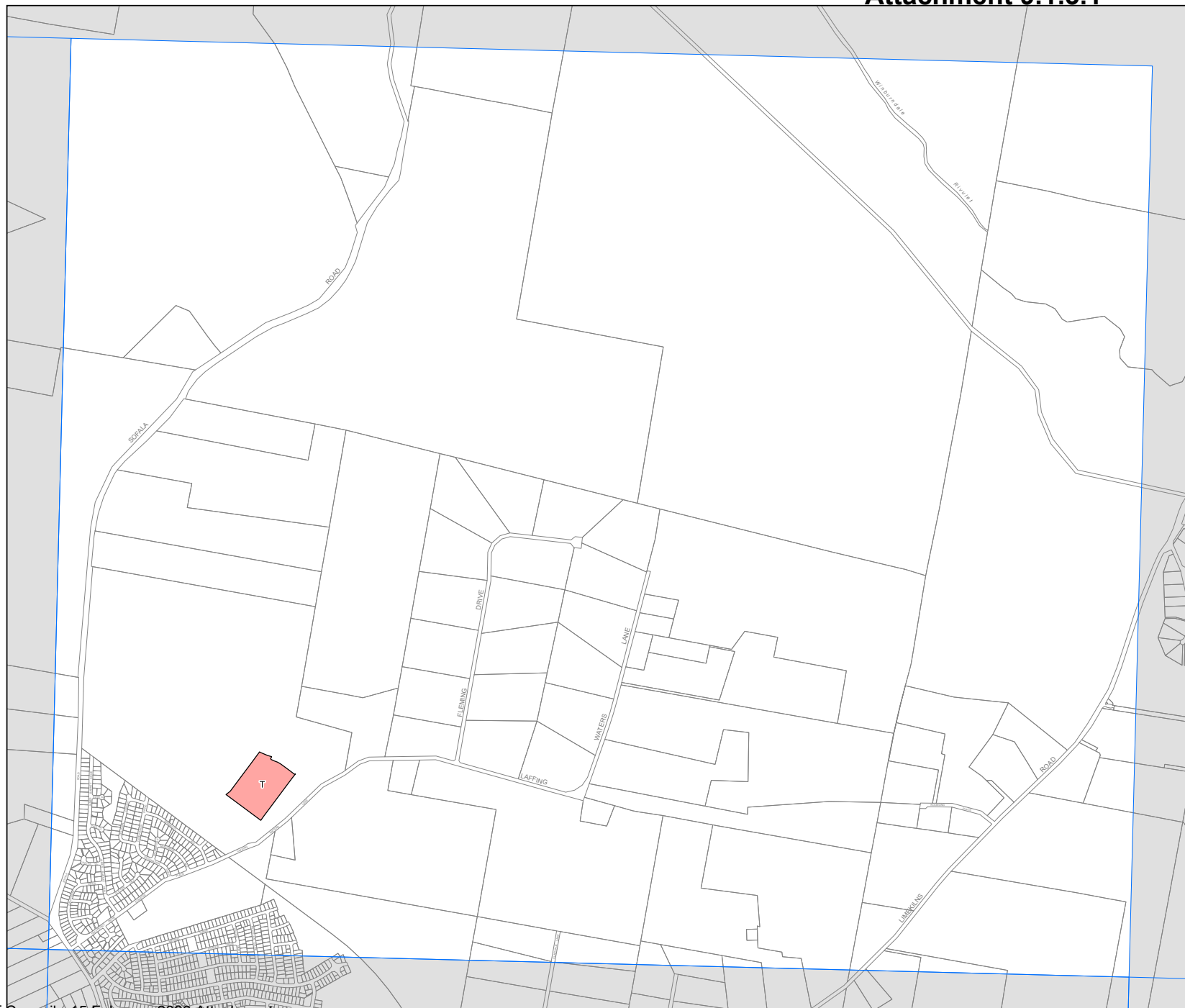
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Map identification number:

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Bathurst Regional Local Environmental Plan 2014

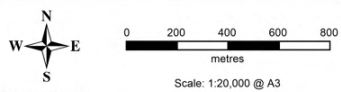
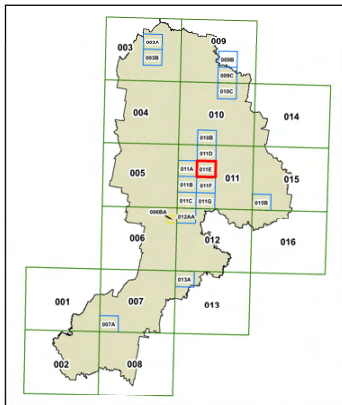
Height of Buildings Map - Sheet HOB_011E

Maximum Building Height (m)

E	6
G	7
J	9
M	12
N	14

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Council



Projection: GDA 1994
MGA Zone 55

Map identification number:

0470_COM_HOB_011E_020_20200723





Bathurst Regional Local Environmental Plan 2014

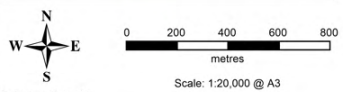
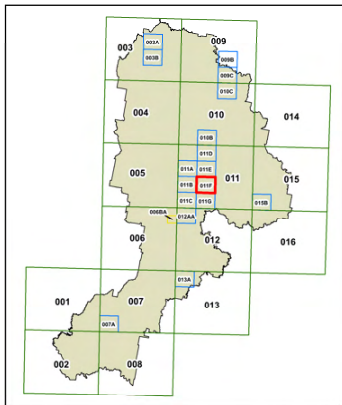
Height of Buildings Map - Sheet HOB_011F

Maximum Building Height (m)

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G	7
J	9
M	12
N	14

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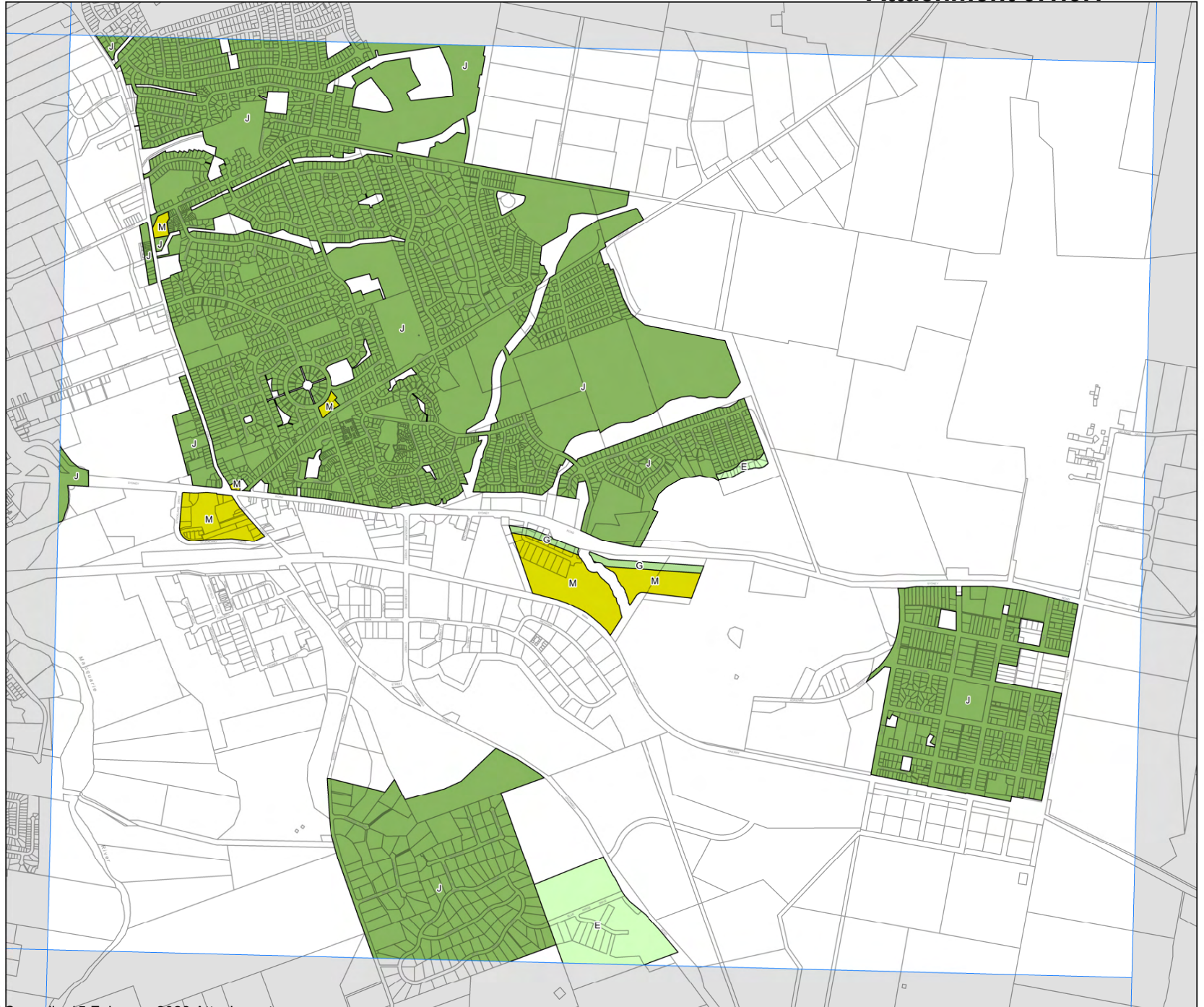
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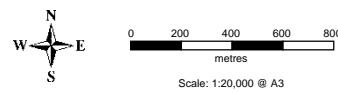
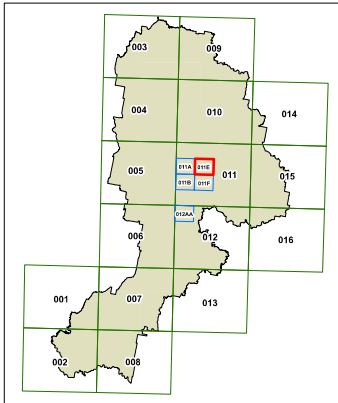
Bathurst Regional Local Environmental Plan 2014

Land Reservation Acquisition Map - Sheet LRA_011E

- Local Open Space (RE1)
- Classified Road (SP2)
- Future Road Alignment (SP2)
- Drainage (SP2)

Cadastral

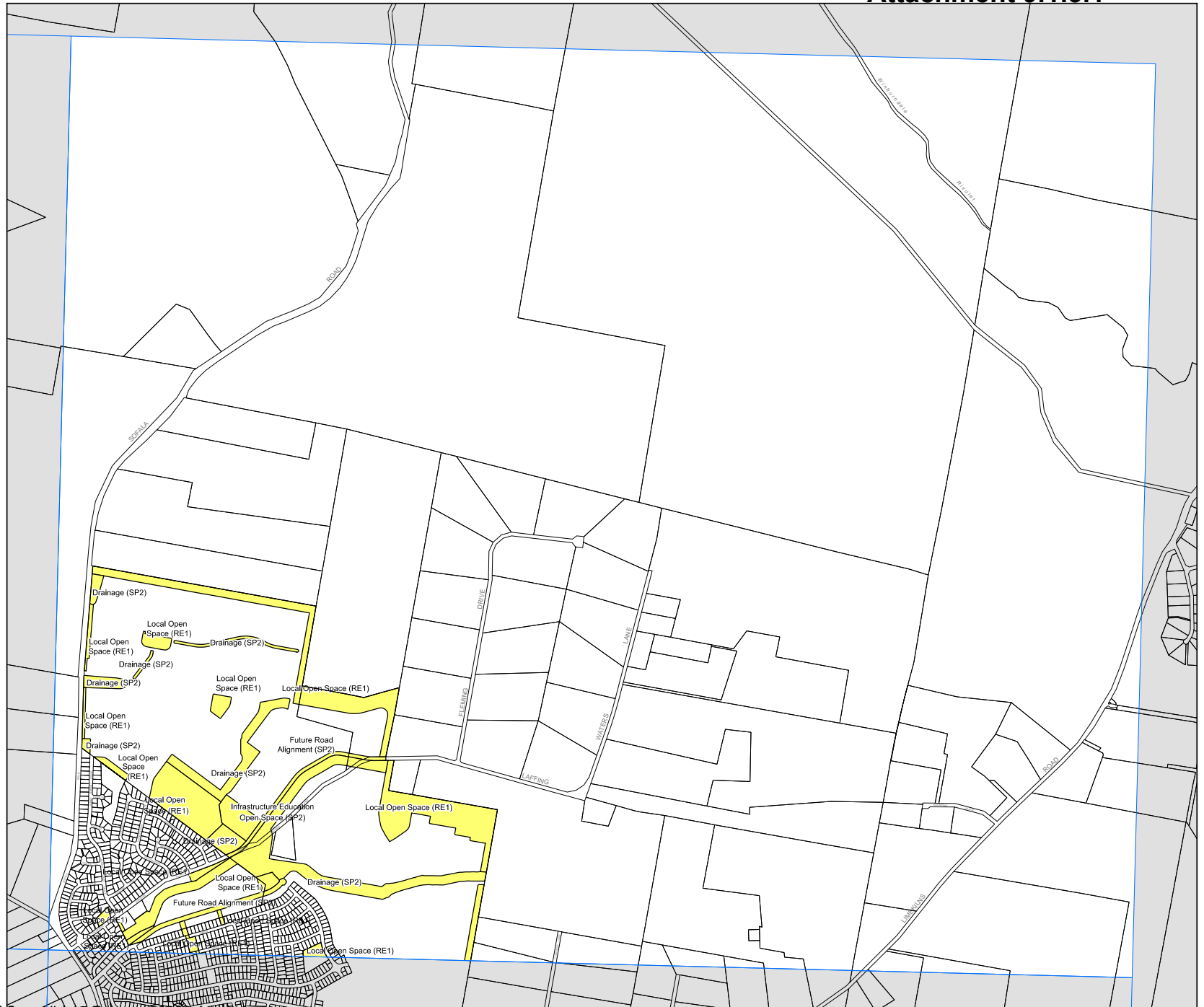
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Information (LPI)
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MGA Zone 55

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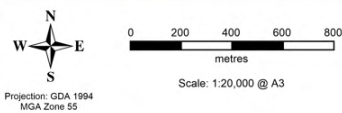
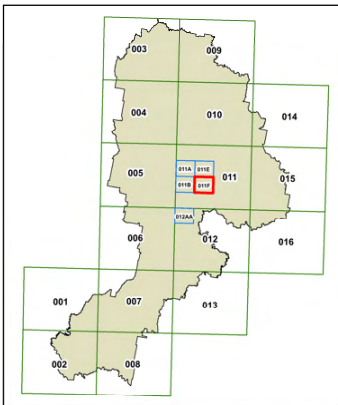
Bathurst Regional Local Environmental Plan 2014

Land Reservation Acquisition Map - Sheet LRA_011F

Local Open Space (RE1)
Classified Road (SP2)

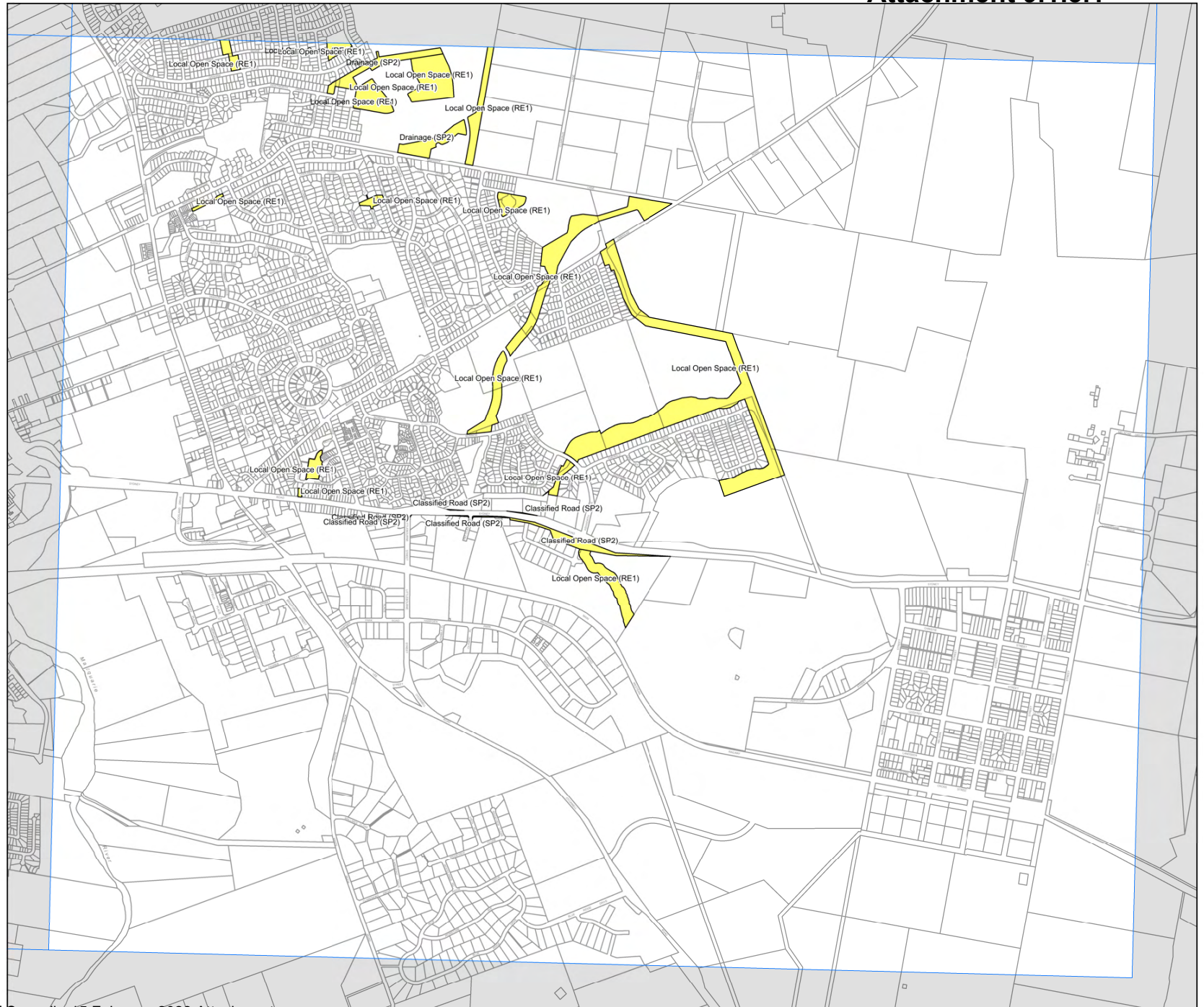
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Bathurst Regional Local Environmental Plan 2014

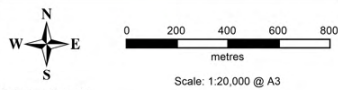
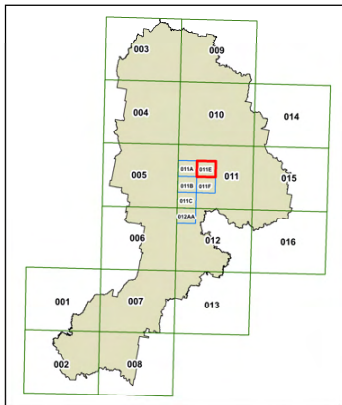
Minimum Lot Size - Dual Occupancy Map - Sheet LSD_011E

Minimum Lot Size (sq m)

M	600 (800 for battleaxe lots)
S1	850
S2	870
T	900
U	1600

Cadastral

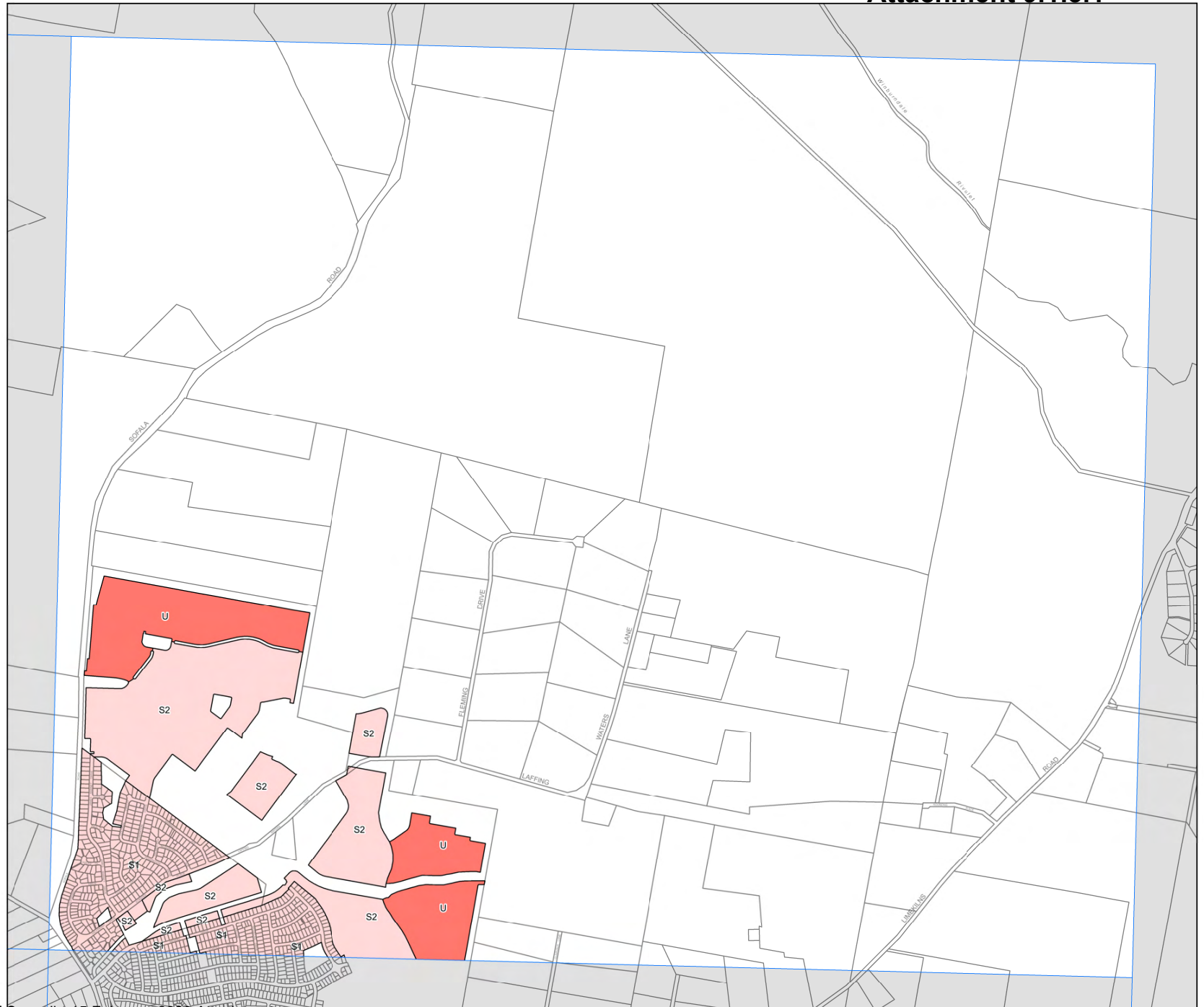
Base data 23/04/1997 © Land and Property
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MGA Zone 55

Map identification number:

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Bathurst Regional Local Environmental Plan 2014

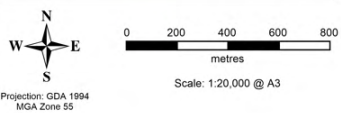
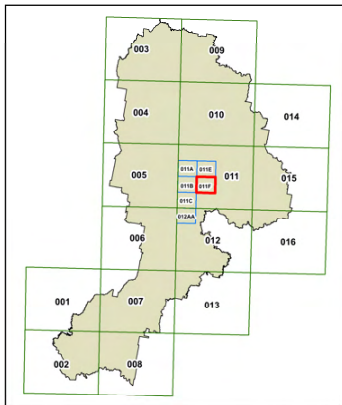
Minimum Lot Size - Dual Occupancy Map - Sheet LSD_011F

Minimum Lot Size (sq m)

M	600 (800 for battleaxe lots)
S1	850
S2	870
T	900
U	1600

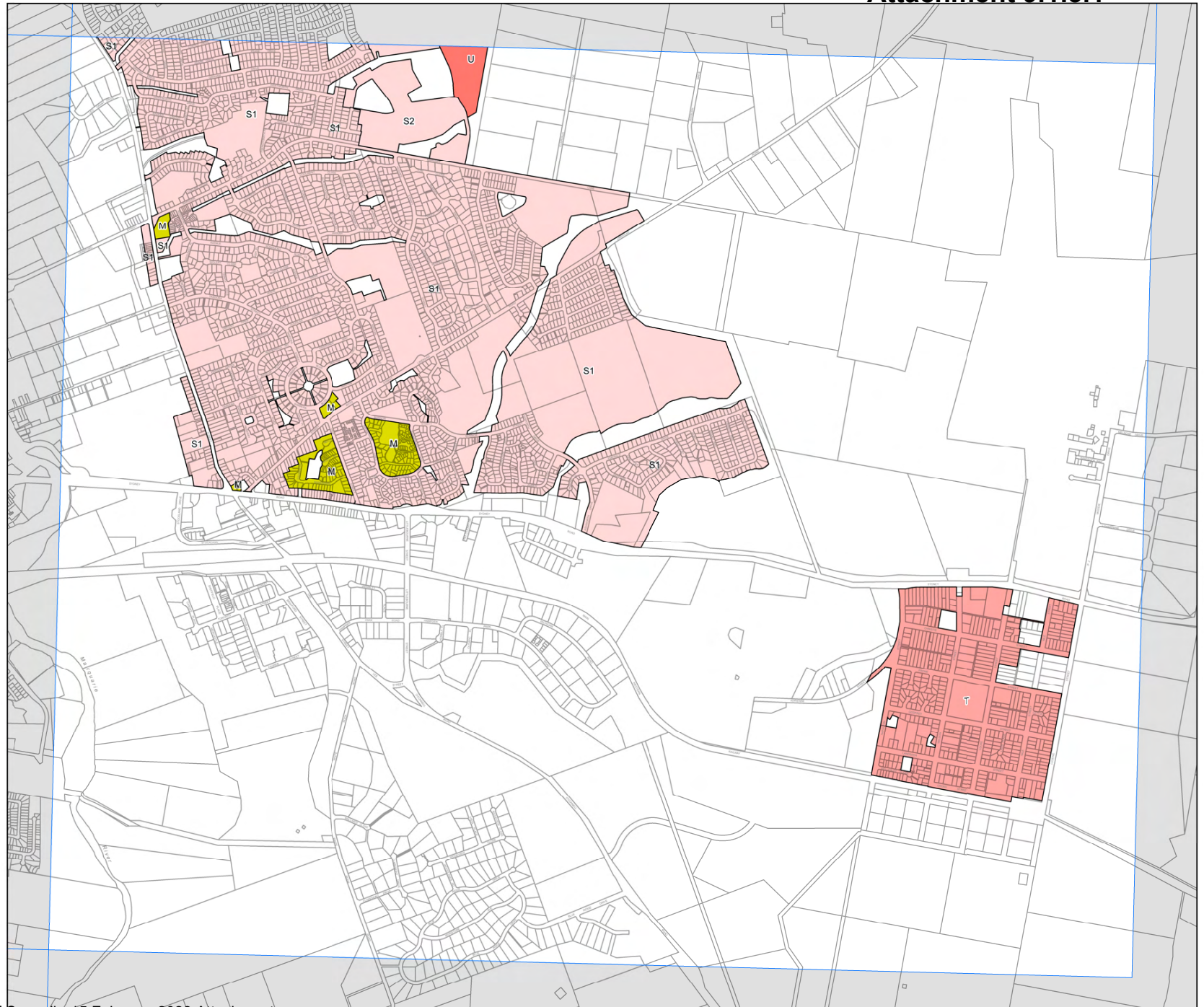
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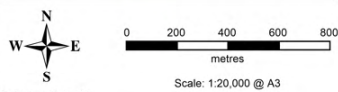
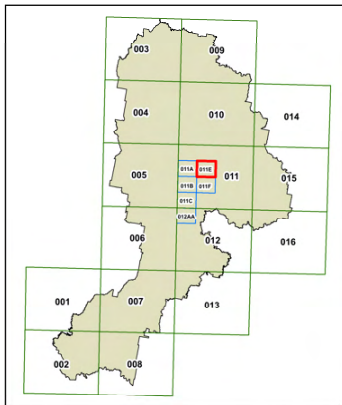
Minimum Lot Size - Manor Houses,
Multi Dwelling Housing & Residential
Flat Buildings Map - Sheet LSM_011E

Minimum Lot Size (sq m)

Q	700
S	870
T	900 (1100 for battleaxe lots)
U	1300
V1	2000
V2	2300

Cadastre

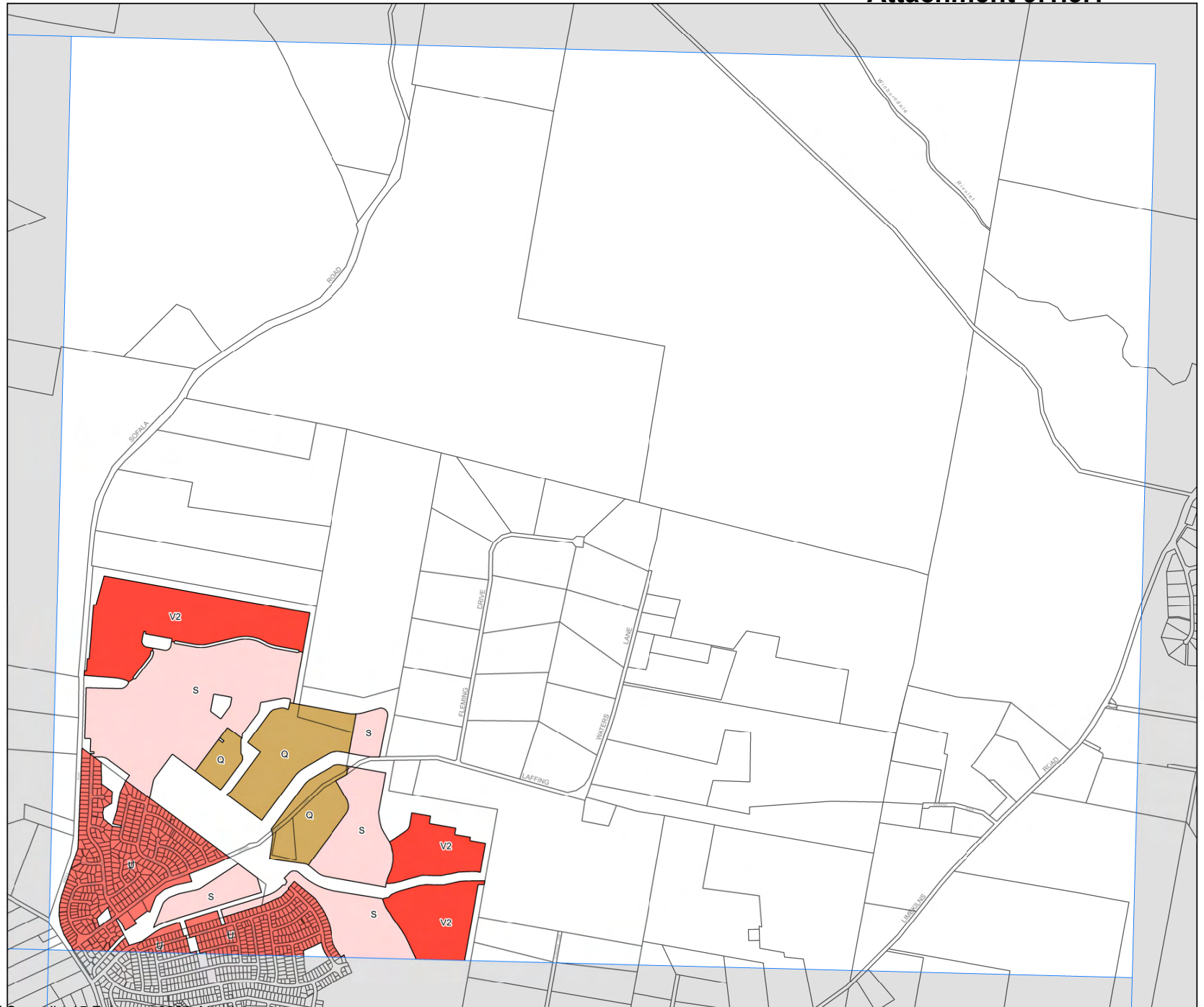
Base data 23/04/1997 © Land and Property
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Projection: GDA 1994
MGA Zone 55

Map identification number:

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Bathurst Regional Local Environmental Plan 2014

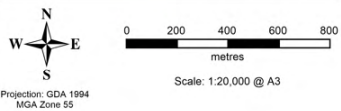
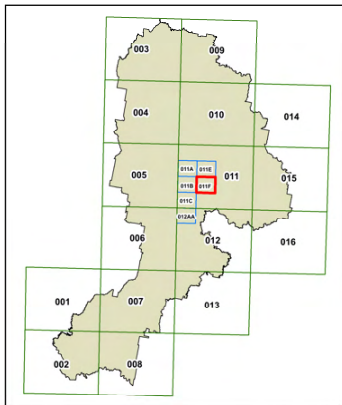
Minimum Lot Size - Manor Houses,
Multi Dwelling Housing & Residential
Flat Buildings Map - Sheet LSM_011F

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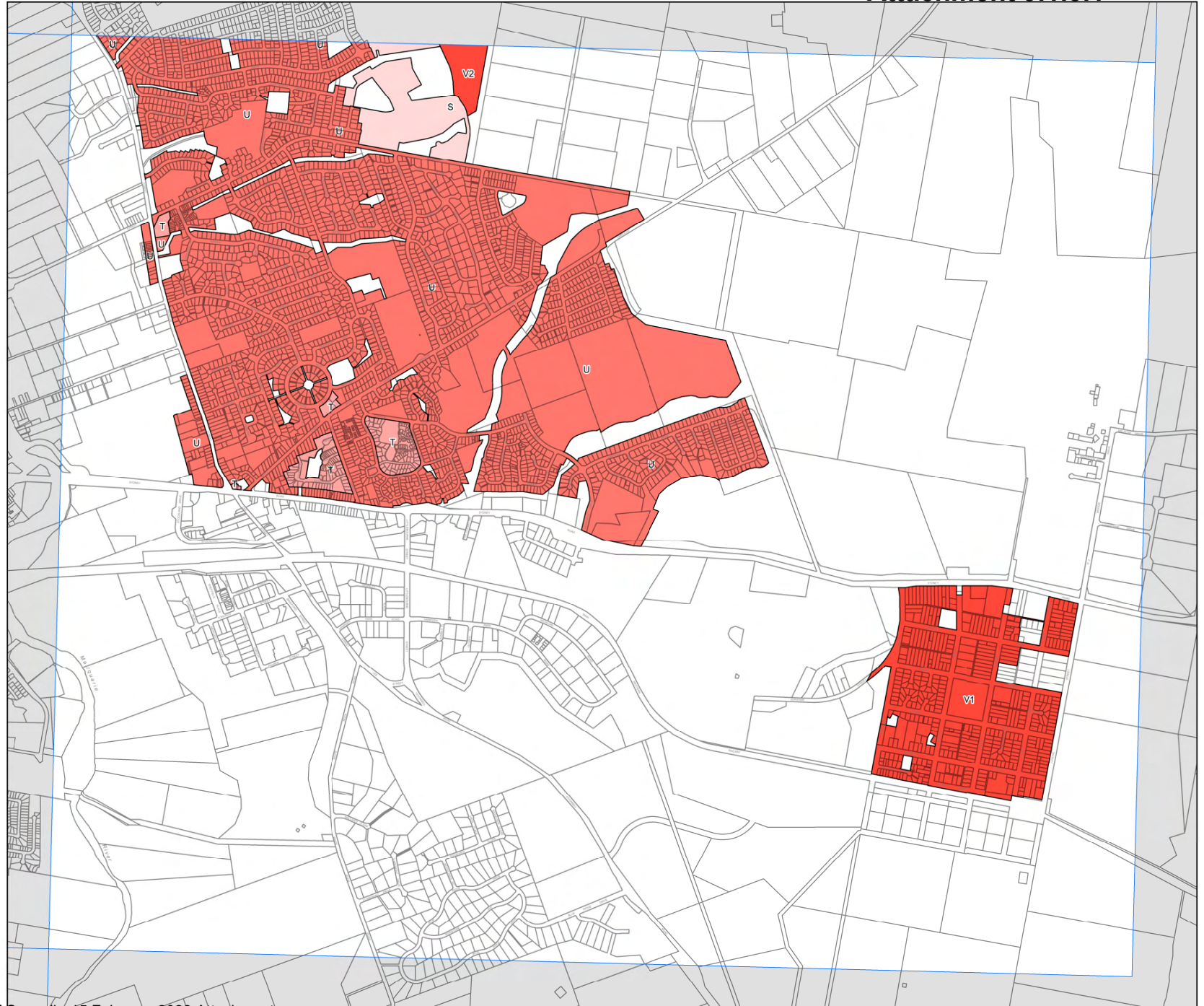
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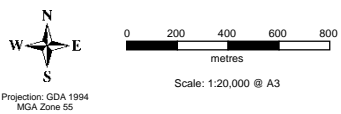
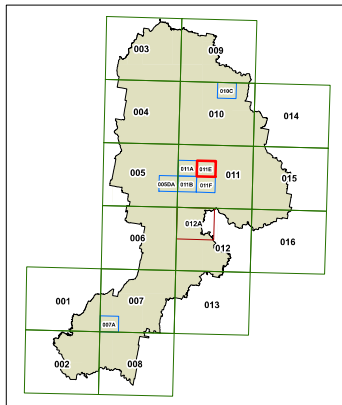
Urban Release Area Map - Sheet URA_011E

Urban Release Area

 Urban Release Area

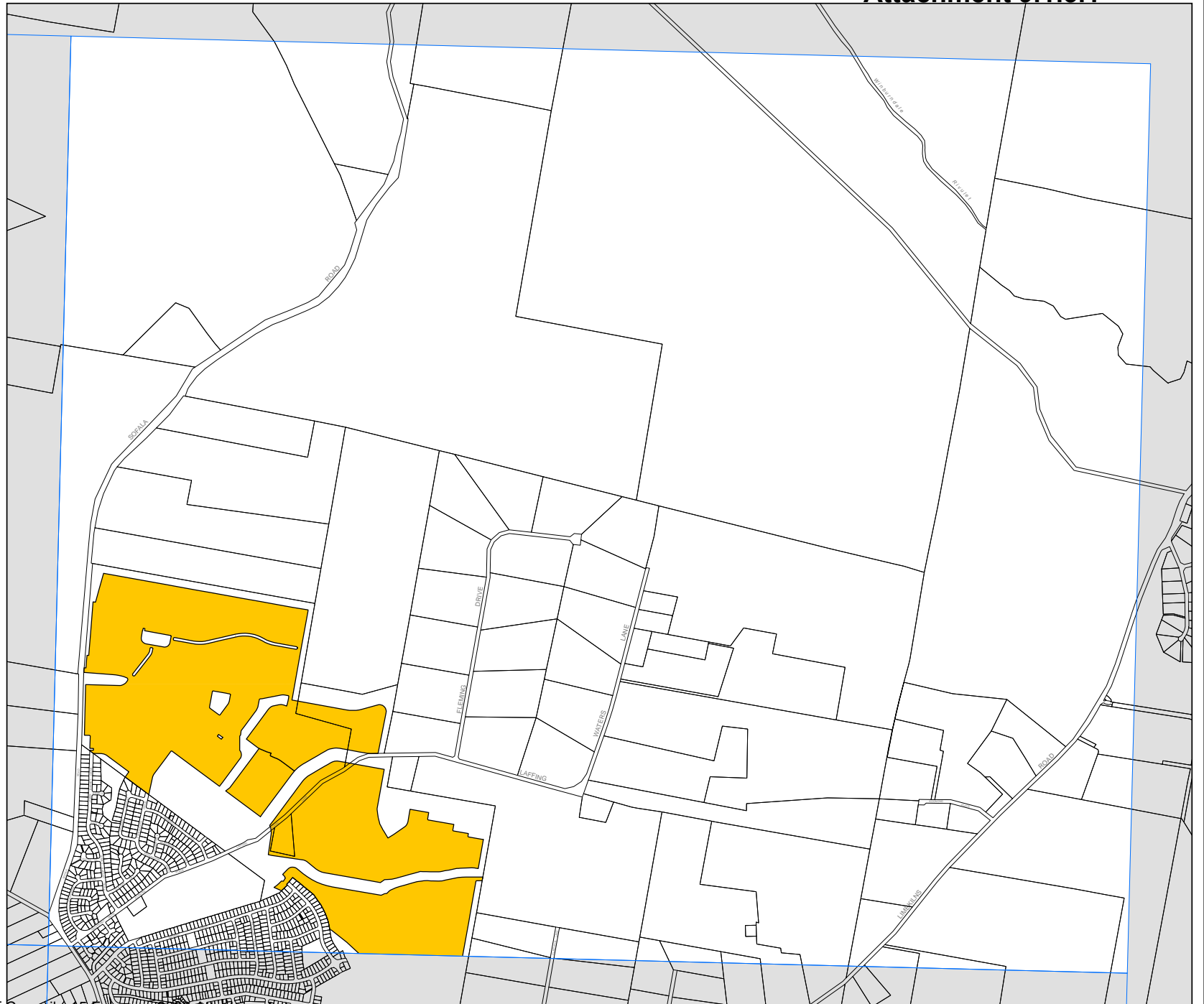
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Map identification number:

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Bathurst Regional Local Environmental Plan 2014

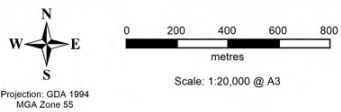
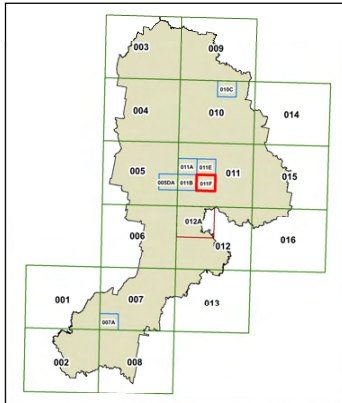
Urban Release Area Map - Sheet URA_011F

Urban Release Area

 Urban Release Area

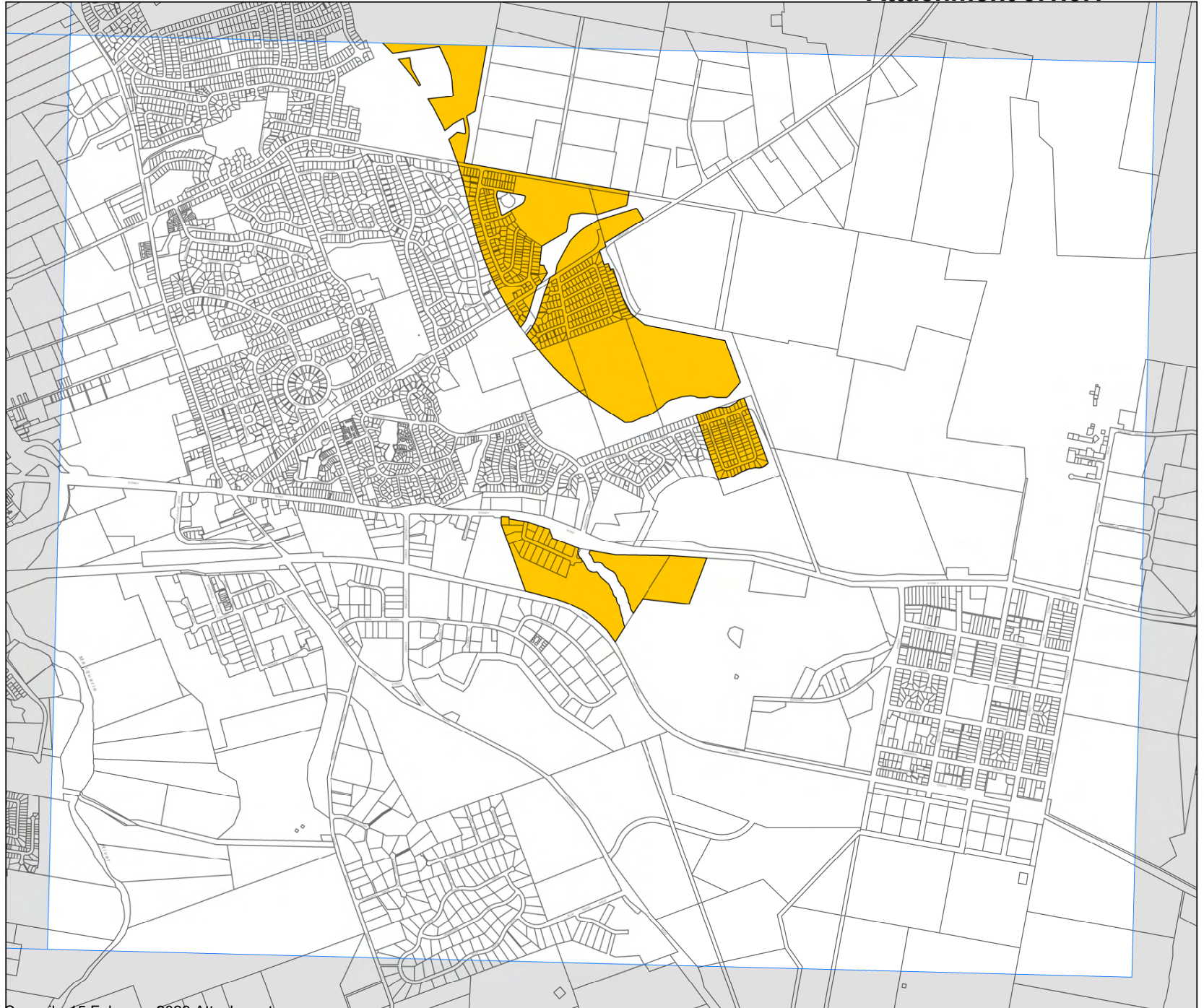
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Information (LPI)
Addendum data 12/05/2020 © Bathurst Regional
Council



Map identification number:

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LAFFING WATERS MASTER PLAN PLANNING PROPOSAL – EXPLANATION

In 2014, the Laffing Waters precinct was zoned for residential development under the *Bathurst Regional Local Environmental Plan 2014* (LEP 2014). Council has now placed on public exhibition a Planning Proposal that seeks to reconfigure the existing zoning controls that apply to the land to implement the recommendations of the *Laffing Waters Master Plan*.

THE LAFFING WATERS MASTER PLAN

The *Bathurst 2036 Housing Strategy* included a range of recommendations on how to better use the available land in the City of Bathurst for residential development and reduce the urban sprawl of a growing city through the integration of a number of methods, from smaller lot sizes and medium density housing to requiring a minimum density per hectare of land at the time of subdivision.

After adoption of the Housing Strategy, Council commenced a Master Plan process for the Laffing Waters precinct with an aim:

“to be a leader in the future development of land and showcase the opportunities available to other landowners for the development of their land with high quality residential and neighbourhood business development....”

The *Laffing Waters Master Plan* was adopted by Council in May 2019.

The Laffing Waters Master Plan provides an opportunity to bring together best practice urban design principles to create place and community, with the delivery of some 2,270 new dwellings housing a population of approximately 5,200 residents.

The *Laffing Waters Master Plan* seeks to:

- Create a diverse new community connected to regional Bathurst.
- Activate new green open spaces and places.
- Showcase environmental, social and sustainable development.
- Grow a vibrant and thriving neighbourhood activity centre at the heart of Laffing Waters.
- Celebrate the views to the Bathurst town centre.
- Develop a school, recreation, and sporting precinct.
- Offer new levels of diverse housing choice, types, and sizes.

The Planning Proposal to implement the Laffing Waters Master Plan is supported by the *Vision Bathurst 2040: Bathurst Regional Local Strategic Planning Statement*.

WHY IS THE PLANNING PROPOSAL BEING PREPARED?

The NSW Department of Planning and Environment population projections estimate that Bathurst's population will increase to 57,060 by 2040 (an additional 12,690 persons). Whilst some of this growth can be supported as infill development, new residential expansion areas will be required to house this population. The Laffing Waters precinct will house approximately 41% of the expected growth of Bathurst to the year 2040.

In 2014, the Laffing Waters precinct was zoned for residential development under the *Bathurst Regional Local Environmental Plan 2014* (LEP 2014). This Planning Proposal has been prepared to reconfigure the zoning controls that apply to the land to implement the recommendations of the *Laffing Waters Master Plan*.

Implementation of the *Laffing Waters Master Plan* aims to create a new community that:

- Offers exceptional liveability, beautiful natural setting, green streetscapes, and sustainable parklands with vistas across the region to Bathurst.
- Offers a range of housing choices and living densities with access to neighbourhood and district parks, connected pedestrian and bike paths, and 52 hectares of liveable, green spaces.
- Has at its heart, a new neighbourhood activity centre providing an inclusive place to meet, gather and connect. The Neighbourhood Activity Centre will be co-located with a future school site and a district sports park, along with a range of community services and amenities.

LAND TO WHICH THE PLANNING PROPOSAL APPLIES:

This Planning Proposal applies to the Laffing Waters Master Plan Precinct which includes the following lands:

Land Description	Ownership
Lot 231 DP 1177478	Bathurst Regional Council
Lot 12 DP 857116	Privately owned
Lot 401 DP1285473	Privately owned
Lot 2 DP 716660	Privately owned
Lot 8 DP 788492	Privately owned

Bathurst Regional Council is the owner of Lot 231 DP1177478. The classification of this land, pursuant to the Local Government Act, is not proposed to be altered.

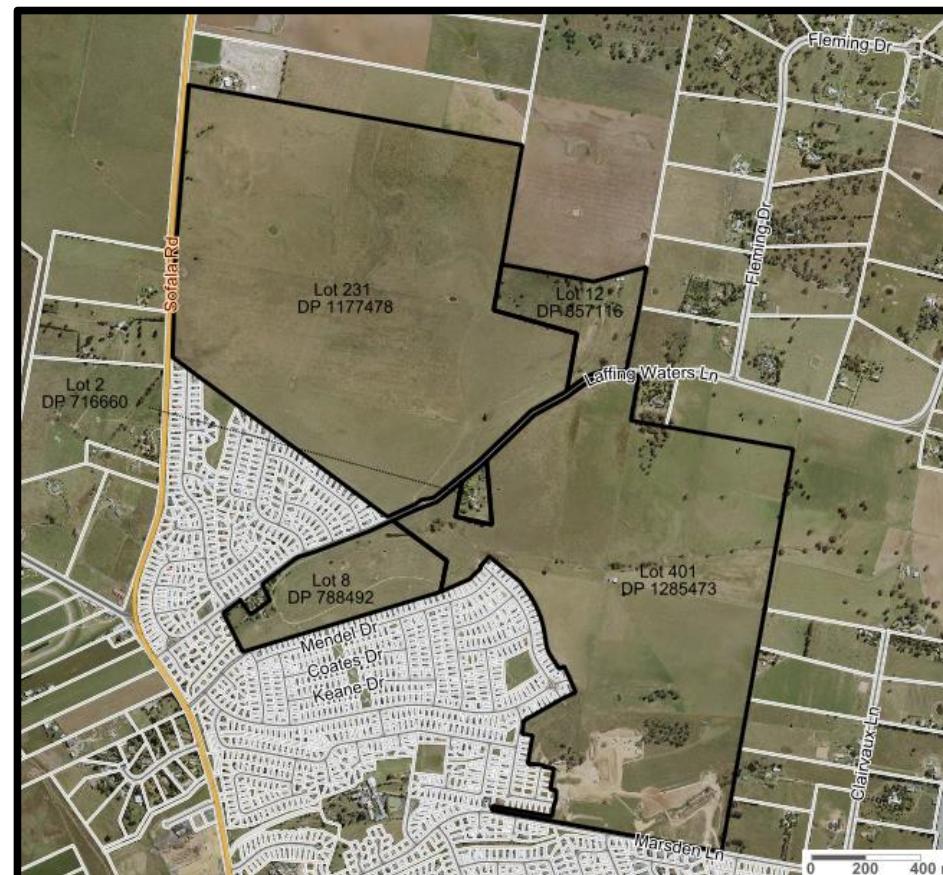


Figure 1(a) & (b) – Land to which the Planning Proposal Applies

WHAT DOES THIS PLANNING PROPOSAL SEEK TO DO?

The Planning Proposal seeks to amend the LEP map series outlined below, as it relates to the Laffing Waters Master Plan precinct:

- Land Zoning Map.
- Lot Size Map.
- Floor Space Ratio Map.
- Height of Buildings Map.
- Land Reservation Acquisition Map.
- Minimum Lot Size—Dual Occupancy Map.
- Minimum Lot Size—Manor Houses, Multi Dwelling Housing and Residential Flat Buildings Map.
- Urban Release Area Map.

Additionally, Clause 4.1 of *Bathurst Regional Local Environmental Plan 2014* is proposed to be amended to establish a minimum subdivision lot size of 900m² for the creation of battle-axe lots on land zoned R1 General Residential within the Laffing Waters precinct. The intention of this change is to ensure that battle-axe lots within Laffing Waters are of a suitable shape and size to provide a functional building envelope and private open space, and suitable building setbacks for acoustic and visual privacy.

Land Zoning Map

The Laffing Waters Precinct was zoned in 2014 for residential development under the *Bathurst Regional Environmental Plan 2014* (LEP 2014). The land is currently zoned:

- R1 General Residential
- B1 Neighbourhood Centre
- RE1 Public Recreation

Figure 2 below shows the current Land Zoning Map.

This Planning Proposal redistributes the current zonings (R1 General Residential, B1 Neighbourhood Centre and RE1 Public Recreation) of the land, introduces the R3 Medium Density Residential zone and incorporates the use of the SP2 Infrastructure zone as follows:

- a) Relocation, reconfiguration, and enlargement of the future Laffing Waters Neighbourhood Activity Centre – B1 Neighbourhood Centre zone.
- b) Introduction of the R3 Medium Density Residential zone for dwellings on smaller lots and as low flats and townhouses on lands generally within 400m of the future neighbourhood centre.
- c) Reconfiguration of the RE1 Public Recreation zone to support the establishment of a new 9 hectare district sports park and 5 other district or local parks.
- d) The use of the SP2 Infrastructure zone to secure:
 - a future school site.
 - drainage lines and riparian corridors.
 - the realignment of Laffing Waters Lane through the site.
 - the alignment of Ecrates Place.
- e) Retention of the R1 General Residential zone across the remainder of the locality.

Figure 3 below show the proposed Land Zoning Map.

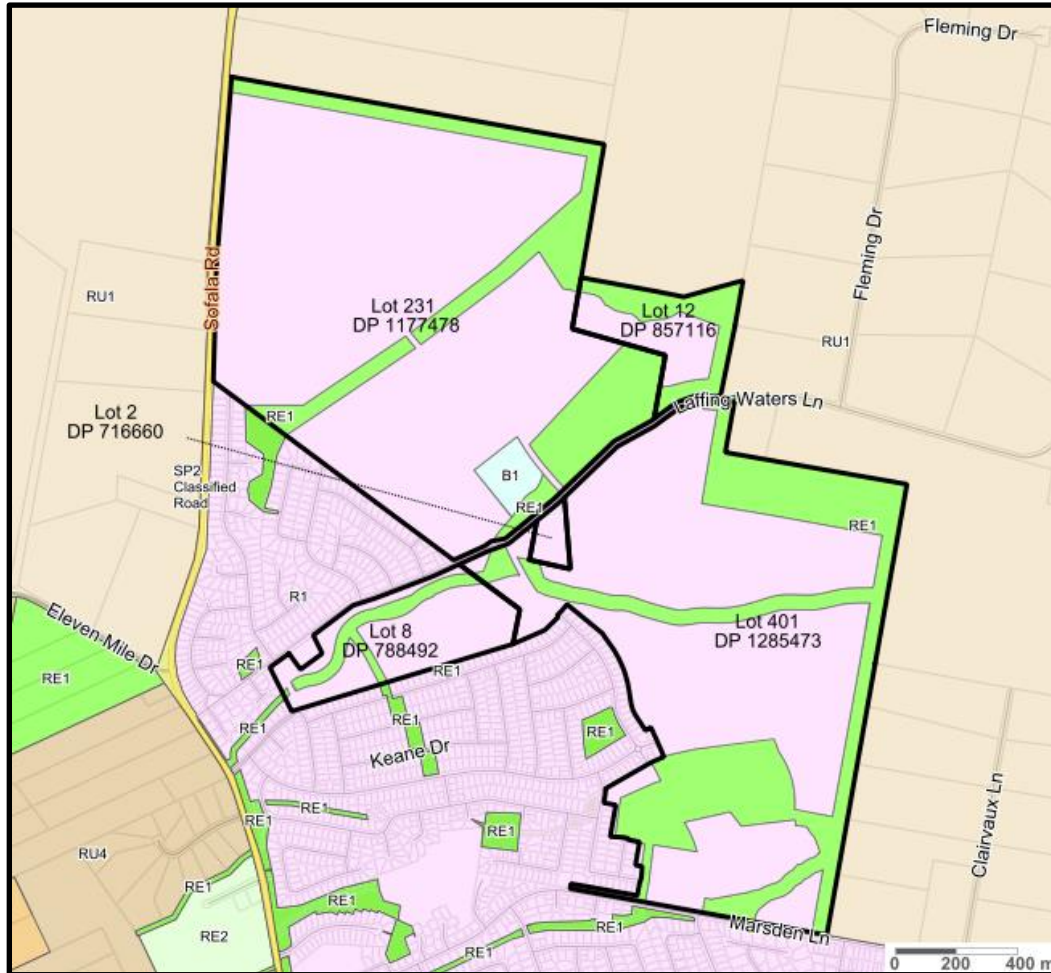


Figure 2 – Current Land Zoning Map under Bathurst Regional Local Environmental Plan 2014

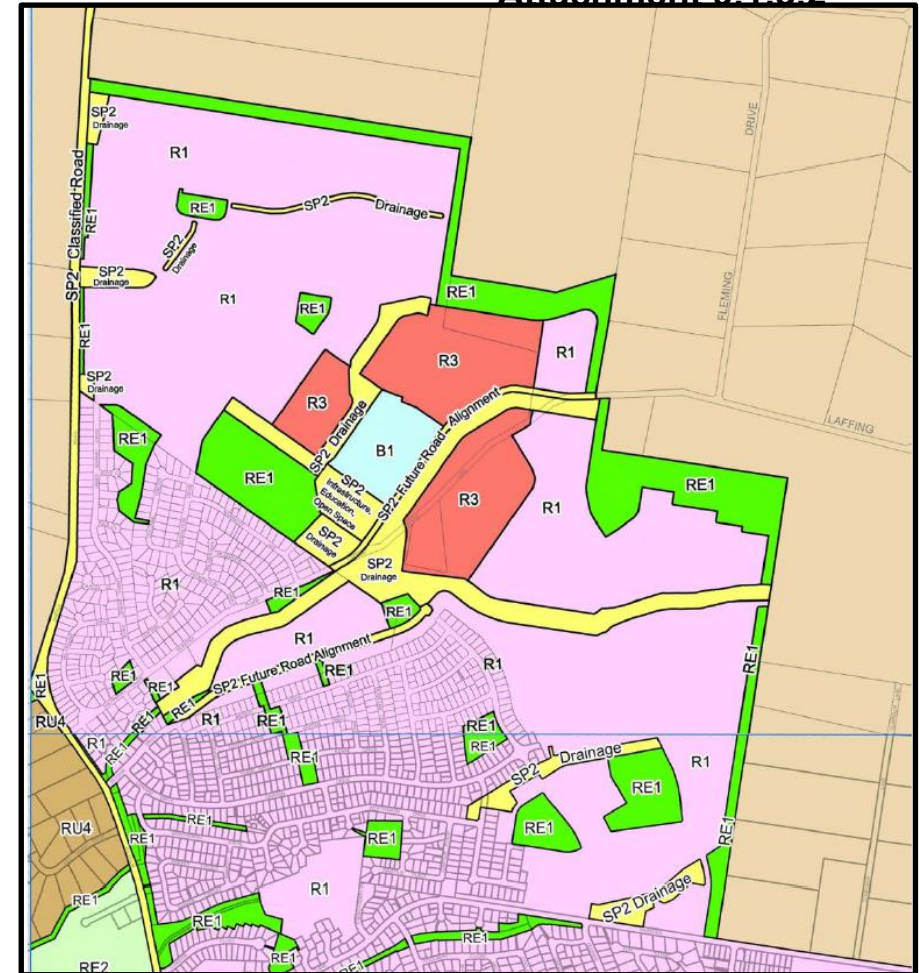


Figure 3 – Proposed (Draft) Land Zoning Map under Bathurst Regional Local Environmental Plan 2014

Housing Density – Lot Size Maps

The *Laffing Waters Master Plan* seeks to provide new levels of diverse housing choices, sizes, and types with approximately 2,270 new dwellings and a population of 5,200 people.

Council is committed to achieving high quality, sustainable growth that seeks to reduce the urban sprawl of the City of Bathurst. Increased housing density can provide vibrance, reduce urban sprawl, and provide opportunities for public amenity including open space, public transport, retail, and community facilities. Smaller lot size detached suburban housing, townhouses and low to medium rise apartments will provide a greater housing offering to meet the diverse needs of the community now and into the future.

The opportunity to improve housing choice with increased density around key neighbourhood amenities supports the direction of Bathurst's Housing Strategy.

The Planning Proposal includes a range of amendments to the lot size maps (Minimum Lot Size Map, Minimum Lot Size – Dual Occupancy Map, and Minimum Lot Size – Manor Houses, Multi Dwelling Housing And Residential Flat Buildings Map) to delivery housing diversity and choice.

The Laffing Waters Master Plan Precinct will deliver housing across 3 different Residential Land Use Areas:

1. Medium Density Housing Area

The Medium Density Residential area (zoned R3 Medium Density Residential) seeks to meet the diverse housing needs of residents and households. This area is positioned near the core of the Laffing Waters Master Plan Precinct, near the Neighbourhood Activity Centre, future School site and district sports park. With its proximity to community amenities and infrastructure, this Area will have the highest density. The density will be delivered by encouraging smaller built form products accommodating 2-to-3-bedroom dwellings on smaller lots.

Housing Type	Proposed Minimum Lot Size
Dwelling house (single dwelling on one lot).	350m ² .
Dual occupancy (two dwellings on one lot).	Not permitted.
Manor houses, multi dwelling housing and residential flat buildings (3 or more dwellings on one lot)	700m ² .

Bathurst Regional Local Environmental Plan 2014 (LEP 2014) does not currently include the R3 Medium Density Residential zone. Its introduction as part of this Planning Proposal is the first time this zone will be used in Bathurst. **Attachment 1** of the Planning Proposal document outlines the proposed zoning table of permitted and prohibited land uses for this zone. Dual occupancy developments are prohibited to encourage the delivery of smaller built form products in the form of multi dwelling housing (e.g. terrace houses).

2. Conventional Density Housing Area

The Conventional Density Residential area proposes to meet a great diversity of housing needs. This area is positioned within 5 to 10 minutes walking distance to the core activities of the Laffing Waters Master Plan Precinct. It has the most variety of allotment types and ranges from smaller products accommodating 2 to 3-bedroom dwellings to larger residential products. The lot sizes start from 435m² for dwelling

houses and 870m² for dual occupancies, multi dwelling housing, manor houses and residential flat buildings.

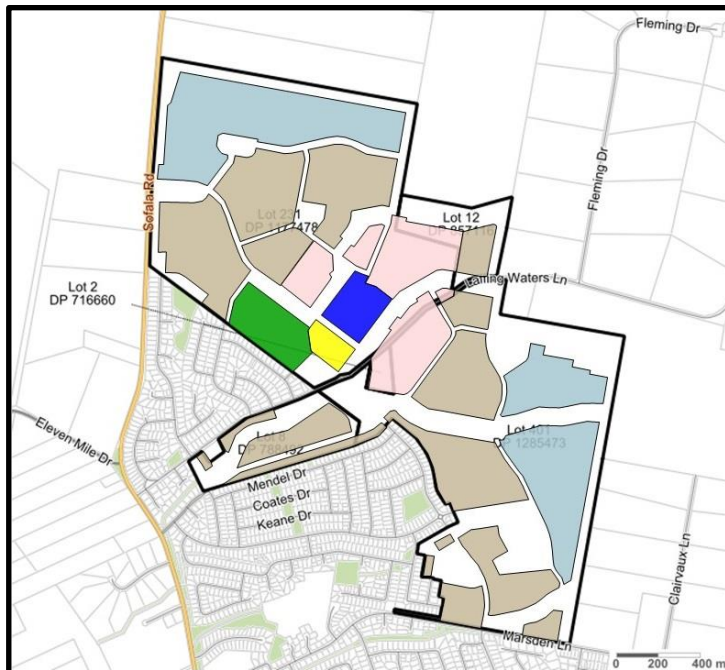
Housing Type	Current Minimum Lot Size	Proposed Minimum Lot Size
Dwelling house	550m ² (Normal lot) 750m ² (Battle-axe lot)	435m ² (Normal lot) 900m ² (Battle-axe lot)
Dual Occupancy	850m ²	870m ²
Manor houses, multi dwelling housing and residential flat buildings	1,300m ²	870m ²

3. Low Density Housing Area

The Low Density Residential area proposes to meet the needs of dwellings requiring larger lots. This area is positioned around the periphery of the Laffing Waters Master Plan Precinct, which is more than 10 minutes walking distance from the core activities. This area will have the lowest density. Dwellings with 4 or more bedrooms are encouraged in these locations.

Housing Type	Current Minimum Lot Size	Proposed Minimum Lot Size
Dwelling house	550m ² (Normal lot) 750m ² (Battle-axe lot)	770m ² (Normal lot) 900m ² (Battle-axe lot)
Dual occupancy	850m ²	1,600m ²
Manor houses, multi dwelling housing and residential flat buildings	1,300m ²	2,300m ²

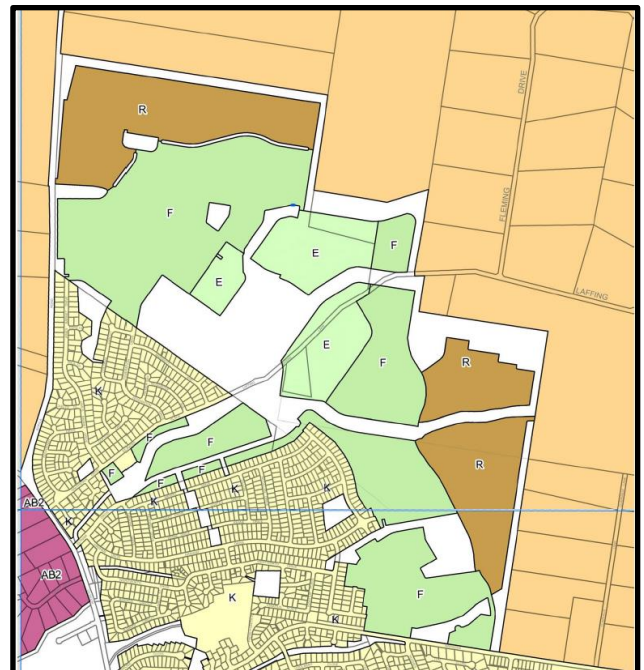
Figure 4 to Figure 7 below show the proposed Land Use Areas and corresponding Minimum Lot Size Maps.



Legend

- Medium Density Housing
- Conventional Density Housing
- Low Density Housing
- Business (Neighbourhood Activity Centre)
- Special Use (School)
- District Sports Park

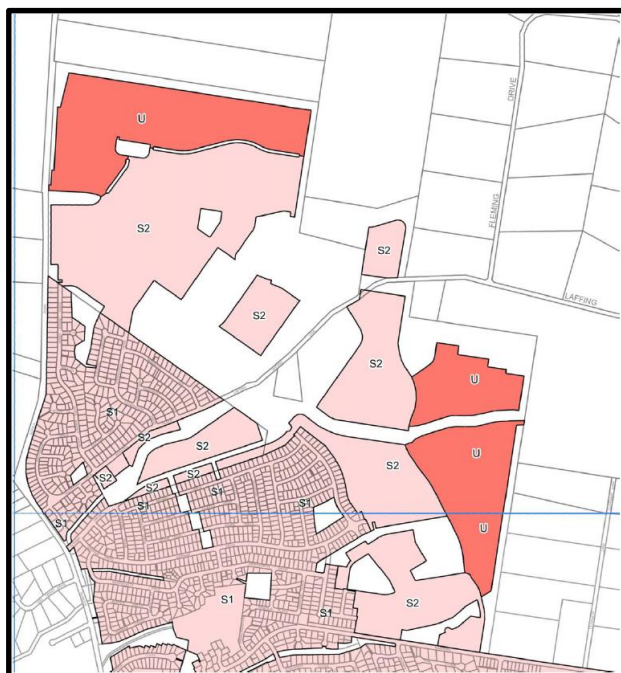
Figure 4 – Proposed (Draft) Residential Land Use Areas – Laffing Waters Master Plan Precinct



Legend (m²)

- E 350
- F 435
- K 550
- R 770
- AB2 40 ha
- AE1 200 ha

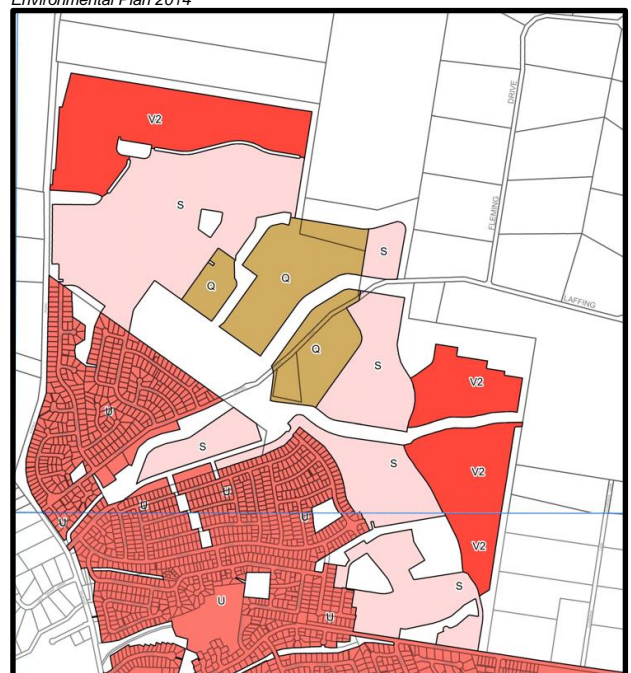
Figure 5 – Proposed (Draft) Minimum Lot Size Map under Bathurst Regional Local Environmental Plan 2014



Legend (m²)

- S1 850
- S2 870
- U 1600

Figure 6 – Proposed (Draft) Minimum Lot Size – Dual Occupancy Map under Bathurst Regional Local Environmental Plan 2014



Legend (m²)

- Q 700
- S 870
- U 1300
- V2 2300

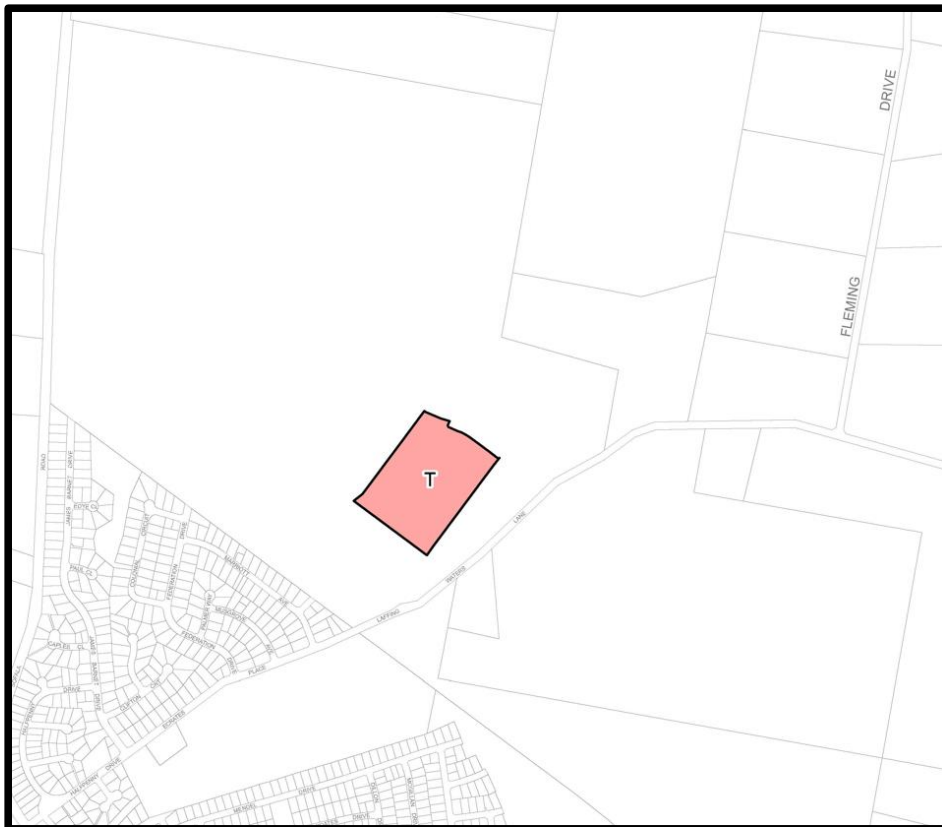
Figure 7 – Proposed (Draft) Minimum Lot Size – Manor Houses, Multi Dwelling Housing and Residential Flat Buildings Map under Bathurst Regional Local Environmental Plan 2014

Floor Space Ratio Map

Floor space ratio (FSR) is the maximum floor area you can build over the total area of a block of land. A floor space ratio (FSR) of 2:1 means that the floor area of a building can be 2 times the total area of the land. This could mean the building completely covers the land for two storeys, or the building could be taller (has more storeys) with more open space around it.

Within the Laffing Waters Precinct, FSR controls only relate to the B1 Neighbourhood Centre zone. The current FSR is 1:1. This Planning Proposal seeks to increase the FSR to 2:1 within the B1 Neighbourhood Centre zone to cater for a wider range of uses in the future neighbourhood activity centre, inclusive of shop top housing.

Figure 8 below shows the proposed Floor Space Ratio Map.



Legend (n:1)

T 2

Figure 8 – Proposed (Draft) Floor Space Ratio Map under *Bathurst Regional Local Environmental Plan 2014*

Height of Buildings Map

The Planning Proposal maintains the existing height of buildings of 9 metre across the R1 General Residential zone (conventional and low density housing areas). The Planning Proposal seeks to establish a 12 metre height limit for the new R3 Medium Density Residential zone and a 14 metre height limit for the new Laffing Waters Neighbourhood Activity Centre (within the B1 Neighbourhood Centre zone).

Figure 9 below shows the proposed Height of Buildings Map.

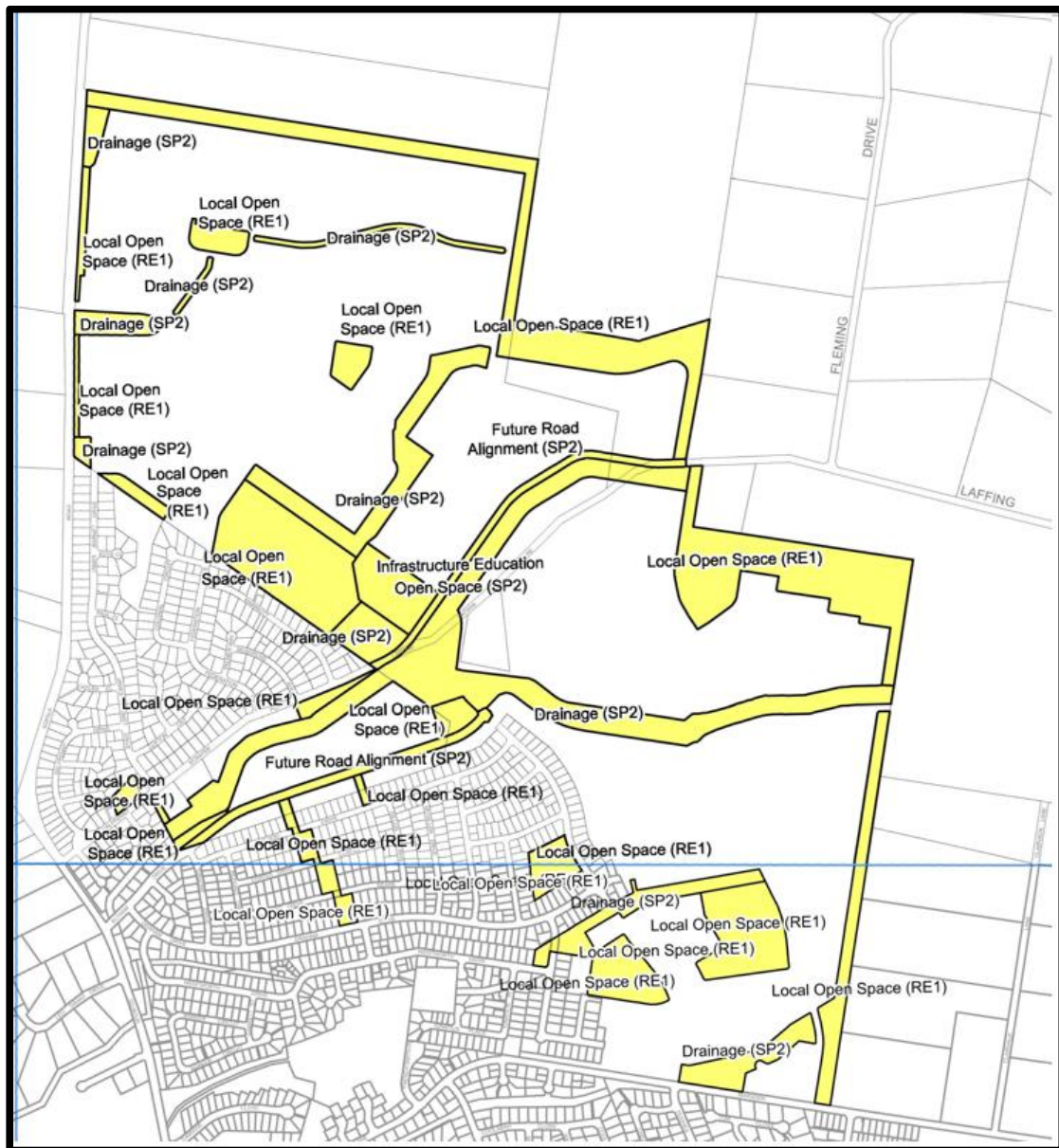


Figure 9 – Proposed (Draft) Height of Buildings Map under *Bathurst Regional Local Environmental Plan 2014*

Land Reservation Acquisition Map

The Land Reservation Acquisition Map shows those lands that are subject to future public acquisition by Council or another government agency. The Planning Proposal updates the Land Reservation Acquisition Map to reflect the adjusted zone boundaries of the RE1 Public Recreation zone and the SP2 Infrastructure zones (the proposed schools site, drainage lines and road realignments).

Figure 10 below show the proposed Land Reservation Acquisition Map.



Legend

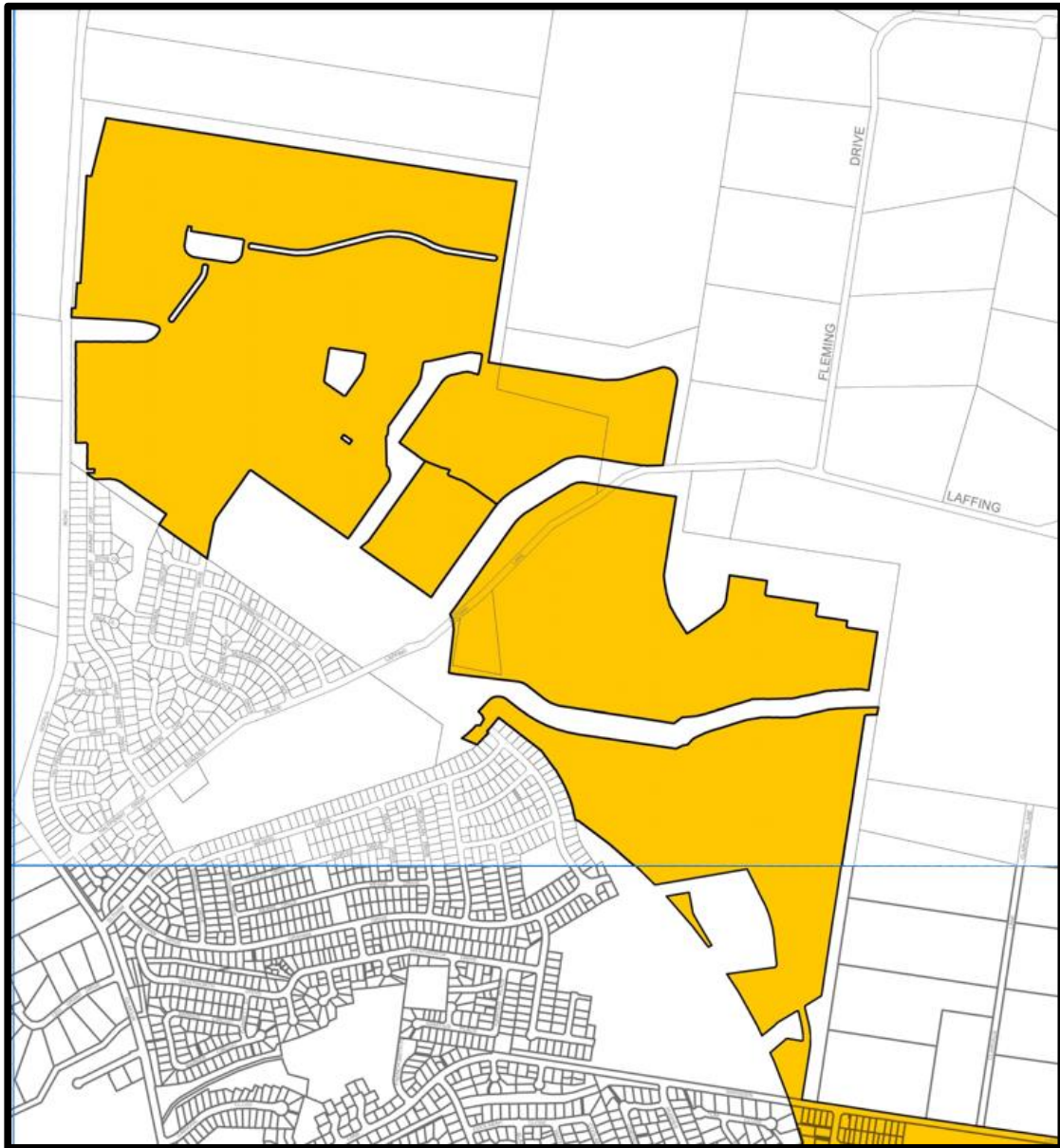
- Local Open Space (RE1)
- Classified Road (SP2)
- Future Road Alignment (SP2)
- Drainage (SP2)

Figure 10 – Proposed (Draft) Land Reservation Acquisition Map under *Bathurst Regional Local Environmental Plan 2014*

Urban Release Area Map

The Urban Release Area Map identifies those lands that may be subject to State public infrastructure contributions. This relates to the whole precinct and the Planning proposal simply updates this map to reflect the new zone boundaries.

Figure 11 below show the proposed Urban Release Area Map.



Legend

Urban Release Area

Figure 11 – Proposed (Draft) Urban Release Area Map under *Bathurst Regional Local Environmental Plan 2014*

DETAILED DEVELOPMENT CONTROLS FOR FUTURE BUILT FORM

Accompanying these changes, Council is currently preparing detailed planning controls to be inserted into the *Bathurst Regional Development Control Plan 2014* (DCP 2014) to manage the subdivision of the land and the future built form.

The detailed development controls will include:

- Future subdivision and medium density design, development, and standards.
- Guidance on place making, street activation, public domain, and landscaping.
- Guidance on street width and types, active transport networks for pedestrians and cyclists, and public transport networks.
- Guidance on lot type orientation and building envelopes.
- Environment management strategies, tree retention and biodiversity.
- Design for the Neighbourhood Activity Centre.

These detailed planning controls under the amended *Bathurst Regional Development Control Plan 2014* will be exhibited in early 2023.

HOW WILL LAFFING WATERS AFFECT THE HEREFORD STREET CORRIDOR AND OTHER PUBLIC INFRASTRUCTURE?

Council is continuing to investigate the upgrade of the Hereford St corridor to ensure growth to the east of Bathurst is supported.

These investigations include improvements to the Hereford/Gilmour Street intersection (detailed design currently underway), the duplication of Hereford St, as well as raising the low-level bridge and connections onto George and Durham Streets.

Council will be collecting monetary contributions from each new lot created within the Laffing Waters Master Plan precinct to support the provision of new public infrastructure (including the Hereford St corridor) for the expansion of the City at Laffing Waters. Updated developer contribution plans will be exhibited in early to mid-2023.

WATER SECURITY

Following one of the worst droughts in living memory, Council continues to implement water security measures to ensure that there is an adequate water supply for the City as it grows.

The Laffing Waters Master Plan area will be supplied by water from the new Kelso water reservoir no. 34. The capacity of this water reservoir has been committed to service the lands the subject of this Planning Proposal.

Council continues to implement broader water security measures including, for example, the construction of the City's Water Harvesting Scheme, with stage 1 due for completion in late 2023.

STAGES OF CONSULTATION / ENGAGEMENT

The table below outlines the stages of community consultation that have been undertaken or will be undertaken as part of the planning for the Laffing Waters Precinct.

Stage	Purpose	Status
Exhibition of the adopted Laffing Waters Master Plan.	Seek community feedback on the Master Plan for consideration in the preparation of the Planning proposal.	Completed.
Exhibition of the Planning Proposal.	Seek community feedback on the zoning, lot size and height of building changes proposed under the Bathurst Regional Local Environmental Plan 2014.	Currently underway.
Exhibition of the Development Control Plan Amendment.	Seek community feedback on the detailed planning controls for the future subdivision of land and its future built form.	Expected to commence in early 2023.
Exhibition of an updated Development Contributions Plan.	Seek community feedback on the proposed development contributions to fund new public infrastructure to support the expansion of the city at Laffing Waters, including the Hereford Street corridor.	Expected in early to mid-2023.

WHERE CAN I READ THE PLANNING PROPOSAL?

If you would like to find out more information about the Planning Proposal, it is available to read on Council's YourSay website: <https://yoursay.bathurst.nsw.gov.au/LEPAamendments>

Any queries should be directed to Council's Senior Strategic Planner, Mrs Fern-Alice Coles on (02) 6333 6211.

HOW CAN I HAVE MY SAY?

The Planning Proposal is on public exhibition for 28 days from **14 November 2022 and 12 December 2022**.

Submissions must be submitted by **4:00pm on 12 December 2022** via the YourSay website link or email council@bathurst.nsw.gov.au or post to Bathurst Regional Council, Private Mail Bag 17, Bathurst NSW 2795.



Bathurst Regional Local Environmental Plan 2014

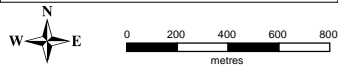
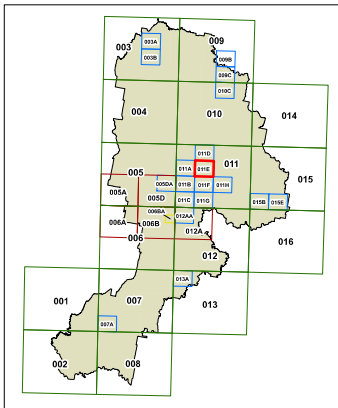
Land Zoning Map - Sheet LZN_011E

Zone

B1	Neighbourhood Centre
B3	Commercial Core
B5	Business Development
E1	National Parks and Nature Reserves
E2	Environmental Conservation
E4	Environmental Living
IN1	General Industrial
R1	General Residential
R2	Low Density Residential
R3	Medium Density Residential
R5	Large Lot Residential
RE1	Public Recreation
RE2	Private Recreation
RU1	Primary Production
RU2	Rural Landscape
RU3	Forestry
RU4	Primary Production Small Lots
RU5	Village
SP1	Special Activities
SP2	Infrastructure
SP3	Tourist
W2	Recreational Waterways

Cadastre

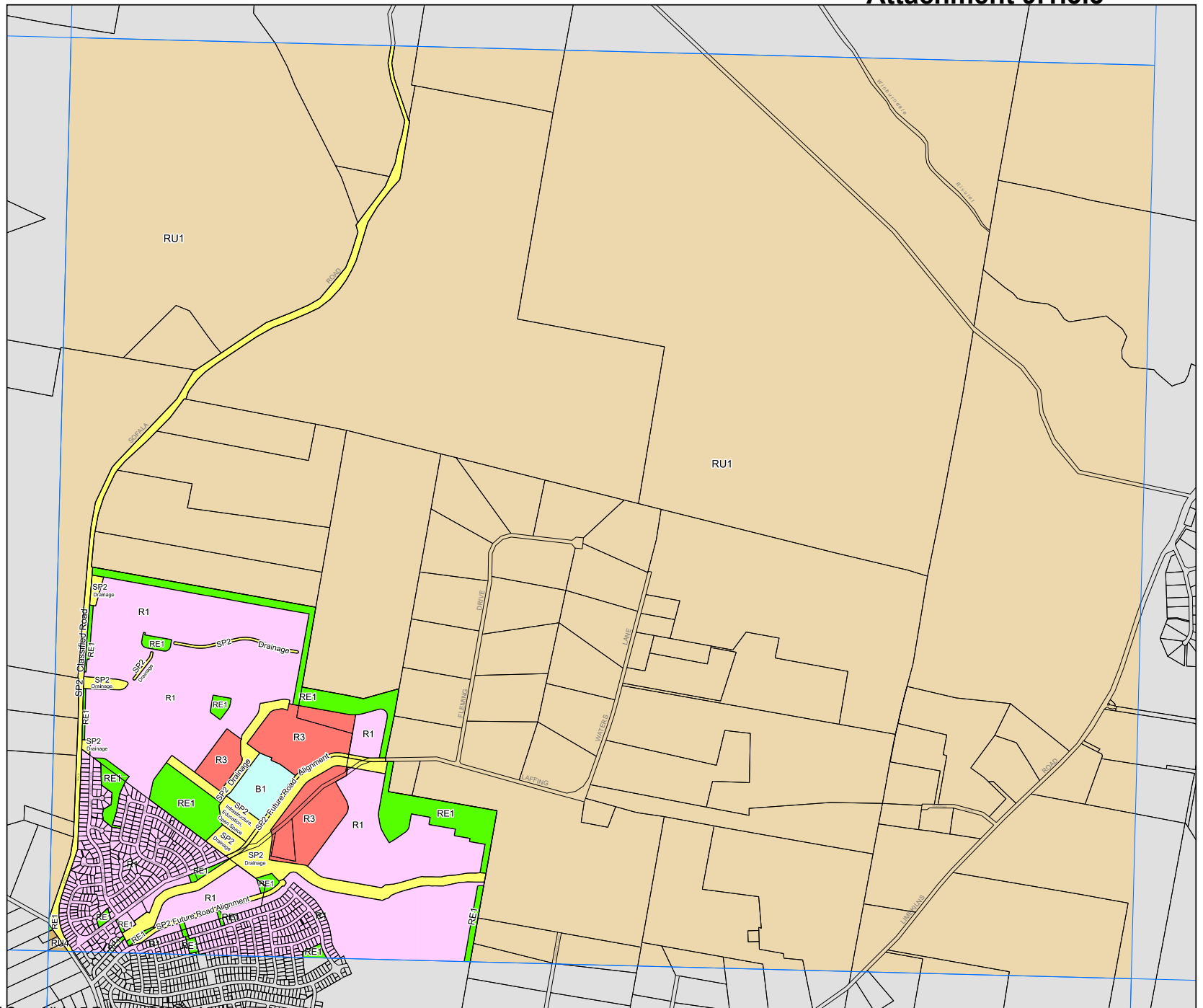
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Projection: GDA 1994
MGA Zone 55

Map identification number:

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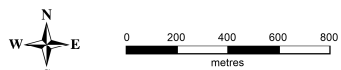
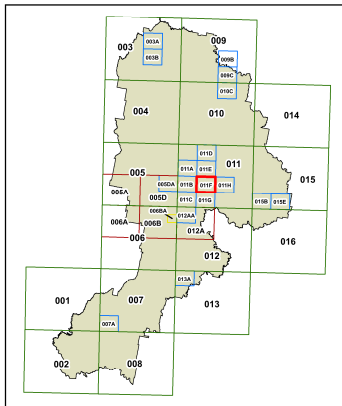
Land Zoning Map - Sheet LZN_011F

Zone

B1	Neighbourhood Centre
B3	Commercial Core
B5	Business Development
E1	National Parks and Nature Reserves
E2	Environmental Conservation
E4	Environmental Living
IN1	General Industrial
R1	General Residential
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R5	Large Lot Residential
RE1	Public Recreation
RE2	Private Recreation
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RU2	Rural Landscape
RU3	Forestry
RU4	Primary Production Small Lots
RU5	Village
SP1	Special Activities
SP2	Infrastructure
SP3	Tourist
W2	Recreational Waterways

Cadastre

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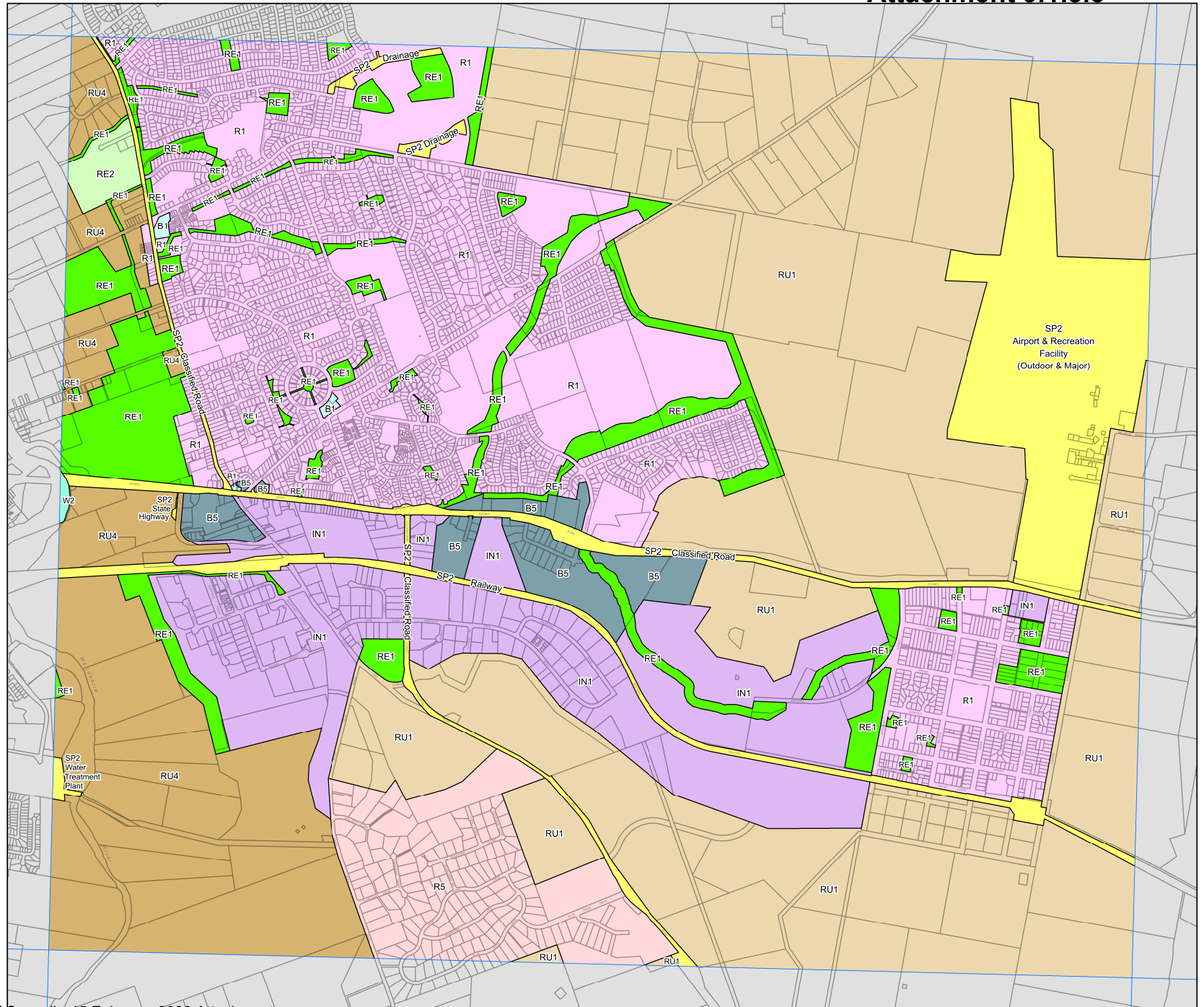


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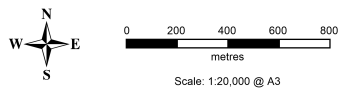
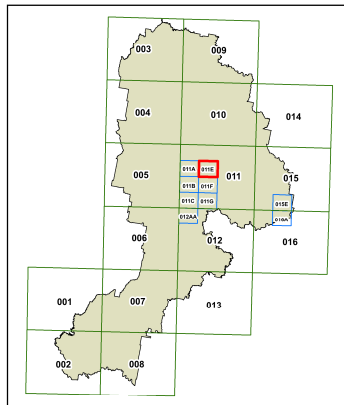
Lot Size Map - Sheet LSZ_011E

Minimum Lot Size (sq m)

E	350
F	435
K	550
R	770
T	900
W	4000
Y	1 ha
AB1	10 ha
AB2	40 ha
AD	100 ha
AE1	200 ha
AE2	350 ha
AF	480 ha
	Refer to Clause 4.1 (3B)

Cadastral

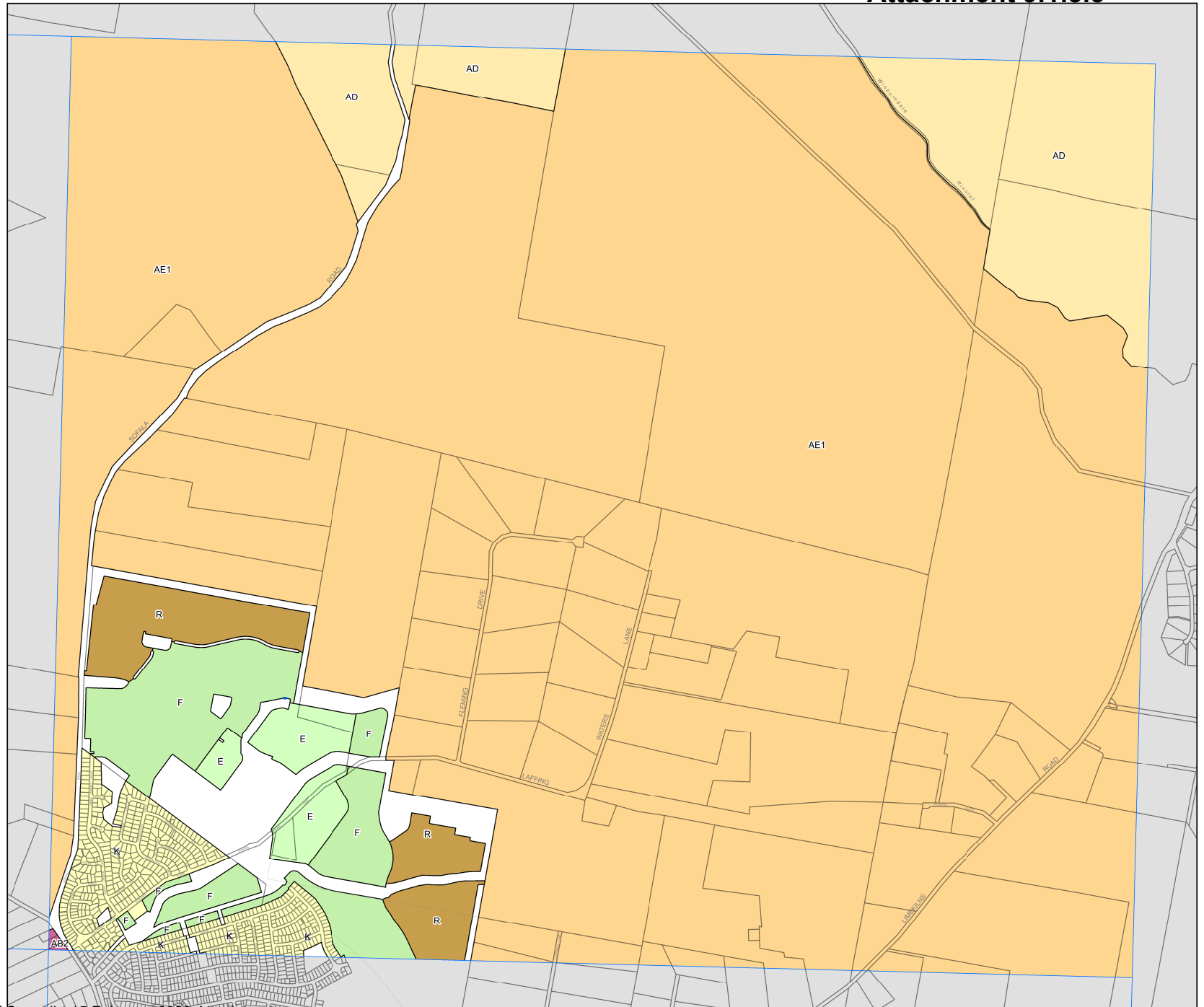
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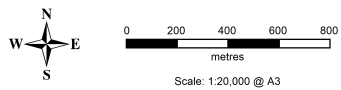
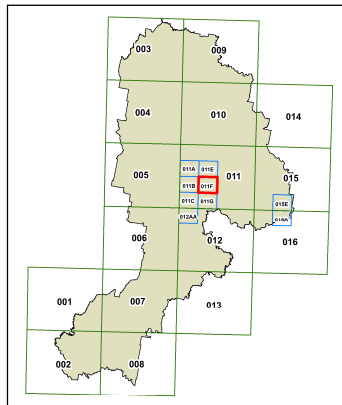
Lot Size Map - Sheet LSZ_011F

Minimum Lot Size (sq m)

E	350
F	435
K	550
R	770
T	900
W	4000
Y	1 ha
AB1	10 ha
AB2	40 ha
AD	100 ha
AE1	200 ha
AE2	350 ha
AF	480 ha
	Refer to Clause 4.1 (3B)

Cadastral

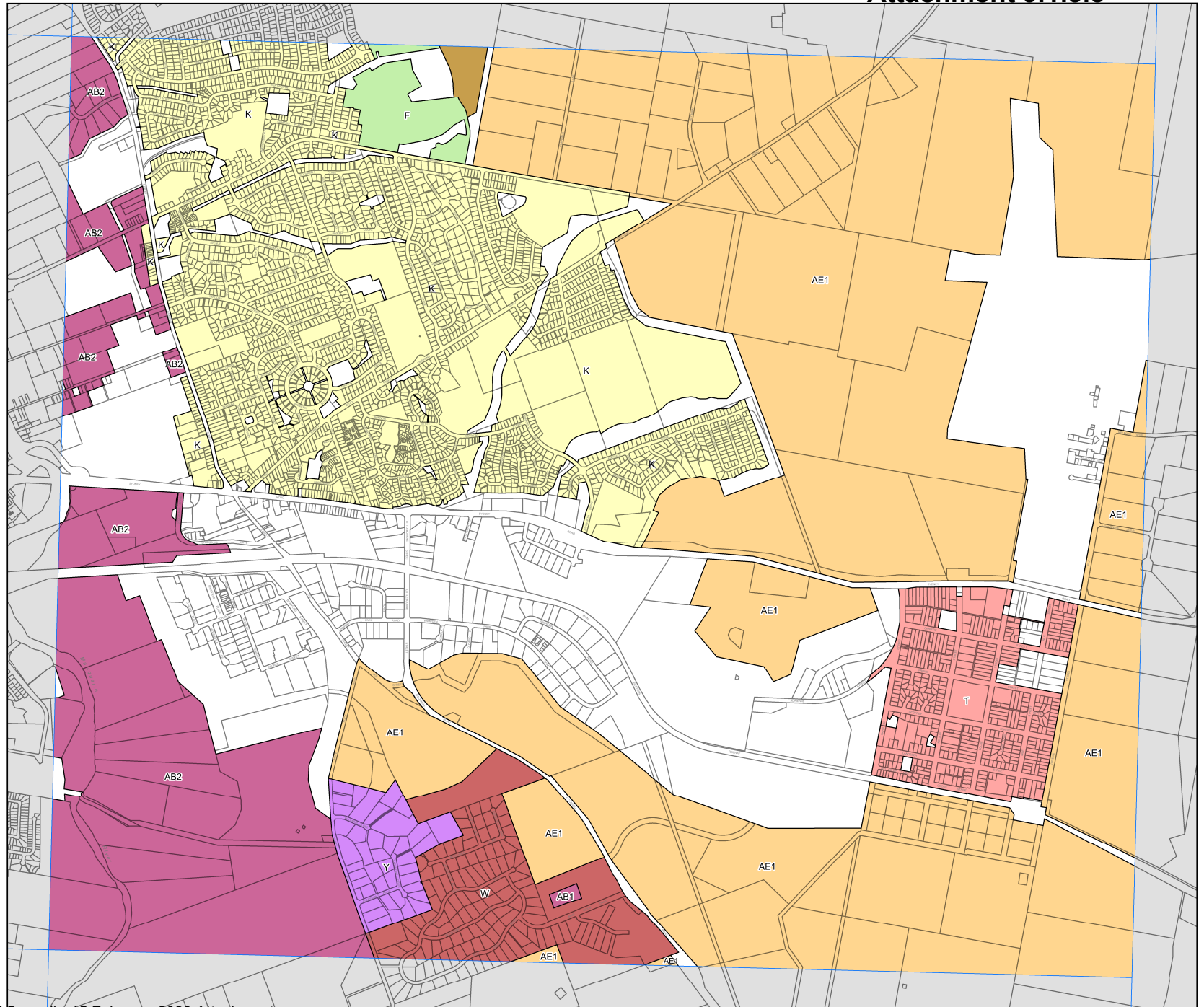
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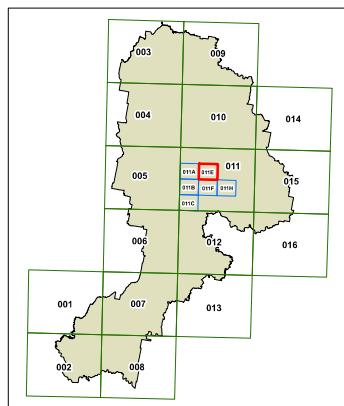
Floor Space Ratio Map - Sheet FSR_011E

Maximum Floor Space Ratio (n:1)

N	1
T	2

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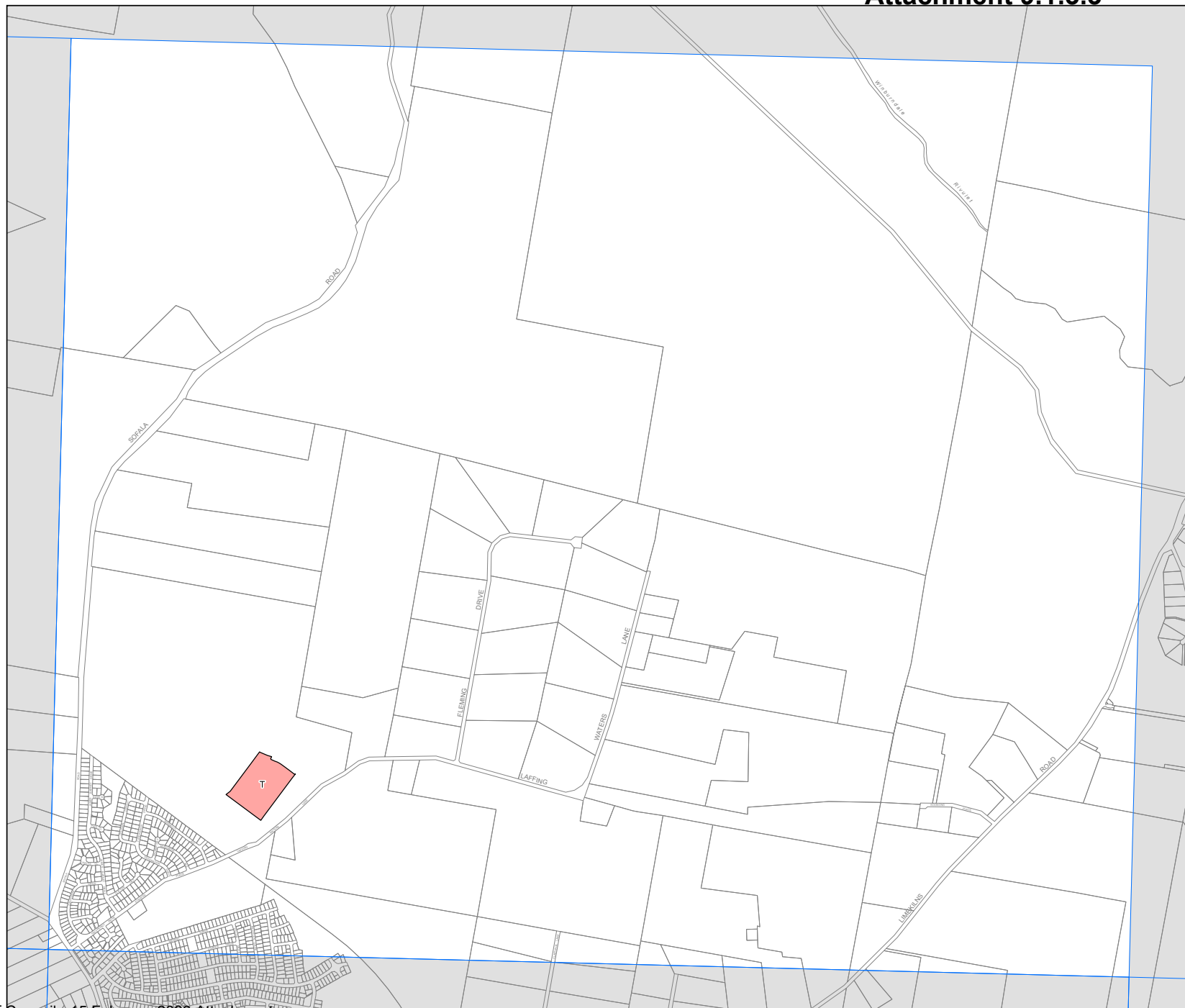
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Bathurst Regional Local Environmental Plan 2014

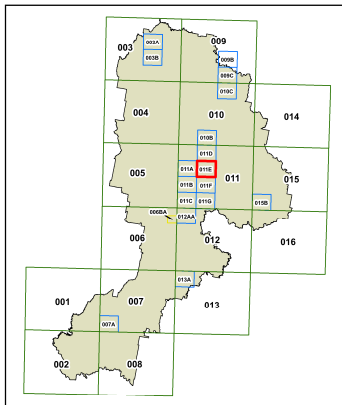
Height of Buildings Map - Sheet HOB_011E

Maximum Building Height (m)

E	6
G	7
J	9
M	12
N	14

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Information (LPI)
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0 200 400 600 800
metres

Scale: 1:20,000 @ A3

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Bathurst Regional Local Environmental Plan 2014

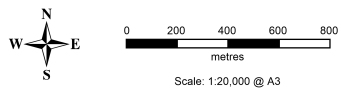
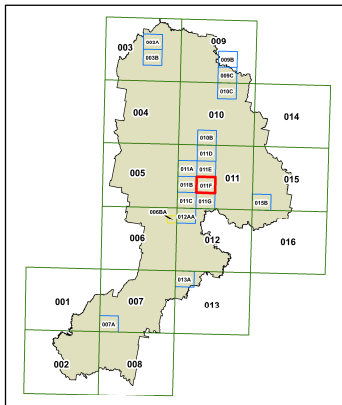
Height of Buildings Map - Sheet HOB_011F

Maximum Building Height (m)

E	6
G	7
J	9
M	12
N	14

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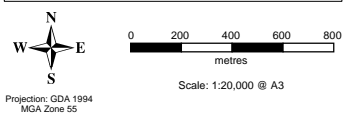
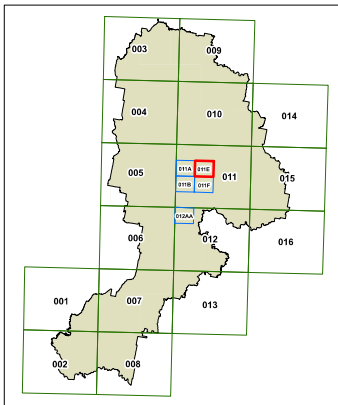
Bathurst Regional Local Environmental Plan 2014

Land Reservation Acquisition Map - Sheet LRA_011E

- Local Open Space (RE1)
- Classified Road (SP2)
- Future Road Alignment (SP2)
- Drainage (SP2)

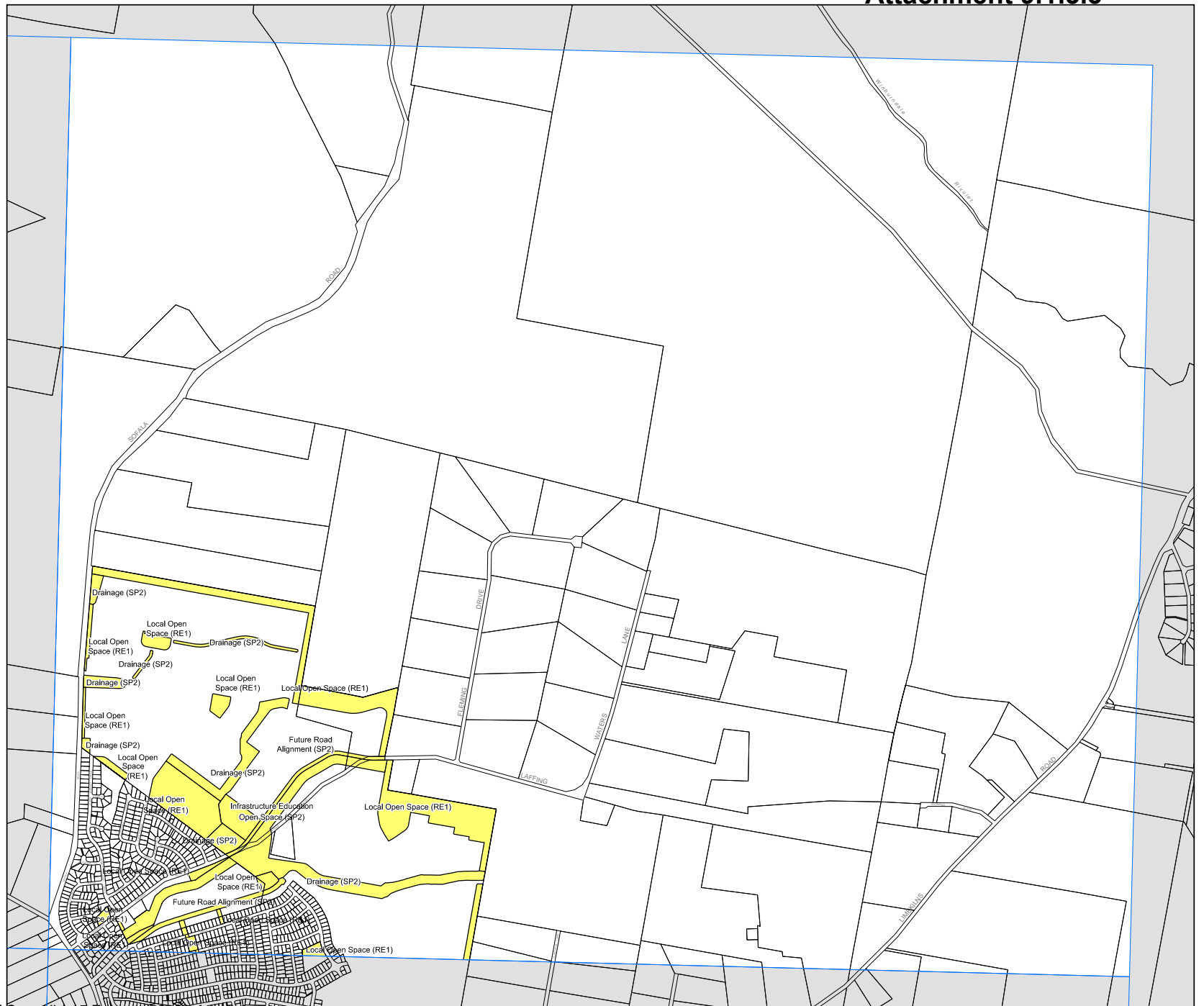
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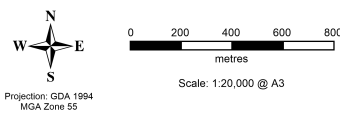
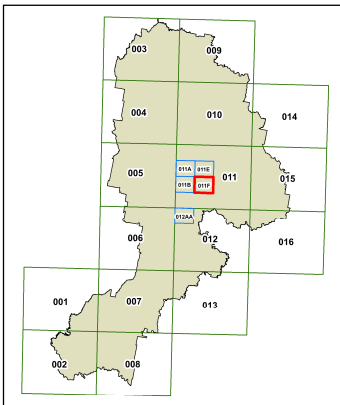
Bathurst Regional Local Environmental Plan 2014

Land Reservation Acquisition Map - Sheet LRA_011F

Local Open Space (RE1)
Classified Road (SP2)

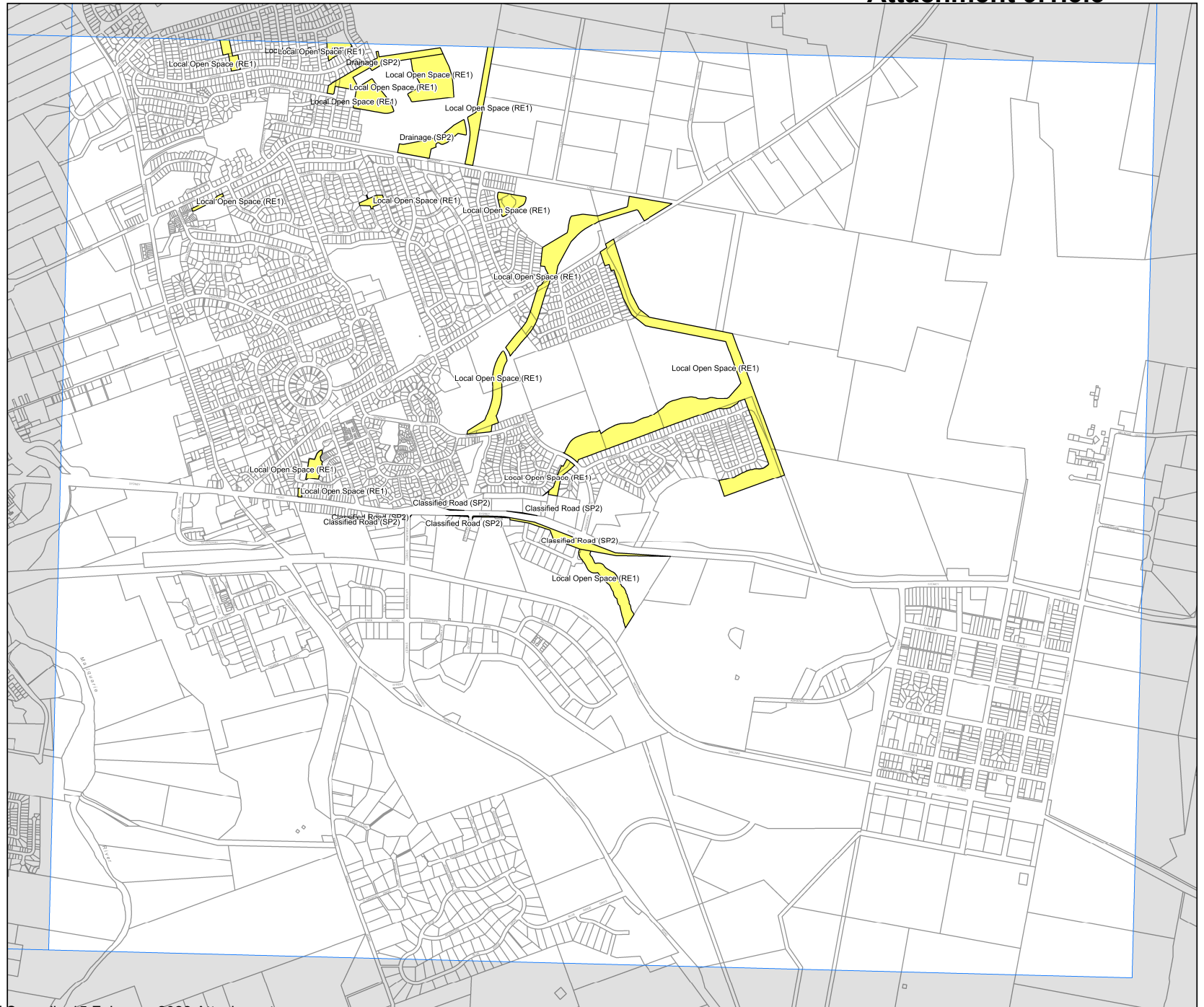
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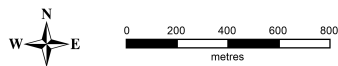
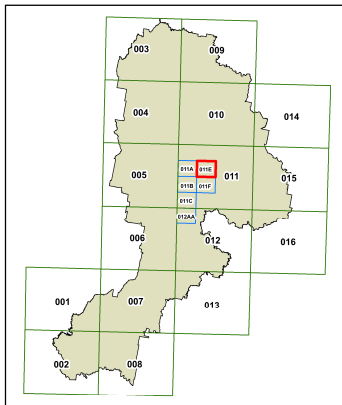
Minimum Lot Size - Dual Occupancy Map - Sheet LSD_011E

Minimum Lot Size (sq m)

M	600 (800 for battleaxe lots)
S1	850
S2	870
T	900
U	1600

Cadastral

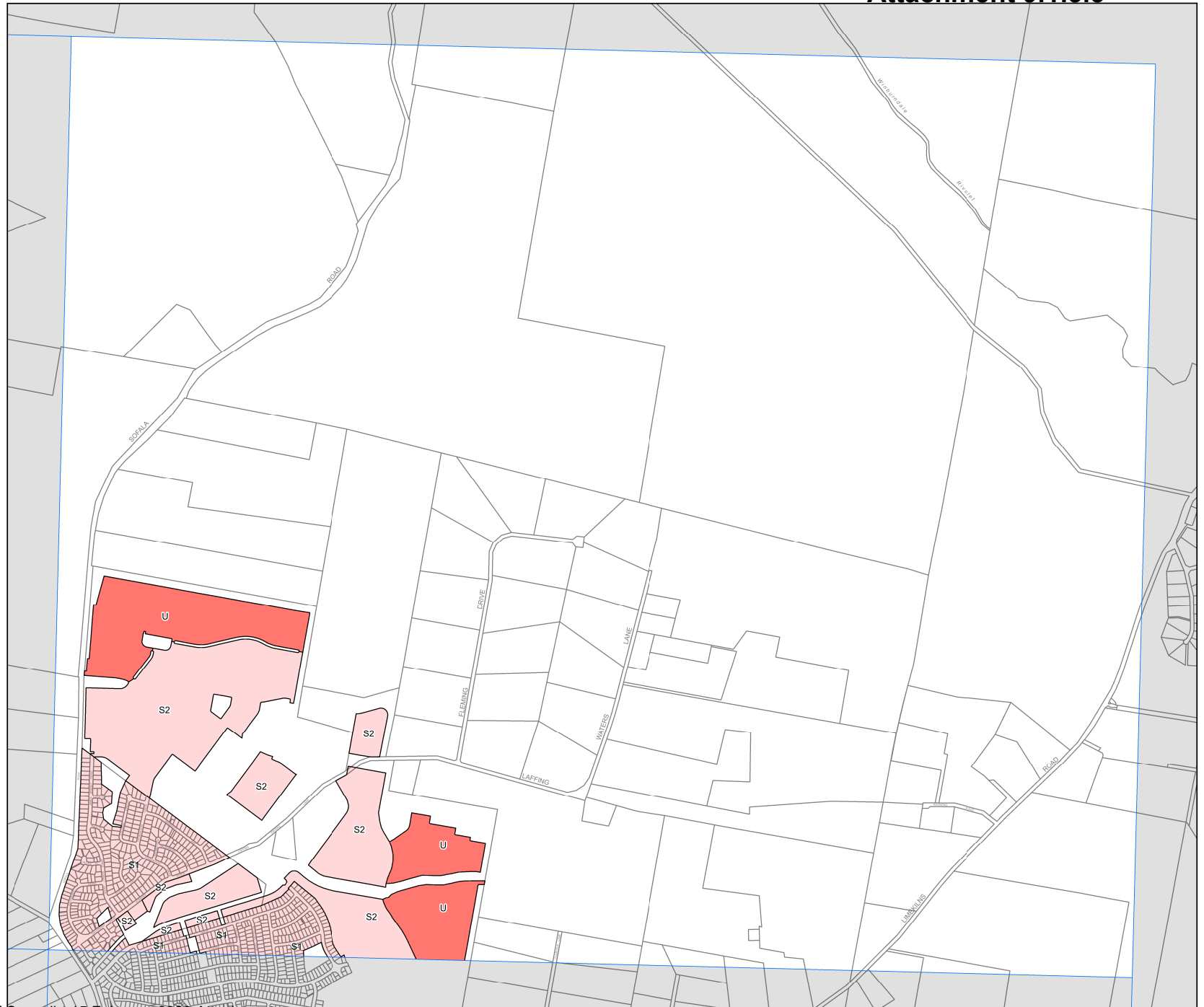
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MGA Zone 55

Map identification number:

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Bathurst Regional Local Environmental Plan 2014

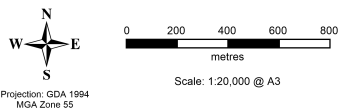
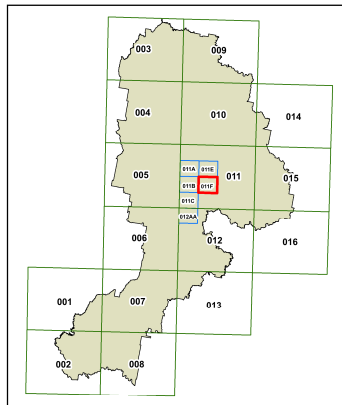
Minimum Lot Size - Dual Occupancy Map - Sheet LSD_011F

Minimum Lot Size (sq m)

M	600 (800 for battleaxe lots)
S1	850
S2	870
T	900
U	1600

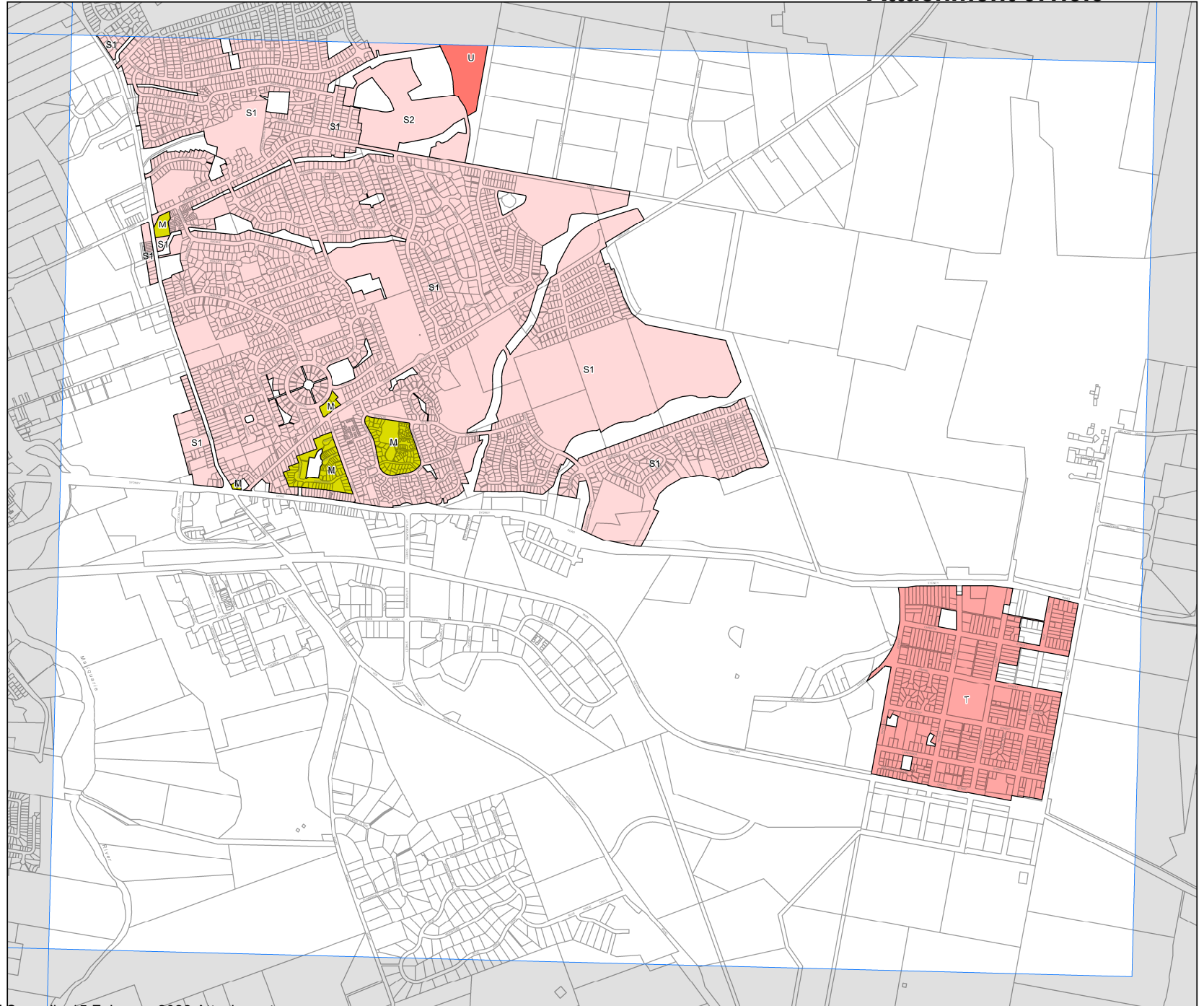
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Council



Map identification number:

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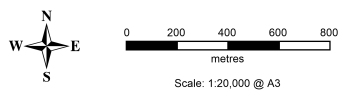
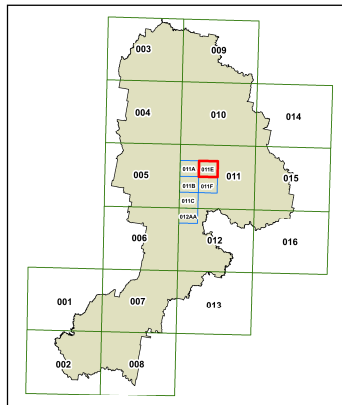
Minimum Lot Size - Manor Houses,
Multi Dwelling Housing & Residential
Flat Buildings Map - Sheet LSM_011E

Minimum Lot Size (sq m)

Q	700
S	870
T	900 (1100 for battleaxe lots)
U	1300
V1	2000
V2	2300

Cadastre

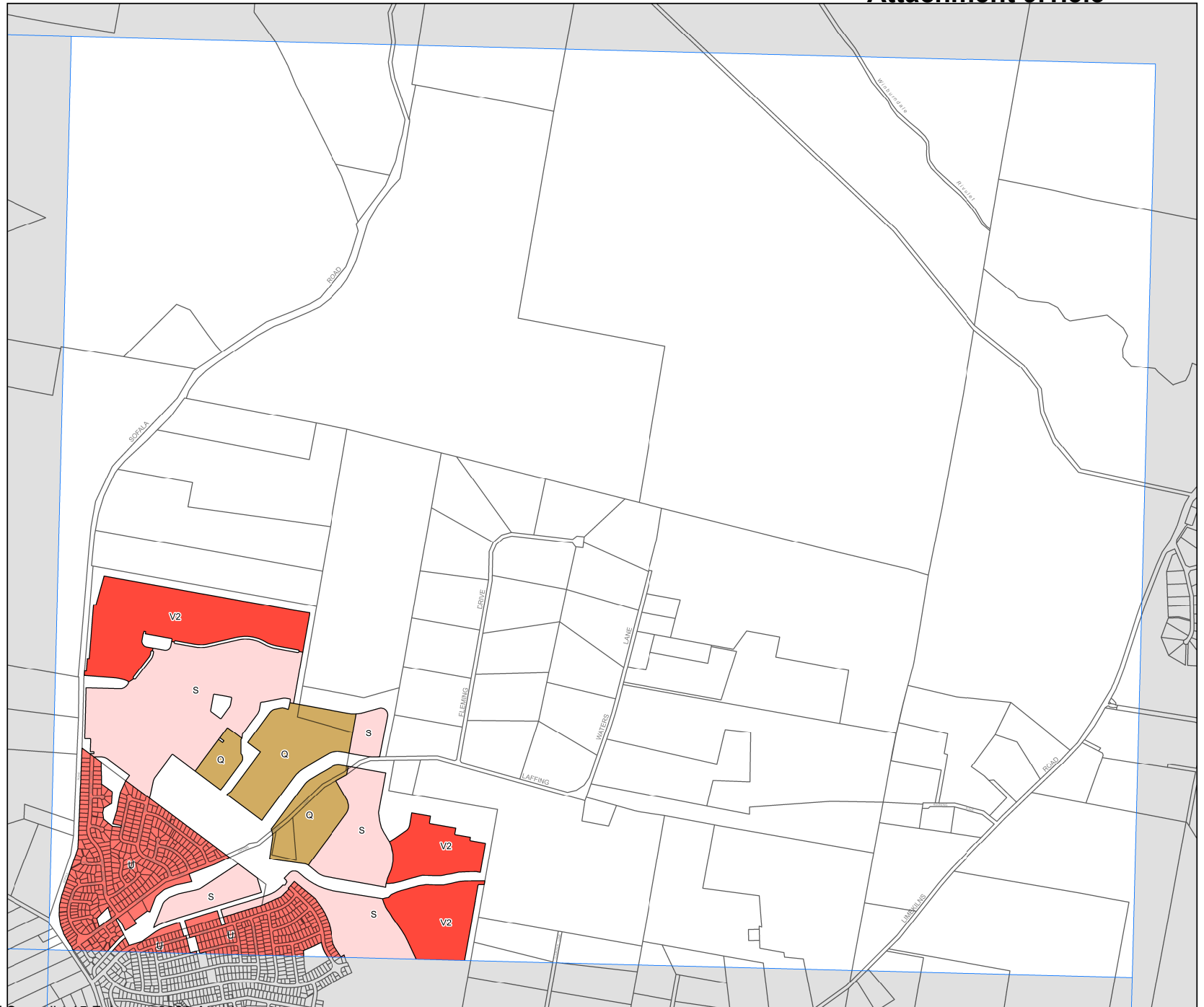
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Projection: GDA 1994
MGA Zone 55

Map identification number:

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Bathurst Regional Local Environmental Plan 2014

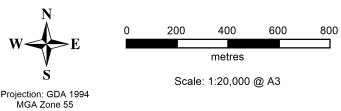
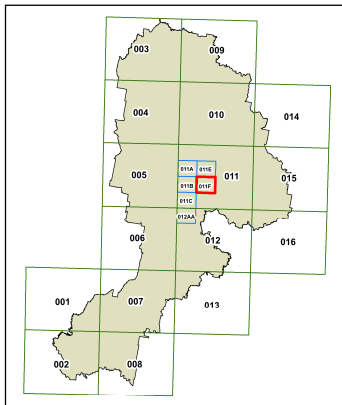
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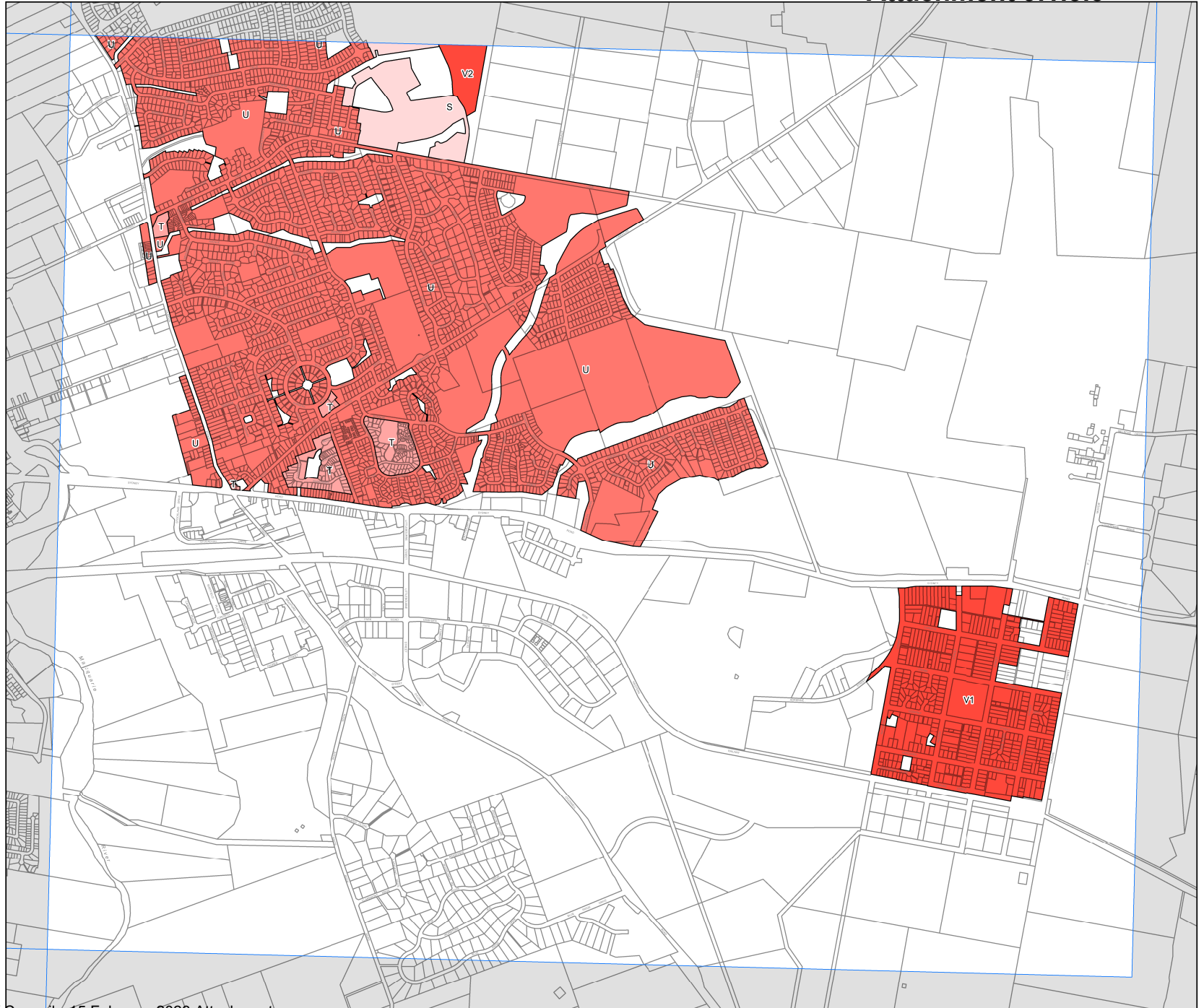
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Bathurst Regional Local Environmental Plan 2014

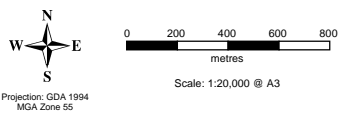
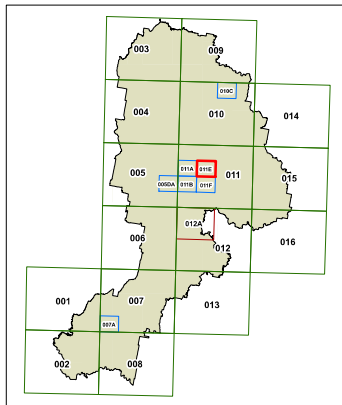
Urban Release Area Map - Sheet URA_011E

Urban Release Area

 Urban Release Area

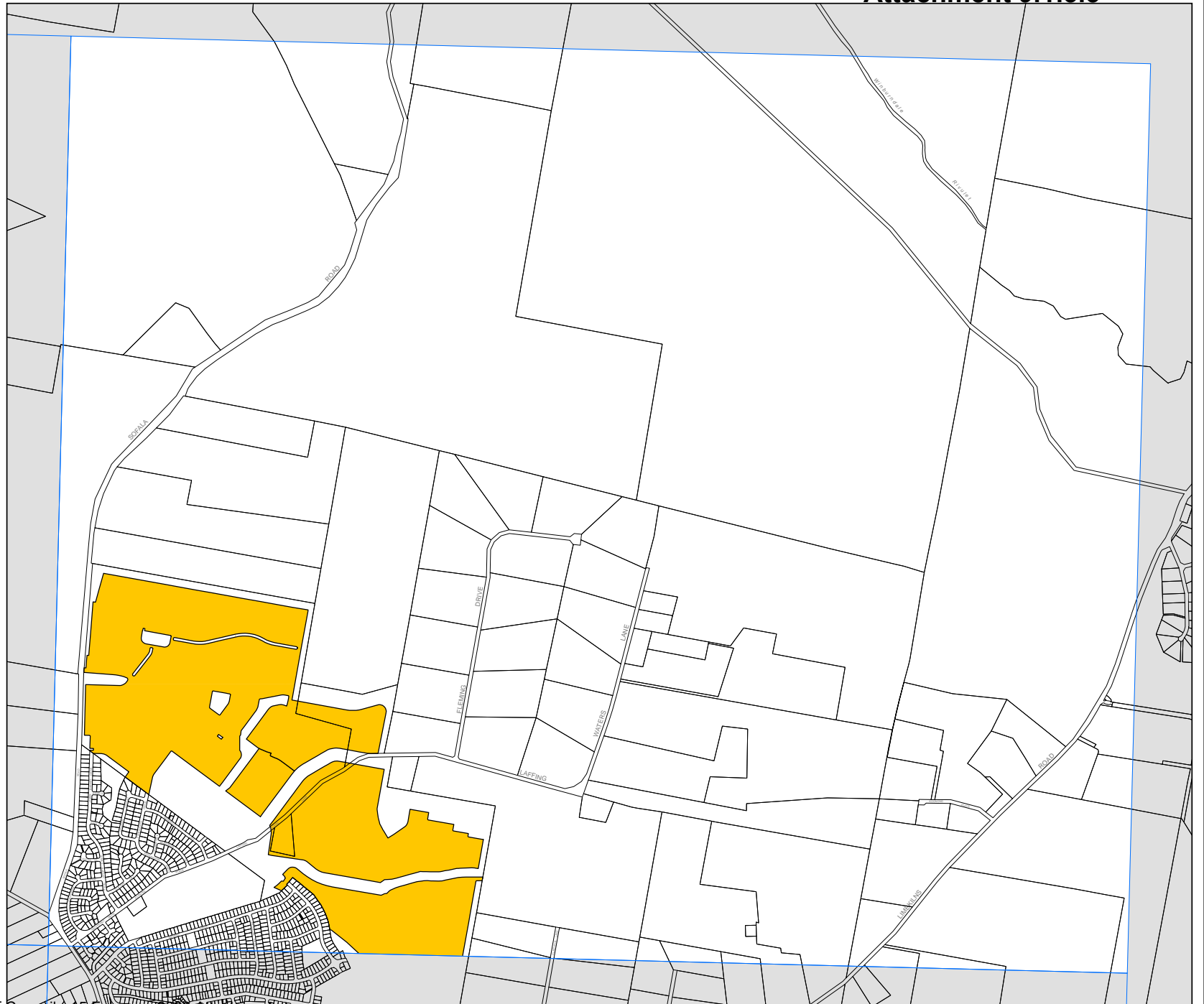
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Bathurst Regional Local Environmental Plan 2014

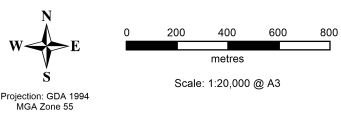
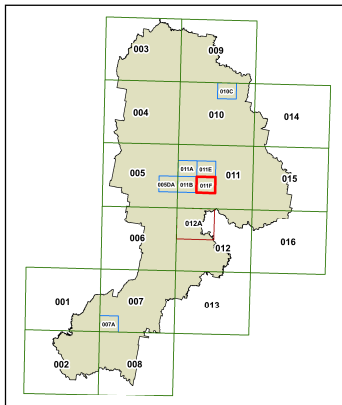
Urban Release Area Map - Sheet URA_011F

Urban Release Area

 Urban Release Area

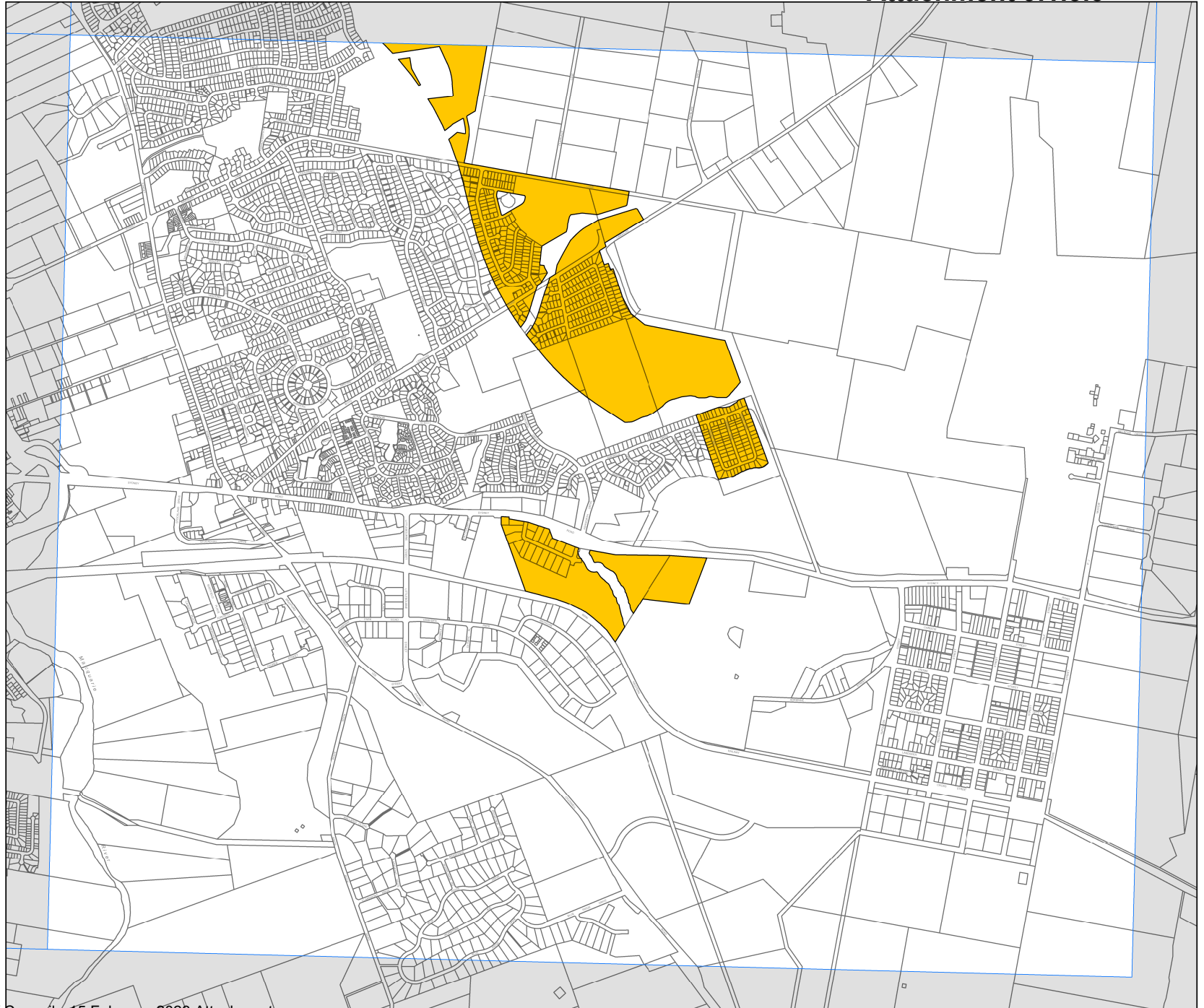
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Map identification number:

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Laffing Waters Master Plan

REPORT

Prepared by Tract Consultants on behalf of Bathurst Regional Council, 24 April 2019

Quality Assurance

Laffing Waters Master Plan Report
Prepared by Tract for Bathurst Regional Council

NOTES AND ASSUMPTIONS

This plan was prepared for discussion purposes only. It is subject to further planning approval, engineering, drainage, aboriginal heritage and arborists advice.

Project - Document Number.
0218-0838 - R001

Revision (see below)
01

Prepared By
SP

Reviewed By
YX

Approved By
JR

Date of Issue
24 April 2019

Revisions

Rev	Date	Details	Prepared By	Reviewed By	Pages Revised
01	16/4/2019	Draft Issue	SP	YX	-

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Executive Summary

As a key urban release and growth area for the City of Bathurst, Laffing Waters Master Plan is an exciting project which has been developed by the consultant team, led by Tract, in collaboration with Council.

The aim of this document is to outline a framework and Master Plan for the future development, summarising the work done to date. Upon approval, this document aims to ensure that development of Laffing Waters will proceed with an integrated 'whole-of-community' approach that will reinforce the vision for the region and achieve the principles outlined.

Laffing Waters has been identified for residential growth for some time. The area is identified as Urban Release in the Bathurst Regional LEP 2014 and is zoned General Residential. The aim of this Master Plan is to facilitate an important opportunity to create a sustainable, liveable community over 360 hectares. The Master Plan outlines development of approximately 2270 dwellings, as well as associated commercial, retail and community facilities that will set the benchmark for future growth in the region.

The Master Plan calls on best practice urban design principles, responding to the context of the site and the unique spirit of the place. The residential density proposed has been carefully considered to meet identified demands. It's proposed to provide a distinctive, liveable community for approximately 5200 residents, who are supported by a vibrant Neighbourhood Activity Centre and high quality open space. The planned usable open space is in line with the Bathurst 2040 Open Space Strategy and carefully integrated water sensitive urban design, with green links and pedestrian connections proposed between key areas.

The development of the Master Plan has been undertaken in four key stages:

1. Site investigation and identification of key directions

Site investigation was undertaken to inform the key directions for design, including the analysis of the strategic framework of the wider area, as well as the physical opportunities and constraints of the existing site.

2. Vision and Structure Plan

Prepared in consultation with key stakeholders, the project vision has been formulated to guide the evolution of the master plan through a series of desired urban design outcomes.

3. Draft Master Plan

The overall master plan sets up the layout for the whole development area with design focus on the core area owned by council. The Master Plan is supported by further details provided for key areas, such as the neighbourhood activity centre and local park.

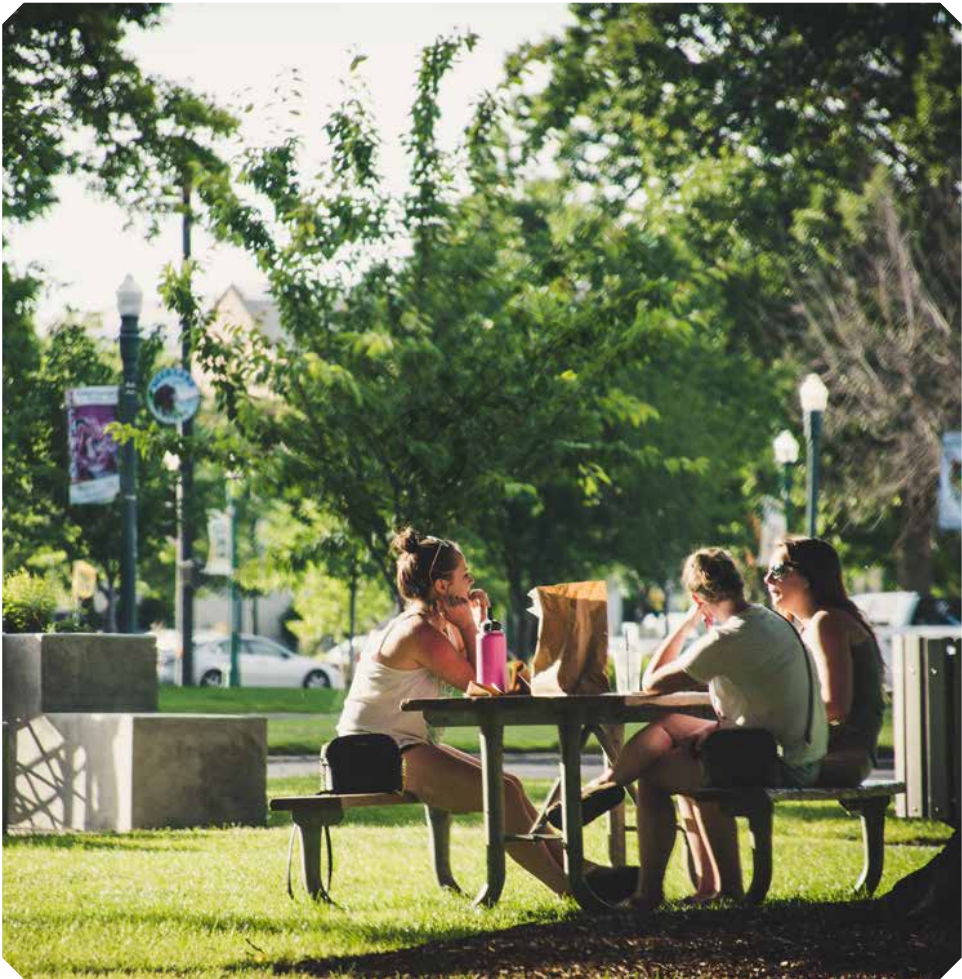
The Master Plan aims to preserve and improve the site's ecological performance and foster community health with easily accessible open space. Pedestrian and cycle movements within and around the development area are fostered and enhanced. Street typologies are outlined in sufficient detail to illustrate the desired approach. The Master Plan also seeks to create a series of connected neighbourhoods, which are clearly defined and identifiable, providing diverse housing choice and lifestyles for residents.

Consideration has been made for future connections to rural land to the north and east of the development site. Alternative street typologies are proposed to create a rural 'buffer' around the subdivision, providing a green edge.

4. Implementation

Staging of future development has taken into consideration feasible serviceability and market considerations.

Whilst the initial stages aim to deliver housing products consistent with the current market conditions, medium density stock is proposed in the future and will be focused around the Neighbourhood Activity Centre. The opportunity to improve housing choice with increased density around amenities supports the direction of Bathurst's Housing Strategy. Council is committed to achieving high quality, sustainable growth that seeks to reduce sprawl.



1. Introduction

1.1 Understanding Laffing Waters



NSW Context Plan

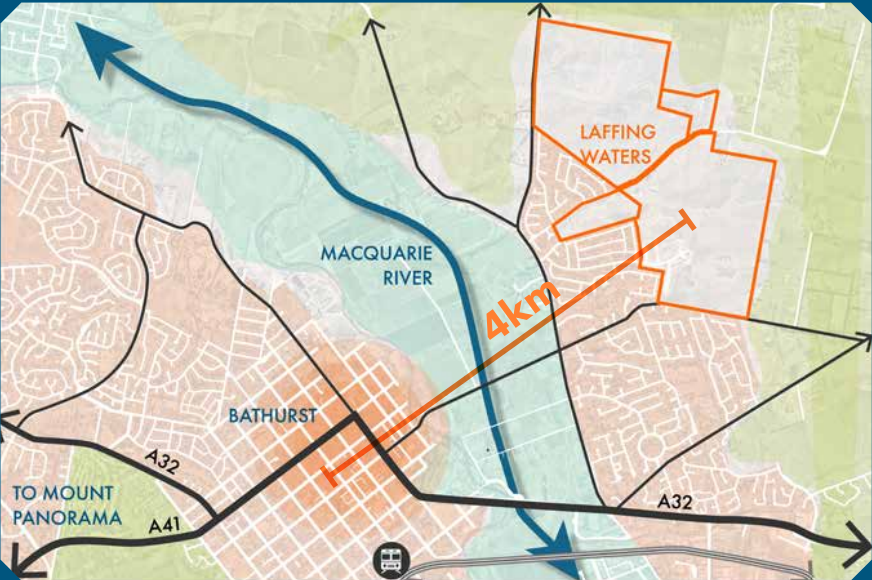
1.1.1 Laffing Waters in Context

Laffing Waters is located approximately 4km north east of the historic city of Bathurst in the Central Tablelands of New South Wales. Bathurst is a historic town, established in 1813 and Australia's oldest inland European settlement. It is now one of seven 'Evocities', experiencing and encouraging migration from metropolitan areas.

Bathurst lies approximately 100km, or two hours' drive, west of the Western Parkland City, as devised by the Metropolis of Three Cities (Greater Sydney Commission). Separated by the Blue Mountains, Bathurst sits on the western edge of the Great Dividing Range in the Macquarie River plain. The historic grid of the city sits in the Bathurst Basin, with Mount Panorama's famous racecourse rising up to the west and Laffing Waters sitting on the eastern side of the riparian valley.



Bathurst Context Plan

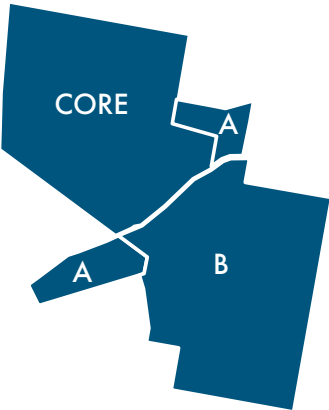


Laffing Water Context Plan

1.1 Understanding Laffing Waters

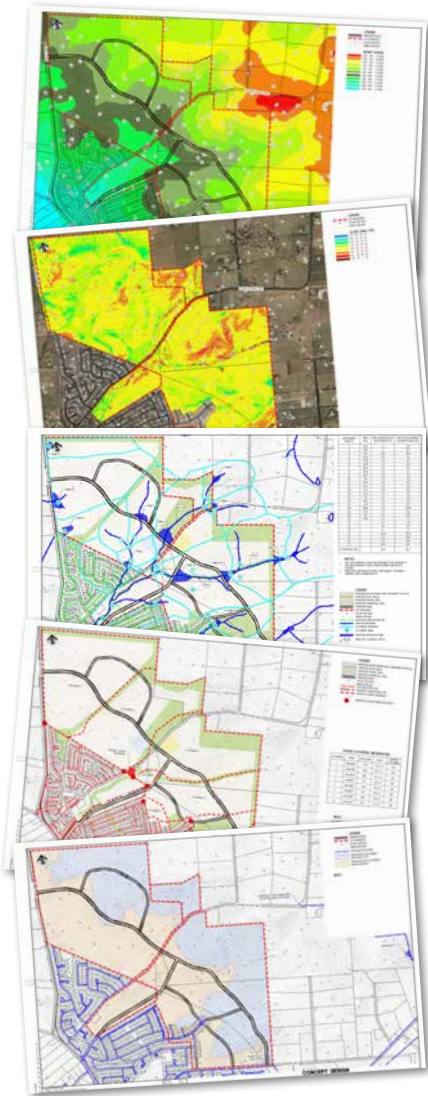
1.1.2 Issues and Opportunities

Laffing Waters comprises approximately 360 hectares, divided into three areas. The core study area comprises 158 hectares of Council-owned 'Core' land, whilst Sites A and B are adjacent privately owned land parcels. At project commencement, site analysis and specialist research was undertaken to inform the design team on site conditions, issues and opportunities.



Physical Characteristics

The adjacent maps identify the key physical characteristics of the existing terrain. The majority of the site is characterised by a 5-10% slope, with some pockets of 10-15% slope, falling from the north east to south west. Storm water therefore reaches a pinch-point in the south west of the site, and the analysis of existing catchments and watercourses informs indicative water detention ponds. Existing services locations are also considered, with land above 730m not serviceable by current reservoir supplies.

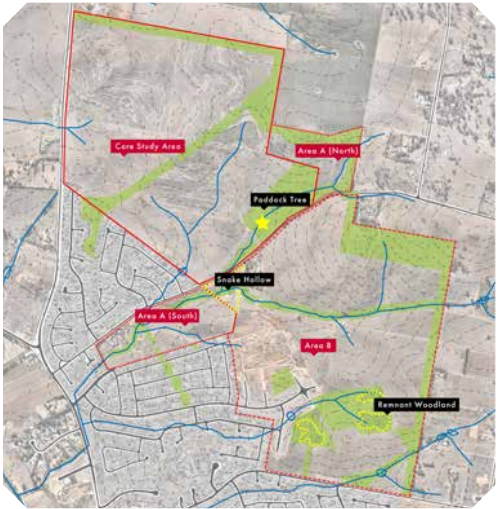


Topography, Slope, Storm water, Services & Water

Ecological Features

The subject sites consist of mostly cleared open grassland; a modified landscape dominated by exotic flora species. Desktop research and fieldwork on the Core Study Area did not identify any threatened species of flora or fauna, although patches of vegetation in Area B were not reviewed on site. 'Snake Hollow' was identified as a mainly exotic habitat fed by storm water discharge, with limited opportunity for enhancement.

Whilst there are limited high-quality, native habitats on site, development must be carefully considered to also take into account topography and hydrology. Whilst the existing site is highly disturbed, there is an opportunity to introduce flora species that reflect the native landscape in streetscapes, parks and open space.



Summary of key ecological features established

Demographic & Residential Market

Demographic analysis focused on the nearest immediate settlement of Kelso, which contains:

- predominantly families
- primarily owner occupied 4 bed homes
- majority Australian-born
- net migration from adjacent areas & Western Sydney

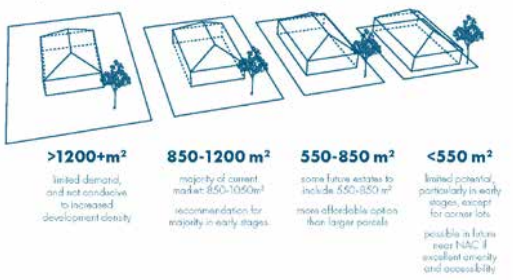


It was noted that current low density developments in the region lack:

- generous open space
- retail services & community facilities
- public transport



Lot density considerations were outlined based on the existing market, however it is noted that the master plan aims to achieve greater amenity for medium density dwellings where appropriate.



Existing Connectivity

Access to the Core Site is via Sofala Road to the west, and Laffing Waters Lane to the south east. These roads are currently rural in nature, bordered by grass verges.

Consideration should be made to connectivity with the residential development to the south, as well as linking to existing connections to the east.

The existing DCP identifies the opportunity to create a central primary road link through the site from Sofala Road, through to Marsden Lane in the south.



Site Connectivity

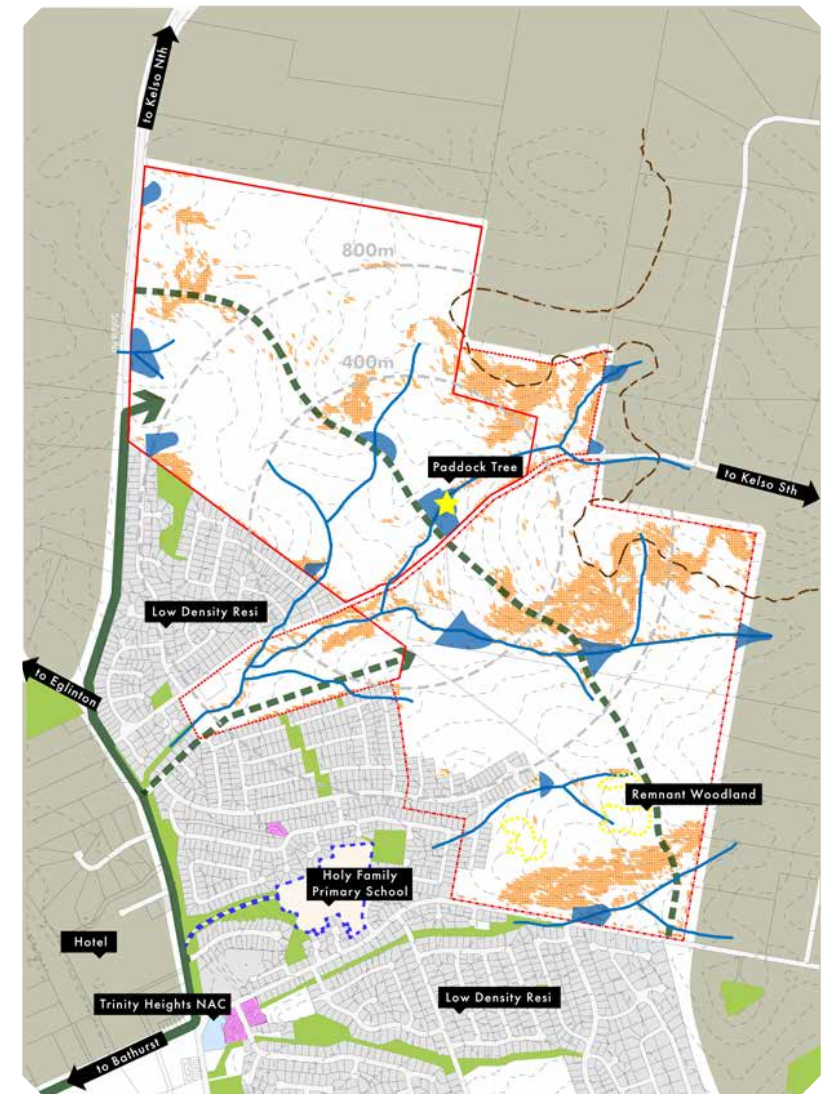
Key Opportunities & Constraints

The key existing considerations can be summarised as:

- Existing topography and natural features
- Storm water management, taking into account existing flow paths
- Connectivity to local and future residential development
- Transition to surrounding residential development and rural land
- Access to active and passive open spaces within walk-able catchment, linking to existing surrounding green spaces
- Central location for neighbourhood activity centre and school, maximising walk-able catchment
- Connections to existing utilities, taking into account water supply constraint above 730 AHD

LEGEND:

- Study Area
- 10-15% Slope
- Main Watercourses
- 5m Contours
- 730m Contour Line
- Existing Access
- Proposed DCP Road
- Proposed Detention Ponds
- Neighbourhood Activity Centre
- Existing Medium Density
- Existing Public Recreation Area
- Surrounding Rural Land
- Remnant Woodland (Approx)
- ★ Paddock Tree



Key Opportunities & Constraints

1.2 Envisioning Laffing Waters

1.2.1 Vision and Objectives

LIVING CLOSE TO NATURE



We are committed to imagining a **safe, sustainable and community focused** environment, where people can choose from a range of **uncompromising living options** to suit their lifestyle.

All within **highly livable neighbourhoods** with unique **local characteristics**.

It is a place where **family and community well-being** is a priority and residents enjoy a **positive lifestyle**.



Living in Laffing Waters is living in a **beautiful natural setting, with green streetscapes and sustainable parklands**, as well as enjoying open vistas across the region to Bathurst.

High quality neighbourhood parks will form the centre of each distinctive neighbourhood, and these will be linked by well-lit **walking & bike paths**, as well as **green links** through the development.



A **vibrant Neighbourhood Activity Centre** will provide local convenience and a meeting place at the **heart of the community**. An integrated **destination for residents and the wider community** to come together and meet friends, hold events or enjoy a meal. It will also offer a range of amenity including a **supermarket, and specialty shops** in a pedestrian-priority environment.



Laffing Waters is envisaged as a **healthy and thriving** community, with active transport encouraged through green links and convenient **bicycle-friendly shared paths**.

Generous verges will allow for **mature street trees** to provide shade and to incorporate **water sensitive urban design**.

LAFFING WATERS MASTER PLAN AIMS TO ...



1.2 Envisioning Laffing Waters

1.2.2 Design Principles & Big Ideas

Laffing Waters Master Plan aspires to incorporate best practice urban design principles, for a holistically sustainable development.

The natural setting forms the anchoring basis, around which development is organised. Therefore, hydrology and green space are the first drivers of the layout, and clear green-blue links allow for connected natural systems.

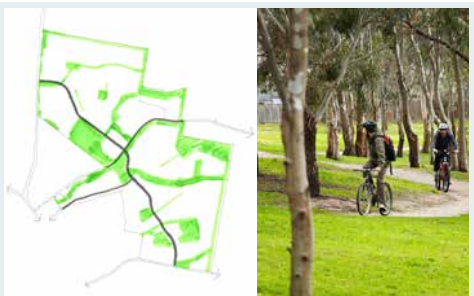
The surrounding development prioritises people’s movement and access to the natural environment, with distinctive urban neighbourhoods clustered around local parks, connected by streets which prioritise pedestrians and cyclists.

Laffing Waters will be a well considered growing community with appropriate development densities clustered around the Neighbourhood Activity Centre. Public transport access and walkability will allow for a diverse variety of housing typologies close to amenity.



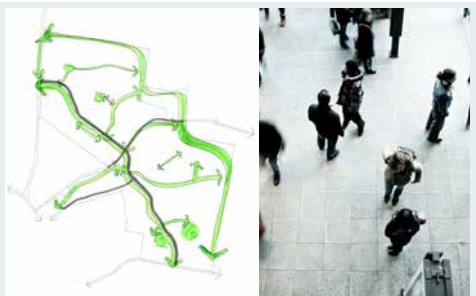
Water

The natural pathways of water across the landscape and underlying topography is determinant of landscape character and urban form.



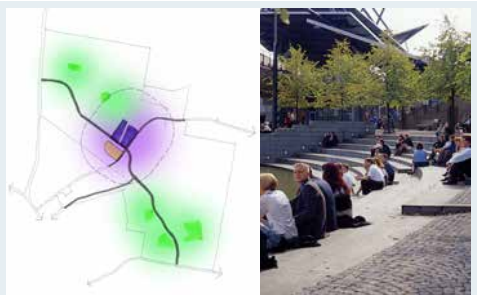
Open Spaces

Open spaces are conceived as a ‘first move’ around which development is designed. The pattern of open spaces defines neighbourhoods, underpins walkability and ensures ecological values are celebrated, as well as the rural character of Bathurst.



People Movement

A movement network that prioritises people improves the quality of daily life, stimulates social interactions and the local economy, and promotes healthy communities.



Places for People

Intimate, ‘walkable’ places provide opportunities for people to interact within their local environment. High-quality, well located places become the heart of the neighbourhood.



Distinctive Neighbourhoods

Good urban residential environments have either evolved or been organised into close-knit clusters that are clearly defined and identifiable. Those that dwell within a neighbourhood feel a sense of inclusion, which benefits the resilience of a community.



Densities

Medium densities benefit from being located adjacent to services, providing public amenities including open space, public transport, retail and community facilities. Increasing densities provide vibrance and reduces urban sprawl.

1.2.3 Key Stakeholders Consultation

We engaged with key stakeholders in November 2018, in order to gain an understanding of the essence of the place and their aspirations for the Master Plan. We used an initial session to refine the underpinning Vision and develop the Design Principles with the group.

In the first half of this session, the Tract design team presented to the stakeholders group with existing site findings and benchmarking project examples for discussion. A draft vision and design principles were also shared, which was endorsed by the group.

The second half of the session was more interactive with small group level discussion. Groups combined the knowledge and expertise of various Council departments, private land owners and technical experts to jointly resolve project challenges and explore options.

Our preliminary ideas in the form of a 'Concept Structure Plan' were tabled and discussed, including the natural features, desired movement access, locations for key elements of the master plan and the desired densities.

In the resulting discussions, we noted the following:

- Opportunity to enhance natural site features with additional planting
- Biodiversity Strategy proposed, e.g. to create bio-links, passive recreational corridors and a higher amenity using swales, integrated water detention ponds and green corridors for storm water management
- 9ha District Level Park for active recreation purpose is to be located close to school & Neighbourhood Activity Centre (NAC)

- Interim positions are to be explored when road and service access are required via private land
- NAC to be located on Council land, and should be open and welcoming, convenient and family focused
- There is a desire to intensify housing around the proposed NAC (e.g. terraces and town houses) with subdivisions from 250m² lot to 1000m², radiating out from the NAC

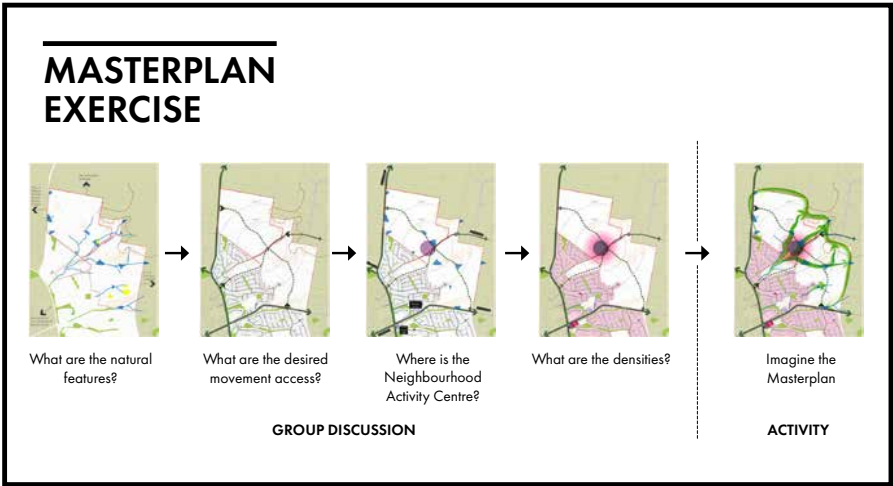
Also at this stage, the outlining work done to date was presented to Bathurst's Councillors, to gain feedback prior to preparation of the Plan

Feedback included:

- Laffing Waters should be tangible, authentic and pedestrian-friendly
- Road widths should be carefully considered to avoid congestion and parking issues
- However streets should prioritise pedestrians and cyclists
- Residents at the periphery of the site should have good accessibility to amenities and facilities
- A diverse mix of housing typologies and lot sizes is encouraged



Stakeholders Consultation Workshops - November 2018



2. The Master Plan



Laffing Waters master plan looking south west

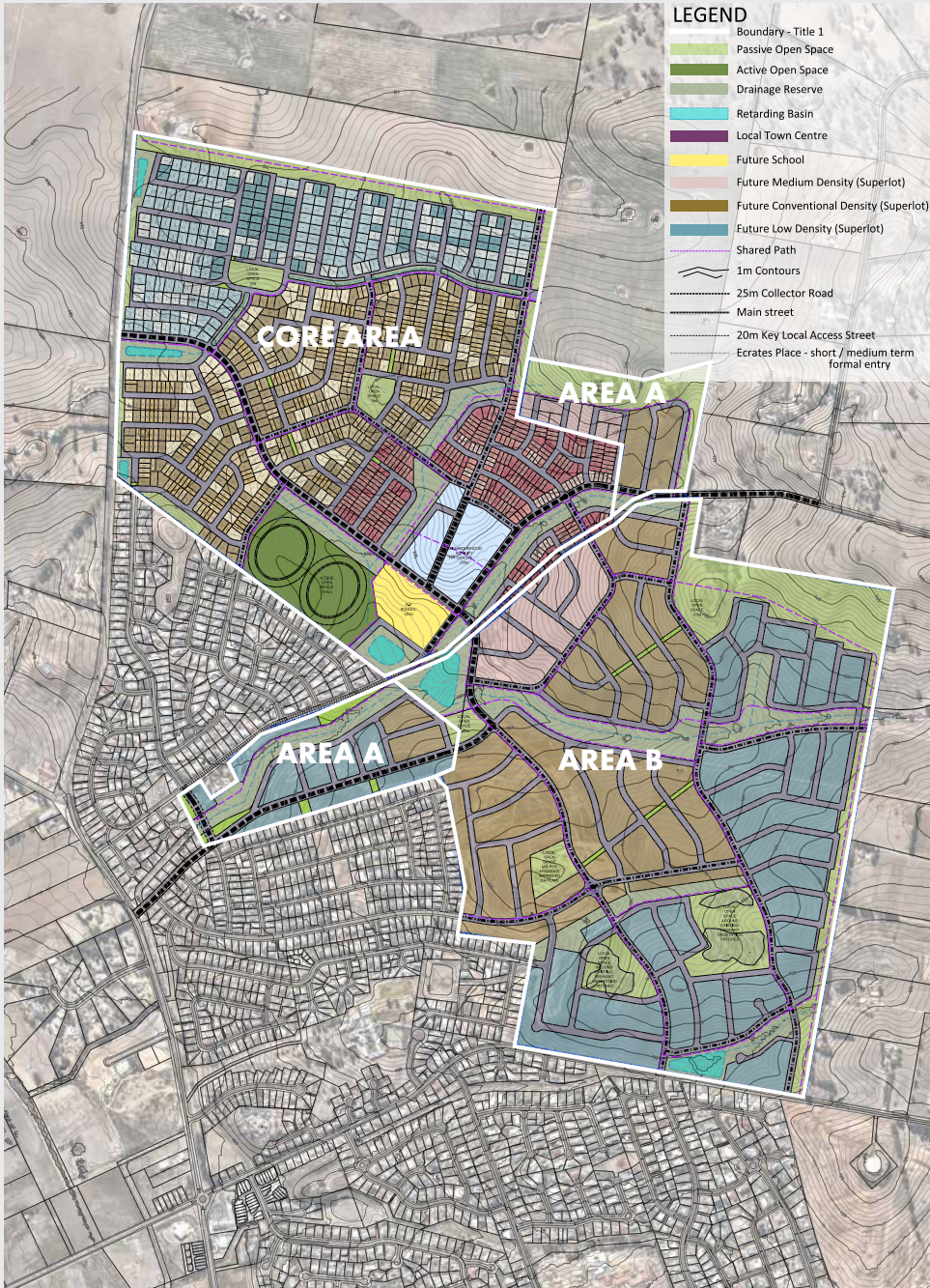
2.1 Master Plan Overview

This Master Plan proposes a future for the approximately 360 hectares of Laffing Waters, drawing together a mix of residential, commercial and community uses. An exemplar, high quality built environment is proposed, which is integrated with the natural environment, transport links, services and community infrastructure.

The Master Plan proposes 5 hectares of Neighbourhood Activity Centre, at the heart of the development, which is envisaged as a bustling and vibrant retail and community centre. Adjacent to the Main Street, 3 hectares is dedicated to a future school site to serve the new residents.

Integrated throughout the residential Master Plan, 52 hectares of active and passive open space serve the future community, in a series of green links, local parks and district parks.

The proposed residential growth is circa 2272 dwellings over the whole development area, which aligns with Bathurst Regional Council’s planning ambition for this strategic urban release area.



3. Key Places



Distinctive Key Places

The public places and spaces of Laffing Waters play an essential role in facilitating the cultural, economic, social and environmental well-being of it's residents.

This Master Plan outlines a vision for distinctive s which centre around a local park, and a centrally located Neighbourhood Activity Centre, forming a vibrant heart. It is important that future residents feel connected and involved with these spaces, and can take ownership over their future success as celebrated social places.

This chapter outlines our intent for the Neighbourhood Activity Centre within the overall master plan, as well as one local park as an example of the type of high-quality landscape treatment proposed for the centre of the neighbourhood.

Ensuring that these spaces are well connected and located to maximise their potential for enlivenment has been an important consideration. The intricacies of their distinctive treatment and future growth will be an ongoing process with the eventual residents.



3.1 Neighbourhood Activity Centre



Vibrant Heart

Located along the Main Street at the heart of the Laffing Waters development, the 5 hectare Neighbourhood Activity Centre (NAC) will become the vibrant heart of the community, where people come to meet, gather and engage. Centrally located within the development, the NAC will provide local employment and key services.

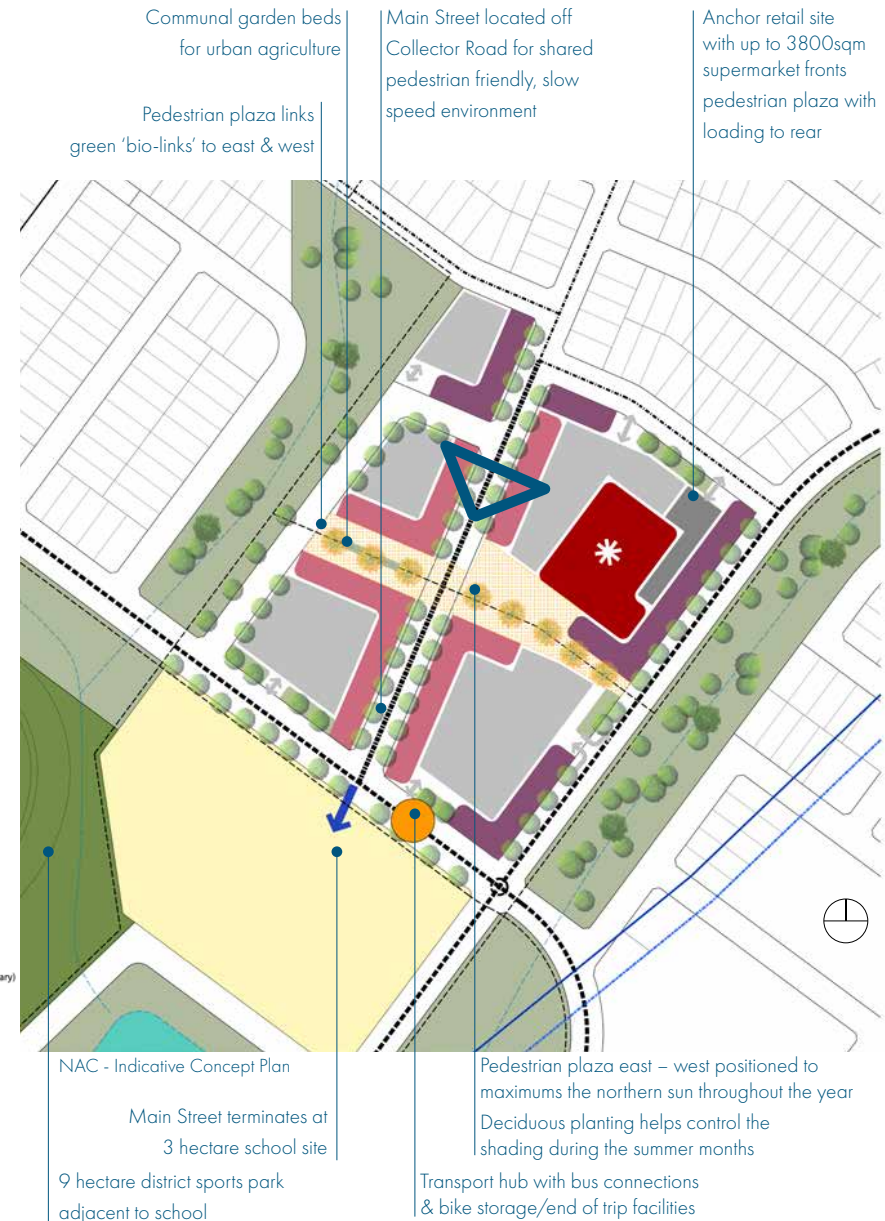
A pedestrian-priority retail street is intersected by a pedestrian plaza connecting key green links, encouraging active transport to the surrounding neighbourhoods. The plaza is envisaged as a welcoming and inclusive space, accessible to a variety of users day and night. Community markets and events can be held in this space, as well as facilities such as communal garden beds and seating areas or small play spaces.

The Activity Centre is co-located with the school, at the terminus of the Main Street. This provides for a concentration of community meeting points, and allows for the school facilities to be potentially opened up to community use out-of-hours.



LEGEND

- Land Boundary
- Anchor Retail - Supermarket
- Carpark Access
- Car Parking
- NAC Landscaping
- Loading Dock
- Mixed Use
- Speciality Retail
- School Site
- Plaza - Pedestrian/Cycle Access
- Active Open Space
- Passive Open Space
- Drainage Reserve
- Floodway
- 3m Shared Path
- Main Street - Slow Zone
- 20m Key Local Access Street (Secondary)
- 25m Collector Road (Primary)
- Transport Hub



3.2 Local Park



Centre of Neighbourhood

The local park plays an important role as the centre of each distinctive neighbourhood within the Laffing Waters development. This concept design demonstrates the intended treatment and function of the local 1 hectare parks, with a series of formal and informal spaces that celebrate the unique topography and hydrology of the land.

The local park is centrally located, and captures views along many of the surrounding neighbourhood's local streets. The parks are well connected with green corridors and shared paths, and are designed to be passed-by on daily journeys, to become places of community interaction. The green-blue street which adjoins the park contains a storm water swale, and this is incorporated through the park in a dry creek landscape setting.

Feature planting highlights the social hub of the park, with playground equipment and BBQ & picnic areas, adjacent to a larger area of flexible open space for gatherings and local events, or just an evening kick-about.



Local Park - Indicative Concept Plan

Picnic area with BBQ shelter

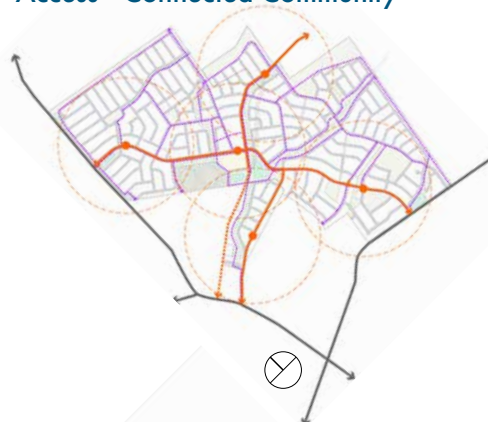
Water sensitive planting
& treatment along dry creek

4. An Integrated System

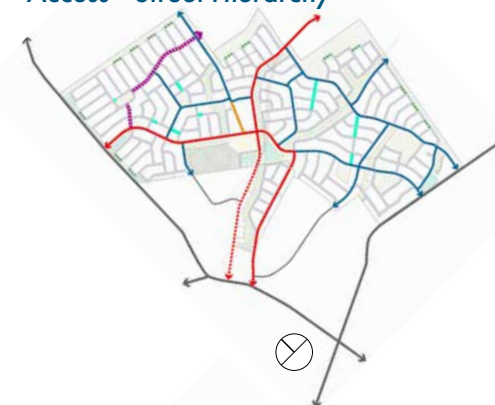
Underlying the Laffing Waters Master Plan are a number of key driving principles, that when combined create an integrated network of natural and urban elements.

These can be grouped under five key design themes: Ecology, Access, Place, Health and Economy. The diagrams opposite illustrate the major systems across the Master Plan area, whilst the following pages provide greater detail on how these principles underpin the project.

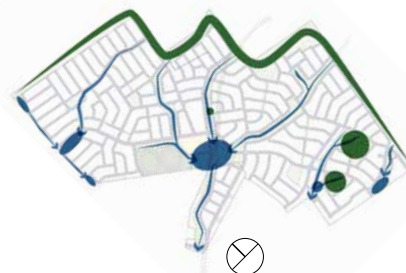
Access - Connected Community



Access - Street Hierarchy



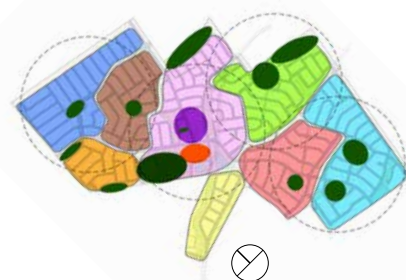
Ecology - Vegetation Conservation & Water Sensitive Urban Design



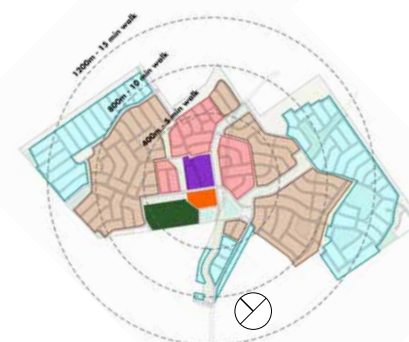
Health - Accessible Open Space



Place - Inclusive Centre & Distinctive Neighbourhoods



Economy - Intensified Density & Housing Variety



4.1 Ecology

Vegetation Conservation &
Water Sensitive Urban Design

Laffing Waters aims to preserve and improve the site’s ecological performance through the following interconnected strategies.

Biodiversity Strategy

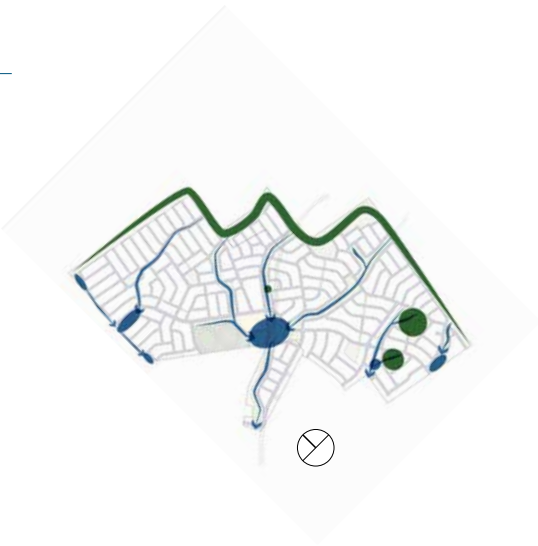
The ecological field survey identified some existing vegetation remnants on site. These are preserved and connected through the proposed open space, providing an opportunity to protect and re-introduce native flora, and retain wildlife habitat connectivity.

Significant mature tree planting is proposed along streetscapes, within neighbourhood parks and along passive recreation corridors. Street trees provide shade, additional habitat for fauna and improve air quality as well as contributing to street character and amenity.

A green buffer is proposed at the interface between the new urban development and surrounding rural land to provide a transition zone, and a ‘green edge’ for passive recreation.

Water Sensitive Urban Design

Responding to the site’s topography and natural hydrology, a series of interconnected bioswale links are proposed. These passive recreational corridors link to detention basins and wetlands to capture, retain and in part re-use storm water runoff. This system aims to ensure that the proposed development will not have an adverse impact on downstream environments.



4.2 Health

Accessible Open Space & Urban Agriculture

Laffing Waters Master Plan aims to foster community health by designing for active transport and easily accessible open space.

The Master Plan places residents and community members within a five minute walk of accessible and quality public open space. Pedestrian and cycle shared routes are well connected, linking public open spaces.

Well-designed local parks provide opportunities for recreational physical activities, and other health and well-being benefits such as improved community cohesion and restorative landscapes for mental health. Public open spaces should be accessible to people of all ages, genders and cultures, including those with disabilities and limited mobility.

The proposed public open space include:

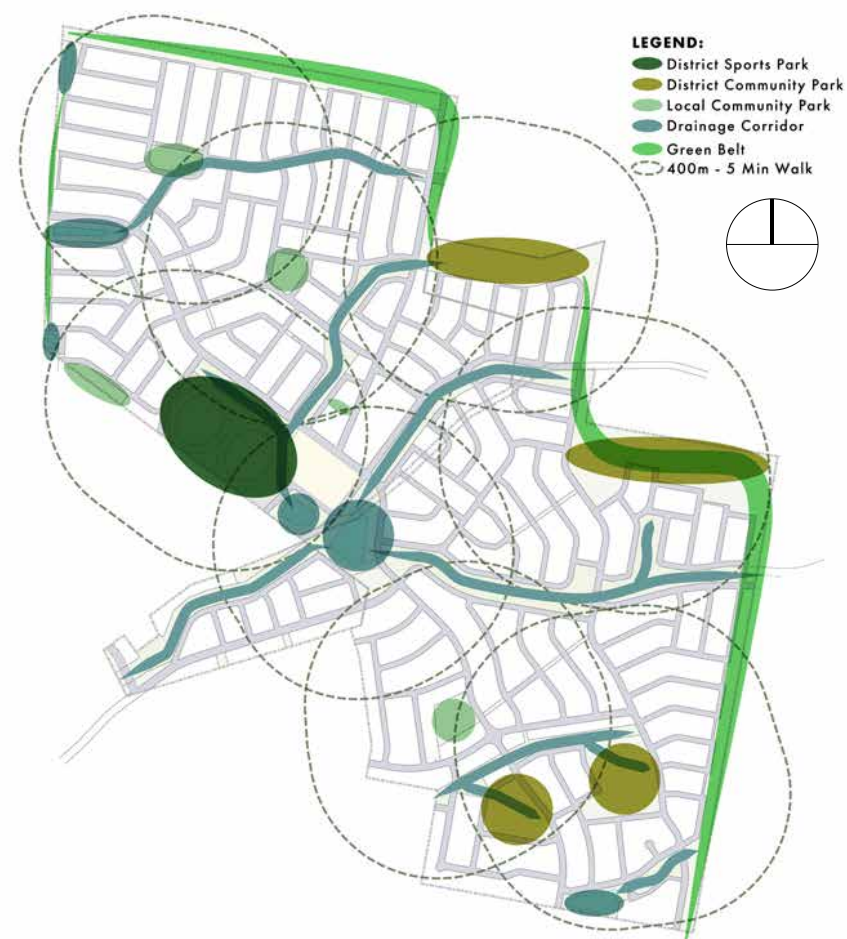
- one 9ha district sports park, which is co-located with the future school site and close to the NAC
- two district community parks of 6ha and 12ha, on hilltop above 730 AHD, near the northern boundaries
- two district community parks of 2.5ha and 5ha, accommodating existing vegetation remnants
- three local community parks of approx. 1ha



Urban Agriculture

Laffing Waters Master Plan also aims to integrate urban agriculture at different scales of the project:

- communal vegetable gardens centrally located within the Neighbourhood Activity Centre
- neighbourhood specific community gardens integrated into local parks
- privately owned yard vegetable gardens



4.3 Access

Connected, Walkable Community

The existing streets in Bathurst's suburbs are designed for vehicles, with minimal focus on pedestrian and cyclist movement. This context results in a car dominant neighbourhood environment.

The Laffing Waters Master Plan seeks to establish a connected and walk-able community. Safe and convenient travel is facilitated within neighbourhoods through accessible and connected walking, cycling and public transport routes.

Pedestrian and Cycle Network

Shared pedestrian and cycle paths are proposed throughout the development precinct. The proposed pedestrian and cycle network is:

- safe and well-lit
- separated from vehicular traffic
- connected to local destinations.

Public Transport

Key bus routes are proposed along the connector streets, which are centrally located throughout the development precinct and link to the surrounding suburbs of Bathurst.

The majority of residents will be within five-minute walk of bus stops.



4.4 Access

Street Hierarchy

The Laffing Waters Master Plan has a clear defining street hierarchy; the subsequent street typologies define the character and capacity of each type.

Different streets have different conditions, and require differing design considerations. The overall road reserve varies, along with the positioning of street trees, green verges and water sensitive urban design features. Whilst pedestrian and cyclist movements are considered as a priority throughout the Master Plan, particular streets will provide greater prominence to these movements where appropriate.

The street typologies proposed include:

- Main Street
- Connector Street
- Key Local Street
- Local Access Street
- Blue-Green Spine
- Green Mews
- Green Link



4.5 Place

Inclusive Centre & Distinctive Neighbourhoods

The Laffing Waters Master Plan proposes a 5 hectare Neighbourhood Activity Centre (NAC), which is co-located with a 3 hectare future school site and a 9 hectare district sports park. Together, they provide an inclusive local centre, which becomes a defining anchor point.

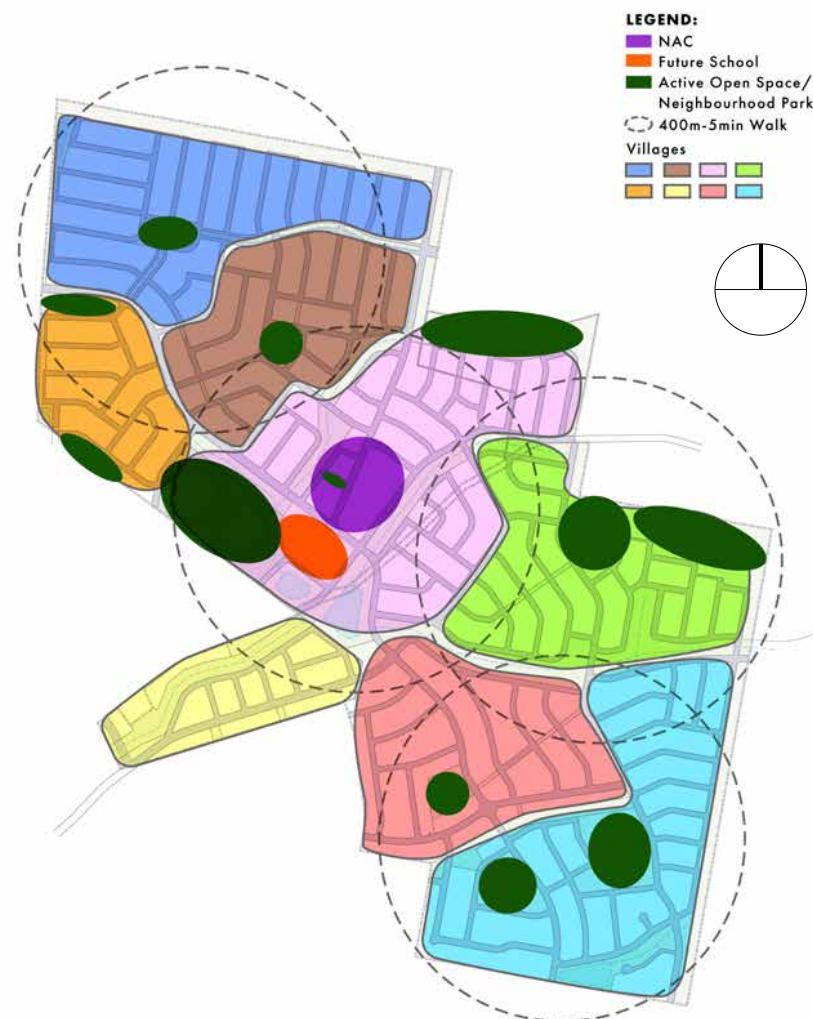
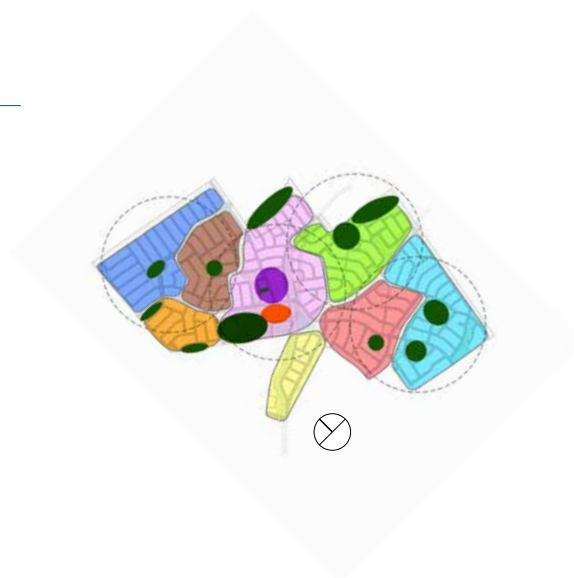
The Main Street is an intimate and walk-able place providing a diverse mix of goods and services. It is a place for people to meet and interact, facilitating social connection. It is also the centre-stage of local events and experiences.

Distinctive Neighbourhoods

The proposed Laffing Waters residential environments are organised into close-knit small neighbourhoods. These neighbourhoods are clearly defined and identifiable. They resonate at a cognitive level with the people who live in them.

Laffing Waters will consist of eight neighbourhoods underpinned by the following place attributes:

- contextual response to topography, water basins, drainage corridors and vegetation remnants
- diverse housing types for a range of residents
- a defined centre and edge, by proposed Neighbourhood Activity Centre, neighbourhood parks, roads and drainage corridors



4.6 Economy

Intensified Density & Housing Varieties

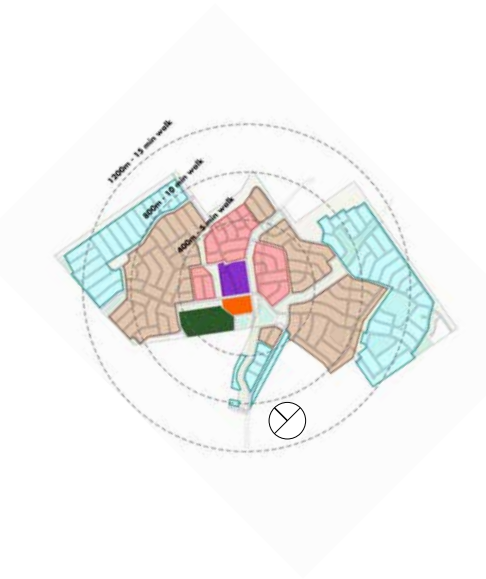
Fully established, Laffing Waters will have a population of around 5,200 people. An appropriate mix of retail, commercial and community services will be required to serve the increased population, as well as a diverse range of housing options.

A wide choice of housing and lifestyles attracts a diverse range of people to a location. Smaller lots and the mixing of housing types within the local centre creates higher densities, which are supported by the destinations and services within walking and cycling distance.

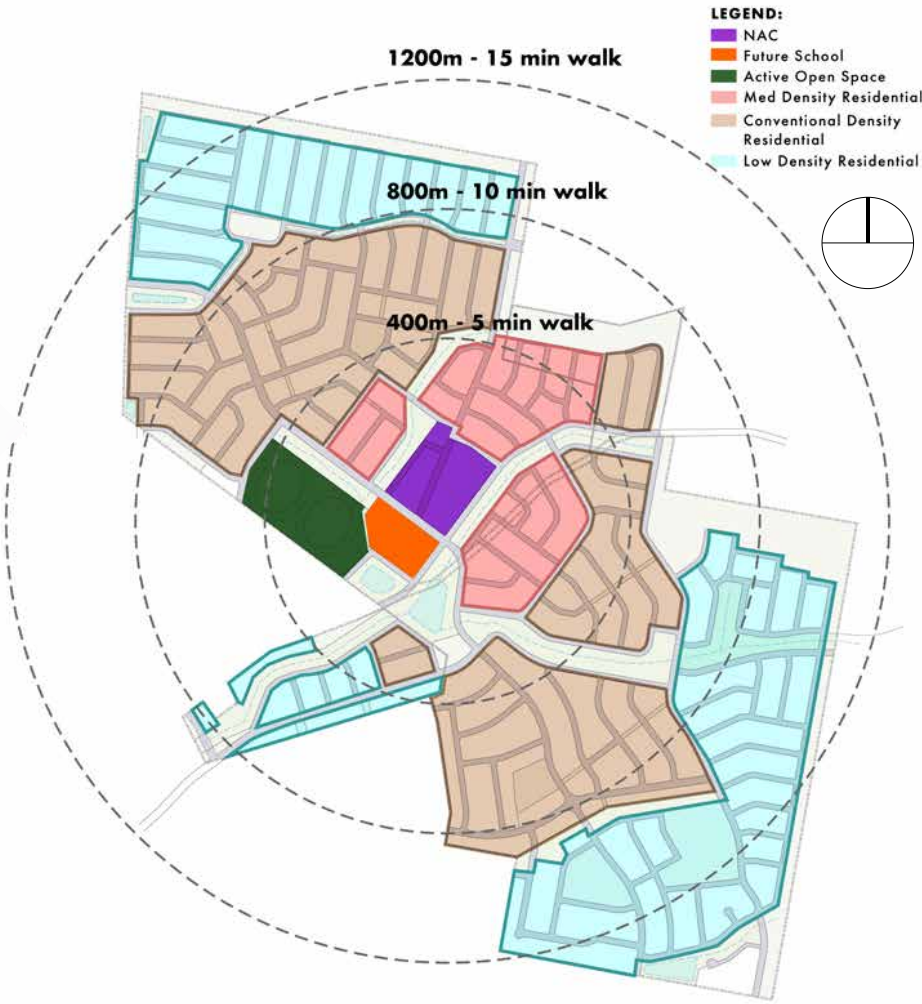
Benefits of intensified density and housing variety include:

- higher residential density close to centre supports the local economy
- higher residential density near the centre and public open space encourages passive surveillance
- public transport hub at Neighbourhood Activity Centre links areas of higher residential density and forms a network of conveniently accessible destinations.

The residential density is measured by the number of dwellings in the net residential area (NRA). NRA only includes the area of roads and residential lots. The opposite diagram indicates the proposed distribution of the residential densities:



- the pink zone in close proximity to the Neighbourhood Activity Centre comprises medium density, which has approx. **12 dwellings per hectare** with an average lot size of 450m²
- the brown zone comprises conventional density, which has **11 dwellings per hectare** with an average lot size of 660m²
- the blue zone around the periphery of the development precinct comprises low density, which has **8 dwellings per hectare** with an average lot size of 940m².



Diverse Housing Options

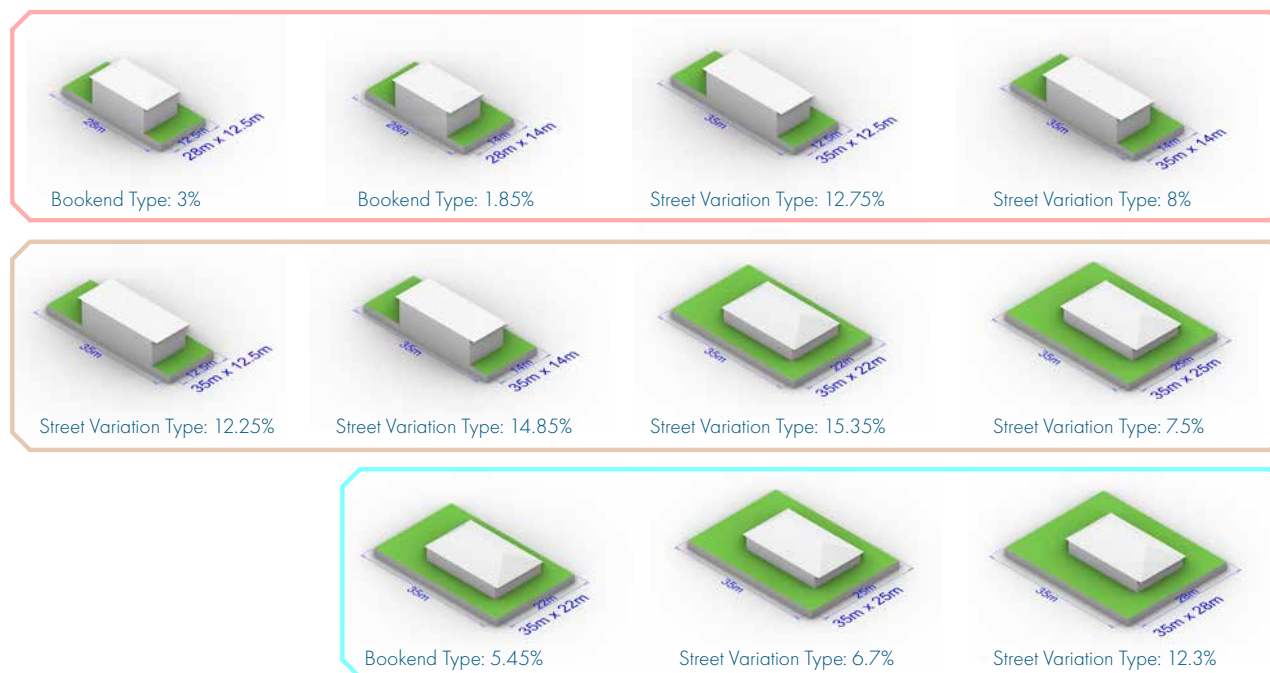
By providing greater housing choice, Laffing Waters Master Plan aims to meet the housing needs of diverse residents and household types, including young families, professionals, students, retirees and sole occupants, across all life stages.

Diverse neighbourhoods are proposed, with various different lot sizes and dwelling types to create different character zones within the neighbourhoods, and to accommodate a range of lifestyle choices for life-long communities.

There are a total of seven lot types proposed for the Core Area of Laffing Waters, including:

- two bookend types for medium density, i.e. 12.5m x 28m and 14m x 28m
- one bookend type for low density, i.e. 22m x 35m, and
- four typical lots for street variation across different densities, i.e. 12.5m x 35m, 14m x 35m, 25m x 35m and 28m x 35m.

The opposite table indicates the lot mix as percentages of all housing lots.



5. Implementation

Once approved and implemented the Laffing Waters Master Plan will result in a unique site specific example of best practice approaches in many disciplines including urban design, subdivision, water sensitive urban design, open space and recreation provisions as well as social focused neighbourhood activity centres.

Laffing Waters will be a “whole-of-community” development project that will achieve the principles outlined in this Master Plan, reinforce the vision for the Bathurst region as well as reflect State government policies such as the NSW’s Government Architect’s ‘*Better Placed*’ Policy.

Flexibility and longevity is incorporated into the staging of the Master Plan to adapt to future local real estate market, State wide economic conditions and social trends in housing and lifestyle choices.

5.1 Indicative Staging

Laffing Waters Master Plan accommodates approximately 2270 dwellings and a population of 5,200 people, at the household size of 2.3 people per dwelling, on completion.

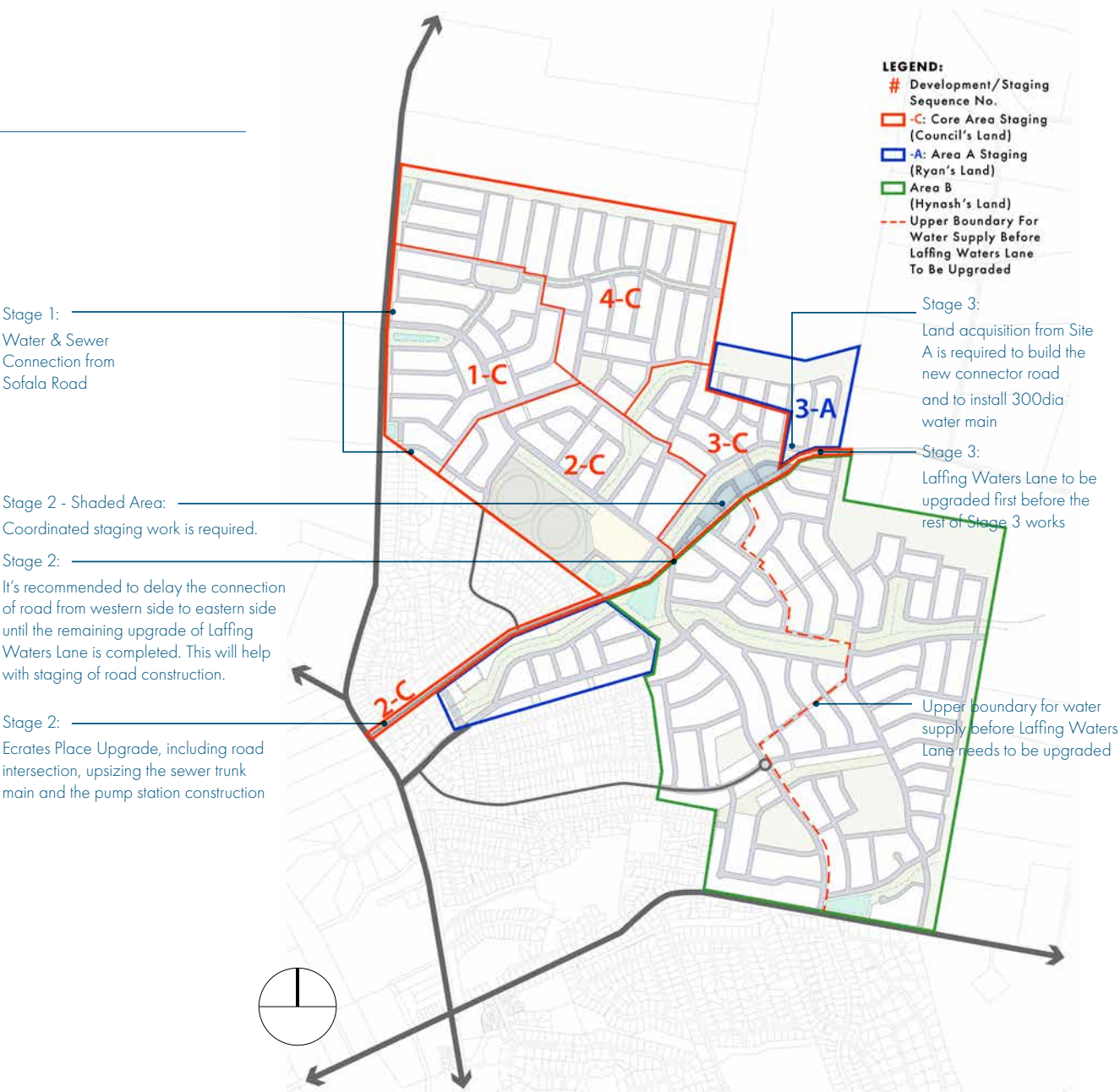
The staged development of land for residential purposes will be accompanied by the commensurate provision of infrastructure, community facilities and local employment in response to the needs of the future population.

Factors influencing development staging include the services and road connections, land ownership and market demands for both current and future conditions.

The first stages of development will occur near both north and south ends of the precinct, adjacent to existing development and infrastructure.

The diagram provides an indicative guide to the progressive release and development of the land at the Laffing Waters precinct, focusing on the Core Area. Area B is privately owned and will be developed in separate stages. Coordinated staging work will be required near the site boundary between the Core Area and Area B.

Each stage can be further sub-staged. The first few stages will contain approximately 300 lots. Depending on the market conditions, between 100 to 150 lots could be released annually.



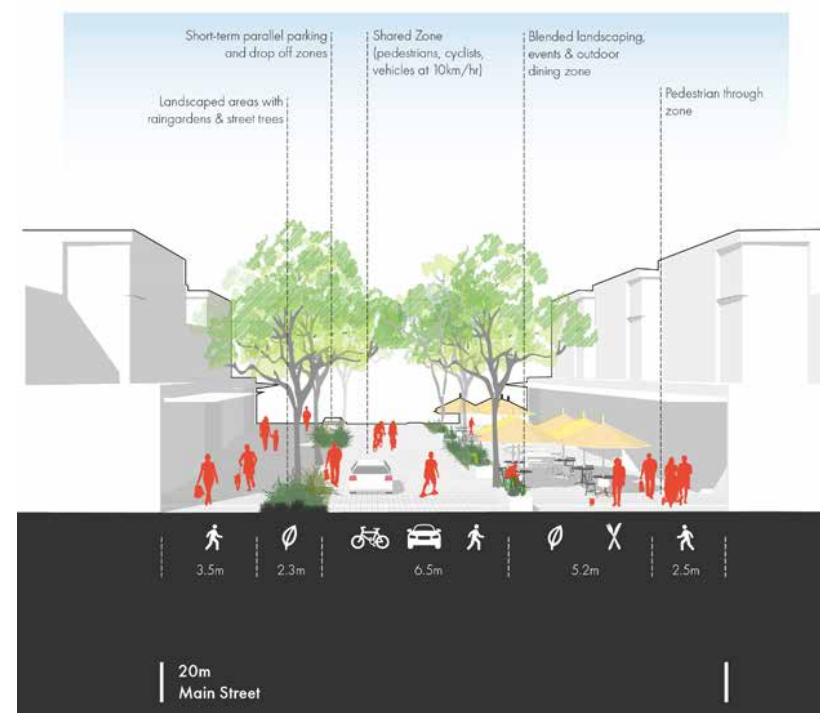
6. Appendices

Appendix A	Indicative Street Sections	23
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Appendix A Indicative Street Sections

Main Street

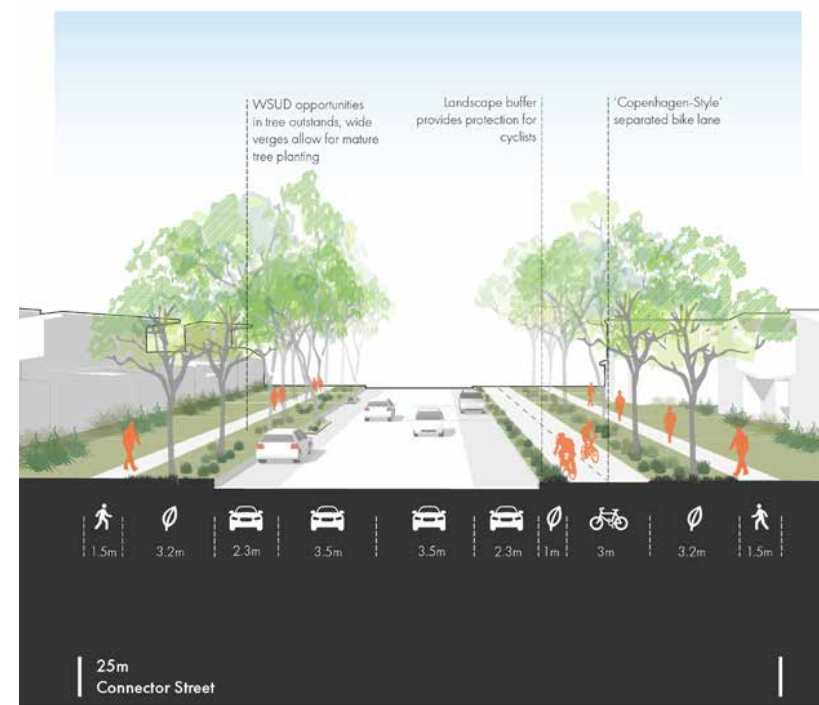
- 20m wide road reserve
- Centrally located within Neighbourhood Activity Centre
- Flush shared zone: pedestrians and cyclists prioritized, vehicles at low speed of 10km/hr
- Full of street frontage activities, e.g. shops, cafe dining



Indicative Cross Section: 20m Main Street

Connector Street

- 25m wide road reserve
- The primary thoroughfare connecting the Laffing Waters development site to surrounding suburbs
- Capacity of accommodating public transport, i.e. Bus route
- Dedicated two-way bicycle lane
- Street tree lined
- WSUD opportunities in the wide landscape verges and tree pits



Indicative Cross Section: 25m Connector Street

Key Local Street

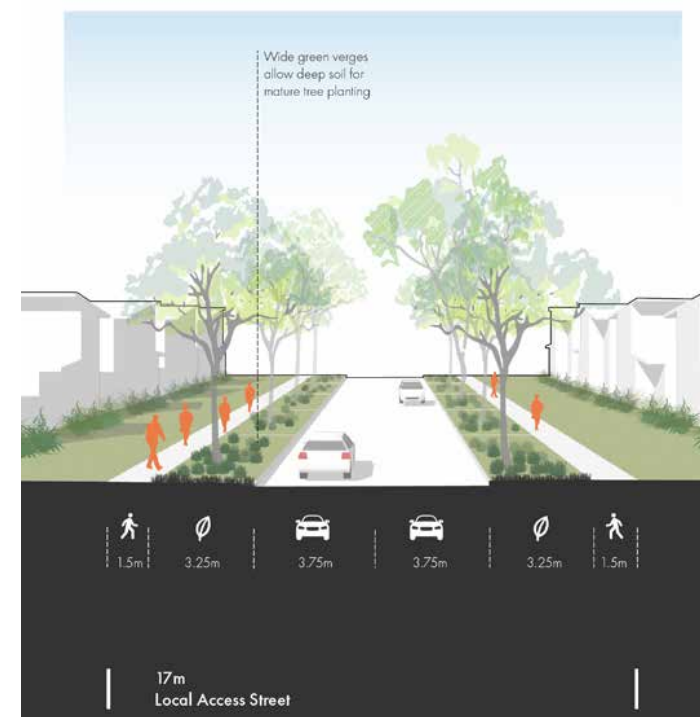
- 20m wide road reserve
- The secondary main street within the Laffing Waters development precinct connecting to both the existing and proposed connector streets
- 3m wide shared path along one side of the key local street forming shared path network
- Street tree lined
- WSUD opportunities in tree pits



Indicative Cross Section: 20m Key Local Access Street

Local Access Street

- 17m wide road reserve
- Typical local street within residential neighbourhoods
- Street tree lined
- WSUD opportunities in the wide landscape verges and tree pits
- Wide carriage way to allow for bicycle riding



Indicative Cross Section: 17m Local Access Street



Blue-Green Spine

- 33.5m wide road reserve
- 15m wide central bio-swale for water filtration as part of WSUD system, densely vegetated and landscaped
- 3m wide shared path along one side of the Blue-Green Spine forming shared path network
- Wide landscape verges allowing for mature street tree planting



Indicative Cross Section: 33.5m Blue-Green Spine

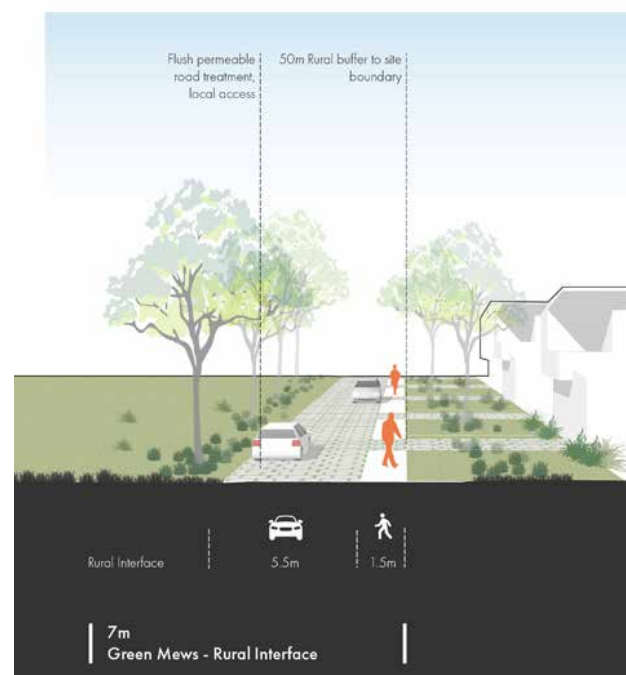
Green Mews

- 7m wide road reserve
- Located within 50m Green Belt (rural buffer zone) adjacent to residential lot boundary
- 1.5m wide pedestrian walk path
- 5.5m drive lane for local access, with flush permeable road treatment



Green Link

- 12m wide green link reserve
- Informal pedestrian connectivity provided between the residential lots
- WSUD opportunities integrated with the landscape



Indicative Cross Section: 7m Green Mews



Indicative Cross Section: 12m Green Link



Gateway Determination

Planning proposal (Department Ref: PP-2021-5200): Amendment of various development standards and relevant mapping for Laffing Waters Urban Release Area, Bathurst.

I, the Acting Director, Western Region at the Department of Planning, Industry and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Bathurst Regional Local Environmental Plan (LEP) 2014 to amend various development standards and relevant mapping for Laffing Waters Urban Release Area in order to reconfigure the neighbourhood as per Laffing Waters Masterplan should proceed subject to the following conditions:

1. Prior to community consultation the planning proposal authority is to update the planning proposal and associated documents as follows:
 - a. Ensure all proposed mapping is consistent with the recommended amendments.
 - b. Include recommended provision of zone B1 Neighbourhood Centre for Minimum Lot Size—Dual Occupancy Map and Minimum Lot Size—Manor Houses, Multi Dwelling Housing and Residential Flat Buildings Map (LSM).
 - c. Correct clause reference for lot size map on page 10.
2. The planning proposal exhibition must commence public exhibition within **three (3) months** from the date of the Gateway determination. Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:
 - (a) the planning proposal must be made publicly available for a minimum of **28 days**; and
 - (b) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 6.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment, 2018).
3. Consultation is required with the following public authorities/organisations under section 3.34(2)(d) of the Act and/or to comply with the requirements of relevant section 9.1 Directions:
 - Civil Aviation Safety Authority
 - Transport for NSW
 - NSW Department of Education

Each public authority/organisation is to be provided with a copy of the planning proposal and any relevant supporting material and given at least 21 days to comment on the proposal.

4. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
5. Prior to submission of the planning proposal under section 3.36 of the Act, the final LEP maps must be prepared and be compliant with the Department's 'Standard Technical Requirements for Spatial Datasets and Maps' 2017.
6. The time frame for completing the LEP is to be **9 months** following the date of the Gateway determination.

Dated 17th day of September 2021.



Wayne Garnsey
Acting Director, Western Region
Local and Regional Planning
Department of Planning, Industry and
Environment

Delegate of the Minister for Planning
and Public Spaces



Respondent No: 1

Login: Anonymous

Email: n/a

Responded At: Nov 19, 2022 20:29:36 pm

Last Seen: Nov 19, 2022 20:29:36 pm

IP Address: n/a

Q1. **Name** James Hundy

Q2. **What is your preferred contact method?** Email

Q3. **Postal Address** not answered

Q4. **Your email address** hundz@hotmail.com

Q5. **Please outline your submission**

In regards to minimum lot sizes. The idea of medium density housing with small minimum lot sizes makes sense given recent trends and certainly achieves the aims of reducing urban sprawl. I personally think this makes the idea of the Laffing Waters precinct rather exciting, particularly given its proximity to my own dwelling. Let's face it, residential development in Bathurst (and associated transport infrastructure) over the last 3 decades has been anything but inspired. However, reducing the minimum lot size in the low-density residential areas would be of concern in my opinion. I have live in master planned communities developed by large corporations like Stockland, Walker etc. More often than not these communities are exceptional in the amenity provided to residents (i.e footpaths on nearly every street, tree-lined, parks and good transport links). However the one thing that makes them insidiously weak is the small lot sizes. The whole suburb feels cramped, tight and compressed. There is no opportunity to have a backyard, a garden etc. You hear everything your neighbour(s) does. In my opinion this degrades land value, will lower the socio-economic makeup of the suburb and will harm Bathurst's (and more broadly, regional centres) reputation(s) for being a breath of fresh air compared to the big city. This is already evident in the reduction of minimum lots seen since new areas of development like the top end of Marsden Estate and newer areas of Eglinton. It 'just isn't cricket' to coin a popular phrase.

Q6. **Would you like to upload a document?** not answered

Q7. **Have you made a reportable political donation within the meaning of the Environmental Planning and Assessment Act 1979 within the last two years to any local Councillor of the Council or any gifts to any local Councillor or employee of that Council.** I have not made a reportable political donation



Australian Government
Civil Aviation Safety Authority

AIR NAVIGATION, AIRSPACE AND AERODROMES

File Ref: F17/5209-6

Your ref: FC:LMW:20.00303 PP 2021-5200 Email 15 November 2022

22 November 2022

Mrs Fern-Alice Coles
 Environmental and Building Services Development
 Bathurst Regional Council
 158 Russell Street NSW 2795

PLANNING PROPOSAL – LAFFING WATERS MASTER PLAN; CASA COMMENTS

I refer to your letter of 11 November 2022 inviting comment on the Laffing Waters Master Plan.

CASA has reviewed the Planning Proposal. For developments in the vicinity of aerodromes, CASA normally recommends that Planning Authorities consider the National Airports Safeguarding Framework (NASF) Guidelines.

Guideline A: Measures for Managing Impacts of Aircraft Noise

CASA has no regulatory responsibilities regarding aircraft noise and aircraft noise issues are a matter for the Planning Authority.

Guideline B: Managing the Risk of Building Generated Windshear and Turbulence at Airports

At 3 – 5.5 km from the aerodrome building generated wind shear and turbulence will not be an issue.

Guideline C: Managing the Risk of Wildlife Strikes in the Vicinity of Airports

Also: CASA Advisory Circular (AC) 139-26(0) - Wildlife Hazard Management at Aerodromes.

There are more serious bird attractors closer to the airport; for example water courses and dams. However, major bird (especially) and animal attractors such as rubbish tips should be avoided.

Guideline E: Managing the Risk of Distractions to Pilots from Lighting in the Vicinity of Airports

At 3 – 5.5km from the aerodrome, a typical residential subdivision(s) should not be an issue.

Guideline F: Managing the Risk of Intrusions into the Protected Airspace of Airports

Section 3.5 of the Planning Proposal - Laffing Waters Master Plan Section 9.1 Ministerial Directions table advises that *'The land is affected by both the Inner Horizontal surface (779.5m AHD) and conical surface (780m – 860m AHD). The maximum elevation of the land affected by the Planning Proposal is 738m AHD. This leaves a clear airspace of*

GPO Box 2005 Canberra ACT 2601 Telephone 131 757

41.5m before any building penetrates the OLS. Council has a HOB restriction of 9m for the R1 and R3 zoned land and 12m for the B1 zone. The HOB for the B1 zone is proposed to be increased to 14m as part of this planning proposal.' Therefore, height of buildings is not an issue.

Guideline G: Protecting Aviation Facilities — Communications, Navigation and Surveillance (CNS)

Airservices Australia would review any proposed communication facilities that could affect aviation related communications/navigation.

Guideline H: Protecting Strategically Important Helicopter Landing Sites

The site is approximately 3 km east of the hospital helipad and alternate hospital helipad and not aligned with approaches and departures. Guideline H is not applicable in this case.

Guideline I - Managing the Risk in Public Safety Areas At The Ends Of Runways

Guideline I is not applicable in this case.

It is also noted that there are subdivisions closer to the airport. CASA has no objections to the Laffing Waters Planning Proposal.

Yours sincerely



David Alder
Aerodrome Engineer



Respondent No: 2

Login: Anonymous

Email: n/a

Responded At: Dec 12, 2022 11:58:04 am

Last Seen: Dec 12, 2022 11:58:04 am

IP Address: n/a

Q1. Name Peter Lee

Q2. What is your preferred contact method? Email

Q3. Postal Address not answered

Q4. Your email address peter.lee@calibregroup.com

Q5. Please outline your submission

This submission supports Council's amendments to the LEP, and seeks to recommend an additional clause to the LEP and subsequent Development Control Plan (DCP) to facilitate the delivery of a diverse range of housing product throughout the residential release area. This will appeal to a wider community of future residents and ensure a coordinated approach is taken to the release of subdivisions.

Q6. Would you like to upload a document? https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/a413e02be8f71c0994dc6d539c54ad4809f42849/original/1670806668/6ef031594e622043c5ecc3beb3e2b781_Submission_to_the_Laffing_Waters_LEP_Changes.pdf?1670806668

Q7. Have you made a reportable political donation within the meaning of the Environmental Planning and Assessment Act 1979 within the last two years to any local Councillor of the Council or any gifts to any local Councillor or employee of that Council. I have not made a reportable political donation

Calibre Professional Services Pty Ltd

PO Box 8300 | Baulkham Hills BC, NSW 2153
 Level 2, 2 Burbank Place | Norwest NSW 2153
 +61 2 8808 5000 | ABN 55 070 683 037



12 December 2022

Bathurst Regional Council
 158 Russell Street or PMB 17
 Bathurst NSW 2795

Attention: Fern-Alice Coles – Senior Strategic Planner, Bathurst Regional Council

Laffing Waters Master Plan Planning Proposal

Dear Fern,

This submission is made to the Bathurst Regional Local Environmental Plan (LEP) Changes on exhibition from 14 November to 12 December 2022, which have been driven by Council's decision to implement the recommendations of the Laffing Waters Master Plan adopted in 2019. Primarily, this submission supports Council's amendments to the LEP, and seeks to recommend an additional clause to the LEP and subsequent Development Control Plan (DCP) to facilitate the delivery of a diverse range of housing product throughout the residential release area. This will appeal to a wider community of future residents and ensure a coordinated approach is taken to the release of subdivisions.

Inspiration is taken from the development controls in place for the Growth Centres in Sydney, particularly in relation to a variation to minimum lot sizes around areas of high amenity and the process by which subdivisions are approved. The benefit is that small lot housing is created as a Torrens Title subdivision, as opposed to a strata subdivision.

1. Exceptions to minimum lot sizes

Supply of a variety of housing products is a key element when designing for a new community, to ensure all future residents, including first home buyers and downsizers alike, can find accommodation that suits their needs.

Under the precinct plan for Oran Park and Turner Road in *State Environmental Planning Policy (Precincts – Western Parkland City) 2021*, there is a provision which permits a variation to the minimum lot size for dwelling houses, as stated on the LEP Minimum Lot Size Map, which has been re-written to be applicable for Laffing Waters:

"4.1AD Exceptions to minimum lot sizes for dwelling houses on other lots in Zone R1 General Residential"

(1) This section applies to a lot in Zone R1 General Residential that has an area of less than 400m² (but not less than 350m²).

(2) Despite section 4.1A(1), development consent may be granted to the erection of a dwelling house on a lot to which this section applies if the lot meets the requirements of subsection (3) and –

- (a) the lot results from a subdivision to which development consent has been granted in accordance with section 4.1AA and, in determining the development application for the erection of the dwelling house, the consent authority considers any information that it considered for the purposes of that section in determining the development application for that subdivision, or*
- (b) the development application is a single development application for development consisting of both of the following–*
 - (i) the subdivision of land into 2 or more lots,*
 - (ii) the erection of the dwelling house on one of the lots resulting from the subdivision.*

(3) A lot meets the requirements of this subsection if–

- (a) the lot adjoins land that is set aside for open space or recreation purposes, or is separated from that land only by a public road, or
- (b) the lot adjoins land in Zone B1 Neighbourhood Centre, or is separated from land in any of those zones only by a public road, or
- (c) the lot is within 400m of land in Zone B1 Neighbourhood Centre and the lot–
 - (i) adjoins land in Zone SP2 Infrastructure that is set aside for drainage or educational purposes, or
 - (ii) is separated from land in Zone SP2 Infrastructure that is set aside for drainage or educational purposes only by a public road.

(4) Despite subsection (2), development consent must not be granted to the erection of a dwelling house on a lot to which this section applies unless the consent authority is satisfied that the dwelling house–

- (a) will not adversely impact on the amenity of adjoining residential properties, and
- (b) will be designed and orientated to provide active frontages to and surveillance of the public recreation or drainage land, and
- (c) will not adversely impact on or limit solar access to adjoining residential or public open space land.”

We suggest the above clause be considered for inclusion within the Bathurst Regional LEP, however, we would amend the minimum lot size range highlighted in subsection 4.1AD(1) – we recommend that the provision be for lots less than **400m² (but not less than 350m²)** to better align with the minimum lot sizes proposed for Laffing Waters, as shown in the proposed amendment to the Minimum Lot Size Map below.

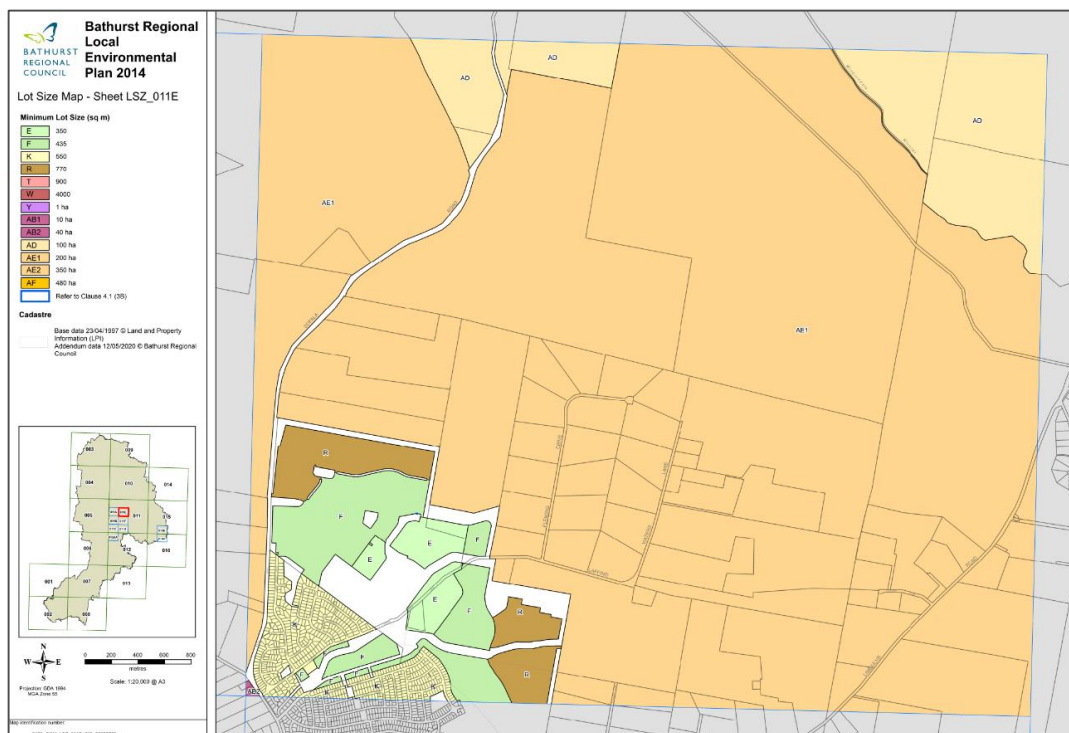


Figure 1: Proposed Amendment to the Minimum Lot Map (Bathurst Regional Council)

The introduction of this clause facilitates the delivery of a variety of housing around high amenity areas (such as parks and recreational open spaces), promoting diverse housing opportunities throughout the residential release area and avoiding the creation of a monogamous community. A mix of housing options appeals to a wider audience and offers accommodation types to cater for residents throughout all life stages, as well as creating a Torrens to the subdivisions.

2. DCP Subdivision Approval Process

Supplementary to the LEP, the subdivision approval process adopted in the Development Control Plans (DCPs) for the North and South West Growth Centres of Sydney is recommended to be considered in the development of the DCP for Laffing Waters.

The **objectives** of this process are as follows:

1. *To facilitate a diversity of housing sizes and products*
2. *To ensure that subdivision and development on smaller lots is undertaken in a coordinated manner.*
3. *To ensure that all residential lots achieve an appropriate level of amenity.*

The **controls** of this process are as follows:

1. *The land subdivision approval process is to be consistent with the requirements of the table below.*

Approval pathway	DA for Subdivision	DA for Subdivision with Building Envelope Plan	DA for Integrated Housing (Integrated Assessment with subdivision prior to construction of dwellings)	DA for Integrated Housing
	Pathway A1	Pathway A2	Pathway B1	Pathway B2
Application	Lots equal to greater than 300m ²	Lots less than 300m ² and equal to or greater than 225m ² in area, and with a width equal to or greater than 9m*.	Dwelling construction involving detached or abutting dwellings on: lots less than 225m ² , or lots with a width less than 9m*.	Dwelling construction involving common walls (ie attached dwellings) on: lots less than 225m ² , or lots with a width less than 9m*.
Dwelling plans required	As part of future DA or CDC	As part of future DA or CDC	Yes as part of subdivision application	Yes as part of subdivision application
Dwelling Design 88B restriction required	No	Yes	Yes, only approved dwelling can be built	Yes, only approved dwelling can be built
Timing of subdivision (release of linen plan)	Pre-construction of dwellings	Pre-construction of dwellings	Prior to the issue of the CC	Post-construction of dwellings
Housing Code applicable	Yes	Yes (for 200m ² lots and above)	No	No

2. *Subdivision of land creating residential lots less than 225m² or lots less than 9m wide shall include a dwelling design as part of the subdivision development application. The dwelling design is to be included on the S88B instrument attached to the lot.*
3. *Subdivision applications that create lots smaller than 300m² and larger than or equal to 225m² must be accompanied by a Building Envelope Plan (BEP).*
4. *Applications for subdivision using approval pathways A2, B1 and B2 require a Public Domain Plan (PDP) to be submitted as part of the application. The purpose of the PDP is to demonstrate how the public domain will be developed as a result of future development on the proposed lots.*

Again, it is suggested that the 225m² and 300m² lot size controls be amended to read **350m²** and **400m²** respectively, to be in keeping with the larger lot sizes proposed in Bathurst. This approval process permits Torrens Title subdivision with built form controls, being the provision of Building Envelope Plans and Dwelling Designs as part of integrated development. This in turn allows for a more efficient delivery of subdivisions and improves the way in which residential development is delivered.

3. Summary

This submission is in support of the Bathurst Regional Local Environmental Plan (LEP) Changes currently on exhibition. It is suggested that a separate clause is adopted within the LEP to permit smaller minimum lot sizes than that shown on the Council's Minimum Lot Size Map around areas of high amenity. An example of this clause is taken from a Precinct Plan for one of NSW's Growth Areas located in Sydney's South West.

The adoption of various pathways to approve the subdivision of land in the future DCP will also have a positive effect on the development of Laffing Waters. This creates a streamlined approach for subdivision approvals and removes unnecessary obstacles that hinder the preparation of land for residential development.

If you have any further questions, please do not hesitate to contact Peter Lee at E: Peter.Lee@calibregroup.com or at (02) 8808 5000. Yours sincerely

Calibre Professional Services Pty Ltd



Peter Lee

Planning Leader

Fern-Alice Coles

From: Stephen Ryan <stephen.ryan@edneyryan.com.au>
Sent: Monday, 12 December 2022 3:41 PM
To: Council
Subject: Planning Proposal - Laffing Waters Master Plan
Attachments: ERG Scanner_20221212_155140.pdf; ERG Scanner_20221212_154913.pdf; 19082A.pdf

CAUTION: This email originated from outside BRC. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Attention J E Bingham

Dear Janet

Please find communications relating to my land and impact thereon with the proposed Laffing Waters Masterplan

Kind regards

Stephen

Stephen Ryan

Director | Edney Ryan Chartered Accountants

t +61 2 9908 9888 f +61 2 9908 9889 e stephen.ryan@edneyryan.com.au

a Level 2, 357 Military Road Mosman NSW 2088 p PO Box 408 Cremorne NSW 2090

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Part of the



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8th December 2022

J E Bingham
Manager Strategic Planning
Bathurst Regional Council
158 Russell Street
Bathurst NSW 2795

Dear Janet,

RE: Planning Proposal – Laffing Waters Master Plan

I, Stephen Ryan, own Lot 8 DP788492 on Laffing Waters Lane, Kelso. I am writing to protest part of the Planning Proposal currently on exhibition by Bathurst Regional Council that will affect my property. My objection is with the large amount of land that is proposed to be zoned RE1 and SP2 as shown on the proposed zoning map. I believe the total area of RE1 and SP2 zoned land should be reduced, and replaced with R1, for the following reasons.

The proposed zoning allocates approximately 37.8% of my total land area to RE1 and SP2. Conversely only approximately 22.7% of Lot 231 DP1177478 that is owned by Council is allocated to RE1 and SP2. (This calculation excludes the SP2 land allocated for the proposed school site, as this land can be sold for profit). It is not consistent that Council should allocate 15.1% less of their land to RE1 and SP2, then they allocate to a private landholder.

In contrast, the plan prepared by Voerman & Ratsep Land Surveyors, that is attached herewith, and was supplied to Council in June 2019, is an example of how the site could be better utilised. With this proposed layout, 28.9% of my land (shown green and pink) would be zoned RE1 and SP2, which is closer to, and more consistent with how Council is treating their own land.

The width of the SP2 land allocated for drainage down the centre of my land is unreasonable. The zoning map shows a width of between approximately 50 to 90m wide. The drainage reserve downstream (Lot 39 DP837243) is only 20m wide. Why should the drainage reserve here (upstream) be wider? Other drainage reserves in the area are also much narrower. The drainage reserve between Graham Drive and Wentworth Drive is only 15m wide. The drainage reserve between Marsden Lane and Cypress Crescent is 18m wide. The Drainage Reserve next to Birch Close is 15m wide. There are more instances, so why is the drainage reserve on my land required to be between 50 and 90m wide? This is inconsistent with any of the nearby development. The 25m wide drainage reserve proposed on the Voerman & Ratsep plan would be wider than any of the other nearby existing reserves, and would allow for the additional desired landscaping and pathways.

The position of the SP2 drainage reserve is in the wrong position. Specifically in the North Eastern corner of my land. The proposed zoning shows the drainage heading towards Laffing Waters Lane at the northern most corner of my lot. Were as, the natural drainage line is further to the South, as shown on the Voerman & Ratsep plan. If the drainage reserve followed the natural drainage line of the topography, this would have a much smaller impact on the environment.

The zoning proposes several long narrow RE1 zones. Specifically on the Northern and Western Boundaries of my land, and between the proposed drainage and road at the Western end of my land. These long narrow areas next to roads will not provide effective and safe community spaces. I believe they will be largely unused and poorly cared for. Given that the proposed lot size of R1 zoned

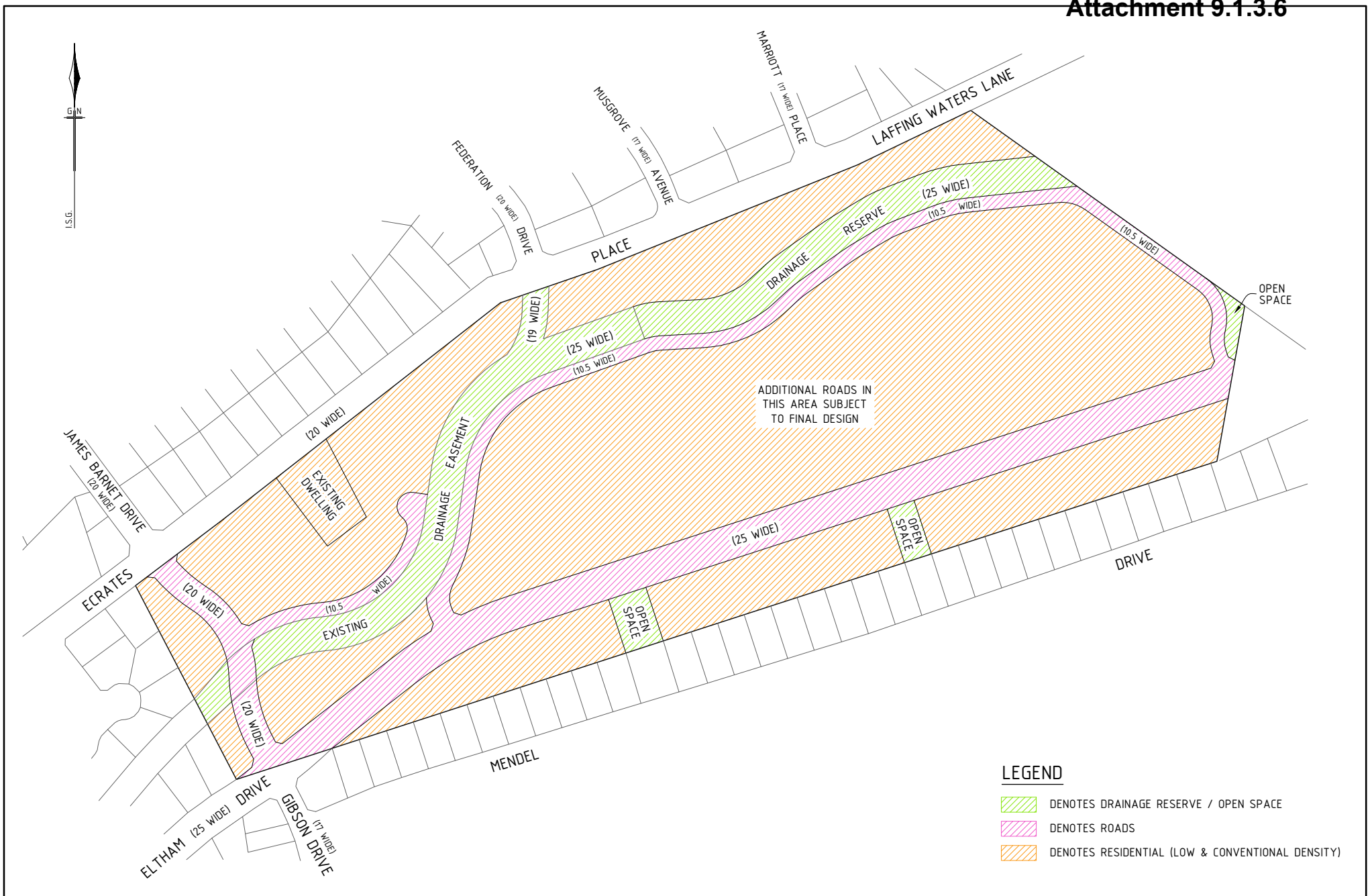
land will be a minimum of 435m², with consideration given to the road design and location, and the altering of the drainage discussed above, small lots could be created in these areas that would be maintained and utilised by the landowner. Larger community spaces that do not entirely border major roads are allowed for in the planning proposal, that would be better suited to community activities. An example of what could be achieved is shown on the Voerman & Ratsep plan.

I understand that it would be advantageous to the implementation of the Laffing Waters Master Plan for my land to be developed, given it's location as the main access to the area. Therefore, I request that the amount of RE1 and SP2 zoned land be reduced to an amount that is more reasonable and consistent with other developments in the area. In particular consideration of the width required, and location of land for drainage, and the thought to changing long narrow strips of RE1 land to R1 small lots, due to the reasons outlined above.

I look forward to your reply regarding my above concerns.

Yours faithfully


Stephen Ryan



LEGEND

- DENOTES DRAINAGE RESERVE / OPEN SPACE
- DENOTES ROADS
- DENOTES RESIDENTIAL (LOW & CONVENTIONAL DENSITY)

Survey Responses

22 July 2016 - 18 December 2022

Laffing Waters Master Plan Planning Proposal

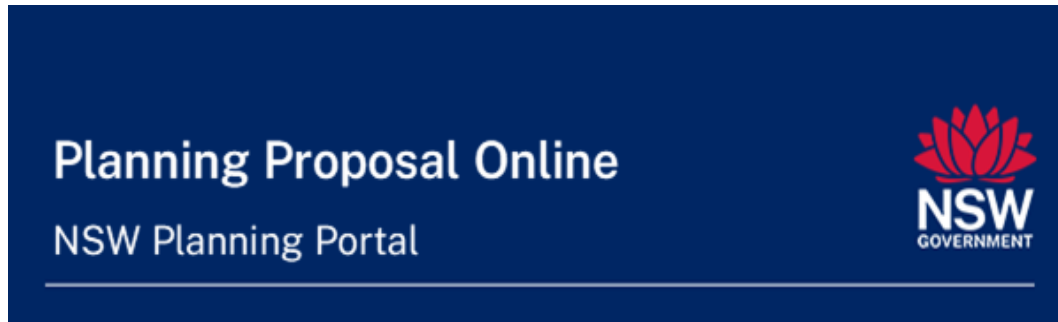
Your Say Bathurst Region

Project: Local Environmental Plan (LEP) Changes



VISITORS					
78					
CONTRIBUTORS			RESPONSES		
2			2		
0	0	2	0	0	2
Registered	Unverified	Anonymous	Registered	Unverified	Anonymous

Sent: 13/12/2022 12:00:10 AM From ip-10-123-5-10.ap-southeast-2.compute.internal
From: planning.apps@planning.nsw.gov.au
To: oyshee.iqbal@planning.nsw.gov.au
Subject: Submission summary of Planning Proposal PP-2021-5200

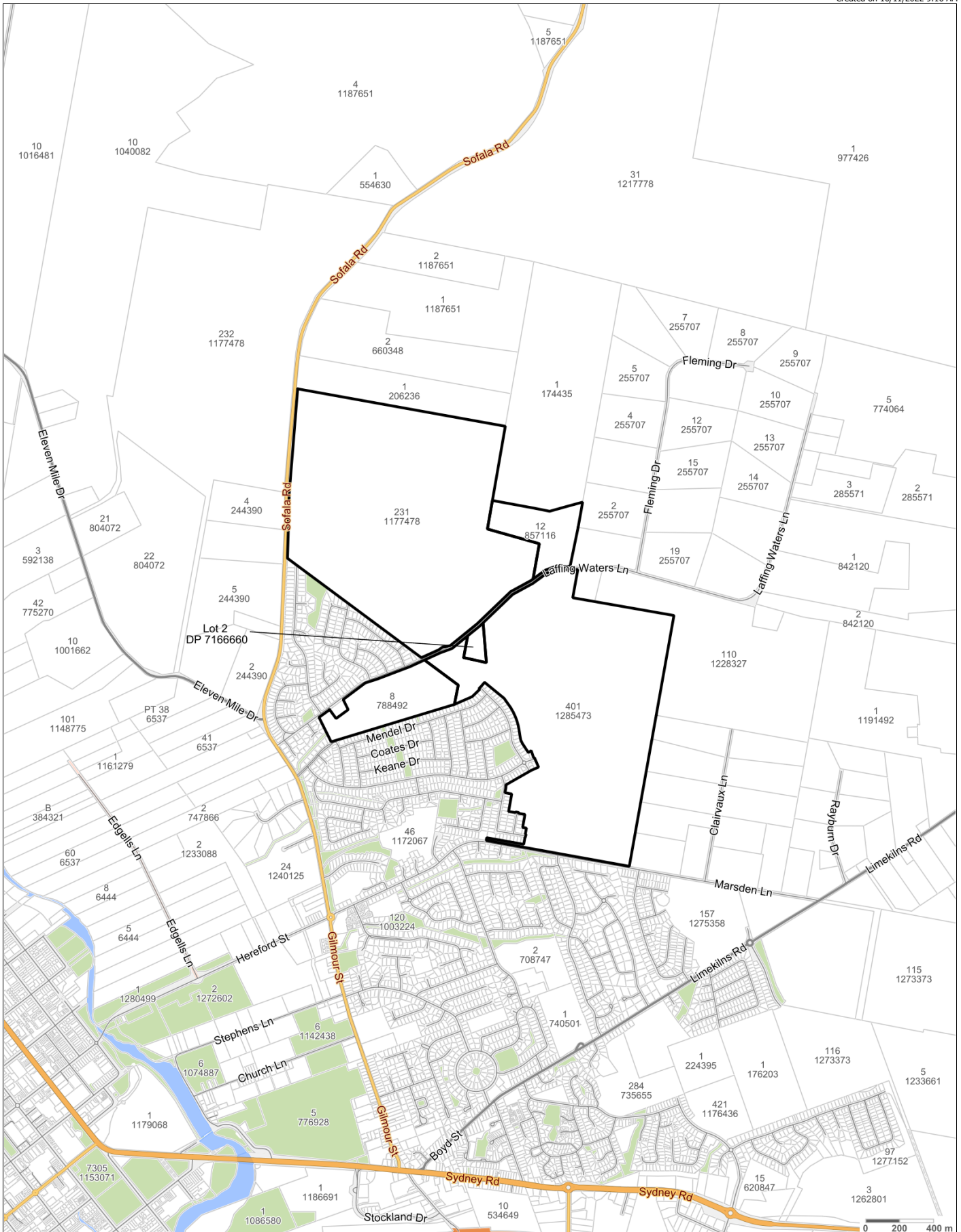


The exhibition period for Planning Proposal PP-2021-5200 started on 11/14/22 and ended on 12/12/22.

The total number of submissions received via the portal during the exhibition period was 0.

You can download an extract of the submissions received via the NSW Planning Portal as a csv file from the document tab within the Planning Proposal case.

This email has been automatically sent through the NSW Planning Portal. Please do not



Important Notice!

This map is not a precise survey document. Accurate locations can only be determined by a survey on the ground. This information has been prepared for Council's internal purposes and for no other purposes. No statement is made about the accuracy or suitability of the information for use for any purpose (whether the purpose has been notified to Council or not). While every care is taken to ensure the accuracy of this data, neither the Bathurst Regional Council nor the LPI makes any representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incur as a result of the data being inaccurate or incomplete in any way and for any reason.

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Drawn By: Fern-Alice Coles

Date: 10/11/2022

Projection: GDA94 / MGA zone 55

Map Scale: 1:20290 @ A3

Laffing Waters Master Plan Precinct



Important Notice

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Drawn By: Fern-Alice Coles

Date: 10/11/2022

Projection: GDA94 / MGA zone 55

Map Scale: 1:20290 @ A3

Laffing Waters Master Plan Precinct

FILE NOTE: DISCUSSION FORUM

DETAILS: PLANNING PROPOSAL – LAFFING WATERS MASTER PLAN

DATE: 31 JANUARY 2023

PRESENT: **MR STEPHEN RYAN (OWNER), MR NEIL SOUTHORN (BRC),
MS JANET BINGHAM (BRC) & MRS FERN-ALICE COLES (BRC)**

FILE: 20.00303

In accordance with the Gateway Determination issued by the NSW Department of Planning and Environment (DPE) on 17 September 2021, Council placed the Laffing Waters Planning Proposal on public exhibition for a period of twenty-eight (28) days between 14 November 2022 and 12 December 2022. During this time a total of five (5) public submissions were received, one of which raised a number of issues which Council considered could be best addressed through a Discussion Forum.

A Discussion Forum was subsequently held on 31 January 2023 between Council staff and Mr Stephen Ryan, being the owner of land known as Lot 8 DP 788492 (Laffing Waters Lane Kelso) which forms part of the Laffing Waters Master Plan Precinct and is subject to the Planning Proposal. The following sections provide a summary of the matters discussed and proposed solutions to each issue.

BACKGROUND INFORMATION

Mr Ryan provided the following background information in relation to the history and use of the land:

- It is acknowledged that the land sits within the planned residential growth corridor, known as Laffing Waters. The Ryan family has been aware of this matter and has discussed town planning matters with Council over previous years.
- The family has never had any immediate desire to develop the land, and has recently been planting a number of trees. The land currently forms part of a horse training and breeding establishment which also extends over other property located within the region. The land is located within only 400 metres of the Bathurst Thoroughbred Racing Track and therefore, is invaluable to the family in its continuation of existing horse training activities. There is currently a dwelling house, horse track and several stables, horse walkers and sheds located on the land.
- The Ryan family has a desire to maintain the rural lifestyle that has been enjoyed on the land for over 60 years. However, it is also acknowledged that a day may come where circumstances could arise that the horse training activities could no longer continue to operate on the land and in that case, the family wants to ensure that the zoning and planning provisions that apply to the

land are of minimal consequence to the landowners and are as reasonable as possible.

- Mr Ryan has previously met with Voerman and Ratsep Surveyors to discuss the Planning Proposal and its effect on the land. A conceptual Layout Plan has been prepared by Voerman and Ratsep Surveyors and was submitted to Council with the written public submission. The Layout Plans details a 25-metre-wide drainage reserve and several potential road locations.
- There is currently an “Easement to Drain Water” located over the land. The Ryan family initiated the creation of that easement some years ago.

WIDTH OF THE DRAINAGE RESERVE

Mr Ryan – Questions / Concerns:

- Mr Ryan questioned whether the designated drainage reserve (SP2 Infrastructure zone) should need to be so large, particularly given that the downstream drainage reserve located behind Eltham Drive is much smaller. Mr Ryan queried whether a consistent line could be kept through that location.
- Mr Ryan advised that the watercourse is actually located slightly further South than where the drainage reserve zoning is located (SP2 Infrastructure zone).

Council Staff – Advice and Potential Solutions:

- The exhibited Planning Proposal included a drainage reserve width of 50 metres. Previously urban waterways in Bathurst were approximately 25-metres-wide, but Council has since found that those drainage reserves are too narrow and that more space is required for maintenance, hydrological and environmental functions. In 2010 Council prepared the *Urban Waterways Management Plan* which recommended wider corridors for drainage channels and so a new wider standard has been applied to the Laffing Waters Master Plan and other newer subdivisions located throughout the region more broadly.
- Following receipt of Mr Ryans written submission, Council staff have discussed some options surrounding drainage widths. Council can appreciate that it is difficult to see logic between a 40-metre-wide easement into a 20-metre-wide easement downstream. Given this, there may be scope to allow for a drainage reserve that is of variable width, rather than a blanket 40 to 50-metre-wide corridor. This could be divided into two concepts:
 - The Northern half of the land is where the water is being received and will one day be designed and used as a stormwater basin. There is also an awkward narrow portion of land located between the boundary of the lot and the watercourse. Therefore, the width of the drainage corridor could be wider in this location, subject to some ground truthing.
 - The Southern half of the land connects to the smaller existing drainage corridor located behind Eltham Drive with an existing covenant. Therefore, the width of the drainage corridor could be narrower in this location, subject to some ground truthing.

- Principally, Council needs to be satisfied that the width of the drainage corridor is sufficient to cater all of its demands, including hydraulic, flood mitigation and environmental demands.
- Council acknowledges that the watercourse may be located further South than where the SP2 Infrastructure (Drainage) zone had been nominated on the draft exhibited Land Zoning maps. Council will review the location of the drainage corridor (SP2 zoning) to ensure that the watercourse sits central to the buffer.
- Council may be able to place some controls in its Development Control Plan (and associated mapping) around how development within proximity to the drainage corridor is managed. The drainage corridor could be mapped in the DCP as variable width. This would allow for more flexibility at subdivision stage.

WIDTH OF THE ROAD LOCATED BETWEEN JAMES BARNET DRIVE AND GIBSONE DRIVE

Mr Ryan – Questions / Concerns:

- Mr Ryan advised that the width of the future road to be located between James Barnett Drive and Gibsone Drive appears to be larger than it should need be. Mr Ryan queried whether the width of the road could be reduced to be more consistent with the width of the existing connecting roads.

Council Staff – Advice and Potential Solutions:

- Council displayed the draft “Development Control Plan Map No. 4A – Laffing Waters Master Plan” which shows the proposed road to be located between James Barnett Drive and Gibsone Drive and its proposed hierarchy.
- Council explained that the DCP map is conceptual only and that there is a general acceptance that the future road may not be placed within that exact location, but instead may be located within that general vicinity. Council will review the Land Zoning map to ensure that the RE1 Public Recreation zoning does not become an impediment to the design and location of that future road, as these matters can be better managed under the Development Control Plan.

LAND TO BE ZONED RE1 PUBLIC RECREATION ON THE NORTH-EASTERN SIDE

Mr Ryan – Questions / Concerns:

- Mr Ryan asked about the need to zone land RE1 Public Recreation on the North-Eastern side of Lot 8 DP 788492.

Council Staff – Advice and Potential Solutions:

- Council advised that there is a small portion of land located on the North-Eastern side which was proposed to be zoned RE1 Public Recreation. This zoning has been proposed because the width of the land between the drainage corridor and the property boundary is insufficient to accommodate functional residential allotments.

- Council will review the location of the SP2 Infrastructure (Drainage) zone to ensure that the watercourse is central to the buffer. Should this create sufficient depth to allow more functional residential allotments to be established on the North-Eastern side, then Council will also review and expand the R1 General Residential zoning in this location.

FUTURE DEVELOPMENT WITHIN PROXIMITY TO THE WATERCOURSE

Mr Ryan – Questions / Concerns:

- Mr Ryan advised that a Development Application had previously been submitted to Council for a shed on the Southern side of the existing dwelling house, however, the application was withdrawn due to the proximity of the proposed shed to the watercourse. The shed was proposed to be located more than 25 metres from the watercourse, which is further than the width of the drainage corridor proposed by Council (50-metres-wide, 25-metres each side of the watercourse). Mr Ryan queried whether it could still be the case that future development is not permitted in proximity to the watercourse, even though it is located outside the zoning buffer (SP2 Infrastructure) set by Council.

Council Staff – Advice and Potential Solutions:

- Council advised that generally development within 40 metres of a watercourse requires an Integrated Development Approval to be obtained from the NSW Natural Resources Access Regulator (NRAR) (Controlled Activity Approval under the *Water Management Act 2000*). Therefore, it is often the case that NRAR may require additional buffers to be maintained for development (including subdivisions), beyond those that might otherwise be established by Council in its planning provisions. It should be anticipated that this could occur in the development of the Laffing Waters Master Plan Precinct.

PROPORTION OF LAND TO BE DEDICATED FOR PUBLIC PURPOSES

Mr Ryan – Questions / Concerns:

- Mr Ryan advised he is concerned about the proportion of land that is to be zoned RE1 Public Recreation and SP2 Infrastructure (Drainage). Mr Ryan asked that the proportion of land to be zoned for public purposes be consistent with those allocations provided to other land throughout the Laffing Waters Master Plan Precinct.

Council Staff – Advice and Potential Solutions:

- Council advised that the natural drainage corridor exists in its current location on the land, and therefore, the SP2 Infrastructure (Drainage) zoning allocation is a product of that. Based on solutions offered throughout this discussion forum, it is believed Council will be fairly close to achieving some reasonable balance in zoning allocations.
- Council advised that a large amount of planned infrastructure (such as the school site and district sports park) will be located on that area of land owned by Council. This was purposely done to reduce the amount of privately-owned land that would need to be developed and dedicated for public purposes.

- Council advised that the adopted *Laffing Waters Master Plan* established a principle that every dwelling within the Precinct should be located within 400 metres walking distance of good-quality open space land. This is necessary to ensure the development of a well-connected community and to allow for the provision of additional public open space, particularly in the medium density residential areas where large amounts of private open space cannot be easily accommodated.

POTENTIAL HOLD-UPS IN THE DELIVERY OF THE LAFFING WATERS MASTER PLAN PRECINCT

Mr Ryan – Questions / Concerns:

- Mr Ryan acknowledged that at the moment drainage goes through the land and that a future main road entry into the estate is proposed over the land. Mr Ryan asked what the consequences would be if the land continued to be held by family members and used for horse training for some significant time into the future. Mr Ryan asked what the implications of this would be for Council in its progress and planning for the city.
- Mr Ryan advised that should the need for the new road construction arise and whilst the land is still being held and used for horse training, there would be no reason why the road could not be relocated and constructed alongside the Southern boundary of Lot 8 DP 788492, rather than within the middle of the paddock. This location on the boundary would minimise impacts to any existing operations.

Council Staff – Advice and Potential Solutions:

- Council advised that the drainage matters can be accommodated with some work. The upstream detention basin will be engineered to collect water and discharge to pre-development flow rates through the subject land. Therefore, the drainage corridor would remain as rural watercourse until the landowner decides otherwise.
- Council advised that the construction of the new Local Distributor Road is a harder issue. Due to increasing traffic congestion, a day may come where Council will need to have a conversation about the road construction.
- Council advised that relocating the road to the Southern boundary of the land would mean that the back fence of existing homes on Mendel Drive would line the roadway, which is not an ideal outcome. This is an issue which could be postponed for quite some time, because it is not an immediate issue and there may be some other technical options available (such as a new road off Sofala Road).

NEXT STEPS IN THE PLANNING PROPOSAL PROCESS

The following summary was made in relation to next steps within the Planning Proposal process:

- Council advised that the draft mapping will be reviewed and finessed based on these discussions. The matter will be referred to the Ordinary Meeting of Council to be held on Wednesday 15 February 2023 and Mr Ryan would be

welcome to make representations to Council during the public forum, should he wish.

- Mr Ryan advised that he is happy for Council to proceed based on the potential solutions offered.

Meeting Opened: 3:00pm

Meeting Closed: 3:45pm



Neil Southorn

**DIRECTOR
ENVIRONMENTAL, PLANNING & BUILDING SERVICES**

MEMORANDUM

TO: MAYOR
DEPUTY MAYOR
COUNCILLORS
GENERAL MANAGER

FROM: DIRECTOR ENVIRONMENTAL, PLANNING & BUILDING
SERVICES

DATE: 13 FEBRUARY 2023

SUBJECT: **ORDINARY MEETING OF COUNCIL TO BE HELD ON 15
FEBRUARY 2023 – ITEM 8.1.3 PLANNING PROPOSAL –
LAFFING WATERS MASTER PLAN**

FILE: FC:KJD:20.00303

Reference is made to Item 8.1.3 of the DEPBS Report to the Ordinary Meeting of Council to be held on 15 February 2023.

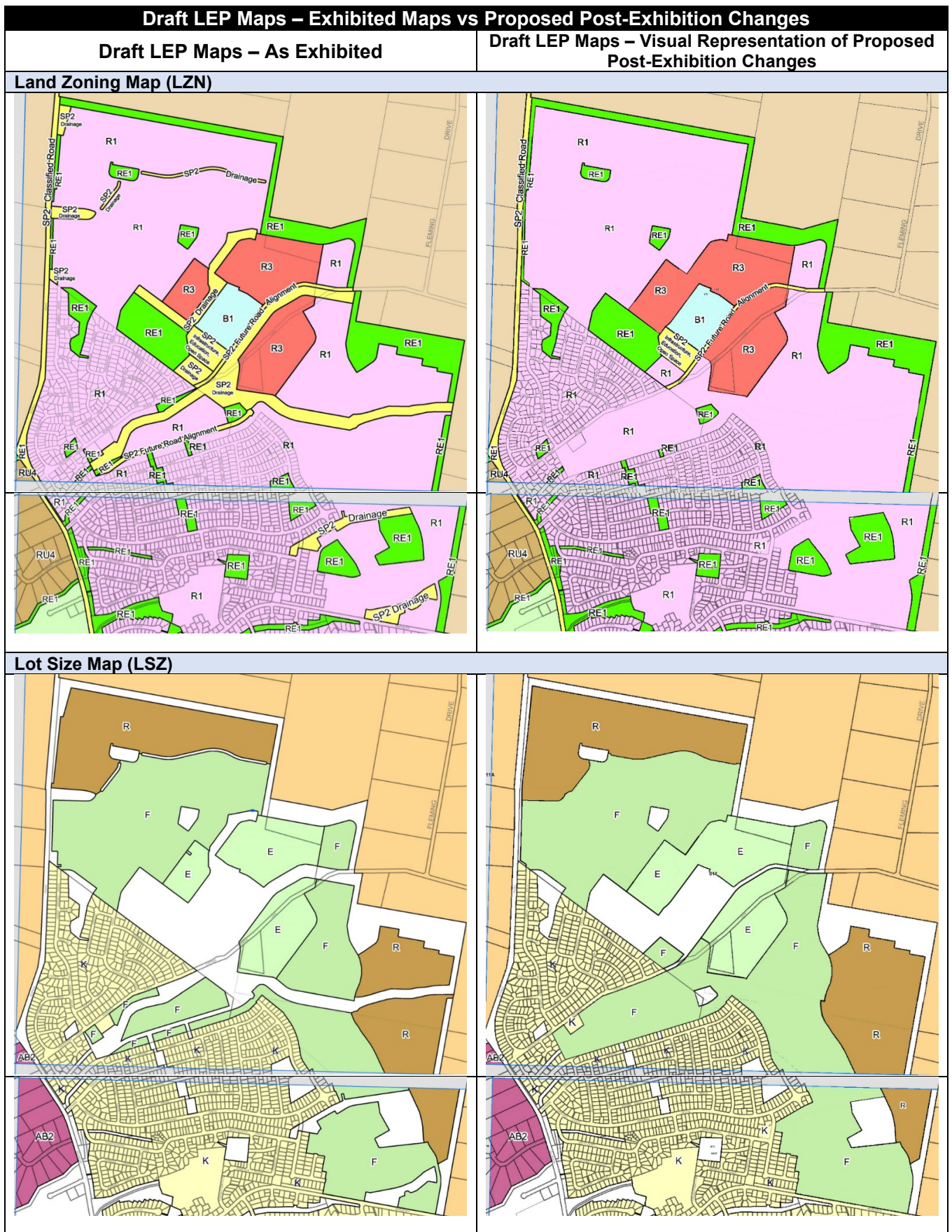
The report outlines the details of a Planning Proposal (prepared by Council) which seeks to reconfigure the existing zoning controls that apply to land to implement the recommendations of the *Bathurst 2036 Housing Strategy* (adopted in 2018) and the subsequent *Laffing Waters Master Plan* (adopted in 2019).

The Planning Proposal was placed on public exhibition for a period of twenty-eight (28) days, during which time a total of four (4) submissions were received. The report considers the concerns raised by the public and recommends that the following additional changes be made to the draft LEP maps, prior to the making of the LEP:

1. Removal of the RE1 Public Recreation zoning from Lot 8 DP 788492 in its entirety, excluding the small area exhibited as RE1 in the south-eastern corner of the land which will form part of a new local park with adjoining lands. Instead, these “Passive Open Space” areas and “Pedestrian Accessways” should be mapped and managed as “Land Use/Management Areas” under the DCP. These areas will be zoned R1 General Residential under the LEP.
2. Removal of the SP2 Infrastructure (**Drainage**) zoning throughout the Laffing Waters Master Plan Precinct. Instead, the “Drainage Reserves” (corridors and drainage basins) should be mapped and managed as a “Land Management Area” under the DCP. These areas will be zoned either R1 General Residential or R3 Medium Density Residential under the LEP, depending upon their location.
3. Removal of the SP2 Infrastructure (**Future Road Alignment**) zoning for Eltham Drive within Lot 8 DP 788492 and adjoining Lot 401 DP 1285473 in its entirety. Instead this “Local Distributor Road” should be mapped and managed as a “Land Management Area” under the DCP. This land will be zoned R1 General Residential under the LEP.

4. Include corresponding changes to the following LEP maps, to ensure that they are consistent with any changes made to the Land Zoning boundaries as listed above:
 - Lot Size Map (LSZ).
 - Height of Buildings Map (HOB).
 - Land Reservation Acquisition Map (LRA). Provisions should also be included in the DCP to ensure that lands mapped as “Drainage Reserves”, “Passive Open Space”, “Local Distributor Road” and “Pedestrian Accessways” are dedicated to Council as part of any relevant subdivision.
 - Minimum Lot Size – Dual Occupancy Map (LSD).
 - Minimum Lot Size – Manor Houses, Multi Dwelling Housing & Residential Flat Buildings Map (LSM).

The following table provides a visual representation of the proposed additional changes to the LEP mapping suite. It should be noted that the mapping provided within the report is the exhibited version, and does not represent the additional proposed changes.



Minimum Lot Size – Dual Occupancy Map (LSD)



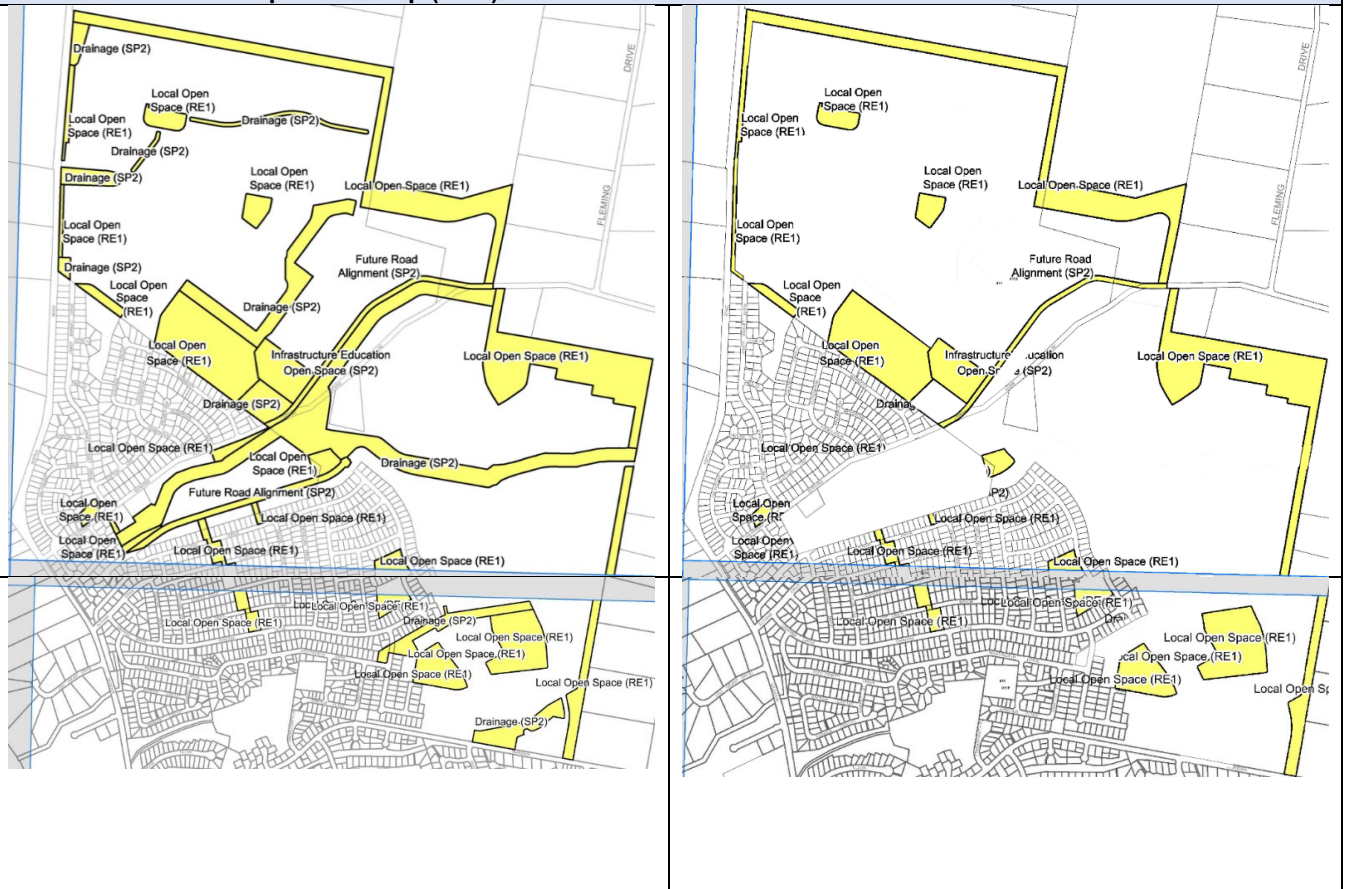
Minimum Lot Size – Manor Houses, Multi Dwelling Housing and Residential Flat Buildings Map (LSM)

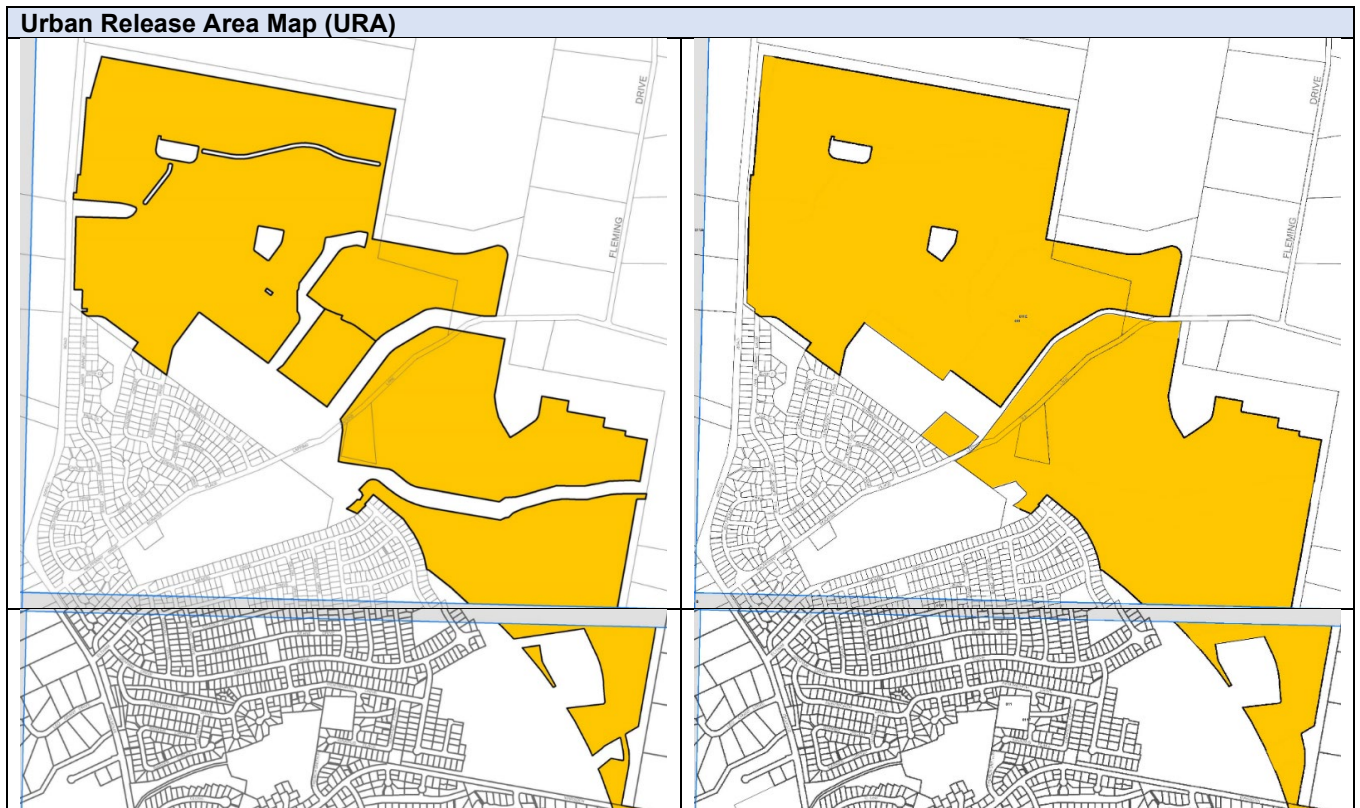


Height of Buildings Map (HOB)



Land Reservation Acquisition Map (LRA)



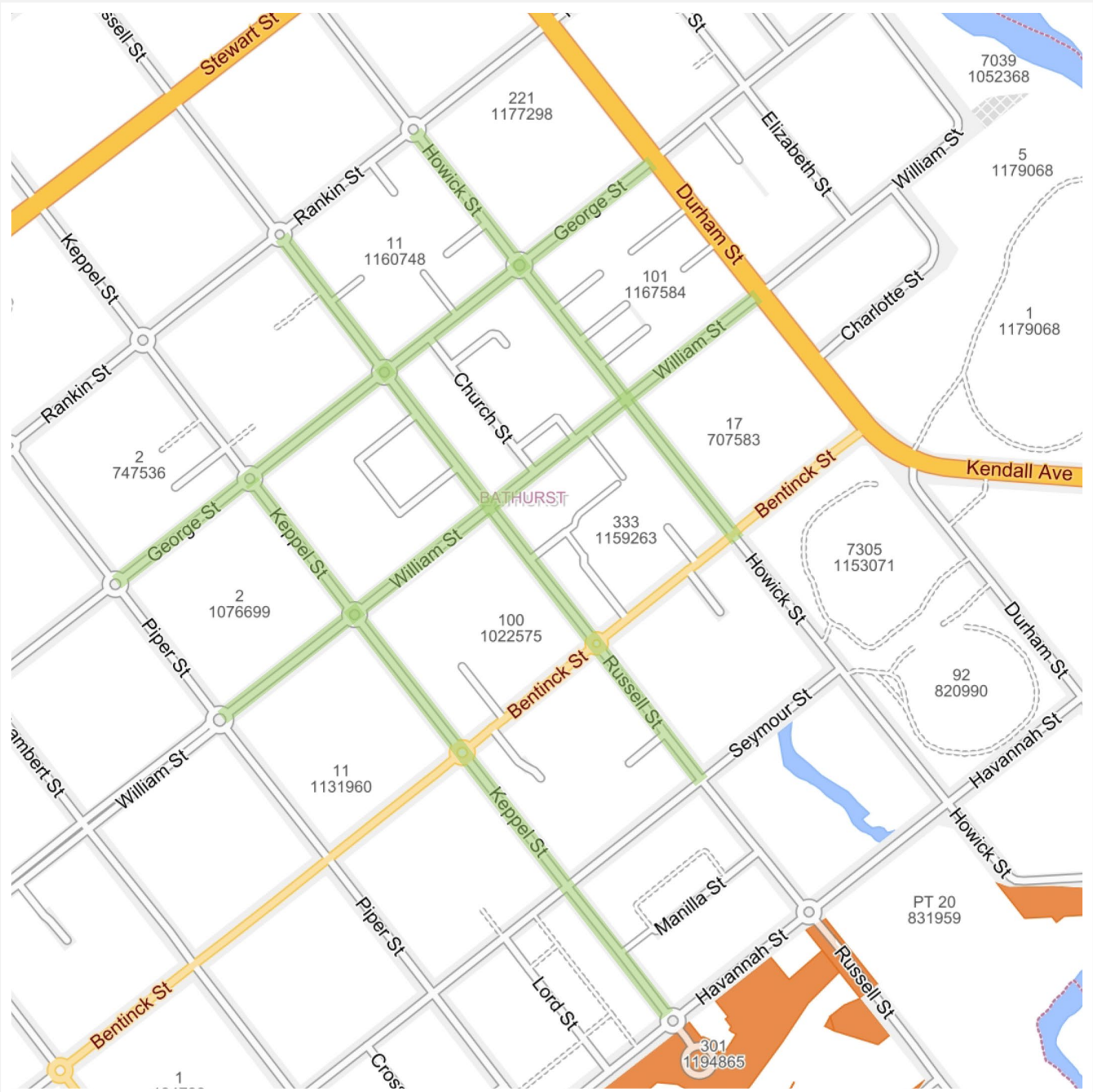


To accompany the proposed changes to LEP 2014, Council is currently preparing detailed planning controls to be inserted into the *Bathurst Regional Development Control Plan 2014* (DCP 2014) to manage the subdivision of the land and the future built form. It is anticipated that the draft DCP amendment (including DCP maps) will be placed on public exhibition in early 2023.

Recommendation

That the information be noted in considering Council's resolution.

Neil Southorn
DIRECTOR
ENVIRONMENTAL, PLANNING & BUILDING SERVICES



Shopping Centres covered

- Armada Bathurst
- Bathurst Chase
- Bathurst City Centre
- Centerpoint
- Macquarie Plaza
- George Street Walk

Streets surveyed

George St between Piper and Durham Sts
 William St between Piper and Durham Sts
 Howick St between Bentinck and Rankin Sts
 Russell St between Seymour and Rankin Sts
 Keppel St between George and Havannah Sts

BATHURST REGIONAL COUNCIL
INVESTMENT PERFORMANCE

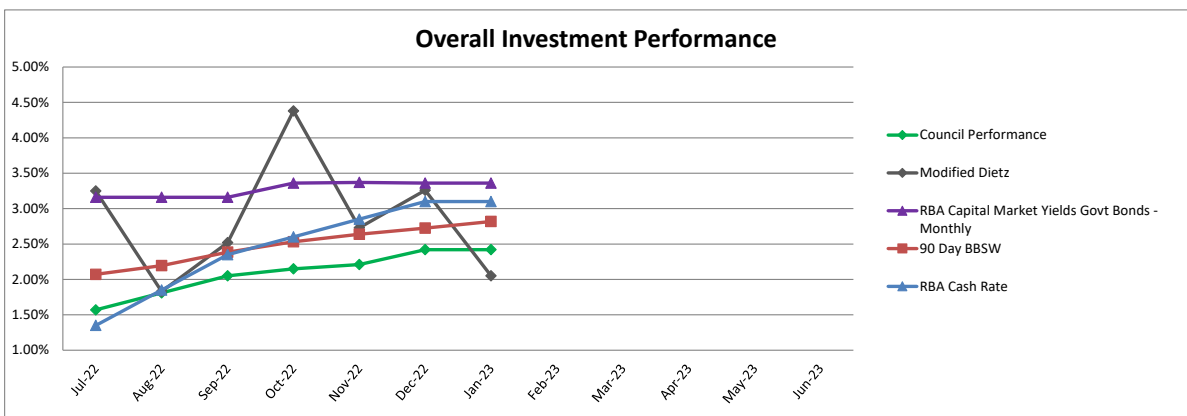
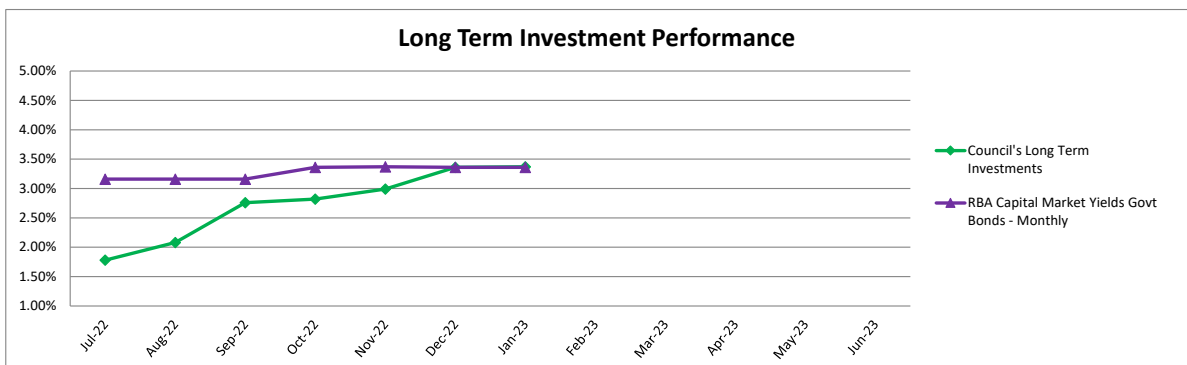
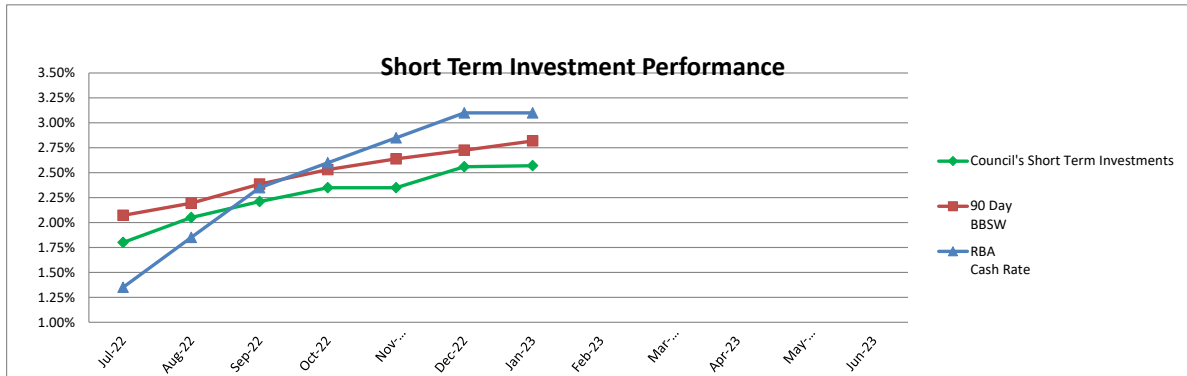
Investment Policy Benchmarks

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 not outperformed both benchmarks.

Reserve Bank of Australia - Cash Rate	3.10%
AFMA - 90 Day Bank Bill Swap Rate (BBSW) Avg Mid	2.818%
RBA Capital Market Yields Govt Bonds - Monthly	3.36%
Modified Dietz Calculation	2.05%

	Short Term			Long Term		Overall Performance	
	RBA Cash Rate	90 Day BBSW	Council's Short Term Investments	RBA Capital Market Yields Govt Bonds - Monthly	Council's Long Term Investments	Modified Dietz Calculation	Council Performance
Jul-22	1.35%	2.072%	1.80%	3.16%	1.78%	3.25%	1.57%
Aug-22	1.85%	2.194%	2.05%	3.16%	2.08%	1.83%	1.81%
Sep-22	2.35%	2.385%	2.21%	3.16%	2.76%	2.52%	2.05%
Oct-22	2.60%	2.531%	2.35%	3.36%	2.82%	4.38%	2.15%
Nov-22	2.85%	2.638%	2.35%	3.37%	2.99%	2.73%	2.21%
Dec-22	3.10%	2.725%	2.56%	3.36%	3.36%	3.26%	2.42%
Jan-23	3.10%	2.818%	2.57%	3.36%	3.37%	2.05%	2.42%
Feb-23							
Mar-23							
Apr-23							
May-23							
Jun-23							



**BATHURST REGIONAL COUNCIL
INVESTMENT PERFORMANCE**

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 %	
	A-1+	100	46%	Complies
	A-1	100	27%	Complies
	A-2	40	25%	Complies
	A-3 or unrated	Note*	2%	Complies
			100%	
Long Term				
	AAA	100	0%	Complies
	AA+ AA AA- A+ A	100	89%	Complies
	A-	40	0%	Complies
	BBB+ BBB	20	5%	Complies
	BBB- & unrated	Note *	6%	Complies
			100%	

*Note: For reasons of practicality the number of these investments should be kept to a minimum.

2b - Institutional Credit Framework

To limit single entity exposure each individual institution will be limited by their credit rating. Members Equity has recently merged with BOQ and as such all investments will be reviewed at maturity. Council will reinvest into a complying rated institution at the maturity of any investment that currently does not comply.

	Ratings	Maximum Holding %	Actual Holding %	
CBA	AA-	40	21%	Complies
National Australia Bank Limited	AA-	40	27%	Complies
Westpac	AA-	40	5%	Complies
HSBC	AA-	40	2%	Complies
Suncorp Metway Ltd	A+	30	21%	Complies
Macquarie Bank Limited	A+	30	1%	Complies
UBS AG Australia	A+	30	1%	Complies
Sumitomo Mitsui Banking Corp	A	30	1%	Complies
Bank of Queensland Limited	BBB+	5	7%	Does not comply
Bendigo & Adelaide Bank Ltd	BBB+	5	4%	Complies
IMB	BBB+	5	3%	Complies
AMP	BBB	5	3%	Complies
Newcastle Permanent	BBB	5	0%	Complies
Members Equity Bank	BBB	5	1%	Complies
Auswide Bank	BBB	5	0%	Complies
Maritime Mining & Power Credit Union	ADI	Note*	3%	
			100%	

*Note: For reasons of practicality the number of these investments should be kept to a minimum.

*Credit rating to Auswide Bank issued by Fitch Ratings, equivalent Rating by S & P shown

2c - Maturity Profile

The Investment Portfolio is to be invested within the following maturity constraints, Council has successfully met this criteria.

	Term Deposit	FRTD	TCD	FRN	Min %	Max %	Actual %	
Within one year	84,000,000	3,000,000	0	500,000	40	100	84%	Complies
One to three years	0	1,230,000	0	7,750,000	0	60	9%	Complies
Three to Five Years	0	1,500,000	0	5,750,000	0	30	7%	Complies
Over Five Years	0	0	0	0	0	15	0%	Complies
	84,000,000	5,730,000	0	14,000,000			100%	

Recommendation: That the report be noted.

Responsible Accounting Officer

.....
Aaron Jones
Director Corporate Services & Finance

.....
Prepared By Lesley Guy 3-Feb-23

.....
Reviewed By Tony Burgoyne

2022/23 Annual Operational Plan

Bathurst 2040 Community Strategic Plan

As at 31st January 2023

Council's Vision:

Bathurst: A vibrant and innovative region that values our heritage, culture, diversity and strong economy.

As a community it is important to have a plan that outlines what we want and need as a community now and as the region grows. The NSW Government also requires all councils to have such a plan. The Bathurst 2040 Community Strategic Plan (CSP) is the highest level forward planning document of Bathurst Regional Council. It identifies the community's priorities and guides the direction for the Bathurst region over the next 20 years.

Six key objectives have been established in the CSP:

1. Our Sense of place and identity
2. A smart and vibrant economy
3. Environmental stewardship
4. Enabling sustainable growth
5. Community health, safety and well-being
6. Community leadership and collaboration

These objectives are supported by strategies, shown below, aimed at identifying the importance of each objective.

As a 20 year plan, the CSP is not able to be wholly implemented in one term of Council. The Delivery Program represents actions that the Council expects to achieve during the current term of election for the Council, typically four years. This Annual Operational Plan identifies the individual activities and projects that will be completed within the current financial year of the Delivery Program.

OBJECTIVE 1: Our sense of place and identity

- 1.1 Respect, protect and promote the region's Aboriginal heritage assets
- 1.2 Protect, enhance and promote the region's European heritage assets and character
- 1.3 Enhance the cultural vitality of the region
- 1.4 Protect and improve the region's landscapes, views, vistas and open space
- 1.5 Promote good design in the built environment

OBJECTIVE 3: Environmental stewardship

- 3.1 Protect and improve our natural areas and ecosystems, including the Macquarie River and other waterways
- 3.2 Protect the City's water supply
- 3.3 Minimise the City's environmental footprint, live more sustainably and use resources more wisely
- 3.4 Protect and improve the region's biodiversity
- 3.5 Increase resilience to natural hazards and climate change

OBJECTIVE 5: Community health, safety and well being

- 5.1 Provide opportunities for our community to be healthy and active
- 5.2 Help make the Bathurst CBD, neighbourhoods and the region's villages attractive and full of life
- 5.3 Help build resilient, inclusive communities
- 5.4 Make our public places safe and welcoming
- 5.5 Plan and respond to demographic changes in the community

Bathurst 2040 Community Strategic Plan

OBJECTIVE 2: A smart and vibrant economy

- 2.1 Support local business and industry
- 2.2 Grow local employment, investment and attract new businesses by nurturing and supporting entrepreneurs, partnerships and local skill development
- 2.3 Develop Bathurst as a Smart City
- 2.4 Support agriculture, local manufacturing, food production and education as significant contributors to the region's economy
- 2.5 Support Mount Panorama as a premier motor sport and event precinct
- 2.6 Promote our City and Villages as a tourist destination

OBJECTIVE 4: Enabling sustainable growth

- 4.1 Facilitate development in the region that considers the current and future needs of our community
- 4.2 Provide safe and efficient road, cycleway and pathway networks to improve accessibility
- 4.3 Ensure services, facilities and infrastructure meet the changing needs of our region
- 4.4 Provide parking to meet the needs of the City
- 4.5 Work with partners to improve public transport, and passenger and freight transport connections to and from the region
- 4.6 Plan for, assess and regulate development activity

OBJECTIVE 6: Community leadership and collaboration

- 6.1 Communicate and engage with the community, government and business groups on important matters affecting the Bathurst Region
- 6.2 Work with our partners and neighbouring councils to share skills, knowledge and resources and find ways to deliver services more efficiently
- 6.3 Advocate for our community
- 6.4 Meet legislative and compliance requirements
- 6.5 Be open and fair in our decisions and our dealings with people
- 6.6 Manage our money and our assets to be sustainable now and into the future
- 6.7 Invest in our people
- 6.8 Implement opportunities for organisational improvement

Attachment 9.2.2.1

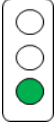

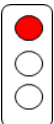
On the following pages, each of Council's principal activities is shown along with their four year Delivery Program actions and the Annual Operational Plan tasks that will be undertaken. These actions and tasks are linked back to the Bathurst 2040 CSP to show the community how its needs and wants are being delivered.

The table below is a guide to reading the Delivery Program and Annual Operational Plan.

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer
From the Objectives shown on Page 2	What actions will be delivered to achieve the objective	What specific projects will be undertaken this year to address the 4 year actions	Measurable KPI How we will know when we have achieved our plans	Position Title – Director, Manager, Team Leader

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:

<p>In progress – tracking as expected</p>  <p>165 / 174 94 %</p>	<p>Needs Attention</p>  <p>8 / 174 5 %</p>	<p>Urgent Attention</p>  <p>1 / 174 1 %</p>
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Engineering Services



The key to developing a sound foundation for growth and prosperity of the Bathurst Region is by ensuring infrastructure needs are keeping pace with demand. The 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 waste management systems are all high priorities for engineering the future of the Bathurst Region.

Asset Management




Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
4.1 4.2 5.1	Improve pedestrian access within the urban area.	Completion of additional concrete footpaths/cycleways in accordance with the Bathurst Regional Community Access and Cycling Plan 2011.	500 lineal metres of footpath and/or cycleway completed.	Manager Works	Bant/Rocket intersection 100m Dean Street 200m complete	
		Monitor condition of footpaths.	100% of urban footpath inspected	Manager Works	Level 1 (CBD) – 100% as at 26/10/20 Level 2 – 100% as at 23/7/20	
4.1 4.5	Maintain and improve the existing road infrastructure consistently throughout the network.	Improvement of road infrastructure to upgrade sub-standard sections of the sealed network.	Reconstruction and resealing works as per Council's 2022/2023 capital works and routine maintenance programs.	Manager Works	In progress/ongoing Caloola Rd Reconstruction underway but on hold due to extensive wet weather	

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
			Completion of 2022/2023 Roads to Recovery Program.			
		Renewal of gravel road surface throughout the network.	Completion of 2022/2023 Unsealed Roads Gravel Resheeting program.	Manager Works	In progress/ongoing	<div><div></div><div></div><div></div></div>
		Undertake maintenance program in accordance with allocated budget.	Greater than 90% of the urban road network remains at condition index 3 or above.	Manager Works	Complete (last assessment due 2023) <div>Percentage<div>Excellent35.0</div><div>Good38.9</div><div>Fair22.1</div><div>Poor3.9</div><div>Bad0.1</div></div> <div>Condition Rating<div>1</div><div>2</div><div>3</div><div>4</div><div>5</div></div> <div>96%</div> <div>4%</div>	<div><div></div><div></div><div></div></div>
4.1 4.3	Protection of urban areas on the Bathurst Floodplain	Completion of flood mitigation works as outlined in the Georges Plains Flood Management Plan.	Substantial Completion of Design and Environmental Assessment	Manager Technical Services	Funding Grant application through NSW Government Floodplain Management Program in 2020/21 unsuccessful. Further application has been made in 2021/22 program, decision pending.	<div><div></div><div></div><div></div></div>

Mount Panorama



Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
6.4 6.5 6.8 2.5	Increase profile of Mount Panorama as the premier motor racing venue in Australia.	Construction of optic fibre communications loop	Installation of Optic fibre network to Mount Panorama Circuit as per 2022/2023 Capital Works Plan	Director Engineering Services	Current budget allocation will complete 1,700m of conduit. This will complete 5,640m of installation, leaving approx. 1,000m of conduit to be installed from future budgets.	
		Development of the second circuit	Development Consent obtained.	Director Engineering Services	Masterplan Complete. Preliminary Design Complete Aboriginal Cultural Heritage Assessment completed. Draft Environmental Impact Assessment completed, has been submitted to NSW Planning for adequacy review prior to lodgement. Community Consultation completed for EIS drafting. Detailed design and EIS completed Jan 2022. Ready for lodgement with EIS to NSW Planning.	






Water, Sewer and Waste

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
3.2 3.3 3.5 4.3 6.2 6.6	Maintain and upgrade existing water and sewer infrastructure to meet the needs of all stakeholders into the future.	Operate, maintain, repair and upgrade Water Filtration Plant.	Achieve the Australian Drinking Water Standards 90% of the time.	Manager Water and Waste	Water Filtration Plant daily operations are ongoing, with maintenance and repairs conducted as required. The treatment processes are constantly monitored through a SCADA system and reviewed daily by staff. To 31 January 2023, 1618 tests were undertaken (through NSW Health Laboratory plus Council monitoring for fluoride). There was 98.1% compliance with Australian Drinking Water Guidelines	
		Operate, maintain, repair and upgrade water distribution system.	Customer complaints regarding flow and pressure are kept below 52 p.a.	Manager Water and Waste	Water distribution system operations are ongoing, with monitoring, maintenance and repairs conducted as required. The water main in Mountain Straight, Mount Panorama has now been re-laid. Significant reservoir improvements have been completed, with further work planned, to continue to improve the integrity of the drinking water system around Bathurst. To 31 December 2022, complaints regarding flow and pressure were 13 for the 2022/23 year.	
		Respond effectively to water quality complaints	100% of complaints investigated, actioned and resolved.	Manager Water and Waste	Complaints regarding discoloured water are investigated, actioned, and resolved as soon as possible. To 31 January, 29 discoloured water complaints were received, and all have been resolved.	

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
		Review, update and adhere to Drinking Water Management System (DWMS).	Australian Drinking Water Guidelines & DWMS compliance reported monthly.	Manager Water and Waste	A Drinking Water Management System (DWMS) document has been completed and is in effect. Details on addressing the actions to ensure continuous improvement are being documented. An internal review of the Drinking Water Management System's Critical Control Points (CCPs) is undertaken weekly and monthly. Continuous external monitoring of CCPs is undertaken externally by D2K Information Pty Ltd. CCP performance for the current financial year to 30 November averaged 86.2%.	
		Winburndale Dam Flood Security Upgrade	Project is constructed and commissioned	Manager Water and Waste	Work on this Tendered Item is progressing with work on the dam crest drilling underway and over 93.37% of the varied contract price is complete as at the end of November 2022. A second project scope change request has been lodged, with a negative response being received and this is being followed up. Additional correspondence has been sent to DPIE. The project scope, cost & timeframe have all been extended as significantly different foundation rock was encountered (than was found during geotechnical investigations) along the dam toe once onsite work commenced.	
		Stormwater Harvesting Project Stage 1	Project is constructed and commissioned	Manager Water and Waste	Survey, design reports and approvals are being progressed for this project, tenders have been advertised and have closed to selected contractors who are pricing the proposed works. Tenders closed 27 July 2021 and have been reported to council. The appointed contractor and appointed project manager are reviewing the design and undertaking relevant site-specific plans and documentation. The contractor is planning to commence site works in January.	

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
					Further meetings took place in December in Parramatta with DPE and NSW Health representatives to progress the project.	
		Review and update existing Best Practice Guidelines plans as required.	Best Practice Guidelines compliance reported quarterly.	Manager Water and Waste	In October 2021 DPIE has released their Roadmap to an improved regulatory framework for local water utilities, which will replace the Best Practice Management Framework. The implications and impacts on Council are being reviewed, and monitoring of this continues.	
		Continue implementation of Trade Waste Policy.	Maintain approvals at over 90% of active businesses	Manager Water and Waste	Trade Waste Policy is current, has been approved by NSW Office of Water, and adopted by Council. As of 30 October 2022, there were 38 approvals in place, with 363 active businesses (90%). The recently released 2021 Liquid Trade Waste Management Guidelines from DPIE are being reviewed to determine whether any changes are required.	
		Monitor and action developments from State Government regarding changes in the Best Practice Guidelines	Review Guidelines monthly, then action as required.	Manager Water and Waste	The existing level of compliance with the previous Best Practice Guidelines is 100% for both Water and Sewer. In October 2021 DPIE has released their Roadmap to an improved regulatory framework for local water utilities, which will replace the Best Practice Management Framework. The implications and impacts on Council are being reviewed, and monitoring of this continues. Furthermore, specific advice has been released as draft and is also being reviewed.	

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
		Prepare reports and studies for Winburndale Dam and Chifley Dam to achieve compliance with Dams Safety NSW regulatory requirements	Compliance with Dams Safety NSW requirements reported annually.	Manager Water and Waste	<p>For both Chifley and Winburndale, a Dam Safety Emergency Plan is in place. Chifley Dam is safe to withstand a 1 in 1,000,000-year flood event. A surveillance inspection of Chifley Dam was undertaken in December 2021. Winburndale Dam surveillance inspections are on hold for the next 12 months during the construction period. Winburndale Dam is not yet safe to withstand a 1 in 100,000-year flood event, however detailed design is complete, the tender has been awarded and construction has commenced and is well advanced to significantly improve the dam safety.</p> <p>Grant funding was sought through the NSW Safe and Secure Water Program. Council has been successful in procuring \$2.225 million towards this project under the Program. A tender was awarded at the 3 July 2019 Council Meeting to EODO for Winburndale Dam Safety Upgrade. Work is currently over 93.37% of the varied contract price is complete for the project at the end of November 2022. Dams Safety NSW review and documentation obligations are in place or in progress for Chifley Dam. Winburndale Dam requirements are in place and will be updated in 2023 once the upgrade works are completed.</p>	
		Work with Central NSW Joint Organisation on Water Utilities Alliance goals	Meetings attended. Relevant projects supported. Goals delivered.	Manager Water and Waste	<p>Work is continuing, through meetings and projects. Alliance Business Plan has been developed and adopted. Bi-monthly meetings attended online, with other projects and correspondence dealt with as required.</p>	



Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
		Operate, maintain, repair and upgrade Waste Water Treatment Works to comply with licence conditions	Achieve over 90 % compliance with EPA licence conditions.	Manager Water and Waste	Wastewater Treatment Works operations are ongoing, with maintenance and repairs conducted as required. A new biosolids contract commenced on 01 October 2021 and until 30 December 2022, 12,793.90 tonnes of biosolids have been delivered to site under the new contract. A trial to limit discharge odours from Sewer Pump Station no 2 commenced in November 2021 initial results indicate a positive result. Continued monitoring is on going Plans for minor upgrades are underway. Daily and weekly sampling and monitoring of the plant's performance are continuing, with internal and external testing performed. Ongoing testing of wastewater discharged to the Macquarie River as per EPA Licence 1647 for the period commencing 1 April each year continues. For the licence year commencing on 1 April 2022, 273 tests were completed till 19 December 2022, and 98.9% compliance achieved.	
		Continue program of sewer main CCTV inspection, and lining if warranted	Mains where blockages or overflows occur are inspected	Manager Water and Waste	Identification of appropriate locations for CCTV pipe inspection is ongoing through customer issues, staff advice and development proposals. Any issues found are scheduled for repair or replacement as required.	
		Identify, plan and undertake water and sewer construction works.	Complete capital works program	Manager Water and Waste	Liaison with Technical Services staff to obtain advice on road projects and / or developments is continuing. The aim is to ensure water and sewer services are relocated prior to TfNSW or BRC projects commencing.	
		Replace waste collection vehicles on a 4 yearly cycle.	One waste collection vehicle replaced	Manager Water and Waste	The waste collection vehicle fleet is up to date.	
1.4 3.3 4.3 6.2	Maintain and upgrade existing waste infrastructure to meet	Replace waste collection vehicles on a 4 yearly cycle.	One waste collection vehicle replaced	Manager Water and Waste	The waste collection vehicle fleet is up to date.	

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
6.6	stakeholder requirements.	Review Waste Management Centre filling plans to ensure the optimum long term strategy is delivered, and to enable future planning timelines to be developed.	Survey and monitor the remaining air space of the landfill annually. Air space reduction minimised.	Manager Water and Waste	A stormwater management audit of the WMC 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. Aerial survey was completed on 12 April 2022, which is done annually to monitor actual fill and the final fill plan. Several ongoing projects are supported, with bi-monthly meetings attended online. New projects or opportunities are assessed as they arise.	
2.2 3.3 6.1 6.2 6.6	Reduce waste to landfill.	Work with NetWaste on waste projects and opportunities, for greater diversion from landfill and increased efficiencies.	Meetings attended. Relevant projects supported and delivered.	Manager Water and Waste	Almost all options available to Bathurst Regional Council through NetWaste are supported. Examples include recycling of waste tyres, mattresses, Household Chemical Cleanout, Waste 2 Art and collection and recycling of scrap metal. Recycling and organics collection service started in April 2016. The contract is proceeding well. A textile recycling trial has been conducted. The 2022 Garage Sale Trail has been held over 2 weekends in November 2022, and as the contract is ending a review of this event is underway. For 2022/23 to the end of October 2022, food and garden tonnage is 1,652 and recycling is 654 giving a total of 2,306 tonnes. 27,425 tonnes of food and garden waste have been sent for composting in the first 79 months (April 2016 to October 2022) Combined with recycling, totals show a diversion from landfill of over 42,363 tonnes, or over 42.3 million kilograms over this time. Sustainability is one focus area where education works are continuing, and the recycling contract education strategies are also underway.	
		Council to continue education and promotion of appropriate WasteWise behaviours regarding green waste and recycling. Promote recycling to maximise diversion from landfill.	Recycling promotion and education programs run and reported annually. Monitor combined diversion and report annually.	Manager Water and Waste		

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
		Identify, assess and implement appropriate diversion opportunities.	Opportunities reviewed to determine cost/benefit and reported annually.	Manager Water and Waste	Council participates in 8 NetWaste Regional collection contracts being used - motor oil, wood/timber processing, landfill environmental monitoring, regional waste services, tyres, household chemical cleanout, and mattress recycling. Scrap metal and E-waste recycling is continuing with a separate Council contract arrangement.	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>

Recreation

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
1.4 5.1 5.5	Plan for increasing population and aging population in the provision of suitable recreational projects	Construct additional facilities as determined in budget.	Construction of multi sports court Ralph Cameron Park	Manager Recreation	Contract awarded for concrete and fencing works. Line marking quotations pending. On site works proposed to commence in February 2023 weather permitting.	
		Update sporting venues, including associated infrastructure.	Reconstruction of Court 6 Eglinton Tennis Centre	Manager Recreation	Investigation on court surface completed, which has identified significant works to be undertaken to repair 2 x damaged courts. Funding not sufficient to undertake the required works. Funds reallocated to undertake resurfacing works to more netball courts at the John Matthews Netball Complex.	
		Update parks including associated infrastructure.	Acrylic resurfacing of 2 courts John Matthews Netball Complex	Manager Recreation	Contract awarded. Anticipate on site works to be completed by February 2023. Works completed to 2 courts. Further painting of courts to be undertaken as funding becomes available	
1.4 5.1 5.5	Maintain existing and future recreational areas.	Maintain existing levels of service to all parks, reserves, open space areas and other recreational facilities	Construct stage 1 of Centennial Park Masterplan	Manager Recreation	Tender awarded September 2022. On site works commenced in early November. Site set up complete, path excavation works underway. Anticipate all works to be completed by May 2023, weather permitting.	
			Maintenance activities undertaken to all recreation Assets in accordance with adopted maintenance service levels in the Asset Management Plan.	Manager Recreation	Ongoing as part of adopted maintenance service levels and funding provisions of the current Council Operational Plan.	
1.4 5.1 5.5	Continue environmental programs identified within the Bathurst Vegetation Management Plan	To ensure that appropriate Environmental Management Plans for the Bathurst Region are current, relevant and	Arrange for 11 Tree Planting and volunteer engagement activities.	Manager Recreation	Community and volunteer tree planting proposed commenced in August 2022 6 planting days have been undertaken this financial year.	


Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
		provide long term strategies for the Region	Weed Control Project Inner Track Mount Panorama	Manager Recreation	Site spraying works commenced in October 2022. Follow up spray works under the contract to be undertaken 6 months after first spray. Anticipate completion of all works by February 2023.	
			Gully erosion control project Hill View Estate Reserve	Manager Recreation	Weed control works commenced October 2022. Erosion control works proposed to commence in March 2023. Planting works deferred until October 2023 due to weather, flooding, assess and labour constraints.	


Corporate Services & Finance

Attracting, retaining & investing in the safety & wellbeing and ongoing development of our people, whilst supporting an open and transparent, customer focused workplace culture is the main priority at Bathurst Regional Council. Council employs approximately 492 full time equivalent staff in 20 locations to provide services to support our community needs.






Human Resources


Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
3.1 5.3 5.5 6.1 6.2 6.4 6.6 6.8 6.9	Ensure appropriate structure and resourcing is effectively supported & implemented to meet organisational needs.	Organisational Structure designed to ensure CSP can be adequately & appropriately supported. Resourcing prioritised to ensure Statutory & legislative requirements can be effectively supported and operational needs met.	Organisational structure supports a collaborative culture where Strategic objectives and community needs are achieved within budgetary constraints. Resourcing is appropriately allocated. Employee feedback is utilised to continually improve workplace culture and employee engagement.	Manager Human Resources	As part of the Manager to Leader program and with a longer-term view to ensure the organisational structure (roles, responsibilities and reporting lines) will ensure the effective delivery of the CSP has commenced in line with the recently endorsed Council Workforce Management Plan and supporting operational action plan. Feedback from recent climate and management styles, as well as employee connections surveys has been used to improve workplace culture and engagement as part of the Manager to Leader program. Employee engagement and satisfaction surveys to be rolled out to all staff Q1/Q2 2023. Feedback from the ageing workforce survey has also been used to better support older workers especially in the use of technology space.	
5.3 5.5 6.2 6.4 6.5	Promote and support a safe workplace in line with statutory and legislative requirements	Build and maintain a workplace culture that supports physical & mental health and wellbeing of our people.	An effective WHS system is developed & effectively implemented. WHS related training programs focus on	Manager Human Resources	Targeted Manual handling training has now been completed across all areas of Council. Work to further improve the WHS related Policies, Procedures and Records has commenced.	

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
6.7 6.8	with a focus on employee wellbeing.	Council focuses on injury prevention, including discrimination, bullying and harassment & discrimination.	identified high priority areas (Manual handling, Mental health) as well as Compliance related training. A proactive and supportive approach is implemented to support injured workers recover at work.		<p>Compliance related safety training is prioritised, Improvements to ensure a psychologically safe workplace are ongoing. Council recently achieved an 88.1% score in the StateCover WHS Audit which is above average compared to other Councils.</p> <p>Additional resources to support the increasing legislative environment & support Council's commitment to staff safety have been approved.</p> <p>The Council RTW program has now been effectively implemented. A proactive and supportive approach to injured workers is followed, with an ongoing aim to improve safety and prevent further injuries as an outcome of investigations conducted.</p>	
1.1 6.1 6.2 6.4 6.7 6.8 6.9	Training and development is fairly & effectively supported for all Council employees with an aim to retain talent, develop current & future leaders, increase job satisfaction and morale and improve productivity and safety.	<p>Training needs are identified and effectively implemented for all Council staff.</p> <p>Training focus is on ensuring compliance requirements (WHS, Skills based) are met but also on investing in the ongoing development of our people.</p>	<p>Training & Development is centrally co-ordinated.</p> <p>Training plan is developed, consulted on & effectively implemented and maintained.</p> <p>90% of Council staff complete e-learning compliance modules in first 3 months of commencement.</p> <p>Manager to Leader Program is effectively implemented.</p>	Manager Human Resources	<p>All Council learning & development, including budget is centrally controlled and coordinated through the HR function.</p> <p>Training plan is developed and reviewed every 2 years.</p> <p>Completion of e-learning compliance modules for all new staff in first three months (ideally first month) of employment set as a Corporate KPI.</p> <p>The Manager to Leader Program has now completed Phase 4 which included bringing new and emerging leaders into the Program. Phase 5 will be rolled out Q1/Q2 2023.</p>	






Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
1.1 2.2 5.3 5.5 6.1 6.4 6.6 6.8 6.8	Ensure Council complies with equal employment opportunity laws at every stage of the employee lifecycle and in line with the Council EEO policy. Promote an inclusive workforce representative of the community we support.	Council promotes an inclusive workplace and all stages of the employee lifecycle. Relevant policies, procedures and plans developed and implemented.	Council EEO policy developed and implemented. Acceptable behaviour & conduct in the workplace policy developed and implemented. Targeted training to improve the awareness and understanding of the benefits of a diverse workplace and the EEO laws are implemented.	Manager Human Resources	<p>The Council EEO policy has been developed and implemented on Council's intranet and website. The Policy is discussed at Induction. Training and principles are covered as part of the compliance module suite every two years for all Councillors and staff.</p> <p>The Acceptable Behaviour & Conduct in the Workplace Policy has been developed and implemented. Toolbox talks have been held with all current staff. A copy of the policy is provided and discussed with all new staff as part of staff Induction.</p> <p>Current staff moving into a new position within Council are required to undertake the induction again if it has been more than two years since it was last completed.</p> <p>Targeted training to improve the awareness and understanding of the benefits of a diverse workplace, EEO laws and discrimination held for all Managers.</p> <p>Education at levels ongoing.</p>	

Governance

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
6.4 6.5 6.8 6.9	Ensure Council policies reflect community needs and organisational requirements.	Regular review of Council's policies (Policy Manual).	Individual Policies reviewed for relevance and compliance with statutory requirements	Manager Corporate Governance	All Council policies are undergoing review. Policies are then forwarded to Council meetings for adoption. Program continuing.	
6.4 6.5	Implementation of the Government Information Public Access Act (GIPA Act)	Provision of Contract Register on Council's website.	Register updated monthly.	Manager Corporate Governance	Online Contract Register is available. We continue to review opportunities for improvement.	
		Action requests for information under GIPA Act.	Information requests (formal and informal) actioned in accordance with statutory guidelines.	Manager Corporate Governance	July 2022 - 6 applications received and 4 applications were finalised. August 2022 - 2 applications received and 4 applications were finalised. September 2022 - 5 applications received and 4 applications were finalised. October 2022 - 2 applications received and 5 applications were finalised. November 2022 - 2 applications received and 5 applications were finalised. Total of 16 applications received YTD, with 16 finalised.	
4.3 6.4	Ensure Council's continuity of operations.	Review of Disaster Recovery Plan and Business Continuity Plan.	Plan reviews completed	Manager Corporate Governance	Information Services Disaster Recovery Plan testing has been delayed due to covid-19 restrictions. Testing has been deferred to a later date yet to be set in 2022.	
6.4 6.5 6.8 6.9	Ensure Audit and Risk Management Committee effective operation	Regular risk management reporting. Service delivery review program development.	Quarterly risk register updates. Program developed by 30 June 2023.	Manager Corporate Governance	Ongoing discussions between Dept Heads & MCG. First discussion scheduled for 9 Aug 22. Investigations underway for a software solution to manage the risk register.	


Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
6.4 6.5 6.6 6.8	Manage insurance claims in a timely, effective and efficient manner	Manage insurance claims and provide data to inform strategic decision making Coordinate participation in the Statewide Mutual Continuous Improvement Pathway (CIP) program.	Monthly insurance reports to Department Heads. Submission of completed CIP workbooks to Statewide Mutual	Manager Corporate Governance	Reporting framework being developed (Jul 22). First monthly report now generated for trial. Ongoing discussions between DCSF & MCG.	

Information Services

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
2.3 2.5 6.8	Improve long-term viability and availability of electronic data for both the current and long term.	Perform Penetration testing to ensure the security of Bathurst Regional Council Data	Engage Third Party to perform Penetration tests.	Manager Information Services	Penetration testing was performed on the week of the 6th of December. Council has received the testing report. This testing included external and internal penetration testing. Council's IT section is has created a plan to correct the issues identified and is currently working through it. Next round of testing is scheduled for January 2023.	
		Upgrade ERP (Civica Authority) to version 7.1	It is anticipated that this upgrade will occur in Calendar 2022	Manager Information Services	Civica Authority was upgraded to version 7.1 on the 11 th of November after extensive testing.	
		Continue regimen of cyber-Security training for all staff & Councillors at Bathurst Regional Council.	Microsoft Cyber Security training, Phishing simulation has been purchased, and training program implemented. Councillors & staff will continue to be provided with the opportunity to attend Cyber Security NSW training	Manager Information Services	Training has been purchased and a schedule has been developed. Training will now continue on a rolling basis.	
		Continuous upgrading of Cyber Security posture based upon recommendations from Penetration Testing.	This is a continuous process.	Manager Information Services	Cyber security framework and documents have been developed. The Framework was approved by the General Manager on 29th of June. Discussions are now on going with risk owners.	
		Upgrade GIS from GDA94 to GDA 2020.	Ensure that BRC GIS is current by implementing GDA2020 it is anticipated that this will be completed in 22-23 financial year.	Manager Information Services	In progress/ongoing. This project is progressing well. Much work has been completed and we have engaged the service of Chartis Technology to assist with the implementation.	

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
		Implement cloud based VOIP telephone system.	Proof of Concept for Microsoft Teams calling is underway. This will allow staff to test the viability of this technology. It is then expected that the system will be implemented in 22-23	Manager Information Services	The new VOIP phone system has been pushed to fiscal year 22-23 as we proceed with the current proof of concept for teams calling.	
		Perform Disaster Recover testing at Bathurst Regional Council's DR site.	It is anticipated that full test will be performed by end of August 2022.	Manager Information Services	Full DR testing is being rescheduled for fiscal 22-23 After testing a report will be written detailing the results obtained.	
2.2 2.3 2.6 5.2	Support the Smart Cities project.	Install fibre optic cable from Mt Panorama to Civic Centre via the Collections Facility.	It is anticipated that the link will be fully installed and operational in calendar 2022.	Manager Information Services	Link has now been completed and is operational from Mt Panorama to the new Collections facility then on to the library and Civic centre.	



Finance						
Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
6.1 6.6 6.9	Ensure Council's long term financial sustainability.	Review need for special variation in rate income.	Long Term Financial Plan complete and adopted by Council. Special Rate Variation considered by Council.	Manager Financial Services	Long Term Financial Plan for 2022/23 adopted by Council on 29/06/2022. Council has not applied for a special rate variation for 2023/24 Operating/Delivery Plan.	
		Improve Council's cash flows.	Rates and Charges Outstanding Ratio less than 10%.	Manager Financial Services	As per 2021/22 Financial Statements achieved 5.82% (2020/21 6.29%) (2019/20 6.49%) (2018/19 6.22%) (2017/18 6.17%) (2016/17 5.68%) (2015/16 5.85%)	
		Ensure Council's level of debt is manageable.	Debt service cover ratio greater than 2.	Manager Financial Services	As per 2021/22 Financial Statements achieved 2.46 times (2020/21 1.71) (2019/20 1.06) (2018/19 2.17) (2017/18 3.66) (2016/17 4.12) (2015/16 3.95)	
		Maximise invested funds within prudential guidelines.	Outperform monthly 90 day bank bill swap rate.	Manager Financial Services	At 31 st January 2023 current year average: • Investment earnings – 2.42% (2021/22 average 1.06%) • 90 day Bank Bill Swap Rate – 2.818%	
		Monitor, review and update Long Term Financial Plan	Long Term Financial Plan 2022-2032 adopted	Manager Financial Services	Long Term Financial Plan for 2022/23 adopted by Council on 29/06/2022.	

Events	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
Bathurst CSP Objective reference	Coordinate and deliver events to enhance the cultural life of residents and promote the Bathurst Region	Deliver events including New Years Eve, Australia Day, NRL game, Bathurst 1000 off track events.	90% or more of residents attend an event.	Events Manager	<p>July</p> <ul style="list-style-type: none"> Successfully delivered the Bathurst winter festival with the out door ice rink, illuminations, food and wine events, music, entertainment, business engagement, rides and community spirit. The festival was back to its pre covid 19 interruptions and had its biggest year yet. The illuminations featured on; Bathurst Court House, All Saints Cathedral, Cathedral of St Michael & St John, Keystone, old Bathurst TAFE site and Tremain's mill Opening night had approx. 4,500 people through between 4pm – 9pm on Saturday 2 July Brew & Bite saw approx. 15,000 people pass through the event on Friday and Saturday of the middle weekend. More than 20,000 people went ice skating More than 50,000 tickets sold to the carnival rides These figures show an increase participation in the event from previous years <p>August</p> <ul style="list-style-type: none"> Planning an execution of Local Government Week. Coordinated; Coffee with Councillor at Rail museum, raised over \$1000 for Jeans 4 Genes Day, coordinated a staff competition and had a bake sale Wrapping up of Bathurst winter festival, reporting, paying invoices, coordinating thank you messages/emails/letters to all staff and stakeholders 	


Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
					<ul style="list-style-type: none"> Planning for Bathurst 1000; coordinating meetings with Supercars, emergency services, stakeholders, road closures, businesses and vendors Secured \$287,000 from the State government to increase event experiences for; Bathurst International, NYE, Inland Sea of Sound (BMEC) and a summer music program. Commenced work on Bathurst International and NYE Coordinated stakeholder meetings for next 6 months of events Advertising for Events Team Leader and Event Operations Office Role <p>September</p> <ul style="list-style-type: none"> Planning for Bathurst 1000 Off Track Events; Super Wednesday, Legends Dinner and Saturday Street Fair Planning for Garage Sale trail Planning for Bathurst International Working with event stakeholders such as; World Cross Country, Vanfest, Triumph 100 year anniversary, B2B variety bash Planning For NYE Party in the Park Organising grant funding for events such as, Saturday free concert, City 2 Circuit, NYE and summer beats Planning of Australia Day 2023 and community meetings 	

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
					<p>October</p> <ul style="list-style-type: none"> Successfully delivered Repco Bathurst 1000 Off Track Events. Including B-Rock Super Wednesday, Legendary Moments Dinner and Saturday Street Fair. Planning for Bathurst International and the new Off Track Events including Circuit to City and Saturday Free Concert in Machattie Park. Planning for Challenge Bathurst. Planning for Garage Sale Trail. Planning for Christmas including staff Christmas party. Planning for New Year's Eve Party in the Park. Advertising for Events Assistant. Coordinated Spatial Services Digital Twin Launch Continued working with event stakeholders including; World Cross Country and Triumph 100 year anniversary <p>November</p> <ul style="list-style-type: none"> Successfully delivered the first Bathurst International event in partnership with ARG. Included; camping at the track, down town activations, weekend music event. Installed the Christmas tree in Kings Parade, street flags and lights on Council building Successfully delivered Challenge Bathurst event at Mount Panorama. Included Preparation for NYE Party in the park Working through the Reconnecting Regional NSW – Community Events program Grant 	

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
					<p>December</p> <ul style="list-style-type: none"> Preparation and successful delivery of NYE Party in the Park. Included popular child's entertainer, Bluey and Bingo Delivered the all staff Council Christmas party Preparation underway for Australia Day 2023, Bathurst 12 Hour and World cross Country Championships city activation <p>January</p> <ul style="list-style-type: none"> Successful delivery of Australia Day; citizenship ceremony, awards ceremony, Australia Day by the pool, events in villages; Rockley, Sofala and Wattle Flat, entertainment at Ben Chifley Dam. Secured grant funding for the event. The Australia Day ambassador fell ill and was unable to attend Announced World Athletics Cross Country City Activations: Adopt a country business competition, live music in venues, Armada shopping centre activation and Street dressing Working on plans for Bathurst 12 Hour 	

Property	Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
1.5 6.4 6.5 6.8		Manage development of new residential land releases to ensure appropriate level of supply.	Complete development of residential land in accordance with Council plans.	Provision of land to meet demands	Property Manager	Sunnybright Stages 'A','B' and 'C' - all lots sold and settled. Windy 1100 - 205 lots - Tender for development approved by Council 19/10/2022. Expect Sales in early 2024.	
		Manage development of new commercial and industrial land releases as required to meet the needs of new businesses.	Development in Bathurst Trade Centre and Kelso Industrial Park as required.	Provision of land to meet demands.	Property Manager	Kelso Industrial Park has 0 lots available. Tender for development of 9 lots in Stage 1b of Kelso Industrial Estate expansion (\$4.8M Drought Stimulus Fund) approved 19/10/2022. Bathurst Trade Centre has 0 lots available. Airport Stage 2 construction tenders close 15/11/2022.	

Corporate Communications						
Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
6.1	Communicate and engage with the community	Bathurst Regional Council Community Survey.	Overall satisfaction rating > 70%	Manager Corporate Communications	2021 Community Survey completed. Survey result found that 75% of the community is somewhat satisfied or higher (ie satisfied or very satisfied) with Council.	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>



		Ensure community consultation occurs	All consultation projects included on the "Your Say" platform Followers on social media > 14,000 BRC Website visits > 40,000	Manager Corporate Communications	As 31 January 2022: 100% consultation projects on Your Say Bathurst (Irrigation portal, Lodging planning applications online, Bathurst town centre master plan, Streets as Shared spaces (street trees survey added), Expressions of Interest former TAFE precinct, Bathurst Region Heritage Plan 2021-2025, Our Region Our Future, Pillars of Bathurst, Youth Council survey, NYE party in the park, Living Legends, Floodplain Management Plan, Ralph Cameron Oval feedback and Water Harvesting Social media followers: BRC Facebook Page: 18,282 BRC Twitter Page: 1,774 July: 17,153 August: 17,376 September 17,541 October: 17,993 November: 19,744 December: 19,922 January: 20,056 Website visits Bathurst Regional Council 28,206 Mount Panorama: 9,305	
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Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
					Museums: 5,213 BMEC: 4,758 Inland Sea of Sound: 2,322 BRAG: 1,386 Cobb & Co: 587 Winter Festival: 387 Hill End: 355 Bathurst Childcare: 316 July: 91,248 August: Total: 49,695 September: 62,337 October: 124,355 November: 67,491 December: 41,291 January: 52,835	






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.



Community Services

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
5.1 5.2 5.3 5.4 5.5	Work in partnership with key stakeholders to develop, administer and deliver community planning that reflects the strengths and needs of specific sectors and the community as a whole.	Undertake the actions identified in the Bathurst Community Safety Plan in partnership with the Bathurst Regional Community Safety Committee	Provide administrative support to four (4) meetings of the Bathurst Regional Community Safety Committee. Relevant campaigns /projects developed and implemented as per actions identified in the Bathurst Community Safety Plan.	Manager Community Services	No (0) meeting held in January YTD three (3) Community Safety Committee meeting held. November: Scams Awareness Week campaign launched. YTD one (1) campaigns undertaken in accordance with the Bathurst Community Safety Plan. - November 2022 Scams Awareness Week	
		Present draft Community Safety Plan	Research and draft new Community Safety Plan	Manager Community Services	January: Drafting of new Community Safety Plan 2023-2028 occurred in January 2023.	

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
6.3		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 2022-2027.	Quarterly reviews undertaken to determine the number of actions in progress or complete.	Manager Community Services	13 of 35 actions incomplete 22 of 35 actions in progress	
			Relevant Community Services initiatives/projects developed and implemented as per actions identified in the Disability Inclusion Action Plan (DIAP).	Manager Community Services	YTD two (2) community services initiative/project was developed and implemented. - September 2022 Dementia Awareness - December 2022 International Day of People with Disability	
		Implement strategies and actions identified in the Positive Ageing Strategy	Quarterly reviews undertaken to determine the number of actions in progress or complete.	Manager Community Services	YTD thirty-eight (38) of fifty-nine (59) actions are in progress (49%).	
			Relevant Community Services initiatives/projects developed and implemented as per actions identified in the Positive Ageing Strategy.	Manager Community Services	January Planning continued for Dementia initiatives. January: Planning for Seniors Festival 2023 continued. YTD one (1) initiative/project completed. - September 2022: Dementia Awareness	
		Collaborate with key stakeholders to develop and deliver programs/activities to meet the needs of the indigenous community.	Aboriginal Commitment Strategy finalised	Manager Community Services	YTD Aboriginal Commitment Strategy adopted in August. YTD one (1) Working Group meeting held.	

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
			Relevant Community Services initiatives/projects developed and implemented as per actions identified in the Aboriginal Commitment Strategy.	Manager Community Services	January: One (1) initiative/project implemented. YTD six (6) Community Services initiatives/projects were developed and implemented: - September 2022: Marang Connections Cooking Workshop - November 2022: Marang Connections Sports Afternoon - November 2022: Marang Connections Artefact Workshop - December 2022 – Kelso Community Hub Christmas Party and Marang Connections Swim Safety Session - January 2023 – Marang Connections Music Video Workshops	
4.3 5.1 5.3 5.4 5.5 6.1 6.3		Encourage and facilitate the use of Kelso Community Hub to meet community needs	Quarterly update on usage of Kelso Community Hub by services/programs	Manager Community Services	An update was completed during January. YTD two (2) quarterly update report completed.	
5.1 5.3 6.1 6.3 6.7	Value and support opportunities for young people to understand the processes of Local Government and be involved in relevant projects.	Continue to support the operations of the Bathurst Regional Youth Council	Facilitation of six (6) Bathurst Regional Youth Council meetings	Manager Community Services	January: No Main Meetings held in January 2023. YTD two (2) Youth Council main meetings held.	
			Undertake and/or participate in two (2) initiatives, activities, programs and events.	Manager Community Services	January: - No Youth Council initiatives undertaken in January 2023.	
5.1 5.2 5.3 5.4	Provision of high quality child care facilities to cater for children aged 0-12 years in the Bathurst Community	Ensure policies and procedures align with industry, Education and Care legislation	50% of policies reviewed	Manager Community Services	YTD six (6) Youth Council activities completed. January: Children's Services are continuing to work with the NSW Government Child Safe standards, to align current relevant policies and procedures to meet these recommendations for both LDC and FDC. All policies align with industry legislation. Zero (0) Policies were reviewed.	



Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
6.3 6.4 6.7	The provision of Council's Children's Services, setting a benchmark for education and care in the Bathurst LGA				YTD four (4) Policies have been reviewed. January: 1 review took place. FDC self-assessment tool has been started. YTD one (2) review has occurred on the service documents.	
			Review and update current Service Self-Assessment Tool	Manager Community Services		
		Research and implement programs/projects reflecting industry and stakeholder needs	Research and develop programs based on industry needs	Manager Community Services	January: No research programs researched and developed. YTD no (0) research programs researched and developed.	
			Implementation of relevant programs	Manager Community Services	January: No (0) programs were implemented. Continuation of Paint the town REaD and Bush Kindy were on going.	
		Maintain high occupancy rates within Children's Services	% Occupancy rate for LDC	Manager Community Services	YTD one (1) program has been implemented. January: The occupancy rate for LDC was 74.80 %. Numbers calculated over a 3-week period. YTD the occupancy rate is 95% A decrease in occupancy rates due to closure of service for Christmas break and family leave.	
			% Occupancy rate of FDC	Manager Community Services	January: The occupancy rate for FDC was 53.5% Numbers calculated over a 5-week period. YTD the occupancy rate of FDC is 85% Daily averages were calculated over 5 weeks due to dates from last calculation. Slight decrease due to Educator leave during Christmas and New Year, family leave and change in care needs for families and calculation period.	

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
			Promotion of Children Services	Manager Community Services	January: Promotions through Children's Services Facebook page reflected celebrations of Debbie Bell for her 28 years of service in FDC and welcoming back for the new year. Advertisement in January for recruitment of casual, Full time and part time Educators through our Facebook page, council website and seek. YTD four (4) promotions held.	
			Stakeholder interest established for development of local networks	Manager Community Services	January: No activity occurred for December. YTD Zero (0) activity has occurred.	
	Connect and collaborate with Children's Services networks locally to ensure service provision reflects strengths and needs of the sector	Local networks investigated and developed	Facilitate (1) local network forum	Manager Community Services	January: No network forum occurred YTD one (1) activity have occurred.	





Bathurst Library




Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
4.3 5.5	Develop a strategic approach to planning the next-practice library	Evaluation of selected library services	Report to Council by June 2023	Manager Library Services	YTD: Subscription to Culture Counts, evaluation software, initiated. Consultation/training undertaken. Surveys in draft. January: Surveys in draft.	
1.3 5.3	Maintain and improve community participation in the Library Services	Maintain and improve membership base	Membership is 26% or more of total population	Manager Library Services	YTD the total active membership of Bathurst Library is 10,682 = 25% of Bathurst population. January: 104 new members	
		Maintain and improve visitations	Yearly visitations are 80,000 or more (monthly average: 6,600)	Manager Library Services	YTD: 54,660 visitations January: 6,072 visitations	
		Maintain and improve program and event delivery	Deliver 200 or more programs / events per year (monthly average: 16.6)	Manager Library Services	YTD: 148 programs delivered January: 6 programs delivered	
		Maintain and improve attendance at programs and events	2,400 attendees or more to programs / events per year (monthly average: 200)	Manager Library Services	YTD: 3,843 attendees at programs and events January: 95 attendees at programs	
1.3 5.3	Maintain and improve access to information and life-long learning	Maintain and increase circulation of all library material	Loans exceed 200,000 per year (monthly average: 16,600)	Manager Library Services	YTD: 125,840 items borrowed January: 15,413 items borrowed (4,384 electronically)	




Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
		Improve online information	Restructure of library website completed by June 2023	Manager Library Services	YTD: Design of the new home page underway. New Community services page added. Home page completed. Research into look/feel of library subsite. January: Branding guide submitted for library subsite on new BRC website platform.	
		Improve adult digital literacy skills	Provide at least 20 technology sessions/workshops for adults yearly	Manager Library Services	YTD: 17 digital literacy programs delivered January: no digital literacy program this month	
		Improve Readers Resources	Curate and provide access to 4 new subject specific reading lists per year	Manager Library Services	YTD: 4 reading lists completed and displayed. January: "Feel Good Stories" list created and displayed	
			Promote "1,000 books before Kinder challenge" to at least 4 day-cares by June 2023.	Manager Library Services	YTD: Getting quotes for "1,000 books before school" bag. Bag design completed. Planning for launch underway. January: Promotion under way. 2 Day care centres contacted.	
		Promote Australian Indigenous history and content	One (1) Wiradyuri or Australian Indigenous content highlight per month	Manager Library Services	YTD: 7 content highlights January: Monthly Wiradyuri history/culture Facebook post: 9 January 2023: 597 people reached	
		Growth in followers on the library social media platform	More than 3,600 followers on Facebook	Manager Library Services	YTD: Facebook followers: 3,923 January: + 25 followers	
		Monitor community satisfaction with Library Services, Programs and Collections	Launch biennial Library Customer Satisfaction survey by June 2023.	Manager Library Services	YTD: Survey in planning. Staff attended training in developing survey using Culture Counts. January: No action this month	
6.1	Communicate and engage with the community					

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
		Reach out to the community beyond the walls of the facility	At least two (2) library pop-ups by June 2023.	Manager Library Services	YTD: Pop-up library at Hill End 150 Year Celebrations. January: No action this month.	
6.2	Maintain and create partnerships with local organisations and neighbouring councils	Foster relationships with local schools	Deliver at least two (2) new activities to local schools by June 2023	Manager Library Services	YTD: Steven Herrick Poet/Author Talk delivered to 3 schools January: No action this month.	

Bathurst Regional Art Gallery






Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
1.3	Provide a focus on the visual arts for the community by providing education and public programs that challenge thinking and stimulate creativity, and promote cultural vitality in the region through the development and care of the permanent collection, temporary exhibitions and research facilities.	Increase community participation and engagement through public programs and events.	Minimum four (4) public programs delivered per exhibition slot.	Art Gallery Director	YTD: 4 exhibition slots, 59 programs; participants: 1,878 January: Liam Benson talk; 1 in total. 35 participants Archie 100: Opening; Wendy Sharpe artist talk; 207 participants	
		Increase student and teacher engagement through education programs and outreach.	5% increase in school engagement on 2021/2022.	Art Gallery Director	21/22: 32 schools, 279 students 22/23 Target: 34 schools, 293 students 22/23 YTD: 26 schools, 435 students January: No activity	
		Provide opportunities for the professional development of regionally based artists.	Staging of four (4) regional artist projects with at least 3,250 attendees	Art Gallery Director	YTD: Three (3) regional artist projects; Attendance: 68,392 1. Luke Sciberras: Side of the Sky (Gallery & Foyer) - 21,169 2. Linda Jackson: Romance of the Swag (Gallery & foyer) - 28,438 3. Hui Selwood: Cubi & Other Passages (Foyer): 17,707 4. John Daly: reCLAYm (foyer) 1,008 (Jan)	
		Develop community access to and understanding of contemporary indigenous art.	Stage two (2) programs/exhibitions/community projects of contemporary Aboriginal art.	Art Gallery Director	YTD: Three (3) contemporary Aboriginal art projects undertaken Attendance: 5,000 1. Ngumbaay Galang (One Belonging) 'Out There Bathurst' projections and digital screens 2. HOME: DET, AGNSW workshops and incursions 3. HOME artworks by schools installed in foyer cabinets.	

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
		Develop activities for Bathurst 2024 Remembrance.	Develop partnerships with three (3) key stakeholder groups	Art Gallery Director	YTD: seven (7) partnerships developed 1. And Then: ReConnect Bathurst with community Stakeholders: CWA, The Neighbourhood Centre Bathurst, Bathurst RSL Subbranch. Woodies, Bathurst Business Chamber, BRC Community Services, Seymour Centre 2. Arts OutWest: Wambuu Sculpture Walk 3. Bathurst Local Aboriginal Lands Council Ngumbaay Galang (One Belonging) 4. HOME: DET, AGNSW 5. Sydney Piano Festival: BRAG collection, Out West Piano Fest 6. Paul Crennan legal- Archie 100 sponsorship 7. MCA: C3West Bathurst (2024) project in development 8. M&GNSW: Development of Liam Benson tour January: Website launched January 2023, will include access to Collection through Emu database	
		Develop community access to the permanent collection.	Develop online access to permanent collection through BRAG website	Art Gallery Director	Action Complete Nov: Create NSW Creative Capital grant for Art Store refurb successful (\$250,000)	
		Redevelop BRAG Store as public access space	Seek funding opportunities	Art Gallery Director	January: increase of 104 followers since December 2022 YTD: 11,086, 5% increase on 2020/2021.	
		Increase community engagement on social media platforms.	Increase followers across social media platforms by 5% on 2020/2021 figures.	Art Gallery Director		
6.1 2.6	Communicate and engage with the community	Increase community engagement on social media platforms.	Increase followers across social media platforms by 5% on 2020/2021 figures.	Art Gallery Director		

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
5.2	Promote cultural activity in the Bathurst CBD, neighbourhoods and the region's villages through the development of inclusive and accessible satellite programs and events, and the promotion of Hill End as a significant site of contemporary and historic Australian art and culture.	Ensure sustainability of BRAG artist in residence activities	Develop three programs/opportunities for artists in residence.	Art Gallery Director	<p>Target: 10,970.</p> <p>YTD: Four (4) activities</p> <ol style="list-style-type: none"> 1. July 26: met with TfNSW staff regarding capital works program for Bathurst Stores Building (AIR studio/gallery space, Rail Precinct) 2. July 18: EOJ additional information submitted for Hill End AIR leases 3. September: Negotiation of Lease Contract signed with NPWS 4. November: NPWS waiting for maintenance schedule before commencing formal lease negotiations 5. January: no action 	
		Develop Community understanding of the Hill End Artists in Residence (AIR) Program	Staging of at least two (2) Hill End projects or partnerships.	Art Gallery Director	<p>YTD: Two (2) Hill End projects/partnership projects</p> <ol style="list-style-type: none"> 1. Holtermann 150 exhibition – Sacred Heart Catholic Church, October 2022 2. Support for Drawing Marathon event, August 2022 	
		Develop activities within the Public Art Policy as resources permit.	Develop and deliver three (3) programs for <i>There Bathurst</i> platforms.	Art Gallery Director	<p>YTD: four (4) programs developed and delivered:</p> <ol style="list-style-type: none"> 1. July: \$63,500 funding for ReConnect Bathurst (Social Cohesion Grant) 2. July (Winter Festival/NAIDOC): Ngumbaay Galang (One Belonging): Out There Bathurst Outdoor projector and screens 3. HOME Program: digitisation of student artworks for exhibition on digital platforms over summer 4. ReConnect Bathurst digital exhibition – TAFE screens (Jan/Feb 2022) 	

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
1.3 6.6	Increase in revenue generated from gallery retail outlet and programs	An increase on 2020/2021 total revenue generated from gallery retail and sales	5% increase in revenue	Art Gallery Director	January: \$5,798.15 2021-2022 total: \$61,302.67 2022-2023 YTD: \$57,590.50	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>
		An increase on 2020/2021 online shop sales	5% increase in online shop sales	Art Gallery Director	December online sales: \$652.90 2021-2022 online sales: \$6,679.00 2022-2023 YTD: \$8,530.20	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>


Bathurst Memorial Entertainment Centre



Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
1.3 1.5 2.4 4.1 4.3	Implement a strategic approach to the maintenance and upgrade of the existing BMEC facility until new facilities can be developed	Upgrades recommended by NPPAF consultants prioritised and funding sought	Funding applications made as suitable opportunities arise	Manager BMEC	The funding application for the BARN residency facility was successful, funding contract now counter-signed. Design Brief Tender released on 22 November and closes on 23 December.	
1.3 1.5 2.4 4.1 4.3	Implement a strategic approach to planning the Next-Practice Performing Arts range of facilities	Consultants report adopted by Council and range of facilities prioritised	Decisions made regarding Residency facility, intimate performance space and Creative Development facility location	Manager BMEC	Apart from progressing the BARN facility the urgent need is to upgrade the existing BMEC facility to allow it to function effectively for the medium term.	
2.4 5.1 5.2 5.3 5.5	Maintain and improve community participation in BMEC services and activities	Maintain and improve venue attendance	Attendances return to pre Covid levels of 50,000 plus within 2 years	Manager BMEC	January: 268 venue attendance. Only two events as period used for maintenance. YTD 34,193 total venue attendance. Double attendance of same period the prior year.	
		Maintain and improve program and event delivery	Deliver approximately 14 Annual Season events, with associated participatory engagement where possible	Manager BMEC	January: No season shows due to shutdown period. YTD seven (18) Season shows presented.	
			Deliver a Local Stages Program supporting local skill development and the creation of new, contemporary performing arts events	Manager BMEC	January: <ul style="list-style-type: none"> Continuing development of the local production <i>Fast Cars & Dirty Beats</i> continued Weekly youth drama and Compareo workshops continued in the 2023. 	


Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
					<ul style="list-style-type: none"> BMEC successful with Regional Arts Fund application for \$22,624 for creative developments for a new project Viv! Based on a real-life niece with physical and intellectual disabilities 	
			Deliver the Inland Sea of Sound Festival	Manager BMEC	\$70,000 received from the State Government for the free program included in the 2023 festival. The free activity will be located in Kings Parade. Headliners contracted. Show on sale	
			Deliver the Bathurst Writers' & Readers Festival	Manager BMEC	Underway. Steering committee meetings underway for planning.	
		Strive to diversify attendance at programs and events	Devise strategies to engage with diverse sectors of the community	Manager BMEC	No engagement events in January due to shutdown period.	
4.3 6.8	Measure and increase customer satisfaction within BMEC, as well as identify areas to improve customer experience for users of the venue.	Achieve a minimum Net Promoter Score of +50 over the next year. QR codes set up in the building foyers as well as paper surveys available. All hirers sent an NPS survey at the end of their venue hire. Random surveys to audience members who have agreed to received contact emailed survey.	NPS results reviewed in real time, to be analysed on a monthly basis. Tracked via Microsoft forms.	Manager BMEC	Net Promotor Score result for November: <ul style="list-style-type: none"> Score for customers attending events remains at +76, the same as the previous month despite many surveys received in this period. Venue hirers score +57, same level as the previous month. Both scores are above target.	
1.3 4.3	Communicate and engage with the community	Growth in community engagement	At least one (1) intrinsic impact study per year.	Manager BMEC	November <ul style="list-style-type: none"> Facebook Likes 4361, Followers 4,736 Instagram Followers 1,12 	

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
			2% growth in social media followers over 2021/2022			

Museums

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
1.1 1.2 1.3 2.4 2.5 2.6 5.1 5.2 5.4	Provide opportunities for locals and visitors to Bathurst to engage with our stories and objects through the operation of museum Bathurst	Facilitate engagement with museums Bathurst through the provision of exhibitions, public programs, lifelong education and other activities	80,000 annual visitors to museums Bathurst Provision of exhibitions, public programs, and educational opportunities across all museums Bathurst sites	Manager Museums	<p>In January 2023 a total of 12,812 individuals visited the Australian Fossil and Mineral Museum (AFMM), National Motor Racing Museum (NMRM), Bathurst Rail Museum (BRM), Chifley Home (CH) and the Central Tablelands Collections Facility (CTCF)</p> <p>Year to date (YTD) total visitors to Council Museums is 76,125.</p> <p>In January the following occurred:</p> <p><u>Exhibitions</u> AFMM - The Dino-store - ongoing AFMM – 'Local Schools, Local Stories' cabinet – The Story of Ralph Entwistle curated by Bathurst Public School. Chifley Home – Gallery and interpretation - ongoing NMRM – Repco 100 Years Special Exhibition - ongoing BRM – Passenger trains to Bathurst mini exhibition - ongoing</p> <p><u>Public programs:</u> Selfie Day held on 18 January AFMM – 721 visitors BRM – 564 visitors NMRM – 451 visitors Chifley Home – 119 visitors</p> <p><u>Educational Tours (schools)</u> With the school holidays, there were no organised guided school tours during January.</p>	



Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
					There were no adult guided tours for January.	
5.1 5.3 5.4 5.5	Provide a range of opportunities and mechanisms for visitors to museums Bathurst that encourage access for all and celebrates diversity	Identify, plan and provide a range of targeted activities and interpretation tools across museums Bathurst that encourage inclusiveness for locals and visitors to Bathurst	Continue to grow volunteer opportunities across museums Bathurst Work with organisations and groups to provide opportunities for their clients and the broader community to access museums, programs, and activities	Manager Museums	<p>In January the following occurred:</p> <ul style="list-style-type: none"> 14 volunteers assisted at BRM with the operation of the layout for January with a total of 208 collective hours. All museums provide free entry to carers and welcome support animals 	
3.3 5.3	Strive for environmental stewardship through improved operations and the provision of education for museums Bathurst visitors	Review and implement strategies to reduce museums Bathurst environmental footprint and provide educational opportunities for visitors and the broader Bathurst community	Identify and target areas to reduce consumption in the operations of each facility Provide educational information, activities, programs and resources for visitors to museums Bathurst and the broader community on environmental sustainability and practical actions that can be implemented	Manager Museums	<p>In January Museums Bathurst have undertaken the following environmental strategies:</p> <ul style="list-style-type: none"> Monitoring and reducing, where possible, energy use including turning off appliances and equipment including air-conditioning when spaces are not in use Recycling of packaging and paper Recycling of coffee cups at BRM (1233 cups recycled for month) Ongoing provision of solar panels at BRM and NMRM Ongoing provision of EV charging stations at BRM and NMRM CTCF building designed for energy efficiency including quality insulation and compartmentalised spaces to ensure efficiency from air conditioning Ongoing provision of EV charger and solar panels at CTCF Approval for replacement of air conditioning units in the fossil and mineral galleries at AFMM 	

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
1.1 1.2 6.2	Provide a range of collection storage and learning opportunities in the operations of the Central Tablelands Collections Facility (CTCF)	Transfer Bathurst Regional Council's collections to CTCF Work with external bodies to develop partnerships for storage and learning opportunities at CTCF	Complete transfer of Bathurst Regional Council's collections to CTCF Identify, develop and manage key partnerships that will result in storage and facility hire and regional educational opportunities	Manager Museums	<p>in conjunction with the Revolving Energy Fund. Estimated 30% more energy efficient with lower greenhouse warming potential than the current system.</p> <p>In January at the Central Tablelands Collection Facility:</p> <ul style="list-style-type: none"> BRAG collection transfer continuing with framed and large dock works relocation, pest inspection and locations update as part of process. 4 Australian Museum staff and contractors visit to scope relocation and rehusing of Somerville Collection non-display items. Commencement May 2023. 	





Tourism

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
2.1 2.2	Grow the total number and engagement of businesses associated with the Visitor Economy	Work with local operators in the provision of visitor services and destination experiences	Ten (10) new packages, products or experiences developed	Manager Tourism & Visitor Services	January: BX Marks the Spot Merchandise developed YTD three (3) new package developed. <ul style="list-style-type: none">• "Ultimate Bathurst Region Experience"• Cycling experiences & Routes• BX Marks the Spot packages• BX Marks the Spot merchandise January: 9 new/renewed partners	
		Grow Regional Tourism Partnership program	Number of tourism partners increased by 5%	Manager Tourism & Visitor Services	YTD 120 paid tourism partners. Full year target of 150. Campaign to attract new retail partners underway.	
		Increase stakeholder advertising in Destination Guide	Advertising revenue increased 5%	Manager Tourism & Visitor Services	Advertising not yet commenced for FY. Revenue target of \$18,675.	
1.3 2.6	Provide visitors and prospective visitors to the area with quality inspiration, information and services.	Develop new engaging content for Bathurst Step Beyond App	One (1) new tour product added and promoted	Manager Tourism & Visitor Services	No new tours added in January YTD one (1) new products developed. <ul style="list-style-type: none">• New St Joseph's Convent & Heritage Centre Tour released on Bathurst 'Step Beyond' app 16 July.	
		Increase volume of online tour, event and accommodation bookings	Increase of 10% total bookings through online portal	Manager Tourism & Visitor Services	January: \$26,934 revenue from 148 Bookings. YTD: 75.5% increase against 2020/2021 figures to total \$64,244. No bookings in September/October 2021 due to COVID lockdown	
		Develop annual Destination Guide	2023 Destination Planner published	Manager Tourism & Visitor Services	2023 Destination Planner planning not yet commenced.	

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
2.6	Effectively promote and market the Bathurst Region as a key destination	Develop new Bathurst region touring itineraries and inter-region itineraries based on shared thematic elements	Six (6) new itineraries created and published on website/available at BVIC.	Manager Tourism & Visitor Services	No new itineraries created in January. YTD four (4) in total new itineraries developed: Two new itineraries developed for DNSW 'Feel New' campaign July 2022. Romantic couples and connected families. 'Artistic Bathurst Region', for inclusion in PR activity for upcoming Archie 100 exhibition at BRAG. VFRs over Summer.	
		Increase local range of retail products and souvenirs at BVIC and develop e-commerce facility	Retail sales at BVIC increase by 5% over previous year. Sales of local produce increase 10%	Manager Tourism & Visitor Services	January: \$8,906 gross sales from 446 customers YTD 97% increase to \$69,211 Lockdowns in 2021 negatively impacted comparative sales period.	
		Implement 2021-2023 marketing plan	50% of total actions completed or underway	Manager Tourism & Visitor Services	YTD 32 of 39 action items (82%) completed or underway as of 31 January.	
		Implement online content strategy	Destination website page views increase 15% Total social media following (includes Facebook, Instagram and YouTube) increase 10%	Manager Tourism & Visitor Services	January: 37,232 pageviews, +8% over January 2022 217 new social media followers in December. Pageviews: YTD 6.3% increase on 2021/2022 to 208,866 Social Media: YTD of 9.5% increase total social media to total 23,365 followers	
		Work with industry and specialist agencies as required to generate brand building earned media coverage through public relations activity	120 media articles generated (across all platforms).	Manager Tourism & Visitor Services	6 articles generated in January. YTD 67 media articles generated across all platforms including Weekend Sunrise coverage of Winter Festival July 2022, Today Show filming at AFMM September 2022 and exposure via NRMA Open Road Magazine.	

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
2.6	Increase total number of visitors and overnight stays in the Bathurst region	Promote Bathurst region to niche and specialist markets as identified in Destination Management Plan and 2021 Marketing Plan	Overnight visitors increase by 5% Total annual visitors increase by 3% Measurement based on Tourism Research Australia annual data and Localis data analytics	Manager Tourism & Visitor Services	Annual Tourism Research Australia figures released October 2020 (most recent) YTD 6.1% increase overnight visitor nights, average length of stay steady at average three nights YTD 16.4% increase in average length of stay from 3.75 nights in 2020/2021 to 4.37 in 2021/2022 as shown by 'Localis' analytics platform	
		Promote BVIC as essential step off point for Bathurst region.	Annual visitation to BVIC increases by 3%	Manager Tourism & Visitor Services	January 3,937 Visitors to BVIC. YTD visitations increase of 126.8% on 2021/2022 with a total of 26,539 visitors to BVIC. (Lockdowns in place September/October 2021).	


Destination Management




Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
2.6	Utilise the Destination Management Plan as a basis for marketing, promotion and tourism development	Implement the Strategic priorities of the 2019 DMP	50% of actions completed or underway	Manager Tourism & Visitor Services	YTD 53% or 55 of the 104 priority actions completed or underway as of 31 January 2023.	
2.2 2.6	Support and develop the regional tourism industry	Implement the Tourism Industry Engagement Strategy	Hold at least: <ul style="list-style-type: none"> four (4) targeted meetings with industry segments four (4) industry capacity building workshops 	Manager Tourism & Visitor Services	YTD three (3) industry meetings held: <ul style="list-style-type: none"> Tourism Wayfinding & Signage development Tourism product development – Bridle Track (two meetings YTD). No meetings held between MT&VS and tourism industry partners in January	
2.2 2.6	Connect with industry and consult with a cross section of industry representatives	Continue monthly industry eDM Host industry gatherings Increase online engagement with industry	Minimum of 12 industry eDMs issued. Hold at least four (4) industry networking events. Pageviews of industry website increase 20%	Manager Tourism & Visitor Services	YTD: 18 EDMs issued. 1 issued in January. Industry Events: Hosted Bathurst region tourism partner networking evening, 20 October. One (1) YTD. Pageviews: December – 26 pageviews 21% increase in pageviews YTD	
2.6	Set and measure benchmarks	Publish annual market intelligence report to strengthen knowledge and guide investment.	Annual market intelligence report produced. Accommodation benchmarking maintained by use of analytics platform	Manager Tourism & Visitor Services	Market intelligence now includes data drawn from 326 accommodation properties. Benchmarking achieved through Localis analytics platform.	

Environmental, Planning & Building Services

Council will manage growth and development in alignment with Council's and the NSW Government's planning instruments and controls, and continue forward planning through reviews of the Housing Strategy, Open Space Strategy and Transport and Parking Strategy. Adoption of a new Economic Development Strategy will identify opportunities for continued growth, mindful of Council's obligations to environmental stewardship, heritage conservation and good urban design.

Environmental




Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
6.4 5.2 5.4	Meet Council's responsibilities under the Companion Animals Act 1998 by continuing to provide community programs relating to responsible pet ownership	Complete Responsible Pet Ownership community programs Maintain and enhance areas for off-leash recreation for dogs	Two Community desexing programs conducted Pet Education event held Educational radio interviews conducted weekly Educational social media posts conducted monthly Maintain fenced Off Leash areas monthly	Manager Environment	The first community desexing program was held between 7 and 18 November 2022. Pets Day was held on 16 July 2022 in conjunction with Bathurst Winter Festival activities. Activities included a pet parade and dress-up competition. Prizes were awarded in various categories including for photographs of the cutest animals adopted from the Pound. Weekly radio interviews were undertaken in the period July to October 2022. The radio interviews continue to be a valuable source of education and promotion for companion animals matters. Radio interviews will recommence in February 2023. Educational Facebook posts were made in December 2022 regarding dogs on leads. Off leash areas maintained by contractors when necessary.	


Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
6.4 5.4	Meet Council's responsibilities under the Companion Animals Act 1998 and Impounding Act 1993 by promptly responding to customer requests and implementing enforcement action for breaches	Investigate animal related complaints, including matters reported after hours Undertake regulatory action consistent with Council's Enforcement Policy for identified breaches	95% of customer requests responded to within adopted corporate standards 100% response to customer requests reported out of hours	Manager Environment	98.14% of customer requests responded to within adopted corporate standards for the period 1 July 2022 to 31 January 2023. 122 customer requests were investigated during the period 1 January 2023 to 31 January 2023. 100% of customer requests responded to out of hours.	
6.4	Meet Council's responsibilities under the Prevention of Cruelty to Animals Act 1979 and the Impounding Act 1993 in the operation of the Small and Large Animal Impounding Facilities	Operate Bathurst Animal Rehoming Centre Decommission Small Animal Pound at Vale Road site	Implement social media program to promote rehoming of impounded dogs and cats Increase the % of impounded dogs returned to owner or sold or released to welfare organisations Increase the % of impounded cats returned to owner or sold or released to welfare organisations	Manager Environment	A minimum of one adoption post was made each month during the review period. "Help we are lost" posts were made regularly during the review period, trying to reunite impounded pets with their owners. Visits to the adoption page on Council's website averaged 1,623 views per month between 1 July 2022 and 30 September 2022. 86.62% of dogs were returned to owner, sold or released to welfare organisations in the period between 1 July and 31 December 2022. 79.26% of cats were returned to owner, sold or released to welfare organisations in the period between 1 July and 31 December 2022.	
6.4 4.4 5.2 5.4	Meet Council's responsibilities under the Road Rules 2014 and Fines Act 1996	Monitor and enforce parking regulations on public roads Implement a community education program regarding the Australian Road Rules	Decommissioning and transfer of all functions complete by 30 November 2022 Daily monitoring undertaken Educational social media posts conducted monthly	Manager Environment	Not yet commenced. Construction delays means that this process was not commenced by 30 November 2022. Works re-commenced in mid-January 2023 after the Christmas/New Year break. Frequency of monitoring increasing but not yet back to pre-covid activities. One social media post on parking enforcement made during the review period.	

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
6.4 5.2	Meet Council's contractual obligations under the Local Government Act 1993 in monitoring and enforcing parking regulations in public car parks	Monitor and enforce parking regulations in public car parks in accordance with contractual obligations	100% compliance with contractual obligations	Manager Environment	A return to pre-covid enforcement commenced in a staged manner in late September 2022 and continued in January 2023.	
3.1 3.2 3.3 3.4 6.4 1.4	Meet Council's responsibilities under the Protection of the Environment Operations Act	Investigate customer requests and pollution incidents Undertake regulatory action consistent with Council's Enforcement Policy for identified breaches	95% of customer requests responded to within adopted corporate standards	Manager Environment	100.0% of customer requests responded to within adopted corporate standards for the period 1 July 2022 to 31 January 2023. 17 customer requests were registered with Council in the period 1 January 2023 to 31 January 2023.	
		Undertake educational programs to enhance community knowledge	Implement the project activities identified in the Bathurst Bathurst Butts project by March 2023	Manager Environment	Installation of built bins and bus stop signage near the Bathurst Base Hospital precinct was completed in August 2022. Signage on public buses was installed in September 2022 and will feature for 26 weeks.	
3.3 3.5 6.1	Continue to improve the community's awareness and capacity regarding environmental sustainability	Communicate sustainability messages via a range of on-line and traditional media sources Conduct sustainability education programs	Weekly posts on the @sustainablebathurst Facebook page Conduct Sustainable Living Week in March 2023 Implement the River Connections program targeting primary school aged students by December 2022	Manager Environment	Posts were made a minimum of weekly on various sustainability themes during the period 1 July 2022 to 30 November 2022. Average monthly "reach" was 3,337 and "post engagement" was 630. Reach is a measure of how many people see content, and engagement how many people like/comment/share/save the posts. Preparation for the 2023 SLE event has commenced in collaboration with the Water, Waste and Events teams. The 2022 Sustainable Schools Grant program will commence in February 2023 after consultation with local schools. The term 4 River Connections program is now complete. Rockley and Trunkley Creek Public	

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
					Schools completed the full program. Neville and Carcoar Public Schools were also included in cultural emersion and teacher training sessions and the "Big River Day" in November 2022.	
3.1 3.2 6.4	Implement Council's Onsite Sewage Management Strategy and meet Council's obligations under the Local Government Act 1993	Conduct inspections and issue approvals for existing onsite sewage management systems without approvals or requiring renewal	Increase the number of onsite sewage management systems with a current approval to operate	Manager Environment	Inspection program is ongoing with a focus on high-risk systems and systems where the ownership is changing due to sale of the property. 179 approvals to operate have been issued for the period 1 July 2022 to 31 December 2022.	
3.1 3.4 3.5 1.4	Meet Council's obligations under the Local Government Act 1993 and community expectations to manage, restore, enhance and conserve the natural environment	Implement the Urban Waterways Management Plan Implement the Biodiversity Management Plan Implement the Pest Bird Management Plan Implement the Roadside Vegetation Management Plan	Implement a priority project identified in the Urban Waterways Management Plan. Implement a priority project identified in the Biodiversity Management Plan. Implement a priority project identified in the Pest Bird Management Plan Implement a priority project in the Roadside Vegetation Management Plan	Manager Environment	2022/23 UWMP project activities will focus on the Brick pit wetlands. The Backyard Bird Count in association with Birdlife Australia was completed between 17 and 23 October 2022. The Wattle Flat Racecourse Plan of Management was adopted by Council in August 2022 after considering submissions made during the public exhibition period. Project activities will focus on Indian Myna removal in Winter/Spring 2022. Installation of signage and guideposts for high conservation value sections of roadway identified in the RVMP took place January and May 2022, focussing on priority areas in Napoleon Reef and Yetholme.	

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
3.5 3.3 6.6	Implement energy efficiency and renewable energy projects at Council facilities	Implement the Renewable Energy Action Plan	Implement a priority project identified in the Renewable Energy Action Plan	Energy Strategy Officer	<p>Installation of a 100kW system on the new Central Tablelands Collections Facility was completed in September 2022. Since commissioning the system has covered ~40% of the site's power needs.</p> <p>Council in partnership with the Central NSW Joint Organisation has entered into a Renewable Energy Power Purchase Agreement which will commence on 1 January 2023. This will supply 100% renewable energy for large sites and streetlighting.</p> <p>The detailed design of a new large scale solar array for the Wastewater Treatment Plant was 90% complete in June 2022, with the tender documentation finalised in July 2022. The project is temporarily on hold to allow for other critical infrastructure works to commence.</p>	
3.1 3.4 6.4 1.4 4.6	<p>Meet Council's obligations under the Biodiversity Conservation Act 2016, Fisheries Management Act 1994 and Water Management Act 2000</p> <p>Meet Council's obligations under SEPP55 and related planning policies</p>	<p>Ensure the assessment of development applications meets all of the requirements of the Biodiversity Conservation Act 2016, Fisheries Management Act 1994, Vegetation SEPP and Koala SEPP</p> <p>Ensure that Council activities are compliant with the requirements of the Biodiversity Conservation Act 2016</p> <p>Ensure the assessment of development applications meets all of the requirements of SEPP55 and Council's Contaminated Land Policy</p>	<p>Number of development applications assessed and professional advice provided.</p> <p>Council policies and plans are reviewed and updated where required to ensure consistency with current legislation</p> <p>Assess vegetation removal applications in urban zones in accordance with the Vegetation SEPP in Council's DCP.</p> <p>Professional advice provided including pre-</p>	Manager Environment	<p>33 development applications were assigned for environmental assessment in during the period 1 October to 31 October 2022.</p> <p>Advice was provided throughout the review period for many Council activities and their implications under the Biodiversity Conservation Act.</p> <p>Advice was given and applications for vegetation removal were assessed throughout the review period.</p> <p>Advice provided on a regular basis at pre-lodgement stage and as a part of the assessment process. The Council capacity building program for contaminated land has been extended to 30 June 2023 and assistance from the project officer is</p>	



Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
			DA advice on contaminated land matters		ongoing. A revised version of the Contaminated Land Policy was adopted in August 2022.	
2.3 3.3 5.2	Contribute to the development of Bathurst region as a Smart Community	Implement the Electric Vehicle Transition Plan	Implement a priority project identified in the Electric Vehicle Transition plan	Manager Environment	Acquisition of hybrid vehicles for the passenger fleet commenced for two vehicles in July 2022. Investigation of options to procure an electric vehicle for garbage collection is ongoing. Options for an electric medium sized truck are also being explored. An MOU was signed with a company to investigate options for conversion of landfill gas into Hydrogen to power vehicles.	
3.3 3.5 6.4 3.1	Meet Council's statutory reporting obligations under the Local Government Act 1993	Monitor the operational footprint of Council's operations and report on trends identified. Measure and collate the trends in environmental condition across the Local Government Area	Collate data and prepare reports on Environmental data on an annual basis	Manager Environment	Trends in Council's operational footprint included in the monthly report prepared for internal review, with annual data included in the State of Environment (SOE) reporting. The Regional and BRC SOE reports were reported to Council at it's ordinary meeting in December 2022. The 2022 and all previous reports are available on Council's website.	
6.4 5.4	Meet Council's obligations in the Food Regulation Partnership and the Food Act 2003	Conduct a program of inspections of food premises including home-based food premises to ensure compliance with regulations	Conduct an inspection of all high and medium risk food premises by June 2023 Implement a risk-based inspection program for home-based food premises Prepare and distribute educational material on food safety three times annually	Manager Environment	The food inspection program was ongoing throughout the review period and all of Council's inspection obligations under the Food Regulation Partnership were met. The Annual Food Regulation Report was submitted to the NSW Food Authority in late July 2022. Three customer requests were registered with Council in the period 1 January 2023 to 31 January 2023.	





Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
			95% of customer requests responded to within adopted corporate standards		100% of customer requests responded to within adopted corporate standards for the period 1 July 2022 to 31 January 2023.	
6.4 5.4	Meet Council's obligations under the Public Health Act 2010 and associated regulations	Conduct a program of inspections of skin penetration premises, public swimming and spa pools and cooling towers	<p>Conduct an inspection of all skin penetration premises</p> <p>Conduct an inspection of all public swimming pools and spa pools</p> <p>Implement the activities identified as Council's role in Legionella management and the inspection of cooling towers</p> <p>95% of customer requests responded to within adopted corporate standards</p>	Manager Environment	<p>Inspections of skin penetration premises commenced in August 2022.</p> <p>Public swimming pool inspections will recommence in Summer 2023.</p> <p>Legionella Management Plan was adopted by Council in February 2022. Implementation is ongoing.</p> <p>100% responded to within adopted corporate standards between 1 July 2022 and 31 January 2023.</p> <p>Eight customer requests were registered with Council during the period 1 January 2023 to 31 January 2023.</p>	



Development Assessment

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date				Status
1.5 4.1 4.6 6.4	Ensure the assessment of development and other applications, in accordance with planning instruments, development control plans and policies, occurs within appropriate timeframes.	To be at or below the state average for determination times of development applications	Comparative data provided as part of annual Local Development Performance Management (LDPM) to DPIE	Manager Development Assessment	NSW State Average 2020-21	Bathurst Regional Council Jan 2023	Bathurst Regional Council year to date average	<div><div></div><div></div><div></div></div>	
					Average gross days taken to determine a DA	94.30	63.46		
					Average net days taken to determine a DA	88.45	48.54		
		To be at or below the state average of determination times for complying development	Comparative data provided as part of annual Local Development Performance Management (LDPM) to DPIE	Manager Development Assessment	NSW State Average 2020-21	Bathurst Regional Council Jan 2023	Bathurst Regional Council year to date average	<div><div></div><div></div><div></div></div>	
			Average days taken to determine a CDC	17	14.5	6.73			



Planning

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
1.5 2.1 3.3 4.1 4.3 4.6 5.5 6.4	Prepare relevant planning proposals to ensure Council's planning controls remain relevant and up to date.	Prepare draft LEP and DCP amendments	Planning proposals referred to NSW Department of Planning & Environment for gazettal	Manager Strategic Planning	<ol style="list-style-type: none"> 1. Laffing Waters Planning Proposal and DCP Amendment – Gateway determination received. DCP provisions being finalised. Public exhibition completed. To be reported to February Council meeting. 2. Bathurst Integrated Medical Centre – height and FSR – Gateway determination received. Adopted by Council at its December meeting. Awaiting gazettal. 3. Heritage Planning Proposal 2022 – update schedule 5. Gateway determination received. Public exhibition completed. Adopted by Council. Awaiting gazettal. 4. North St Perthville Planning Proposal – Reinstatement Residential zone – Planning Proposal documentation being prepared. 5. Review of Community Participation Plan – updates required identified and draft amendments being prepared. 6. Ashworth Drive DCP amendment – reduction in landuse buffer. Council resolved not to proceed with the amendment at its August meeting. 7. Perthville Levee DCP amendment – insert new DCP map to include lands behind the Perthville levee as flood protected lands under the DCP – DCP amendment adopted by Council at its October meeting. 8. Schedule 1 Review of Bathurst Regional LEP. Review commenced. 9. Removal of Kerb and Gutter deposit requirements from Complying Development conditions in LEP. Planning Proposal documentation being prepared. 	
1.5 2.1 3.3 4.1 4.3 4.6 5.5	Investigate relevant land use and planning issues of the Bathurst Region.	Prepare studies and plans.	Draft studies/plans completed or commenced by 30 June 2023.	Manager Strategic Planning	<ol style="list-style-type: none"> 1. Bathurst Region Active Transport Strategy – Visioning consultation completed. 2. Southern Distributor Road Investigations – Issue paper to be prepared. Quotations sought to development Submission to support application to Infrastructure Australia. 	



Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
6.4					3. Urban Expansion investigations – Engineering have engaged consultants to examine water and sewer infrastructure requirements. Planning staff supporting consultant's investigations of private lands.	
1.5 4.1 4.3 4.6 5.2 5.5 6.4	Undertake urban design and place management investigations.	Prepare studies and plans.	Draft studies/plans completed or commenced by 30 June 2023.	Manager Strategic Planning	1. Bathurst Town Centre Master Plan – adopted by Council at its July meeting as a reference document. 2. Draft Policy "Future Proofing Our CBD – 2022 and Beyond" – adopted by Council at September meeting. 3. Streets as Shared Space Round 2 project – Machattie Lane to Parrish Lane – concept plans being finalised and negotiated. Procurement and implementation underway. 4. Village Plans – visioning consultation with Rockley, Peel and Sofala completed. 5. Former TAFE precinct – Council resolved at its August meeting to cease the EOI process. Opportunities for staged development process being investigated. 6. CBD Night Lights – possible opportunities for festive lighting in the CBD being identified. 7. Machattie Park/King's Parade precinct – options for staged improvements being identified.	
4.1 4.3 4.6 6.4	Review and update Council's section 7.11 plans.	Review existing or prepare new s7.11 Plans	Contributions plans requiring review identified by June 2023.	Manager Strategic Planning	1. Investigations underway to determine if stormwater plan should be moved to section 64 of LGA 1993.	
1.1 1.2 1.5 4.6 5.5 6.1 6.4	Implement the Bathurst Regional Heritage Plan.	Provide a Heritage Advisory Service.	Number of site visits undertaken by the heritage advisory service.	Manager Strategic Planning	1. 2022/23 site visits (to date): 42 2. Heritage workshop to be held in early 2023 focusing on heritage interpretation. – planning of workshop underway.	
		Provide heritage incentive funding programs to protect, maintain, enhance and promote the regions heritage assets.	Value of works generated from Council's incentive funds.	Manager Strategic Planning	1. Bathurst Region Local Heritage Fund – Applications for funding under 2022/23 program called and assessed. Grant offers made to 39 projects. Projects underway. 2. Bathurst Region Conservation and Interpretation Fund – Applications for funding under 2022/23 program called and assessed. Grant offers made to 5 projects. Projects underway.	

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
					3. Bathurst CBD Main Street Improvement Fund – Applications for funding under 2022/23 program called and assessed. Grant offers made to 8 projects. Projects underway.	
		Prepare and implement projects for the interpretation and display of cultural heritage and history information.	New interpretative/promotional information made available.	Manager Strategic Planning	1. Pillars of Bathurst Project handed over to Bathurst Library to convert to future digital biography. Final update of booklet and brochure and additional sign being considered. 2. CBD Wayfinding Project – sign structures manufactured. Interpretation and wayfinding panels being developed. 3. Heritage Interpretation Plan for Macquarie View Tennis Club – consultation completed. Draft plan being prepared. 4. Wiradjuri Resistance & declaration of Martial Law in 1824 – An Interpretation Project – funding application lodged under the NSW Community Heritage Grants 2023-25. 5. Pillars of Bathurst Book – final edition being prepared inclusive of special plaque for Dr Robin McLachlan.	
		Prepare research/studies into the region's heritage values	Studies/plans considered and adopted by Council. Number of local heritage items included in the Local Environmental Plan.	Manager Strategic Planning	1. Condition Assessment and Maintenance Plan for the Street and Park Lamp Standards – NSW Heritage grant accepted. Project underway.	

Economic Development

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
2.1 2.2 2.3 2.4 2.6 4.1 4.5 5.5 6.3	Implementation of the Economic Development Strategy 2018-2022 and associated actions.	Nurture economic infrastructure development by supporting the development of the aerodrome, industrial precincts, new residential developments and telecommunication.	Seek funding for economic infrastructure projects.	Manager Economic Development	<ul style="list-style-type: none"> - Aerodrome promotional prospectus completed. New website copy complete for airport. EOIs received for Aerodrome study. Aerodrome land use study commenced in Nov 22 with an expected completion date of late Feb 23. Draft situation analysis report provided Dec 22. - DA approved for Stage 1 of Kelso Industrial Estate expansion (\$4.8M Drought Stimulus Fund). CC approved with tenders called in Nov. - Aerodrome scope finalised with grant authority (Growing Local Economies Fund \$2.9M). - Lease signed for Leading Edge data centre - Early stages of Funding proposal for better NBN connection for Raglan and parts of Kelso underway. Grant not available at this time. - Funding approval for nbn fibre to the premises at the Bathurst Airport. - Working with Telstra on funding proposal for better connectivity at Hill End. Grant not available at this time. 	
		Market-leading promotional campaigns to increase residential relocations and a sense of place.	<p>Continued support for joint regional relocation campaigns.</p> <p>All 4 entrance billboards and welcome signs updated/maintained as required.</p> <p>Lifestyle promotional content created/updated, including the Bathurst</p>	Manager Economic Development	<ul style="list-style-type: none"> - Contributed to Move to More Campaign. Joined the Regional Activators Alliance. - Listed Bathurst and villages on Pointer Remote. - New Resident Guide finalised. Printing quotes awarded to CCP. Printing underway. - Reinstated process for responding to Evo City enquiries. - Looking to change billboards over shortly. - Website has changed to bathurstliveinvest.com.au. 	

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
			Region website/new Live Invest site. Annually updated New Resident Guide.		- Four new resident interviews and photography sessions undertaken. Uploaded onto website.	
		Support local businesses and start-ups through engagement, support and economic programs.	12 eNewsletters Regularly posting on social media channels, including Facebook and Linked In. Respond to business@bathurst and live@bathurst email enquiries. Run business support programs including but not limited to BizMonth, Buy Local Gift Card, workshops and presentations. Business Support section on the Live Invest website updated and maintained. Attendance with Mayor / Councillors at 75% of Business Chamber board meetings. Attendance at 90% of Business Chamber After-	Manager Economic Development	<ul style="list-style-type: none"> - All eNewsletters sent to date. - Cluster Strategy complete. - Events/engagements around cluster groups planned. - BizMonth held in February 2022. - September 2022 BizMonth held. A very successful lunch with Layne Beachley with 218 people attending. - MED meets with Business Chamber Board monthly meeting along with Mayor. Representation at all Business Chamber events to date. - All Upstairs Startup hub board meetings attended to date. - Redesign Bathurst Business Hub website. - Update to Forecast id population projections. - Spendmapp used to track impact of COVID on economy. - Successfully lobbied to have NSW Government population projections adjusted upwards. - First 2022 Bathurst Young Professionals event sponsored by Economic Development held in Nov. Attended by 50+ young professionals. - Two grant writing seminars held in 2022 to assist business and community groups in applying for grants. - Business Chamber Christmas function held Dec 22 	

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
			<p>Hours events.</p> <p>Representation at all "Upstairs Start-up Hub" board meetings.</p> <p>Promote resources to businesses including the ID websites and Spendmapp.</p> <p>Assist businesses and community groups in finding and securing grants.</p>			
		<p>Grow local employment, investment and attract new businesses</p>	<p>Organise the Bathurst Careers Expo with minimum 40 stalls and 1,500 attendees.</p> <p>Minimum of 60 new local jobs promoted each month via EVO Cities.</p> <p>Develop relocation proposals, relocation materials and support the relocation of new businesses through the Business Concierge Service.</p>	Manager Economic Development	<ul style="list-style-type: none"> - Continued posting of EvoJobs. - 2022 Careers Expo conducted in August at CSU. Over 70 exhibitors (largest ever) exhibited at the event. - Ongoing support for the relocation of numerous businesses, particular interest from manufacturing and IT businesses. - Invest Bathurst campaign being developed including social media/TVC ad, new brochure and updated website. - Assistance IBM deal recently announced. 	
		<p>Develop Bathurst into a Smart Community of national significance.</p> <p>Support innovative practices from industry.</p>	<p>Bi-monthly Project Group meetings held.</p> <p>Seek funding and roll out Smart Community priority projects.</p>	Manager Economic Development	<ul style="list-style-type: none"> - Discussions ongoing with various IT software development firms to be based in Bathurst. - Smart benches installed. - Investigations into various new Smart projects. - In Mar 22 held a Panel discussion with IT experts on the future of IT in Bathurst to capitalise on the move by IBM and what it 	

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
			Promote Bathurst as a Smart Community.		<p>means for Bathurst. Sold out event held at Upstairs.</p> <ul style="list-style-type: none"> - Bathurst Digital Twin launched in Oct 22, the first regional centre to have a digital twin of its CBD. This was a collaboration project with Spatial Services. - DEBPS presented the Digital Twin at the 2022 Local Government Show held in Nov at Homebush Bay. - Continue to work with Upstairs Start Up Hub to ensure its ongoing success. Recently provided support to a grant application. 	

Attachment 9.2.3.1

2022-2023 Section 356 Donations Report as at 31 January 2023

Details	Reference	Date	Donations approved in Budget	Mt Pan Fee Waived	BMEC Donations	Sundry Donations	TOTAL
			\$	\$	\$	\$	\$
Annual Budget			105,421.00	30,000.00	65,000.00	20,385.00	220,806.00
Spent to date:							
Bathurst Rugby Club/Mr A Hart	S356 Policy	13/07/2022				-1,756.48	-1,756.48
WRAS Annual Subscription/donation	Operation Plan	15/07/2022	-2,617.00				-2,617.00
Evans Art Council	Operation Plan	26/07/2022	-3,000.00				-3,000.00
Bathurst Gardener's Club Inc	Operation Plan	26/07/2022	-500.00				-500.00
Bathurst Men's Shed Incorporated	Operation Plan	26/07/2022	-500.00				-500.00
Lions Club of Bathurst Inc	Operation Plan	26/07/2022	-2,000.00				-2,000.00
Quota Bathurst Inc	Operation Plan	26/07/2022	-1,500.00				-1,500.00
Festival of Bells	Operation Plan	26/07/2022	-1,000.00				-1,000.00
Lifeline Central West	Operation Plan	26/07/2022	-2,500.00				-2,500.00
Monkey Hill UHF Repeater	Operation Plan	26/07/2022	-1,000.00				-1,000.00
Sofala Progress Association	Operation Plan	26/07/2022	-2,000.00				-2,000.00
BMEC - CPSA Monthly Meetings -balance 02/06/2022	Operation Plan	28/07/2022			-371.36		-371.36
BMEC - CPSA Monthly Meetings - 07/07/2022	Operation Plan	28/07/2022			-721.82		-721.82
Bathurst Junior Sports Awards	Operation Plan	29/07/2022	-5,000.00				-5,000.00
Bathurst Seymour Centre Inc	Operation Plan	3/08/2022	-1,500.00				-1,500.00
Sydney International Piano Competition	Operation Plan	3/08/2022	-2,000.00				-2,000.00
BMEC - CPSA Monthly Meetings - 04/08/2022	Operation Plan	19/08/2022			-472.73		-472.73
Bathurst Refugee Support Group Inc. (BRSG)	Operation Plan	30/08/2022	-2,000.00				-2,000.00
Sofala & District AH&P Association	Operation Plan	8/09/2022	-350.00				-350.00
Bathurst City Colts Water Account	Operation Plan	14/09/2022	-2,971.85				-2,971.85
Bathurst Remembers / AVAMS / Communications and Resources Project	Operation Plan	15/09/2022	-1,000.00				-1,000.00
Bathurst City & RSL Band Association Inc	Operation Plan	20/09/2022	-5,000.00				-5,000.00
Mount Panorama Lions Club Inc	S356 Policy	7/10/2022				-35.00	-35.00
Architects OutWest Learning Group	21/09/22 Item 9.3.10	12/10/2022				-600.00	-600.00
Mitchell Conservatorium - BMEC Concerts	Operation Plan	14/10/2022			-758.18		-758.18
BMEC - CPSA Monthly Meetings - 06/10/2022	Operation Plan	14/10/2022			-850.55		-850.55
BMEC - Bathurst Eisteddfod Sep 2022	Operation Plan	14/10/2022			-30,000.00		-30,000.00
BMEC - Bathurst Eisteddfod Sep 2022	S356 Policy	14/10/2022			-8,373.27		-8,373.27
Mitchell Conservatorium - support 2022 Carols by Candlelight	Operation Plan	30/11/2022			-7,000.00		-7,000.00
Rockley Public School - presentation award	S356 Policy	30/11/2022				-60.00	-60.00
Bathurst West Public School - presentation award	S356 Policy	30/11/2022				-50.00	-50.00
The Friends of the Bathurst War Memorial Carillon Inc	Operation Plan	9/12/2022	-1,000.00				-1,000.00
Scots All Saints College - presentation day	S356 Policy	20/12/2022			-359.64		-359.64
BMEC - CPSA Monthly Meetings - 03/11/2022	Operation Plan	20/12/2022			-768.73		-768.73
BMEC - CPSA Monthly Meetings - 01/12/2022	Operation Plan	20/12/2022			-850.55		-850.55
Mackillop College - end of year presentation	S356 Policy	20/12/2022			-200.73		-200.73
Bathurst Public School - school concert	S356 Policy	20/12/2022			-1,572.00		-1,572.00
O'Connell Public School - presentation night	S356 Policy	20/12/2022			-496.00		-496.00
Bathurst Public School - presentation day	S356 Policy	20/12/2022			-301.45		-301.45
IAAF World Cross Country Championships test event	14/12/22 Item 12.1.3	21/12/2022				-2,980.27	-2,980.27
Amount Spent			-37,438.85	0.00	-53,097.01	-5,481.75	-96,017.61
Available Balance before commitments			67,982.15	30,000.00	11,902.99	14,903.25	124,788.39
Committed:							
Bathurst AH&P Association	Operation Plan		-8,244.00				-8,244.00
Macquarie Philharmonia - Platinum Donation	Operation Plan		-2,000.00				-2,000.00
The Neighbourhood Centre (formerly BINC)	Operation Plan		-900.00				-900.00
Bathurst City Colts Water Account	Operation Plan		-4,238.15				-4,238.15
CSU Foundation Trust (Gordon Bullock Scholarship)	Operation Plan		-3,000.00				-3,000.00
CSU Foundation Trust	Operation Plan		-5,000.00				-5,000.00
Bathurst District Sport & Rec (BDRSC) grants	Operation Plan		-20,000.00				-20,000.00
Western Sydney University Medical Scholarship	Operation Plan		-10,000.00				-10,000.00
BMEC - Bathurst Youth Council	Operation Plan				-2,000.00		-2,000.00
BMEC - CPSA Monthly Meetings	Operation Plan				-6,964.26		-6,964.26
Russell St Road Closures	Operation Plan		-7,500.00				-7,500.00
Russell St Closure - Triumph Owners 18/03/2023	Operation Plan		-2,500.00				-2,500.00
Country Women's Association of NSW - Central Western Group (CWA)	Operation Plan		-300.00				-300.00
Bathurst Filipino Australian Community Inc	Operation Plan		-300.00				-300.00
Country Women's Association of NSW - Central Western Group (CWA)	Operation Plan				-1,000.00		-1,000.00
St Vincent de Paul - Assumption Conference	Operation Plan		-1,000.00				-1,000.00
Carillon Theatrical Society	Operation Plan				-5,000.00		-5,000.00
Bathurst Edgell Jog	Operation Plan		-3,000.00				-3,000.00
Bathurst & District National Trust and Wiradyuri Elders	21/09/22 Item 9.3.8				-437.27		-437.27
IAAF World Cross Country Championships event	14/12/22 Item 12.1.3			-30,000.00			-30,000.00
Amount Committed			-67,982.15	-30,000.00	-15,401.53	0.00	-113,383.68
Adjustment between Funds			0.00		3,498.54	-3,498.54	
Available Balance			0.00	0.00	-0.00	11,404.71	11,404.71

Attachment 9.2.3.1

2022-2023 Section 356 Donations
Report as at 31 January 2023

Details	Reference	Date	Donations approved in Budget	Mt Pan Fee Waived	BMEC Donations	Sundry Donations	TOTAL
			\$	\$	\$	\$	\$

Summary Remaining Budget	\$
Donations approved in Budget	0.00
Mt Pan Fee Waived	0.00
BMEC Donations	-0.00
Sundry Donations	11,404.71
Total Remaining	11,404.71

Summary	\$
Total Budget	220,806.00
Less: Amount Spent	-96,017.61
Less: Amount Committed	-113,383.68
Total Remaining	11,404.71

Market Rental Subsidies for 2022/23

NAME OF TENANT	LOCATION	Current Rent PA	Estimated Market Rent	BRC Rental Subsidy
Mitchell Conservatorium	Machattie Park Cott	575.00	17,569.00	16,994.00
Central Tablelands Woodcraft	Il Learmonth Park	603.00	16,349.00	15,746.00
Community Opportunity Shop	Ir 8 Lions Club Drive	1,150.00	21,798.00	20,648.00
Community Opportunity Shop	Ir Veggie Patch Church	1.00	16,349.00	16,348.00
Air Services Australia	Aerodrome - Comm	1.00	19,617.00	19,616.00
Taxi Cabs of Bathurst Co-opera	Communication tow	1,341.00	19,617.00	18,276.00
Master Communications & Elec	Communication tow	4,661.00	19,617.00	14,956.00
Bathurst City & RSL Band Asso	Walmer Park	239.00	21,798.00	21,559.00
Bathurst Lions Club Inc	Short St	1.10	16,349.00	16,347.90
Evans Arts Council Inc	Lee Street	500.00	5,450.00	4,950.00
Bathurst District Historical Socie	Mitre Street	1.00	10,900.00	10,899.00
Bathurst District Historical Socie	16 Stanley Street	1.00	10,900.00	10,899.00
Bathurst Meals on Wheels Inc	4 Watt Drive	1.00	54,483.00	54,482.00
Department of Defence (Air Car	Aerodrome - Lot 25	90.91	13,989.00	13,898.09
Department of Defence (Air Car	Aerodrome - Lot 36	90.91	40,402.00	40,311.09
				295,930.08

POLICY: MOUNT PANORAMA MOTOR RACING CIRCUIT – RESIDENT ACCESS – FULL TRACK HIRE

DATE ADOPTED: Director Corporate Services & Finance Report #2
Policy 7 November 2018
Council 21 November 2018
Minute Book No. 12863

Director Corporate Services & Finance Report #2
Policy 1 August 2018
Council 15 August 2018
Minute Book No. 12809

ORIGINAL ADOPTION: Director Corporate Services & Finance's Report #9
Council 10 December 2008
Minute Book No. 10564

FILE REFERENCE: 18.00150

OBJECTIVE: To provide clear guidelines and direction to promoters / circuit hirers of their obligations to Bathurst Regional Council (BRC) and residents when hiring Mount Panorama Motor Racing Circuit for full track hire.

1. Definitions

In this Policy, unless the context otherwise requires:

"Act" means the Mount Panorama Motor Racing Act 1989 (NSW) or such other Act or legislation as may replace the Act.

"BRC" means Bathurst Regional Council.

"MRE (Motor Racing Events)" means motor racing events, as defined by the Act and Regulation, which utilise the entire Mount Panorama Circuit. MRE are one of the five meetings permitted under the Act and currently include:

- Bathurst 1000, held annually in October,
- Bathurst 12-Hour, held annually in February,
- Bathurst 6-Hour, held annually at Easter, and
- Challenge Bathurst, held annually in November

MRE are long term contractual events, and form part of the regular Mount Panorama motorsport calendar. The current names, and timing of the events may change from time to time.

"Mount Panorama Circuit" means the land within the local government area of Bathurst Regional as designated under the Act.

"NMRE (Non- Motor Racing Events)" means events other than those listed as MRE (Motor Racing Events).

"Partial Closure" means an event that does not require the closure of the entire race track.

"Race Track" means any part of a road or road related area within the Mount Panorama Circuit that is used for motor racing, as defined in the Act.

"Regulation" means the Mount Panorama Motor Racing Regulation 2015 (NSW) or such other Regulation or legislation as may replace the Regulation.

"Resident" means a person whose principal place of residence is located adjacent to the race track and whose principal means of access to that residence is from the race track.

"Resident Access Plan" means the Plan developed by BRC and each event promoter for the provision of a reasonable access system for the residents of Mount Panorama.

"Secondary/Alternate Access" means access to Mount Panorama residences via roads/tracks other than the race track.

"Traffic Management Plan" means the Plan developed by the Event Promoter or BRC for the co-ordination of spectators, residents and other access to and from the Mount Panorama Circuit during an event.

2. Background

Mount Panorama is currently supported by the Act and Regulation and permits five meetings per year. The Mount Panorama Circuit currently hosts four meetings annually.

The needs of BRC and existing residents on Mount Panorama must be considered particularly with full race track closures. These include, but are not limited to, resident access, use of private property by promoters or Mount Panorama Circuit hirers, security checks, and access for services and tradespersons.

3. Resident Communication

A minimum of two (2) residents meetings will be held during each calendar year, between BRC and the Residents. The purpose of these meetings is to provide a forum for updates, feedback and discussion on Mount Panorama events.

Should a new MRE be introduced, or an existing MRE's schedule be changed to the extent that resident access is significantly altered, a meeting involving the event promoter, BRC and the Mount Panorama Residents be held at least 30 days prior to the event to discuss resident access matters.

Additional meetings may be requested by BRC or the Residents and will be held at a time convenient to BRC and Residents.

Residents will be provided with an updated Mount Panorama events twelve (12) month calendar in June and December of each year.

Each event may have different flexibility to meet the residents' needs and these will be presented to residents for consideration no later than 30 days prior to the event.

Residents are to be notified of any proposed new event at least 60 days prior to the event.

4. Resident Notifications

No later than 60 days prior to an event, a preliminary notice will be provided to residents about the upcoming event.

No later than 30 days prior to each planned event, each Resident is to be provided with a Resident Information letter by the event promoter, which has been prepared in consultation with BRC, providing details which may include, but are not be limited to:

- Access
- Secondary Access
- Car Park
- Car Pass System
- Deliveries (e.g. newspapers etc.)
- Emergencies including the access for Emergency Vehicles / Services
- Event Management Office
- Garbage Collection
- Livestock & Pets
- Mail Deliveries
- Race Program
- Race Track Closing and Opening
- Recycling
- Resident Access Plan
- School Bus Access
- Spectator Viewing
- Taxi Access
- Telephone Contacts (Event Promoter and BRC)
- Ticket Allocation
- Traffic Management Plan
- Travel Direction
- Tradespersons/Services Access

5. Race Track Closure Times - MRE

For MRE full closure of the race track shall not occur before 7:00am and must be reopened by no later than 6:00pm for resident access, unless specified elsewhere in this Policy.

For the **Bathurst 12-Hour event** full closure of the race track shall not occur before 5:00am and must be reopened by no later than 6:30pm on the day of the 12 Hour race.

For the **Bathurst 6-Hour event** full closure of the race track shall not occur before 7:00am and must be reopened by no later than 6:30pm on the day of the 6 Hour race.

For the **Bathurst 1000 event** full closure of the race track shall not occur before 7:00am and must be reopened by no later than 6:30pm on the day of the 1000km race.

The current names of events may change from time to time.

With the exception of the day of the feature race for each event, a minimum of a one (1) hour lunch break must be provided for each day of the event for Resident access which includes both opening and closing of the race track.

Any planned variations that exceed these general principles will require separate consultation with BRC and the Residents.

6. Race Track Closure Times - NMRE

For NMRE requiring **full closure** of the race track, the race track shall not be closed before 7:00am and must be reopened by no later than 6:00pm on each day of the event. In addition, a minimum of a thirty (30) minutes morning break, and a one (1) hour lunch break, and a thirty (30) minutes afternoon break must be provided for each day of the event for Resident access which includes both opening and closing of the race track. Any variations that exceed these general principles will require separate consultation with BRC and the Residents.

For NMRE requiring **partial closure** of the race track, the race track closure and reopening will occur as required by the event.

7. Race Track Opening During Events

During any full race track closure for events, once the race track is open after the specified time, the race track becomes accessible to residents until the race track is closed again at the following scheduled time. Additional road barriers and traffic control may, however, still remain in position.

8. Secondary/Alternate Access for Residents

Secondary / alternate vehicular access is provided to all residents.

BRC has had an ongoing program to improve secondary/alternate access arrangements to the residents. This program will continue and residents will be updated regularly on progress being made. Ongoing maintenance of secondary/alternate access roads will be provided.

Residents not wishing to use the secondary/alternate access should wait in the resident parking area adjacent to the race track entry gates for the race track to open. When the race track is opened, Residents will be given priority to access their homes.

Access to the resident parking area will be provided via gates on the corner of Havannah Street and Lloyds Road, and be controlled by security staff or as otherwise advised.

9. Resident Ticketing

BRC has the responsibility to deliver tickets to residents 28 days prior to an event.

For ticketed events, each Resident will be allocated 13 Resident General Admission Tickets and 10 Resident Vehicle Passes per household, per event.

Residents may request additional vehicle passes prior to each event. All vehicle passes are to be numbered so BRC and Event Promoters will have a record of the property location

relating to each vehicle pass. All occupants of residents' vehicles must be in possession of a valid event admission ticket.

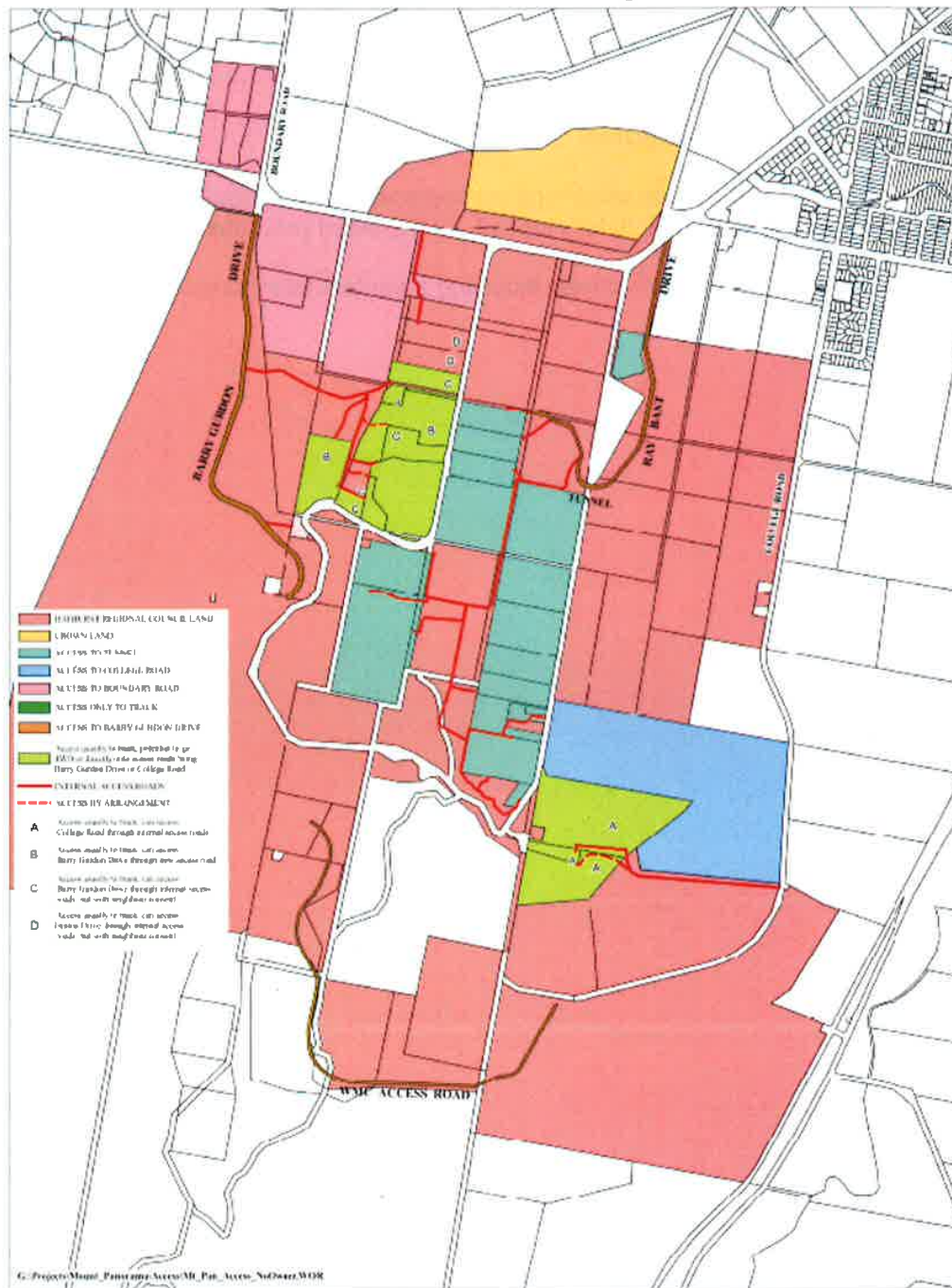
For non-ticketed events where no spectators are involved additional resident access passes may be obtained from the event promoter on request and at the promoter's sole discretion.

10. Emergency Contact Procedures

For each event, contact points with telephone numbers will be provided for resident use during periods when the race track is fully closed, by the event promoter.

BRC will provide details of a liaison officer, including a contact telephone number should any difficulty be encountered.

BATHURST REGIONAL COUNCIL Restricted Access Map



POLICY: DRAFT MOUNT PANORAMA MOTOR RACING CIRCUIT – RESIDENT ACCESS – FULL TRACK HIRE

DATE ADOPTED: Director Corporate Services & Finance Report #2
Policy 7 November 2018
Council 21 November 2018
Minute Book No. 12863

Director Corporate Services & Finance Report #2
Policy 1 August 2018
Council 15 August 2018
Minute Book No. 12809

ORIGINAL ADOPTION: Director Corporate Services & Finance's Report #9
Council 10 December 2008
Minute Book No. 10564

FILE REFERENCE: 18.00150

OBJECTIVE: To provide clear guidelines and direction to promoters and circuit hirers of their obligations to Bathurst Regional Council (BRC) and residents when hiring Mount Panorama Motor Racing Circuit for full track Motor Race events.

1. Definitions

In this Policy, unless the context otherwise requires:

“Act” means the Motor Sports Events Act 2022 (NSW) or such other Act or legislation as may replace the Act.

“BRC” means Bathurst Regional Council.

“Motor Race” means motor race events, as defined by the Act and Regulation, which utilise the entire Race Track. Motor Race events are one of the five meetings permitted under the Act and currently include:

- Bathurst 12-Hour, held annually in February,
- Bathurst 6-Hour, held annually at Easter,
- Bathurst 1000, held annually in October,
- Bathurst International, held annually in November, and
- Challenge Bathurst, held annually in November/December.

Motor Race events are long term contractual events, and form part of the regular Mount Panorama motorsport calendar. The current names, and timing of the events may change from time to time.

“Mount Panorama Circuit” means the land within the local government area of Bathurst Regional as designated under the Act.

“Partial Closure” means an event that does not require the closure of the entire Race Track.

“Race Track” means any part of a road or road related area within the Mount Panorama Circuit that is used for motor racing, as defined in the Act.

“Regulation” means the Motor Sports Events Regulation 2022 (NSW) or such other Regulation or legislation as may replace the Regulation.

“Resident” means a person whose residence is located adjacent to the Race Track and whose principal means of access to that residence is from the Race Track.

“Resident Access Plan” means the Plan developed by BRC and each event promoter for the provision of a reasonable access route for the residents of Mount Panorama.

“Secondary/Alternate Access” means access to Mount Panorama residences via roads/tracks other than the Race Track.

“Traffic Management Plan” means the Plan developed by the event promoter or BRC for the co-ordination of spectators, residents and other access to and from the Mount Panorama Circuit during an event.

2. Background

Mount Panorama is currently supported by the Act and Regulation which permits five Motor Race events per year.

The needs of BRC and existing residents on Mount Panorama must be considered particularly with full Race Track closures. These include, but are not limited to, resident access, use of private property by promoters or Mount Panorama Circuit hirers, security checks, and access for services and tradespersons.

3. Resident Communication

A minimum of two (2) residents' meetings will be held during each calendar year, between BRC and the Residents. The purpose of these meetings is to provide a forum for updates, feedback and discussion on Mount Panorama events and works.

Should a new Motor Race event be introduced, or an existing Motor Race event's schedule be changed to the extent that resident access is significantly altered, a meeting involving the event promoter, BRC and the Residents shall be held at least 30 days prior to the event to discuss resident access matters.

Additional meetings may be requested by BRC or the Residents and will be held at a time convenient to BRC and Residents.

Residents will be provided with an updated Mount Panorama events twelve (12) month calendar in June and December of each year.

Each Motor Race event may have different flexibility to meet the residents' needs and these will be presented to residents for consideration no later than 30 days prior to the event.

Residents are to be notified of any proposed new Motor Race event at least 60 days prior to the event.

4. Resident Notifications

No later than 60 days prior to an event, a preliminary notice will be provided to residents about the upcoming event.

No later than 30 days prior to each planned event, each Resident is to be provided with a Resident Information letter by the event promoter, which has been prepared in consultation with BRC, providing details which may include, but are not limited to:

- Resident Access
- Resident Car Park
- Deliveries (e.g. newspapers etc.)
- Emergencies including the access for Emergency Vehicles / Services
- Event Management Office
- Garbage Collection (incl. Organics/Green Waste and Recycling)
- Livestock & Pets
- Mail Deliveries
- Race Program
- Race Track Closing and Opening Times
- School Bus Access
- Spectator Viewing
- Taxi Access
- Telephone Contacts (Event Management Office, Security, Resident Liaison etc)
- Ticket Allocation
- Travel Direction
- Tunnel Access

5. Race Track Closure Times

Closure of the Race Track shall not occur before 7:00am and must be reopened by no later than 6:00pm for resident access, unless specified elsewhere in this Policy.

For the **Bathurst 12-Hour event** full closure of the Race Track shall not occur before 5:00am and must be reopened by no later than 6:30pm on the day of the 12 Hour race.

For the **Bathurst 6-Hour event** full closure of the Race Track shall not occur before 7:00am and must be reopened by no later than 6:30pm on the day of the 6 Hour race.

For the **Bathurst 1000 event** full closure of the Race Track shall not occur before 7:00am and must be reopened by no later than 6:30pm on the day of the 1000km race.

The current names of events may change from time to time.

With the exception of the day of the feature race for each event, a minimum of a one (1) hour lunch break must be provided for each day of the event for Resident access which includes both opening and closing of the Race Track.

Any planned variations that exceed these general principles will require separate consultation with BRC and the Residents.

6. Associated Events

The Act provides that a Motor Race Authorisation as issued by the Minister may authorise the conduct of a motor race, associated events and ancillary activities.

For the purposes of this Policy, “associated events” include, but are not limited to, events such as manufacturer ride days, driver experiences and passenger experiences approved under a Motor Race Authorisation issued for an associated Motor Race event.

For “associated events” requiring **full closure** of the Race Track, the closure of the Race Track shall not occur before 7:00am and must be reopened by no later than 6:00pm for resident access, and a minimum of a one (1) hour lunch break must be provided for each day of the event for Resident access which includes both opening and closing of the Race Track.

7. Race Track Opening During Events

During any full Race Track closure for events, once the Race Track is open after the specified time, the Race Track becomes accessible to residents until the Race Track is closed again at the following scheduled time. Additional road barriers and traffic control may, however, still remain in position.

8. Secondary/Alternate Access for Residents

Secondary/alternate vehicular access is provided to all residents.

BRC has an ongoing program to improve secondary/alternate access arrangements to the residents. This program will continue and residents will be updated regularly on progress being made. Ongoing maintenance of secondary/alternate access roads will be provided.

Residents not wishing to use the secondary/alternate access should wait in the resident parking area adjacent to the Race Track entry gates for the Race Track to open. When the Race Track is opened, Residents will be given priority to access their residences.

Access to the resident parking area will be provided via gates on the corner of Havannah Street and Lloyds Road, and be controlled by security staff or as otherwise advised.

9. Resident Ticketing

BRC has the responsibility to deliver tickets to residents 30 days prior to an event.

For ticketed events, each Resident will be allocated 13 Resident General Admission Tickets and 10 Resident Vehicle Passes per household, per event.

Residents may request additional vehicle passes prior to each event. All vehicle passes are to be numbered so BRC and event promoters will have a record of the property location relating to each vehicle pass. All occupants of residents' vehicles must be in possession of a valid event admission ticket.

Resident vehicle passes (stickers) should be distinct and easily identifiable by the event security and/or traffic controllers to efficiently facilitate residents' access to their respective residences.

For non-ticketed events where no spectators are involved additional resident access passes may be obtained from the event promoter on request and at the event promoter's sole discretion.

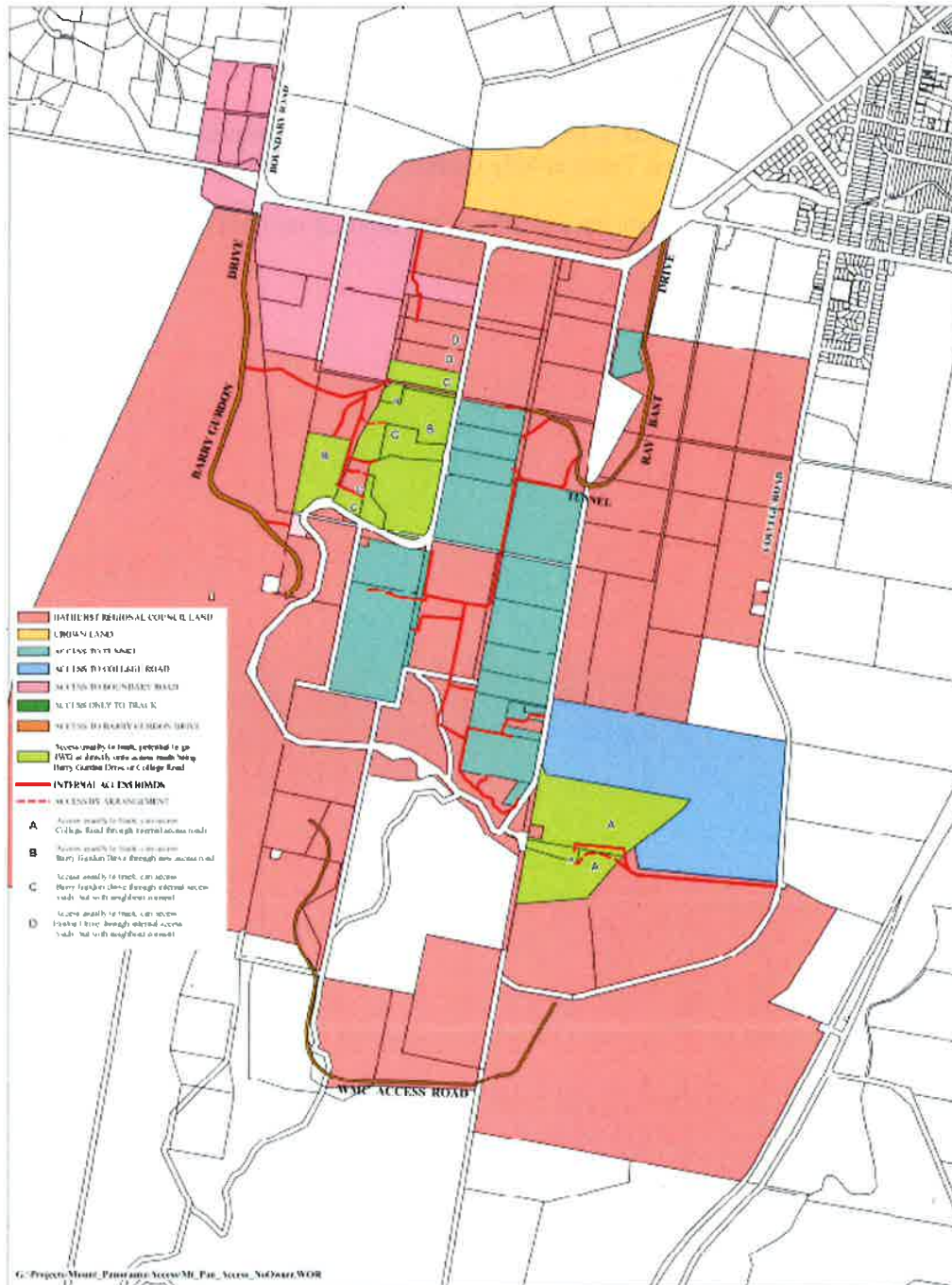
10. Emergency Contact Procedures

For each event, emergency contacts with telephone numbers will be provided for resident use during periods when the Race Track is fully closed, by the event promoter.

BRC will provide details of a resident liaison officer, including a contact telephone number should any difficulty be encountered.

BATHURST REGIONAL COUNCIL

Restricted Access Map



Statutory requirement: financial responsibility documents are liabilities for errors or omissions of any kind whatsoever or any loss, damage, or other consequence which may arise from any person relying on information in this Plan
Date: 12/1/2010 Note: The values on this Plan do not indicate liability amounts under the National Regional (air quality) and Environment Plan 2005. Please consult C-Department officials under 2005.

Mount Panorama - Full Track Hire - 2022 Track Schedules

Date	Day	NSW P/Hol	Circuit Opening	Circuit Closing	Circuit Opening	Circuit Closing	Circuit Opening	Circuit Closing	Circuit Opening	Circuit Closing	Resident Access Duration ¹	Track Time ²
Bathurst 6 Hour												
15/04/2022	Friday	Good Friday	7:00			11:40	12:40			18:00	1:00	10:00
16/04/2022	Saturday	No	7:00			11:00	12:00			18:00	1:00	10:00
17/04/2022	Sunday	Easter Sunday	7:00							17:35	0:00	10:35
18/04/2022	Monday	Easter Monday	8:30			12:00	13:00			16:30	1:00	7:00
Bathurst 12 Hour												
13/05/2022	Friday	No	7:35			12:00	13:05			18:00	1:05	9:20
14/05/2022	Saturday	No	7:00			11:15	12:15			17:15	1:00	9:15
15/05/2022	Sunday	No	4:25							18:10	0:00	13:45
16/05/2022	Monday	No	9:00			11:45	13:45			18:00	2:00	7:00
17/05/2022	Tuesday	No	8:15			12:30	13:50			17:15	1:20	7:40
18/05/2022	Wednesday	No	8:30	10:15	10:45	12:15	13:25	14:55	15:25	17:00	2:10	6:20
19/05/2022	Thursday	No	8:30	10:15	10:45	12:15	13:25	14:55	15:25	17:00	2:10	6:20
Bathurst 1000												
6/10/2022	Thursday	No	7:00			12:05	13:05			18:00	1:00	10:00
7/10/2022	Friday	No	7:00			11:30	12:30			18:00	1:00	10:00
8/10/2022	Saturday	No	7:00			12:00	13:00			18:00	1:00	10:00
9/10/2022	Sunday	No	7:00							18:00	0:00	11:00
Bathurst International												
11/11/2022	Friday	No	7:00			12:15	13:15			18:00	1:00	10:00
12/11/2022	Saturday	No	7:00			11:15	12:15			18:00	1:00	10:00
13/11/2022	Sunday	No	7:00							18:00	0:00	11:00
Challenge Bathurst³												
24/11/2022	Thursday	No	7:30			12:00	13:00			17:30	1:00	9:00
25/11/2022	Friday	No	7:30			12:50	13:50			17:10	1:00	8:40
26/11/2022	Saturday	No	7:30			11:50	12:50			16:40	1:00	8:10
27/11/2022	Sunday	No	7:30			11:50	12:50			17:50	1:00	9:20
28/11/2022	Monday	No	8:00			12:20	13:20			17:40	1:00	8:40
29/11/2022	Tuesday	No	8:00			12:20	13:20			17:40	1:00	8:40
30/11/2022	Wednesday	No	9:00			12:30	13:30			16:10	1:00	6:10
1/12/2022	Thursday	No	9:00			12:30	13:30			16:10	1:00	6:10

17

Event Days

9

Post-Event track hire days³

1. Includes the time required to close and re-open the resident gates.
2. Includes the time required to close and re-open the resident gates at the start and end of the day.
3. Challenge Bathurst was permitted to have two (2) additional post-event days as a one-off for 2022.

POLICY:	Council Developments Conflict of Interest Policy
DATE ADOPTED:	Director Corporate Services & Finance Report XX Extraordinary Meeting of Council XXX
FILE REFERENCE:	02.00018
OBJECTIVE:	This policy aims to manage potential conflicts of interest and increase transparency at all stages of the development process for council-related development.

1. INTRODUCTION

This policy is the Council Developments Conflict of Interest Policy which relates to conflicts of interest for Council-related development throughout the development process.

2. DEFINITIONS

In this policy:

application means an application for consent under Part 4 of the Act to carry out development and includes an application for a complying development certificate and an application to modify a development consent

council means Bathurst Regional Council

council-related development means development for which the council is the applicant developer (whether lodged by or on behalf of council), landowner, or has a commercial interest in the land the subject of the application, where it will also be the regulator or consent authority. For clarification, this Policy does not include private applications lodged by Councillors or staff.

development process means application, assessment, determination, and enforcement

the Act means the Environmental Planning and Assessment Act 1979.

controversial development means a development that is likely to attract disagreement from a significant number of residents.

A word or expression used in this policy has the same meaning as it has in the Act, and any instruments made under the Act, unless it is otherwise defined in this policy.

Notes included in this policy do not form part of the policy.

3. CONTEXT

Councils are development regulators. But they also can be the developer, landowner or hold a commercial interest in the land they regulate. Where councils have this dual role, an

inherent conflict can arise between their interests in the development and their duty as regulator.

This policy sets out Council's approach to identifying and managing any conflicts of interest deriving from council-related development.

4. PROCESS FOR IDENTIFYING AND MANAGING POTENTIAL CONFLICTS OF INTEREST

- a) Identifying whether a potential conflict of interest exists, assessment of level of risk and determination of appropriate management controls
 - i. Development applications lodged with Council that are council-related development are to be referred to the General Manager, or their delegate, for a conflict-of-interest risk assessment.
 - ii. The General Manager is to:
 - a. assess whether the application is one in which a potential conflict of interest exists,
 - b. identify the phase(s) of the development process at which the identified conflict of interest arises,
 - c. assess the level of risk involved at each phase of the development process,
 - d. determine what (if any) management controls should be implemented to address the identified conflict of interest (in each phase of the development process if necessary) having regard to any controls and strategies implemented by the Council such as those listed under 'Management controls and strategies' below, and the outcome of the general manager's assessment of the level of risk involved as set out clause 6(2)(c) of the policy,
 Note: The General Manager could determine that no management controls are necessary in the circumstances.
 - e. document the proposed management approach for the proposal in a statement that is published on the NSW Planning Portal.
- b) Management controls and strategies
 - i. The following management controls may be applied to different stages of development approval for council-related development, based on an assessment of risk by the General Manager. The risk assessment could for example include consideration of the type of development (non-controversial small-scale development, development of a certain value with/without a commercial interest, controversial development), or the capital investment value of the proposed development.
 - a. the assessment and determination of an application for council-related development
 - i. assessment and/or determination of an application could be undertaken by council staff under delegation – this might be appropriate if the proposal is considered to be a low-level risk or non-controversial. For more controversial projects, this might only be possible if strict role separation controls are imposed.
 - ii. The application could also be referred for external assessment with a recommendation of a determination for Council's consideration to either:
 - a consultant.

- Peer review by a neighbouring council and/or entering into a shared services arrangement with a neighbouring council

It should be noted that the Determination of the application would need to be undertaken by Council at an Ordinary Council Meeting.

The involvement of an external third party might be appropriate for development where council has a commercial interest in the land, or the development is seen to be a political priority for the council.

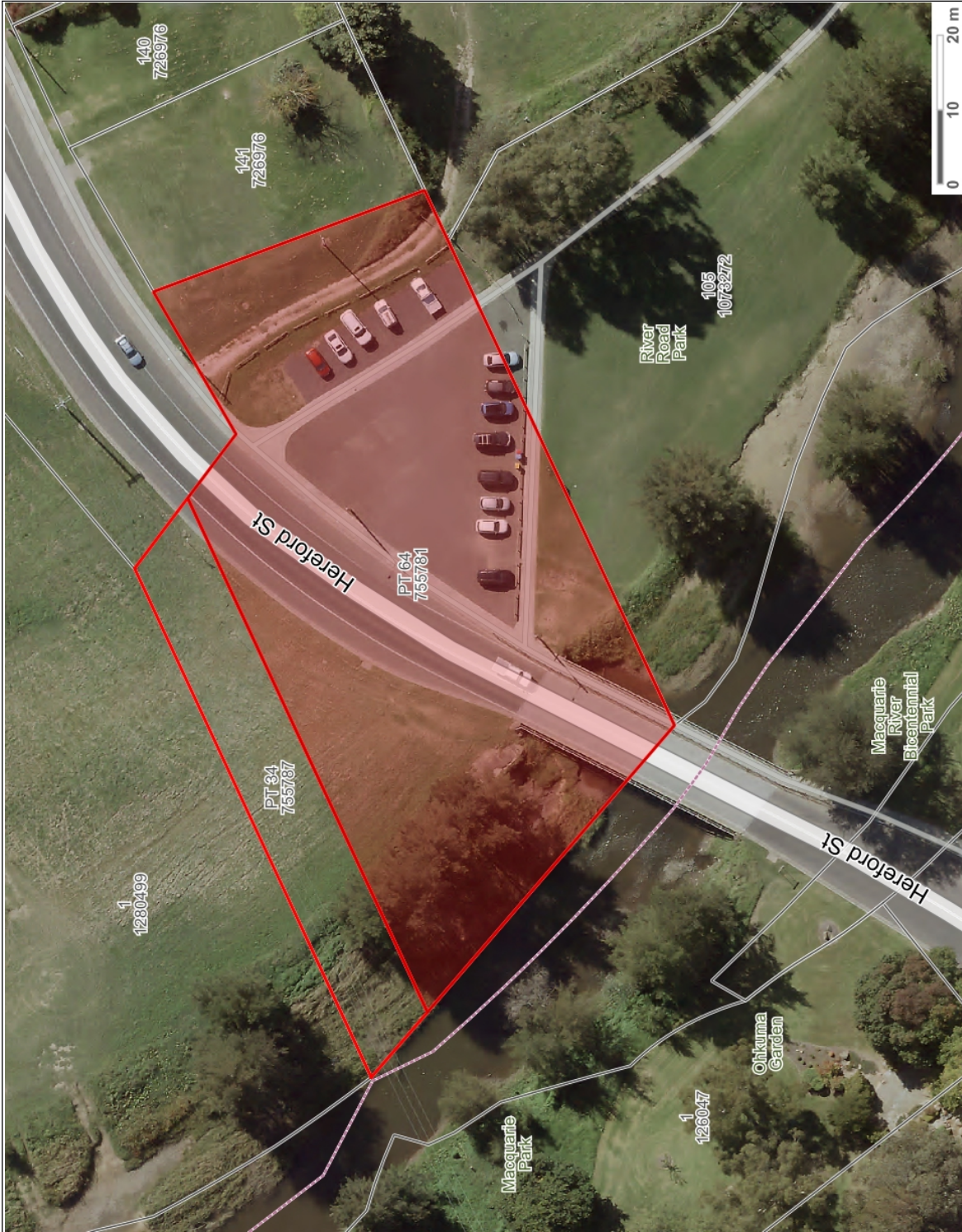
- b. the regulation and enforcement of approved council-related development may include:
 - i. Engagement of a private certifier
 - ii. Publication of certificates issued under Part 6 of the Act on the NSW Planning Portal
 - iii. Peer review by a neighbouring council and/or entering into a shared services arrangement with a neighbouring council
 - iv. Reporting of key milestones to the full council.

Note: For example, council will enter into a shared services arrangement with a neighbouring council.

c) Development Not Requiring Management Controls to be Applied:

- a. Exempt developments
- b. Commercial fit outs and minor changes to commercial buildings
- c. Internal alterations or additions to buildings that are not a heritage item
- d. Advertising signage
- e. Minor building structures projecting from a building facade over public land (such as awnings, verandas, bay windows, flagpoles, pipes, and services)
- f. Development where the council might receive a fee for the use of their land.
- g. Community groups on Council land
- h. Subdivisions comprising boundary adjustments, provision for public facilities and/or assets, road widenings etc and community land used for a public purpose.
- i. Temporary structures and/or the use of land for community events.

PARCEL	
Parcel Number	94062
Assessment Number(s)	319466
PROPERTY INFO	
Title Description	PTP: 64 DP: 755781
Property Name	
Property Address	Hereford Street KELSO NSW 2795
Area	
Parish	Kelso
County	Roxburgh
Land Status	
Zone	RU4 Primary Production Small Lots
Survey Plan	Click Here
OWNER POSTAL	
Addressee	Unknown Owner
Postal 1	Unknown Address
Postal 2	
Postal 3	
Postal 4	
OWNER DETAIL	
NAR Number	34457
Title	CO
Given Names	
Surname	
Additional Name	Unknown Owner
ADDITIONAL ADDRESS	NO
LEASE	NO
PROPERTY MEMO	YES (1)
APPLICATIONS	NO
OCCUPATION CERTIFICATE	NO
SEWERAGE MANAGEMENT	NO
RECORDS FILE NO	NO
GOOGLE	YES (1)



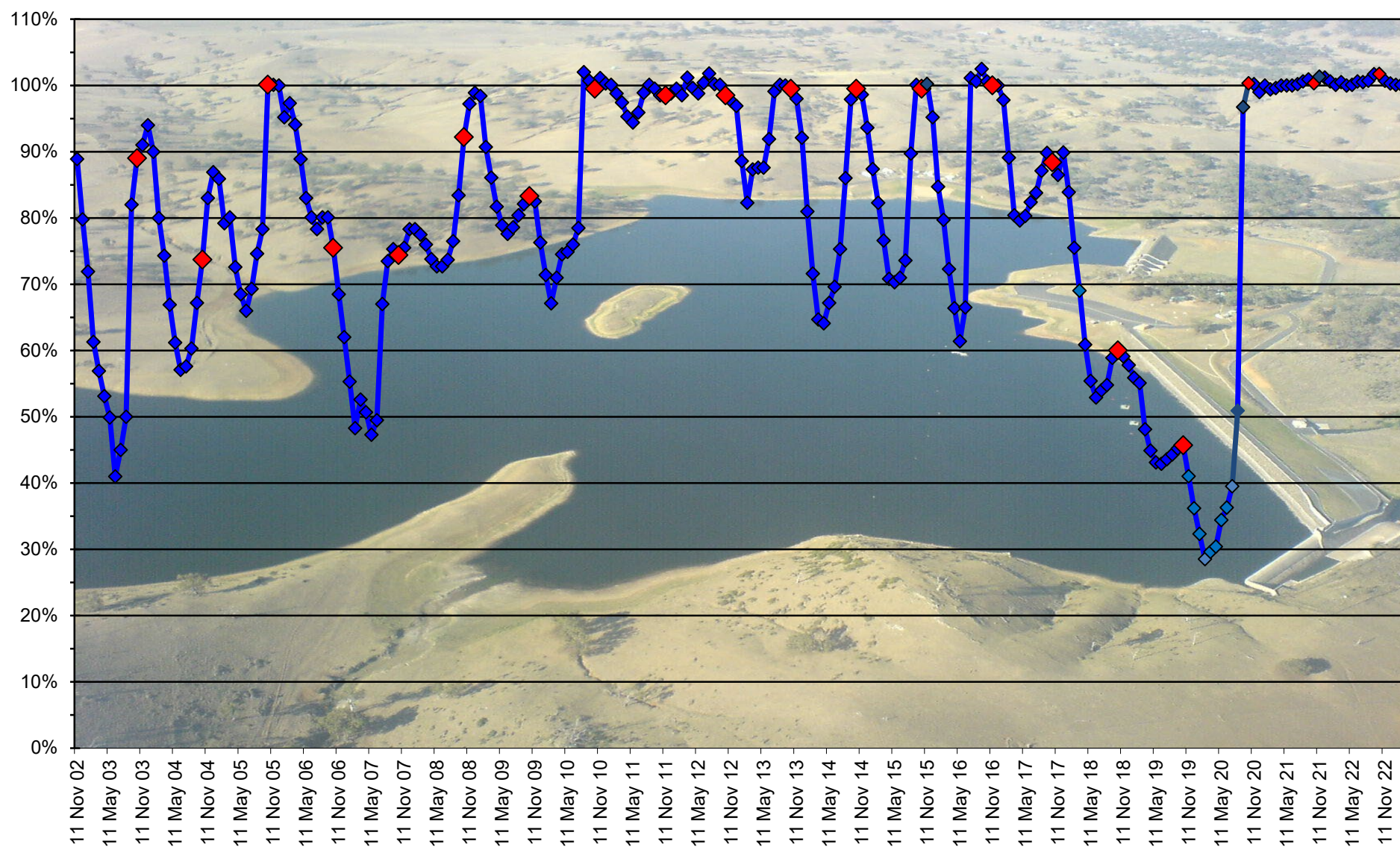
Feature Report

Drawn By: David Luck
Date: 25/01/2023
Projection: GDA94 / MGA zone 55
Map Scale: 1:800 @ A4

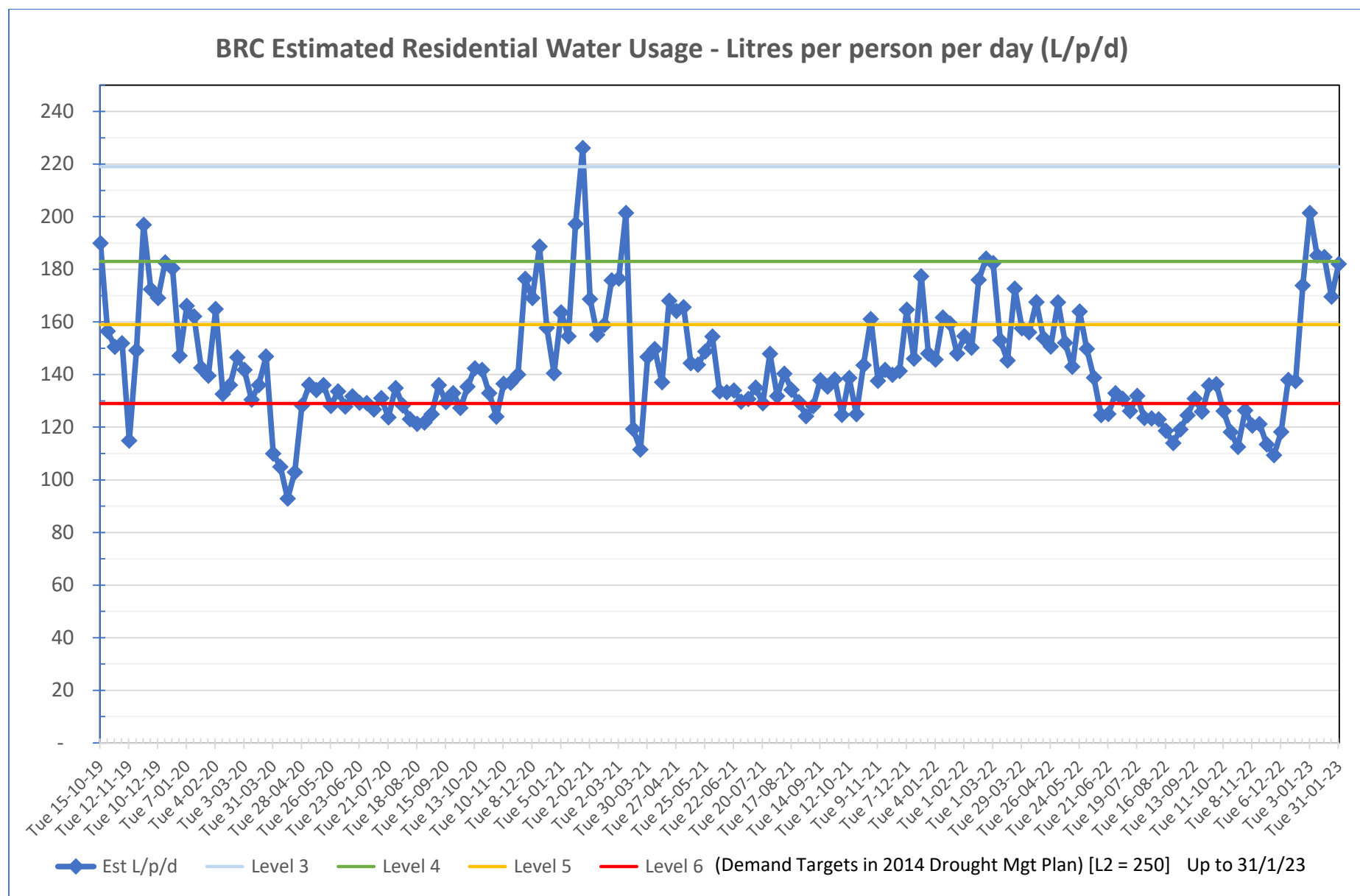
Important Notice!
This map is not a precise survey document. Accurate locations can only be determined by a survey on the ground.
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BATHURST REGIONAL COUNCIL
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Email: council@bathurst.nsw.gov.au
www.bathurst.nsw.gov.au

Bathurst Regional Council: Monthly Chifley Dam Volume (%)



Red markers = October. Last reading 31 January 2023.



BMEC

2023 ANNUAL SEASON

BOOKINGS

6333 6161

WWW.BMEC.COM.AU

105 WILLIAM ST, BATHURST

FEBRUARY	20	DANCIN' MAN	2
MARCH	23-25	FAST CARS & DIRTY BEATS	4
APRIL	1	ON by CIRCA	6
	5 & 6	THE ALPHABET OF AWESOME SCIENCE Theatre for Young People	8
MAY	16 & 17	EUPHORIA	10
JULY	1	RUNT	12
	19	COMMON TIME	14
	25	ROMEO & JULIET	16
	28 & 29	SILENCE	18
AUGUST	5	THE SUNSHINE CLUB	20
	12	AUSTRALIAN BALLET	22
	16	AUSTRALIAN HAYDN ENSEMBLE	24
SEPTEMBER	23	MARCIA HINES	26
OCTOBER	4	AVÉ	28
	11	PERSONAL	30
NOVEMBER	9 & 10	POSSUM MAGIC Theatre for Young People	32



BMEC

OTHER BMEC PROGRAMS

Inland Sea of Sound Festival
Bathurst's exceptional music festival in the last week of February.

Thursday 23 February
Regional Song Contest Finalists Showcase at Keystone.

Friday 24 & 25 February
Concerts in the Fossil Museum carpark and the Festival Club at BMEC plus free entertainment in Kings Parade.

Check the BMEC website for details and ticket sales.

Compareo
Be visible. Be present.
Tuesdays during school terms.
Compareo is BMEC's inclusive arts program, providing an exciting opportunity for people with disabilities to explore performance skills.
Please phone the Box Office to find out more.

The Metropolitan Opera and National Theatre Live screenings
The Met Opera captured live in HD in New York and Great Britain's National Theatre recorded live to be screened at BMEC.

To join our email list for screening updates send an email to:
bmec.boxoffice@bathurst.nsw.gov.au

Bathurst Writers' & Readers' Festival
The Bathurst Writers' & Readers' Festival returns to BMEC from Friday 26th to Sunday 28th of May.

Stay tuned for the Great Festival Read for 2023.

INDEPENDENT SHOWS

<p>February 5</p> <p>February 10</p> <p>March 24</p> <p>April 14</p> <p>April 22</p> <p>June 10</p> <p>June 16</p> <p>September 29</p> <p>September 30</p>	<p>The Umbilical Brothers - The Distraction</p> <p>A Night At The Proms - Spectacular</p> <p>Echoes of Pink Floyd</p> <p>Robertson Brothers 60's Variety TV Show</p> <p>Creedence Clearwater Collective</p> <p>Sydney Comedy Festival Showcase Tour</p> <p>Celtic Illusion - The Magic Returns</p> <p>Soweto Gospel Choir - Hope</p> <p>Australian Youth Orchestra - Young Symphonists</p>
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It's a magical ride

**MINUTES OF THE TRAFFIC COMMITTEE MEETING
HELD ON Tuesday 7 February 2023**

1. MEETING COMMENCES

MINUTE

Meeting commenced at 2.08pm.

Members: Cr Warren Aubin (Chair - BRC), Sgt Ryan Baird (NSW Police – Microsoft Teams), Joshua Marsh (NSW Police – Microsoft Teams), Ms Jackie Barry (Transport for NSW), Miss Kym Snow (Transport for NSW).

Present: Mr Bernard Drum (Manager Technical Services BRC), Mr Myles Lawrence (Civil Investigation Team Leader - BRC), Mr Paul Kendrick (Traffic and Design Engineer - BRC)

2. APOLOGIES

MINUTE

RESOLVED:

That the apology of Mr David Veness (MP Representative) be accepted and leave of absence granted.

3. REPORT OF PREVIOUS MEETING

3.1. Report of Previous Meeting

File No: 07.00006

MINUTE

RESOLVED:

That the Minutes of the Traffic Committee held on 6 December 2022 be adopted.

4. DECLARATION OF INTEREST

Declaration of Interest

MINUTE

RESOLVED: That the Declaration of Interest be noted.

Nil

5. RECEIVE AND DEAL WITH DIRECTOR'S REPORTS

**5.1.1. MINUTES OF THE TRAFFIC COMMITTEE MEETING
HELD 6 DECEMBER 2022**

File No: 07.00006

MINUTE

RESOLVED:

That the information be noted and necessary actions be taken.

5.1.2. 2023 SUSTAINABLE LIVING EXPO

File No: 23.00124

MINUTE

RESOLVED:

That the 2023 Sustainable Living Expo to be held at the Bathurst Showground on 25 March 2023, be classified as a Class 2 event and traffic management for this event be approved, subject to conditions as detailed in the Director Engineering Services' report.

5.1.3. 2023 BATHURST WINTER FESTIVAL

File No: 23.00152

MINUTE

RESOLVED:

That the 2023 Winter Festival to be held in the Bathurst CBD from 1-16 July be classified as a Class 2 event and the traffic management for this event be approved, subject to conditions as detailed in the Director Engineering Services' report.

**5.1.4. MOUNT PANORAMA RACING CIRCUIT SAFETY
REVIEW - 2023 UPDATE**

File No: 04.00029

MINUTE

RESOLVED:

That Council note the advice contained in this report.

5.1.5. WORLD ATHLETICS CROSS COUNTRY

CHAMPIONSHIPS - FEBRUARY 2023

File No: 23.00164

MINUTE

RESOLVED:

That the World Athletics Cross Country to be held Friday 17 and Saturday 18 February 2023 at Mount Panorama be classified as a class 2 event, and the traffic management for this event be approved, subject to conditions as detailed in the Director Engineering Services' report.

5.1.6. FREEDOM OF ENTRY TO THE CITY MARCH - CHANGE OF DATE

File No: 23.00119

MINUTE

RESOLVED:

That a change of date to Saturday 22 and Sunday 23 April 2023 for the previously approved Class 2 event Freedom of Entry to the City March, to be held in Kings Parade, be approved, subject to previous approval conditions as detailed in the Director Engineering Services' report.

6. TRAFFIC REGISTER

6.1. TRAFFIC REGISTER

File No: 07.00006

MINUTE

RESOLVED:

That the information be noted.

8. MEETING CLOSE

MINUTE

The Meeting closed at 2.53pm.