

8 November 2017

His Worship the Mayor & Councillors

**Notice of Ordinary Meeting of Bathurst Regional Council - Wednesday,
15 November 2017**

I have to advise that an **Ordinary Meeting** of Bathurst Regional Council will be held in the Council Chambers on Wednesday, 15 November 2017 commencing at 6.00 pm.

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

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

D J Sherley
GENERAL MANAGER

BUSINESS AGENDA

ORDINARY MEETING OF BATHURST REGIONAL COUNCIL

TO BE HELD ON WEDNESDAY, 15 NOVEMBER 2017

1. 6:00 PM - MEETING COMMENCES

2. PUBLIC QUESTION TIME

3. PRAYER

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

4. APOLOGIES

5. MINUTES

* MINUTES - ORDINARY MEETING OF BATHURST REGIONAL COUNCIL - 18 OCTOBER 2017

6. DECLARATION OF INTEREST

To assist the Councillors and committee members in their correct consideration of business before them at the meeting, please give consideration to Section 451 of the Local Government Act, in relation to Declaration of Interest at meetings.

7. MAYORAL MINUTE - Nil

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

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

9. REPORTS OF OTHER COMMITTEES

- * MINUTES - POLICY COMMITTEE MEETING - 1 NOVEMBER 2017
- * MINUTES - TRAFFIC COMMITTEE MEETING - 7 NOVEMBER 2017

10. NOTICES OF MOTION

1 NOTICE OF MOTION - CR MORSE & CR NORTH (20.00299)

Moved by Crs Morse & North:

That the roll-out of the Bathurst Region Branding Strategy be deferred pending a

report on options for the future direction of the Branding.

2 NOTICE OF MOTION - CR BOURKE & JENNINGS (20.00299)

Moved by Crs Bourke & Jennings:

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

11. RESCISSION MOTIONS - Nil

12. COUNCILLORS/ DELEGATES REPORTS

* MINUTES - AUSTRALIA DAY WORKING PARTY - 24 OCTOBER 2017

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

Recommendation: That:

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

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

1. In accordance with Section 9(2A) of the Local Government Act 1993, it is the opinion of the General Manager that the following business is of a kind as referred to in section 10A(2) of the Act and should be dealt with in a part of the meeting closed to the media and public.
2. In accordance with Section 10B(1) it is considered that discussion of the matter in open meeting, would on balance, be contrary to the public interest.
3. In accordance with Section 10A(4) members of the public are invited to make representations to the Council as to whether the matters should or should not be dealt with in Confidential Committee.

*** DIRECTOR ENVIRONMENTAL PLANNING & BUILDING SERVICES' REPORT**

ITEM	SUBJECT	REASON FOR CONFIDENTIALITY
1	INSTALLATION OF	10A (2) (d) (iii) – contains

	ELECTRIC VEHICLE CHARGING STATION	commercial information of a confidential nature that would, if disclosed, reveal a trade secret.
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*** DIRECTOR CORPORATE SERVICES & FINANCE'S REPORT**

ITEM	SUBJECT	REASON FOR CONFIDENTIALITY
1	RENEWAL OF SPORTING LICENCE AGREEMENT - PART LOT 1 DP1167594 KNOWN AS THE JOHN MATTHEWS SPORTING COMPLEX AT 261 DURHAM STREET, BATHURST WITH THE BATHURST NETBALL ASSOCIATION INC.	10A (2) (d) (i) – contains commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it. Discussion of the matter in open council would, on balance, be contrary to the public interest as it would prejudice the commercial position of the person who supplied it.
2	SPORTING LICENCE AGREEMENT - PART LOT 1 DP194761 AND PART LOT 104 DP1073272 KNOWN AS THE HEREFORD STREET RUGBY LEAGUE COMPLEX TO THE ST PATS RUGBY LEAGUE FOOTBALL CLUB	10A (2) (d) (i) – contains commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it. Discussion of the matter in open council would, on balance, be contrary to the public interest as it would prejudice the commercial position of the person who supplied it.
3	LAND ACQUISITION FOR LOT 267 DP820952 KNOWN AS 362 PANORAMA AVENUE, BATHURST	10A (2) (d) (i) – contains commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it. Discussion of the matter in open council would, on balance, be contrary to the public interest as it would prejudice the commercial position of the person who supplied it.
4	PROPOSED NEW COMMERCIAL LEASE AGREEMENT - LOT 1 DP774489 KNOWN AS 230 HOWICK STREET, BATHURST	10A (2) (d) (i) – contains commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it.

		Discussion of the matter in open council would, on balance, be contrary to the public interest as it would prejudice the commercial position of the person who supplied it.
5	BOUNDARY ADJUSTMENT AND SALE OF LAND AT PART LOT 3 DP1185929 KNOWN AS 29 HAMPDEN PARK ROAD, KELSO	10A (2) (c) – contains information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business. Discussion of the matter in an open meeting would, on balance, be contrary to the public interest as it would prejudice council's position in negotiating commercial and or financial arrangements.
6	LARGE SITE ELECTRICITY CONTRACT CENTROC PROCUREMENT	10A (2) (d) (iii) – contains commercial information of a confidential nature that would, if disclosed, reveal a trade secret.
7	BATHURST VISITOR INFORMATION CENTRE CAFE - LEASE	10A (2) (d) (i) – contains commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it. Discussion of the matter in open council would, on balance, be contrary to the public interest as it would prejudice the commercial position of the person who supplied it."
8	INTERIM SPORTING LICENCE AGREEMENT - LOT 234 IN DP750357 KNOWN AS THE BATHURST INDOOR SPORTS STADIUM LOCATED ON VITTORIA STREET, BATHURST	10A (2) (d) (i) – contains commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it. Discussion of the matter in open council would, on balance, be contrary to the public interest as it would prejudice the commercial position of the person who supplied it.

ITEM	SUBJECT	REASON FOR CONFIDENTIALITY
1	RESURFACING OF HOCKEY FIELD, LEARMONTH PARK	10A (2) (d) (i) – contains commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it. Discussion of the matter in open council would, on balance, be contrary to the public interest as it would prejudice the commercial position of the person who supplied it.
2	PROPOSED PURCHASE OF LEVEE LAND ENCROACHING UPON 93 STANLEY STREET BATHURST	10A (2) (d) (i) – contains commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it. Discussion of the matter in open council would, on balance, be contrary to the public interest as it would prejudice the commercial position of the person who supplied it.+
3	PROPOSED FINALISATION OF ROAD CLOSURE APPLICATION - LOTS 97, 101 & 103 DP1174100 HILL END ROAD SALLYS FLAT	10A (2) (d) (i) – contains commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it. Discussion of the matter in open council would, on balance, be contrary to the public interest as it would prejudice the commercial position of the person who supplied it.
4	PROPOSED TRANSFER AND CLOSURE OF RESIDUE OF CROWN ROAD ADJOINING LOT 57 DP756873 - PART OF HILL END ROAD SALLYS FLAT	10A (2) (d) (i) – contains commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it. Discussion of the matter in open council would, on balance, be contrary to the public interest as it would prejudice the commercial position of the person who

		supplied it.
5	TENDER FOR PANORAMA MOTORCYCLE CLUB RACE CONTROL AND AMENITIES BUILDING	10A (2) (d) (iii) – contains commercial information of a confidential nature that would, if disclosed, reveal a trade secret.

14. RESOLVE INTO OPEN COUNCIL

15. ADOPT REPORT OF THE COMMITTEE OF THE WHOLE

16. MEETING CLOSE

MINUTE

1 MEETING COMMENCES

Present: Councillors Hanger (Chair), Bourke, Fry, Jennings, Morse, North, Rudge.

MINUTE

2 PUBLIC QUESTION TIME

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

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

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

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

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

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

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

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

K McNab – ratepayer - Mitre/Suttor/Lambert Street Intersection

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

D McNab – ratepayer - Mitre/Suttor/Lambert Street Intersection

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

G Crisp – ratepayer

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

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

replacement.

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

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

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

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

B Trimming– resident

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

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

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

DA does not allow for a footpath. Feels with this facility and PCYC, a footpath needs to go in. Also could a footpath go along Suttor Street down to service centre and along the Highway at the Centre so people can get in.

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

F White – National Trust - Destination Branding Strategy

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

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

MINUTE

3 APOLOGIES

MOVED: Cr I North SECONDED: Cr B Bourke

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

MINUTES

ORDINARY MEETING OF BATHURST REGIONAL COUNCIL

1 MINUTES - ORDINARY MEETING OF BATHURST REGIONAL COUNCIL - 18 OCTOBER 2017 (11.00005)

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

Report: The Minutes of the Ordinary Meeting of Bathurst Regional Council held on 18 October 2017, are **attached**.

Financial Implications: N/A

Bathurst 2036 Community Strategic Plan - Objectives and Strategies

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

Community Engagement

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

MINUTE

4 Item 1 MINUTES - ORDINARY MEETING OF BATHURST REGIONAL COUNCIL
- 18 OCTOBER 2017 (11.00005)
MOVED: Cr B Bourke SECONDED: Cr J Fry

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

MINUTES OF THE ORDINARY MEETING OF BATHURST REGIONAL COUNCIL
HELD ON 18 OCTOBER 2017

MEETING COMMENCES

1 MEETING COMMENCES 6:00 PM

Present: Councillors Hanger (Chair), Aubin, Bourke, Christian, Fry, Jennings, Morse, North, Rudge.

PUBLIC QUESTION TIME

2 PUBLIC QUESTION TIME

P McIntosh – ratepayer

Wrote a letter on 24 September 2017 to all Councillors. Has not received a response from Council. Spoke to reply from General Manager. Expects Councillors to respond to him, he did not send his letter to the General Manager. The reply he received is not substantive.

K McNab – ratepayer - Mitre/Suttor/Lambert Street Intersection

Spoke to concerns about the intersection. Requests works be undertaken in this financial year. Has spoken to many residents who have been very supportive. Referred to construction layout issues, safety matters, petition signed, school children safety.

A McLeish – ratepayer - Mitre/Suttor/Lambert Street Intersection

Had a accident in recent times at this intersection. Noted her daughter spoke on the 27 September 2017 on this matter. Recently sent an email on this issue and has not received a response from Council. Was very shaken after the accident, the intersection is dangerous and a number of accidents have occurred there. Something needs to be done before someone is killed. Have previously spoken to Council about this problem.

N Cowan – New tourist attraction

Spoke of proposal to lend Council his collection of films, magazines etc. to create a new attraction for Bathurst. It is Australia's largest and unique collection. Have given Council first option to access the collection to be placed in a Council owned facility. Would only be a loan and Mr Cowan would like involvement in the museum. Does not seek any financial return. Left correspondence for Council to review his proposal.

S Pearson – Bathurst Branding Campaign

Feels the *Bathurst Forever Young* campaign is a direct copy of a New Zealand

campaign. Raised concerns at Bathurst Brand, feels it is not unique. Discussed the basis of developing a brand - uniqueness, feelings, how packaged, people's experiences. Bathurst Regional Council should own the outcomes and intellectual property and then not use it and scrap the identity and start again.

J Hurst – Pineview Estate, McBrien Drive

Sunbright Orchard development, requests Council not cut down the trees in association with the proposed development. Asks Council leave the trees and redesign the development. Tabled a petition.

B Manning – ratepayer

Spoke to ongoing matter with Council and the property purchased by Council at McKell Street. Referred to various issues raised and powers of Council on the building and also the survey undertaken by Council of the property alignment. Feels subsoil drainage was not completed. Has put in another GIPA application to access more paperwork yet Council wants her to pay over \$1,700, is appealing this situation. She asked for mediation previously, Council refused.

D McNab – Mitre/Suttor/Lambert Street Intersection

Spoke last month to concerns about the roundabout. Tonight will convey concerns of residents in the area. Issues such as safety, urgent need to fund, petition signed by residents, near misses, housing growth in the area, density of traffic.

G Crisp – ratepayer

Raised questions on Item 1 of Business Papers and prior minutes adoption. Spoke to duties of General Manager and the discretion of the General Manager. Content of minutes was discussed and the basis of community engagement. Alleged the General Manager gave false information to the Council about making presentation to Council by people nominating for election. Accused the General Manager of trying to influence the outcome of the election.

P Dowling – resident

Asked were the Councillors permitted to vote on the new Bathurst brand logo. Were Councillors permitted to vote on the matter? Why wasn't the logo brought to the ratepayers or to schools for them to create something? The logo should be the motor racing circuit with a few words. Feels Council should cut its losses and go back.

APOLOGIES

3 APOLOGIES

Nil.

MINUTES**4 Item 1 MINUTES - EXTRAORDINARY MEETING OF BATHURST REGIONAL COUNCIL - 20 SEPTEMBER 2017 (11.00005)****MOVED** Cr J Rudge and **SECONDED** Cr I North**RESOLVED:** That the Minutes of the Extraordinary Meeting of Bathurst Regional Council held on 20 September 2017 be adopted.**5 Item 2 MINUTES - ORDINARY MEETING OF BATHURST REGIONAL COUNCIL - 27 SEPTEMBER 2017 (11.00005)****MOVED** Cr I North and **SECONDED** Cr W Aubin**RESOLVED:** That the Minutes of the Ordinary Meeting of Bathurst Regional Council held on 27 September 2017 be adopted.**DECLARATION OF INTEREST****6 DECLARATION OF INTEREST 11.00002****MOVED** Cr B Bourke and **SECONDED** Cr J Jennings**RESOLVED:** That the following Declarations of Interest be noted.Cr Aubin

Item #6 of the Director Corporate Services & Finance's report.

Cr Fry

Item #1 of the Director Engineering Services Confidential report.

RECEIVE AND DEAL WITH GENERAL MANAGER'S AND DIRECTORS' REPORTS**General Manager's Report****7 Item 1 LOCAL GOVERNMENT NSW ANNUAL CONFERENCE 2017 (18.00074)**
MOVED Cr W Aubin and **SECONDED** Cr I North**RESOLVED:** That Council:

- (a) authorise the Mayor (Cr Hanger) and Crs Bourke, Fry and Jennings to attend the Local Government NSW Annual Conference 2017.
- (b) nominate the Mayor (Cr Hanger), Crs Bourke and Jennings as the voting delegates for Motions and Board positions.
- (c) nominate Cr Fry as an observer.

Director Environmental Planning & Building Services' Report**8 Item 1 SECTION 79C OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 (03.00053)****MOVED** Cr I Northand **SECONDED** Cr W Aubin**RESOLVED:** That the information be noted.**9 Item 2 GENERAL REPORT (03.00053)****MOVED** Cr J Jenningsand **SECONDED** Cr A Christian**RESOLVED:** That the information be noted.**10 Item 3 DEVELOPMENT APPLICATION NO. 2017/201 – SINGLE STOREY DWELLING WITH DETACHED GRANNY FLAT AT 145 DURHAM STREET, BATHURST. APPLICANT: HI TECH HOMES AND FLATS. OWNER: MR GM IRELAND AND MRS BS WEST (DA/2017/201)****MOVED** Cr I Northand **SECONDED** Cr J Fry**RESOLVED:** That Council:

- (a) support the variation to Clause 4.3.2 Development Standards Minimum Lot size prescribed in the Bathurst Regional Development Control Plan 2014;
- (b) as the consent authority, grant consent pursuant to section 80 of the Environmental Planning and Assessment Act 1979 to Development Application No. 2017/201, subject to conditions able to be imposed pursuant to Section 80(A) of the Environmental Planning and Assessment Act 1979;
- (c) notify those that made submissions of its decision; and
- (d) call a division.

On being **PUT** to the **VOTE** the **MOTION** was **CARRIED****The result of the division was:**In favour of the motion - Cr W Aubin, Cr B Bourke, Cr A Christian, Cr J Fry, Cr G Hanger, Cr J Jennings, Cr M Morse, Cr I North, Cr J RudgeAgainst the motion - NilAbsent - NilAbstain - Nil**11 Item 4 DEVELOPMENT APPLICATION NO. 2017/202 – DUAL OCCUPANCY AT 143 DURHAM STREET. APPLICANT: HI TECH HOMES AND FLATS. OWNER: MR GM IRELAND AND MS BS WEST (DA/2017/202)****MOVED** Cr I Northand **SECONDED** Cr B Bourke**RESOLVED:** That Council:

- (a) as the consent authority, grant consent pursuant to section 80 of the Environmental Planning and Assessment Act 1979 to Development Application No. 2017/202, subject to conditions able to be imposed pursuant to Section 80(A) of the Environmental Planning and Assessment Act 1979, as amended;
- (b) notify those that made submissions of its decision; and
- (c) call a division.

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

The result of the division was:

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

Against the motion - Nil

Absent - Nil

Abstain - Nil

12

Item 5 DEVELOPMENT APPLICATION NO. 2017/95 – DEMOLITION OF DWELLING & OUTBUILDINGS AND CONSTRUCTION OF AN INTERNAL ACCESS DRIVEWAY TO THE LIBRARY CARPARK AT 128 BENTINCK STREET. APPLICANT: BATHURST REGIONAL COUNCIL. OWNER: BATHURST REGIONAL COUNCIL (DA/2017/95)

MOVED Cr I North

and **SECONDED** Cr W Aubin

RESOLVED: That Council:

- (a) as the consent authority, grant consent pursuant to section 80 of the Environmental Planning and Assessment Act 1979 to Development Application No. 2017/95, subject to conditions able to be imposed pursuant to Section 80(A) of the Environmental Planning and Assessment Act 1979, as amended and including conditions to the effect that:
 - (a) demolition is not to commence until a photographic record of the dwelling and outbuildings has been completed and submitted to Council,
 - (b) a 1.8 metre high Colourbond fence is to be erected on the side boundaries of the site within 2 weeks of the completion of the demolition,
 - (c) prior to demolition, plans are to be submitted and approved for an entrance treatment in face brick work of strong autumn tones with metal or timber infills where required, to be constructed as part of the driveway,
 - (d) the applicant is to submit to Council, for endorsement, a landscape plan prepared in accordance with Chapter 13 of Bathurst Regional Development Control Plan 2014,
 - (e) prior to the demolition a measured plan drawing of the original dwelling is to be submitted to Council,
 - (f) review in 12 months time whether the fence is adequate for noise attenuation;
- (b) notify those that made submissions of its decision; and
- (c) call a division.

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

The result of the division was:

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

Against the motion - Nil

Absent - Nil

Abstain - Nil

- 13** **Item 6 BATHURST 2036 HOUSING STRATEGY – STAGE 2 STRATEGY DEVELOPMENT PUBLIC CONSULTATION (20.00089)**
MOVED Cr J Jennings and **SECONDED** Cr W Aubin

RESOLVED: That Council place the Housing Strategy: Stage 2 Strategy Development consultation document on public exhibition.

- 14** **Item 7 NAMING OF PUBLIC ROADS – MULDOON AVENUE AND INGERSOLE DRIVE (20.00024)**
MOVED Cr B Bourke and **SECONDED** Cr A Christian

RESOLVED: That Council:

- (a) adopt the names Muldoon Avenue and Ingersole Drive; and
- (b) direct the Acting Director Environmental, Planning & Building Services to undertake procedures pursuant to the requirements of the Roads Act 1993, to have the names gazetted, should no objections be received.

- 15** **Item 8 CAR PARKING LICENCE AGREEMENT WITH WESTERN NSW LOCAL HEALTH DISTRICT (22.01047)**
MOVED Cr I North and **SECONDED** Cr A Christian

RESOLVED: That Council:

- (a) agree to enter into a Car Parking License Agreement with Western NSW Local Health District (Bathurst Health Service) for a period of five (5) years; and
- (b) delegate authority to the General Manager to sign the agreement on behalf of Bathurst Regional Council.

- 16** **Item 9 BATHURST REGIONAL LEP 2014 AMENDMENT – OPEN SPACE HOUSEKEEPING AND BATHURST REGIONAL DCP 2014 AMENDMENT – OPEN SPACE HOUSEKEEPING (20.00307)**
MOVED Cr J Rudge and **SECONDED** Cr M Morse

RESOLVED: That Council:

- (a) adopt the Bathurst Regional Local Environmental Plan amendment to alter the zone boundaries of the environmental, recreation, residential and rural zones within the urban areas of Bathurst as outlined in this report;
- (b) forward the Bathurst Regional Local Environmental Plan – Open Space Housekeeping Planning Proposal to the NSW Department of Planning and

- 23** **Item 16 REGIONAL DEVELOPMENT INNOVATION AWARDS 2017 (20.00071)**
MOVED Cr I North and **SECONDED** Cr J Fry

- 23** **Item 16 REGIONAL DEVELOPMENT INNOVATION AWARDS 2017 (20.00071)**
MOVED Cr I North and **SECONDED** Cr J Fry

Director Corporate Services & Finance's Report

- 24** **Item 1 STATEMENT OF INVESTMENTS (16.00001)**
MOVED Cr B Bourke and **SECONDED** Cr I North

- Item 2 MONTHLY 2016-2020 DELIVERY PLAN REVIEW AND QUARTERLY BUDGET REVIEW STATEMENT 2017-2018 (16.00144)**
MOVED Cr W Aubin and **SECONDED** Cr M Morse

- 26** **Item 3 SUNDRY SECTION 356 DONATIONS, BATHURST MEMORIAL ENTERTAINMENT CENTRE COMMUNITY USE SUBSIDY AND MOUNT PANORAMA FEE SUBSIDY (18.00004)**
MOVED Cr I North and **SECONDED** Cr W Aubin
- RESOLVED:** That the information be noted and any additional expenditure be voted.

- 27** **Item 4 POWER OF ATTORNEY (11.00007)**
MOVED Cr W Aubin and **SECONDED** Cr J Rudge

- 28** **Item 5 REQUESTS FOR FINANCIAL ASSISTANCE (18.00004, 21.00012)**
MOVED Cr B Bourke and **SECONDED** Cr A Christian

- (a) waive the Library meeting room hire fees, up to an amount of \$280, for use by the Bathurst Special Religious Education group;
- (b) provide an additional donation of \$2,541.75 to the Bathurst District Historical Society for the *"Getting Hitched" - 200 years of Wedding Dresses and Paraphernalia* exhibition;

- (c) provide up to \$10,000 in-kind support, and \$7,500 for the cost of traffic management, to Lifeline Central West for their 2018 Soar, Ride and Shine event;
- (d) provide a reduction of \$331.60 in BMEC venue hire fees to GRIP Leadership for their 2018 Bathurst Primary School GRIP Student Leadership Conference;
- (e) provide \$4,000 to the Bathurst Panthers Football Club as sponsorship of their 2018 Bathurst Rugby League Knockout competition;
- (f) cover the cost of installation of no parking signs and barriers, at an estimated cost of \$3,000, along the Great Western Highway for the 2017 Australia Long Track Masters;
- (g) endorse the unanimous decision of Councillors to provide \$1,000 sponsorship to the 2017 National Cool Climate Wine Show; and
- (h) decline the request from Marathon Health for a reduced hire fee, and the waiving of the annual administration fee for the use of the Kelso Community Hub.

The above requests will be funded as detailed in the report.

29

Item 6 2018 DISTRICT PROBUS FRIENDSHIP DAY EVENT (20.00071)
MOVED Cr B Bourke and **SECONDED** Cr J Rudge

Cr Aubin declared a non-pecuniary interest in this item and remained in the Chamber.

Reason: Mother is a member of the Probus Club.

RESOLVED: That Council:

- (a) provide a \$2 discount voucher to each registered attendee of the 2018 District Probus Friendship Day event (the event) enabling a discounted entry into the Australian Fossil & Mineral Museum, the National Motor Racing Museum and Chifley Home & Education Centre;
- (b) donate the costs associated with hosting a Mayoral Welcome Reception at the National Motor Racing Museum for the event; and
- (c) provide a \$1,000 donation to assist with the expenses of the event.

The above requests will be funded as detailed in the report.

30

Item 7 ITEMS INCLUDED IN CONFIDENTIAL COMMITTEE OF THE WHOLE
(11.00005, 22.01218, 22.05345, 04.00013, 08.00002, 21.00022, 04.00149, 22.16320, 22.16321, 22.15963, 22.16153)
MOVED Cr I North and **SECONDED** Cr A Christian

RESOLVED: That the information be noted.

Director Engineering Services' Report**31 Item 1 ITEMS INCLUDED IN CONFIDENTIAL COMMITTEE OF THE WHOLE
(11.00005, 36.00654, 36.00614 & 36.00651)****MOVED** Cr B Bourke and **SECONDED** Cr W Aubin**RESOLVED:** That the information be noted.**Director Cultural & Community Services' Report****32 Item 1 BATHURST ACCESS IMPROVEMENT FOR SMALL BUSINESS GRANTS
2017/2018 (16.00107)****MOVED** Cr W Aubin and **SECONDED** Cr J Jennings**RESOLVED:** That Council:

- (a) Provide \$10,000 under the 2016/2017 Bathurst Access Improvement for Small Business Grants for the following applicants, in accordance with this report:

Business/Organisation	Amount of Funding
Panorama Bathurst	\$5,000 which is maximum grant amount.
Vine & Tap	\$5,000 which is maximum grant amount.

- (b) Considers the remaining funds of \$5,000 be held for any further business/es to make application, during the remainder of the 2017/2018 financial year, outside the regular timeline process, as per recommendation provided by Bathurst Regional Access Committee (BRAC).
- (c) As per recommendation (b), Council receives a further report to consider any recommendations of the Committee.

33 Item 2 KELSO COMMUNITY HUB - 2015 TO 2017 UPDATE (09.00026)**MOVED** Cr I North and **SECONDED** Cr W Aubin**RESOLVED:** That the information be noted.**34 Item 3 BATHURST LIBRARY - PROPOSED CLOSURE FOR REFURBISHMENT
(21.00054)****MOVED** Cr B Bourke and **SECONDED** Cr J Jennings**RESOLVED:** That the information be noted..**REPORTS OF OTHER COMMITTEES****Traffic Committee Meeting**

- 35** Item 1 MINUTES - TRAFFIC COMMITTEE MEETING - 3 OCTOBER 2017
(07.00006)
MOVED Cr W Aubin and **SECONDED** Cr J Fry

RESOLVED: That the recommendations of the Traffic Committee Meeting held on 3 October 2017 be adopted.

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

- 36** **RESOLVE INTO CONFIDENTIAL COMMITTEE OF THE WHOLE TO DEAL WITH CONFIDENTIAL REPORTS**
MOVED Cr I North and **SECONDED** Cr W Aubin

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

There were no representations from the public.

RESOLVED: That:

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

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

ITEM	SUBJECT	REASON FOR CONFIDENTIALITY
1	RENEWAL OF RESIDENTIAL LEASE - LOT A DP158048 KNOWN AS 215 DURHAM STREET, BATHURST	10A (2) (d) (i) – contains commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it. Discussion of the matter in open council would, on balance, be contrary to the public interest as it would prejudice the commercial position of the person who supplied it.
2	RENEWAL OF RURAL LICENCE AGREEMENT PART LOT C DP158611 KNOWN AS 519 MITCHELL HIGHWAY, BATHURST	10A (2) (d) (i) – contains commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it. Discussion of the matter in open council would, on balance, be contrary to the public interest as it would prejudice the commercial

		position of the person who supplied it.
3	RENEWAL OF SPORTING LICENCE AGREEMENT - PART LOT 1 DP1167594, PART LOT 7006 DP105676 AND PART LOT 10 DP1157553 KNOWN AS JOHN MATTHEWS SPORTING COMPLEX DURHAM STREET, BATHURST TO THE BATHURST MINIATURE RAILWAY SOCIETY	10A (2) (d) (i) – contains commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it. Discussion of the matter in open council would, on balance, be contrary to the public interest as it would prejudice the commercial position of the person who supplied it.
4	RENEWAL OF TELECOMMUNICATIONS LEASE AGREEMENT - PART LOT 1 DP234893, LOCATED AT BOUNDARY ROAD, BATHURST - TELSTRA	10A (2) (d) (i) – contains commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it. Discussion of the matter in open council would, on balance, be contrary to the public interest as it would prejudice the commercial position of the person who supplied it.
5	RURAL LICENCE AGREEMENT - GRAZING ONLY FOR PART LOT 103 DP1006130, PART LOT 94 DP879007 AND PART LOT 10 DP872516 KNOWN AS RANKENS BRIDGE RESERVE, EGLINTON	10A (2) (d) (i) – contains commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it. Discussion of the matter in open council would, on balance, be contrary to the public interest as it would prejudice the commercial position of the person who supplied it.
6	RURAL LICENCE AGREEMENT - CROPPING ONLY FOR PART LOT 2 DP1233088, KNOWN AS EDGELLS LANE, KELSO	10A (2) (d) (i) – contains commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it. Discussion of the matter in open council would, on balance, be contrary to the public interest as it would prejudice the commercial position of the person who supplied it.
7	SALE OF LAND AT LOT 913 AND LOT 912 DP1110004 KNOWN AS 40 AND 44 HAMPDEN PARK ROAD, KELSO INDUSTRIAL ESTATE	10A (2) (c) – contains information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business. Discussion of the matter in an open meeting would, on balance, be contrary to the public interest as it would prejudice council's position in negotiating commercial and or financial arrangements.
8	BOUNDARY ADJUSTMENT AND SALE OF LAND AT PART LOT 60 DP1226661 KNOWN AS COX LANE, EGLINTON	10A (2) (c) – contains information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business. Discussion of the matter in an open meeting would, on balance, be contrary to the public interest as it would prejudice

		council's position in negotiating commercial and or financial arrangements.
9	SALE OF LAND AT LOT 1004 DP 1129907 KNOWN AS 49 HAMPDEN PARK ROAD, KELSO	10A (2) (c) – contains information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business. Discussion of the matter in an open meeting would, on balance, be contrary to the public interest as it would prejudice council's position in negotiating commercial and or financial arrangements.

*** DIRECTOR ENGINEERING SERVICES' REPORT**

ITEM	SUBJECT	REASON FOR CONFIDENTIALITY
1	TENDER FOR RESTORATION OF BATHURST LIBRARY CAR PARK AND BLISTER BEDS	10A (2) (d) (i) – contains commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it. Discussion of the matter in open council would, on balance, be contrary to the public interest as it would prejudice the commercial position of the person who supplied it.
2	TENDER FOR STORMWATER CREEK OUTLETS, PROCTOR PARK - WITHDRAWAL	10A (2) (d) (i) – contains commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it. Discussion of the matter in open council would, on balance, be contrary to the public interest as it would prejudice the commercial position of the person who supplied it.
3	TENDER FOR REFURBISHMENT OF BATHURST LIBRARY	10A (2) (d) (i) – contains commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it. Discussion of the matter in open council would, on balance, be contrary to the public interest as it would prejudice the commercial position of the person who supplied it.

Director Corporate Services & Finance's Report

- a** **Item 1 RENEWAL OF RESIDENTIAL LEASE - LOT A DP158048 KNOWN AS 215 DURHAM STREET, BATHURST (22.01218)**
MOVED Cr B Bourke and **SECONDED** Cr I North

That Council approve the renewal of the residential lease for Lot A DP 158048 known as 215 Durham Street, Bathurst to the current tenant for a period of 12 months with a 12 month option (at Council's discretion) as detailed in the report.

- b** **Item 2 RENEWAL OF RURAL LICENCE AGREEMENT PART LOT C DP158611**

KNOWN AS 519 MITCHELL HIGHWAY, BATHURST (22.05345)**MOVED** Cr B Bourke and **SECONDED** Cr W Aubin

That Council approve the renewal of the Rural Licence Agreement for part Lot C DP 158611 known as 519 Mitchell Highway, Bathurst with the current licensee for a period of 3 years as detailed in the report and subject to Council's Land Management Guidelines and insurance requirements.

- c** **Item 3 RENEWAL OF SPORTING LICENCE AGREEMENT - PART LOT 1 DP1167594, PART LOT 7006 DP105676 AND PART LOT 10 DP1157553 KNOWN AS JOHN MATTHEWS SPORTING COMPLEX DURHAM STREET, BATHURST TO THE BATHURST MINIATURE RAILWAY SOCIETY (04.00013)**
MOVED Cr W Aubin and **SECONDED** Cr B Bourke

That Council approves the renewal of the Sporting Licence Agreement for Part Lot 1 DP 1167594, Part Lot 7006 DP 105676 and Part Lot 10 DP 1157553 known as John Matthews Sporting Complex, Durham Street, Bathurst, to the Bathurst Miniature Railway Society for a period of 5 years as detailed in the report.

- d** **Item 4 RENEWAL OF TELECOMMUNICATIONS LEASE AGREEMENT - PART LOT 1 DP234893, LOCATED AT BOUNDARY ROAD, BATHURST - TELSTRA (08.00002)**
MOVED Cr W Aubin and **SECONDED** Cr I North

That Council approves the renewal of the Telecommunications Lease Agreement for Part Lot 1 in DP 234893, Boundary Road, Bathurst with Telstra for a period of 20 years being four consecutive 5 year lease agreements as detailed in the report.

- e** **Item 5 RURAL LICENCE AGREEMENT - GRAZING ONLY FOR PART LOT 103 DP1006130, PART LOT 94 DP879007 AND PART LOT 10 DP872516 KNOWN AS RANKENS BRIDGE RESERVE, EGLINTON (21.00022)**
MOVED Cr J Fry and **SECONDED** Cr I North

That Council approves entering into a rural licence agreement for Part Lot 103 DP 1006130, Part Lot 94 DP 879007 and Part Lot 10 DP 872516 known as Rankens Bridge Reserve, Eglinton for the period up to the end of April 2019, as detailed in the report and subject to Council's Land Management Guidelines and insurance requirements.

- f** **Item 6 RURAL LICENCE AGREEMENT - CROPPING ONLY FOR PART LOT 2 DP1233088, KNOWN AS EDGELLS LANE, KELSO (04.00149)**
MOVED Cr B Bourke and **SECONDED** Cr W Aubin

That Council approves entering into a rural licence agreement, cropping only for Part Lot 2 DP 1233088, known as Edgells Lane, Kelso for a period of 12 months with a 12 month option at Council's discretion, as detailed in the report and subject to Council's Land Management Guidelines and insurance requirements.

- g** **Item 7 SALE OF LAND AT LOT 913 AND LOT 912 DP1110004 KNOWN AS 40 AND 44 HAMPDEN PARK ROAD, KELSO INDUSTRIAL ESTATE**

(22.16320,22.16321)

MOVED Cr I North

and **SECONDED** Cr W Aubin

That Council approves the sale of Lots 913 and 912 in DP 1110004 known as 40 and 44 Hampden Park Road, Kelso Industrial Park to United Stone Industries Pty Ltd as detailed in the report.

h

Item 8 BOUNDARY ADJUSTMENT AND SALE OF LAND AT PART LOT 60 DP1226661 KNOWN AS COX LANE, EGLINTON (22.15963)

MOVED Cr I North

and **SECONDED** Cr A Christian

That Council approves the boundary adjustment and sale of Part Lot 60 DP 1226661 known as Cox Lane Eglinton to the Owners of 1 Fraser Drive, Eglinton as detailed in the report.

i

Item 9 SALE OF LAND AT LOT 1004 DP 1129907 KNOWN AS 49 HAMPDEN PARK ROAD, KELSO (22.16153)

MOVED Cr I North

and **SECONDED** Cr J Rudge

That Council approves the sale of Lot 1004 DP 1129907 known as 49 Hampden Park Road, Kelso as detailed in the report.

Director Engineering Services' Report

i

Item 1 TENDER FOR RESTORATION OF BATHURST LIBRARY CAR PARK AND BLISTER BEDS (36.00654)

MOVED Cr B Bourke

and **SECONDED** Cr J Rudge

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

Reason: Tenderer is a relative.

That Council accept the tender of Shumack Engineering Pty Ltd in the amount of \$188,652.00 (GST Inclusive), subject to adjustments and provisional items, as indicated within the Director Engineering Services' report, for the restoration of the Bathurst Library Car Park and Blister Beds.

k

Item 2 TENDER FOR STORMWATER CREEK OUTLETS, PROCTOR PARK - WITHDRAWAL (36.00614)

MOVED Cr I North

and **SECONDED** Cr J Rudge

That Council accept the withdrawal of Webber Concrete Constructions Pty Ltd from the current contract, without penalty.

l

Item 3 TENDER FOR REFURBISHMENT OF BATHURST LIBRARY (36.00651)

MOVED Cr J Jennings

and **SECONDED** Cr B Bourke

That Council accepts the tender from Oracle Constructions for the amount of \$81,180.00 (GST incl.) subject to provisional items and variations.

RESOLVE INTO OPEN COUNCIL

- 37** **RESOLVE INTO OPEN COUNCIL**
MOVED Cr A Christian and **SECONDED** Cr J Rudge

RESOLVED: That Council resume Open Council.

ADOPT REPORT OF THE COMMITTEE OF THE WHOLE

- 38** **ADOPT REPORT OF THE COMMITTEE OF THE WHOLE**
MOVED Cr W Aubin and **SECONDED** Cr I North

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

MEETING CLOSE

- 39** **MEETING CLOSE**

The Meeting closed at 8.08 pm.

CHAIRMAN: _____

MINUTE

5 **DECLARATION OF INTEREST 11.00002** **MOVED: Cr I North SECONDED: Cr J Rudge**

RESOLVED: That the following Declarations of Interest be noted.

Cr Bourke

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

GENERAL MANAGER'S REPORT AND MINUTES

ORDINARY MEETING OF BATHURST REGIONAL COUNCIL

15 NOVEMBER 2017

1 DISCLOSURES BY COUNCILLORS AND DESIGNATED PERSONS RETURNS (11.00002)

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

Report: In accordance with the provisions of Section 450(A) of the Local Government Act, the *Disclosure of Interest by Councillors and Designated Persons Return* forms for Councillors Christian, Fry, Jennings and Rudge will be tabled at the meeting.

Financial Implications: Nil

Bathurst 2036 Community Strategic Plan - Objectives and Strategies

- Objective 28: To plan for the growth of the region and the protection of the region's environmental, economic, social and cultural assets. Strategy 28.1
- Objective 32: To ensure Council is supported by an adequate workforce and appropriate governance procedures. Strategy 32.1

Community Engagement

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

MINUTE

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

MOVED: Cr J Jennings SECONDED: Cr J Rudge

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

Yours faithfully



D J Sherley
GENERAL MANAGER

**DIRECTOR ENVIRONMENTAL PLANNING & BUILDING SERVICES'
REPORT AND MINUTES**

ORDINARY MEETING OF BATHURST REGIONAL COUNCIL

15 NOVEMBER 2017

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

Recommendation: That the information be noted.

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

79C Evaluation

(1) Matters for consideration—general

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

(a) the provisions of:

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

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

(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,

(c) the suitability of the site for the development,

(d) any submissions made in accordance with this Act or the regulations,

(e) the public interest.

Note.

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

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

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

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

and the discretion of the consent authority under this section and section 80 is limited accordingly.

(3) If an environmental planning instrument or a regulation contains non-discretionary development standards and development the subject of a development application does not comply with those standards:

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

Note.

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

(3A) Development control plans

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

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

In this subsection, standards include performance criteria.

(4) Consent where an accreditation is in force

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

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

(6) Definitions

In this section:

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

Financial Implications: Nil

Bathurst 2036 Community Strategic Plan - Objectives and Strategies

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

Community Engagement

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

MINUTE

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

MOVED: Cr I North SECONDED: Cr M Morse

RESOLVED: That the information be noted.

2 GENERAL REPORT (03.00053)

Recommendation: That the information be noted.

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

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

Financial Implications: Nil.

Bathurst 2036 Community Strategic Plan - Objectives and Strategies

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

Community Engagement

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

MINUTE

- 8 Item 2 GENERAL REPORT (03.00053)
 MOVED: Cr J Rudge SECONDED: Cr I North

RESOLVED: That the information be noted.

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

Recommendation: That Council:

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

Report: The Site

Council has received a Development Application (DA) for the construction of a new ambulance station at 6 Commonwealth Street, West Bathurst, described as Lot 10, DP 716663. A location plan is available at **attachment 1**.

The subject site is currently vacant but contains a number of established trees.

The subject site has dual street frontage to Commonwealth Street and to Short Street.

The proposal

The proposal is for the construction of an ambulance station which includes the following:

- Ten (10) internal ambulance parking spaces;
- Three (3) external ambulance parking spaces;
- One (1) internal ambulance wash bay;
- One (1) external service bay;
- Twenty (20) car parking spaces, including one accessible space;
- Internal facilities including:
 - Administration and storage spaces; and
 - Amenity facilities including lockers, toilets, showers, kitchen and commons room.

The facility will operate on a 24 hour basis.

See the following plans and documents submitted with the application:

- Plans of proposed development at **attachment 2**
- Statement of Environmental Effects at **attachment 3**
- Odour Assessment at **attachment 4**
- Acoustic Assessment at **attachment 5**

- Traffic impact assessment report at **attachment 6**

Copies of the following additional documents can be obtained from Council's Environmental, Planning & Building Services Department or from Council's DA Tracker website:

- Landscape plan
- Arboricultural Impact Assessment
- Quantity Surveyor Report
- Stormwater Drainage Plan
- Waste Management Plan
- Erosion and Sediment Control Plan
- Master Planning Report
- Site Treatment and Design Options Report
- Geotechnical Report
- Survey Plan

Crown Development

As NSW Health Infrastructure are a public authority Council is bound to deal with the application in accordance with Section 89 of the Environmental Planning and Assessment Act 1979.

Section 89 *Determination of Crown development applications* provides that:

- (1) *A consent authority (other than the Minister) must not:*
- (a) *refuse its consent to a Crown development application, except with the approval of the Minister, or*
 - (b) *impose a condition on its consent to a Crown development application, except with the approval of the applicant or the Minister.*

Accordingly Council is unable to refuse the Development Application without the agreement of the Minister or impose a condition upon the consent without the agreement of NSW Health Infrastructure. In the event of a dispute regarding any conditions the matter may be referred to the Minister for determination.

Planning Context

State Environmental Planning Policy (Infrastructure) 2007

Clause 47(2) of State Environmental Planning Policy (Infrastructure) 2007 provides that:

*“Development for the purpose of an emergency services facility may be carried out with consent by or on behalf of the **Ambulance Service of New South Wales**, Fire and Rescue NSW or the NSW Rural Fire Service on land in any of the following land use zones or a land use zone that is equivalent to any of those zones:*

- (a) *RU6 Transition,*
- (b) *R1 General Residential,*
- (c) *R2 Low Density Residential,*
- (d) *R3 Medium Density Residential,*
- (e) *R4 High Density Residential,*
- (f) *R5 Large Lot Residential,*
- (g) **RE1 Public Recreation,**
- (h) *E3 Environmental Management,*
- (i) *E4 Environmental Living”*

The subject land is zoned RE1 Public Recreation zone under Bathurst Regional LEP 2014. Accordingly the development is permissible pursuant to SEPP (Infrastructure).

State Environmental Planning Policy No. 55 – Remediation of land

The site has been the subject of historical filling to a depth of up to 1.8 metres.

A Geotechnical Site Investigation and Phase 2 Environmental Site Assessment have been submitted with the Development Application. The reports, prepared by SMEC and Envirowest Consulting, have identified an area of approximately 40 metres by 50 metres at the north western section of the site as containing asbestos sheeting fragments and polycyclic aromatic hydrocarbons (PAH).

The assessment concludes that there are potential risks associated with bonded Asbestos Containing Material (ACM) identified within the fill. SMEC recommends prior to construction a Fill Reuse Management Plan (FRMP) be prepared to manage the known contamination risks identified. The FRMP is to include an Asbestos Management Plan, a Contamination Management Plan and a Waste Management Plan. Following construction, SMEC recommend that a Site Management Plan be prepared to manage the long-term contamination risks identified.

Elevated PAH were reported above or close to the adopted criteria for recreational landuse but below those for industrial/commercial usage as proposed.

The development will incorporate a number of measures to address these issues inclusive of:

- Use of screw piles to limit soil disturbance
- Use of concrete slab and pavement areas to encapsulate the asbestos and PAH contaminated areas
- Preparation of an Environmental Management Plan to manage future landuses and potential subsoil disturbances
- Installation of monitoring wells to assess groundwater
- Air monitoring to be undertaken during the asbestos remediation works
- Material to be removed from the area identified as containing asbestos and PAH to be transported to landfill

The Assessment concludes that the land is suitable for its proposed use as a Ambulance Facility.

Bathurst Regional Local Environmental Plan 2014

The subject site is zoned RE1 Public Recreation under the provisions of the *Bathurst Regional Local Environmental Plan 2014*. An *emergency services facility* is permissible with consent in the RE1 Public Recreation zone. The proposal is consistent with the objectives of the zone.

Clause 5.12 Infrastructure development and use of existing buildings of the Crown

Clause 5.12 of the Bathurst Regional Local Environmental Plan 2014 provides that:

- (1) *This Plan does not restrict or prohibit, or enable the restriction or prohibition of, the carrying out of any development, by or on behalf of a public authority, that is permitted to be carried out with or without development consent, or that is exempt development, under State Environmental Planning Policy (Infrastructure)*

2007.

Clause 7.1 Flood Planning

Clause 7.1 identifies land within the Flood Planning Area taken to be the 1% AEP flood area.

The subject site itself is located outside the identified Flood Planning Area.

Whilst some of the surrounding land is within the identified Flood Planning Area it is flood protected by virtue of the Council levee which provides flood protection in excess of the 1%AEP flood event. This includes the land and the principal access routes along Durham Street and Morrisset Street.

Clause 7.3 Airspace operations

The subject site is identified as being within the Bathurst airport environs. The ground level at the subject site is approximately 650 metres and the Limitation or Operations Surface in this location is 860 which allows for a maximum structure height of 210 metres. The proposed building will have an overall height of 6.2 metres which is therefore significantly less than the Limitation or Operations Surface.

Clause 7.5 Essential service

The supply of water

A water reticulation main is located in the road reserve at the front of the property.

The supply of electricity

Electricity infrastructure is located in the road reserve at the front of the property.

The disposal and management of sewerage

A sewer reticulation main is located in the road reserve at the front of the property.

Stormwater drainage or on-site conservation

A piped stormwater system traverses the subject land.

Suitable vehicular access

The subject site has direct access to Commonwealth Street and to Short Street.

Bathurst Regional Development Control Plan 2014

Chapter 11 Outdoor lighting

A condition can be imposed to ensure that all exterior lighting associated with the development is designed and installed so that no obtrusive light will be cast onto any adjoining property and therefore achieve compliance with Australian Standard AS4282 "Control of the Obtrusive Effects of Outdoor Lighting".

Chapter 12 Landscaping and greening

The proposed development will necessitate the removal of six trees. The trees to be

removed have been identified as being four (4) *Eucalyptus viminalis* (Ribbon Gum) and two (2) *Acacia mearnsii* (Black Wattle). As the subject site is outside the Bathurst Heritage Conservation Area approval is not required to remove, lop or prune a tree.

A landscape plan has been submitted with the application and this plan identifies significant replacement planting of trees and shrubs on the site.

Chapter 14 Car parking

The Bathurst Regional Development Control Plan 2014 does not provide a car park ratio for ambulance stations.

The Transport Impact Assessment applies a rate of 1.1 spaces per ambulance bay. As the site has 13 ambulance bays a total of 14 spaces would be required. Plans for the proposed development indicate a total of 20 car parking spaces behind the proposed building.

Other matters

Traffic

A Transport Impact Assessment has been submitted with the Development Application. See Traffic Impact Assessment report at **attachment 6**.

Vehicles will generally enter and leave the site from Short Street. Ambulances leaving the site will do so directly onto Commonwealth Street.

Short Street will be upgraded to include kerb and gutter.

A key consideration is the suitability of the intersection of Durham and Commonwealth Streets. The intersection is currently controlled by a give way sign with priority to Durham Street.

Safe Intersection Sight Distance

For unsignalised intersections in a 60 km/h speed limit area the required Safe Intersection Sight Distance (SISD) is 70 metres.

The following table summarises the SISD assessment in the Traffic Impact Assessment.

Looking from	Looking towards	SISD	Meets Recommended SISD?
Commonwealth Street (approaching Durham Street from Bathurst Base Hospital)	Durham Street (north-west towards Abercrombie)	100m	Yes
Commonwealth Street (approaching Durham Street from Bathurst Base Hospital)	Durham Street (south-east towards Bathurst CBD)	70m without on-street parking 35 metres with on-street parking	Yes, without on-street parking No, with on-street parking
Commonwealth Street (approaching Durham Street from the proposed Ambulance Station)	Durham Street (north-west towards Abercrombie)	230m	Yes
Commonwealth Street	Durham Street	100m	Yes

(approaching Durham Street from the proposed Ambulance Station)	(south-east towards Bathurst CBD)		
-----------------------------------------------------------------	-----------------------------------	--	--

As outlined in the above summary table, SISD are achieved for all but one of the directions. This would be for vehicles travelling down Commonwealth Street (ie. away from the hospital) and looking to the right (ie towards the CBD). In order to address this non-compliance the Traffic Impact Assessment recommends that five (5) on-street car parking spaces are removed on Durham Street to achieve the required 70 metre SISD for vehicles approaching the intersection on the hospital side of Commonwealth Street looking south-east along Durham Street towards the Bathurst CBD. The Traffic Impact Assessment also recommends reducing the signposted speed limit from 60 km/h to 50 km/h. Council has previously advised the applicant that it will not support the reduction in the signposted speed limit from 60 km/h to 50 km/h but that a 30 metre "No Stopping" zone and the subsequent removal of 5 on-street car parking spaces on Durham Street is a suitable treatment for the intersection.

The introduction of a 30 metre "No Stopping" zone and the subsequent removal of 5 on-street car parking spaces on Durham Street will need to be considered by the Traffic Committee independent of this application, however, this is considered to be an acceptable solution.

Existing Traffic Volume

Peak hour traffic surveys undertaken by the transport consultants indicate that Durham Street carries approximately 10,500 to 13,900 vehicles per day.

Existing Intersection Operation

SIDRA Intersection modelling determines the average delay vehicles experience at an intersection and provides a corresponding level of service.

The table below outlines the SIDRA methodology.

Level of Service (LOS)	Average Delay per vehicle (seconds/vehicle)	Traffic Signals or Roundabout	Give Way or Stop Sign
A	Less than 14	Good operation	Good operation
B	15 to 28	Good with acceptable delays and spare capacity	Acceptable delays and spare capacity
C	29 to 42	Satisfactory	Satisfactory, but accident study required
D	43 to 56	Near capacity	Near capacity, accident study required
E	57 to 70	At capacity, at signals incidents will cause excessive delays	At capacity, requires other control mode
F	Greater than 70	Extra capacity required	Extreme delay, major treatment required

Using the above SIDRA methodology the table below outlines the existing operating conditions of the intersection of Commonwealth and Durham Streets.

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Peak	Leg	Degree of Saturation (DOS)	Average Delay (seconds)	95 th Percentile Queue (metres)	Level of Service (LOS)
AM	Durham Street (south-east)	0.12	9	2	A
	Commonwealth Street (north-east)	0.11	13	3	A
	Durham Street (north-west)	0.34	7	1	A
	Commonwealth Street (south-west)	0.03	12	1	A
PM	Durham Street (south-east)	0.38	8	3	A
	Commonwealth Street (north-east)	0.36	22	10	B
	Durham Street (north-west)	0.21	10	1	A
	Commonwealth Street (south-west)	0.08	19	2	B

Proposed Intersection Operation

Using the above SIDRA methodology the table below outlines the proposed operating conditions of the intersection of Commonwealth and Durham Streets ie when the Ambulance Station is operational.

Peak	Leg	Degree of Saturation (DOS)	Average Delay (seconds)	95 th Percentile Queue (metres)	Level of Service (LOS)
	Durham Street (south-east)	0.12	9	2	A
	Commonwealth Street (north-east)	0.14	13	3	A
	Durham Street (north-west)	0.35	7	1	A
AM	Commonwealth Street (south-west)	0.03	12	1	A
	Durham Street (south-east)	0.38	8	4	A
	Commonwealth Street (north-east)	0.41	23	12	B
	Durham Street (north-west)	0.22	10	1	A
PM	Commonwealth Street (south-west)	0.09	19	2	B

As noted in the tables above, the intersection of Commonwealth and Durham Streets will not itself be significantly impacted by the proposed ambulance station. Further, with some modification to the car parking on Durham Street as noted above, Safe Intersection Sight

Distances (SISDs) can be achieved in all directions.

It is to be noted that it is beyond the Council's planning powers to determine what is an "acceptable" level of delay at the intersection for vehicles in an emergency situation. The point where the level of delay becomes unacceptable from an operational perspective is not a matter which Council is able to accurately determine. That level of delay is likely to increase as traffic volumes along Durham Street increase with the continued residential development to the west of the City.

The preferred treatment from Council's perspective is for a roundabout to be constructed at the intersection. This has been discussed with Health Infrastructure on a number of occasions however it has not been adopted in the final scope of works.

Noise

An Acoustic Assessment has been submitted with the Development Application (**attachment 5**).

The Acoustic Consultant has not undertaken a background noise survey but has instead applied the recommended background noise levels from AS1055.3:1997 *Acoustics – Description and measurement of environmental Noise*. The following table outlines the recommended background noise levels from AS 1055.3:1997 for "areas with low density transportation".

Noise Area Category	Description of the neighbourhood	Average Background A-weighting noise level ($L_{A90,T}$) dB(A)					
		Monday to Saturday			Sundays and public holidays		
R2	Areas with low density transportation	0700-1800	1800-2200	2200-0700	0900-1800	1800-2200	2200-0900
		45	40	35	45	40	35

The NSW Industrial Noise Policy sets two separate noise criteria to meet environmental noise objectives: one to account for intrusive noise and the other to protect the amenity of particular land uses. Both are used to derive the project specific noise level.

Intrusiveness Criteria

Intrusiveness criterion is defined as background noise level +5dB(A).

The following table outlines the Intrusiveness Criterion.

Indicative Noise Amenity Area	Period	Intrusiveness Criterion dB(A)
Residential	Day	50
	Evening	45
	Night	40

Amenity Criteria

The NSW Industrial Noise Policy provides Acceptable Noise Levels (ANLs) for various land uses. In this case the levels for a rural residence have been applied as these are the most conservative levels.

The amenity criterion is determined from the relationship of the existing LAeq noise level

(background +5dB(a)) and the Acceptable Noise Levels (ANL's) for each land use type under consideration using an adjustment table in the NSW Industrial Noise Policy. The following table outlines how the amenity criterion has been determined for the closest residential receivers to the site.

Indicative Noise Amenity Area	Period	Existing L _{Aeq} dB(A)	Acceptable Noise Levels (ANLs) dB(A)	Adjustment (to account for existing level of industrial noise) dB(A)	Amenity Criterion dB(A)
Residential	Day	50	55	ANL minus 2	53
	Evening	45	45	ANL minus 8	37
	Night	40	40	ANL minus 8	32

The Project Specific Noise levels (ie the operational goals) is taken to be the lower of the intrusiveness and the amenity criteria. For the purposes of this project these are as follows:

Area	Period	Intrusive Criteria	Amenity Criteria
Residential	Day	50	53
	Evening	45	37
	Night	40	32

Cumulative Day-time Noise Impact

<i>Cumulative Resulting Level at Residential Boundary (Noise Level dB(a) SPL)</i>	
Resulting level mechanical plant	31
Resulting level power tool (Gerni)	33
Resulting level roller door	24
Resulting level at Boundary	35
Noise Level Criteria Day-time	50
Complies?	Yes

Cumulative Night-time Noise Impact

<i>Cumulative Resulting Level at Residential Boundary (Noise Level dB(a) SPL)</i>	
Resulting level mechanical plant	31
Resulting level power tool (Gerni)	0
Resulting level roller door	24
Resulting level at Boundary	32
Noise Level Criteria Night-time	32
Complies?	Yes

Noise from Sirens

Noise from emergency service vehicle sirens is not specifically addressed in relevant regulations.

When in use, noise levels from ambulance sirens will be audible at the nearest sensitive receivers.

Events identified as Category One response (Life Threatening Emergencies), require that warning devices must be used, including warning lights and sirens. The *Emergency Driving and Use of Warning Devices Policy of NSW Ambulance Service* states that:

"NSW Ambulance personnel who drive a vehicle under emergency response

conditions shall use safety equipment provided by NSW Ambulance for that purpose which includes warning devices: lights and sirens. Lights can be used in isolation without the use of a siren if the driver of the vehicle deems the circumstances are safe to do so and can justify reasonable cause to do so."

Ambulance drivers will make a judgement call on whether to use ambulance sirens on a case-by-case basis. It is the practice of Paramedics to minimise the use of sirens when it will cause a noise disturbance and the sirens are deemed unnecessary – i.e. sirens are not activated on leaving the ambulance station itself but are activated when nearby a hazard, such as a main road or intersection.

Based on the information provided in the application, the average number of category one responses is as follows:

- Average number of category one responses is 1920 per annum, which equates to approximately 5.5 responses per day;
- From 7am to 7pm, 1198 responses per annum, which equates to approximately 3 responses per day during this time period; and
- From 7pm to 7am, 722 responses per annum, which equates to less than 2 responses per day during this time period.

Construction Noise and Vibration

The Acoustic Consultant has made preliminary recommendations for the management of construction noise and vibration. Ultimately the contractor appointed to the project will need to prepare a "Construction Noise and Vibration Management Plan" that adopts and builds on those recommendations made in the Acoustic Assessment report.

Odour

As the subject site is located 250 metres south of the Bathurst Sewerage Treatment Plant an Odour Assessment has been submitted with the Development Application (**attachment 4**).

In NSW there are no guidelines or methodologies for determining minimum separation distances for new development from a Sewerage Treatment Plant (STP) or Waste Water Treatment Plant (WWTP). The Odour Assessment submitted with the application has therefore considered guidelines developed by government agencies in other States, namely EPA Victoria and EPA South Australia.

It should be noted that both State's methodologies are for sensitive receptors such as dwellings, schools, hospitals and child care centres and therefore represent a worst case scenario. The proposed ambulance station is not considered to be a sensitive receptor.

Using the Victorian methodology and adopting the STP's full capacity of 80,000 equivalent persons (being the maximum capacity of the current plant), a separation of 415 metres is recommended for a sensitive receptor. When the current operational load of 55,000 equivalent persons is adopted the Victorian methodology recommends a separation of 380 metres.

The proposed ambulance station will be located 250 metres from the Bathurst STP at the closest point.

The South Australian methodology recommends an individual assessment where the full capacity of a plant exceeds 15,000 equivalent persons but recommends a separation distance of 300 metres for plants up to 15,000 equivalent persons.

Notwithstanding the lack of specific guidelines, the odour assessment has been carried out for the proposed development and the assessment has concluded that:

“It is considered likely that odours may be experienced at the site at times, however excessive odour nuisance impacts are considered unlikely as the Development Site is only just inside the minimum recommended separation distances given by the EPAV methodology based on the current load and design capacity of the Bathurst STP.

The frequency of light north to north-northwesterly winds, which would have the greatest potential to give rise to odour impacts at the Development Site, is relatively low, at 13% of the time. Predominantly, winds blow from the east-northeast and west-southwest and the overall percentage of calm conditions is low (<6%). Calm conditions inhibit the dispersion of odours, resulting in higher odour impacts.”

The Odour Assessment report recommends the following odour mitigation measures:

- Design and install an air-conditioning system to provide suitable ventilation of all areas within the building without the necessity to open doors and windows.
- Locate the air conditioning intakes on the southern side of the building as far from Bathurst STP as possible.
- Review potential filtration or odour masking systems for the air conditioning intakes and make provision for the potential retrofitting of such systems should it become evident that further control is required in the future.
- Include planting along the north-western and north-eastern site boundaries where possible, to provide screening and filtering of odour emissions from Bathurst STP. Planting vegetation with the potential to release a natural masking fragrance is also recommended.

The Odour Assessment report also recommends that a communication strategy be established so that ambulance station staff are kept informed about the operation of the Bathurst STP and are consulted about aspects of the operation likely to result in odour.

Submissions

In accordance with Chapter 2 *Exhibition and Notification of Development Applications*, the Development Application was notified to owners of adjoining and adjacent properties from 28 September 2017 to 9 October 2017. Following the notification period a total of two (2) submissions were received (see submissions at **attachment 7**).

Issues raised in the submissions are summarised as follows:

- Concerns about the adequacy of the intersection of Commonwealth Street and Durham Street; and
- Concerns about the proximity of the site to the Bathurst Waste Water Treatment Plant and the associated odour issues.

These issues have been discussed in detail earlier in the report.

A Discussion Forum was held following the Policy Committee Meeting on 1 November 2017. The minutes of the Discussion Forum are at **attachment 8**.

It is noted that the issue of Health Infrastructure providing a constructed footpath connection to Durham Street was raised at the discussion forum. Health Infrastructure have advised that the Ambulance Station provides services of an operational nature. Patients and

members of the public are advised not to present directly at stations. There would be limited justification for connection through to Durham Street, however, a footpath for the frontage of the site could be justified (consistent with other commercial developments).

Conclusion

Council has received a Development Application (DA) for the construction of a new ambulance station at 6 Commonwealth Street, West Bathurst. In accordance with Chapter 2 *Exhibition and Notification of Development Applications*, the Development Application was notified to owners of adjoining and adjacent properties from 28 September 2017 to 9 October 2017. Following the notification period a total of two (2) submissions were received. Issues raised in the submissions have been addressed in the body of this report. Council cannot refuse consent to the Development Application nor impose conditions without the approval of the applicant. A draft set of conditions of approval will be forwarded to NSW Health Infrastructure including conditions relating to matters raised in this report.

Financial Implications: Nil.

Bathurst 2036 Community Strategic Plan - Objectives and Strategies

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

Community Engagement

- Consult To obtain public feedback on alternatives and/or decisions

MINUTE

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

RESOLVED: That Council:

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

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

The result of the division was:

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

Against the motion - Nil

Absent - Cr W Aubin, Cr A Christian,

Abstain - Nil

**4 MODIFICATION TO DEVELOPMENT APPLICATION NO. 1998/0154 –
DEVELOPMENT OF AN INTERMODAL TRANSPORT TERMINAL AT 95 LEE
STREET, KELSO. APPLICANT: ASCIANO PROPERTIES OPERATIONS PTY
LTD. OWNER: ASCIANO PROPERTIES OPERATIONS PTY LTD (DA/1998/154)**

Recommendation: That Council:

- (a) as the consent authority, grant consent to the modification of Development Application No. 1998/0154 made under Section 96(1A) of the Environmental Planning and Assessment Act 1979, subject to conditions able to be imposed pursuant to Section 80(A) of the Environmental Planning and Assessment Act 1979 as amended and including conditions to the effect that:
 - i. Before creating the new opening in the sound attenuation mound the applicant is to submit to Council an amended Noise Management Plan that demonstrates that the noise criteria prescribed in Condition 77 of the consent can still be achieved after the opening has been created;
- (b) notify those that made submissions of its decision; and
- (c) call a division.

Report: The Site

Council has received an application to modify Development Application 1998/0154 for development of an intermodal transport terminal at 95 Lee Street, Kelso, described as Lots 5, 6 and 7 in Deposited Plan 581954. A location plan is provided at **attachment 1**.

The subject site currently contains:

- An office building;
- A bunded diesel tank;
- A number of sheds; and
- A railway siding.

History of the Site

On 19 July 2001 Council approved Development Application 1998/0154 for development of an intermodal transport terminal subject to conditions.

See original consent at **attachment 2** and original approved plan at **attachment 3**.

Whilst the site is not currently operational the original consent remains in place and may be acted upon by the owners of the site or others under agreement with the owners.

It must be noted that any operator of the site is bound by the original conditions of consent.

The current approved site access is a combined ingress/egress aligned with the intersection of Lee Street and Hampden Park Road.

The modified proposal

The proposed modification solely relates to the creation of one additional access point to

Lee Street to be used for egress only. The new exit will involve construction of an opening approximately 10m wide in the existing earth wall. A plan of the proposed development is at **attachment 4** and the Statement of Environmental Effects at **attachment 5**.

The proposed access point is approximately 45 metres north-west of the intersection of Lee Street and White Rock Road.

The creation of one additional access point to Lee Street for egress will facilitate a one-way movement of vehicles through the site. Vehicles will enter the site through the existing access point and leave through the proposed new access point.

It is proposed that the new internal road will be bitumen sealed and the new entrance crossing concreted.

All other operating parameters and conditions of consent remain the same as the current approval.

Submissions

The Development Application was notified to owners of adjoining and adjacent properties and to the White Rock Progress Association from 27 September 2017 to 10 October 2017. Following the notification period a total of three (3) submissions were received (see submissions at **attachment 6**).

Issues raised in the submissions are summarised as follows:

- Lack of information on acoustic impact of the opening in sound attenuation of the mound;
- Lack of information about on-going noise monitoring;
- The location of the proposed access conflicts with existing telecommunications infrastructure;
- Proximity of the proposed access to the intersection of Lee Street and White Rock Road and the already limited sight distance at the intersection;
- Suggestion for creation of an internal loop road that utilises the existing access and removes the need for a new access; and
- The opening in the mound will expose views of industrial activities.

A Discussion Forum was held following the Policy Committee Meeting on 1 November 2017. The minutes of the Discussion forum are provided at **attachment 7**.

The applicant's response to the submissions can be found at **attachment 8**.

Matters for consideration

Noise

The current consent contains a number of conditions relating to noise generation and management.

Condition 77 of the current consent reads as follows:

The development shall be carried out such that during operations the following noise criteria are satisfied at the times and locations specified.

RECEIVER	PERIOD	MAX NOISE LIMIT – dB(A)
Location A	Day	48

Corner Hampden Park Road and Lee Street	Evening	37
	Night	36
Location B 21 White Rock Road	Day	41
	Evening	41
	Night	37
Location C 71 White Rock Road	Day	40
	Evening	43
	Night	38
Location D 96 White Rock Road	Day	40
	Evening	41
	Night	40
Location E 25 Lee Street	Day	46
	Evening	39
	Night	31

The receivers noted in the conditions refer to dwellings located at various points within the industrial estate and along White Rock Road. The closest receivers to the new entrance would be location A (approximately 275m to the north) and location B (approximately 465m to the south) of the new entrance. Location A does not currently have any earth mound adjoining it.

Condition 78 of the current consent reads as follows:

The applicant is to prepare a noise management plan for the site detailing:

- a) *The proposed noise attenuation devices (barriers, screens and landscaping, etc) and management practices (hours of operation, loading and unloading practices, etc) used to achieve the noise limits established in Condition 77;*
- b) *The proposed measures to be taken to measure and monitor noise levels at the identified receivers; and*
- c) *An appropriate timetable for the reporting of results of noise monitoring to Council as required by (b).*

The noise management plan is to be submitted and approved by Council prior to the installation of any noise attenuation devices.

A copy of the current Noise Management Plan (dated September 2005) as required by Condition 78 is at **attachment 9**.

The current Noise Management Plan (dated September 2005) recommends earth mounds with only a single opening for the access road in order to achieve compliance with the noise limits established in Condition 77. These earth mounds are already established.

As the modified proposal will create a second opening in the earth mound it will be necessary for the site operator to update the Noise Management Plan to accommodate the second opening. In doing so the acoustic consultant will be required to determine what, if any, additional/alternative acoustic attenuation measures will be required. It is however appropriate that this occurs prior to the earth mound being breached. A condition to this effect is proposed.

Any operator of the site is bound by the current conditions of consent.

Traffic & Access

Condition 71 of the current consent reads as follows:

All vehicle access is only to occur via Littlebourne, Hampden Park Road and then Lee Street to the proposed rail terminal. No heavy vehicle access is to occur via White Rock Road or via that section of Lee Street between Littlebourne Street and White Rock Road.

The proposal involves construction of a new egress onto Lee Street from the site. All heavy vehicles will be required to turn left under the current conditions of consent. This will remain the case.

Concerns have been raised about sight distances at the existing intersection of Lee Street and White Rock Road when vehicles are parallel parked along Lee Street.

The creation of no parking zones in the vicinity of the intersection is a matter for the Traffic Committee to consider and is independent of this application. A report to the Traffic Committee is currently being investigated.

Further it is noted that the application was referred to the Roads and Maritime Services (RMS) in accordance with SEPP (Infrastructure). The RMS has recommended the following:

- Size "A" "Left Only" (R2-14) signs are to be erected on the land on each side of the exit driveway. The signs are to face the site to advise drivers that all egress from the site onto Lee Street is left turn only.
- "No Entry" (R2-4) signs are to be provided on the land at each side of the exit driveway. The signs are to face Lee Street to advise motorists not to enter the site from Lee Street via the exit driveway.

Visual Impact

The subject site sits within an established industrial precinct. A second opening in the earth mound would only expose a small section of the overall site. It is noted that significant parts of the site are visible on approach from Hampden Park Road however this view is generally accepted because of its location within an established industrial precinct. The proposed opening in the earth mound faces towards other industrial premises.

Alternatives

The additional access point and subsequent one-way movement of vehicles through the site is the proposal put forward by the proponent and is therefore the proposal that Council must assess.

Conclusion

Council has received an application to modify Development Application 1998/0154 for development of an intermodal transport terminal at 95 Lee Street, Kelso. The proposed modification solely relates to the creation of one additional access point to Lee Street for egress only. The proposed access point is approximately 45 metres north-west of the intersection of Lee Street and White Rock Road. All other operating parameters and conditions of consent remain the same as the current approval. It is recommended that consent be granted to the modification.

Financial Implications: Nil.

Bathurst 2036 Community Strategic Plan - Objectives and Strategies

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

protection of the region's environmental, economic, social and cultural assets.

Community Engagement

- Consult To obtain public feedback on alternatives and/or decisions

MINUTE

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

RESOLVED: That Council:

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

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

The result of the division was:

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

Against the motion - Nil

Absent - Cr W Aubin, Cr A Christian,

Abstain - Nil

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

Recommendation: That Council:

- (a) support the variation to the setbacks development standards prescribed in the Bathurst Regional Development Control Plan 2014;
- (a) as the consent authority, grant consent pursuant to section 80 of the Environmental Planning and Assessment Act 1979 to Development Application No. 2017/306, subject to conditions able to be imposed pursuant to Section 80(A) of the Environmental Planning and Assessment Act 1979, as amended;
- (c) notify those that made submissions of its decision; and
- (d) call a division.

Report: The Site

Council has received a Development Application (DA) for alterations and additions to building, change of its use to a dwelling, and installation of an underground tank at 716 Cow Flat Road, described as Lot 50 DP 609391. A location plan is provided at **attachment 1**.

The subject site currently contains the remnants of a former school building. The building is understood to have been erected in 1879 and used as a school and other community uses up until 1934.

The building was substantially damaged by fire during the 1980's.

Access to the site is provided by a Right of Carriageway over the adjoining property (656 Cow Flat). The ROW currently services the subject land and the adjoining dwelling at 708 Cow Flat Road, although, as noted in the survey plan, the internal road is not necessarily constructed wholly within the ROW.

The site is 1,919m².

History of the Site

The Cow Flat area was a rural community with a copper mining boom in the 1870's.

The school was constructed in 1879, and had 110 school children. The school was closed in 1915. The building then had a range of uses including assisting with the war effort, small community groups and residential use.

A fire damaged the building in 1985 and the building has been abandoned since this event.

The proposal

The proposal involves additions and alterations to the building, change of its use to a dwelling and installation of an underground tank. Plans of the proposed development are at

attachment 2.

The application has also been supported by a number of specialist reports including:

- Bushfire Assessment Report prepared by Building Code and Bushfire Hazard Solutions (see **attachment 3**).
- Geotechnical Report prepared by Calare Civil (see **attachment 4**).
- Surveyed site plan prepared by Voerman and Ratsep (see **attachment 5**).
- Statement of Heritage Impact prepared by De Moyer Architecture (see **attachment 6**).
- Structural Assessment prepared by Calare Civil (see **attachment 7**).

Planning Context

Bathurst Regional Local Environmental Plan 2014

The subject site is zoned RU1 Primary Production under the provisions of the *Bathurst Regional Local Environmental Plan 2014*. Dwellings are permissible with consent in the RU1 Primary Production zone. The proposal is consistent with the objectives of the zone.

4.2B Erection of dwelling houses on land in certain rural zones

The minimum lot size, as specified on the Minimum Lot Size Map, is 100ha. The subject site is 1,919m² and therefore does not meet the minimum lot size. Given the history of the size of the lot and that the allotment was created before the current planning scheme, the lot cannot achieve the minimum lot size.

In 1978 the Planning and Environment Commission agreed to an alteration to the Abercrombie IDO No.2 to enable the subdivision of the Cow Flat School from the adjoining dwelling and to permit the restoration of the school building and its conversion for use as a dwelling. The alteration (similar to a rezoning or additional permitted use under current planning legislation) was gazetted in 1978. The land was subsequently subdivided in 1979 to give the land its current form.

A dwelling is therefore permissible on the land pursuant to Clause 4.2B as the land “*is a lot resulting from a subdivision for which development consent (or equivalent) was granted before this Plan commenced and on which the erection of a dwelling house would have been permissible before that commencement*”.

5.10 Heritage Conservation

The subject site is not listed as a Heritage Item or within a Heritage Conversation Area. Clause 5.10 therefore does not technically apply however, it is acknowledged that the building has an extensive and significant history within the Bathurst region and locally in the Cow Flat community.

The site is registered on State Heritage Inventory (SHI) database. The SHI notes the school building is probably associated with the Department of Public Works Architect Edward Gell as a supervising architect, featuring gable roof, red brick walls, and random rubble plinth. The SHI notes the damage by fire is extensive but the building demonstrates a significant community building for the copper mining and rural community.

The proposal to restore the building and add modern features sympathetic to key heritage items is supported. The building ruin will be revitalised and restored. Refer to **attachment 6** for the Statement of Heritage Impact.

There is a long history of providing planning incentives to encourage the owners of the property to restore the buildings.

Bathurst Regional Development Control Plan 2014

Chapter 6 Rural and Rural Lifestyle Development

Development Standard	Proposed	Permissible	Compliance
Setback – Front	14.4m	20m	No*
Setback – Side (nearest side)	9.58m	20m	No*
Setback – Rear	16.4m	20m	No*
Domestic Water Supply	30,000L	15,000lt per bedroom	Yes
Fire Fighting Water Supply	20,000L	20,000L	Yes

* **As noted above the proposal does not and cannot comply with all the boundary setbacks contained in Council's DCP due to the physical constraints associated with the size of the allotment. The applicant has, however, endeavoured to address these concerns through the preparation of specialist reports including the Bushfire Assessment Report, Geotechnical Report and through the response to submissions received from the applicants planning consultants. Given the circumstances of the case and the setbacks that are able to be achieved, a variation to the standards is considered appropriate in this instance. Again there is a long history of providing planning/development standard concessions to encourage the restoration of historic sites.**

- a) *The materials used must be naturally textured and coloured, sympathetic to the natural environment and must be non-reflective.*

The materials of the existing building are predominately brick in flemish bond with sandstone capping and foundations. The proposed addition consists of a combination of materials including galvanised colorbond steel, tallowwood timber, corten cladding, sandstone blocks and stone walls. The colour scheme proposed is predominately brick with shale grey for timber and brick elements.

The proposed design aims to respectfully reinstate the former school building whilst providing sympathetic and contrasting overlay of fabric indicative of the rural lifestyle development surrounding.

The Statement of Heritage Impact states the intention of the materials is to be deliberately different whilst sympathetic and lower in hierarchy. The proposed materials are considered to be sympathetic to the rural character of the area and non-reflective considerate to the natural environment.

- b) *The bulk and scale of the building must not adversely impact on the visual amenity from neighbouring properties or the visual amenity from other significant locations in the City or the Region.*

Given the school building is existing, the impact on views is not considered to be any greater than the existing impact. The closest residence, (less than 100m) is not considered to have any further impact on views.

The proposed alterations and additions to the building are not considered to detract from the amenity and are not anticipated to result in any land use conflict with surrounding primary production allotments. The dwelling has been strategically designed so that the former school building will remain the dominate feature in the streetscape.

- c) *The height of the building must relate to the topography of the land so that on steeper sites at least part of the roof plane is parallel to the slope and the overall building height sits below any ridgeline/s.*

The maximum height of the existing building (with a roof reinstated) is 9.81m. The proposed additions are substantially less than this height, at 3.6m. Thus it is considered that the additions and alterations will not have any greater impact than that which already exists from the existing building.

- d) *The design of the building must be in keeping with the rural character of the area.*

The proposed development has been strategically designed to ensure the former school building remains the dominate feature in the landscape. The proposed additions to the building are considered sympathetic and compatible to the rural landscape. The key features of the additions are behind the existing building ensuring it remains in keeping in the streetscape.

- e) *Rural structures such as outbuildings must be adequately screened with vegetation and setback from any road.*

Existing vegetation on site will screen any outbuildings. No removal of trees are proposed.

Chapter 9 Environmental Considerations

Sensitive Land Areas – DCP Map No. 29 Land Resources		
Environmentally Sensitive Area	Identified on Subject Site?	Comment
Land Capability Class 7	NO	<i>Plans and documentation submitted with the Development Application indicate that the proposed development will not result in significant disruption to sensitive land areas.</i>
Land Capability Class 8	NO	
Karst Extent	NO	
Salting	NO	
Sever or Extreme Sheet or Rill Erosion	NO	
Sensitive Waterways – DCP Map No. 30 Riparian Land & Waterways		
Environmentally Sensitive Area	Identified on Subject Site?	Comment
Sensitive Waterways	NO	<i>Plans and documentation submitted with the Development Application indicate that the proposed development will not result in significant disruption to sensitive waterways.</i>
High or Moderate Biodiversity – DCP Map No. 31 Biodiversity		
Environmentally Sensitive Area	Identified on Subject Site?	Comment
DECC Estate	NO	<i>Plans and documentation submitted with the Development Application indicate that the proposed development will not result in significant disruption to areas of high or moderate</i>
High Biodiversity Sensitivity	NO	
Moderate Biodiversity Sensitivity	YES	

Submissions

The development application was notified to adjoining property owners from 25 September 2017 to 5 October 2017. Following the advertising and notification period a total of 1 submission was received (see submissions at **attachment 8**).

Planning related issues raised in the submissions included:

- Inability to meet setbacks for site, bushfire, septic and access way;
- Potential for land use conflict including residential use adjacent to agricultural production;
- Septic overflow onto adjoining property.

A discussion forum was arranged but the person who lodged a submission chose not to attend. The applicant submitted a response to the submission, see **attachment 9**.

The site cannot achieve the required setbacks given the historic allotment size of 1,919m². In this instance, the non-compliance can be supported as the overall development supports the restoration of a significant building within the region and the development remains permissible with consent. Importantly, the submitted information lodged with the DA indicates that bushfire and septic disposal requirements can be met.

As noted in the Denis Fish Planning Services response, it is the intention of the applicant to construct a new driveway wholly within the right of carriageway, however it is not the intention of the applicant to fence the right of carriageway to delineate it.

It is noted that there is an existing dwelling on another lot directly adjoining the subject lot. This existing dwelling is not associated with the surrounding agricultural land in any way. The creation of another dwelling is therefore unlikely to impede the use of the surrounding agricultural land given that the owner of the agricultural land already has to accommodate for the existing isolated dwelling within his property and modify practices accordingly.

Conclusion

The proposed design is sympathetic to the heritage significance of the building as well as the rural character of the area. The key feature of the proposed development will be the original old school building with the new works appropriately integrating. The proposed design is considered to be functional and not obtrusive to the predominate agricultural land use of the area.

The proposal for the conversion of the school house into a dwelling is considered compatible with the surrounding land uses. The surrounding area is characterised by small agricultural allotments within a rural residential lifestyle area. Approval of the development is recommended.

Financial Implications: Nil.

Bathurst 2036 Community Strategic Plan - Objectives and Strategies

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

Community Engagement

- Consult To obtain public feedback on alternatives and/or decisions

MINUTE

11 Item 5 DEVELOPMENT APPLICATION NO. 2017/306 – ADDITIONS AND ALTERATIONS TO EXISTING BUILDING, CHANGE OF USE TO DWELLING, UNDERGROUND TANK AT 716 COW FLAT ROAD, COW FLAT. APPLICANT: MR T HUDSON AND MS H PYKE. OWNER: MR T HUDSON AND MS H PYKE (DA/2017/306)
MOVED: Cr J Jennings SECONDED: Cr J Rudge

RESOLVED: That Council:

- (a) support the variation to the setbacks development standards prescribed in the Bathurst Regional Development Control Plan 2014;
- (b) as the consent authority, grant consent pursuant to section 80 of the Environmental Planning and Assessment Act 1979 to Development Application No. 2017/306, subject to conditions able to be imposed pursuant to Section 80(A) of the Environmental Planning and Assessment Act 1979, as amended;
- (c) notify those that made submissions of its decision; and
- (d) call a division.

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

The result of the division was:

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

Against the motion - Nil

Absent - Cr W Aubin, Cr A Christian,

Abstain - Nil

6 DRAFT BATHURST REGIONAL DCP 2014 AMENDMENT – GATEWAY ENTERPRISE PARK AND ADRIENNE STREET INDUSTRIAL AREA (20.00317)

Recommendation: That Council:

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

Report: Background

The Adrienne Street Industrial Area has, since the 1980's, had a portion of land zoned for industrial purposes (approximately 46ha), although the land largely remains vacant. Whilst the land was zoned, the land did not have any specific planning controls to guide its development beyond the underlying zoning.

The Industrial Estate encompasses an area north of the Great Western Railway line, from Mars in Adrienne Street through to the Gateway Site on Sydney Road.

Proposed amendment to the Bathurst Regional Development Control Plan (DCP) 2014

Council has prepared an amendment to the Bathurst Regional Development Control Plan 2014 relating to the land known as the Gateway Enterprise Park and the adjoining land at Raglan (Adrienne Street Industrial Area). A location plan is at **attachment 1**.

The draft DCP Amendment includes a number of changes to the controls in Chapters 5 (Business and Industrial Development) and 13 (Landscaping and Greening) as well as amending Map No 8 – Gateway Enterprise Park of the Bathurst Regional DCP to incorporate the Adrienne Street Industrial Area.

The draft amendment to **Chapter 5** (Business and Industrial Development) (see **attachment 2**) maintains the existing provisions to the B5 Business Development zone (Gateway Enterprise Park) and introduces new urban design criteria for new buildings in the IN1 General Industrial land within the Adrienne Street Industrial Area. The draft amendment also introduces additional land use areas and land management areas that apply to the draft DCP map.

The draft amendment to **Chapter 13** (Landscaping and Greening) (see **attachment 3**) clarifies the application of the vegetation standards that applies to the riparian corridor on the site.

The draft amendment to **Map No 8 – Gateway Enterprise Park** (see **attachment 4**) incorporates the Adrienne Street Industrial Estate into a single map. The draft Map also includes an indicative road layout for both areas, connections to the surrounding land and road network, extension of the current riparian corridor requirements for the Gateway site onto the Adrienne Street site and restrictions on the land. The title of the Map is also proposed to be amended to 'Map No 8 – Gateway Enterprise Park & Adrienne Street Industrial Area'.

Public Exhibition

Council exhibited the draft Development Control Plan Amendment from 25 September 2017 to 24 October 2017.

Council received a total of two (2) submissions. Copies of the submissions are provided at **attachment 5**. As the submissions did not raise specific objections to the draft plan the matter was not referred to a Council Discussion Forum.

The table below summarises the submissions received and the key matters raised in those submissions.

Name	Comments or issues raised	Council response
Bathurst Heritage Network	<ul style="list-style-type: none"> Does not object to the draft DCP amendment. Raises concerns about the longevity of the vegetation screen. Requests that consideration be given to requiring landowners to maintain the vegetation indefinitely, through a covenant and linked to the DCP provisions and conditioned on any DA. 	<p>Landscaping and the cycleway within the riparian corridor is to be established by the applicants prior to the subdivision of the land. The riparian corridor will be dedicated to Council upon subdivision. Ongoing maintenance of the riparian corridor will be the responsibility of Council.</p> <p>With respect to the landscaping of the vegetation screen, the DCP has a requirement that conditions be imposed requiring the maintenance of the landscaping for a period of 2 years (s 13.3.4), however there is an ongoing obligation for the provision of landscaping. These provisions apply to all landscaping provision, not specifically to this development.</p> <p>Council officers have explored the option of requiring a monetary bond to be provided to Council to ensure the landscaping is provided and maintained. The Land and Environment Court have directed that bonds for landscaping “falls outside the scope for which bonds may lawfully be imposed.” Therefore Council cannot legally impose such a condition.</p> <p>Council officers are of the opinion that the current DCP provisions, requiring maintenance of the landscaping for a period of 2 years, is sufficient at this point in time.</p> <p>Council officers will continue to explore other methods to require the ongoing maintenance of landscaping for all developments.</p>
Roads and Maritime Service	<ul style="list-style-type: none"> The RMS notes the connectivity between the Gateway Enterprise Park and the Adrienne Street Industrial Area. Supports the proposed amendments to the DCP. 	Noted.

Attachment 6 is a report that summarises the level of engagement with respect to this Draft DCP during the exhibition period.

Conclusion

Council commenced an amendment to the Bathurst Regional DCP 2014 relating to the land known as the Gateway Enterprise Park and the adjoining land at Raglan (Adrienne Street Industrial Area).

Council received two submissions as a result of the public exhibition, however, no unresolved key issues of objection arose out of the submissions, so a discussion forum was not held.

There are no environmental or planning grounds to prevent the DCP amendment from proceeding. Its adoption (as provided in **attachments 2, 3 & 4**) is therefore recommended.

Financial Implications: Nil.

Bathurst 2036 Community Strategic Plan - Objectives and Strategies

- | | |
|----------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| ● Objective 1: To attract employment, generate investment and attract new economic development opportunities. | Strategy 1.5 |
| ● Objective 9: To protect and enhance the region's landscapes, views, vistas, open spaces and the Macquarie River. | Strategy 9.1 |
| ● Objective 28: To plan for the growth of the region and the protection of the region's environmental, economic, social and cultural assets. | Strategy 28.8, 28.9 |

Community Engagement

- | | |
|-----------|------------------------------------------------------------|
| ● Consult | To obtain public feedback on alternatives and/or decisions |
|-----------|------------------------------------------------------------|

MINUTE

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

RESOLVED: That Council:

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

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

The result of the division was:

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

Against the motion - Nil

Absent - Cr W Aubin, Cr A Christian,

Abstain - Nil

7 ABORIGINAL CULTURAL HERITAGE ASSESSMENT – SECOND CIRCUIT LANDS (20.00311)

Recommendation: That Council:

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

Report: As Councillors are aware Council has been undertaking a number of Aboriginal Cultural Heritage Assessments at Mount Panorama. These assessments follow the earlier completion of the Bathurst Regional Aboriginal Heritage Study in 2015.

Council has previously engaged Extent Heritage to undertake the following investigations at Mount Panorama:

1. Aboriginal Cultural Heritage Assessment (ACHA) of the land the subject of the development application for the Go Kart Track at the top of Mount Panorama.
 - This is a formal report prepared in accordance with OEH guidelines. It includes archaeological assessment and Aboriginal consultation. The report is required to determine if an Aboriginal Heritage Impact assessment permit from the OEH is required. The draft report has been received by Council and is currently being reviewed by staff. Once reviewed the consultants must refer the draft report back to the local Aboriginal groups for final comment.

The final report is therefore expected to be received in December 2017.
2. Aboriginal Cultural Heritage Assessment (ACHA) of the land the subject of the upgrade of the Chase Camp Grounds at the base of Mount Panorama.
 - Again this is a formal report prepared in accordance with OEH guidelines. It includes archaeological assessment and Aboriginal consultation including archaeological test excavation work. The report is required to determine if an Aboriginal Heritage Impact assessment permit from the OEH is required. The final report has been referred to local Aboriginal groups for final comment. The report concludes that no aboriginal objects or sites were identified within the study area and that the development may now proceed. The final report has been submitted to Council (see item 8 of the DEPBS report).
3. An anthropological assessment and ethnographic survey of the Mount Panorama precinct.
 - This report identifies and assesses cultural mythological and spiritual values associated with the Mount Panorama precinct and is a critical input to the ACHAs and the cultural heritage mapping below. The draft report is currently being prepared by the consultants.
4. Cultural Heritage Mapping of the Mount Panorama precinct.
 - This stage of the project has not yet commenced.

The Cultural Heritage mapping (outlined under 4 above) seeks to clearly delineate areas of varying cultural heritage sensitivity to guide future land use and management, and provide greater certainty to all stakeholders. An aspect of that assessment was to consider the second circuit lands.

Whilst the cultural mapping remains an important overall component of the investigations at the Mount, the assessments to date have highlighted the need for a full Aboriginal Cultural Heritage Assessment (ACHA) of the second circuit lands. Parts of the second circuit lands are heavily vegetated and are in the vicinity of known artefacts/sites of potential cultural significance. Should an Aboriginal Heritage Impact Permit be required as part of the second circuit development an ACHA prepared in accordance with NSW Office of Environment and Heritage guidelines and protocols is essential.

Council has sought an additional quote from Extent Heritage to complete an ACHA of the second circuit lands. For projects of this size and cost, Council's purchasing manual would require more than one quote. In this instance it is recommended that Council appoint Extent Heritage to undertake the project, without seeking additional quotations under its purchasing manual for the following reasons:

- Extent Heritage has built up a considerable amount of experience and research data following completion of the Aboriginal Heritage Study, the ACHAs for the campground and Go Kart Track, the Aboriginal Interpretation Strategy and the anthropological investigations completed to date. There would be significant economies of scale in terms of time and resources and analysis of information that would not be available to other firms.
- Extent Heritage has established good working relationships with the key Aboriginal community groups.
- Extent Heritage is intimately aware of the needs of Council with respect to the study and the study processes.
- In terms of hourly rates charged by other consultants suitable to undertake the project, their hourly rates are likely to be similar to those of Extent Heritage. In this regard it is noted that when Council engaged Extent Heritage (formerly Archaeological and Heritage Management Solutions) to complete the Bathurst Local Government Area Aboriginal Heritage Study their quote was assessed as being the best cost effective and value for money offer.
- The quality of the work already completed by Extent Heritage has met Council's expectations and study briefs. The consultants have continued to offer Council staff assistance with questions and issues that have arisen.

Extent have quoted \$87,226.00 (excl of GST) to complete the ACHA. This quote does not include:

- Registered Aboriginal Party fees
- Costs of an independent arborist

The quote includes provision for 19 days field work to investigate up to 380ha of land. Depending upon the final area determined as being essential to include in the survey, the field survey costs may vary. Based on 19 days field work, Extent Heritage have estimated that the Registered Aboriginal Party fees will be in the order of about \$66,880 (excl of GST). Council staff estimate that the costs of engaging a local independent arborist to inspect all

relevant trees and provide a written report to Extent Heritage will be in the order of \$30,000.

The total project cost is therefore estimated to be in the order of \$184,106 (excl GST).

It should be noted that to date Council has made the following financial commitment to the investigation of Aboriginal Cultural Heritage in the Bathurst Region.

Study	Cost
Aboriginal Heritage Study	\$51,238
Kelso Expansion Area Survey	\$20,812
Aboriginal Heritage Interpretation Strategy and public release version of the Aboriginal Heritage Study	\$32,340
ACHAs – Go Kart Track and Camp Ground, Anthropological Survey and Cultural Mapping	\$239,730
Fees to registered Aboriginal parties for the ACHAs – Go Kart Track and Camp Ground, Anthropological Survey	\$37,840
Total	\$381,960

The second circuit land ACHA (estimated at up to \$184,106) will bring the total expenditure to **\$566,066**.

It is anticipated that there should be some savings in the \$239,730 as outlined in the table above as the field survey for the Go Kart track ultimately did not need to include excavation works as originally quoted.

Conclusion

Council has substantially progressed extensive Aboriginal Cultural Heritage Assessments at Mount Panorama. The assessments to date have highlighted the need for a full Aboriginal Cultural Heritage Assessment in accordance with NSW Office of Environment and Heritage protocols for the lands proposed to be used for the second circuit.

It is therefore strongly recommended that Council proceed to commence these investigations whilst it is finalising the other investigations already commenced.

Economies of scale can be achieved by again engaging Extent Heritage to complete the additional ACHA. Extent Heritage have obtained extensive research data and experience following their work to date that would not be available to any other firm. The quality of work produced by Extent Heritage to date has been of a very high quality. On this basis additional quotes for the project are not recommended to be sought.

Financial Implications: The ACHA for the second circuit lands will be funded from the second circuit project costs. At this stage it is estimated that the ACHA will cost in the order of \$184,106 (excl GST). The total cost is dependent upon the final land area proposed to be included in the field survey and actual fees payable to the Registered Aboriginal Parties and for the services of an independent arborist. These costs have only been estimated at this time.

Bathurst 2036 Community Strategic Plan - Objectives and Strategies

- Objective 11: To protect the region's unique heritage and history. To protect a unique identity. Strategy 11.2
- Objective 28: To plan for the growth of the region and the protection of the region's environmental, economic, social Strategy 28.5

and cultural assets.

Community Engagement

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

MINUTE

13 Item 7 ABORIGINAL CULTURAL HERITAGE ASSESSMENT – SECOND CIRCUIT LANDS (20.00311)

MOVED: Cr I North SECONDED: Cr M Morse

RESOLVED: That Council:

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

8 CAMPGROUND UPGRADE, MOUNT PANORAMA WAHLUU, ABORIGINAL CULTURAL HERITAGE ASSESSMENT REPORT. (20.00311)

Recommendation: That Council:

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

Report: As Councillors are aware Council has been undertaking a number of Aboriginal Cultural Heritage Assessments at Mount Panorama. These assessments follow the earlier completion of the Bathurst Region Aboriginal Heritage Study in 2015.

Council engaged Extent Heritage to complete an Aboriginal Cultural Heritage Assessment (ACHA) of the land the subject of the upgrade of the Chase Camp grounds at the base of Mount Panorama. The ACHA is a formal report prepared in accordance with OEH guidelines. It includes archaeological assessment and Aboriginal consultation including archaeological test excavation work. The report is required to determine if an Aboriginal Heritage Impact assessment permit from the OEH is required. The final report has now been received by Council.

As the final report includes information that was excluded from the public release version of the Bathurst Region Aboriginal Heritage Study the report is not attached but is available from Council's Environmental Planning and Building Services Department.

The key aim of the Aboriginal Cultural Heritage Assessment Report (ACHAR) is to confirm the presence or absence of Aboriginal objects on the subject land. In preparing the report, Aboriginal consultation was undertaken in accordance with the *Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010*. The Registered Aboriginal Parties (RAPs) for the project include: Bathurst Local Aboriginal Land Council, Dhuuluu-yala Enterprises, Wiradyuri Traditional Owners Central West Aboriginal Corporation, Bathurst Wiradyuri and Aboriginal Community Elders, Warrabinga Native Title Claimants Aboriginal Corporation, Mooka and Murrabidgee Mullangari Aboriginal Corporation. Four of the Registered Aboriginal Parties were engaged to participate in the fieldwork. This included Bathurst Local Aboriginal Land Council, Dhuuluu-yala Enterprises, Wiradyuri Traditional Owners Central West Aboriginal Corporation, and Bathurst Wiradyuri and Aboriginal Community Elders.

The study area was initially identified as having low and moderate archaeological sensitivity. This archaeological potential was based on the study areas proximity to water, its location on a culturally significant landscape (Mt Panorama) and the site appearing relatively undisturbed. As such, test excavation was proposed to confirm the presence or absence of Aboriginal objects.

The test excavation program was undertaken in July 2017, with a field team comprising four archaeologists and site officers from four of the local Registered Aboriginal Parties. Overall, 28 x 1m² test pits (a total of 28m²) were excavated at 0.25m² quadrants.

During the test excavation program no Aboriginal objects or sites were identified within the study area. Following the excavation program the ACHA determined that those parts of the study area originally identified as having moderate archaeological potential (due to being

located within close proximity to a water source), have been reduced to having nil-low archaeological potential. Due to the extent of the disturbance, and lack of any artefacts found during the testing program, it is considered that there is low-nil potential for surface finds and subsurface cultural deposits to exist within the study area.

The study area has been considerably impacted by previous land-use that extended across the entirety of the study area. As a result, the study area is considered to have low archaeological significance and nil-low research potential for Aboriginal heritage, low aesthetic and low historic significance.

In terms of cultural significance, the study area is located at the base of Mt Panorama Wahluu, a culturally significant landform to members of the local Aboriginal community. However, during the assessment, the Registered Aboriginal Parties indicated that the campground study area did not have any specific cultural or intangible values. Also, given the study area's location away from the key areas of cultural sensitivity identified by Aboriginal community elders and knowledge holders at the top of the Mount, it is considered the cultural significance for the study area is nil-low.

The assessment identified no Aboriginal objects, sites or places within the study area. Due to previous land use disturbance, the study area is considered to have nil-low archaeological potential and low archaeological significance. As a result, there have been no areas of concern highlighted within the study area that warrant further investigation or require heritage mitigation measures. Therefore, the proposed work for the campground upgrade project may proceed.

It should be noted that the final report was referred to all of the Registered Aboriginal Parties for final comment. No comment was received from any of the groups. On this basis Council can assume that those groups have raised no objections to the findings in the report.

Work on the camp grounds has now commenced.

Financial Implications: The Aboriginal Cultural Heritage Assessment report cost \$40,500 (excl of GST) and was funded from an existing budget within the Engineering Department budget for 2017/18 and the 2016/17 budget for the Chase campground upgrade.

Bathurst 2036 Community Strategic Plan - Objectives and Strategies

- Objective 11: To protect the region's unique heritage and history. To protect a unique identity. Strategy 11.2
- Objective 28: To plan for the growth of the region and the protection of the region's environmental, economic, social and cultural assets. Strategy 28.5, 28.8

Community Engagement

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

MINUTE

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

RESOLVED: That Council:

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

9 REVOLVING ENERGY FUND UPDATE (13.00061)

Recommendation: That the information be noted.

Report: In 2010/2011 Council committed \$100 000 seed funding to establish a Revolving Energy Fund (REF). The fund is a financial mechanism whereby a proportion of the savings made as a result of energy saving projects is diverted into a designated fund to allow funding of future energy saving initiatives.

The aim of the REF is to help build the capacity of Council to pursue environmental and operational improvements and reduce its overall greenhouse gas emissions.

Since the initial seed funding Council has invested a further \$200,000 capital funding into the program (\$50,000 in 2012-13 and 2013-14, and \$25,000 each year since).

The Revolving Energy Fund is managed by the Environmental, Planning & Building Services Department in accordance with the approved guidelines. Proposed projects are assessed for suitability and approved by Council's Internal Environment Committee which is comprised of the Director Environmental Planning & Building Services, Manager Water and Waste, Manager Parks and Recreation and Manager Environment.

Ten projects have been funded or part funded by the REF to date as outlined in the Table below. Collectively these projects have reduced Council's grid electricity use by an estimated 500 MWh and reduced CO₂ emissions by 434 tonnes.

Of the ten projects listed, three have completed repayments to the REF: Mount Panorama Amenities Block solar project and the NMRM and Depot Hi Bay Lighting projects.

Project	Details	Capital funding from REF ex GST & any rebates	Estimated Simple Payback period (years) on full project cost	Date installed	Approx. electricity savings per annum (kWh)	Tonnes CO₂ e avoided annually
Mt Panorama Amenities Block Solar	10kW Solar system. 60c per kWh feed-in tariff	\$46,103	5.2	May-11	16,425	14.3
NMRM Hi Bay lighting upgrade	Replacement of 18 X 400w Hi Bay & 18 250w Hi-Bay with LED	\$23,761	2.2	Jun-11	26,616	23.2
Depot Hi Bay lighting project	Replacement of 23 X 400w Hi Bay with LED	\$11,662	1.6	Sep-12	19,550	17
Depot Solar	27.4kW Solar system	\$38,041	3.3	Jul-13	45,000	39.2
Small Animal Pound Solar	5.2kW solar system	\$9,250	4	Sep-13	8,590	7.5
Water Filtration	50kW solar system	\$48,900	6.1	Aug-14	82,450	71.7

Plant Solar	\$97,800 (50% funded from REF)					
Aerodrome Apron Floodlights	Upgrade to LED	\$17,466	4	Feb-16	10,512	8.8
Art Gallery Track Lighting	Upgrade to LED \$133,936 (\$50,000 funded from REF)	\$50,000	30 years (payback REF contribution \$5000 per year (10 years))	Mar-16	26,271	21.8
Waste Water Treatment Plant	100kW ground mounted solar system (50% funded from REF)	\$75,473	6.5	Jun-16	153,300	128.8
Library Art Gallery	80kW Solar System	\$63,307	3	May-17	122,640	101.8
Total		\$383,963			511,354	434.1

Council's environmental staff are currently working on the design of a solar storage project for the Bathurst Visitor Information Centre, with the intention that the facility will have a zero net import of electricity from the grid over the year. This project will be funded from the REF, which has a current balance of approximately \$70,000.

Financial Implications: This project is funded from existing allocations. The long term financial implications of the REF are that expenditure on energy at various Council facilities will be reduced.

Bathurst 2036 Community Strategic Plan - Objectives and Strategies

- Objective 8: To promote sustainable and energy efficient growth. Strategy 8.2
- Objective 13: To minimise the City's environmental footprint. Strategy 13.5, 13.9

Community Engagement

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

MINUTE

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

RESOLVED: That the information be noted.

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

Recommendation: That Council:

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

Report: The Bathurst Region State of the Environment Report (SoE) (**attachment 1**) describes how Council, its' partners and the community are working together to achieve the environmental objectives of the Community Strategic Plan. The report examines trends in key environmental indicators under the themes of Atmosphere and Climate, Land, Water, Biodiversity, Towards Sustainability and People and Communities. At the start of each theme, the CSP objectives relevant to that theme and the key indicators used to measure the condition of the environment are highlighted. Improving environmental trends are shown as a green upward pointing arrow, while declining trends are shown as a red downward pointing arrow.

Under the Integrated Planning and Reporting Framework Council is only required to produce an SoE once every four years, with the end of term report, however Council staff have chosen to prepare it on an annual basis in order to make information on Council's environmental programs available to the public in a timely and readily accessible format.

The report draws attention to actions Bathurst Regional Council (BRC) is undertaking to respond to environmental pressures which may degrade the natural environment within the Local Government Area (LGA).

Key areas which have been identified as placing pressure on the natural environment during the reporting period include:

- A population that continues to grow. The Bathurst Region population grew by 1.86% between June 2015 and June 2016 to 43,080 people. A growing population can place additional pressures on limited land, water and other resources.
- Record breaking heat wave conditions from December through to February and dry conditions saw very high water use in Bathurst City over the summer period.
- While total rainfall for the reporting period was only slightly below average, most of this fell in the first five months of the reporting period. A rainfall deficit of 165 mm from January to June 2017 combined with heavy early winter frosts saw pasture conditions in the region deteriorate rapidly with many landholders commencing supplementary feeding toward the end of the reporting period. These conditions also saw continued higher than normal town water use right through the autumn and early winter periods.
- Increased greenhouse gas emissions from Council operations as a result of higher electricity from increased water pumping and higher fugitive methane emissions from the Bathurst Waste Management Centre due to problems with the methane flare.

The report also outlines a range of actions undertaken by Council and the community during the reporting period to address environmental pressures and highlights achievements in improving environmental performance including:

- Continued community uptake of small scale solar. While the rate of uptake has slowed, a further 1.30 MW of small scale solar was installed during the reporting period across the

LGA, bringing the total amount installed since 2001 to 11.05 MW.

- The installation of an 80kW solar system at Council's Library and Art Gallery facility bringing the total solar capacity installed at Council facilities to 304kW which will meet approximately 3.1% of Council's electricity needs.
- Total waste disposed of to landfill at the Bathurst Waste Management Centre was the lowest in five years falling by approximately eight percent over the previous reporting period. The first full year of the kerbside green waste collection has been a major contributor to this reduction, with 4019 tonnes of organic waste being collected for composting.
- Installation of the manganese removal process at the Water Filtration Plant during 2016 has seen reticulated water quality complaints fall from 534 in 2014-15 to 142 in 2015-16 and now to 84 complaints in 2016-17.

The SoE has significant potential to both inform and direct Council in future initiatives and also to identify areas in which Council can improve its own operations. However, this depends on having access to accurate data to measure performance and on effectively integrating the SoE with Council's Delivery Plan process, to ensure adequate funds are made available to meet community expectations in relation to the environment. These are areas which Council continues to actively pursue in order to better utilise the SoE as a reporting tool and ultimately improve the condition of the local environment.

In addition to preparing this Interim SoE, Council also participated in the 2017 Greater Central West Regional SoE. This enables BRC to compare its activities on a regional basis with other LGA's and cities of similar size and demographics. It also facilitates better understanding of trends in the condition of environmental assets which transcend political boundaries.

The 2017 SoE is a valuable instrument for both Council and the local community as it reports on the key environmental objectives identified in the Community Strategic Plan.

Financial Implications: The preparation of the SOE is undertaken using existing allocations.

Bathurst 2036 Community Strategic Plan - Objectives and Strategies

- Objective 29: To guide the construction and provision of new infrastructure/facilities and services and the management and upgrading of existing assets and service levels. Strategy 29.5
- Objective 30: To identify the needs of the community and encourage and support communication, interaction and support within the community. Strategy 30.6
- Objective 33: To be and develop good leaders. Strategy 33.1, 33.5, 33.6

Community Engagement

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

MINUTE

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

MOVED: Cr J Jennings SECONDED: Cr B Bourke

RESOLVED: That Council:

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

11 SUSTAINABLE LIVING EXPO (23.00124)

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

Report: On 25 March 2017 Council hosted the ninth Sustainable Living Expo (SLE). The event was the largest to date, with 6000 people in attendance. The theme for the 2017 event was "Food Waste" in support of the recent introduction of the food and garden waste kerbside collection. This theme was supported by presentations from celebrity chef Colin Fassnidge and "Gourmet Farmer" Matthew Evans. Perennial favourites Shoalhaven Zoo and the King and Queen of Green also entertained the crowd with family friendly presentations.

For the first time in 2017 the event included a "Sustainable supper" on the Friday night prior to the Expo. This ticketed event sold out quickly and proved a popular edition to the SLE which will be continued in 2018.

The success of the 2017 event has been recognised with the receipt of two awards in October.

Local Government NSW awards the *Excellence in Environment Awards* each year. Council was awarded Highly Commended in the "Communication, Education and Empowerment Award (Division B)".

Keep Australia Beautiful (NSW Branch) host the *Blue Star Sustainability Awards* annually, with categories for regional and metropolitan councils. Council was successful in being awarded Highly Commended in the "Going Green Education" section.

The SLE continues to grow in stature and assists in Council demonstrating its commitment to empowering the community to integrate sustainability into everyday choices and actions. The SLE is coordinated by the Environment and Water & Waste sections of Council.

For the 2018 SLE staff will also be exploring opportunities to work with the team from the Bathurst Visitor Information Centre to attract visitors for a weekend stay in Bathurst. March is traditionally an "off peak" visitor period for the Bathurst region.

Financial Implications: The SLE is funded from existing allocations. The 2017 program was also assisted with grant funding from the NSW EPA through the implementation of the Local Government Organics Collection Systems program and Council funds available to undertake waste education activities which in 2016/2017 have focused largely on the organic waste collection program.

Bathurst 2036 Community Strategic Plan - Objectives and Strategies

- Objective 13: To minimise the City's environmental footprint. Strategy 13.3
- Objective 16: To encourage sustainable waste management practices, incorporating opportunities for energy generation. Strategy 16.3, 16.6

Community Engagement

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

MINUTE

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

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

12 ECONOMIC DEVELOPMENT STRATEGY 2018 – 2022 (20.00071)

Recommendation: That the information be noted.

Report: With the expiry of Council's Economic Development Strategy in 2016, Council began the process of developing the new Strategy in 2017. The Economic Development Strategy 2018-2022 will present a guiding framework by which the Council, in partnership with industry and the community, can take a coordinated approach to retaining and growing the existing economic base of the Region, as well as attracting new investment.

The Strategy is now in final draft format. The Strategy will be completed upon the release of the final tranche of the ABS 2016 Census data in November 2017. It will then be presented to Council to begin the exhibition and adoption process.

The Strategy's objectives have been based on "economic enablers" that were identified through Council business development programs, key stakeholder engagement and community consultation. The objectives are as follows:

1. To support economic and cultural infrastructure development necessary to enhance the Bathurst region's lifestyle, industrial development, livability and access.
2. Planning processes that protect a vibrant CBD, grow retail diversity, attract residents and support local heritage as an economic asset.
3. Regional marketing programs and events that promote Bathurst as a great place to visit, live, study and invest.
4. To develop partnerships and networks that support and attract knowledge, innovation and research.
5. Nurture entrepreneurship, skills development and business success through business development programs that encourage business growth and start-ups.
6. To grow and protect employment, attract new businesses and identify new economic development opportunities.
7. Incorporate Information and Communication Technology (ICT) into Bathurst's assets through the development of a Smart City urban development vision to encourage a more productive, accessible, and liveable city

The NSW Department of Premier and Cabinet (DPC) have commenced the development of Regional Economic Development Strategies (REDS), with the DPC assigning each LGA to one of 33 predetermined regions. Bathurst Regional Council will therefore complete a REDS in partnership with Oberon Council over the next 3 months. The draft Bathurst Economic Development Strategy 2018-2022 will strongly inform the development of the REDS with Oberon.

The establishment of a REDS will allow Council to unlock NSW government funding which has been allocated to the Growing Local Economies fund, as part of the NSW Government's \$1.3B Regional Growth Fund. The funding may be used for projects including road works, natural gas mains and pipelines, water supply, sewer waste connections and telecommunications infrastructure that results in the creation of new jobs. Growing Local Economies is expected to deliver significant long-term growth benefits for the region.

Conclusion

Bathurst Regional Council's Economic Development Strategy 2018 – 2022 is currently at final draft stage and will be presented to the Council for exhibition and adoption following the release of the final tranche of the ABS 2016 Census data in November 2017.

Bathurst Regional Council will partner with Oberon Council to develop the Regional Economic Development Strategy (REDS) which will enable both Council's to access funding under the NSW Government's Growing Local Economies fund. The REDS will be prepared by the NSW Department of Premier and Cabinet and will be informed by the work completed to date on the draft Bathurst Economic Development Strategy 2018-2022.

Financial Implications: Nil.

Bathurst 2036 Community Strategic Plan - Objectives and Strategies

- Objective 1: To attract employment, generate investment and attract new economic development opportunities. Strategy 1.1

Community Engagement

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

MINUTE

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

RESOLVED: That the information be noted.

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

Recommendation: That Council:

- (a) not support the request from the applicant to waive the imposing of sewer and water headworks charges on the Development Application.
- (b) call a division.

Report: In June 2017 Council approved a Development Application for internal alterations to the City Fit Gym.

The Development Application included the construction of new change room facilities including toilets, shower and basins. These are in addition to existing facilities in the building.

In accordance with Council's usual protocol, Council imposed a condition on the consent requiring financial contributions towards water and sewer headworks under the Water Management Act.

For the purposes of the consent the current contributions payable are as follows:

Water Headworks	\$1,779.06
Sewer Headworks	\$2,914.29
Total (2017/2018 figures)	\$4,693.35

Water and Sewer Headworks charges are authorised under the Water Management Act. The charges are used to fund capital infrastructure in accordance with Council's adopted Development Services Plan. The Development Services Plan has been prepared and adopted in accordance with the Developer Charges Guidelines for Water Supply, Sewerage and Stormwater (2001) issued by the Minister. The quantum of the contribution is consistent with these Guidelines and in line with Council's adopted Plans.

The applicant has requested that these fees be waived (refer to **attachment 1**).

It is to be noted that the headworks charges differ from discharge charges and user pays charges that also apply to commercial properties. These are levied on the owners of the property independently of headworks.

Financial Implications: Nil if Council retains the condition.

Bathurst 2036 Community Strategic Plan - Objectives and Strategies

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

Community Engagement

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

MINUTE

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

MOVED: Cr J Rudge SECONDED: Cr J Fry

RESOLVED: That Council:

- (a) not support the request from the applicant to waive the imposing of sewer and water headworks charges on the Development Application.
- (b) call a division.

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

The result of the division was:

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

Against the motion - Nil

Absent - Cr W Aubin, Cr A Christian,

Abstain - Nil

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

Recommendation: That the information be noted.

Report: The following items have been included in the confidential section of the business paper for Council's consideration:

1 INSTALLATION OF ELECTRIC VEHICLE CHARGING STATION (13.00053)

This report relates to the commercial information pertaining to the installation of a supercharging station in Bathurst.

Financial Implications: There are no financial implications resulting from this report.

Bathurst 2036 Community Strategic Plan - Objectives and Strategies

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

Community Engagement

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

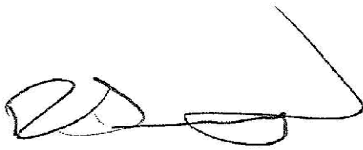
MINUTE

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

MOVED: Cr J Jennings SECONDED: Cr J Rudge

RESOLVED: That the information be noted.

Yours faithfully

A handwritten signature in black ink, appearing to be 'R Denyer', with a long horizontal stroke extending to the right.

R Denyer
ACTING DIRECTOR
ENVIRONMENTAL, PLANNING & BUILDING SERVICES

**DIRECTOR CORPORATE SERVICES & FINANCE'S REPORT AND
MINUTES**

ORDINARY MEETING OF BATHURST REGIONAL COUNCIL

15 NOVEMBER 2017

1 STATEMENT OF INVESTMENTS (16.00001)

Recommendation: That the information be noted.

Report: \$88,500,000 was invested at 31 October 2017 in accordance with Council's investment policies, the Minister's Investment Order dated 12 January 2011, the Local Government Act 1993 and associated regulations. All investments have been reconciled with Council's general ledger and are listed below:

	<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	A1+	\$10,000,000.00	2.54%
Bankwest	A1+	\$3,000,000.00	2.55%
CBA	A1+	\$1,500,000.00	2.54%
Bank of Queensland Limited	A2	\$13,500,000.00	2.64%
Bendigo and Adelaide Bank Limited	A2	\$3,000,000.00	2.62%
Newcastle Permanent	A2	\$2,500,000.00	2.54%
Maritime, Mining & Power Credit Union Ltd	A2	\$4,500,000.00	2.70%
People's Choice Credit Union	A2	\$4,500,000.00	2.69%
IMB	A2	\$4,500,000.00	2.62%
G & C Mutual Bank Limited	A3	\$1,500,000.00	2.70%
Railways Credit Union Limited	ADI	<u>\$2,000,000.00</u>	<u>2.70%</u>
		\$50,500,000.00	2.62%

Long Term > 365 Days
**(comprising Commercial Bills, Term Deposits, Debentures
and Bonds):**

Floating Rate Term Deposits

CBA Deposit Plus	AA-	\$1,500,000.00	2.54%
CBA Deposit Plus 1	AA-	\$1,500,000.00	2.69%
CBA Deposit Plus 2	AA-	\$1,500,000.00	2.78%
WBC Coupon Select	AA-	\$2,000,000.00	2.72%
WBC Coupon Select 1	AA-	\$3,000,000.00	3.00%
WBC Coupon Select 2	AA-	\$1,500,000.00	2.95%
Maritime Mining & Power Credit Union Ltd	ADI	<u>\$2,200,000.00</u>	<u>1.70%</u>
		\$13,200,000.00	2.62%

Fixed, Negotiable & Tradeable Certificates of Deposits

Greater Bank Ltd	BBB	\$1,000,000.00	3.11%
Greater Bank Ltd	BBB	<u>\$2,000,000.00</u>	<u>3.26%</u>
		\$3,000,000.00	3.21%

Floating Rate Notes

Commonwealth Bank of Aust.	AA-	\$1,000,000.00	2.60%
CBA Climate Bond	AA-	\$1,000,000.00	2.63%
Suncorp Metway	A+	\$1,000,000.00	2.95%

Rabobank	A+	\$1,000,000.00	3.24%
AMP	A	\$1,000,000.00	2.76%
AMP	A	\$800,000.00	2.84%
AMP	A	\$1,000,000.00	3.07%
Macquarie Bank	A	\$1,000,000.00	2.84%
Bank of Queensland	BBB+	\$1,000,000.00	2.74%
Bank of Queensland 1	BBB+	\$2,000,000.00	2.81%
Bank of Queensland 2	BBB+	\$1,000,000.00	2.76%
Bendigo & Adelaide Bank 2	BBB+	\$1,000,000.00	2.65%
Bendigo & Adelaide Bank 3	BBB+	\$1,000,000.00	2.79%
Police Bank Ltd 1	BBB	\$1,000,000.00	2.76%
Police Bank Ltd 2	BBB	\$1,000,000.00	2.79%
Credit Union Australia 2	BBB	\$1,000,000.00	2.92%
Credit Union Australia 3	BBB	\$1,000,000.00	3.31%
Newcastle Permanent	BBB	\$1,000,000.00	3.05%
Newcastle Permanent 2	BBB	\$1,000,000.00	3.32%
Newcastle Permanent 3	BBB	\$1,000,000.00	3.34%
Members Equity Bank 2	BBB	<u>\$1,000,000.00</u>	<u>2.70%</u>
		\$21,800,000.00	2.89%

Total Investments	<u>\$88,500,000.00</u>	<u>2.71%</u>
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These funds were held as follows:

Reserves Total (includes unexpended loan funds)	\$50,916,372.00
Grants held for specific purposes	\$2,773,031.00
Section 94 Funds held for specific purposes	\$32,931,328.00
Unrestricted Investments – All Funds	\$1,879,269.00

Total Investments	<u>\$88,500,000.00</u>
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<u>Total Interest Revenue to 31 October 2017</u>	<u>\$797,272.16</u>	<u>2.71%</u>
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A Jones

Responsible Accounting Officer

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

Bathurst 2036 Community Strategic Plan - Objectives and Strategies

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

Community Engagement

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

MINUTE

- 21 Item 1 STATEMENT OF INVESTMENTS (16.00001)
MOVED: Cr I North SECONDED: Cr B Bourke

RESOLVED: That the information be noted.

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

Recommendation: That the information be noted.

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

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

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

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

Financial Implications: Nil.

Bathurst 2036 Community Strategic Plan - Objectives and Strategies

- Objective 28: To plan for the growth of the region and the protection of the region's environmental, economic, social and cultural assets. Strategy 28.6
- Objective 29: To guide the construction and provision of new infrastructure/facilities and services and the management and upgrading of existing assets and service levels. Strategy 29.3
- Objective 33: To be and develop good leaders. Strategy 33.5

Community Engagement

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

MINUTE

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

MOVED: Cr B Bourke SECONDED: Cr J Rudge

RESOLVED: That the information be noted.

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

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

Report: At **attachment 1** is a list of Sundry Section 356 Donations, Bathurst Memorial Entertainment Centre Community Use Subsidies and Mount Panorama Fee Subsidies granted by Council for the period ending 31 October 2017.

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:	\$Nil
BMEC Community use:	\$4,241.28
Mount Panorama:	\$30,429.36

Bathurst 2036 Community Strategic Plan - Objectives and Strategies

- Objective 28: To plan for the growth of the region and the protection of the region's environmental, economic, social and cultural assets. Strategy 28.6
- Objective 30: To identify the needs of the community and encourage and support communication, interaction and support within the community. Strategy 30.5

Community Engagement

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

MINUTE

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

MOVED: Cr I North SECONDED: Cr J Rudge

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

4 POWER OF ATTORNEY (11.00007)

Recommendation: That the information be noted.

Report: That the General Manager's action in affixing the Power of Attorney to the following be noted.

- Damijetjoy Pty Ltd - 53 Hampden Park Road, Kelso - Lot 1003, DP 1129907 - Transfer
- MP & RP Clayton - Freemantle Road, Freemantle - Lots 23 & 24, DP 1218703 - Transfer
- T Fardon - 8 Lew Avenue, Eglinton - Lot 4, DP 1226661 - Transfer

Linen Plan Release

- Nil

Financial Implications: Nil.

Bathurst 2036 Community Strategic Plan - Objectives and Strategies

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

Community Engagement

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

MINUTE

- 24 Item 4 POWER OF ATTORNEY (11.00007)
 MOVED: Cr B Bourke SECONDED: Cr J Jennings

RESOLVED: That the information be noted.

5 AUDITED FINANCIAL REPORTS (16.00055)

Recommendation: That the information be noted.

Report: Council's Auditors, the Audit Office of NSW, have completed their audit of Bathurst Regional Council's Financial Statements for the year ended 30 June 2017.

The Audited Financial Statements are shown at **attachment 1**.

The public are invited to make submissions on the Audited Financial Statements until 4 pm on 23 November 2017.

Financial Implications: N/A

Bathurst 2036 Community Strategic Plan - Objectives and Strategies

- Objective 28: To plan for the growth of the region and the protection of the region's environmental, economic, social and cultural assets. Strategy 28.8
- Objective 32: To ensure Council is supported by an adequate workforce and appropriate governance procedures. Strategy 32.2
- Objective 33: To be and develop good leaders. Strategy 33.6

Community Engagement

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

MINUTE

- 25 Item 5 AUDITED FINANCIAL REPORTS (16.00055)
 MOVED: Cr B Bourke SECONDED: Cr I North

RESOLVED: That the information be noted.

6 MORGAN OWNERS CLUB OF AUSTRALIA 60TH ANNIVERSARY (23.00015-08/097)

Recommendation: That:

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

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

Report: Council is in receipt of a request from the Morgan Owners Club of Australia, seeking to hold their 60th Anniversary event in Bathurst. A copy of this request is provided at **attachment 1**

The event is scheduled to occur from 18 to 21 October 2018. The event organisers are anticipating that over 100 cars will be attending this event.

In brief, the event program includes:

- Mayoral Welcome Reception and Dinner at the National Motor Racing Museum;
- A Show and Shine display in Russell Street;

As part of this event, the organisers are seeking financial support for:

- (i) The venue hire and entry fees to the National Motor Racing Museum for the Mayoral Welcome Reception and Dinner, estimated to be \$1,000. It should be noted that the catering costs for this reception are being paid for by the event organisers;
- (ii) The costs associated with the Russell Street road closure, estimated to be \$1,500.

Financial Implications: The total financial support sought for this event amounts to \$2,500 which could be funded through Council's 2018/2019 Section 356 Donations allocation.

Bathurst 2036 Community Strategic Plan - Objectives and Strategies

- Objective 4: To market Bathurst as a great place to live, work, study, invest and play. Strategy 4.1
- Objective 23: To encourage a supportive and inclusive community. Strategy 23.2

Community Engagement

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

MINUTE

26 Item 6 MORGAN OWNERS CLUB OF AUSTRALIA 60TH ANNIVERSARY **(23.00015-08/097)**

MOVED: Cr I North SECONDED: Cr J Fry

RESOLVED: That:

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

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

7 REQUEST FOR FINANCIAL ASSISTANCE - BATHURST CITY MEN'S BOWLING CLUB (18.00004-33/072)

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

Report: Council has received a request from the Bathurst City Men's Bowling Club at **attachment 1** for Council to become a major sponsor of the Carillon Fours Tournament which will be held on 2 and 3 December 2017. The Club is seeking \$2,500 from Council.

Council supported this event in 2016 by donating an amount of \$1,000. It would be appropriate for Council to offer a similar amount for this year's event.

It is recommended that Council sponsor the Bathurst City Men's Carillon Fours Tournament in December 2017 by donating an amount of \$1,000.

Councillors will be provided, under separate cover, a copy of the financial statements of the above Club.

Financial Implications: Should Council resolve to support this request, then a budget transfer of \$1,000 from Council's Section 356 - Mount Panorama Fee Waiver allocation would be required to fund this request.

Bathurst 2036 Community Strategic Plan - Objectives and Strategies

- Objective 20: To provide a range of cultural facilities, programs, activities and events and to support and enhance cultural and social activities across the community. Strategy 20.2
- Objective 23: To encourage a supportive and inclusive community. Strategy 23.1

Community Engagement

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

MINUTE

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

MOVED: Cr I North SECONDED: Cr J Jennings

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

Reason: Member of Club

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

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

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

Report: Council has received a request from Accessible Living Options seeking financial assistance with an event they are holding to celebrate International Day of People with Disability (IDPWD) on 3 December 2017 at **attachment 1**. Council is providing the group with use of the Adventure Playground and also the provision of additional bins at no charge, see correspondence at **attachment 2**.

However the group is now seeking, in addition to the above support, Council's assistance in meeting the cost of an outdoor movie screen for use at the event, see correspondence at **attachment 3**. Accessible Living Options identify the cost of this screen is \$1,485 (including GST).

Councillors will be provided, under separate cover, a copy of the financial statements for the above Group.

Financial Implications: Should Council resolve to support this request, then a budget transfer of \$1,485 from Council's Section 356 - Mount Panorama Fee Waiver allocation would be required to fund this request.

Bathurst 2036 Community Strategic Plan - Objectives and Strategies

- Objective 20: To provide a range of cultural facilities, programs, activities and events and to support and enhance cultural and social activities across the community. Strategy 20.2
- Objective 23: To encourage a supportive and inclusive community. Strategy 23.1

Community Engagement

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

MINUTE

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

MOVED: Cr M Morse SECONDED: Cr I North

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

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

Recommendation: That the information be noted.

Report: The following items have been included in the confidential section of the business paper for Council's consideration:

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

This report relates to a proposal to renew a sporting license agreement for Part Lot 1 DP1167594 known as the John Matthews Sporting Complex at 261 Durham Street, Bathurst with the Bathurst Netball Association Inc.

**2 SPORTING LICENCE AGREEMENT - PART LOT 1 DP194761 AND PART LOT 104
DP1073272 KNOWN AS THE HEREFORD STREET RUGBY LEAGUE COMPLEX TO THE
ST PATS RUGBY LEAGUE FOOTBALL CLUB (04.00146)**

This report relates to a proposal to enter into a sporting licence agreement for Part Lot 1 DP194761 and Part Lot 104 DP1073272 known as the Hereford Street Rugby League Complex to St Pats Rugby League Football Club.

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

This report relates to a proposal for the purchase via compulsory acquisition by agreement of Lot 267 DP820952 known as 362 Panorama Avenue, Bathurst.

**4 PROPOSED NEW COMMERCIAL LEASE AGREEMENT - LOT 1 DP774489 KNOWN
AS 230 HOWICK STREET, BATHURST (22.00041)**

This report relates to a proposal to enter into a new commercial lease agreement for Lot 1 DP774489 known as 230 Howick Street, Bathurst (Post Office building).

**5 BOUNDARY ADJUSTMENT AND SALE OF LAND AT PART LOT 3 DP1185929
KNOWN AS 29 HAMPDEN PARK ROAD, KELSO (22.16350)**

This report relates to a proposal for boundary adjustment and the sale of land at Part Lot 3 DP1185929 known as 29 Hampden Park Road, Kelso.

6 LARGE SITE ELECTRICITY CONTRACT CENTROC PROCUREMENT (16.00007)

This report relates to a contract through Centroc for the purchase of electricity through a regional large sites electricity contract.

7 BATHURST VISITOR INFORMATION CENTRE CAFE - LEASE (21.00095)

This report relates to a request by the lessees for an extension of the "lease-free" period.

8 INTERIM SPORTING LICENCE AGREEMENT - LOT 234 IN DP750357 KNOWN AS

THE BATHURST INDOOR SPORTS STADIUM LOCATED ON VITTORIA STREET, BATHURST (21.00037)

This report relates to an interim Sporting Licence agreement with the Bathurst Basketball Association for use of the Indoor Stadium..

Financial Implications: There are no financial implications resulting from this report.

Bathurst 2036 Community Strategic Plan - Objectives and Strategies

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

Community Engagement

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

MINUTE

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

MOVED: Cr I North SECONDED: Cr J Rudge

RESOLVED: That the information be noted.

Yours faithfully

A handwritten signature in black ink, appearing to read 'A Jones', enclosed within a large, loopy oval shape.

A Jones
DIRECTOR
CORPORATE SERVICES & FINANCE

DIRECTOR ENGINEERING SERVICES' REPORT AND MINUTES

ORDINARY MEETING OF BATHURST REGIONAL COUNCIL

15 NOVEMBER 2017

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

Recommendation: That Council:

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

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

Report: Council has been in contact with the owner of property at Lot 97 755771 at Peel (the landowner) in connection with plans Council has to upgrade Rivulet Road and replace the bridge over the creek known as Winburndale Rivulet with a box culvert construction.

Council has obtained in principle approval from the landowner of the terms proposed and listed below. All steps will be undertaken in consultation with the landowner.

- 1 Council will in consultation with the landowner organise the road works; bridge reconstruction and fencing to be undertaken.
- 2 The new boundary fence is to be constructed of galvanised steel strainers and stays; galvanised posts each 4/5 metres; steel 'maxi' posts each 10 metres or as applicable; netting; 3 plain wires and 2 barbed wires on top. This conforms with the standard style of rural fencing of this nature.
- 3 Following the road works, an identification survey will be undertaken by a registered surveyor to identify the new boundaries. The surveyor will undertake a plan of subdivision for acquisition of road purposes. At present the section of land sought for redesign of the road is estimated to be 323m² in area.
- 4 Council will be responsible for survey fees; fencing of the new boundary, and the landowner's reasonable legal fees.
- 5 Nominal compensation of \$1.00 is to be paid to the landowner for the land acquired.

A site plan depicting the area to be acquired is contained in **attachment 1**.

It is recommended that Council approve the preparation of a plan of subdivision to acquire the land for road redesign purposes and undertake the works required. The land acquired is to be classified as Operational Land.

Financial Implications: The cost of plan preparation for acquisition of land for dedication as road; survey; and legal fees for both parties is estimated to be \$8,000. This is to be funded from existing budgets.

Bathurst 2036 Community Strategic Plan - Objectives and Strategies

- Objective 6: To support infrastructure development necessary to enhance Bathurst's life-style and industry development. Strategy 6.1

Community Engagement

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

MINUTE

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

MOVED: Cr B Bourke SECONDED: Cr I North

RESOLVED: That Council:

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

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

2 ROAD SAFETY OFFICER PROGRAM UPDATE (16.00018)

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

Report: A report was presented to the 16 April 2014 meeting of Council which outlined the then status of the Road Safety Program and the position of Road Safety Officer.

At that meeting Council resolved:

"That Council continues its commitment to the Road Safety Officer Program and commences a new RSO employment contract to 30 June 2017, subject to the ongoing support of the Blayney Shire Council and Roads and Maritime Services."

The previous contract term for the RSO position expired on 30 June 2017 and it is therefore opportune that Council considers its ongoing commitment to the program. Changes to the reporting structure of the program and ongoing discussions between Council, Blayney Council and the Roads and Maritime Services (RMS) have meant that the funding agreement for this program has only just been finalised. However, this has not in any way adversely impacted the delivery of this program.

Roads and Maritime Services (RMS) has revised the format of this program, whereby a Local Road Safety Action Plan will set out proposed projects over one year only will be prepared. It should be noted that the previous RSO program involved planning over a 3 year period.

Transport for NSW (TfNSW) and Roads and Maritime Services (RMS) work in partnership with local Councils to fund Local Government Road Safety Program (LGRSP) projects targeting road safety issues at a local level.

The objectives of the LGRSP are to:

- Adopt the Safe System approach to plan, develop and implement evidence-based projects aimed at improving road user safety in local communities.
- Raise the profile of road safety within local government areas (LGAs).
- Facilitate the involvement of local businesses, government agencies and community groups/clubs in road safety project development.
- Improve the coordination of local government road safety initiatives with regional, state and national road safety initiatives.
- Review and evaluate the effectiveness of community-based road safety projects.

Roads and Maritime Services (RMS) has recently sent correspondence to council providing an opportunity to commence a new Road Safety Program contract, for a period of 12 months, backdated to 1 July 2017.

Council has been a part of the Roads and Maritime Services RSO Program since 1999 when it joined Oberon, Evans, Rylstone, Blayney and the RMS to form the Tablelands Road Safety Group. The program and Council's participation continues today, although due to amalgamations and the withdrawal of Oberon Shire Council the membership has been reduced to Blayney, Bathurst and the RMS.

The program arrangements are defined by the Program Funding Agreement on the basis that 50% of employment costs are borne by the RMS, while the remainder is provided by the

member Councils. Bathurst's current share is 33% plus the provision of office space. The cost of individual projects conducted within any year, is subject to approval from and is fully funded by the RMS.

Blayney Shire Council is also considering its future membership in the Tablelands RSO Group. However, it is expected that it will continue to support the program.

This financial year, the Roads Safety Officer proposes to carry out the following road safety programs and other initiatives:

RMS/RSO Funded Program Work

- **Round a Roundabout** – an educational and public awareness project relating to the safe use of roundabouts
- **Come Home Safely** – a regionally focused education and awareness project aimed at highlighting the negative impacts of speeding, fatigue and drink/drug driving, and co-ordinated with the TfNSW 'Towards Zero' campaign
- **Free Cuppa for the Driver** – a regional program co-ordinated between RSO's within the Central West that encourages drivers to break their trip on long journeys
- **Graduated Licensing Scheme** – free workshops for parents and carers of learner drivers

Additional Work

- Attend Institute Public Works Engineering Australasia (IPWEA) NSW Annual Conference – Hunter Valley
- Attend Institute Public Works Engineering Australasia (IPWEA) Central West Regional Forum
- Kindy Kits – kindergarten road safety education program delivered face to face to kindergarten classes in Bathurst Schools
- Bathurst 1000 Races – alternative transport and road safety management, working collaboratively with Council, Liquor Accord, Office of Liquor, Gaming and Racing, Licensing Police, General Duties Police, transport providers and other stakeholders to ensure safe travel and transport options during V8 Race week
- Bathurst 1000 Races – co-ordinate with NSW Police Highway Patrol for promotion of safer driving and road safety awareness within Mount Panorama precinct during Bathurst 1000 Race Week
- Safety Around Schools – working collaboratively with Council, schools and RMS to improve safety around schools, e.g. parking, pedestrian safety, speeding, safe drop off/pick up zones, signage, bus zones, etc.
- Stakeholder Engagement with IPWEA re Road Safety Audit course development work
- Sign Audits
- B2B – assisted with the development of safety and traffic management plans for the Blayney to Bathurst bike ride
- Towards Zero – RMS campaign
- Plan B – RMS campaign
- Don't Trust Your Tired Self (fatigue) – RMS campaign
- Motorcycle Awareness Week – RMS campaign
- Speed Zone Reviews – as required
- School Bus Route Reviews – as required
- Youth Week events
- Senior's Week events

- Top 10 Misunderstood Road Rules – community education and workplace presentations
- Guest speaking roles for community groups, clubs and workplaces
- Fatality Free Friday – local community support work
- Bike Forums (RMS) and provision of community education re cycling and shared road environment

Given the benefits of the Road Safety Program in implementing road safety behavioural projects and increasing road safety awareness at a local level, it is recommended that Council continue to participate in the Program until 30 June 2018. Should Blayney withdraw from the program then a further report will be presented to Council.

Financial Implications: The annual funding for the position is 33% of employment costs, estimated to be \$35,000.

Bathurst 2036 Community Strategic Plan - Objectives and Strategies

- Objective 22: To improve community safety. Strategy 22.3
- Objective 24: To provide and support the provision of accessible, affordable and well planned transport systems. Strategy 24.6

Community Engagement

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

MINUTE

- 31 **Item 2 ROAD SAFETY OFFICER PROGRAM UPDATE (16.00018)**
 MOVED: Cr B Bourke SECONDED: Cr J Rudge

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

3 APPLICATION TO CONDUCT JET ADVENTURE JOY FLIGHTS (21.00008)

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

Report: Council has received a request from Fastjet Adventure Flights Pty Ltd to modify the operations of aircraft used for jet adventure joy flights from Bathurst Aerodrome. Fastjet currently has approval to operate an L-39 Albatros Jet, and has sought approval to use a CJ-6 Nanchang in addition to this aircraft.

Under the Air Navigation (Aircraft Noise) Regulation (1984) aircraft operators seeking to conduct adventure joy flights using either propeller aircraft with a maximum take off weight of 1500kg, or jet aircraft, must apply to the Department of Infrastructure and Transport (the Department) for an Operating Permit.

To obtain a permit, aircraft operators are required to liaise with both the local council responsible for the aerodrome and the aerodrome owner (if owned separately) to obtain a letter in support of the permit application. The letter of support is required to contain information such as number of flight movements per month, times of operation and areas to be avoided. Once a letter of support is provided by the council, it is the council's responsibility, and not that of the Department, to monitor and respond to complaints regarding aircraft noise from adventure flight operations. The Operating Permit will be withdrawn by the Department if the council no longer provides its support.

Fastjet Adventure Flights Pty Ltd has operated at Bathurst Aerodrome with a valid permit for a number of years and has been co-operative and complied with the permit conditions. Their previously issued permit expires on 16 December 2019. Given the request for altered operations, it is deemed appropriate that the upcoming extension be addressed in conjunction with the request for the inclusion of an additional aircraft.

The L-39 Albatros is a small jet fighter/training aircraft developed by Czechoslovakia and dates from the 1970's. It is a small jet of 4,700 kg maximum take off weight and has a top speed of 750kmh. The CJ-6 Nanchang is a radially powered propeller driven 1950's Chinese trainer/fighter aircraft with a top speed of 300kmh and has a maximum take off weight of 1400kg.

Bathurst Aerodrome has been operating from the current site since the early 1940's and currently has, on average, 1600 aircraft movements per month. It is considered that the number of aircraft flights conducted by Fastjet Adventure Flights Pty Ltd using the L-39 aircraft on the current operational basis, in conjunction with the ongoing appropriate noise abatement measures which are in place, will continue to cause minimal impact upon the overall noise footprint of the aerodrome. The addition of the CJ-6 Nanchang is similarly unlikely to have any significant impact.

Bathurst Aerodrome reportedly has the only jet maintenance facility for the L-39 Albatros aircraft within Australia. It should be noted that flights to and from Bathurst Aerodrome for aircraft maintenance purposes do not require any approval from Bathurst Regional Council nor the Department.

Conditions that are considered appropriate are as follows:-

- (a) No circuits, aerobatics or over flights are permitted within the Bathurst area.
- (b) Jet operations to be restricted to between the hours of 08:00 and 19:00.

- (c) Noise abatement procedures are to be practised during take-off and landing.
- (d) Landing charges are to be paid in accordance with Council's Fees and Charges.

Council typically extends such approvals for a period of five (5) years, which is considered reasonable on the basis that the permit can be cancelled if the above conditions are not adhered to.

It is therefore recommended that Council approve the request for adventure flights from Fastjet Adventure Flights Pty Ltd, for a period of five (5) years in accordance with the current conditions as above.

Financial Implications: Nil.

Bathurst 2036 Community Strategic Plan - Objectives and Strategies

- Objective 1: To attract employment, generate investment and attract new economic development opportunities. Strategy 1.9

Community Engagement

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

MINUTE

32 Item 3 APPLICATION TO CONDUCT JET ADVENTURE JOY FLIGHTS **(21.00008)**

MOVED: Cr B Bourke SECONDED: Cr I North

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

4 ITEMS INCLUDED IN CONFIDENTIAL COMMITTEE OF THE WHOLE (11.00005, 36.00652, 22.04712, 25.00262 & 36.00649)

Recommendation: That the information be noted.

Report: The following items have been included in the confidential section of the business paper for Council's consideration:

1 RESURFACING OF HOCKEY FIELD, LEARMONTH PARK (36.00652)

This report considers the tender for the resurfacing of the eastern hockey field at the Cooke Hockey Complex, Learmonth Park, Kelso.

2 PROPOSED PURCHASE OF LEVEE LAND ENCROACHING UPON 93 STANLEY STREET, BATHURST (22.04712)

An area of levee land encroaches onto private land at the rear of 93 Stanley Street. This report considers the purchase of this land.

3 PROPOSED FINALISATION OF ROAD CLOSURE APPLICATION - LOTS 97, 101 & 103 DP1174100 HILL END ROAD, SALLYS FLAT (25.00262)

The report considers the previously approved acquisition of land for road widening purposes, the partial closure of a section of Hill End Road, and the transfer of the closed section of road to the owner of 2641 Hill End Road, Sallys Flat.

4 PROPOSED TRANSFER AND CLOSURE OF RESIDUE OF CROWN ROAD ADJOINING LOT 57 DP756873 - PART OF HILL END ROAD SALLYS FLAT (25.00262)

The report considers the approval for the transfer of residue Crown Road adjoining Lot 57 DP756873 Hill End Road, Sallys Flat from The Crown to Council, consider approval of an application to close the road being made to Department of Industry Lands and consider the approval of transferring of the road to the adjoining landowner

5 TENDER FOR PANORAMA MOTORCYCLE CLUB RACE CONTROL AND AMENITIES BUILDING (36.00649)

The report considers the tender for the design and construction of a new race control and amenities building for the Panorama Motorcycle Club, located adjacent to the club track at the rear of Sulman-Reid Park, Mount Panorama.

Financial Implications: There are no financial implications resulting from this report.

Bathurst 2036 Community Strategic Plan - Objectives and Strategies

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

Community Engagement

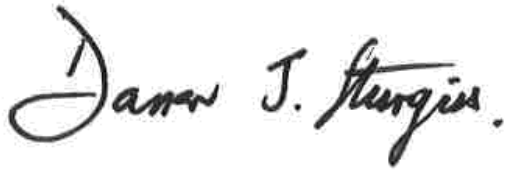
- Inform To provide the public with balanced and objective information to help them understand the problem, alternatives opportunities and/or solutions.

MINUTE

33 Item 4 ITEMS INCLUDED IN CONFIDENTIAL COMMITTEE OF THE WHOLE
(11.00005, 36.00652, 22.04712, 25.00262 & 36.00649
MOVED: Cr I North SECONDED: Cr M Morse

RESOLVED: That the information be noted.

Yours faithfully

A handwritten signature in black ink that reads "Darren J. Sturgiss." The signature is written in a cursive, flowing style.

Darren Sturgiss
DIRECTOR
ENGINEERING SERVICES

**DIRECTOR CULTURAL & COMMUNITY SERVICES' REPORT AND
MINUTES**

ORDINARY MEETING OF BATHURST REGIONAL COUNCIL

15 NOVEMBER 2017

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

Recommendation: That the information be noted.

Report: Five Youth Council members attended the Youth Council Conference at Macquarie University, North Ryde, from 22 – 24 September, 2017. The Conference was hosted by the Ryde Youth Council. A report compiled those Youth Councillors who attended the Conference is shown at **attachment 1.**

Financial Implications: There are no financial implications resulting from this report.

Bathurst 2036 Community Strategic Plan - Objectives and Strategies

- | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|
| ● Objective 23: To encourage a supportive and inclusive community. | Strategy 23.3, 23.6 |
| ● Objective 27: To encourage youth engagement, participation and achievement across all areas of the Bathurst community. | Strategy 27.1, 27.4, 27.5, 27.6, 27.9 |
| ● Objective 30: To identify the needs of the community and encourage and support communication, interaction and support within the community. | Strategy 30.2, 30.5 |
| ● Objective 33: To be and develop good leaders. | Strategy 33.2, 33.3 |

Community Engagement

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

MINUTE

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

MOVED: Cr B Bourke SECONDED: Cr I North

RESOLVED: That the information be noted.

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

Recommendation: That the information be noted.

Report: On 1 November 2017, Bathurst Regional Youth Council in conjunction with Bathurst TAFE hosted a series of 'How to Adult' Workshops. Local high-school students from Years 10 and 11 were invited to participate in the full day event, with 60 students from both Bathurst High School and MacKillop College taking up the offer.

The workshops included:

How to Love your Car

This workshop involved demonstrations on how to change a tyre and perform general vehicle maintenance checks. Workshop facilitators also provided students with tips on what to look for when buying a car.

How to Master Basic Meals

In this hands-on workshop, students learnt how to cook a stir-fry, and were given some basic tips for making low-cost, simple meals.

How to Become More Resilient

This workshop included a range of activities aimed at helping young people build the skills and knowledge needed to manage uncertainty in an ever changing world.

How to Kick Start your Career

In this workshop, students were given some basic tips for writing resume's and cover letters, as well as tips for addressing selection criteria and attending job interviews.

How to Plan a Post-School Pathway

In this workshop, students were given the opportunity to explore a range of career paths and engage in a brief Q and A with TAFE staff about what it is like to study through TAFE.

The collaboration between Bathurst Regional Youth Council and Bathurst TAFE was a great success, with many students expressing their appreciation for being given an opportunity to learn such a diverse range of valuable practical skills.

Financial Implications: There are no financial implications resulting from this report.

Bathurst 2036 Community Strategic Plan - Objectives and Strategies

- | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|
| ● Objective 23: To encourage a supportive and inclusive community. | Strategy 23.3, 23.6 |
| ● Objective 27: To encourage youth engagement, participation and achievement across all areas of the Bathurst community. | Strategy 27.1, 27.4, 27.5, 27.6, 27.9 |
| ● Objective 30: To identify the needs of the community and encourage and support communication, interaction and support within the community. | Strategy 30.2, 30.5 |
| ● Objective 33: To be and develop good leaders. | Strategy 33.2, 33.3 |

Community Engagement

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

MINUTE

35 Item 2 BATHURST REGIONAL YOUTH COUNCIL - 'HOW TO ADULT'
WORKSHOPS, 1 NOVEMBER 2017 (11.00020)
MOVED: Cr J Rudge SECONDED: Cr I North

RESOLVED: That the information be noted.

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

Recommendation: That the information be noted.

Report: Included in the Destination Management Plan, adopted by Council on 20 May 2015, the establishment of a Tourism Reference Group has been undertaken, with the membership of the Group endorsed by Council on 9 December 2015.

The role of the Group is to provide strategic advice, review plans and provide recommendations to Council for the implementation of the Destination Management Plan.

The sixteenth meeting of the Bathurst Region Tourism Reference Group was held on 3 July 2017. The Minutes of the Group's meeting are provided at **attachment 1.**

At the meeting held on 3 July 2017, the group noted the following updates:

- Destination Brand Development
- Marketing and Communications Plan
- Autumn Colours Program of Events
- Bathurst Artisan Trades Trail 2018
- Bathurst Winter Festival
- Regional Events Conference
- Australian Regional Tourism Network
- Central NSW Tourism – RTO update
- Publicity

A discussion and review of the 'short term' priorities of the Destination Management Plan was undertaken.

Financial Implications: Funding for this item is contained within existing budgets.

Bathurst 2036 Community Strategic Plan - Objectives and Strategies

- Objective 4: To market Bathurst as a great place to live, work, study, invest and play. Strategy 4.1
- Objective 11: To protect the region's unique heritage and history. To protect a unique identity. Strategy 11.6

Community Engagement

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

MINUTE

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

MOVED: Cr I North SECONDED: Cr J Rudge

RESOLVED: That the information be noted.

Yours faithfully



Alan Cattermole
DIRECTOR
CULTURAL & COMMUNITY SERVICES

POLICY COMMITTEE MEETING

ORDINARY MEETING OF BATHURST REGIONAL COUNCIL

1 MINUTES - POLICY COMMITTEE MEETING - 1 NOVEMBER 2017 (07.00064)

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

Report: The Minutes of the Policy Committee Meeting held on 1 November 2017, are **attached**.

Financial Implications: N/A

Bathurst 2036 Community Strategic Plan - Objectives and Strategies

- Objective 28: To plan for the growth of the region and the protection of the region's environmental, economic, social and cultural assets. Strategy 28.5

Community Engagement

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

MINUTE

37 Item 1 MINUTES - POLICY COMMITTEE MEETING - 1 NOVEMBER 2017
(07.00064)

MOVED: Cr B Bourke SECONDED: Cr I North

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

MINUTES OF THE POLICY COMMITTEE
HELD ON 1 NOVEMBER 2017

MEETING COMMENCES

1 MEETING COMMENCES 6:00 PM

Present: Councillors Hanger (Chair), Aubin, Bourke, Fry, Jennings, Morse, North, Rudge.

APOLOGIES

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

RESOLVED: That the apology from Cr Christian and the apology for late arrival from Cr Aubin be accepted and leave of absence granted.

REPORT OF PREVIOUS MEETING

3 Item 1 MINUTES - POLICY COMMITTEE MEETING - 2 AUGUST 2017 (07.00064)
MOVED Cr I North and **SECONDED** Cr M Morse

RESOLVED: That the Minutes of the Policy Committee Meeting held on 2 August 2017 be adopted.

DECLARATION OF INTEREST

4 DECLARATION OF INTEREST 11.00002
MOVED Cr B Bourke and **SECONDED** Cr I North

RESOLVED: That the Declaration of Interest be noted.

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

Director Corporate Services & Finance's Report

5 Item 1 REPORT OF AUDIT AND RISK MANAGEMENT COMMITTEE - 27 SEPTEMBER 2017 (07.00096)
MOVED Cr B Bourke and **SECONDED** Cr J Jennings

RESOLVED: That the recommendations of the Audit & Risk Management

Committee Meeting held on 27 September 2017 be adopted.

Cr Aubin arrived at 6.04 pm

Director Cultural & Community Services' Report

6 Item 1 APPOINTMENT OF VOTING DELEGATE - PUBLIC LIBRARIES ASSOCIATION NSW (11.00009, 18.00127)

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

RESOLVED: That Council appoint Cr Morse as the voting delegate to NSW Public Libraries Association.

GENERAL BUSINESS

7 BATHURST BRAND (22.00299)

Cr North - not happy with the process followed. Councillors did not have opportunity to have complete input. Requests a report come back to Council. Good that we are now talking to the community.

The General Manager advised a report will be prepared for Council.

8 Item 2 TOILETS IN ADMIN BUILDING (21.00036, 07.00031)

Cr North - asked has the matter regarding accessible toilet in the Admin building progressed?

The General Manager advised that the Director of Cultural & Community Services is preparing a report.

9 Item 3 HILL END MEETING - 31 OCTOBER 2017 (20.00177)

Cr North - meeting went well, spoke to works undertaken in the region. Could possibility of Bridle Track being used as a walking trail be examined.

10 Item 4 PERTHVILLE BRIDGE - WORKS DELAY (36.00623)

Cr North - communication has been slow, best to get information out as soon as possible. The works are causing stress for businesses. Could the works and timetable be reviewed.

11 Item 5 AUSTRALIA DAY (23.00033)

This is page 2 of Minutes of the Policy Committee held on 1 November 2017

Cr North - could we look at doing more activities for 2019, to get more community involvement.

12 **Item 6 CHRISTMAS DECORATIONS (23.00036, 23.00104)**

Cr North - great to hear that increased involvement is occurring.

13 **Item 7 BRIDLE TRACK (25.00283)**

Cr Fry - advised discussions have been held with State offices in Orange. There may be funds available for walking tracks etc. Also awaiting response from Bridle Track Action Group.

14 **ADJOURNMENT (11.00005)**

MOVED Cr B Bourke

and **SECONDED** Cr W Aubin

RESOLVED: that the meeting be adjourned to deal with the Discussion Forums scheduled for 6.15 pm.

DISCUSSION FORUM - DEVELOPMENT APPLICATION SUBMISSIONS

15 **Item 1 MODIFICATION TO DEVELOPMENT APPLICATION NO. 1998/0154 – DEVELOPMENT OF AN INTERMODAL TRANSPORT TERMINAL AT 95 LEE STREET, KELSO. APPLICANT: ASCIANO PROPERTIES OPERATIONS PTY LTD. OWNER: ASCIANO PROPERTIES OPERATIONS PTY LTD (1998/0154)**

Discussion included:

Peter Wiggins – White Rock Progress Association President - thanked Council for support over recent years. Referred to submissions made, objects to the modification on a number of issues. Noise containment will be impeded, document includes unsubstantiated claims (noise/vibration). A noise impact assessment is warranted, noise receptors on White Rock Road will be impacted, inconsistent with vegetation management, safety concerns. The opening is too close to intersection of Lee Street and White Rock Road. There are alternatives to the design, asks Council to reject modification. Reduction in dust, noise and reduction in weeds is supported. Referred to impact on Alec Lamberton Field. In support of operations but not the proposal.

Peter Montgomery – White Rock Road resident - have submitted an objection with similar concerns as previously raised. Noise issues are a concern, the proposed exit is unsatisfactory, a loop road could be provided on site. The Sound barrier that exists should be maintained.

Anthony Daintith – for applicant - spoke to purpose of application, it is only for

access, no other changes to Development Application are proposed. The new access will be sealed and traffic will only be allowed to turn left. Spoke to submissions made and noted access requirements of Council are met. The breach in sound wall will not impact visual impact. Further, this is an industrial area and so expect industry. Internal loop road has not worked with the three previous lessees, it is a safety issue, the site is not large enough to facilitate this. A one way sealed roadway will enhance the safety of the site as it clearly separates various functions. In regards to noise, the operation will meet all requirements of the site and understands the requirement. The site has not been used for 18 months, operator keen.

Edwald Lehner – White Rock Road resident - the proposed exit is very close to Lee Street and White Rock Road intersection. Visibility is poor. Expressed concerns at vehicles turning right. Move exit closer to Hampden Park Road and angled so can only turn left out of the site.

16

**Item 2 DEVELOPMENT APPLICATION NO. 2017/359 – AMBULANCE STATION
AT 6 COMMONWEALTH STREET, WEST BATHURST. APPLICANT: HEALTH
INFRASTRUCTURE NSW. OWNER: BATHURST REGIONAL COUNCIL
(DA/2017/359)**

Discussion included:.

Bob Trimming – Chair, Bathurst Regional Access Committee - it is a concern there are no planned sealed footpaths to the ambulance station from Durham Street. Noted contractors to provide footpath screening, how do they do this when no path exists. The applicant should be required to put in a footpath up to Durham Street. Do not let what happened at the NSW Service Centre occur here.

Gordon Lindsay - heard about the proposal on ABC Radio one to two weeks ago. Spoke to proximity to the sewage treatment works. Cannot understand how this is the most suitable site for these works. Has sent letters to the Councillors and has met with the Mayor and Planning Officer. Noted Council officers not involved in decision making process for the site, also sought the criteria to assess the site. Got limited response of this. Spoke to Council role in the decision making process for the site. The odour from the site can be malodorous. Disgusted Local Government cannot do anything about this. This is not a pleasant site to work in, this is a question of dollars.

Emma Gosper and Aaron Chandler – Health infrastructure - spoke to the Rural Ambulance Reconstruction Program from the State. There are 22 projects occurring and the object is to provide enhanced care and has detailed study processes. There is a specialist team which undertakes assessment of possible locations to get optimal responses. Computer software modelling is undertaken. Consultation has been undertaken with local paramedics. Major improvements in comparison to existing locations will occur. Will have enhancement and create a zone office.

Aaron Chandler- to pick the site, external consultants were appointed to address all issues. Spoke to traffic assessment and odour studies undertaken. NSW Ambulance and NSW Health Infrastructure are working together to deliver the project. There is no significant odour issues recorded in this area. Air Conditioning

location has been reviewed, the Air Conditioning can have odour emission facilities added if it is deemed necessary in the future. Also spoke to vegetation planting proposals.

General Business resumed at 6.44 pm.

GENERAL BUSINESS

17 Item 8 TRAFFIC MOVEMENTS, WILLIAM STREET (COLES EXIT) (28.00001)

Cr Morse - have previously raised concerns regarding traffic movements in this area in July 2017 and received a response. When will works occur.

The Director Engineering Services advised works will occur over the next couple of weeks.

18 Item 9 OFF LEASH AREA FOR SMALL DOGS - KEFFORD STREET (22.01232)

Cr Morse - the area has been fenced, but there is no seating, water access or waste bins.

The Acting Director Environmental, Planning and Building Services advised the area has been fenced. Discussions occurring with Engineers for water access, etc. Need to identify funding.

19 Item 10 CARILLON PROJECT (04.00021)

Cr Morse - spoke to Working Party discussions on this matter and possible grants. Would like a letter of support from Council for the grant application

20 Item 11 BOUNDARY ROAD (BETWEEN MITCHELL & MID WESTERN HIGHWAY) (25.00005)

Cr Aubin - have received concerns from residents that this area is dangerous where the dip is. Could we look at widening.

The Director Engineering Services advised would need to be referred to future budgets.

21 Item 12 MOUNT PANORAMA (RUBBISH) (04.00098)

Cr Aubin - concerned at the amount of rubbish being dumped. Could we look at weekend detention inmates doing some cleaning in this area.

22 **Item 13 BEN CHIFLEY DAM (32.00006)**

Cr Aubin - could a report be tabled on the raising of the dam wall. Can it be raised, do we need to get more land, can another site for a dam be identified? We need to cater for increased populations.

23 **Item 14 RAILWAY STATION CARPARK (22.00159)**

Cr Aubin - congratulated those involved in the carpark , it has enhanced the amenity of the area.

24 **Item 15 SHOPPING TROLLEYS (28.00006)**

Cr Aubin - there are numerous numbers of trolleys being dumped across the City. This is disgusting. It is Coles, Woolworths, Target and occasional IGA. There are no Aldi trolleys as they have a 'coin operated' system. Could Council write to major retailers seeking they take action on this and institute a coin operated system.

25 **Item 16 CITIES POWER PARTNERSHIP (16.00007)**

Cr Jennings - would like Council to join this. Noted Centroc reviewing. Flagged will put a Notice of Motion up.

The General Manager advised current status of this matter.

26 **Item 17 CLIMATE PREDICTIONS WEBSITE (13.00027)**

Cr Jennings - would like data put onto Council's website from ADAPT NSW. Spoke to temperature increases expected into the future for the Bathurst region. It will get hotter and drier. The information on website will help people.

The General Manager will look at creating link on website.

27 **Item 18 POTHOLE REPAIR BUDGET (16.00011)**

Cr Jennings - asked what is repair bill for last five years and does heavier rainfall mean greater costs.

The Director Engineering Services spoke to history of expenditure, last year major works and rain issues with pavements.

28 **Item 19 STREET LIBRARY (21.00054)**

Cr Jennings - would like Council to look into this proposal. Cowra has it, so does Blue Mountains and also in Sydney. Would like this to be trialled by Council or get people more aware.

The Director Cultural & Community Services advised he would look into this. They are fundamentally driven by the community, not the Council.

29 **Item 20 COMPACTING BINS (14.00053)**

Cr Jennings - spoke to example in Coffs Harbour and the benefits of these. Could these be looked into and assess costs/benefits.

30 **Item 21 WEIGHT ACCOUNT OPTION AT WASTE MANAGEMENT CENTRE (14.00007)**

Cr Jennings - asked for this as an option rather than vouchers for residents.

31 **Item 22 ALCOHOL AT COUNCIL MEETINGS (11.00008)**

Cr Jennings - requests that no free unlimited alcohol be given. Flagged this item for future meeting when the Expenses Policy comes back to Council.

32 **Item 23 TOUCH FOOTBALL UPGRADES (04.00033)**

Cr Jennings - asked has a proposal been received.

The General Manager advised that Parks and Gardens are currently reviewing this.

33 **Item 24 TREES FOR SHADE - ALPHA STREET (25.00130)**

Cr Jennings - could this be looked at.

The Director Engineering Services advised will review the proposal.

34 **Item 25 KEPPEL STREET TREES (25.00039)**

Cr Jennings - would like this to be reviewed, possibly use of sub surface containers might facilitate this. Do not want to see any carpark spaces lost. Noted that Cnr Bentinck and Keppel Street has no tree.

The Director Engineering Services advised the proposal will be reviewed, locating existing services is an issue.

35 **Item 26 LIBRARY FORECOURT PLANTING (21.00021)**

Cr Jennings - would like a tall slender high canopy tree placed here. Is ground suitable for a tree?

The Director Engineering Services advised would need to do investigations, issues such as service location need to be examined.

36 **Item 27 LIVE STREAMING OF COUNCIL MEETINGS (11.00005)**

Cr Jennings - asked could a report on this be provided to Council.

37 **Item 28 ENDURANCE WALK - NATIONAL MOTOR RACING MUSEUM (20.00024)**

Cr Jennings - could some options for an alternative proposal be considered and reported to Council.

38 **Item 29 FALLEN RACE DRIVERS MEMORIAL (04.00032)**

Cr Jennings - queried where this matter is at?

The General Manager advised the matter will be investigated.

39 **Item 30 BATHURST ENTRANCE STATEMENT 37.00555**

Cr Jennings - asked where is this matter up to?

The Director Engineering Services advised consultants have been appointed.

40 **Item 31 TOURISM SECTOR (19.00005)**

Cr Jennings - requests a report on outsourcing tourism sector governance, marketing and events within the region.

The General Manager advised a report will be prepared, but will take a period of time given the detail required.

41 **Item 32 BATHURST LOGO (20.00299)**

Cr Jennings - disappointed at the logo that was produced. It did not capture the essence of the area. Would like an alternate logo be developed from the existing data that has been collected.

42 **Item 33 CCTV POLICE COLLABORATION (07.00107)**

Cr Jennings - asked how is this going? Spoke to map of where coverage occurs.

The Director Cultural & Community Services advised have met with Police. They will provide details of black spots in register of CCTV for the city.

43 **Item 34 BATHURST LIBRARY REFURBISHMENT (36.00651)**

Cr Jennings - thanked Council for the memo of advice provided.

44 **Item 35 SCHOOL HOLIDAYS ENGAGEMENT ACTIVITIES (23.00026)**

Cr Jennings - asked are there any engagement activities for next school holidays? Could a scooter, skateboard competition be run?

The Direct Cultural & Community Services advised would be too soon for next holidays. Discussions are currently being held with YMCA.

45 **Item 36 SHOPPING TROLLEYS (28.00006)**

Cr Rudge - agrees some action needs to be taken, they are becoming a real problem.

46 **Item 37 BATHURST BRAND (20.00299)**

Cr Bourke - advised this process could have been better and looks forward to receiving a report.

47 **Item 38 PERTHVILLE COMMUNITY MEETING AGM (20.00177)**

Cr Bourke - advised attended AGM last night, some concerns expressed about the bridge and also Prince Street kerb and guttering works requested.

The Director Engineering Services spoke to flood mitigation works and that once bridge is completed kerb and guttering will be installed.

48 **Item 39 CHRISTMAS DECORATIONS (23.00026, 23.00104)**

Cr Bourke - confirmed Councillors will be briefed in the near future on proposal for this year.

49 **Item 40 SHOPPING TROLLEYS (28.00006)**

Cr Bourke - agrees are a concern and nothing has changed in ten years.

The Acting Director Environmental, Planning & Building Services spoke to protocols in place through Local Government NSW.

50 **Item 41 POPULARLY ELECTED MAYOR (12.00005)**

Cr Bourke - requests a working party be held on this matter.

51 **Item 42 NAMING OF COUNCIL FACILITIES (20.00038)**

Cr Bourke - asked when will working party be held on this matter?

The General Manager noted report drafted, will be referred to future working party.

52 **Item 43 COUNCILLORS EXPENSES (11.00008)**

Cr Bourke - spoke to existing policy in place and the matter of provision of basic facilities.

MEETING CLOSE

53 **MEETING CLOSE**

The Meeting closed at 7.38 pm.

CHAIRMAN: _____

TRAFFIC COMMITTEE MEETING

ORDINARY MEETING OF BATHURST REGIONAL COUNCIL

1 MINUTES - TRAFFIC COMMITTEE MEETING - 7 NOVEMBER 2017 (07.00006)

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

Report: The Minutes of the Traffic Committee Meeting held on 7 November 2017, are **attached**.

Financial Implications: N/A

Bathurst 2036 Community Strategic Plan - Objectives and Strategies

- Objective 28: To plan for the growth of the region and the protection of the region's environmental, economic, social and cultural assets. Strategy 28.5

Community Engagement

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

MINUTE

38 Item 1 MINUTES - TRAFFIC COMMITTEE MEETING - 7 NOVEMBER 2017
(07.00006)

MOVED: Cr I North SECONDED: Cr J Rudge

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

MINUTES OF THE TRAFFIC COMMITTEE
HELD ON 7 NOVEMBER 2017

MEETING COMMENCES

1 MEETING COMMENCES 2:05 PM

Members: Mr David Veness (Local Members Office Representative), Acting Sergeant Jason Marks (Bathurst Police), Mr David Vant (Roads and Maritime Services Representative)

Present: Mr Paul Kendrick (Traffic and Design Engineer), Mr Bernard Drum (Manager Technical Services)

APOLOGIES

2 APOLOGIES

That the apologies of Cr Warren Aubin (Bathurst Regional Council) and Ms Jackie Barry (Roads and Maritime Services Representative) be accepted..

In the absence of Cr Aubin, the Manager Technical Services chaired the meeting

REPORT OF PREVIOUS MEETING

3 Item 1 MINUTES - TRAFFIC COMMITTEE MEETING - 3 OCTOBER 2017 (07.00006)

That the Minutes of the Traffic Committee Meeting held on 3 October 2017 be adopted.

DECLARATION OF INTEREST

4 DECLARATION OF INTEREST 11.00002

That the Declaration of Interest be noted.

RECEIVE AND DEAL WITH DIRECTORS' REPORTS

Director Engineering Services' Report

5 Item 1 MINUTES OF THE TRAFFIC COMMITTEE MEETING HELD 3 OCTOBER 2017 (07.00006)

That the information be noted and necessary actions be taken.

6 **Item 2 MONTHLY REPORT FOR LOCAL GOVERNMENT ROAD SAFETY PROGRAM (28.00002)**

That the information be noted.

7 **Item 3 TEMPORARY 'NO PARKING' AT THE HOWICK STREET FRONTAGE OF 136 PEEL STREET (25.00011-06)**

That temporary 'No Parking' signage be installed at the Howick Street frontage of the premises at 136 Peel Street for the duration of construction works.

8 **Item 4 ROCKLEY PUBLIC SCHOOL BUS ZONE (07.00006-24/012)**

That Council approve the addition of time restrictions to the bus zone on Hill Street outside Rockley Public School, subject to conditions as detailed in the Director Engineering Services' report.

9 **Item 5 NEW YEARS EVE CELEBRATIONS (23.00131)**

That Council approve the traffic management plan for the New Year's Eve celebrations in Victoria Park on Sunday 31 December 2017.

10 **Item 6 CHRISTMAS - PICNIC IN THE PARADE (23.00159)**

That Council endorse the Traffic Management Plan for the Picnic in the Parade on Saturday 2 December 2017.

11 **Item 7 BATHURST CYCLING CLUB ROAD RACING AND TRAINING EVENTS 2018 (18.00022-05)**

That Council endorse the traffic management for the Bathurst Cycling Club road racing and training events for 2018. The events are to be classified as Class 2 events and approved subject to the conditions detailed in the Director Engineering Services' report.

TRAFFIC REGISTER

12 **Item 1 TRAFFIC REGISTER (07.00006)**

That the information be noted.

MEETING CLOSE

13 **MEETING CLOSE**

The Meeting closed at 2.15pm.

NOTICES OF MOTION AND MINUTES

ORDINARY MEETING OF BATHURST REGIONAL COUNCIL

1 NOTICE OF MOTION - CR MORSE & CR NORTH (20.00299)

Recommendation: Moved by Crs Morse & North:

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

Report: Notice is hereby given:

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

Financial Implications: Nil.

Bathurst 2036 Community Strategic Plan - Objectives and Strategies

- Objective 4: To market Bathurst as a great place to live, work, study, invest and play. Strategy 4.7

Community Engagement

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

MINUTE

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

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

MINUTE

40 **Item 1.01 EXTENSION OF TIME (11.00005)**
MOVED: Cr B Bourke SECONDED: Cr I North

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

MINUTE

41 Item 1.02 NOTICE OF MOTION - CR MORSE & CR NORTH (20.00299) **MOVED: Cr M Morse SECONDED: Cr I North**

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

The MOTION was then PUT and LOST

2 NOTICE OF MOTION - CR BOURKE & JENNINGS (20.00299)

Recommendation: Moved by Crs Bourke & Jennings:

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

Report: Notice is hereby given:

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

Financial Implications: Nil.

Bathurst 2036 Community Strategic Plan - Objectives and Strategies

- Objective 4: To market Bathurst as a great place to live, work, study, invest and play. Strategy 4.7

Community Engagement

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

MINUTE

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

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

The following AMENDMENT was MOVED.

MINUTE

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

That Council:

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

Cr Morse gave NOTICE of a FORESHADOWED AMENDMENT

MINUTE

44 Item 2.02 NOTICE OF MOTION - CR BOURKE & JENNINGS (20.00299) **MOVED: Cr J Jennings SECONDED: Cr B Bourke**

That Council:

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

The AMENDMENT was PUT and CARRIED

The AMENDMENT of Crs Jennings and Bourke THEN became the MOTION

The following AMENDMENT from Cr Morse was PUT

MINUTE

45 Item 2.03 NOTICE OF MOTION - CR BOURKE & JENNINGS (20.00299) **MOVED: Cr M Morse SECONDED: Cr I North**

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

The AMENDMENT was PUT and LOST

The MOTION of Crs Jennings and Bourke was then PUT

MINUTE

46 Item 2.04 NOTICE OF MOTION - CR BOURKE & JENNINGS (20.00299) **MOVED: Cr J Jennings SECONDED: Cr B Bourke**

RESOLVED: That Council:

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

COUNCILLORS/ DELEGATES REPORTS AND MINUTES

ORDINARY MEETING OF BATHURST REGIONAL COUNCIL

15 NOVEMBER 2017

1 MINUTES - AUSTRALIA DAY WORKING PARTY - 24 OCTOBER 2017 (23.00033)

Recommendation: That the information be noted.

Report: The minutes of the Australia Day Working Party held on 24 October 2017 are shown at **attachment 1**.

Financial Implications: N/A

Bathurst 2036 Community Strategic Plan - Objectives and Strategies

- Objective 23: To encourage a supportive and inclusive community. Strategy 23.3
- Objective 32: To ensure Council is supported by an adequate workforce and appropriate governance procedures. Strategy 32.2

Community Engagement

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

MINUTE

47 Item 1 MINUTES - AUSTRALIA DAY WORKING PARTY - 24 OCTOBER 2017
(23.00033)

MOVED: Cr I North SECONDED: Cr J Jennings

RESOLVED: That the information be noted.

MINUTE

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

MOVED: Cr B Bourke SECONDED: Cr J Fry

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

There were no representations from the public.

RESOLVED: That:

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

*** DIRECTOR ENVIRONMENTAL PLANNING & BUILDING SERVICES' REPORT**

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

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

ITEM	SUBJECT	REASON FOR CONFIDENTIALITY
1	RENEWAL OF SPORTING LICENCE AGREEMENT - PART LOT 1 DP1167594 KNOWN AS THE JOHN MATTHEWS SPORTING COMPLEX AT 261 DURHAM STREET, BATHURST WITH THE BATHURST NETBALL ASSOCIATION INC.	10A (2) (d) (i) – contains commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it. Discussion of the matter in open council would, on balance, be contrary to the public interest as it would prejudice the commercial position of the person who supplied it.
2	SPORTING LICENCE	10A (2) (d) (i) – contains

	AGREEMENT - PART LOT 1 DP194761 AND PART LOT 104 DP1073272 KNOWN AS THE HEREFORD STREET RUGBY LEAGUE COMPLEX TO THE ST PATS RUGBY LEAGUE FOOTBALL CLUB	commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it. Discussion of the matter in open council would, on balance, be contrary to the public interest as it would prejudice the commercial position of the person who supplied it.
3	LAND ACQUISITION FOR LOT 267 DP820952 KNOWN AS 362 PANORAMA AVENUE, BATHURST	10A (2) (d) (i) – contains commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it. Discussion of the matter in open council would, on balance, be contrary to the public interest as it would prejudice the commercial position of the person who supplied it.
4	PROPOSED NEW COMMERCIAL LEASE AGREEMENT - LOT 1 DP774489 KNOWN AS 230 HOWICK STREET, BATHURST	10A (2) (d) (i) – contains commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it. Discussion of the matter in open council would, on balance, be contrary to the public interest as it would prejudice the commercial position of the person who supplied it.
5	BOUNDARY ADJUSTMENT AND SALE OF LAND AT PART LOT 3 DP1185929 KNOWN AS 29 HAMPDEN PARK ROAD, KELSO	10A (2) (c) – contains information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business. Discussion of the matter in an open meeting would, on balance, be contrary to the public interest as it would prejudice council's position in negotiating commercial and or financial arrangements.
6	LARGE SITE ELECTRICITY CONTRACT CENTROC	10A (2) (d) (iii) – contains commercial information of a

	PROCUREMENT	confidential nature that would, if disclosed, reveal a trade secret.
7	BATHURST VISITOR INFORMATION CENTRE CAFE - LEASE	10A (2) (d) (i) – contains commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it. Discussion of the matter in open council would, on balance, be contrary to the public interest as it would prejudice the commercial position of the person who supplied it."
8	INTERIM SPORTING LICENCE AGREEMENT - LOT 234 IN DP750357 KNOWN AS THE BATHURST INDOOR SPORTS STADIUM LOCATED ON VITTORIA STREET, BATHURST	10A (2) (d) (i) – contains commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it. Discussion of the matter in open council would, on balance, be contrary to the public interest as it would prejudice the commercial position of the person who supplied it.

*** DIRECTOR ENGINEERING SERVICES' REPORT**

ITEM	SUBJECT	REASON FOR CONFIDENTIALITY
1	RESURFACING OF HOCKEY FIELD, LEARMONTH PARK	10A (2) (d) (i) – contains commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it. Discussion of the matter in open council would, on balance, be contrary to the public interest as it would prejudice the commercial position of the person who supplied it.
2	PROPOSED PURCHASE OF LEVEE LAND ENCROACHING UPON 93 STANLEY STREET BATHURST	10A (2) (d) (i) – contains commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it. Discussion of the matter in

Resolve Into Confidential Committee Of The Whole To Deal With Confidential Reports to the Council Meeting 15/11/2017

		open council would, on balance, be contrary to the public interest as it would prejudice the commercial position of the person who supplied it.+
3	PROPOSED FINALISATION OF ROAD CLOSURE APPLICATION - LOTS 97, 101 & 103 DP1174100 HILL END ROAD SALLYS FLAT	10A (2) (d) (i) – contains commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it. Discussion of the matter in open council would, on balance, be contrary to the public interest as it would prejudice the commercial position of the person who supplied it.
4	PROPOSED TRANSFER AND CLOSURE OF RESIDUE OF CROWN ROAD ADJOINING LOT 57 DP756873 - PART OF HILL END ROAD SALLYS FLAT	10A (2) (d) (i) – contains commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it. Discussion of the matter in open council would, on balance, be contrary to the public interest as it would prejudice the commercial position of the person who supplied it.
5	TENDER FOR PANORAMA MOTORCYCLE CLUB RACE CONTROL AND AMENITIES BUILDING	10A (2) (d) (iii) – contains commercial information of a confidential nature that would, if disclosed, reveal a trade secret.

**DIRECTOR ENVIRONMENTAL PLANNING & BUILDING SERVICES'
CONFIDENTIAL MINUTES**

ORDINARY MEETING OF BATHURST REGIONAL COUNCIL

15 NOVEMBER 2017

MINUTE

(a) Item 1 INSTALLATION OF ELECTRIC VEHICLE CHARGING STATION **(13.00053)**

MOVED: Cr B Bourke SECONDED: Cr I North

That Council:

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

**DIRECTOR CORPORATE SERVICES & FINANCE'S CONFIDENTIAL
MINUTES**

ORDINARY MEETING OF BATHURST REGIONAL COUNCIL

15 NOVEMBER 2017

MINUTE

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

MOVED: Cr I North SECONDED: Cr B Bourke

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

MINUTE

(c) Item 2 SPORTING LICENCE AGREEMENT - PART LOT 1 DP194761 AND PART LOT 104 DP1073272 KNOWN AS THE HEREFORD STREET RUGBY LEAGUE COMPLEX TO THE ST PATS RUGBY LEAGUE FOOTBALL CLUB (04.00146)

MOVED: Cr B Bourke SECONDED: Cr J Rudge

That Council approves entering into a sporting organisation lease agreement for part Lot 1 DP194761 and part Lot 104 DP1073272 known as the Hereford Street Rugby League Complex with the St Pats Rugby League Football Club for a period of 5 years as detailed in the report.

MINUTE

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

MOVED: Cr I North SECONDED: Cr B Bourke

That Council:

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

MINUTE

(e) Item 4 PROPOSED NEW COMMERCIAL LEASE AGREEMENT - LOT 1 DP774489 KNOWN AS 230 HOWICK STREET, BATHURST (22.00041)

MOVED: Cr B Bourke SECONDED: Cr M Morse

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

MINUTE

(f) Item 5 BOUNDARY ADJUSTMENT AND SALE OF LAND AT PART LOT 3 DP1185929 KNOWN AS 29 HAMPDEN PARK ROAD, KELSO (22.16350)

MOVED: Cr B Bourke SECONDED: Cr M Morse

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

MINUTE

**(g) Item 6 LARGE SITE ELECTRICITY CONTRACT CENTRO
PROCUREMENT (16.00007)**

MOVED: Cr B Bourke SECONDED: Cr J Fry

That the information be noted.

MINUTE

(h) Item 7 BATHURST VISITOR INFORMATION CENTRE CAFE - LEASE (21.00095)

MOVED: Cr B Bourke SECONDED: Cr J Rudge

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

Cr North asked that his negative vote be recorded.

MINUTE

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

MOVED: Cr I North SECONDED: Cr J Rudge

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

DIRECTOR ENGINEERING SERVICES' CONFIDENTIAL MINUTES

ORDINARY MEETING OF BATHURST REGIONAL COUNCIL

15 NOVEMBER 2017

MINUTE

(j) Item 1 RESURFACING OF HOCKEY FIELD, LEARMONTH PARK
(36.00652)

MOVED: Cr I North SECONDED: Cr B Bourke

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

MINUTE

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

MOVED: Cr I North SECONDED: Cr J Rudge

That Council:

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

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

MINUTE

(I) Item 3 PROPOSED FINALISATION OF ROAD CLOSURE APPLICATION - LOTS 97, 101 & 103 DP1174100 HILL END ROAD SALLYS FLAT (25.00262)

MOVED: Cr B Bourke SECONDED: Cr J Fry

That Council:

- (a) Finalise the process of closing road Lots 97, 101 & 103 DP1174100, and
 - (b) Transfer Lot 101 DP1174100 to the owner of 2641 Hill End Road
- subject to the information provided in the Director Engineering Services' report.

MINUTE

(m) Item 4 PROPOSED TRANSFER AND CLOSURE OF RESIDUE OF CROWN ROAD ADJOINING LOT 57 DP756873 - PART OF HILL END ROAD SALLYS FLAT (25.00262)

MOVED: Cr B Bourke SECONDED: Cr J Rudge

That Council:

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

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

MINUTE

(n) Item 5 TENDER FOR PANORAMA MOTORCYCLE CLUB RACE CONTROL AND AMENITIES BUILDING (36.00649)

MOVED: Cr I North SECONDED: Cr J Rudge

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

MINUTE

49 RESOLVE INTO OPEN COUNCIL
MOVED: Cr B Bourke SECONDED: Cr J Jennings

RESOLVED: That Council resume Open Council.

MINUTE

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

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

MINUTE

51 MEETING CLOSE

The Meeting closed at 9.13 pm.

CHAIRMAN:

**DIRECTOR ENVIRONMENTAL PLANNING & BUILDING SERVICES'
REPORT - ATTACHMENTS**

ORDINARY MEETING OF BATHURST REGIONAL COUNCIL

15 NOVEMBER 2017

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Type	Year	No.	Value	Description	Address	Date Determined
10	2017	365	\$29,202	Garage	Country Way ABERCROMBIE	31/10/2017
10	2017	95	\$0	Demolition of dwelling and outbuildings	Bentinch St BATHURST	26/10/2017
10	2017	228	\$1,430,000	Demolition of dwelling, 2 x 2 bedroom units, 4 x 3 bedroom units and	Howick St BATHURST	3/10/2017
10	2017	364	\$500	Change of use to medical centre, advertising signage	Howick St BATHURST	24/10/2017
10	2017	313	\$40,000	Commercial - Additions/Alterations	William St BATHURST	24/10/2017
10	2017	343	\$7,000	Carport	Clements St BATHURST	3/10/2017
10	2017	377	\$199,680	Demolition of existing shed and agarage, dual occupancy (second dwelli	Cross St BATHURST	30/10/2017
10	2017	201	\$266,000	Single storey dwelling with detached granny flat	Durham St BATHURST	23/10/2017
10	2017	202	\$323,000	Dual occupancy and two carports	Durham St BATHURST	25/10/2017
10	2017	24	\$1,632,314	Demolition of existing service station & construct new service station	Durham St BATHURST	3/10/2017
10	2017	171	\$150,000	Construction of dwelling additions and detached garage	Rankin St BATHURST	25/10/2017
10	2017	330	\$23,000	Change of use to recreation facility and internal alterations	George St BATHURST	12/10/2017
10	2017	45	\$347,000	Two residential units (1x2b/r & 1x3b/r), separate carport, 3 lot subd	Seymour St BATHURST	24/10/2017
10	2017	239	\$2,900,000	10 residential units 4 x 3 bedroom two storey units, 4 x 3 bedroom si	Keppel St BATHURST	24/10/2017
10	2017	344	\$0	Use of existing garage	Keppel St BATHURST	13/10/2017
10	2017	239	\$2,900,000	10 residential units 4 x 3 bedroom two storey units, 4 x 3 bedroom si	Keppel St BATHURST	24/10/2017
10	2017	367	\$175,000	Alterations to existing offices including installation of a lift, exte	Russell St BATHURST	16/10/2017
10	2017	373	\$0	External painting of commercial premises	Russell St BATHURST	13/10/2017
10	2017	375	\$21,300	Garage	Gilmour St KELSO	13/10/2017
18	2017	201	\$10,000	Dwelling alterations	McGill Cl KELSO	26/10/2017
10	2017	379	\$50,000	Change of use to rural supplies store	Vale Rd SOUTH BATHURST	25/10/2017
10	2017	372	\$0	Two lot residential subdivision and demolition of garage	Violet St SOUTH BATHURST	24/10/2017
10	2017	356	\$8,200	Carport	De Clouett Pl WINDRADYNE	30/10/2017
10	2017	245	\$253,782	Dual occupancy (second dwelling) and two lot subdivision	Shackleton Cl WINDRADYNE	18/10/2017
10	2017	390	\$9,800	Carport	Lorimer St LLANARTH	23/10/2017
18	2017	194	\$28,300	Inground Swimming Pool	Carlyle Ave LLANARTH	5/10/2017
18	2017	192	\$44,590	Inground Swimming Pool	Carlyle Ave LLANARTH	4/10/2017
10	2017	340	\$0	Two lot residential subdivision	Boundary Rd ROBIN HILL	5/10/2017
10	2017	361	\$19,300	Garage	Links Pl ROBIN HILL	3/10/2017
10	2017	400	\$18,170	Garage with attached carport	White Rock Rd WHITE ROCK	24/10/2017
10	2017	381	\$140,000	Farm shed	White Rock Rd WHITE ROCK	18/10/2017
10	2017	347	\$53,590	New Shed	Blue Ridge Dr WHITE ROCK	16/10/2017
10	2017	360	\$2,850	Convert existing rumpus room to a garage	Blue Ridge Dr WHITE ROCK	16/10/2017
10	2017	389	\$17,000	Garage	Alexander St EGLINTON	31/10/2017
10	2017	406	\$29,874	Garage	Oates Pl EGLINTON	23/10/2017
10	2014	358	\$0	MOD -Nine lot residential subdivision incorporating one open space lot	Eleven Mile Dr EGLINTON	30/10/2017
10	2017	362	\$49,000	Additions to dwelling	Fleming Dr LAFFING WATERS	12/10/2017
10	2017	393	\$65,000	Garage	Fitzroy St PEEL	24/10/2017
10	2017	325	\$145,070	Transportable Dwelling	Reilly La WATTLE FLAT	5/10/2017
10	2017	9	\$70,000	Two sheds	Sofala Rd WATTLE FLAT	16/10/2017
10	2017	241	\$230,000	Single storey dwelling and detached laundry	Black Mountain Rd FOSTERS VALLEY	18/10/2017
10	2017	282	\$0	Two lot rural subdivision	Box Ridge Rd TURONDALE	4/10/2017
10	2017	353	\$45,000	Conversion of shed to habitable room	Howards Dr MOUNT RANKIN	17/10/2017
10	2017	376	\$3,500	Use of existing retaining wall	Westbourne Dr LLANARTH	13/10/2017
10	2017	300	\$25,000	Commercial - Internal alterations - addition of 2 x toilet blocks	Peel St BATHURST	12/10/2017
10	2017	355	\$7,000	Shed	Keane Dr KELSO	16/10/2017
10	2017	363	\$0	Three lot residential subdivision	Barr St WINDRADYNE	24/10/2017
18	2017	195	\$240,000	Single storey dwelling with attached garage	Barr St WINDRADYNE	9/10/2017
10	2014	358	\$0	MOD -Nine lot residential subdivision incorporating one open space lot	Eleven Mile Dr EGLINTON	30/10/2017
10	2017	371	\$395,000	Single storey dwelling with attached garage	Mendel Dr KELSO	13/10/2017



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Type	Year	No.	Value	Description	Address	Date Determined
10	2017	387	\$510,000	Dual occupancy and two lot residential subdivision	Mendel Dr KELSO	30/10/2017
10	2017	352	\$95,000	Single storey dwelling with attached carport	George Thomas Cl THE LAGOON	20/10/2017
10	2017	283	\$40,000	Modify & extend existing sheds for farm use & change of use to distill	O'Connell Rd BREWONGLE	16/10/2017
18	2017	208	\$338,866	Single storey dwelling	Locke St RAGLAN	30/10/2017
10	2017	382	\$270,000	Dual occupancy (second dwelling) and two lot residential subdivision	Cusick St EGLINTON	26/10/2017
18	2017	202	\$350,000	Single storey dwelling and attached garage	Copeman Ct ABERCROMBIE	27/10/2017
10	2017	388	\$410,000	Dual occupancy and two lot residential subdivision	Emerald Dr KELSO	18/10/2017
18	2017	196	\$263,080	Single storey dwelling with attached garage	Basalt Way KELSO	9/10/2017
18	2017	193	\$275,310	Single storey dwelling and attached garage	Basalt Way KELSO	5/10/2017
10	2017	351	\$17,250	Shed	Basalt Way KELSO	12/10/2017
18	2017	207	\$240,000	Single storey dwelling with attached garage	Lew Ave EGLINTON	30/10/2017



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Type	Year	No.	Value	Description	Address	Date Determined
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NIL

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Type	Year	No.	Value	Description	Address
10	2015	426	\$1,500,000	Resource recovery centre	Ophir Rd STEWARTS MOUNT
10	2016	184	\$1,500,000	Additions and alteration to Railway Institute building	Havannah St BATHURST
10	2015	196	\$450,000	Recreation facility - Go Kart track	Brocks Skyline MOUNT PANORAMA
10	2016	277	\$23,300	Shed	Hassall Gr KELSO
10	2016	329	\$0	Resource Recovery Facility	Gormans Hill Rd GORMANS HILL
10	2017	111	\$0	25 lot large lot residential subdivision and new roads	O'Connell Rd KELSO
10	2017	190	\$60,000	Construction of two industrial storage sheds	Vale Rd SOUTH BATHURST
10	2017	192	\$0	Commercial premises, consolidate 5 lots to 1 lot and 6 lot strata sub	Rankin St BATHURST
10	2017	193	\$0	Two lot industrial subdivision	Adrienne St RAGLAN
10	2017	198	\$0	17 lot large lot residential subdivision	O'Connell Rd KELSO
10	2017	212	\$0	153 lot residential subdivision and new roads	Marsden La KELSO
10	2017	214	\$75,000	Internal office addition to existing hangar	PJ Moodie Dr RAGLAN
10	2017	221	\$323,500	Dual occupancy, retaining walls and two lot residential subdivision	Poate St WINDRADYNE
18	2017	125	\$40,000	In ground swimming pool	Limekilns Rd LIMEKILNS
10	2017	242	\$0	Change of use of existing shed to habitable rooms	Blue Ridge Dr WHITE ROCK
10	2017	258	\$625,000	Demolition of existing dwelling and construct two storey dwelling	Rankin St BATHURST
10	2017	303	\$0	15 lot commercial subdivision plus one residual lot	Corporation Ave ROBIN HILL
10	2017	306	\$214,000	Additions to dwelling, change of use to residential, deck & underground	Cow Flat Rd COW FLAT
10	2017	307	\$35,000	Earthworks - filling	Stockland Dr KELSO
10	2017	309	\$200,000	21 Storage units	Carlingford St BATHURST
10	2017	314	\$200,000	Partial demolition, alterations and two storey addition to dwelling	Mitre St BATHURST
10	2017	320	\$0	Temporary camping grounds for event 22 to 24 September 2017	Boundary Rd MOUNT PANORAMA
10	2017	324	\$77,000	Farm Shed and two 100,000 litre water tanks	Howards Dr MOUNT RANKIN
10	2017	338	\$30,000	Shed	Maxwell Dr EGLINTON
10	2017	339	\$1,350,000	Nine 2 bedroom units and nine lot strata subdivision	Quigley Ct KELSO
10	2017	348	\$16,253	Internal alterations to offices	Piper St BATHURST
10	2017	349	\$57,022	Construction of a shed	Mount Haven Way MEADOW FLAT
10	2017	359	\$4,650,157	Ambulance Station	Commonwealth St WEST BATHURST
10	2017	366	\$0	Demolition of existing dwelling, construction of single storey dwelling	Keppel St BATHURST
10	2012	370	\$180,000	Demolish existing dwelling & single storey dwelling with carport	Kellys Rd FITZGERALDS MOUNT
10	2017	368	\$8,000	Conversion of two existing units to one single dwelling	Russell St BATHURST
10	2017	369	\$0	Existing single storey building to be used as second dwelling	Russell St BATHURST
10	2017	370	\$110,000	Use of existing dwelling and detached habitable room	Root Hog Rd GOWAN
10	2017	374	\$9,000	Pylon sign	Sydney Rd KELSO
10	2017	378	\$500,000	Part demolition, 2 storey additions to dwelling, garage and shed	Tarana Rd BREWONGLE
10	2014	56	\$0	Shed	Wellesley Ct RAGLAN
10	2017	380	\$5,000	Use of existing additions to dwelling and additional works to be compl	Sofala Rd WIAGDON
10	2017	383	\$0	Use of existing front brick and aluminium fence	Morgan Pl LLANARTH
10	2017	384	\$45,000	Additions and alterations to rural dwelling	Sofala Rd LAFFING WATERS
10	2017	385	\$500,000	Single storey dwelling	Howards Dr MOUNT RANKIN
10	2017	386	\$15,200	Garage	Twynam Ave WINDRADYNE
10	2017	391	\$480,000	Dual occupancy and two lot residential subdivision	Basalt Way KELSO
10	2017	392	\$47,500	Alterations to existing dwelling and front fence	William St BATHURST
10	2017	394	\$841,000	Animal breeding facility	Rockley Rd FOSTERS VALLEY
10	2017	395	\$15,000	Alterations to commercial premises and change of use to cafe	Brilliant St BATHURST
10	2017	396	\$0	221 lot Residential, 1 Open Space, 1 Unserved Lot, 1 Residual Lot Su	Freemantle Rd EGLINTON
10	2017	397	\$0	Two lot rural subdivision (boundary adjustment)	Timber Ridge Rd WALANG
10	2017	398	\$20,000	In ground swimming pool and safety fence	Sofala Rd PEEL
10	2017	399	\$235,000	Dual occupancy (second dwelling) and two lot residential subdivision	Kefford St BATHURST
10	2017	401	\$100,000	Additions and alterations to existing dwelling	Tabberatong Rd LIMEKILNS
10	2017	402	\$80,000	Alterations and additions to two storey dwelling	McAuley Pl BATHURST
10	2017	403	\$0	Partial change of use from residential to office premises	Russell St BATHURST
10	2017	405	\$18,000	Shed	Station St BREWONGLE



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Type	Year	No.	Value Description	Address
10	2017	407	\$40,000 Studio with attached carport	Torch St SOUTH BATHURST
10	2017	408	\$18,000 Above ground swimming pool and safety fence	Russell St BATHURST
10	2017	409	\$42,000 Garage	Strathmore Dr FOREST GROVE
18	2017	203	\$45,970 In ground swimming pool and safety barrier	Meehan St WINDRADYNE
18	2017	204	\$40,390 Swimming Pool	Hartwood Ave ROBIN HILL
18	2017	206	\$64,520 Swimming Pool & Safety Barrier	Conrod Stgt MOUNT PANORAMA
10	2017	410	\$0 Use of site as transport terminal	Ceramic Ave RAGLAN
10	2016	441	\$432,000 Modification - Separate Dwelling - Additions	PJ Moodie Dr RAGLAN
10	2017	411	\$0 External painting of commercial premises	William St BATHURST
10	2017	412	\$100,000 Internal office addition to existing warehouse	Wembley Pl KELSO
10	2017	413	\$25,000 Demolition of existing shed and construction of new shed	Keppel St BATHURST
10	2017	404	\$0 Two lot rural subdivision (boundary adjustment)	Turondale Rd TURONDALE
10	2017	414	\$30,000 Shed and attached carport	Locke St RAGLAN
10	2017	263	\$48,000 Alterations and additions to existing dwelling	William St BATHURST
10	2017	415	\$20,000 Change of use of existing shed to a dwelling	Station St BREWONGLE
10	2017	416	\$100,000 Alterations & additions to dwelling	Sutherland Dr GEORGES PLAINS
18	2017	210	\$369,583 Single storey dwelling with attached garage	Marsden La KELSO

Applications Over 40 Days

App Typ	Year	Number	Description	Address	Application Date	Days Open	Stop Days	Reason
10	2015	196	Recreation facility - Go Kart track	Boundary Rd MOUNT PANORAMA	30/06/2016	488		Waiting on additional information
10	2015	426	Resource recovery centre	Ophir Rd STEWARTS MOUNT	2/12/2015	699	628	Additional information has been
10	2016	184	Additions and alterations to Railway Institute building	Havannah St BATHURST	9/06/2016	509	68	Waiting on additional information
10	2016	277	Shed	Hassall Gr KELSO	10/08/2016	447	423	Waiting on additional information
10	2016	329	Resource Recovery Facility	Gormans Hill Rd GORMANS HILL	8/09/2016	418		Awaiting withdrawal
10	2017	111	25 lot large lot residential subdivision and new roads	O'Connell Rd KELSO	23/03/2017	222	50	RMS for comment
10	2017	190	Construction of two industrial storage sheds	Vale Rd SOUTH BATHURST	30/05/2017	154	147	Additional information requested
10	2017	192	Commercial premises, consolidate 5 lots to 1 lot etc	Rankin St BATHURST	31/05/2017	153		DPI-Water for comment
10	2017	193	Two lot industrial subdivision	Adrienne St RAGLAN	31/05/2017	153	14	Court date in December
10	2017	198	17 lot large lot residential subdivision	O'Connell Rd KELSO	9/06/2017	144		RMS for comment
10	2017	212	153 lot residential subdivision and new roads	Limekilns Rd KELSO	16/06/2017	137	19	Waiting on additional information
10	2017	214	Internal office addition to existing hangar	PJ Moodie Dr RAGLAN	16/06/2017	137	91	Additional information requested
10	2017	221	Dual occupancy, retaining walls and two lot subdivision	Poate St WINDRADYNE	20/06/2017	133	109	Redesign requested for better urban
10	2017	258	Demolish existing dwelling and construct two storey dwelling	Rankin St BATHURST	19/07/2017	104		Waiting on additional information
10	2017	303	15 lot commercial subdivision plus one residual lot	Corporation Ave ROBIN HILL	17/08/2017	75	70	Waiting on additional information
10	2017	306	Additions to dwelling, change of use to residential and deck	Cow Flat Rd COW FLAT	18/08/2017	74		Report to November Council
10	2017	307	Earthworks - filling	Stockland Dr KELSO	18/08/2017	74		DPI-Water for comment
10	2017	309	21 Storage units	Carlingford St BATHURST	18/08/2017	74	36	Waiting on additional information
10	2017	314	Partial demolition, alterations and two storey addition	Mitre St BATHURST	23/08/2017	69		Waiting on additional information
10	2017	324	Farm Shed and two 100,000 litre water tanks	Howards Dr MOUNT RANKIN	30/08/2017	62		Waiting on additional information
10	2017	349	Construction of a shed	Mount Haven Way MEADOW FLAT	19/09/2017	42		Waiting on amended plans
18	2017	125	In ground swimming pool	Limekilns Rd LIMEKILNS	29/06/2017	124		Waiting on additional information

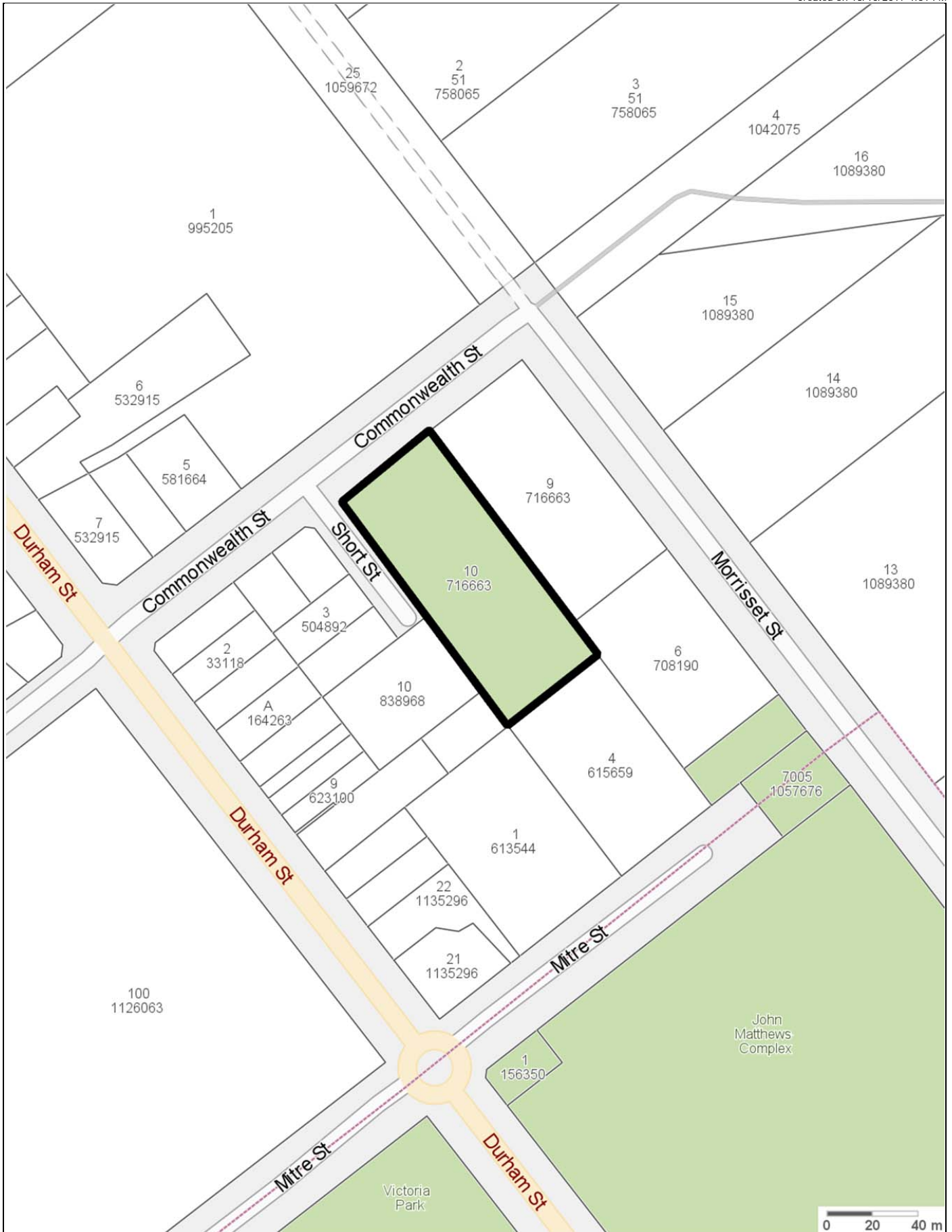
DA's Approved Under SEPP 1



LIVE

1/10/2017 - 31/10/2017

Year	No. Lot	DP	Address	Category	Environmental Planning Instrument	Zoning Of Land	Development Standard To Be Varied	Justification Of Variation	Extent Of Variation	Concurring Authority	Date Determined
NIL											



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Drawn By: DwyerD

Date: 13/10/2017

Projection: GDA94 / MGA zone 55

Map Scale: 1:2171 @ A4

DA 2017/359

RAIR - RURAL AMBULANCE INFRASTRUCTURE RECONFIGURATION PROGRAM

R05 BATHURST - 6 COMMONWEALTH STREET, BATHURST NSW 2795

DEVELOPMENT APPLICATION

DRAWING LIST

SHEET NUMBER	REV	SHEET NAME
R05-AR-0000	5	COVER SHEET
R05-AR-0101	6	SITE PLAN
R05-LA-0103	1	LANDSCAPE PLAN
R05-AR-0104	4	SHADOW DIAGRAMS
R05-AR-1101	7	GROUND FLOOR GENERAL ARRANGMENT PLAN
R05-AR-1103	2	ROOF PLAN
R05-AR-2001	6	ELEVATIONS - WEST AND SOUTH
R05-AR-2002	2	ELEVATIONS - NORTH AND EAST
R05-AR-2501	4	SECTIONS
R05-AR-2502	2	SECTIONS
R05-AR-9002	5	SOUTH WEST PERSPECTIVE AND EXTERNAL FINISHES

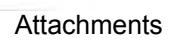


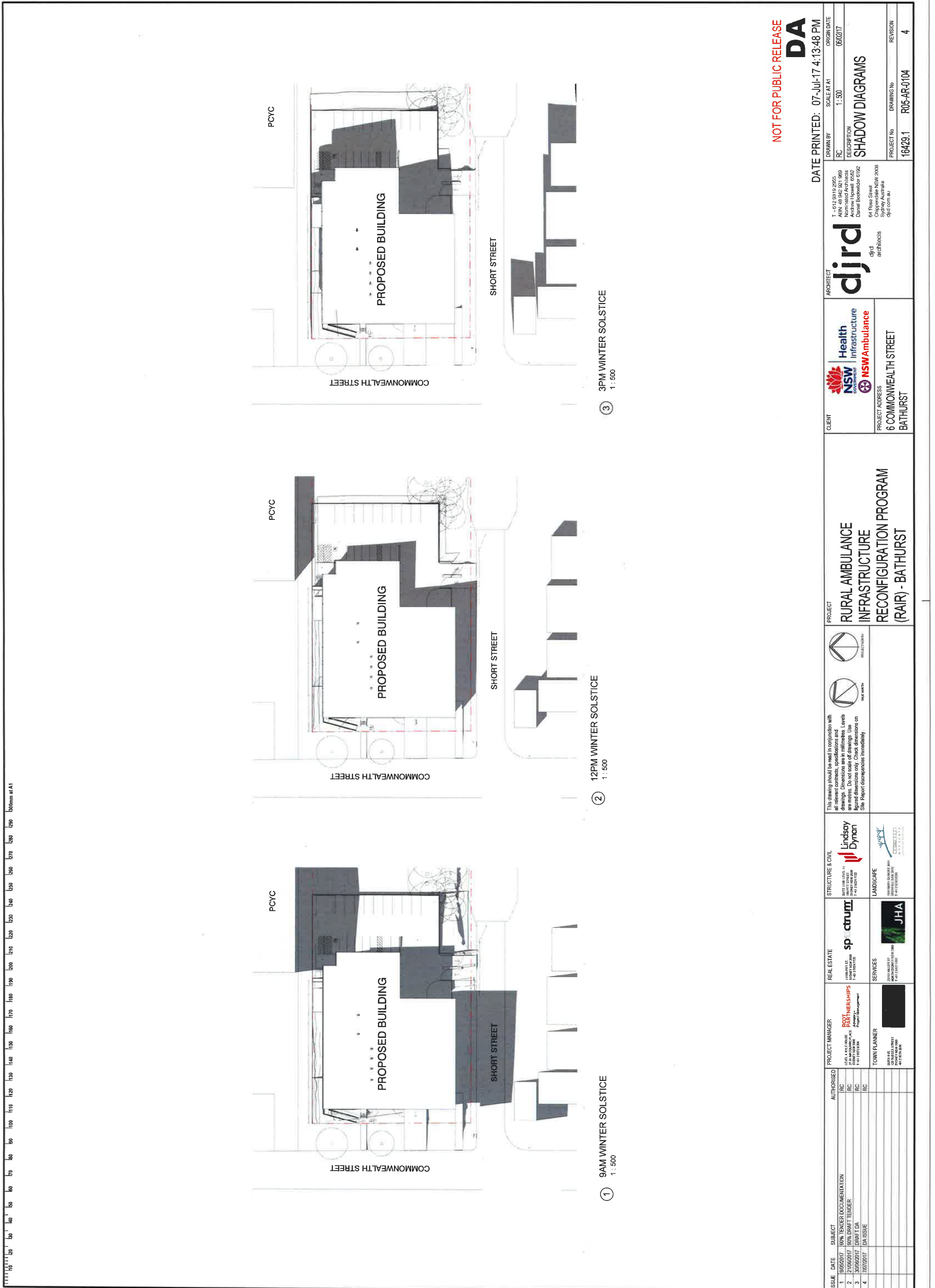
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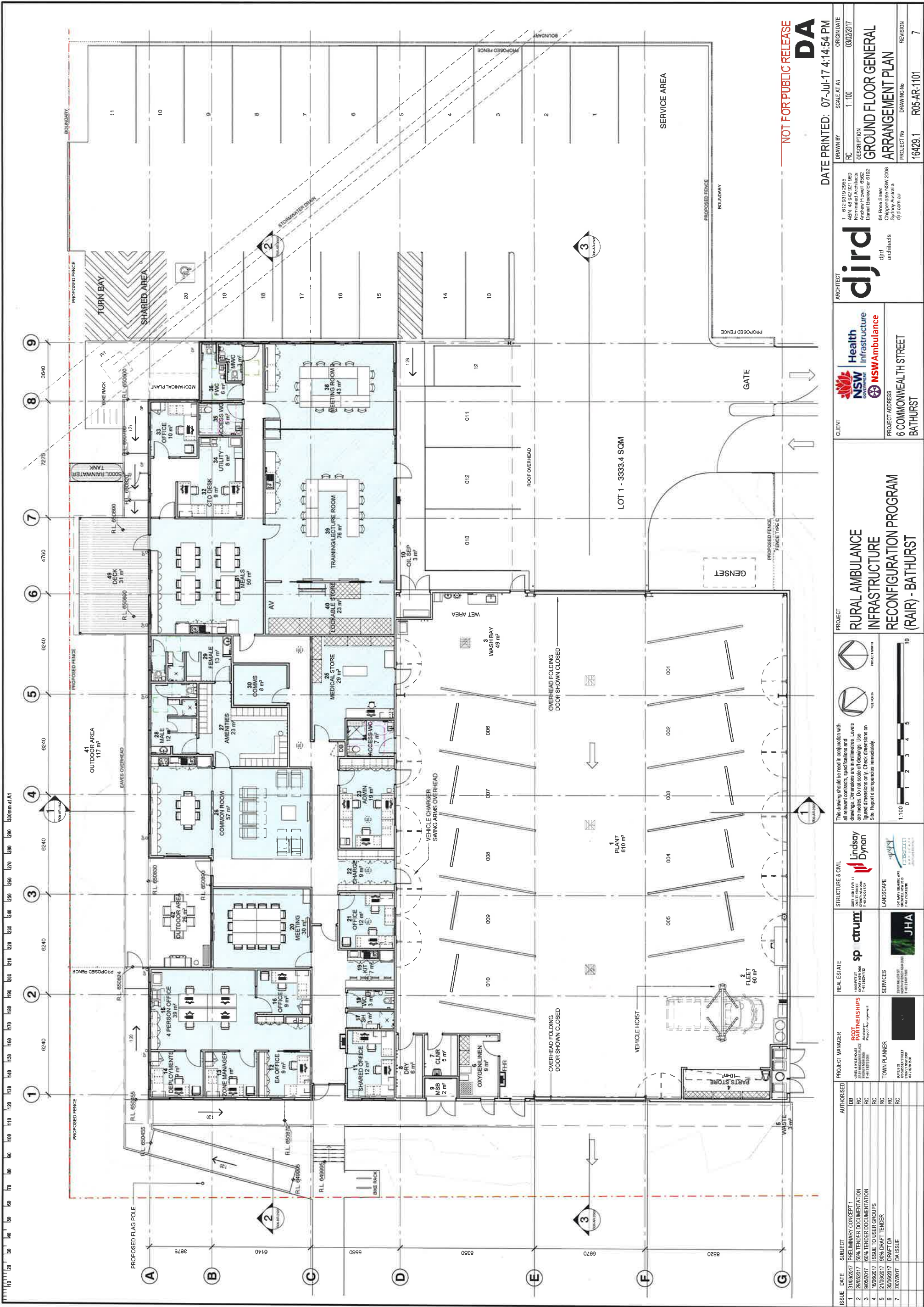
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ARCHITECT		CLIENT		PROJECT		STRUCTURE & CIVIL		REAL ESTATE		PROJECT MANAGER		TOWN PLANNER	
djird		Health NSW Infrastructure Government NSW Ambulance		RURAL AMBULANCE INFRASTRUCTURE RECONFIGURATION PROGRAM (RAIR) - BATHURST		Lindsay Dynam		sp		PARTNERSHIPS		CITY PLAN SERVICES	
djird architects		PROJECT ADDRESS 6 COMMONWEALTH STREET BATHURST		PROJECT NORTH		STRUCTURE & CIVIL 1:1000 1:1000 1:1000		REAL ESTATE 1:1000 1:1000 1:1000		PROJECT MANAGER 1:1000 1:1000 1:1000		TOWN PLANNER 1:1000 1:1000 1:1000	
T: 612 9210 2955 ABN 46 942 921 969 Nominated Architects Andrew Howell 6355 Carolee Brown 0192		PROJECT ADDRESS 6 COMMONWEALTH STREET BATHURST		PROJECT NORTH		STRUCTURE & CIVIL 1:1000 1:1000 1:1000		REAL ESTATE 1:1000 1:1000 1:1000		PROJECT MANAGER 1:1000 1:1000 1:1000		TOWN PLANNER 1:1000 1:1000 1:1000	
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REVISION 5		PROJECT No 16429.1		DRAWING No R05-AR-0000		STRUCTURE & CIVIL 1:1000 1:1000 1:1000		REAL ESTATE 1:1000 1:1000 1:1000		PROJECT MANAGER 1:1000 1:1000 1:1000		TOWN PLANNER 1:1000 1:1000 1:1000	



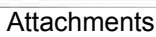


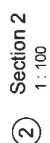
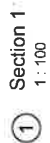




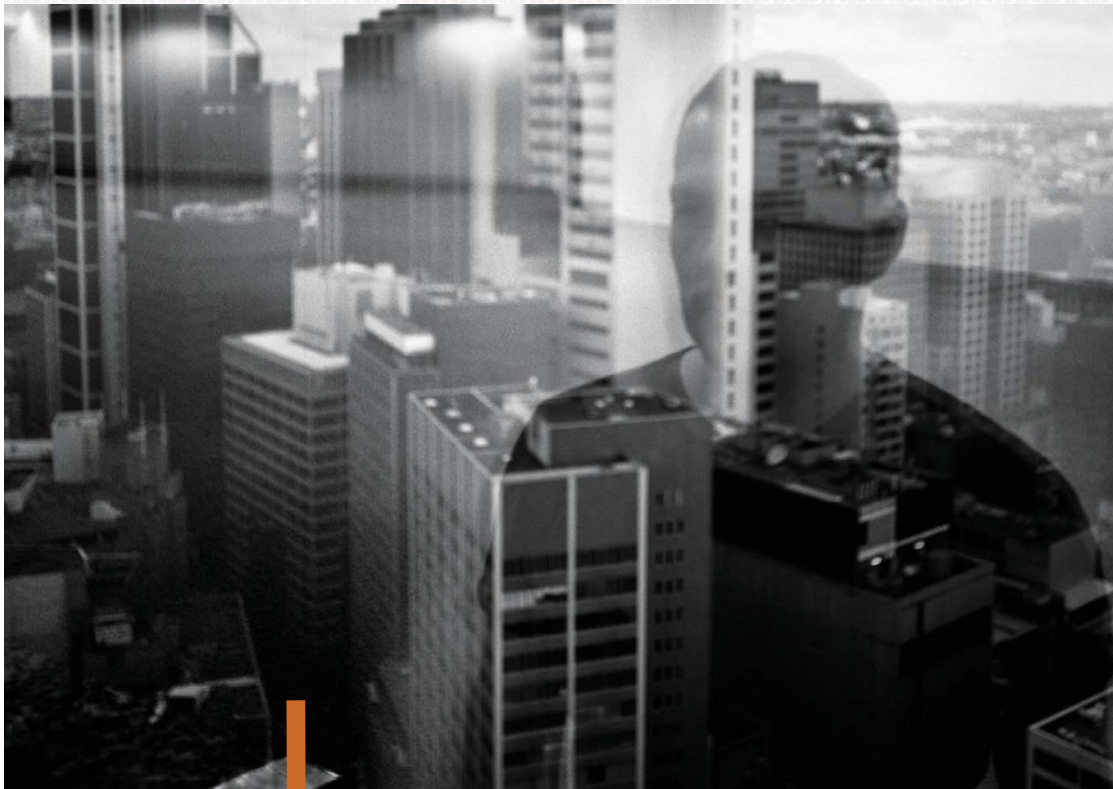
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ISSUE	DATE	SUBJECT	AUTHORISED	PROJECT MANAGER	REAL ESTATE	STRUCTURE & CIVIL	PROJECT	CLIENT	ARCHITECT	DRAWN BY	SCALE AT A1	ORIGIN DATE
1	30/06/2017	DRAFT DA	RC	ROOT PARTNERSHIPS SUITE 4, 141 COLARUE STREET, NEWPORT VIC 3015 P: 08 8392 1770 F: 08 8392 1772	sp ctrum VIC 3015 P: 08 8392 1770 F: 08 8392 1772	Lindsay Dymon BUTTLER DRIVE 11 NEWPORT VIC 3015 P: 08 8392 1770 F: 08 8392 1772	RURAL AMBULANCE INFRASTRUCTURE	Health NSW GOVERNMENT NSW Ambulance	djird T: 612 9319 2855 ABN: 48 842 921 069 Nominated Architects Nominated Engineers Nominated Drafters Daniel Entwistle 6192	RC	1: 100	06/30/17
2	7/07/2017	DA ISSUE	RC	ROOT PARTNERSHIPS SUITE 4, 141 COLARUE STREET, NEWPORT VIC 3015 P: 08 8392 1770 F: 08 8392 1772	sp ctrum VIC 3015 P: 08 8392 1770 F: 08 8392 1772	Lindsay Dymon BUTTLER DRIVE 11 NEWPORT VIC 3015 P: 08 8392 1770 F: 08 8392 1772	RECONFIGURATION PROGRAM (RAIR) - BATHURST	Health NSW GOVERNMENT NSW Ambulance	djird 64 Rose Street Sydney Australia djird.com.au	RC	1: 100	06/30/17



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CITY PLAN
SERVICES



Statement of Environmental Effects Proposed Ambulance Station


Commonwealth Street, West Bathurst

Submitted to Bathurst Regional Council
On Behalf of NSW Health Infrastructure

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August 2017 | P-16277

Report Revision History

Revision	Date Issued	Prepared by	Reviewed by	Verified by
01 Draft for Client Comment	30/06/2017	Lotti Wilkinson <i>Project Planner</i>	Stephen Kerr <i>Executive Director</i>	Stephen Kerr <i>Executive Director</i>
02 Final	29/08/2017	Lotti Wilkinson <i>Project Planner</i>	Stephen Kerr <i>Executive Director</i>	

This document is preliminary unless approved by a Director of City Plan Strategy & Development

CERTIFICATION

This report has been authorised by City Plan Strategy & Development, with input from a number of other expert consultants, on behalf of the Client. The accuracy of the information contained herein is to the best of our knowledge not false or misleading. The comments have been based upon information and facts that were correct at the time of writing this report.

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Appendix	Document	Prepared by
1.	Architectural Plans	DJRD
2.	Site Survey	Craig Jaques & Associates
3.	Geotechnical Site Investigation and Phase 2 Environmental Site Assessment	SMEC
4.	Site Treatment and Design Options Report	Envirowest Consulting
5.	Services Reports	JHA
6.	Traffic Impact Assessment	GTA Consulting
7.	Acoustic Assessment	Acoustic Studio
8.	Odour Assessment	SLR Consulting
9.	Erosion and Sediment Control Plan	Lindsay Dynan
10.	Waste Management Plan	Lindsay Dynan
11.	Stormwater Management Plan/Report	Lindsay Dynan
12.	Quantity Surveyor's Cost Report	MBM
13.	Arborist Report	Tree iQ
14.	Landscape Plans	Outscape Landscape Architects
15.	Pre-DA Meeting Minutes	Root Partnerships

1. Executive Summary

This Statement of Environmental Effects (SEE) has been prepared pursuant to Section 78A of the *Environmental Planning and Assessment Act, 1979* and Clause 50 of the *Environmental Planning and Assessment Regulation, 2000*. It is proposed to:

- describe the proposed development and its context;
- assess the proposal against the applicable planning controls and guidelines; and
- assess the potential environmental impacts and mitigation measures.

This SEE has been prepared for NSW Health Infrastructure by City Plan Strategy and Development Pty Ltd ("CPSD") to accompany a Development Application ("DA") to Bathurst Regional Council for the construction of a single storey ambulance station and ancillary components at Commonwealth Street, West Bathurst.

The SEE concludes this proposal is of an appropriate scale and mass, has no adverse amenity impacts and will contribute positively to the locality by fulfilling community needs for emergency services.

2. The Site and Context

2.1 The Site

The site is located at Commonwealth Street, West Bathurst and is legally described as Lot 10 DP 716663 (refer to **Figures 1 and 2**). The site has an approximate area of 6,132 sqm.

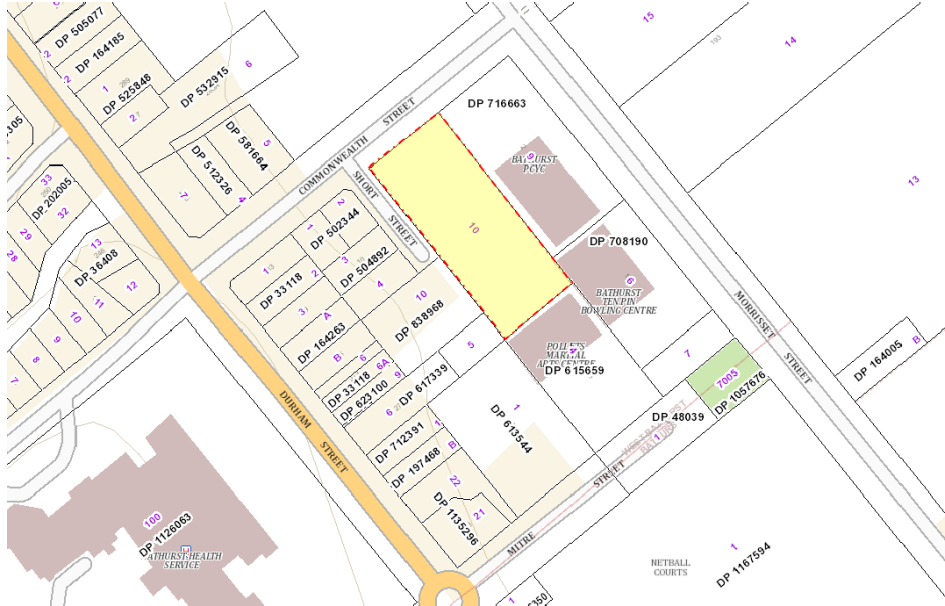


Figure 1: Site Plan subject site highlighted in yellow (Source: Six Maps)



Figure 2: Aerial Image - subject site highlighted in yellow (Source: Six Maps)

The site benefits from two street frontages; along Commonwealth Street to the north and Short Street to the west. The majority of the site is vacant and void of any structures (refer to **Figures 3 and 4**). The site is within a 'recreational' precinct, with a Police-Citizens Youth Club (PCYC) facility located directly to the east. The John Mathews Sports Complex, Bathurst Tennis Centre and the Bathurst Adventure Playground are all located to the south of the site.

The Bathurst Base Hospital is also located in the vicinity, in the block immediately to the south west of the site.



Figure 3: Photograph of site taken from Short Street (Source: Google Maps)



Figure 4: Photograph of site taken from Commonwealth Street (Source: Google Maps)

3. Description of the Development

3.1 Overview

This Development Application seeks consent from Bathurst Regional Council for construction of a single storey Ambulance Station. The development includes:

- Ten (10) internal ambulance parking spaces;
- Three (3) external ambulance parking spaces;
- One (1) internal ambulance wash bay;
- One (1) external service bay;
- Twenty (20) carparking spaces, including one accessible space;
- Internal facilities including:
 - Administration and storage spaces;
 - Amenity facilities including lockers, toilets, showers, kitchen and commons room

The maximum height of the proposed development is 6.2m. The proposal provides a generous 4.3m setback from the front boundary of the site along Commonwealth Street and a 5.2m setback from the site's secondary frontage along Short Street. A 3.5m setback is provided from the site's northern boundary and a 67.5m setback is provided from the site's eastern boundary.

Vehicle access to the proposed ambulance station is along Short Street and Commonwealth Street. The general site access is provided from Short Street via a two-way entry / exit which is shared by ambulances (entering only), staff and service vehicles. Ambulances will exit onto Commonwealth Street.

The extent of the proposed works is shown in **Figure 5** below and detailed in the accompanying Architectural Plans at **Appendix 1** prepared by DJRD.



Figure 5: Site Plan (DJRD)

3.2 Development Statistics

The key statistics and elements of the project are shown in the **Table 1** below:

TABLE 1: DEVELOPMENT STATISTICS

Element	Proposal
Total Site Area	6133m ²
Gross Floor Area	1465m ²
Maximum Height	6.2 metres
Total Car Parking	10 x internal ambulance parking spaces 3 x external ambulance parking spaces 1 x ambulance wash bay 1 x service bay 20 x car parking spaces, including one accessible space

3.3 Development Plans and Supporting Documentation

This Statement has been prepared with regard to the following documents which accompany this application:

- Architectural Plans by DJRD Architects;
- Survey Plan by Craig Jaques & Associates;
- Site Treatment and Design Options Report by Envirowest Consulting;
- Geotechnical Site Investigation and Phase 2 Environmental Site Assessment by SMEC;
- Erosion and Sediment Control Plan by Lindsay Dynan;
- Stormwater Plan and Report by Lindsay Dynan;
- Transport Impact Assessment by GTA Consultants;
- Essential Services Report by JHA;
- Cost Plan by MBM;
- Waste Management Plan by Lindsay Dynan;
- Acoustic Assessment by Acoustic Studio;
- Odour Assessment by SLR;
- Landscape Plan by Outscape Landscape Architects; and
- Arborist Report by Tree IQ

CPSD have relied on the information in these reports, prepared by professionals in their field, for the preparation of this SEE.

3.4 Pre-lodgement Consultation

A pre-development application meeting was held with Council on 1 June 2017. A copy of the minutes is provided at **Appendix 15**.

It is noted that Council's officers were generally in support of the proposal and any relevant issues raised by Council have been addressed in the application, as detailed in the table below.

TABLE 2: PRE-LODGE MENT ISSUES RAISED BY COUNCIL

Item	Comment	Actions
Contamination	Phase 1 and Phase 2 Environmental Site Investigation complete. Potential human health risks associated with bonded asbestos containing material (ACM) and elevated PAH concentrations in existing fill material.	A Construction Waste Management Plan accompanies this application at Appendix 10 . Waste classification testing of excavated fill material will be required during construction to confirm waste classification for offsite disposal.
Design	Concerns were raised in relation to the visual impact of the station for residents on Short Street.	A Landscape Plan accompanies the application at Appendix 14 which incorporates a range of trees and shrubs to provide screening along the Short Street elevation.
Traffic	Council raised concern regarding the impact of ambulances on Durham Street and Commonwealth Street intersection. Council requested that this risk is addressed in the traffic impact assessment and an enhancement to the intersection of Durham Street / Commonwealth Street is considered in the design.	As discussed in the accompanying Traffic Impact Assessment provided at Appendix 6 , GTA has consulted with Council and confirmed the sightlines at the intersection of Durham Street / Commonwealth Street are appropriate. The Assessment concludes that the traffic generation of the ambulance station would have relatively minor impacts on the operation of the intersection of Durham Street / Commonwealth Street.
Noise	Council raised concern regarding noise impacts from sirens as ambulances exit the station.	As detailed in the accompanying Acoustic Report at Appendix 7 , ambulance drivers will make a judgement call on whether to use ambulance sirens on case-by-case basis. It is the practice of Paramedics to minimize the use of sirens when it will cause a noise disturbance and the sirens are deemed unnecessary – i.e. sirens are not activated on leaving the ambulance station itself but there are activated when nearby a hazard, such a main road or intersection. Further, the average number of category one responses from 7am to 7pm equates to 3 responses per day during this period and from 7pm to 7am equates to 2 responses per day during this time period (predominantly lights only). It is noted that not all responses that leave are from the ambulance station premises. Therefore, category one responses from the ambulance station and surroundings will be less than figures presented above. Please refer to the Acoustic Report for further information.

3.5 Cost of Construction

The cost of construction of the project is estimated at \$4,277,426. Refer to the cost plan prepared by MBM and provided at **Appendix 12**.

4. Statutory Planning Considerations

4.1 Overview

The relevant statutory framework considered in the preparation of this report comprises:

- Environmental Planning and Assessment Act, 1979;
- Environmental Planning and Assessment Regulation 2000;
- State Environmental Planning Policy No. 55;
- State Environmental Planning Policy No. 64;
- State Environmental Planning Policy (Infrastructure) 2007; and
- Bathurst Regional Local Environmental Plan 2014

Where relevant, these controls are addressed below.

4.2 Environmental Planning and Assessment Act 1979

4.2.1 Section 79C of EP&A Act 1979

Section 79C (1) of the *Environmental Planning and Assessment Act, 1979* ("the Act") as amended specifies the matters which a consent authority must consider when determining a development application. The relevant matters for consideration under Section 79C of the Act are addressed in the Table below.

TABLE 3: SECTION 79C(1)(A) CONSIDERATIONS

Section	Comment
Section 79(1)(a)(i) Any environmental planning instrument	Consideration of relevant instruments is discussed in Section 4 .
Section 79C(1)(a)(ii) Any draft environmental planning instrument	Not relevant to this application.
Section 79C(1)(a)(iii) Any development control plan	Consideration of relevant the development control plan is discussed in Section 5 .
Section 79C(1)(a)(iiia) Any planning agreement	Not relevant to this application.
Section 79C(1)(a)(iv) Matters prescribed by the regulations	Refer to Section 4 .
Section 79C(1)(a)(v) Any coastal zone management plan	Not relevant to this application.
Section 79C(1)(b) - (e)	Refer to Section 6 .

4.2.2 Section 91 Integrated Development

This section of the Act defines integrated development as matters which require consent from Council and one or more approvals under related legislation. In these circumstances, prior to granting consent Council must obtain from each relevant approval body their General Terms of Approval (GTA) in relation to the development.

The proposed development is not classified as being integrated development.

4.2.3 Crown Development

Part 4, Division 4 of the Act outlines the matters a consent authority must consider when determining a crown development application.

This division states that a consent authority must not refuse a Crown DA except with the approval of the Minister, or impose a condition on consent except with the approval of the Minister or the applicant. It also outlines different timeframes a consent authority should consider when determining a Crown DA.

This is a Crown DA as it is made by the Health Infrastructure NSW.

4.3 Environmental Planning and Assessment Regulation 2000

Pursuant to the prescribed conditions under Clause 98 of the Regulation, any building work *"must be carried out in accordance with the requirements of the Building Code of Australia"*.

4.4 State Environmental Planning Policies

4.4.1 State Environmental Planning Policy No 55 - Remediation of Land

State Environmental Planning Policy No. 55 – Remediation of Contaminated Lands (SEPP 55) establishes State-wide provisions to promote the remediation of contaminated land.

The policy states that land must not be developed if it is unsuitable for a proposed use because it is contaminated. If the land is unsuitable, remediation must take place before the land is developed. The policy makes remediation permissible across the State, defines when consent is required, requires all remediation to comply with standards, ensures land is investigated if contamination is suspected, and requires Councils to be notified of all remediation proposals. The Managing Land Contamination: Planning Guidelines were prepared to assist councils and developers to determine when land has been at risk.

Clause 7 of the SEPP 55 requires that a consent authority must not grant consent to a development if it has considered whether a site is contaminated, and if it is, that it is satisfied that the land is suitable (or will be after undergoing remediation) for the proposed use.

The existing conditions of the site have been assessed by SMEC in the accompanying Geotechnical Site Investigation and Phase 2 Environmental Site Assessment which is provided at **Appendix 3**. The assessment concludes that there are potential human health risks associated with bonded ACM identified within the fill. SMEC recommends prior to construction a Fill Refuse Management Plan (FRMP) be prepared to manage the known contamination risks identified. The FRMP is to include an Asbestos Management Plan, a Contamination Management Plan and a Waste Management Plan. Following construction, SMEC recommend that a Site Management Plan be prepared to manage the long-term contamination risks identified.

Apart from the bonded ACM, "SMEC considers that other soil contamination is unlikely to be present onsite which represent a risk to future commercial users of the Rural Ambulance Facility".

The Assessment concludes that the land is suitable for its proposed use as a Rural Ambulance Facility.

4.4.2 State Environmental Planning Policy (Infrastructure) 2007

The aim of *State Environmental Planning Policy (Infrastructure) 2007* (ISEPP) is to facilitate the effective delivery of infrastructure across the State by providing greater flexibility in the location of infrastructure and service facilities.

Under the relevant local environmental plan (the *Bathurst Regional Local Environmental Plan 2014*) the site is zoned RE1 Public Recreation.

In accordance with Clause 47(2) of the ISEPP, the proposed development is permitted with consent within the RE1 Public Recreation zone as follows:

47 Development permitted with consent

(1) Development for the purpose of an emergency services facility may be carried out with consent in a prescribed zone by or on behalf of the NSW Rural Fire Service or an emergency services organisation that is not a public authority.

(2) Development for the purpose of an emergency services facility may be carried out with consent by or **on behalf of the Ambulance Service of New South Wales**, New South Wales Fire Brigades or the NSW Rural Fire Service on land in any of the following land use zones or a land use zone that is equivalent to any of those zones:

- (a) RU6 Transition,
- (b) R1 General Residential,
- (c) R2 Low Density Residential,
- (d) R3 Medium Density Residential,
- (e) R4 High Density Residential,
- (f) R5 Large Lot Residential,
- (g) RE1 Public Recreation,**
- (h) E3 Environmental Management,
- (i) E4 Environmental Living.

As above, the Clause indicates that development for the purpose of an emergency services facility can be carried out with consent by or on behalf of the Ambulance Service of New South Wales within RE1 Public Recreation Zone.

4.5 Bathurst Regional Local Environmental Plan 2014

Zoning and permissibility

As outlined below the site is zoned 'RE1 Public Recreation'.

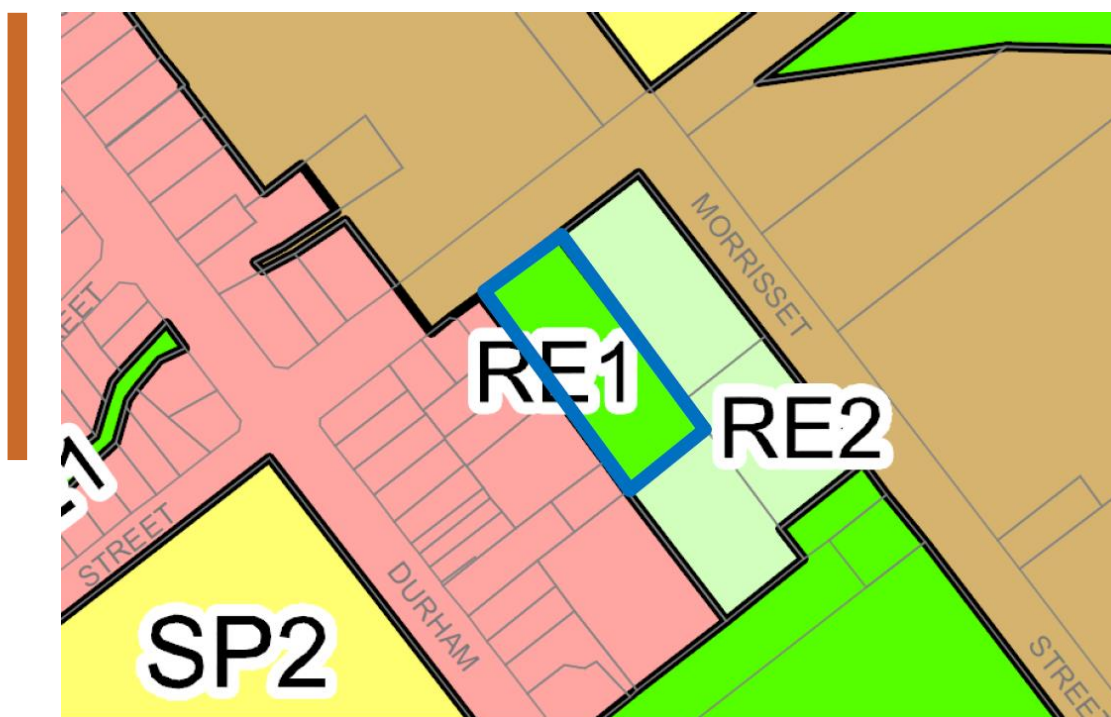


Figure 6: Land use zoning, site highlighted with blue boundary (Source: NSW Legislation)

The proposal is for an ambulance station. The following definitions from the Dictionary of the Bathurst Regional Local Environmental Plan 2014 (BRLEP) are therefore relevant:

Emergency services facility means a building or place (including a helipad) used in connection with the provision of emergency services by an emergency services organisation.

Emergency services organisation means any of the following:

- (a) Ambulance Service of New South Wales,
- (b) Fire and Rescue NSW,
- (c) NSW Rural Fire Service,
- (d) NSW Police Force,
- (e) State Emergency Service,
- (f) New South Wales Volunteer Rescue Association Incorporated,
- (g) New South Wales Mines Rescue Brigade established under the Coal Industry Act 2001,
- (h) an accredited rescue unit within the meaning of the State Emergency and Rescue Management Act 1989.

The development is permissible in accordance with both the provisions of the ISEPP and the BRLEP.

Remaining BRLEP 2014 provisions

Consideration of the remaining provisions within the BRLEP 2014 that may be relevant to this project is addressed in the following table:

Table 4: Compliance with the BRLEP 2014

Relevant Clause	Comment	Comply
4.1 Minimum subdivision lot size	No subdivision is proposed as part of this application.	N/A
4.3 Height of building	The site has no applicable height control.	N/A
4.4 Floor Space Ratio	The site has no applicable FSR control.	N/A
5.9 Preservation of trees or vegetation	<p>Twenty six trees are situated on the site comprising a mix of locally indigenous and Australian native species, and a small number of exotic specimens.</p> <p>It is proposed that twenty trees will be retained and six trees removed to accommodate the proposed development. Replacement planting will take place where trees are proposed for removal.</p> <p>An arborist report prepared by Tree IQ accompanies this DA and is provided at Appendix 13.</p>	Yes
5.10 Heritage conservation	The site is not a heritage item or within any heritage conservation areas.	
5.12 Infrastructure development and use of existing buildings of the Crown	As the works are permitted with consent under Clauses 47(2) of the ISEPP, nothing in the BRLEP can restrict or prohibit the development.	Yes
7.1 Flood Planning	The site is not within an identified flood prone location.	Yes
7.2 Bush fire prone land	The site is not classified as bush fire prone land.	N/A
7.3 Airspace operations	The site is within the 860-870 OLS contour. According to Google Earth the elevation of the site 653 metres. The site is therefore well below the OLS.	Yes
7.4 Development in areas subject to aircraft noise	The site is located approximately 10km west of Bathurst Regional Airport. ANEF contour maps received from Bathurst Regional Council demonstrate the site is not within an ANEF contour.	N/A
7.5 Essential Services	As outlined in the specialist consultant reports which accompany this application, the site can serviced by all essential urban services such as water, electricity, sewage, stormwater and vehicle access.	Yes

5. Non-Statutory Considerations

5.1 Bathurst Regional Development Control Plan 2014

The Bathurst Regional Development Control Plan 2014 is the applicable Development Control Plan (DCP).

The development complies with the relevant DCP controls and is consistent with the objectives of the controls.

The proposed ambulance station incorporates generous setbacks and a relatively modest built form. The proposed scale and mass combined with the proposed landscaping ensure that the proposed ambulance station will be consistent within the character of the immediate locality. In this regard it is noted that:

- The proposed ambulance station will have a setback of approximately 5.8 metres along its primary frontage on Commonwealth Street and a 5.2 metre setback along its Short Street frontage.
- The proposed building will have a height up to 6.2 metres and will comprise a mix of materials and finishes for visual interest, including colorbond roof and cladding.
- Neutral colours have been selected for the building materials to soften the built form.
- The proposed roof form slightly slopes, which further assists in reducing the apparent bulk of the building by providing a varying height across the site.
- The landscaping scheme proposed by Outscape Landscape Architects incorporates planting for a mix of grasses, ground covers, shrubs and trees along the perimeter of the site and within the adjoining land to the southeast of the site. Along the Short Street elevation, in particular, 9 trees are proposed in addition to extensive native shrub and ground cover.

Overall, the proposal will enhance the presentation of the development to the streetscape and surrounding area.

6.3.2 Building and Construction

A Construction Management Plan will be prepared by the appointed contractor, once the terms of any approval granted by Council are known. Accordingly, it is anticipated that Council will include appropriate conditions within any consent notice requiring the preparation and approval of a CMP prior to works commencing.

6.4 Natural Environment

6.4.1 Tree Removal

The proposal seeks the removal of six trees to accommodate the proposed development. Replacement planting is proposed and the landscape plan details the location of 13 new trees which will be planted.

6.4.2 Landscape

The application is accompanied by a detailed landscape scheme prepared by Outscape Landscape Architects which is provided at **Appendix 14**. The proposed landscaping comprises a variety of native grasses, shrubs, trees and ground covers to complement the ambulance building.

The accompanying Odour Assessment (**Appendix 8**) recommends planting is provided along the north-western and north-eastern site boundaries to provide screening and filtering of odour emissions from Bathurst Sewage Treatment Plant. As detailed on the landscape plan and shown in **Figure 8** below, a variety of trees and perfumed shrubs are proposed to help provide screening and provide a natural masking fragrance.

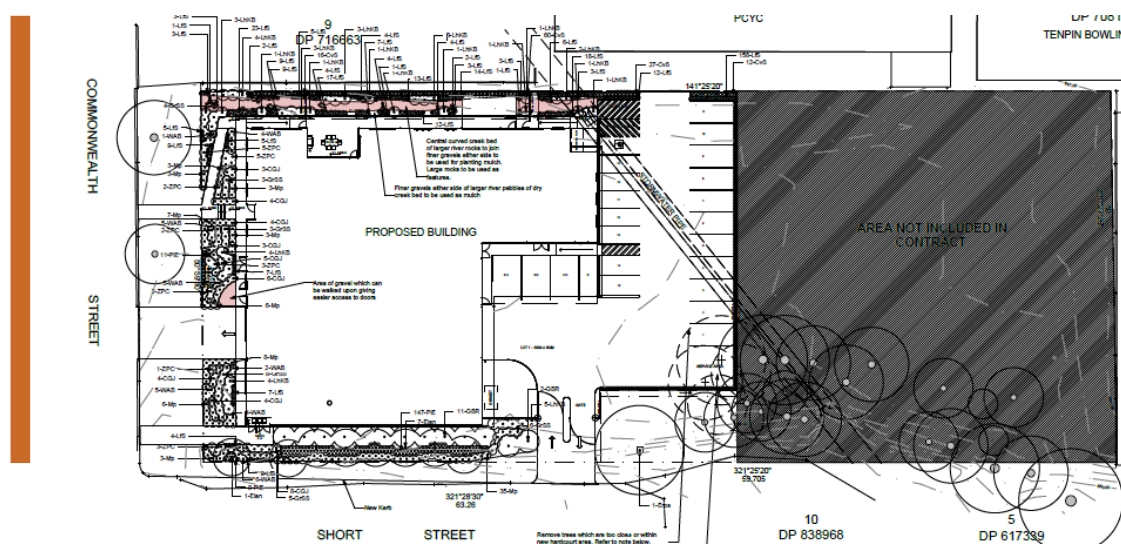


Figure 8: Extract of the Landscape Plan (Source: Outscape Landscape Architects)

6.4.3 Soil Management

Refer to Section 4.2 for the SEPP 55 assessment with regard to potential soil contamination.

An Erosion and Sediment Control Plan has also been prepared and is provided at **Appendix 9**. The plans provides measures to ensure the development provides appropriate soil management and sedimentation control.

6.4.4 Air and Microclimate

Some dust is anticipated during the construction period, particularly given demolition and excavation is involved. This impact can be managed through measures such as wetting down work areas/stockpiles, stabilising exposed areas, preventing material tracking out onto public roadways, covering loads on all departing trucks and working to weather conditions. The proposal is otherwise not expected to give rise to any long term or adverse impacts on local or regional air quality.

A final CMP will be provided by the builder, once appointed, at construction documentation stage.

The proposal is otherwise not expected to give rise to any long term or adverse impacts on local or regional air quality.

6.4.5 Noise & Vibration

The application is accompanied by an Acoustic Report at Appendix 7, which concludes, provided "the recommendations detailed in this report are correctly implemented, it is anticipated that the proposed building will have no adverse noise impact at the nearest receivers, and recommended internal noise levels within the ambulance."

6.4.6 Odour

As the site is located in the vicinity of the Bathurst Waste Treatment Plant (BWTP) an Odour Assessment has been prepared by SLR and is provided at **Appendix 8**.

The subject site is located within the odour impact zone for the BWTP, however given that the proposed use does not include any uses such as dwellings or schools, the subject site is

considered appropriate for the proposed ambulance station development, subject to the below mitigations measures being implemented.

- *Design and install an air-conditioning system to provide suitable ventilation of all areas within the building without the necessity to open doors and windows.*
- *Locate the air conditioning intakes on the southern side of the building as far from Bathurst STP as possible.*
- *Review potential filtration or odour masking systems for the air conditioning intakes and make provision for the potential retrofitting of such systems should it become evident that further control is required in the future.*
- *Include planting along the north-western and north-eastern site boundaries where possible, to provide screening and filtering of odour emissions from Bathurst STP. Planting vegetation with the potential to release a natural masking fragrance is also recommended.*
- *A communication strategy should also be established so that ambulance station staff are kept informed about the operation of the Bathurst STP and are consulted about aspects of the operation likely to result in odour.*

6.5 Movement and Access

6.5.1 Roads and Traffic

The application is accompanied by a Transport Impact Assessment at **Appendix 6**. The Assessment has considered the existing and proposed traffic conditions as a result of the proposal. The report concludes:

- *The proposed emergency vehicle arrangement with ingress from Short Street and egress to Commonwealth Street is considered appropriate with proposed upgrades to Short Street.*
- *GTA has consulted with Council and confirmed that the intersection of Durham Street and Commonwealth Street meets the relevant Australian Standards and no further improvements are required.*
- *The traffic generation associated with the proposed 13-vehicle ambulance station would not have adverse traffic implications on the surrounding road network.*
- *The proposed service arrangements can adequately accommodate a service vehicle up to and including a 12.5-metre long vehicle, with recommended modifications to the access.*

Overall, the proposal is not considered to adversely impact on the surrounding network or result in any operational or safety issues.

6.5.2 Car Parking

The proposal provides for adequate parking on the site, with the provision of 20 onsite car parking spaces, including one accessible space, in addition to the 13 ambulance bays.

6.5.3 Servicing / Waste

Demolition and Construction Waste

A waste management plan during construction including site diagrams will be prepared by the builder as part of the Construction Certificate submissions. The report will include the appropriate methods of disposal or excavated material, construction waste and recycling where appropriate.

The below items are general in nature and seek to form the basis of this future report;

- There are no known building/ building materials to be demolished and/or excavated in the proximity of the proposed works (due to the small scale of the works).
- During the whole of the construction period, there will be a Site Manager present on-site at all times during working hours. The Site Manager will supervise and ensure that the following Waste Management procedures are followed by all building staff and sub-contractors.
- Demolished materials unsuitable for recycling will be deposited daily into industrial waste bins located on the site in accordance with Council guidelines. Bins will be provided by licensed waste contractors and disposed of at authorised tipping sites.

Operational waste

During the operation of the ambulance station the Station Officer will supervise and follow up with the staff to ensure that the Waste Management procedures are followed in accordance with the Policy Directive –Waste Management Guidelines for Health Care Facilities –August 1998, Document Number PD2005_123.

Staff will decant operational waste from the point of generation to the waste holding area located in the site. The holding area should be located so travel distances are minimised.

Waste will be collected by an external operator from a waste holding area on the Ambulance Station site which is secure and separate from the Plant Room. The Waste Area is a designated area where waste bins are kept.

Waste will be collected by an external operator from a waste holding area on the Ambulance Station site. The frequency of general waste & recyclable waste collection will be as per current council arrangements for the local area.

A Waste Management Report prepared by Lindsay Dynan is provided at **Appendix 10**.

6.6 Site Suitability

6.6.1 Geotechnical

The Phase 2 Geotechnical Site Investigation and Environmental Site Assessment provided at **Appendix 3** considers that the site can be made suitable for the proposed development, provided that the following key recommendations are implemented.

- Due to the potential for variation within the fill, SMEC recommend that further foundation design, to confirm the bearing capacity, and a settlement analysis would be required once the design loads of the structure are known.
- The preliminary recommendations provided in this report are based on limited information and were provided to assist in planning and design. Once the specifics of the proposed development are known the findings should be reviewed to assess whether further investigations are required.
- Ground conditions can be variable. It is recommended that geotechnical advice be sought during construction to assess whether the encountered ground are as per those encountered during the site investigation and those assumed in the design.

6.6.2 Contamination

Refer to **Section 4.2** for the SEPP 55 assessment.

6.6.3 Services and Utilities

A Services Report accompanies this application at **Appendix 5** and confirms that adequate electrical and hydraulic services will be provided at the site.

6.6.4 Conclusion

The subject site is not affected by any policy that restricts development because of the likelihood of land slip, bush fire, tidal inundation, subsidence, acid sulphate soils or any other risk.

6.7 Social and Economic Effects

6.7.1 Social

The proposal provides public benefits by providing a new ambulance station to meet the growing needs of the community.

6.7.2 Crime and Safety

The proposal is for a single storey ambulance station with a high level of amenity, casual surveillance and ultimately public safety within the building and surrounding area. The proposal will assist in activating the site and will provide appropriate lighting and security measures to protect the safety of neighbouring premises, residents and the local community.

Crime Prevention through Environmental Design (CPTED) is a recognised model which provides that if development is appropriately designed it can reduce the likelihood of crimes being committed. By introducing CPTED measures within the design of the development, it is anticipated that this will assist in minimising the incidence of crime and contribute to perceptions of increased public safety. The proposal has been designed to take into consideration these principles as follows:-

Surveillance: This principle provides that crime targets can be reduced by effective surveillance, both natural and technical. In this regard, the development has been designed to directly front Commonwealth Street with direct surveillance of the public domain from the ambulance station building and parking area.

The layout of the development also provides lines of sight between public and private spaces which will be maintained during the night by a suitable lighting scheme. The proposed development introduces 24-hour activity within the local footpath and road network and casual surveillance to ensure the safety of residents, staff, neighbouring properties and the public.

Access Control: This principle provides that barriers to attract/restrict the movement of people minimises opportunities for crime and increases the effort required to commit crime. A fence is located along the perimeter of the development site and a sliding security gate is positioned along Short Street

Territorial Reinforcement: This principle provides that well-used places reduce opportunities for crime and increase risk to criminals. There is a clear delineation between the public streets and footpath verges and the extent of the ambulance station facility.

Space Management: This principle provides that space which is appropriately utilised and well cared for reduces the risk of crime and antisocial behaviour. Strategies to implement this principle include, site cleanliness, rapid repair of vandalism and graffiti, the quick replacement of broken light fixtures/globes and the removal or refurbishment of decayed physical elements. NSW Health Infrastructure will have a management service able to co-ordinate and respond to such matters as necessary for the ambulance station.

The proposed works will assist in improving the presentation of the site and will improve the amenity, casual surveillance and ultimately public safety and sense of security within the site and surrounding area.

6.7.3 Economic and Employment

The proposed development will have a positive economic impact by providing a modern ambulance station within the most appropriate location to the serve the needs of a growing region. The development will also generate employment opportunities, whilst also creating jobs during the construction phase.

7. Conclusion

This application seeks approval for an ambulance station and ancillary components, which will provide improved services to meet the health care needs of the community.

The proposal is consistent with the local planning controls of the site. The proposal has been designed considering the adjoining land uses and their built form. The physical appearance of the built form will contribute to the streetscape.

The proposal is considered to be an appropriate response to the physical characteristics of the site, its immediate surrounding area and locality. The proposal is a suitable development outcome for this site.

This SEE has undertaken an environmental assessment of the proposal and has concluded that the proposal provides a built form which is integrated with the surrounding locality considering the function, location and built form of the facility. The proposal will provide an ambulance station as per current service needs of NSW Ambulance and the Rural Ambulance Infrastructure Reconfiguration Program (RAIR).

The benefits provided by the proposed ambulance station outweigh any potential impacts and is therefore in the public interest. The proposal will deliver a suitable and appropriate development and is worthy of approval.



NSW Ambulance Station - Bathurst Odour Assessment

Report Number 610.17076-R01

7 July 2017

Health Infrastructure
c/- Spectrum Partners Pty Ltd
Suite 1108, 109 Pitt Street
SYDNEY NSW 2000

Version: v1.1

NSW Ambulance Station - Bathurst

Odour Assessment

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This report has been prepared by SLR Consulting Australia Pty Ltd with all reasonable skill, care and diligence, and taking account of the timescale and resources allocated to it by agreement with the Client. Information reported herein is based on the interpretation of data collected, which has been accepted in good faith as being accurate and valid.

This report is for the exclusive use of Health Infrastructure. No warranties or guarantees are expressed or should be inferred by any third parties. This report may not be relied upon by other parties without written consent from SLR.

SLR disclaims any responsibility to the Client and others in respect of any matters outside the agreed scope of the work.

DOCUMENT CONTROL

Reference	Date	Prepared	Checked	Authorised
610.17076-R01-v1.1	7 July 2017	Varun Marwaha	G Starke	FINAL
610.17076-R01-v1.0	15 February 2017	Varun Marwaha	K Lawrence	FINAL

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1 INTRODUCTION

SLR Consulting (SLR) has been commissioned by Spectrum Partners on behalf of Health Infrastructure to conduct an odour assessment for a proposed Ambulance Station to be located at 6 Commonwealth Street, Bathurst, NSW (the Development Site).

The aim of this odour assessment is to assess the suitability of the Development Site for use as an Ambulance Station given the presence of the existing Bathurst Sewage Treatment Plant (STP) located 250 metres (closest boundary) to the north of the site.

This odour assessment report will form part of the Development Application to be submitted to the Bathurst Regional Council (Council) for construction of the proposed Ambulance Station.

2 PROJECT OVERVIEW

2.1 Project Location

The Development Site is situated at 6 Commonwealth Street, Bathurst. The site is located approximately 250 m south of the Bathurst STP, which serves the communities in the region extending to Eglinton to the northwest, Raglan to the southeast, and Perthville to the south. The location of the Development Site and the Bathurst STP are shown in **Figure 1**.

Figure 1 Location of the Development Site



Source: Nearmap (2 February 2017)

2.2 Neighbouring Land Uses

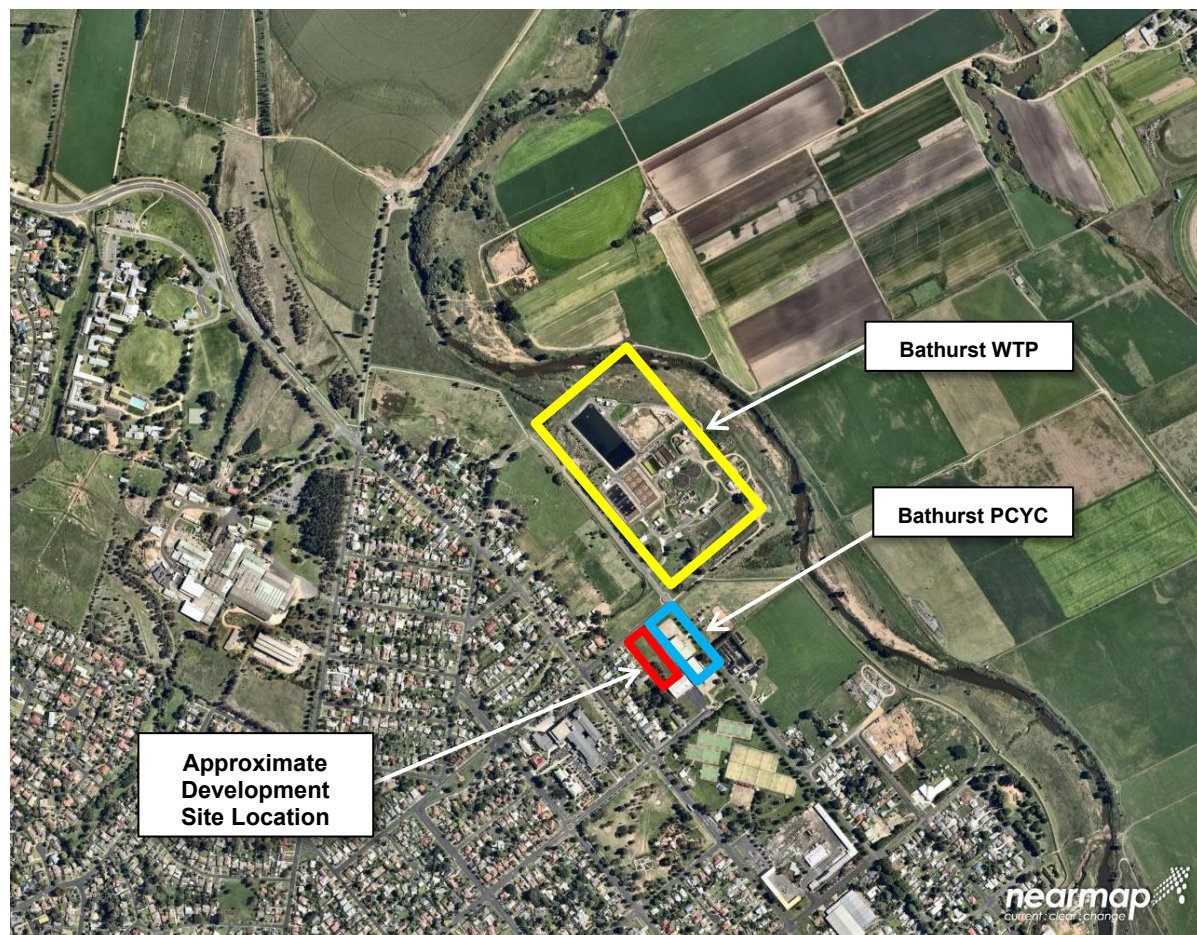
The location of the Development Site in relation to neighbouring land uses is illustrated in **Figure 2**. The neighbouring land uses include:

- Bathurst STP approximately 280 m to the north,
- Police Citizens Youth Club (PCYC) located on the adjacent plot to the east,
- Residences located on the adjacent plot to the south (Short Street), and
- Residential located across the road on Commonwealth Street to the west.

The Bathurst STP has been identified by Health Infrastructure as having the potential to give rise to odour impacts at the proposed Development Site.

There are no other existing facilities or activities in the local area, besides the Bathurst STP, that have been identified as potentially contributing to odour impacts at the Development Site.

Figure 2 Location of the Proposed Development Site



Source: Nearmap (2 February 2017)

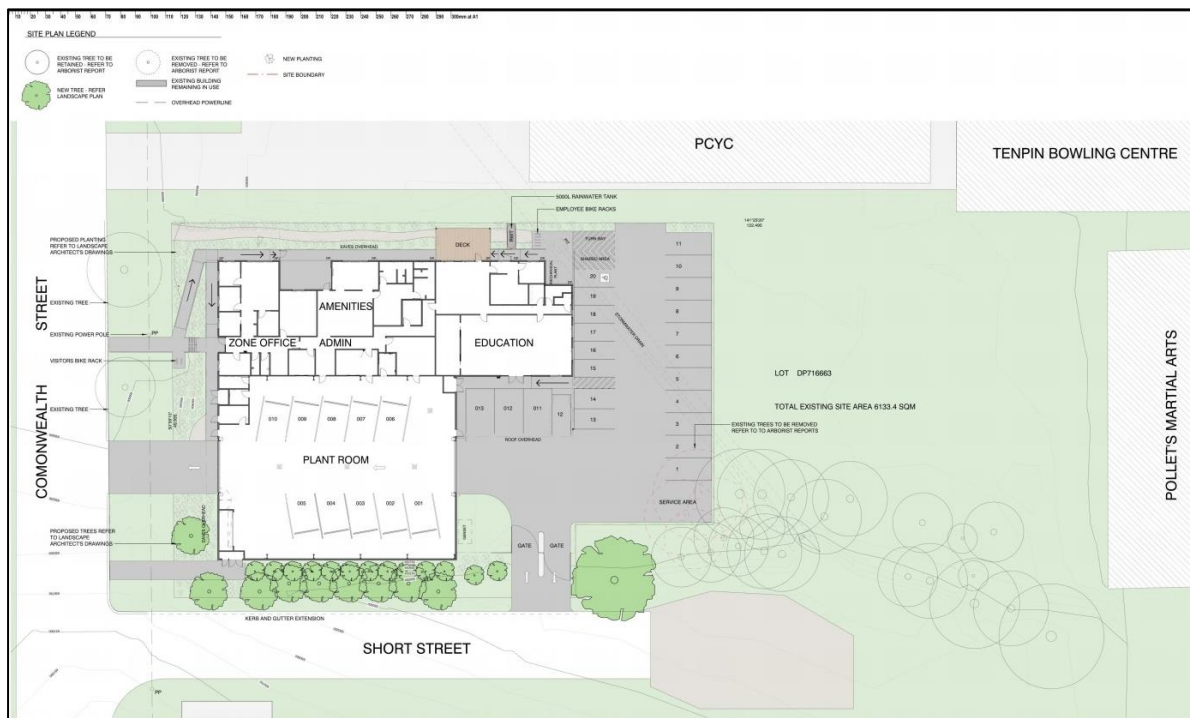
2.3 Proposed Site Layout

The proposed site layout of the proposed Bathurst Ambulance Station is shown in **Figure 3**. The main activities proposed to occur at the Development Site are:

- Dispatch of ambulances as required
- Washing of vehicles
- Administration and amenities management
- Other office undertakings for staff.

It is noted that none of the proposed operations or activities at the Development Site have been identified as having the potential to result in odour impacts on neighbouring sensitive receptors.

Figure 3 Site Layout – Proposed Development Site



Source: djrd architects, Project number 16429.1, drawing number R05-AR-0101, 26 September 2016

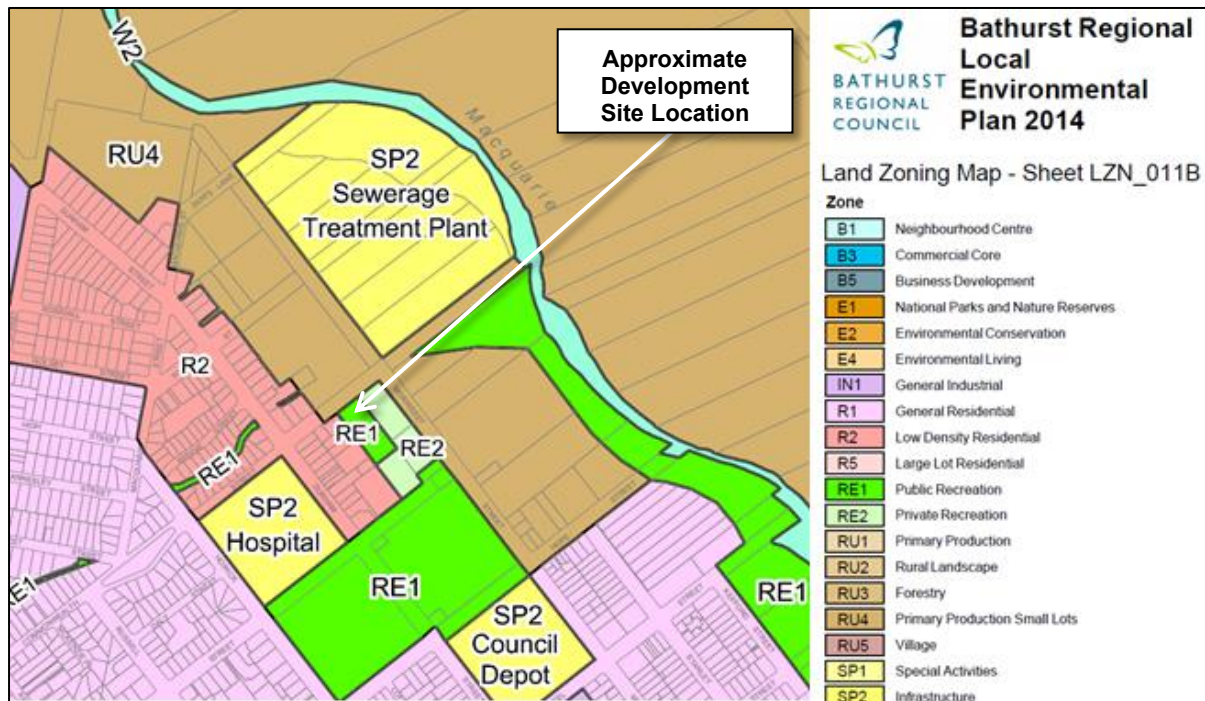
2.4 Hours of Work

The proposed Bathurst Ambulance Station would operate 24 hours per day, 7 days per week, with both a 'day' and 'night' shift to cover the emergency requirements of the NSW Ambulance services.

3 BATHURST LOCAL ENVIRONMENTAL PLAN 2014

The Development Site is located within the 'RE1 – Public Recreation' zone as per Bathurst Regional Local Environmental Plan 2014 (BRLEP 2014) land zoning map as shown in **Figure 4**.

Figure 4 Bathurst Regional Local Environmental Plan 2014 - Land Zoning Map



Source: http://www.legislation.nsw.gov.au/maps/570fbc02-2ac7-46ac-91ee-cf640246bcac/0470_COM_LZN_011B_020_20151009.pdf

Part 2 (Land Use Table) of BRLEP 2014 explains the land use types and permissible and non-permissible development types within the respective zones:

Zone RE1 – Public Recreation

(3) Permitted with Consent

Boat launching ramps; Camping grounds; Car parks; Caravan parks; Cemeteries; Community facilities; Dwelling houses; Emergency services facilities; Entertainment facilities; Environmental facilities; Extractive industries; Flood mitigation works; Food and drink premises; Function centres; Helipads; Information and education facilities; Jetties; Kiosks; Markets; Open cut mining; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Roadside stalls; Sewerage systems; Signage; Waste or resource transfer stations; Water recreation structures; Water supply systems.

It is noted that even though the proposed Development site is located within a public recreation zone, an ambulance depot maybe constructed provided that consent is obtained from Council, under the provisions of the BRLEP 2014.

4 REVIEW OF BUFFER DISTANCE GUIDELINES FOR STP

The Bathurst STP was first commissioned in 1915. Several process improvements have been completed over the years with last one completed in 1998. The Bathurst STP has a treatment capacity to 80,000 equivalent persons (EP), with general current operating levels at about 55,000 EP (pers comm Russel Deans, Manager Water and Waste-Bathurst Regional Council 2 February 2017).

The suitability of the Development Site for the proposed NSW Ambulance Station, given the presence of the Bathurst STP, has been assessed using a qualitative approach, by reviewing recommended separation distances for STPs/Waste Water Treatment Plants (WWTPs) from state regulatory agencies and comparing the odour impacts of similar-sized STPs on neighbouring sensitive receptors.

4.1 Recommended Separation Distances

There are no specific guidelines issued in NSW for estimating minimum separation distances required for STPs or WWTPs. The following sections therefore refer to guidelines set by other regulatory agencies in Australia. It is noted that these recommended separation distances have been developed to be applied to sensitive uses, such as residential dwellings, schools, hospitals and childcare centres. Given the type of use (office/workplace) proposed for the Development Site, the separation distances presented below should be regarded as worst case, conservative recommendations.

4.1.1 EPA Victoria

In the absence of NSW specific guidelines, reference has been made to the document '*Recommended separation distances for industrial residual air emissions*', published by EPA Victoria (EPAV 2013). This document prescribes a methodology to calculate separation distances for STPs based on the equivalent population (EP) they are serving.

Equation 1 below is specified for calculating the recommended separation distance for a 'mechanical/biological waste water plant':

$$D = 10 \times n^{1/3} \quad \text{Equation 1}$$

Where:

n equivalent population that the plant is serving

Variable separation distances are measured from the closest point of the STPs to the closest point of a receptor.

Using Equation 1, the recommended separation distance for the Bathurst STP (based on the plant capacity of 80,000 EP) is estimated to be 415 m. Based on the current operating levels (55,000 EP) the recommended separation distance would be 380 m.

As the Development Site is located approximately 250 m (closest boundary) from the Bathurst STP, the Development Site is closer than the recommended EPAV buffer distance for a sensitive receptor.

4.1.2 South Australian EPA

The document '*Evaluation distances for effective air quality and noise management*' published by South Australian EPA (SA EPA 2016), lists evaluation distances for a range of activities which are likely to have an impact on ambient air quality or environmental noise. The recommended evaluation distances for mechanical WWTPs (including aerated lagoons) are shown in **Table 1**.

Table 1 List of Evaluation Distances for Mechanical WWTPs including Aerated Lagoons

Additional activity notes	Evaluation distance (metres)
<1,000 EP	100
>1,000 and <5,000 EP	200
>5,000 and <15,000 EP	300
>15,000 EP	Individual assessment

Source: Appendix 1, SA EPA 2016

The Bathurst STP has a design capacity of 80,000 EP, hence the SA EPA guideline specifies that an individual assessment is required. Also it can be concluded that, as the Development Site is located closer than the evaluation distance of 300 m set for an STP up to 15,000 EP, the Development Site is closer than the recommended SA EPA buffer distance for a sensitive receptor based on both the current operating load and the design capacity.

4.2 Odour Impact Zone for a Similar-Sized Treatment Plant

An odour impact assessment for a similar-sized water treatment plant (design capacity of 60,000 EP) located in the Orange region (Orange STP) was completed by SLR in 2009 (Heggies 2009). This assessment included an atmospheric dispersion modelling study of odour emissions and prediction off-site odour concentrations in the surrounding area. The results of the modelling indicated that exceedances of the assessment criterion for sensitive receptors of 2 odour units (ou) were predicted to be experienced up to approximately 900 m away from the Orange STP.

A review of the odour complaints history for the Orange STP was also conducted however, and it was concluded that *“model predictions of odour concentrations of 2 OU are excessive as no odour impacts have occurred since 2003”*.

In comparison with the Bathurst STP (80,000 EP), the Orange STP assessed in 2009 had a slightly smaller design capacity (60,000 EP). Equivalent results for the Bathurst STP would be therefore be expected to be slightly higher, assuming that all the other factors (eg. topographical and meteorological influences) are comparable.

4.3 Complaints History

A complaints history for the Bathurst STP was obtained from Council on 2 February 2017. The complaints history indicates that since the year 2010, there have been only three associated odour complaints. These complaints were received from:

- 4 High Street on 2/12/10 (580 m away),
- 205 Morrisset Street on 13/6/14 (280 m away), and
- 184 Durham Street on 5/3/15 (1,020 m away),

The locations of these complaints are shown in **Figure 5**. The complaints recorded at Durham Street and Morrisset Street are in the same direction from the Bathurst STP as the Development Site, indicating that odours are experienced at times in this direction, and in one case odours travelled a significant distance from the STP. However, there are a significant number of residences located in a similar direction and distance from the Bathurst STP as the Development Site, and the low number of complaints recorded indicates that significant odour nuisance impacts are not occurring.

Figure 5 Locations of the Complainants for Bathurst STP



Source: pers comm Russel Deans 3 February 2017

5 LOCAL WIND CONDITIONS

Local wind speed and direction influence the dispersion of air pollutants. Wind speed determines both the distance of downwind transport and the rate of dilution as a result of 'plume' stretching. Wind direction, and the variability in wind direction, determines the general path pollutants will follow and the extent of crosswind spreading. Surface roughness (characterised by features such as the topography of the land and the presence of buildings, structures and trees) will also influence dispersion.

The Bathurst Airport Automatic Weather Station (AWS) is located approximately 7.5 km to the east of the Development Site, and records wind speed, wind direction, temperature and other meteorological and cloud cover data. Due to the relatively flat terrain between the proposed Development Site and Bathurst Airport AWS, and small distance (7.5 km), it may be assumed that wind conditions recorded at Bathurst Airport AWS are generally reflective of the region.

Annual and seasonal wind roses compiled from data recorded by the AWS at Bathurst Airport during 2015 are presented in **Figure 6**. Wind roses show the frequency of occurrence of winds by direction and strength. The bars correspond to the 16 compass points (degrees from North). The bar at the top of each wind rose diagram represents winds blowing from the north (i.e., northerly winds), and so on. The length of the bar represents the frequency of occurrence of winds from that direction, and the widths of the bar sections correspond to wind speed categories, the narrowest representing the lightest winds. Thus it is possible to visualise how often winds of a certain direction and strength occur over a long period, either for all hours of the day, or for particular periods during the day.

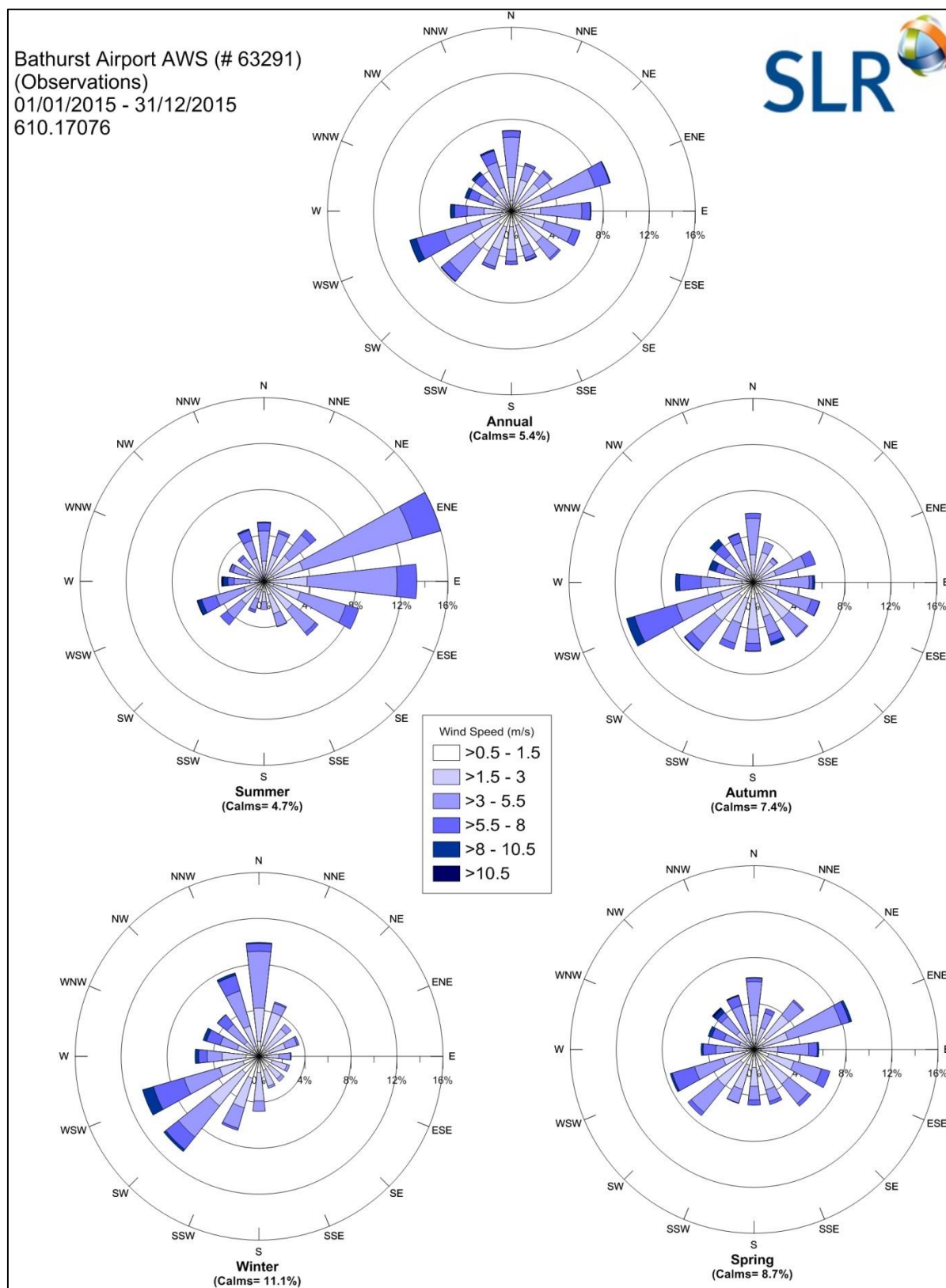
The wind roses indicate that wind speeds experienced at the site are predominantly moderate to high (between 1.5 m/s and 10.5 m/s). Calm wind conditions (wind speed less than 0.5 m/s) were predicted to occur approximately 5% of the time throughout 2015.

The seasonal wind roses indicate that during the year 2015:

- In summer, winds are moderate to strong predominantly from the east-northeast with very few winds from the south.
- In autumn, winds are moderate to strong predominantly from the west-southwest quadrant with very few winds from northeast quadrant.
- In winter, winds are moderate to strong and are experienced predominantly from the northern and southwest quadrants.
- In spring, winds are moderate to strong almost evenly from all quadrants with slightly higher percentage of winds from east-northeast and west-southwest. A small percentage of extremely high wind speeds (>10.5 m/s) was recorded from the northwest quadrant.

Odour emissions from the Bathurst STP would be directed towards the proposed Development Site, when winds are blowing from the north to north-northwest. Over the year 2015, 13% of the winds were recorded from these directions, with wind speeds typically ranging from 1.5 – 5.5 m/s. The most predominant wind directions, east-northeasterlies and west-southwesterlies, would not blow odours towards the Development Site.

Figure 6 Annual and Seasonal Wind Roses for Bathurst Airport Automatic Weather Station (AWS)

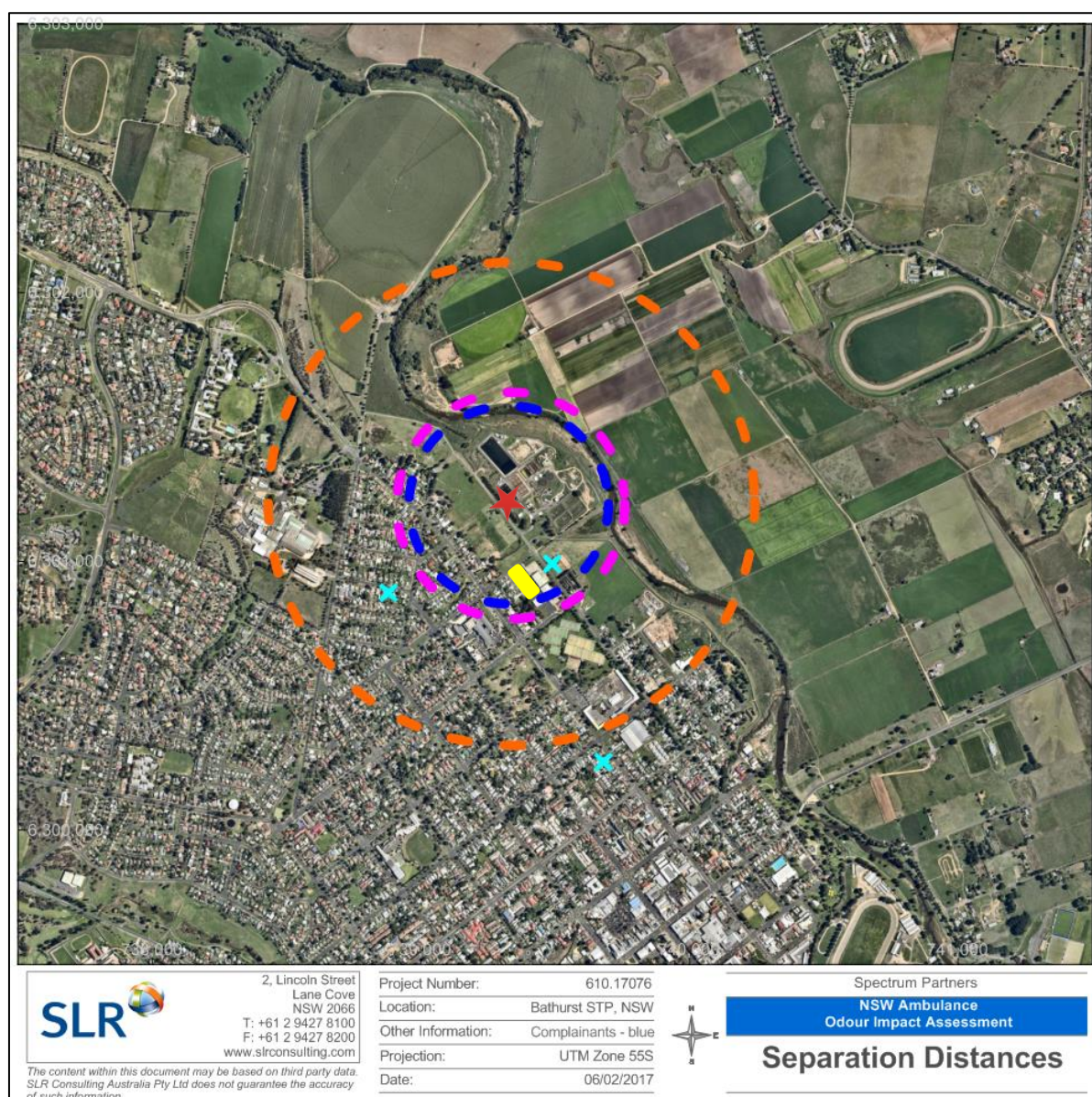


7 DISCUSSION AND CONCLUSIONS

7.1 Assessment of Potential Impacts

The separation distances estimated using various methodologies discussed in **Section 4** indicate that the Development Site is located within the odour impact zone from the Bathurst STP, as shown in **Figure 7**. However, even though the results indicate the possibility of odour impacts being experienced at the proposed Development Site, the recommended separation distances presented in **Figure 7** should be interpreted as worst case zones of potential odour impacts. This is because they are based on the protection of sensitive uses such as residences, schools, aged care facilities etc rather than a workplace environment such as the proposed ambulance station.

Figure 7 Recommended Separation Distances from Bathurst STP



Note 1: Development Site – yellow area; Complainant locations – light blue cross.

Note 2: The separation distances are shown from the closest boundary point from the source to the receptor. Blue radius indicates 380 m (VIC EPA 2016, current operating level); pink radius indicates 415 m (VIC EPA 2013, operational capacity level) and orange radius indicates 900 m (Heggies 2009).

Given the above, it is considered likely that odours may be experienced at the site at times, however excessive odour nuisance impacts are considered unlikely as the Development Site is only just inside the minimum recommended separation distances given by the EPAV methodology based on the current load and design capacity of the Bathurst STP.

The frequency of light north to north-northwesterly winds, which would have the greatest potential to give rise to odour impacts at the Development Site, is relatively low, at 13% of the time. Predominantly, winds blow from the east-northeast and west-southwest and the overall percentage of calm conditions is low (<6%). Calm conditions inhibit the dispersion of odours, resulting in higher odour impacts.

A desk-top literature review performed by SLR has also not identified any evidence of existing odour complaints or odour nuisance issues related to the operation of the Bathurst STP, the last odour complaint was recorded by Council on 5 March 2015.

7.2 Mitigation Measures

The Bathurst STP is operated by Council and no requirements can be imposed on the facility to mitigate potential odour impacts at the Development Site.

Mitigation measures that may be incorporated into the design of the proposed ambulance station to minimise any potential odour impacts include:

- Design and install an air-conditioning system to provide suitable ventilation of all areas within the building without the necessity to open doors and windows.
- Locate the air conditioning intakes on the southern side of the building as far from Bathurst STP as possible.
- Review potential filtration or odour masking systems for the air conditioning intakes and make provision for the potential retrofitting of such systems should it become evident that further control is required in the future.
- Include planting along the northwestern and northeastern site boundaries where possible, to provide screening and filtering of odour emissions from Bathurst STP. Planting vegetation with the potential to release a natural masking fragrance is also recommended.

A communication strategy should also be established so that ambulance station staff are kept informed about the operation of the Bathurst STP and are consulted about aspects of the operation likely to result in odour.

7.3 Conclusions

Based on the land zoning for the Development Site, the presence of the PCYC on the adjacent land, and the absence of any documented evidence of current significant odour nuisance impacts from the Bathurst STP, the Development Site is considered appropriate for the proposed Bathurst Ambulance Station.

However, given that the Development Site is located within recommended buffer distances for an STP of this size, and as some odour complaints have been recorded in the area in recent years, it is anticipated that odours would be detected on occasion, particularly if population growth means that the operating load of the STP increases from current levels and the plant reaches its capacity. A range of mitigation measures are therefore listed in **Section 7.2** to minimise the potential for odour nuisance impacts.

It is not recommended that a Level 2 odour assessment be prepared for this Development Application.

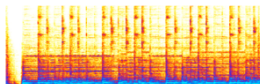
NSW RAIR PROGRAM

AMBULANCE STATION – BATHURST

Acoustic Assessment for REF / DA

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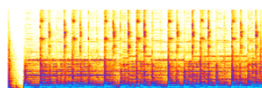


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1 Introduction

NSW Ambulance is improving infrastructure across regional and rural areas to ensure we continue to enhance the high quality emergency medical care delivered to your community now and into the future.

The NSW Government's \$122 million Rural Ambulance Infrastructure Reconfiguration (RAIR) program currently includes 17 locations across the state that will benefit from an upgraded, rebuilt or entirely new ambulance station.

They receive a Triple Zero (000) call every 28 seconds on average, with demand on resources expected to change as our population shifts and ages. In response we are embarking on the biggest regional and rural transformation of infrastructure and service delivery models in our history.

Designed with input from local NSW Ambulance staff, the purpose-built infrastructure will deliver a better working environment for paramedics that is tailored to the needs of your community. The stations will include accompanying administration support as well as educational, fleet and relief accommodation where needed.

They are enabling our paramedics to meet the mobile emergency care needs of rural and regional communities for years to come.

This program is being planned and implemented by NSW Ambulance and Health Infrastructure.

2 Description of Proposal

2.1 Project Background

NSW Ambulance is a mobile health service. The NSW Government is committed to enhancing the capacity of NSW Ambulance. In particular, rural health is a priority. The NSW Rural Health Plan Towards 2021 highlights the need to strengthen the capacity of rural health services to provide more connected and seamless care. As part of addressing the rural health service, NSW Ambulance has identified a need to assess how it will deliver their services and identify the infrastructure required to support this service.

Consistent with the rest of the health system, there is a need to maintain and upgrade capital infrastructure for NSW Ambulance. The project has been named the Rural Ambulance Infrastructure Reconfiguration (RAIR) program.

A list of 17 sites has been identified which includes the site described in this project.

2.2 The Site and Surrounding Area

Bathurst is part of the local government area of Bathurst Regional Council in the Central Tablelands region of NSW. The site is approximately 200 kilometres north-west of Sydney.

The proposed NSW Ambulance site in Bathurst is located at 6 Commonwealth Street. The site is located within a sub-urban environment characterised by light levels of activity during the day.

As shown in Figure 1, the site is close to the Bathurst Hospital and the Bathurst Sewer Treatment Plant. The noise sensitive receivers surrounding the site are residential receivers to the West and PCYC premises to the East. The closest residential receiver is approximately 20 meters distance.



■ Ambulance Station
 ■ Bathurst Hospital
 ■ Closest residential receivers
■ PCYC
 ■ Bathurst STP

Figure 1: Project site and surrounds – showing the ambulance station plus nearest sensitive receivers

For the purpose of this noise assessment, it is noted that if impacts associated with the ambulance station site project are controlled at the closest residential receivers and PCYC, then compliance with the recommended criteria and limits at all sensitive receivers will be achieved.

2.3 Proposed Development

The proposed development involves the construction of an ambulance station comprising:

- 10 ambulance bays plus 2 ambulance bays outside
- Training room
- Administration and storage spaces

- Private offices
- Meeting room
- Amenities and common areas
- External car washing bay

Figure 2 shows a diagram with the layout of the proposed ambulance station.

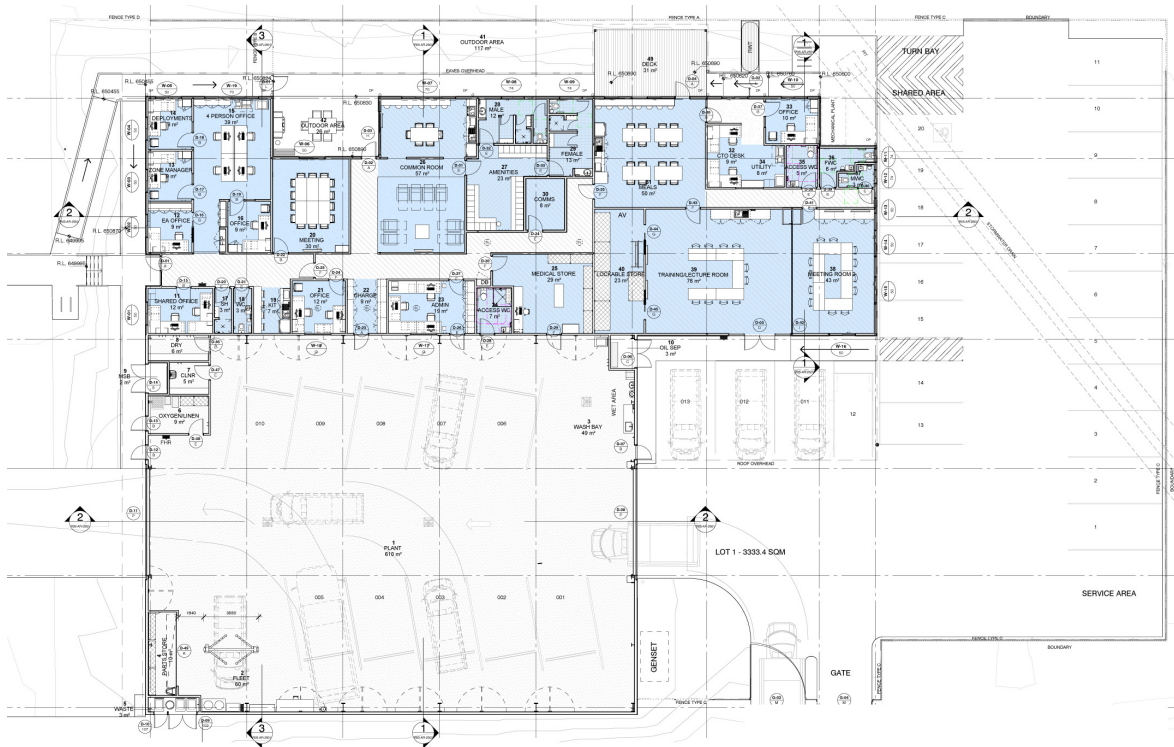


Figure 2: Proposed ambulance station layout

A mechanical plantroom – likely to be naturally ventilated – will be located above the ambulance parking.

The proposed operating hours of the ambulance station are 24 hours a day and 7 days per week.

3 Relevant Standards and Legislation

3.1 Standards and Guidelines

The following standards and guidelines are considered relevant to the project and have been referenced in developing the project noise criteria:

- Operational Noise
 - Environmental Planning and Assessment (EP&A) Act 1979.
 - Protection of the Environmental Operations (POEO) Act 1997.
 - Protection of the Environmental Operations (POEO) Noise Controls Regulation 2008.
 - EPA / OEH NSW Industrial Noise Policy (INP) 2000.
 - NSW Department of Environment Climate Change and Water (DECCW) '*Noise Guide for Local Government*', (NGLN) 2010.
 - DECCW NSW Road Noise Policy 2011.
 - Australian Standard '*AS 1055.3:1997 Acoustics – Description and measurement of environmental noise, Part 3: Acquisition of data pertinent to land use*'.
- External Noise Intrusion
 - DECCW NSW '*Road Noise Policy*' (RNP) 2011.
 - NSW Department of Planning (DoP) '*Development Near Rail Corridors or Busy Roads – Interim Guideline*' 2008.
 - Infrastructure State Environmental Planning Policy (SEPP) 2007.
 - Australian Standard '*AS 3671:1989 Acoustics – Road Traffic Noise Intrusion – Building siting and construction*'.
 - Shoalhaven Local Environment Plan (SC-LEP) 2014.
 - Shoalhaven Development Control Plan (SC-DCP).
 - NSW Health Infrastructure '*Engineering Services Guideline*' (ESG) 2015.
- Construction Noise and Vibration
 - DECCW '*Interim Construction Noise Guideline*' (ICNG) 2009.
 - DECC '*Assessing Vibration: A Technical Guideline*' 2006.
 - Australian Standard '*AS 2436: Guide to Noise Control on Construction, Maintenance & Demolition Sites*', 2010.

3.2 Bathurst Regional Legislation

Relevant Planning Documents of Bathurst Council Legislation have been reviewed for any noise requirements or criteria. Bathurst Council noise management policy addresses to the Protection of the Environmental Operations (POEO) Act 1997 and Protection of the Environmental Operations (POEO) Noise Controls Regulation 2008.

The Bathurst Regional Local Environmental Plan (BR-LEP 2014) and Development Control Plan (BR-DCP) do not include any specific requirements for noise management related to the development.

4 The Key Acoustic Issues

The following acoustic issues are addressed as part of the noise impact assessment:

- **The potential impact of environmental noise break-out from the proposed development and impacting on surrounding noise sensitive receivers.**

The development will contribute noise to the future ambient noise environment. Potential noise impacts on the surroundings that may result from the operation of the proposed building include:

- Noise from mechanical equipment.
- Noise from the proposed premises operations, particularly noisy activities including a water pressure washer.
- Noise from car / ambulance movements.

The character of these noise sources are very different (i.e. the time history and spectral components). Therefore, separate environmental noise assessments (for which different noise criteria will apply) are presented.

These separate assessments also consider the cumulative contribution of simultaneous noise sources.

The mechanical plant noise levels are assessed against the NSW Office of Environment and Heritage (OEH, previously EPA) Industrial Noise Policy (INP) 2000.

The operations noise levels are assessed against the NSW POEO Noise Control Regulations and NSW Department of Environment Climate Change and Water (DECCW) *'Noise Guide for Local Government'*, (NGLN) 2010.

Vehicle movements and associated noise break-out are assessed against the NSW Road Noise Policy.

The operational noise impact assessment is presented in Section 6.

- **The control of external noise intrusion into the development.**

The ambient noise environment around the site will be dominated by traffic noise from Commonwealth Street.

Traffic noise break-in from Commonwealth Street traffic is assessed against the NSW Road Noise Policy and AS 3671:1989 *Acoustics – Road Traffic Noise Intrusion – Building siting and construction*.

The external noise impact assessment is presented in Section 7.

- **The impact of noise and vibration generated during the construction stage of the project on surrounding receivers.**

The development will contribute noise and vibration to the surrounding environment during the construction stage of the development. Typically, this will result from intermittent noise from construction equipment and plant commonly used on construction sites.

Design noise and vibration limits have been set for the project and general recommendations for best noise and vibration control practices during the construction are provided.

The construction noise and vibration limits and recommendations are reported in Section 8 of this report.

5 Noise Criteria

5.1 Protection of the Environment Operations (POEO) Act 1997

The Protection of the Environment Operations (POEO) Act 1997 defines “Offensive Noise” as follows:

“ ...

- a) *that, by reason of its level, nature, character or quality, or the time at which it is made, or any other circumstances:*
 - (i) *is harmful to (or is likely to be harmful to) a person who is outside the premises from which it is emitted, or*
 - (ii) *interferes unreasonably with (or is likely to interfere unreasonably with) the comfort or repose of a person who is outside the premises from which it is emitted, or*
- b) *that is of a level, nature, character or quality prescribed by the regulations or that is made at a time, or in other circumstances, prescribed by the regulations.*

...”

The definition provided by the POEO is generally focused around a subjective assessment. Acoustic Studio recommends that a suitable objective criterion for assessing offensive noise before midnight is “*Background + 5dB*”, and “*Background + 0dB*” after midnight plus ‘inaudibility’ within and habitable room of a residential receiver. This has previously been supported by environmental officers for other similar projects and, therefore, is adopted for this assessment.

5.2 POEO Noise Controls Regulation 2008

The Noise Control Regulation streamlines the handling of common neighborhood noise problems by providing more specific controls than the general powers provided under the POEO Act. The provisions of the regulation are aimed at residential activities and equipment, rather than those on commercial or industrial premises.

Part 4 deals with common neighbourhood noise problems such as the times of use of air conditioners, heat pump water heaters, pneumatic tools, swimming pool pumps, power tools, building intruder alarms and loud music. This part mainly applies to council enforcement / authorised officers and Police officers, but

DECCW enforcement / authorised officers also have powers in relation to some provisions.

The regulation applies different methods of control to different neighbourhood noise problems. These controls are:

- Preventing the use of certain articles where they can be heard during noise-sensitive periods (e.g. night time).
- Placing limits on how long an article can emit noise (e.g. alarms).
- Prohibiting the use of certain articles where they emit offensive noise (e.g. off-road trail bikes).

Power tools and equipment noise management is described as follows:

“ ...

Clause 50 - Power tools and equipment

(1) A person must not cause or permit a power tool or swimming pool pump to be used on residential premises in such a manner that it emits noise that can be heard within a habitable room in any other residential premises (regardless of whether any door or window to that room is open):

- (a) before 8 am or after 8 pm on any Sunday or public holiday, or*
- (b) before 7 am or after 8 pm on any other day.*

...”

5.3 EPA NSW Industrial Noise Policy

The EPA NSW Industrial Noise Policy 2000 of the NSW Department of Environmental and Heritage is specifically aimed at assessing noise from industrial noise sources scheduled under the Protection of the Environmental Operations (POEO) Act 1997.

An assessment carried out in accordance with the requirements of the Policy must:

- Identify any beneficial or adverse noise impacts that might result in the surrounding community.
- Describe any noise mitigation measures and strategies that will be necessary to protect the acoustic amenity of the area.
- Describe the methods by which compliance with the acoustic criteria can be determined after the facility is operational.

The assessment is carried out by comparing the new predicted intrusive noise level against the criterion based on the estimated background noise level.

Where the intrusive noise is greater than the pre-existing background noise level, the potential exists for disturbance and annoyance. However, the impact is considered marginal if the difference between the pre-existing background noise level and the intrusive noise is 5 dB(A) or less. This concept has resulted in the commonly used criterion of “*Background noise level + 5dB*” – applicable between 7am and midnight.

Often the criterion becomes more stringent after midnight, recognising the increased sensitivity of this late night period in residential neighbourhoods. This has resulted in the commonly used criterion of “*Background noise level + 0dB*” between midnight and 7am.

Appendix A contains an extended NSW INP analysis and the derivation of the environmental noise limits.

5.4 NSW Road Noise Policy

The NSW Road Noise Policy (RNP) provides criteria for traffic noise from new roads or additional traffic generated on roads from land use development.

When considering land use redevelopment and the impact on sensitive land uses (residential / schools / hospitals / recreational) the guideline states that an increase up to 2 dB in relation to existing noise levels is anticipated to be insignificant.

5.5 Australian Standard AS 1055.3:1997

Acoustic Studio has not been engaged to undertake a noise survey for this project.

Australian Standard AS 1055.3:1997 provides a guide of estimated average background noise levels for different areas containing residences.

In the absence of a noise survey, the recommended background noise levels from the AS 1055.3:1997 have been used as the basis for this assessment. Table 1 shows the background noise levels for the site area.

Noise Area Category	Description of the neighbourhood	Average Background A-weighted noise level ($L_{A90,T}$)					
		Monday to Saturday			Sundays and public holidays		
		0700-1800	1800 – 2200	2200 – 0700	0900 – 1800	1800 – 2200	2200 – 0900
R2	Areas with low density transportation	45	40	35	45	40	35

Table 1: Average background noise levels as per AS 1055.3:1997

5.6 Summary of Noise Criteria for Operational Noise

Based on the criteria from the relevant guidelines detailed above, and consideration of the relevant receiver locations, it is noted that the NSW INP criteria is the most stringent criteria. The adopted NSW INP criteria for operational noise emissions are detailed in Table 2.

For the purpose of this assessment the NSW INP criteria are limited to operational noise break-out from the mechanical plant of the proposed ambulance station to nearest noise receivers. As the proposed ambulance station and the adjacent RBFS operate 24 hours a day and 7 days per week, the relevant NSW INP noise criteria have been established for day-time and night-time.

For assessment purposes, the corresponding criteria based on the estimated background noise levels are detailed in Table 2. These criteria are established using the analysis presented in Appendix A.

Indicative Noise Amenity Area	Period	Intrusiveness Criterion	Amenity Criterion
Residential	Day	50	53
	Evening	45	37
	Night	40	32

Table 2: Determination of INP project specific noise levels (ANLs – light grey shading) for the project site

For noise from power tools two assessments have been undertaken:

- NSW Industrial Noise Policy
- NSW POEO Noise Control Regulations 2008

6 Operational Noise Impact Assessment – Noise Emissions

6.1 Noise Sources

6.1.1 Mechanical Plant

Plant noise associated with the operation of the proposed ambulance station should be controlled to ensure external noise emissions are not intrusive and do not impact on the amenity of neighbouring receivers. In particular, externally located plant, roof mounted and roof discharging extract and exhaust fans.

At this stage, final plant selections have not been made. However, we understand that the proposed plant room location will be at the north-east of the ambulance station. This mechanical plant will operate continuously during weekdays and weekends.

The preliminary selections for the outdoor equipment and associated noise data are shown in Table 3.

<i>Equipment</i>	<i>Units</i>	<i>Overall Sound Power Level, dB(A) PWL</i>
CU-01. REYQ14TY1	1	68
CU-02. REYQ12TY1	2	68

Table 3: Sound power levels generated by mechanical plant

6.1.2 Power Tools

A pressure washer will be used for cleaning the ambulances in the external wash-bay. The location of the external wash-bay is shown in Figure 3.

It is expected that the pressure washer will not be used continuously during the day; therefore when assessing this noise source against NSW INP requirements, a time correction will be applied. Table 4 shows the noise data obtained for this power tool.

<i>Equipment</i>	<i>Units</i>	<i>Overall Sound Power Level, dB(A) PWL</i>
Gerni Alpha Booster 3-26	1	88

Table 4: Sound power levels generated by pressure washer

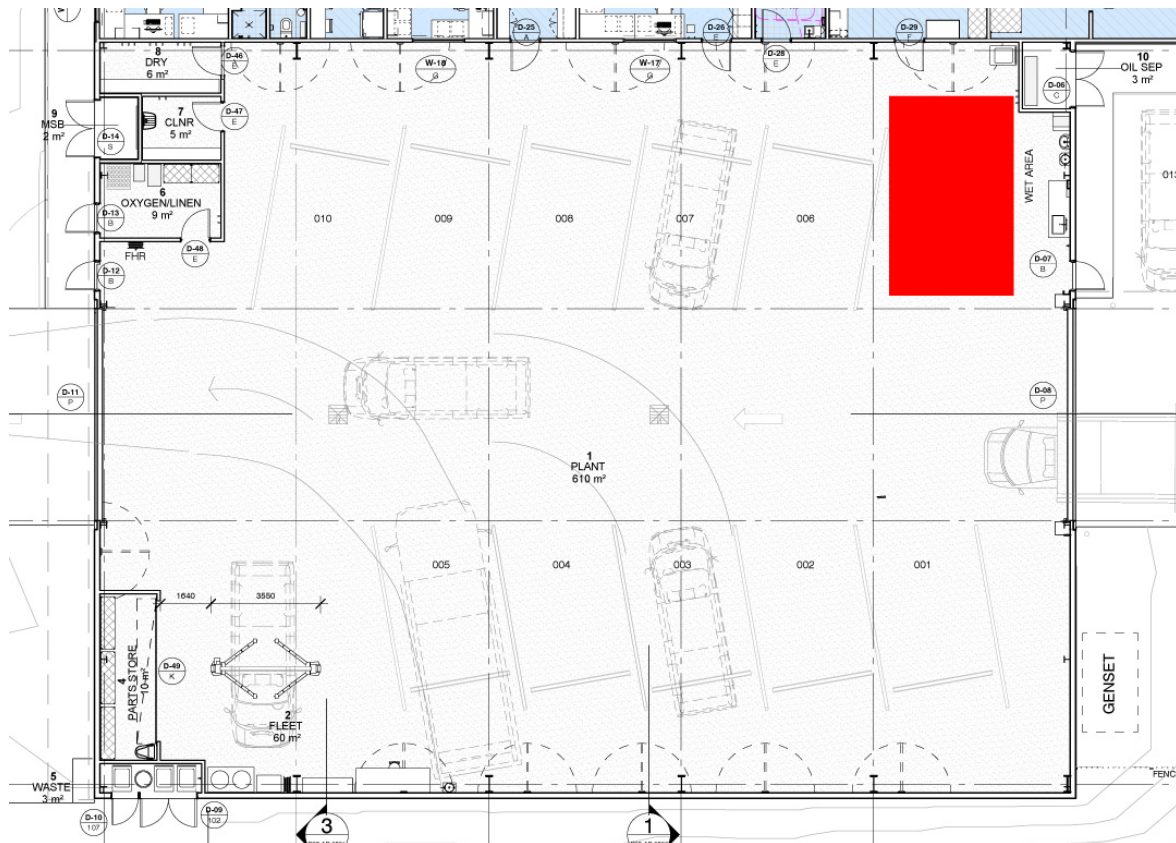


Figure 3: Internal wash-bay location (red area)

6.1.3 Vehicle Movements

The noise sources associated with vehicle movements will be the noise generated by vehicle movements through the carpark to the lot entrance (i.e. vehicles moving slowly). All entry will occur via Short Street and exit movements will occur via Commonwealth Street.

Beside vehicle movements, noise from the roller door operation has been also considered. It is predicted that the number of vehicle movements will be low – i.e. less than 2 vehicle movement per hour.

The roller door noise data used for this assessment has been obtained from the Koikas Acoustics report for the Ambulance Station at Coolamon¹. The sound power level used is $L_{WAeq,15min}$ 72 dB(A).

The noise levels from vehicle movements and the roller door are corrected for expected time duration.

¹ File Reference: 2944R20160308mfcAmbulanceStationCnrDevlinWallaceStCoolamon.
Date:08/03/2016

6.2 Noise Assessment and Noise Control Recommendations

The acoustic assessment has considered the following:

- The ambulance station will operate 24 hours a day 7 days per week. Therefore, the mechanical plant will operate continuously and there will be ambulance movements at any time period.
- Noise levels have been considered as continuous over a 15-minute assessment period to provide the worst-case scenario.
- Where relevant, noise predictions at the nearest receiver boundaries consider the total noise contribution from all noise sources occurring simultaneously, including vehicle movements.
- Distance attenuation, building reflections and directivity.
- Lowest estimated background noise levels have been used to provide a worst-case scenario.

A cumulative noise impact assessment is provided in Section 6.2.4.

6.2.1 Mechanical Plant

At this stage, final plant selections have not been made; therefore it is not possible to undertake a detailed assessment of plant noise emissions.

A preliminary noise assessment has been carried out, and break-out noise levels have been predicted to the nearest noise sensitive receivers (i.e PCYC) plus the nearest residential receiver.

<i>Calculation</i>	<i>Noise Level dB(A) SPL</i>
<i>L_{Aeq,15m} CU-01</i>	60
<i>L_{Aeq,15m} CU-02</i>	63
<i>Total L_{Aeq,15m}</i>	65
<i>Increase in reverberant field, dB</i>	0
<i>Distance attenuation, dB</i>	-20
<i>Building attenuation / reflections / directivity, dB</i>	3
<i>L_{Aeq} resulting level at the nearest boundary</i>	48
<i>INP Criteria Day-time</i>	50
<i>Complies?</i>	Yes

Table 5: INP noise assessment – External condenser units noise break-out to nearest sensitive receiver-PCYC

<i>Calculation</i>	<i>Noise Level dB(A) SPL</i>
<i>L_{Aeq,15m} CU-01</i>	60
<i>L_{Aeq,15m} CU-02</i>	63
<i>Total L_{Aeq,15m}</i>	65
<i>Increase in reverberant field, dB</i>	0
<i>Distance attenuation, dB</i>	-37
<i>Building attenuation / reflections / directivity, dB</i>	3
<i>L_{Aeq} resulting level at the nearest boundary</i>	31
<i>INP Criteria Day-time</i>	50
<i>INP Criteria Night-time</i>	32
<i>Complies?</i>	Yes

Table 6: INP noise assessment – External condenser units noise break-out to nearest residential receiver

6.2.2 Power Tools - Gerni

a) NSW INP Assessment

It is assumed that the pressure washer will not operate continuously and the plantroom roller doors will provide shielding to the nearest receivers. Therefore, only a noise assessment has been carried out for the nearest residential receiver. A time correction to the noise emission has been applied, as the expected time operation during a 15-minute period is 7 minutes.

<i>Calculation</i>	<i>Noise Level dB(A) SPL</i>
<i>L_{Aeq,15m} Gerni Alpha Booster 3-26</i>	77
<i>Increase in reverberant field, dB</i>	6
<i>Distance attenuation, dB</i>	-32
<i>Building attenuation / reflections / directivity, dB</i>	-16
<i>7 minutes over 15 minutes operation correction, dB</i>	-3
<i>L_{Aeq} resulting level at the nearest boundary</i>	32
<i>INP day-time criteria / Complies?</i>	50 / Yes
<i>INP night-time criteria / Complies?</i>	32 / Yes

Table 7: Noise assessment – Gerni pressure washer noise break-out to nearest residential receiver

Based on the NSW INP assessment pressure washer operations shall be restricted to the day-time period whenever possible.

b) NSW POEO Noise Control Regulations Assessment

In order to comply with the NSW POEO NCR 2008, noise from all power tools, including the Gerni, shall not be audible within a habitable room in any residential premises outside the proposed hours. The allowed operation time period is between 7am and 8pm Monday to Saturday, and between 8am and 8pm on Sundays.

Therefore, whenever possible, the Gerni (and any other power tool) shall only be used during these hours.

6.2.3 Vehicle Movements and Roller Door

Based on the Traffic Impact Report prepared by GTA Consultants: *"The average peak emergency response of four responses per two hours is anticipated for a thirteen-vehicle PRC based on typical peak operational state of similar facilities... In this respect, the proposal is not considered to be a high traffic generating use"*.

The low number of vehicle movements indicates that there will be no significant increase in road traffic as a result of the development.

As noted in Section 5.1.4, when considering land use development and the impact on sensitive land uses (residential / schools / hospitals / recreational) the NSW Road Noise Policy (RNP) states that an increase up to 2 dB in relation to existing noise levels is anticipated to be insignificant.

Therefore, traffic noise associated with the development is expected to meet the NSW RNP recommendations.

Regarding the use of ambulance sirens on site, noise from sirens is not specifically addressed in relevant regulations.

When in use, noise levels from ambulance sirens will be audible at the nearest sensitive receivers.

Events identified as Category One response (Life Threatening Emergencies), require that warning devices must be used, including warning lights and sirens. The *Emergency Driving and Use of Warning Devices Policy of NSW Ambulance Service* states that:

"NSW Ambulance personnel who drive a vehicle under emergency response conditions shall use safety equipment provided by NSW Ambulance for that purpose which includes warning devices: lights and sirens. Lights can be used in isolation without the use of a siren if the driver of the vehicle deems the circumstances are safe to do so and can justify reasonable cause to do so."

Based on the above, Acoustic Studio understands that ambulance drivers will make a judgement call on whether to use ambulance sirens on case-by-case basis. We further understand that it is the practice of Paramedics to minimize the use of sirens when it will cause a noise disturbance and the sirens are deemed unnecessary – i.e. sirens are not activated on leaving the ambulance station itself but they are activated when nearby a hazard, such as a main road or intersection.

For reference, Appendix B contains the *NSW Ambulance - Emergency Driving and Use of Warning Devices Policy Directive*.

As per information provided, the average number of category one responses is as follows:

- Average number of category one responses is 1920 per annum, which equates to approximately 5.5 responses per day.
- From 7am to 7pm, 1198 responses per annum, which equates to approximately 3 responses per day during this time period.
- From 7pm to 7am, 722 responses per annum, which equates to less than 2 responses per day during this time period (predominately use of lights only).

It shall be noted that not all responses leave are from the ambulance station premises. Therefore, category one responses from the ambulance station and surroundings will be less than figures presented above.

Table 8 shows the noise assessment for the roller door operations at the boundary of the nearest residential receiver.

Calculation	Noise Level dB(A) SPL
<i>L_{Aeq,15m} roller door</i>	50
<i>Increase in reverberant field, dB</i>	0
<i>Distance attenuation, dB</i>	-29
<i>Building attenuation / reflections / directivity, dB</i>	3
<i>L_{Aeq} resulting level at the nearest boundary</i>	24
<i>INP day-time criteria / Complies?</i>	50 / Yes
<i>INP night-time criteria / Complies?</i>	32 / Yes

Table 8: Noise assessment – roller door operations break-out to nearest residential receiver

6.2.4 Cumulative Noise Impact

Tables 9 and 10 present the cumulative effect of all relevant noise sources operating simultaneously over a 15-minute time period during day-time and night-time period respectively.

<i>Cumulative Resulting Level at Residential Boundary</i>	<i>Noise Level dB(A) SPL</i>
<i>Resulting level mechanical plant</i>	31
<i>Resulting level power tool-Gerni</i>	33
<i>Resulting level roller door</i>	24
<i>Resulting level at boundary</i>	35
<i>Noise level Criteria Day-time</i>	50
<i>Complies?</i>	Yes

Table 9: Cumulative effects of noise sources – Ambulance Station cumulative noise break-out to nearest residential receiver during **day-time**

<i>Cumulative Resulting Level at Residential Boundary</i>	<i>Noise Level dB(A) SPL</i>
<i>Resulting level mechanical plant</i>	31
<i>Resulting level power tool-Gerni</i>	0
<i>Resulting level roller door</i>	24
<i>Resulting level at residential boundary</i>	32
<i>Noise level Criteria Night-time</i>	32
<i>Complies?</i>	Yes

Table 10: Cumulative effects of noise sources – Ambulance Station cumulative noise break-out to nearest residential receiver during **night-time**

7 External Noise Impact Assessment – External Noise Intrusion

7.1 Noise Intrusion – Road Traffic Noise

The Commonwealth Street can be categorised as a sub-arterial road as per the NSW RNP. Its functional role is to provide connection between arterial roads and local roads.

It is assumed that traffic flow figures for Commonwealth Street are below the 40,000 veh/day required in the Clause 102 of the SEPP 2007. Therefore, this legislation does not apply to the current project.

Section 2.3.1 of the NSW RNP describes the noise assessment criteria for residential land uses. The established criterion for the project is $L_{Aeq,1h}$ 50 dBA for external noise levels.

There is no data of traffic volume statistics from a station nearby the proposed site. However, because Commonwealth Street is a sub-arterial road with apparently low traffic volume, we expect that traffic noise break-in will not be an issue if a typical façade design is proposed for the building façade.

7.2 Internal Design Sound Levels

Recommendations for the internal design sound levels are made by reference to NSW Health Infrastructure 'Engineering Services Guideline' (ESG). This guideline recommends design criteria for conditions affecting the acoustic environment within occupied spaces of a range of healthcare buildings. These levels are based on the Australian Standard AS 2107:2016.

The design sound levels are given as equivalent continuous A-weighted sound pressure levels measured in decibels, L_{Aeq} dB(A). They take into account the function of the area(s) and apply to the space unoccupied but fully fitted-out and ready for occupancy.

The Standard applies to *steady state* and/or *quasi-steady-state* sounds (e.g. air-conditioning noise – *steady state*, and continuous traffic noise – *quasi-steady-state*). The sound levels apply to the normal operating conditions of the building and represent the total sound level from all *steady-state* or *quasi-steady-state* sounds normally affecting the space.

The recommended noise level is presented as a range from *satisfactory* to *maximum*.

The *satisfactory* design sound level is defined as: *The level of noise that has been found to be acceptable by most people for the environment in question and also to be not intrusive.*

The *maximum* design sound level is defined as: *The level of noise above which most people occupying the space start to become dissatisfied with the level of noise.* It can also be considered acceptable, but there is a greater perception of intrusion of this noise level and effect on the activities of the space. Beyond this *maximum* level there is a risk of increasing user dissatisfaction with the environment of the space in question.

Table 11 shows the recommended design sound levels within the various spaces as per NSW HIN ESG requirements.

Type of occupancy / activity	NSWHIN ESG Recommended design sound levels, L_{Aeq} dB(A)	
	Satisfactory sound level	Maximum sound level
Workshops / Ambulance Bay	45	50
Private Office	35	40
Meeting / training room	35	40
Locker Room	50	55
Corridors and Lobbies	40	50
Dinning / Staff Common Areas	45	50
Toilets	45	55

Table 11: Design sound levels for internal areas

8 Construction Noise and Vibration Management

Currently the project is at an early design stage and the detailed construction program is not yet fully defined. This section of the assessment provides general recommendations only and provides applicable criteria together with best noise and vibration control practices to be observed during the construction of the development.

This preliminary advice in relation to construction noise and vibration management shall form the basis for the Contractor's Construction Noise Management Plan.

8.1 Relevant Codes and Standards

In preparing this construction noise and vibration assessment, the legislation, codes and standards outlined in Section 3 of this report have been found to be relevant for the development.

8.2 Construction Noise and Vibration Criteria

8.2.1 Airborne Noise

The noise criteria and operational levels presented in this section are for guidance only and do not form part of any legal obligation on the part of the project proponent. However, compliance with these criteria/limits is considered best practice.

The ICNG suggests construction noise management levels that may minimise the likelihood of annoyance being caused to noise sensitive residential receivers depending on the duration of works. The management levels are as follows:

- Within recommended standard hours.

The $L_{Aeq,15min}$ level measured at the most exposed boundary of any affected residential receiver when the construction site is in operation must not exceed the background noise level by more than 10 dB(A) SPL. This noise level represents the point above which there may be some community reaction to noise.

However, in the case of a highly noise affected area, the construction noise level ($L_{Aeq,15min}$) at the most exposed boundary of any affected residential receiver when the construction site is in operation should not exceed 75 dB(A) SPL. This level represents the point above which there may be strong community reaction to noise.

- Outside recommended standard hours.

The $L_{Aeq,15min}$ level measured at the most exposed boundary of any affected residential receiver when the construction site is in operation must not exceed the background level by more than 5 dB(A) SPL.

It is noted that a strong justification is required for works outside the recommended standard hours.

Table 12 below summarises the airborne construction noise criteria for most-affected noise sensitive receivers surrounding the development site.

Sensitive Receiver	Airborne Construction Noise Criteria, L_{Aeq} dB(A)	
	Within Standard Hours	Outside Standard Hours
Residential receivers		
Noise affected	$45 + 10 = 55$	$45 + 5 = 50$
Highly noise affected	75	N/A

Table 12: ICNG construction airborne noise criteria for sensitive receivers surrounding the site

8.2.2 Vibration

Vibration Criteria for Human Comfort

The OEH / DECC “Assessing Vibration: A Technical Guideline” is based on the guidelines contained in BS 6472.1:2008, Guide to evaluation of human exposure to vibration in buildings - Vibration sources other than blasting.

This guideline presents preferred and maximum vibration values for use in assessing human responses to vibration and provides recommendations for measurement and evaluation techniques.

Vibration in buildings can be caused by many different external sources, including construction works. The vibration may be continuous (with magnitudes varying or remaining constant with time), impulsive (such as in shocks) or intermittent (with the magnitude of each event being either constant or varying with time).

Vibration and its associated effects are usually classified as continuous, impulsive or intermittent:

- Continuous vibration continues uninterrupted for a defined period (usually throughout daytime and/or night-time).
- Impulsive vibration is a rapid build up to a peak followed by a damped decay that may or may not involve several cycles of vibration (depending on frequency and damping). It can also consist of a sudden application of

several cycles at approximately the same amplitude, providing that the duration is short, typically less than 2 seconds.

- Intermittent vibration can be defined as interrupted periods of continuous (e.g. a drill) or repeated periods of impulsive vibration (e.g. a pile driver), or continuous vibration that varies significantly in magnitude. It may originate from impulse sources (e.g. pile drivers and forging presses) or repetitive sources (e.g. pavement breakers), or sources which operate intermittently, but which would produce continuous vibration if operated continuously (for example, intermittent machinery). This type of vibration is assessed on the basis of vibration dose values.

Vibration criteria for continuous and impulsive vibration are presented in Tables 13 and 14 below.

Location	Assessment Period	RMS velocity, mm/s (dB ref 10 ⁻⁶ mm/s)		Peak velocity, mm/s (dB ref 10 ⁻⁶ mm/s)	
		Preferred	Maximum	Preferred	Maximum
Residential	Daytime	0.20 mm/s (106 dB)	0.40 mm/s (112 dB)	0.28 mm/s (109 dB)	0.56 mm/s (115 dB)
	Night-time	0.14 mm/s (103 dB)	0.28 mm/s (109 dB)	0.20 mm/s (106 dB)	0.40 mm/s (112 dB)

Notes: Daytime is 7.00am to 10.00pm and night-time is 10.00pm to 7.00am

Table 13: Continuous vibration criteria applicable to the site – Human Comfort

Location	Assessment Period	RMS velocity, mm/s (dB ref 10 ⁻⁶ mm/s)		Peak velocity, mm/s (dB ref 10 ⁻⁶ mm/s)	
		Preferred	Maximum	Preferred	Maximum
Residential	Daytime	6.0 mm/s (136 dB)	12 mm/s (142 dB)	8.6 mm/s (139 dB)	17 mm/s (145 dB)
	Night-time	2.0 mm/s (126 dB)	4.0 mm/s (132 dB)	2.8 mm/s (129 dB)	5.6 mm/s (135 dB)

Notes: Daytime is 7.00am to 10.00pm and night-time is 10.00pm to 7.00am

Table 14: Impulsive vibration criteria applicable to the site – Human Comfort

When assessing intermittent vibration comprising a number of events, the vibration dose value (VDV) should be used. The VDV is given by the fourth root of the integral with respect to time of the fourth power of the acceleration after it has been weighted. This is the root-mean-quad approach. The use of the fourth power method makes VDV more sensitive to peaks in the acceleration waveform. VDV accumulates the vibration energy received over the daytime and night-time periods.

VDV_e may be calculated for each event as:

$$VDV_e = 1.4 \times a_{rms} \times t^{0.25}$$

Where VDV_e is the vibration dose value in $m/s^{1.75}$, “a” is the frequency-weighted acceleration in m/s^2 and “t” is the total period of the day (in seconds) during which vibration may occur.

The total VDV is then calculated using the following formula:

$$VDV = \left(\sum_{n=1}^{n=N} VDV_{e_n}^4 \right)^{0.25}$$

where VDV is the total vibration dose for the day in $m/s^{1.75}$, “ VDV_e ” is the vibration dose for each event ($m/s^{1.75}$) and “N” is the total number of vibration dose events.

Acceptable values of vibration dose for the site are presented in Table 15.

Location	Assessment Period	Vibration Dose Values, $m/s^{1.75}$	
		Preferred	Maximum
Residential	Daytime	0.20	0.40
	Night-time	0.13	0.26

Table 15: Intermittent vibration criteria applicable to the site

8.3 Control Elements

In order to meet the noise and vibration requirements of the site, the Contractor will be required to engage a qualified acoustic consultant to assist in the compilation of a Construction Noise and Vibration Management Plan, and undertake noise and vibration monitoring for the duration of the project.

8.3.1 Working Hours

Recommended standard hours of work in the OEH / DECCW Interim Construction Noise Guideline (ICNG) are as follows:

- Monday to Friday 7 am to 6 pm
- Saturday 8 am to 1 pm
- Sundays or Public Holidays No excavation or construction work

The project construction hours will be in accordance with the DA conditions.

8.3.2 Noise

As a general rule, prevention should be applied as universal work practice at any time of day, but especially for any construction works to be undertaken at critical times outside normal daytime/weekday periods.

It is noted that the reduction of noise at the source and the control of the transmission path between the construction site and the receiver(s) are the preferred options for noise minimisation. Providing treatments at the affected residences or other sensitive land uses should only be considered as a last resort.

Construction noise shall be managed by implementing the strategies listed below:

- Plant and equipment
 - Use quieter methods.
 - Use quieter equipment.
 - Operate plant in a quiet and effective manner.
 - Where appropriate, limit the operating noise of equipment.
 - Maintain equipment regularly.
 - Where appropriate, obtain acoustic test certificates for equipment.
- On site noise management
 - Strategically locate equipment and plant.
 - Avoid the use of reversing alarms or provide for alternative systems.
 - Maximise shielding in the form of existing structures or temporary barriers.
 - Schedule the construction of barriers and structures so they can be used as early as possible.
- Consultation, notification and complaints handling
 - Provide information to neighbours before and during construction.
 - Maintain good communication between the community and Project staff.
 - Have a documented complaints process and keep register of any complaints.
 - Give complaints a fair hearing and provide for a quick response.
 - Implement all feasible and reasonable measures to address the source of complaint.
- Work scheduling
 - Schedule activities to minimise noise impacts.

- Ensure periods of respite are provided in the case of unavoidable maximum noise levels events.
- Keep truck drivers informed of designated routes, parking locations and delivery hours.

8.3.3 Vibration

The Contractor shall carry out a preliminary vibration assessment at the commencement of operations for each vibration generating plant to determine whether the existence of significant vibration levels justifies a more detailed investigation.

A more detailed investigation will involve methods of constraining activities generating high vibration levels. A method of monitoring vibration levels will then need to be put in place. Vibration mitigation measures and a review of vibration criteria may then be necessary.

All practical means should be used to minimise impacts on the affected buildings and occupants from activities generating significant levels of vibration on site.

The following considerations shall be taken into account:

- Modifications to construction equipment used.
- Modifications to methods of construction.
- Rescheduling of activities to less sensitive times.

If the measures given above cannot be implemented or have no effect on vibration levels or impact generated, a review of the vibration criteria should be undertaken and the vibration management strategy amended.

8.3.4 Vibration Surveys

Since the actual vibration levels experienced will be dependent upon the site characteristics and the specific equipment being used, early vibration level checks should be carried out on site at the outset of each key vibration generating activity (if vibration is considered to be an issue).

Shortly before the commencement of each activity the background vibration level could be measured and again once the activity has begun. If the survey indicates levels of vibration exceeding those expected, the vibration management strategy for that process could be re-assessed.

8.3.5 Additional Noise and Vibration Control Measures

If, during construction, an item of equipment exceeds either the noise criteria at any location or the equipment noise level limits, the following noise control measures, together with construction best practices, shall be considered to minimise the noise impacts on the neighbourhood.

- Schedule noisy activities to occur outside of the most sensitive times of the day for each nominated receiver.
- Consider implementing equipment-specific screening or other noise control measures recommended in Appendix C of AS 2436:2010.
- Limit the number of trucks on site at the commencement of site activities to the minimum required by the loading facilities on site.
- When loading trucks, adopt best practice noise management strategies to avoid materials being dropped from height into dump trucks.
- Avoid unnecessary idling of trucks and equipment.
- Ensure that any miscellaneous equipment (extraction fans, hand tools, etc) not specifically identified in this plan incorporates silencing/shielding equipment as required to meet the noise criteria.

Implementation of all reasonable and feasible mitigation measures for all internal and underground works will ensure that any adverse noise impacts to surrounding residential, commercial and recreational receivers are minimised when noise goals cannot be met due to safety or space constraints.

9 Management and Compliance

Limiting noise nuisance from a premise generally requires management on an on-going basis. Strategies for the proposed development should consider the following:

- At this stage, final plant selections have not been made. Plant noise associated with the operation of the proposed ambulance station should be controlled to ensure external noise emissions are not intrusive and do not impact on the amenity of neighbouring receivers. A detailed assessment shall be carried out once the mechanical plant has been selected.
- Whenever possible, the Gerni and other power tools shall be operated between 7am to 8pm during Monday and Saturday and between 8am to 8pm on Sundays and with the plant room's roller doors closed.
- Use of ambulance sirens within the ambulance station lot shall be minimised.

10 Summary and Conclusions

A noise assessment has been carried out for the proposed ambulance station to be located at Bathurst.

This report establishes relevant noise criteria, details the acoustic assessment and provides comments and recommendations for the proposed development.

External noise emissions associated with the operation of the building have been assessed. The assessment has adopted methodology from relevant guidelines to assess particular noise sources and impacts. The noise impacts have been predicted at the most sensitive boundary positions, taking into account distance attenuation, building reflections and directivity.

At this stage the plant selections have not been made; therefore a detailed assessment of plant noise emissions has not been able to be carried out. A preliminary review has been carried out and, based on the location and the most restrictive criteria, noise emissions from plant will meet the noise level criteria.

Power tool (including Gerni) noise impacts have been predicted to meet the noise level criteria during day-time and night-time. This prediction assumes that plant room's roller doors are closed. However, their use shall be consired to 7am and 8pm during Monday to Saturday and between 8am and 8pm on Sundays whenever possible.

The traffic noise impact due to vehicle movements and roller door operations associated with the development is anticipated to be insignificant. Therefore, traffic noise levels are not expected to increase.

For noise from ambulance sirens, it is recommended that their operation within the development and surroundings shall be addressed in the Management Plan and minimised whenever possible.

External noise impact from traffic noise is expected to be insignificant. Therefore, traffic noise intrusion levels are not expected to exceed the established noise criteria within the premises.

Potential construction noise and vibration impacts on the surroundings have been presented in this report and recommendations based on the relevant guidelines are provided. There will be times / situations when construction noise associated with demolition, earthworks, excavation and new-build works are likely to exceed the stated criteria, particularly when works occur in the areas closer to sensitive receivers or with direct view between the receivers and the works.

If, during construction works, an item of equipment exceeds the stated airborne noise and / or vibration criteria at any sensitive location, the additional noise / vibration control measures presented in this report, together with construction best practices, shall be considered to minimise noise and vibration impacts on the sensitive receivers.

Provided the recommendations detailed in this report are correctly implemented, it is anticipated that the proposed building will have no adverse noise impact at the nearest receivers, and recommended internal noise levels within the ambulance station will be met for all areas.

Appendix A: Derivation of Environmental Noise Break-out Limits

The main source of noise break-out from the site to the environment will be mechanical services plant.

The environmental noise impact of the mechanical plant will be assessed in accordance with the NSW Industrial Noise Policy 2000 (NSW INP).

The NSW INP sets two separate noise criteria to meet environmental noise objectives: one to account for intrusive noise and the other to protect the amenity of particular land uses. Both are used to derive the project specific noise level.

Assessing intrusiveness

The intrusiveness criterion essentially means that the equivalent continuous noise level of the source should not be more than 5 dB above the measured existing background noise level.

Assessing amenity

The amenity assessment is based on noise criteria specific to land use and associated activities. The criteria relate only to industrial-type noise, including plant. The existing noise level from industry (or plant) is measured - if it approaches the criterion value, then the noise levels from new plant need to be designed so that the cumulative effect does not produce noise levels that would significantly exceed the criterion.

The cumulative effect of noise from all industrial or plant sources is considered in assessing impact.

Project specific noise level

For the new plant, the more stringent of the intrusive and the amenity criteria sets the project specific noise level.

The derivation of the project specific noise levels is provided below.

A.1 Existing Background and Ambient Noise Levels

The rating background level (RBL) has been determined from $L_{A90,15min}$ estimated average background A-weighted sound pressure levels for different areas containing residence as per AS 1055.3:1997.

Three time periods are considered (consistent with the operating times of the plant associated with the development and the time of day classifications in the Policy):

- Day - 7 am to 6 pm
- Evening - 6 pm to 10 pm
- Night - 10 pm to 7 am

The estimated RBL's and ambient noise levels are shown below in Table A1.

Location	<i>L₉₀</i> RBL Background Noise Levels, dB(A)			<i>L_{eq}</i> Ambient Noise Levels, dB(A)		
	Day 7am-6pm	Evening 6pm-10pm	Night 10pm-7am	Day 7am-6pm	Evening 6pm-10pm	Night 10pm-7am
Site	45	40	35	50	45	40

Table A1: Long-term background and ambient noise levels measured at project site

A.2 Determination of intrusiveness criterion

The intrusiveness criterion is defined as:

$$L_{Aeq,15 \text{ minute}} \leq \text{Rating Background Level plus } 5$$

The intrusiveness criterion has been determined from the RBL's presented in Table B1 for each period.

- Day Intrusiveness criterion of $45 + 5 = \mathbf{50 \text{ dB(A)}}$
- Evening Intrusiveness criterion of $40 + 5 = \mathbf{45 \text{ dB(A)}}$
- Night Intrusiveness criterion of $35 + 5 = \mathbf{40 \text{ dB(A)}}$

A.3 Determination of amenity criterion

To limit continuing increases in noise levels, the maximum ambient noise levels within an area from industrial noise sources should not normally exceed the acceptable noise levels appropriate for the type of area (e.g. the acceptable noise level in a rural area would be less than that in an urban or industrial area).

Recommended L_{Aeq} noise levels from industrial noise sources within NSW INP

The Acceptable Noise Levels (ANLs) for each land use type under consideration (as detailed in Table 2.1 of the NSW Industrial Noise Policy) are given in Table A2 below.

The nearest receivers to the project are considered to be in a Noise Amenity Area characterised by the NSW Industrial Noise Policy as Rural.

Indicative Noise Amenity Area	Period	Recommended $L_{Aeq,period}$ Noise Level (ANL)	
		Acceptable	Recommended Maximum
Residential	Day	55	60
	Evening	45	50
	Night	40	45

Table A2: Recommended L_{Aeq} noise levels from industrial noise sources at residential receivers

For the purpose of this assessment, “Acceptable” noise levels as presented in the table above are to be adopted.

Amenity criterion

The amenity criterion is determined from the relationship of the existing L_{Aeq} noise level and the Acceptable Noise Levels (ANL's) for each land use type under consideration using Table 2.2 of the NSW Industrial Noise Policy. This process is summarised below in Table A3 for the closest residential receivers to the site.

Indicative Noise Amenity Area	Period	Existing L_{Aeq}	ANL	Adjustment	Amenity Criterion
Residential	Day	50	55	ANL minus 2	53
	Evening	45	45	ANL minus 8	37
	Night	40	40	ANL minus 8	32

Table A3: Determination of amenity criterion for residential receivers

A.4 Project specific noise level

The Project Specific Noise Level is defined as the lower of the intrusiveness and the amenity criteria. On this basis, the Project Specific Noise Levels (PNLs) are shown in Table A4 below (PNLs shown shaded).

Indicative Noise Amenity Area	Period	Intrusiveness Criterion	Amenity Criterion
Residential	Day	50	53
	Evening	45	37
	Night	40	32

Table A4: Determination of project specific noise levels for the project site

Appendix B: NSW Ambulance – Emergency driving and use of warning devices policy directive



NSW Ambulance

POLICY DIRECTIVE

EMERGENCY DRIVING AND USE OF WARNING DEVICES POLICY DIRECTIVE

Document No.	PD2016-033				
File No.	16/623 (D16/23847)				
Date issued	13 January 2017				
Contents	<table> <tr> <td>Policy Directive</td><td>Policy Directive - Emergency Driving and Use of Warning Devices</td></tr> <tr> <td>Attachments</td><td>Nil</td></tr> </table>	Policy Directive	Policy Directive - Emergency Driving and Use of Warning Devices	Attachments	Nil
Policy Directive	Policy Directive - Emergency Driving and Use of Warning Devices				
Attachments	Nil				
Directorate	Service Delivery				
Author Branch	Service Delivery				
Branch Contact	Executive Staff Officer 9320 7873				
Summary	The purpose of this policy is to outline the correct use of warning devices for all operational staff.				
Applies to	All NSW Ambulance operational staff				
Review Date	February 2022				
Previous Reference	SOP2014-001				
Status	Active				
Approved by	Chief Executive				
Related Documents	Australian Road Rules Part 19 Rule 306 – Exemptions for Drivers of Emergency Vehicles Roads & Traffic Authority Vehicle Standards Information 10.366 Cat No. 45070588 Rev. 4.1 SOP2013-015 Self Responding to Incidents Policy NSW Work Health and Safety Act 2011 SOP2013-014 Dispatch – Emergency Response Standards Policy Fleet Manual Policy Directive PD2016-034 Fleet Manual Operating Procedure PRO2016-039				

Compliance with this work instruction is **mandatory**



Emergency Driving & Use of Warning Devices Policy Directive

1. Background

This policy directive has been created to minimise risk to operational personnel and the Public and to ensure legal compliance under Road Traffic Act 1909 No. 5 and The Australian Road Rules 2008 whilst engaged in emergency response driving.

NSW Ambulance personnel driving a NSW Ambulance vehicle under emergency response conditions can claim exemptions in certain circumstances. Specifically the driver must be able to prove, in the circumstances:

- they were taking reasonable care; and
- it was reasonable that the rule should not apply; and
- If the vehicle is a motor vehicle that is moving - the vehicle is displaying a blue or red flashing light and sounding an alarm. Alternatively, displaying a blue or red flashing light only.

The Australian Road Rules refer to the driver of any emergency vehicle, where it is expedient and safe to do so, may:

- Drive in any direction on part of a public street or overtake or pass on either side of another vehicle, but only with due care
- Stop, leave standing or park the emergency vehicle at any time or place
- Exceed the speeds prescribed by the Traffic Act 1909 No. 5 only when safe to do so

2. Use Of Warning Devices

When driving a NSW Ambulance vehicle under emergency response conditions, the driver shall:

- Be solely responsible for the vehicle and afford maximum safety of its occupants and any other road users, at all times.
- Comply with requirements of the Traffic Act 1909 No. 5 and Australian Road Rules 2008.
- Drive at a speed and manner appropriate to traffic, road and prevailing weather conditions.
- Drive in a professional manner at all times.
- Not proceed through a railway or tram crossing when the warning signals are in operation unless directed to do so by an authorised person.



- Wear a seat belt at all times. Seat belts must be worn at all times in the rear patient compartment unless immediate lifesaving intervention is required.
- Not enter an intersection or junction that is controlled by a traffic sign, light or other road marking, at a speed where the driver cannot stop the vehicle in order to avoid a crash or causing a crash.
- On approach to a traffic light controlled intersection faced with a red light, the driver must slow down and stop if necessary until all other traffic has completely stopped. Once all other traffic has stopped, and it is safe to do so, enter and proceed through the intersection with caution.
- Particular care must be exercised when transiting through school zones as the unpredictability of children; especially at the sight of an emergency vehicle approaching is heightened.

2.1 Category One response

- NSW Ambulance personnel who drive a vehicle under emergency response conditions shall use safety equipment provided by NSW Ambulance for that purpose which includes warning devices: lights and sirens. Lights can be used in isolation without the use of a siren if the driver of the vehicle deems the circumstances are safe to do so and can justify reasonable cause to do so.
- Blue or red flashing lights shall be activated at the commencement of all emergency drives. Blue or red flashing lights shall remain active when parked at the emergency scene, unless parked in a position that affords maximum safety without the need to display the lights.
- Where the highest clinical level paramedic responsible for the patient decides that the patient's condition warrants the use of emergency driving procedures during transfer (this decision must be communicated to the control centre immediately).
- A crew decision to upgrade the response in order to expedite to a location as described in SOP2013-014 for priority two (2) incidents (this decision must be communicated to the control centre immediately).
- The siren should be considered on the approach to any hazard, in particular:
 - Physical hazards such as junctions, roundabouts, bends or hill crests
 - Those created by the presence, position or movement of other road users
- Deactivation of the siren during an emergency drive should only be considered if the driver can justify reasonable cause to do so, there is no benefit to be gained from the use of the siren and there is no compromise to the safety of other road users.
- The driver's decision to use all warning devices will always be supported by NSW Ambulance should a complaint be received due to noise made when responding to an emergency



- When exceeding the prescribed speed limit:
 - Drive so that you are able to stop safely in the distance you can see to be clear
 - Drive at a speed which is appropriate to the conditions
 - Remember if you double your speed, quadruple your stopping distance
 - No emergency is so great to justify an accident

3. COLLISION

Personnel involved in a collision must:

- Stop at the scene
- Notify control immediately
- Ensure safety of personnel
- Give all possible assistance to any person involved in the incident
- If extra resources are needed, notify control
- Give all "required particulars" to:
 - any other driver (or that driver's representative) involved in the collision; and
 - any other person involved who is injured (or that person's representative)
 - the owner of any property (including any vehicle) damaged in the collision (or the owner's representative), unless, in the case of damage to a vehicle, the particulars are given to the driver of the other vehicle
- The driver's responsibility
 - the driver must give the driver's required particulars, within the required time, to a police officer; that is not more than 90 minutes after the collision
 - present himself or herself to a police officer at the scene of the collision or at a police station for the purpose of providing particulars of the collision
 - submit to any requirement to undertake a test relating to the presence of alcohol or a drug in his or her blood or oral fluid



4. SELF RESPONDING

It is an organisational mandate that no self-responding to incidents is to occur, however, operational managers and on road supervisors may initiate a response within their geographic area of responsibility provided appropriate notification is given to the control centre so that a tasking record can be produced.

REVISION HISTORY

Version (Document #)	Amendment notes
12/2016 (PD2016-033)	Policy transferred to new template nil changes made
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5 September 2012 (SOP2012-018)	Endorsed by the Chief Executive



Proposed Ambulance Station Commonwealth Street, Bathurst Transport Impact Assessment

Client // Health Infrastructure
Office // NSW
Reference // N115530
Date // 28/08/17

Proposed Ambulance Station

Commonwealth Street, Bathurst

Transport Impact Assessment

Issue: H 28/08/17

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Reference: N115530
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1. Introduction

1.1 Background

NSW Ambulance is improving infrastructure across regional and rural areas to ensure they continue to enhance the high-quality emergency medical care delivered to our community now and into the future.

The NSW Government's \$122 million Rural Ambulance Infrastructure Reconfiguration (RAIR) program currently includes 17 locations across the state that will benefit from an upgraded, rebuilt or entirely new ambulance station.

They receive a triple zero (000) call every 28 seconds on average, with demand on resources expected to change as our population shifts and ages. In response they are embarking on the biggest regional and rural transformation of infrastructure and service delivery models in our history.

Designed with input from local NSW Ambulance staff, the purpose-built infrastructure will deliver a better working environment for paramedics that is tailored to the needs of our community. The stations will include accompanying administration support as well as educational, fleet and relief accommodation where needed.

They are enabling their paramedics to meet the mobile emergency care needs of rural and regional communities for years to come.

This program is being planned and implemented by NSW Ambulance and NSW Health Infrastructure (HI). HI is currently undertaking a review of selected sites within certain geographic areas of rural NSW for the use by NSW Ambulance.

GTA Consultants (GTA) was commissioned by HI to undertake a traffic impact assessment of a proposed new ambulance station located at 6 Commonwealth Street in Bathurst.

The proposed ambulance station is part of the implementation of the broader project referred to as the Rural Ambulance Infrastructure Reconfiguration (RAIR). The RAIR project involves:

- The development and implementation of the ambulance station network which will improve paramedic Priority 1 current operating practices and deployment strategies.
- The proposed ambulance stations will enable paramedics and their vehicles to be fluidly deployed in a state of readiness close to population centres.
- The proposed ambulance stations will vary in size to meet local catchment requirements but will centralise a range of staff and functions for a catchment area and provide logistical, operational and administrative support for the network of ambulance stations.

1.2 Purpose of this Report

This report provides the findings of a traffic impact assessment of the proposed ambulance station on the site at 6 Commonwealth Street in Bathurst. In doing so the following has been provided:

- Description of the traffic generation, parking requirements, service vehicle arrangements and vehicle access requirements for an ambulance station
- Assessment of the operation of an ambulance station on the surrounding road network

- Identification of mitigation measures proposed to minimise the traffic related impacts to the surrounding road network.

1.3 References

In preparing this traffic impact assessment a number of reference documents have been utilised. These include:

- an inspection of the site and its surrounds
- Plans for the proposed Ambulance Station (Prepared by DJRD Architects dated July 2017)
- NSW Ambulance *Vehicle and Stretcher Dimensions* (as at 1 April 2015)
- Australian Standards AS2890.1-2004 Parking Facilities Part 1: Off Street Car Parking
- Australian Standards AS2890.2-2002 Parking Facilities Part 2: Off Street Commercial Vehicle Facilities
- Australian Standards AS2890.6-2009 Parking Facilities Part 6: Off Street Parking for People with Disabilities
- GTA Design Vehicle Library (AutoTURN – based on AUSTROAD vehicle specifications)
- Bathurst Regional Council Development Control Plan (DCP 2014)
- State Environmental Planning Policy (Infrastructure) 2007.

2. Ambulance Station Operations and Design Principles

This section of the report provides a broad description of the proposed traffic related operational characteristics and requirements of a thirteen-vehicle station such as the proposed ambulance station for 6 Commonwealth Street in Bathurst.

2.1 Model of Service Delivery

Paramedics will belong to an ambulance station and start and finish their shift from this location. Once a shift has started, paramedics will be allocated to the ambulance station or deployed to one of the ambulance stations connected to the ambulance station. Deployment of paramedics in ambulances to emergency incidents or other functions will be from the ambulance station or one of the ambulance stations based on readiness and proximity to the incidents.

Upon returning from an emergency situation, ambulances will return to the ambulance station to be cleaned and made ready for the next deployment.

2.2 Ambulance Station Design Principles

The following principles were established by HI and NSW Ambulance for the design and layout of an ambulance station. Amongst other aspects, these principles were established to ensure safe and efficient vehicle access and circulation within the ambulance station such that the objective of improving response times is achieved.

It is noted that while DCP 2014 does not specify design requirements for ambulance stations, it does establish aims and objectives for car parking, access and other traffic related aspects of development. The design principles set out below are consistent with the aims and objectives of DCP 2014 and have been used to assess the design of the proposed ambulance station.

2.2.1 Types of Vehicles Accessing an Ambulance Station

The proposed ambulance stations will be accessed by a variety of vehicle types including:

- Ambulances
- Service vehicles for deliveries
- Waste collection vehicles
- Staff, and on occasion, visitor cars.

2.2.2 Separation of Ambulance and General Vehicle Circulation

When designing vehicle access arrangements for ambulance stations, the following vehicle movement types need to be considered:

- Ambulances exiting the site under siren enroute to an emergency situation
- Ambulances entering the site under normal conditions (no siren)
- Staff and visitor vehicles entering and exiting the site to access on-site parking
- Maintenance, delivery and service vehicles.

When considering vehicle access for the above vehicle movements in the context of individual ambulance station sites, a key objective in the layout of vehicle access is the provision of efficient

and safe access to the surrounding road network in all directions for ambulances exiting the site under siren. For all other vehicle movement types, providing full access (i.e. full turning movements to each road frontage) is not considered to be an absolute priority.

Finally, the separation of emergency vehicle and non-emergency vehicle driveway access is considered desirable but not essential, if appropriate design and management measures permit convenient exit movements for emergency vehicles.

2.2.3 Vehicle Parking Arrangements

Ambulances

A standard layout for ambulance parking has been developed based upon the access requirements of ambulances within the NSW Ambulance vehicle fleet, door opening and servicing requirements.

The typical parking layout includes an entry door and an exit door for vehicles at opposite ends of the building with a central circulation aisle connecting the two doors. Angled parking (reverse in) is provided off the central aisle. The ambulance fleet turn paths were used to assess the typical layout.

Car Parking

On-site car parking for private vehicles (i.e. staff) is to be provided within the ambulance station compound so staff safety is not compromised, especially in the evenings and overnight.

The amount of on-site car parking to be provided at each ambulance station will be influenced by the number of staff members during the evening and night shifts, the availability of surrounding on-street car parking and access to public transport services.

Based on existing ambulance station demands for car parking from staff and visitors, a parking provision based on peak population level of the various sizes of ambulance station were established by HI in the Detailed Design Brief. The suggested parking rate is 1.1 car spaces for one ambulance bay.

The car parking layouts are to be designed in accordance with AS2890.1 and AS2890.6 design requirements. On-site car parking provisions shall also include at least one space designed as an accessible space in accordance with AS2890.6.

2.2.4 Ambulance Wash Bays

The ambulance stations will provide an internal ambulance wash bay facility, which will be designed to accommodate vehicle manoeuvring as well as provide sufficient space around the vehicle for staff to walk around the vehicle and use cleaning equipment. The ambulance wash bays will ideally be located separately from the ambulance parking area and/ or screened to limit water spray escaping from the wash bay area.

2.2.5 Loading Bay Design

The proposed ambulance stations will provide a minimum of one loading bay to accommodate vehicles sized up to 8.8 metres in length. To accommodate both side and rear loading of service vehicles, a minimum bay width of 3.5 metres is recommended.

Notwithstanding the above, the size of the loading bay is one factor in determining the largest vehicle able to access individual ambulance station sites. Other site specific factors will need to be considered when determining service vehicle access arrangements. In some instances, smaller bays, with smaller loading and service vehicles, may need to be provided.

3. Existing Conditions

3.1 Site Location

The site is located at 6 Commonwealth Street, Bathurst and comprises an allotment with frontages to Commonwealth Street north of the site and Short Street west of the site, as shown in Figure 3.1. Bathurst Base Hospital is a public hospital that exists south-west of the site.

Figure 3.1: Proposed ambulance station site location and its environs



Basemap Source: SIX Maps

The site is currently vacant. The proposed vehicle entry and exit to the site would be located along Short Street and would be accessed via Commonwealth Street. Another proposed vehicle exit (for ambulances only) from the site would be located along Commonwealth Street.

3.2 Surrounding Road Network

In the wider road network Commonwealth Street is a collector road of local importance. It provides a primary route for local traffic travelling to and from Durham Street. It contains one lane in each direction (currently unmarked). Commonwealth Street intersects with Durham Street as a priority intersection, which is situated approximately 130 metres to the west of the proposed site access.

3.3 Site Visit

A site investigation was carried out on Sunday 19 February 2017 between 3pm and 4pm. The intersection of Durham Street/ Commonwealth Street was the focus of the site investigation being the key intersection required access to the site.

3.3.1 Safe Intersection Sight Distance (SISD)

Based on the Austroads: Guide to Road Design Part 4A: Unsignalised and Signalised Intersections, it is recommended that the intersection of Durham Street/ Commonwealth Street has a Safe Intersection Sight Distance (SISD) requirement of 70 metres for a posted speed limit of 60 km/h.

The SSIDs for intersection of Durham Street/ Commonwealth Street are shown in Table 3.1 and Table 3.2 for approaches from Bathurst Base Hospital and the proposed ambulance station respectively.

Table 3.1: Safe Intersection Sight Distance Approaching Durham Street from Bathurst Base Hospital

Looking from	Towards	View	SISD	Meet Recommended SSID?
Commonwealth Street (approaching Durham Street from Bathurst Base Hospital)	Durham Street (Northwest towards Abercrombie)		100m	Yes
	Durham Street (Southeast towards Bathurst City Centre)		70m due to a road crest	Yes
			Reduced to 35m with on-street parking	No but complies with AS2890.5-1993 and the RMS road rules. The proposed improvements and compliance of this approach are discussed in Section 3.3.2 and 3.3.3 of this report.

Table 3.2: Safe Intersection Sight Distance Approaching Durham Street from Proposed Ambulance Station

Looking from	Towards	View	SSID	Meet Recommended SSID?
Commonwealth Street (approaching Durham Street from proposed ambulance station)	Durham Street (Northwest towards Abercrombie)		230m	Yes
	Durham Street (Southeast towards Bathurst City Centre)		100m	Yes

3.3.2 Proposed Improvements

To achieve the recommended SSID, it was proposed that five on-street parking spaces (approximately 30 metres in length) along Durham Street be removed, as shown in Figure 3.2. In addition to the removal of on-street parking spaces, lowering the posted speed limit to 50 km/h approaching this intersection is also recommended.

Figure 3.2: Removal of On-Street Parking



Basemap Source: SIX Maps

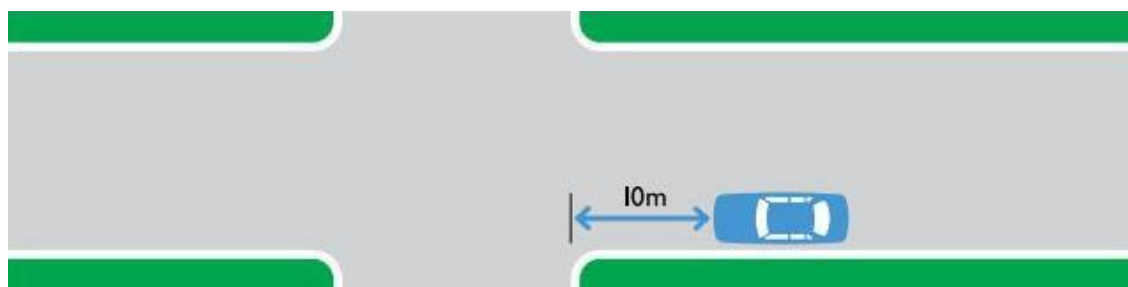
3.3.3 Compliance

The intersection of Durham Street/ Commonwealth Street complies with Australian Standard AS2890.5-1993, Section 3.2 which states:

"To determine the required clearances between the end of a parking area and intersection, the regulatory "No Stopping" distance at an intersection should be as specified in traffic regulations".

The Roads and Maritime Services (Roads and Maritime) parking restrictions prohibits stopping within 10 metres of an intersecting road at a priority intersection unless permitted via signage, as shown in Figure 3.3.

Figure 3.3: Parking restrictions at priority intersection



Source: <http://www.rms.nsw.gov.au/roads/safety-rules/road-rules/parking.html>, accessed 10/05/17.

3.3.4 Consultation

GTA has consulted with Council and confirmed the sightlines at the intersection of Durham Street/ Commonwealth Street are appropriate based on the above discussion and low crash statistic at this intersection, as included in Appendix A. As such, no reduction of posted speed limit and removal of on-street parking are required along Commonwealth Street.

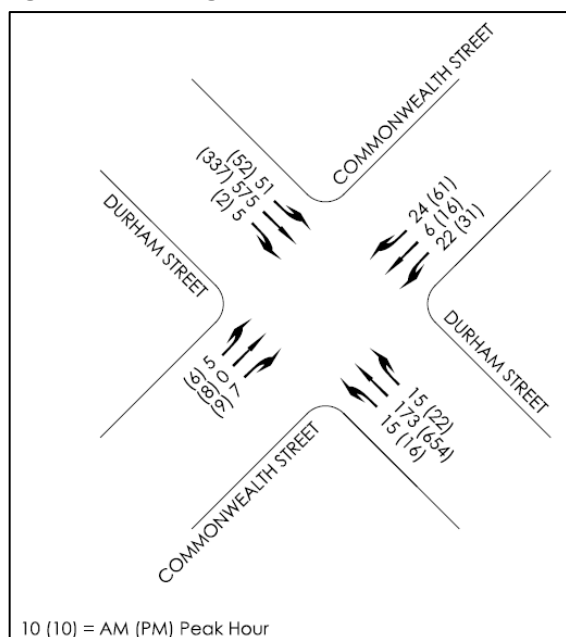
3.4 Traffic Volumes

GTA Consultants completed traffic surveys at the intersection of Durham Street/ Commonwealth Street on Thursday 6 July 2017 during the AM and PM peak periods.

Noting that the traffic surveys were carried out during the NSW school holiday, a factor of 15% was applied to the peak hours traffic data to reflect a normal weekday traffic condition. A review of the RMS data at Sydney Road, 390 metres east of Ceramic Avenue, Raglan shows that traffic volumes during non-holidays is 10% higher than the traffic volumes during the holidays. GTA has applied a higher factor to reflect a more conservative approach for this traffic assessment.

The AM and PM peak hour traffic volumes are summarised in Figure 3.4 with traffic modelling included in Section 3.5. Based on the peak hour traffic surveys undertaken by GTA, assuming a peak-to-daily ratio of 8% for arterial-collector roads, Durham Street carries approximately 10,500 to 13,900 vehicles per day, which is similar to Council's AADT volumes of 10,800.

Figure 3.4: Existing AM / PM Peak Hour Traffic Volumes



3.5 Intersection Operation

The operation of the key intersections within the study area have been assessed using SIDRA INTERSECTION¹, a computer based modelling package which calculates intersection performance.

The commonly used measure of intersection performance, as defined by the RMS, is vehicle delay. SIDRA INTERSECTION determines the average delay that vehicles encounter and provides a measure of the level of service.

Table 3.3 shows the criteria that SIDRA INTERSECTION adopts in assessing the level of service.

Table 3.3: SIDRA INTERSECTION Level of Service Criteria

Level of Service (LOS)	Average Delay per vehicle (secs/veh)	Traffic Signals, Roundabout	Give Way & Stop Sign
A	Less than 14	Good operation	Good operation
B	15 to 28	Good with acceptable delays and spare capacity	Acceptable delays and spare capacity
C	29 to 42	Satisfactory	Satisfactory, but accident study required
D	43 to 56	Near capacity	Near capacity, accident study required
E	57 to 70	At capacity, at signals incidents will cause excessive delays	At capacity, requires other control mode
F	Greater than 70	Extra capacity required	Extreme delay, major treatment required

Table 3.4 presents a summary of the existing operation of the intersection, with full results presented in Appendix B of this report.

¹ Program used under license from Akcelik & Associates Pty Ltd.

Table 3.4: Existing Operating Conditions

Intersection	Peak	Leg	Degree of Saturation (DOS)	Average Delay (sec)	95th Percentile Queue (m)	Level of Service (LOS)
Durham Street/ Commonwealth Street	AM	Durham Street (SE)	0.12	9	2	A
		Commonwealth Street (NE)	0.11	13	3	A
		Durham Street (NW)	0.34	7	1	A
		Commonwealth Street (SW)	0.03	12	1	A
	PM	Durham Street (SE)	0.38	8	3	A
		Commonwealth Street (NE)	0.36	22	10	B
		Durham Street (NW)	0.21	10	1	A
		Commonwealth Street (SW)	0.08	19	2	B

On the basis of the above assessment, it is clear that the intersection of Durham Street/ Commonwealth Street currently operates well with minimal queues and delays on all approaches.

Site observations confirm that the maximum queue length for right-turning traffic from Commonwealth Street westbound to Durham Street northbound is three vehicles during the PM peak period, as those shown in the SIDRA modelling outputs. Each vehicle takes no more than 10 seconds to exit Durham Street.

3.6 Public Transport Facilities

Public transport facilities in the area are limited with one bus service available in the area with relatively infrequent services. The proposed ambulance station site is located approximately 600 metres from the nearest bus stop, which is located on Howick Street near Mitre Street. In any case, it is not anticipated that the staff for the ambulance station would be reliant on public transport services due to the nature of the shift work associated with the site.

4. Proposed Ambulance Station

4.1 Overview

The proposal includes the construction of a "13-vehicle" ambulance station at 6 Commonwealth Street, Bathurst.

The proposed ambulance station will have the following car parking breakdown:

- 13 ambulance bays
- One ambulance wash bay
- One service bay
- 20 car parking spaces for staff members (including one suitable for persons with a disability).

It is noted that a "13-vehicle" ambulance station refers to the number of ambulances that will be linked to this ambulance station and includes those that are deployed to the various ambulance stations.

The proposed ambulance station site plan prepared by DJRD Architects is provided in Appendix C.

4.2 Site Access Arrangements

It is proposed that vehicle access to the proposed ambulance station site be along Short Street and Commonwealth Street. The general site access on Short Street would be two-way and would be shared by ambulances (entering only), staff and service vehicles. Ambulances would exit onto Commonwealth Street.

The existing Short Street off Commonwealth Street is required to be upgraded with kerb and gutter and to be appropriately delineated to allow safe two-way configuration. The current roadway width of about seven metres is appropriate to accommodate service vehicle and garbage truck access.

The assessed vehicle access arrangements are shown in the vehicle swept path assessment prepared by GTA in Appendix D.

4.3 Car Parking Provision

It is proposed to provide a total of 20 on-site car parking spaces for staff (including one disabled space). The car park would be accessed from Short Street via Commonwealth Street.

4.4 Service Vehicle Arrangements

Typically, the largest service vehicle requiring access to an ambulance station is a BOC truck. A BOC truck is typically a 10.5-metre long, but maybe up to 12.5-metre long rigid vehicle which generally transports oxygen supplies to the station on a weekly basis.

To accommodate this vehicle, a designated loading bay was proposed to be located along the southwestern side of the ambulance station building. Service vehicles would access the bay via Short Street off Commonwealth Street.

5. Assessment of Transport Impacts

5.1 Traffic Generation

5.1.1 Traffic Generation

The nature of emergency situations is such that the number of emergency responses for ambulances varies significantly from day to day and hour to hour.

The average peak emergency response of four responses per two hours is anticipated for a 13-vehicle ambulance station based on typical peak operational state of similar facilities.

Traffic generation associated with staff movements to and from the site would be spread across the day with staggered shift times for the 24-hour a day operation of an ambulance station.

In this respect, the proposal is not considered to be a high traffic generating use.

However, a conservative approach has been adopted for the purpose of the traffic assessment, the following the site traffic generation has been assessed for both AM and PM peak periods as follows:

- 2 ambulances and 10 cars inbound
- 2 ambulances and 10 cars outbound.

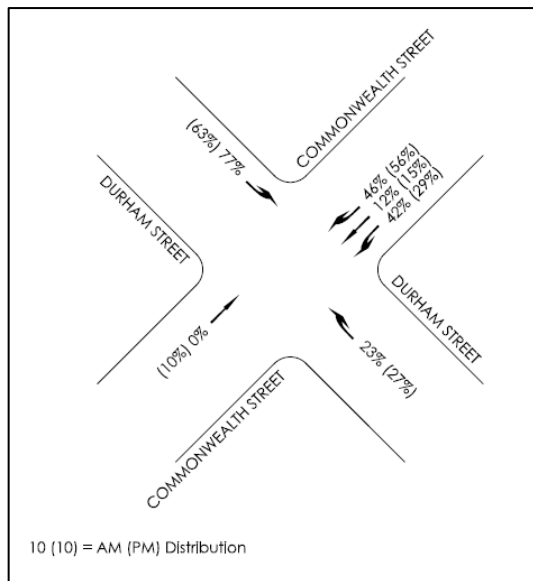
5.1.2 Distribution and Assignment

The directional distribution and assignment of traffic generated by the proposed ambulance station will be influenced by a number of factors, including the:

- i configuration of the arterial road network in the immediate vicinity of the site
- ii configuration of the access point to the site
- iii existing operation of intersections providing access between the local and arterial road network
- iv surrounding residential developments in relation to the site.
- v likely emergency response catchment of the proposed ambulance station

Based on the above, Figure 5.1 has been prepared to show the directional distributions of traffic generated following full site development at the intersection of Durham Street/ Commonwealth Street.

Figure 5.1: AM / PM Peak Hour Traffic Distribution



The AM and PM peak hour traffic volumes following full completion of the proposed ambulance station are summarised in Figure 5.2 and Figure 5.3 respectively.

Figure 5.2: Existing Weekday AM Peak Hour Traffic Volumes plus Proposed Ambulance Station Traffic

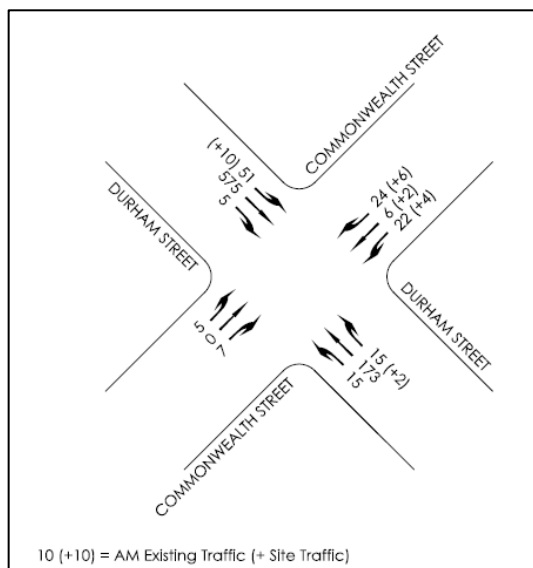
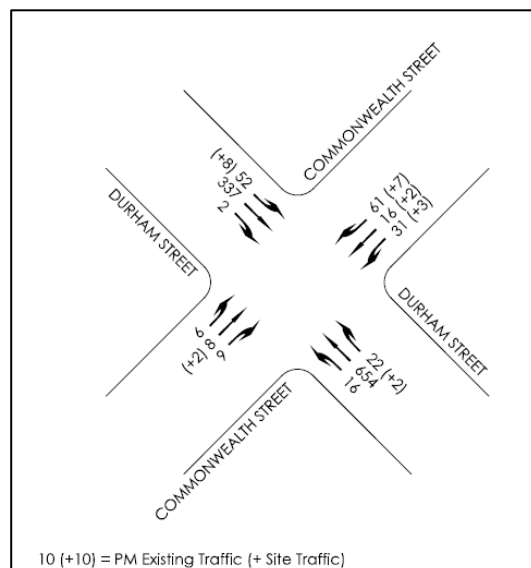


Figure 5.3: Existing Weekday PM Peak Hour Traffic Volumes plus Proposed Ambulance Station Traffic



5.2 Intersection Operation

Table 5.1 summarises the expected future operating conditions of the intersection of Durham Street/ Commonwealth Street.

Table 5.1: Future Operating Conditions

Intersection	Peak	Leg	Degree of Saturation (DOS)	Average Delay (sec)	95th Percentile Queue (m)	Level of Service (LOS)
Durham Street/ Commonwealth Street	AM	Durham Street (SE)	0.12	9	2	A
		Commonwealth Street (NE)	0.14	13	3	A
		Durham Street (NW)	0.35	7	1	A
		Commonwealth Street (SW)	0.03	12	1	A
	PM	Durham Street (SE)	0.38	8	4	A
		Commonwealth Street (NE)	0.41	23	12	B
		Durham Street (NW)	0.22	10	1	A
		Commonwealth Street (SW)	0.09	19	2	B

On the basis of the above assessment, it is clear that the traffic generation of a thirteen-vehicle ambulance station would have relatively minor impacts on the operation of the intersection of Durham Street/ Commonwealth Street. Overall, it is not anticipated that the traffic generation associated with the proposed ambulance station will be detrimental to the existing traffic operations surrounding the site.

Furthermore, it should be recognised that with the anticipated traffic volumes, there will be no more than one vehicle at any time at the intersection.

It is noted that as the timings of Durham Street upgrading from two to four lanes as well as approved development applications (DAs) and planning proposals (PPs) for the future 5-year, 10-year and 20-year scenarios in the vicinity of ambulance station remain unknown at this stage, this report is unable to assess the future short-, medium- and future long-term cumulative impact of other planned infrastructure improvements and approved developments.

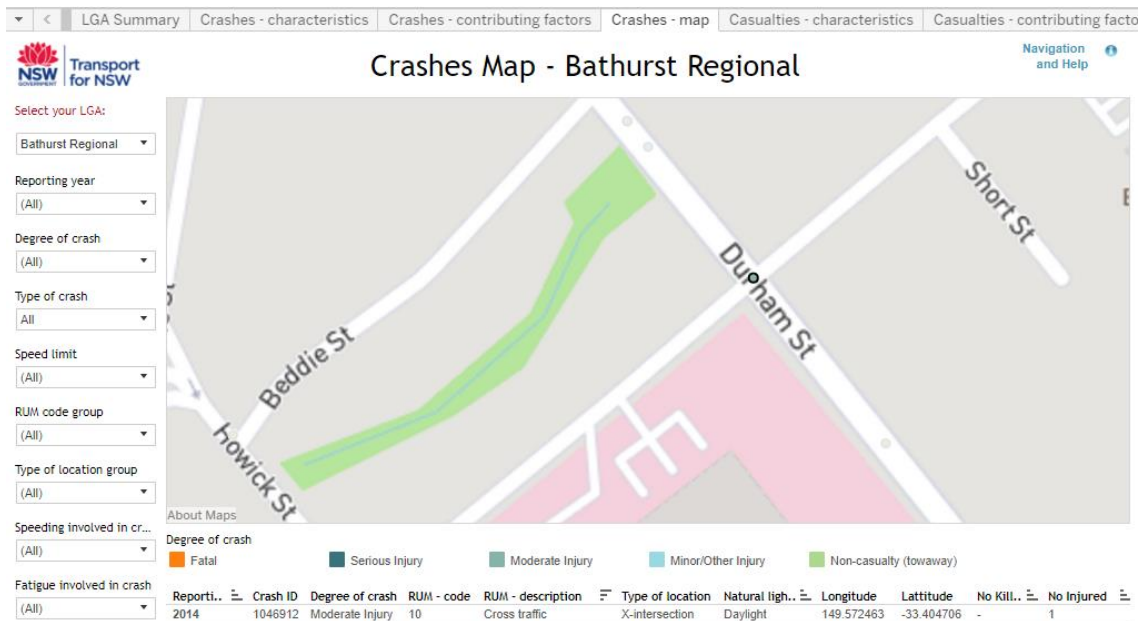
Given the very minor impact of the proposed ambulance station, it is recommended that the cumulative traffic impact assessment of the intersection to be carried out as part of the larger treatment options study to ensure consistency of these assessments.

5.3 Intersection Safety

Under the current intersection configuration and based on the NSW road rules, drivers of opposing traffic must give way when they hear a siren or see the flashing blue or red lights (without siren due to surrounding residential land uses) of an emergency vehicle. This will significantly reduce the delay anticipated for ambulances when exiting from Commonwealth Street towards Durham Street.

A review of the TfNSW crash statistics at this intersection indicates only one crash from 2012 to 2016, as shown in Figure 5.4. This data shows that there is generally no safety concern at this intersection.

Figure 5.4: TfNSW Crash and Casualty Statistics

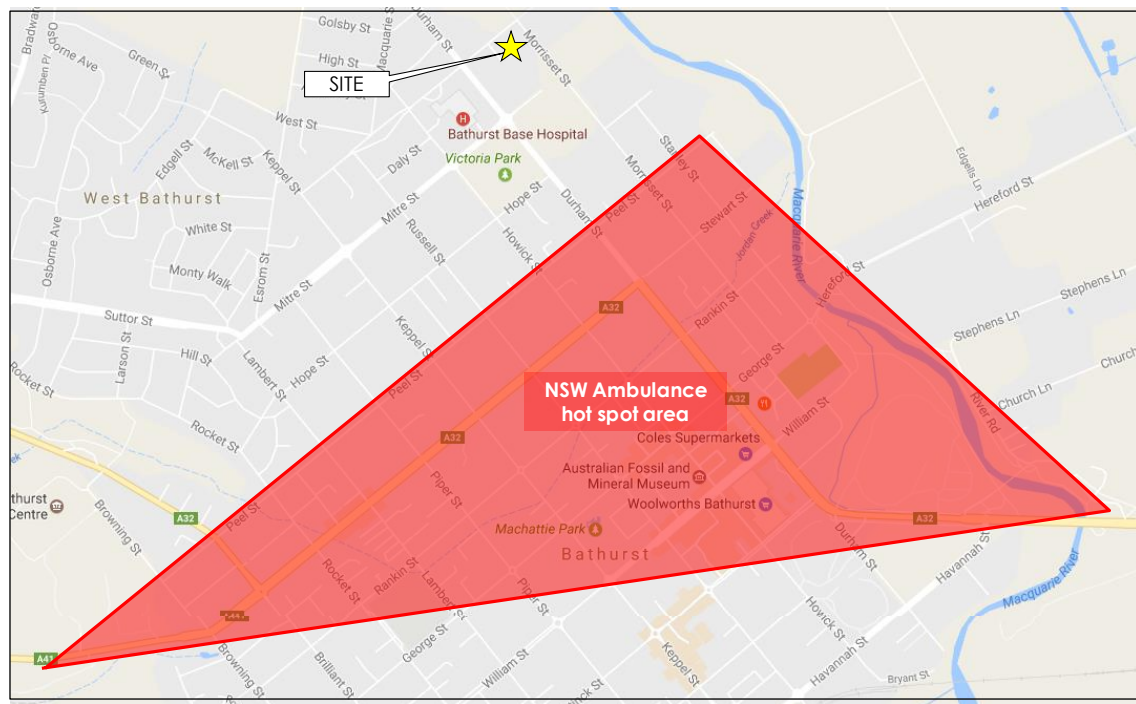


Source: TfNSW Crash and Casualty Statistics, <http://roadsafety.transport.nsw.gov.au/>, accessed 28/08/17.

5.4 Anticipated Catchment Area

The likely emergency response catchment of the proposed ambulance station is shown in Figure 5.5 as the NSW Ambulance hotspot. It represents the highest concentration of ambulance responses.

Figure 5.5: Anticipated emergency response catchment of proposed ambulance station



Basemap Source: Google Maps Australia

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As indicated by Figure 5.5, the majority of emergency calls would originate from south of the site. On this basis, it is anticipated that emergency ambulance movements would predominantly head south via Durham Street.

5.5 Car Parking Arrangements

The number of on-site car parking is generally dictated by the number of staff members during the evening and night shifts, the availability of surrounding on-street car parking and access to public transport services.

Based on the parking rate of 1.1 car spaces for one ambulance bay, the proposal involves 13 ambulance bays and would therefore, correspond to an approximate requirement of 14 on-site car parking spaces. The proposal allows for 20 spaces for staff members plus one ambulance wash bay.

5.6 Service Vehicle Arrangements

Service vehicle movements to and from the ambulance station site will be generated by the delivery of materials such as medical supplies and office equipment and the removal of waste.

Both deliveries and waste collection will be undertaken utilising designated contractors. The estimated service vehicle movements for the proposed ambulance station are as follows:

- Waste Collection: One to two times per week
- BOC Gas Supplies: One time per week
- Other general supplies: Daily or once every two days.

It is noted that both waste collection and gas supplies are scheduled services and can occur on different days. As such, it is expected that service vehicle movements for the proposed ambulance station at Bathurst will be minimal.

Vehicle swept path analysis has been undertaken for the proposed loading dock arrangements to determine the appropriate service vehicle size to be used for this ambulance station.

A swept path analysis indicates that the largest anticipated truck, an 8.8-metre medium rigid truck would traverse along Short Street for a short distance of 50 metres when exiting the loading bay towards Commonwealth Street. To enable this vehicle movement, the driveway and swing gate would need to be redesigned.

The swept path analysis of an 8.8-metre truck has been provided in Appendix D.

5.7 Construction Traffic Management Considerations

The overall principles of traffic management during the construction phase include:

- vi Restrict construction vehicle movements to designated routes to/from the site
- vii Minimise the loss of on-street parking
- viii Maintain access to/from adjacent properties
- ix Construction activity to be carried out in accordance with approved hours of work
- x Manage and control construction vehicle activity in the vicinity of the site
- xi Maintain appropriate capacity for pedestrians on footpaths adjacent to the site
- xii Minimise the impact on pedestrian movements
- xiii Provide an appropriate and convenient environment for pedestrians.

5.7.1 Traffic Management, Routes and Access

It is anticipated that heavy vehicles would approach/ depart the site from/ to the Great Western Highway (A32) via Durham Street and Commonwealth Street.

During peak construction periods, it is estimated that construction traffic movements associated with the ambulance station would comprise approximately four to six heavy vehicle movements per day.

5.7.2 On-street Works Zones

It is assumed that all construction vehicles will be generally accommodated on-site. As such, work zones would not be required. If necessary, approval for works zone would be sought from Council.

5.7.3 Hours of Operation

The hours of construction activities will be subject to Council's Conditions of Consent.

5.7.4 Construction Traffic

It is anticipated that construction workers are likely to travel to/from the site by private vehicles and will generally park on-site. It is expected that additional parking will also be available following completion of the car parking area.

5.7.5 Pedestrian and Cyclist Management

There are currently no designated footpaths near the site. Construction work will be staged to ensure pedestrian routes (desire lines) around the site are not adversely impacted. If pedestrian routes are affected, suitable alternative routes are to be provided through implementing a Traffic Guidance Scheme (TGS).

All pedestrian movements adjacent to the site would be maintained, particularly along the frontages. No other special provisions are proposed for cyclists.

The details of traffic management during construction will be subject to a separately prepared detailed Construction Traffic Management Plan prior to construction.

6. Conclusion

6

Based on the analysis and discussions presented within this report, the following conclusions are made with respect to the proposed ambulance station at 6 Commonwealth Street, Bathurst:

- i The proposed emergency vehicle arrangement with ingress from Short Street and egress to Commonwealth Street is considered appropriate with proposed upgrades to Short Street.
- ii GTA has consulted with Council and confirmed the sightlines at the intersection of Durham Street/ Commonwealth Street are appropriate.
- iii The traffic generation associated with the proposed 13-vehicle ambulance station would not have adverse traffic implications on the surrounding road network.
- iv The proposed service arrangements can adequately accommodate a service vehicle up to and including a 8.8-metre long vehicle, with recommended modifications to the access.

Overall, the proposal is not considered to adversely impact on the surrounding network or result in any operational or safety issues.

Appendix A

Appendix A

Council's Response Letter (23/03/17)



Civic Centre
158 Russell Street
Private Mail Bag 17
Bathurst NSW 2795

Telephone 02 6333 6111
Facsimile 02 6331 7211
council@bathurst.nsw.gov.au
www.bathurstregion.com.au

23 March 2017

Ms Siew Hwee Kong
Senior Consultant
GTA Consultants
L6, 15 Help Street
CHATSWOOD 2795
'SiewHwee.Kong@gta.com.au'

Dear Ms Kong

Line Of Sight To Durham Street Traffic From Commonwealth Street

Council refers to your email dated 16 March 2017 requesting that Council consider improving the line of sight for traffic on Commonwealth Street, at the intersection of Durham Street and Commonwealth Street.

Council has investigated the matter; while the Australian Road Rules provide for a 10m long no parking zone on un-signalised intersections, Council is satisfied that the 30m "No Stopping" zone provided is suitable for this intersection.

Council investigations also show that the existing line of sight significantly exceeds that required by Australian Standard 1742.2 for the installation of a stop sign. Roads and Maritime Services crash statistics show an insignificant number of crashes at this intersection over the last five years.

Regarding your request for consideration of a decrease in speed Limit from 60km/h to 50km/h on Durham Street in the vicinity of Commonwealth Street, as this is an arterial route between the CBD and outlying areas with an insignificant number of crashes at this intersection, Council would not support a request to reduce the speed limit.

Should you have any further enquiries, please contact Council's Traffic and Design Engineer, Mr Paul Kendrick on 02 6333 6141.

Yours faithfully

Darren Sturgiss
**ACTING DIRECTOR
ENGINEERING SERVICES**

Reference: PK:KB: 22.02208-02/041
Enquiries: Paul Kendrick 02 6333 6141

Appendix B

SIDRA INTERSECTION Results

Appendix B



MOVEMENT SUMMARY

▽ Site: 101 [Durham Street/ Commonwealth Street_existing AM]

New Site

Giveway / Yield (Two-Way)

Movement Performance - Vehicles											
Mov ID	OD Mov	Demand Total veh/h	Flows HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance m	Prop. Queued	Effective Stop Rate per veh	Average Speed km/h
SouthEast: Durham Street											
21	L2	16	4.0	0.120	8.2	LOS A	0.3	2.1	0.16	0.08	50.2
22	T1	182	4.0	0.120	0.6	LOS A	0.3	2.1	0.16	0.08	56.2
23	R2	16	4.0	0.120	9.3	LOS A	0.3	2.1	0.16	0.08	50.1
Approach		214	4.0	0.120	1.8	NA	0.3	2.1	0.16	0.08	55.3
NorthEast: Commonwealth Street											
24	L2	23	4.0	0.116	7.5	LOS A	0.4	2.8	0.63	0.80	38.3
25	T1	8	4.0	0.116	9.8	LOS A	0.4	2.8	0.63	0.80	37.5
26	R2	25	4.0	0.116	12.7	LOS A	0.4	2.8	0.63	0.80	38.6
Approach		57	4.0	0.116	10.1	LOS A	0.4	2.8	0.63	0.80	38.3
NorthWest: Durham Street											
27	L2	54	4.0	0.340	5.7	LOS A	0.1	0.5	0.01	0.05	52.3
28	T1	605	4.0	0.340	0.0	LOS A	0.1	0.5	0.01	0.05	58.8
29	R2	5	4.0	0.340	6.5	LOS A	0.1	0.5	0.01	0.05	51.6
Approach		664	4.0	0.340	0.5	NA	0.1	0.5	0.01	0.05	58.1
SouthWest: Commonwealth Street											
30	L2	5	4.0	0.026	5.2	LOS A	0.1	0.6	0.44	0.64	39.2
31	T1	1	4.0	0.026	9.7	LOS A	0.1	0.6	0.44	0.64	38.2
32	R2	7	4.0	0.026	12.1	LOS A	0.1	0.6	0.44	0.64	38.5
Approach		14	4.0	0.026	9.3	LOS A	0.1	0.6	0.44	0.64	38.7
All Vehicles		948	4.0	0.340	1.5	NA	0.4	2.8	0.09	0.11	55.4

Site Level of Service (LOS) Method: Delay (RTA NSW). Site LOS Method is specified in the Parameter Settings dialog (Site tab).

Vehicle movement LOS values are based on average delay per movement.

Minor Road Approach LOS values are based on average delay for all vehicle movements.

NA: Intersection LOS and Major Road Approach LOS values are Not Applicable for two-way sign control since the average delay is not a good LOS measure due to zero delays associated with major road movements.

SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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Project: P:\N11500-11599\N115530 Ambulance Site Feasibility Review- Cowra\Modelling\170705-N115530 Durham Commonwealth Street.sip7

MOVEMENT SUMMARY

▽ Site: 101 [Durham Street/ Commonwealth Street_existing PM]

New Site

Giveaway / Yield (Two-Way)

Movement Performance - Vehicles											
Mov ID	OD Mov	Demand Total veh/h	Flows HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance m	Prop. Queued	Effective Stop Rate per veh	Average Speed km/h
SouthEast: Durham Street											
21	L2	17	4.0	0.379	7.4	LOS A	0.4	3.2	0.06	0.03	52.1
22	T1	688	4.0	0.379	0.2	LOS A	0.4	3.2	0.06	0.03	58.7
23	R2	23	4.0	0.379	8.2	LOS A	0.4	3.2	0.06	0.03	52.0
Approach		728	4.0	0.379	0.6	NA	0.4	3.2	0.06	0.03	58.3
NorthEast: Commonwealth Street											
24	L2	33	4.0	0.360	8.0	LOS A	1.4	9.9	0.74	0.91	32.8
25	T1	17	4.0	0.360	17.4	LOS B	1.4	9.9	0.74	0.91	32.2
26	R2	64	4.0	0.360	21.9	LOS B	1.4	9.9	0.74	0.91	33.1
Approach		114	4.0	0.360	17.2	LOS B	1.4	9.9	0.74	0.91	32.8
NorthWest: Durham Street											
27	L2	55	4.0	0.212	5.9	LOS A	0.1	0.4	0.02	0.08	51.8
28	T1	355	4.0	0.212	0.1	LOS A	0.1	0.4	0.02	0.08	58.1
29	R2	2	4.0	0.212	10.3	LOS A	0.1	0.4	0.02	0.08	51.0
Approach		412	4.0	0.212	0.9	NA	0.1	0.4	0.02	0.08	57.1
SouthWest: Commonwealth Street											
30	L2	6	4.0	0.079	8.0	LOS A	0.2	1.8	0.76	0.87	34.8
31	T1	8	4.0	0.079	14.4	LOS A	0.2	1.8	0.76	0.87	34.0
32	R2	9	4.0	0.079	18.5	LOS B	0.2	1.8	0.76	0.87	34.1
Approach		24	4.0	0.079	14.4	LOS A	0.2	1.8	0.76	0.87	34.3
All Vehicles		1278	4.0	0.379	2.4	NA	1.4	9.9	0.12	0.14	53.5

Site Level of Service (LOS) Method: Delay (RTA NSW). Site LOS Method is specified in the Parameter Settings dialog (Site tab).

Vehicle movement LOS values are based on average delay per movement.

Minor Road Approach LOS values are based on average delay for all vehicle movements.

NA: Intersection LOS and Major Road Approach LOS values are Not Applicable for two-way sign control since the average delay is not a good LOS measure due to zero delays associated with major road movements.

SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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MOVEMENT SUMMARY

▽ Site: 101 [Durham Street/ Commonwealth Street_ future AM]

New Site

Giveway / Yield (Two-Way)

Movement Performance - Vehicles											
Mov ID	OD Mov	Demand Total veh/h	Flows HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance m	Prop. Queued	Effective Stop Rate per veh	Average Speed km/h
SouthEast: Durham Street											
21	L2	16	4.0	0.123	8.4	LOS A	0.3	2.4	0.18	0.09	49.9
22	T1	182	4.0	0.123	0.7	LOS A	0.3	2.4	0.18	0.09	55.9
23	R2	18	4.0	0.123	9.4	LOS A	0.3	2.4	0.18	0.09	49.8
Approach		216	4.0	0.123	2.0	NA	0.3	2.4	0.18	0.09	54.9
NorthEast: Commonwealth Street											
24	L2	27	4.0	0.139	7.5	LOS A	0.5	3.4	0.64	0.81	38.1
25	T1	8	4.0	0.139	10.0	LOS A	0.5	3.4	0.64	0.81	37.3
26	R2	32	4.0	0.139	12.9	LOS A	0.5	3.4	0.64	0.81	38.4
Approach		67	4.0	0.139	10.4	LOS A	0.5	3.4	0.64	0.81	38.1
NorthWest: Durham Street											
27	L2	64	4.0	0.345	5.7	LOS A	0.1	0.5	0.01	0.06	52.2
28	T1	605	4.0	0.345	0.0	LOS A	0.1	0.5	0.01	0.06	58.6
29	R2	5	4.0	0.345	6.5	LOS A	0.1	0.5	0.01	0.06	51.5
Approach		675	4.0	0.345	0.6	NA	0.1	0.5	0.01	0.06	57.9
SouthWest: Commonwealth Street											
30	L2	5	4.0	0.027	5.2	LOS A	0.1	0.6	0.44	0.64	39.1
31	T1	1	4.0	0.027	9.9	LOS A	0.1	0.6	0.44	0.64	38.2
32	R2	7	4.0	0.027	12.2	LOS A	0.1	0.6	0.44	0.64	38.4
Approach		14	4.0	0.027	9.3	LOS A	0.1	0.6	0.44	0.64	38.7
All Vehicles		972	4.0	0.345	1.7	NA	0.5	3.4	0.10	0.13	54.8

Site Level of Service (LOS) Method: Delay (RTA NSW). Site LOS Method is specified in the Parameter Settings dialog (Site tab).

Vehicle movement LOS values are based on average delay per movement.

Minor Road Approach LOS values are based on average delay for all vehicle movements.

NA: Intersection LOS and Major Road Approach LOS values are Not Applicable for two-way sign control since the average delay is not a good LOS measure due to zero delays associated with major road movements.

SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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MOVEMENT SUMMARY

▽ Site: 101 [Durham Street/ Commonwealth Street_future PM]

New Site

Giveaway / Yield (Two-Way)

Movement Performance - Vehicles											
Mov ID	OD Mov	Demand Total veh/h	Flows HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance m	Prop. Queued	Effective Stop Rate per veh	Average Speed km/h
SouthEast: Durham Street											
21	L2	17	4.0	0.381	7.6	LOS A	0.5	3.5	0.07	0.03	52.1
22	T1	688	4.0	0.381	0.2	LOS A	0.5	3.5	0.07	0.03	58.6
23	R2	25	4.0	0.381	8.3	LOS A	0.5	3.5	0.07	0.03	52.0
Approach		731	4.0	0.381	0.6	NA	0.5	3.5	0.07	0.03	58.2
NorthEast: Commonwealth Street											
24	L2	36	4.0	0.407	8.6	LOS A	1.6	11.7	0.75	0.94	32.1
25	T1	19	4.0	0.407	18.4	LOS B	1.6	11.7	0.75	0.94	31.5
26	R2	72	4.0	0.407	23.0	LOS B	1.6	11.7	0.75	0.94	32.4
Approach		126	4.0	0.407	18.2	LOS B	1.6	11.7	0.75	0.94	32.2
NorthWest: Durham Street											
27	L2	63	4.0	0.217	5.8	LOS A	0.1	0.4	0.02	0.09	51.6
28	T1	355	4.0	0.217	0.1	LOS A	0.1	0.4	0.02	0.09	57.9
29	R2	2	4.0	0.217	10.4	LOS A	0.1	0.4	0.02	0.09	50.9
Approach		420	4.0	0.217	1.0	NA	0.1	0.4	0.02	0.09	56.8
SouthWest: Commonwealth Street											
30	L2	6	4.0	0.087	8.0	LOS A	0.3	2.0	0.77	0.88	34.6
31	T1	11	4.0	0.087	14.7	LOS B	0.3	2.0	0.77	0.88	33.9
32	R2	9	4.0	0.087	18.8	LOS B	0.3	2.0	0.77	0.88	34.0
Approach		26	4.0	0.087	14.6	LOS B	0.3	2.0	0.77	0.88	34.1
All Vehicles		1303	4.0	0.407	2.7	NA	1.6	11.7	0.13	0.16	52.8

Site Level of Service (LOS) Method: Delay (RTA NSW). Site LOS Method is specified in the Parameter Settings dialog (Site tab).

Vehicle movement LOS values are based on average delay per movement.

Minor Road Approach LOS values are based on average delay for all vehicle movements.

NA: Intersection LOS and Major Road Approach LOS values are Not Applicable for two-way sign control since the average delay is not a good LOS measure due to zero delays associated with major road movements.

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Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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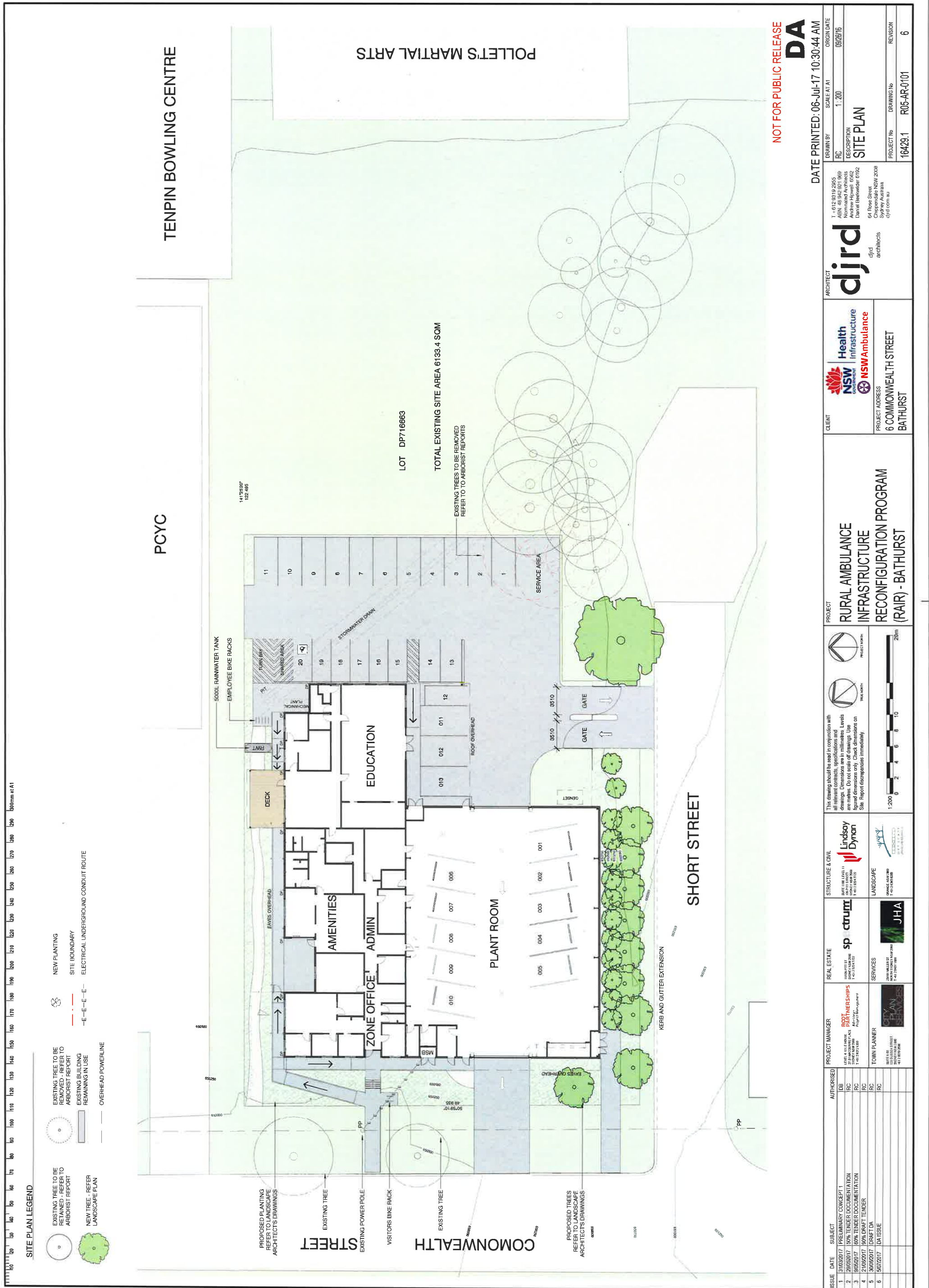
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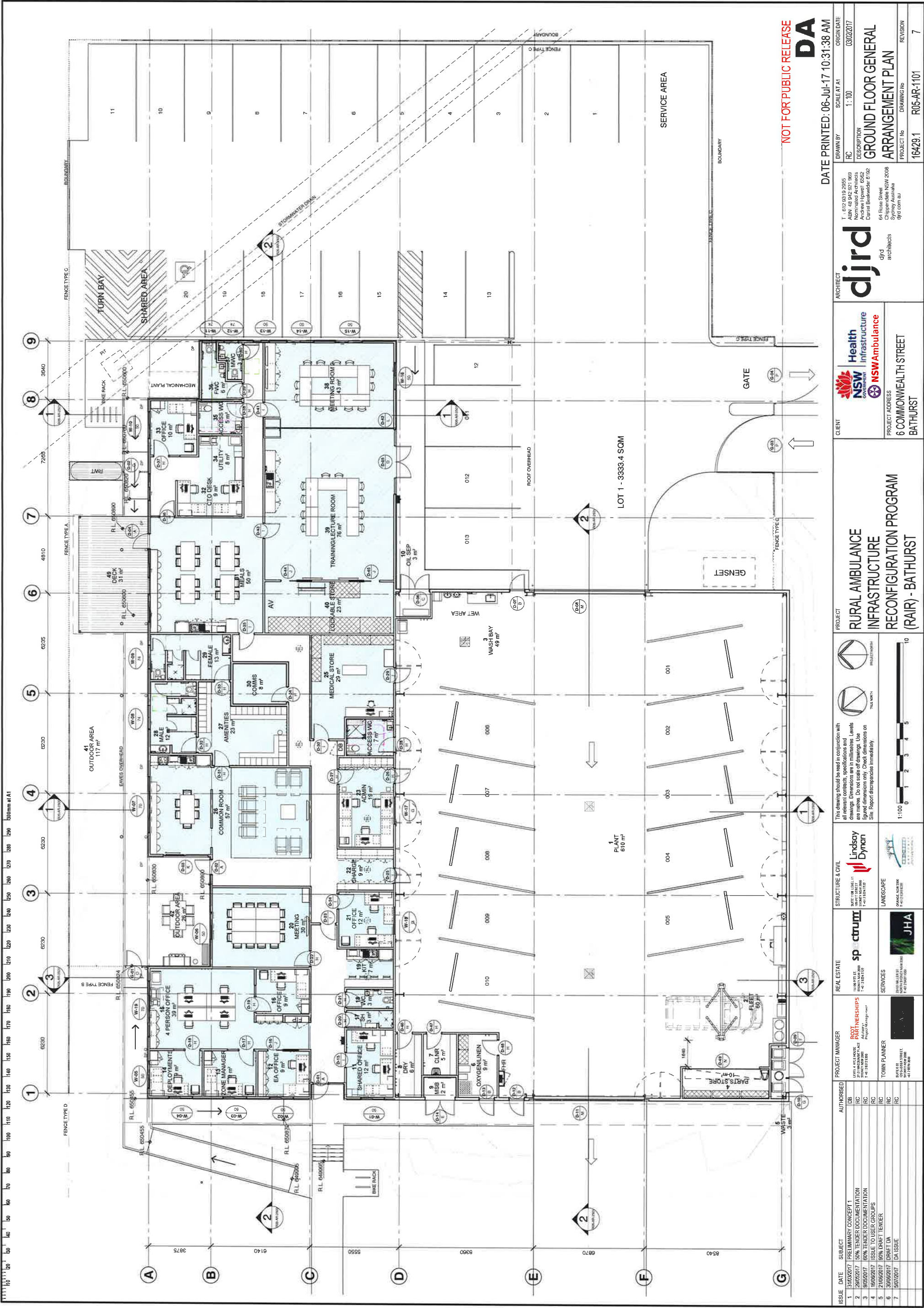
Appendix C

Site Layout Plan (DJRD Architects)

Appendix C







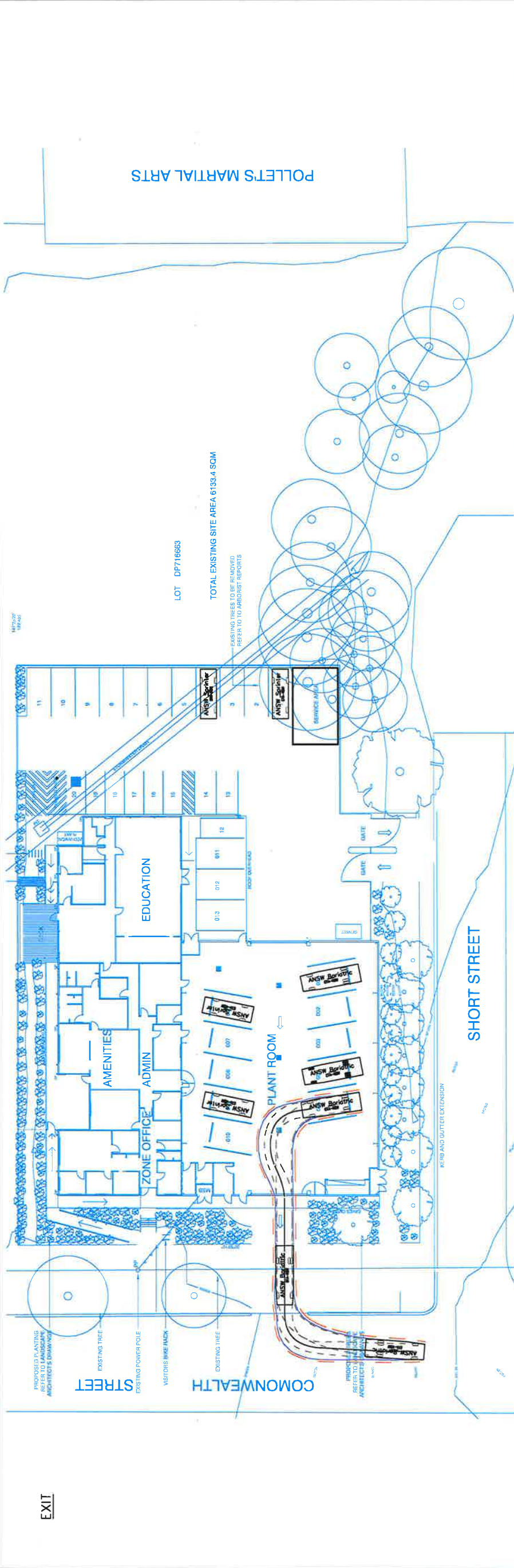
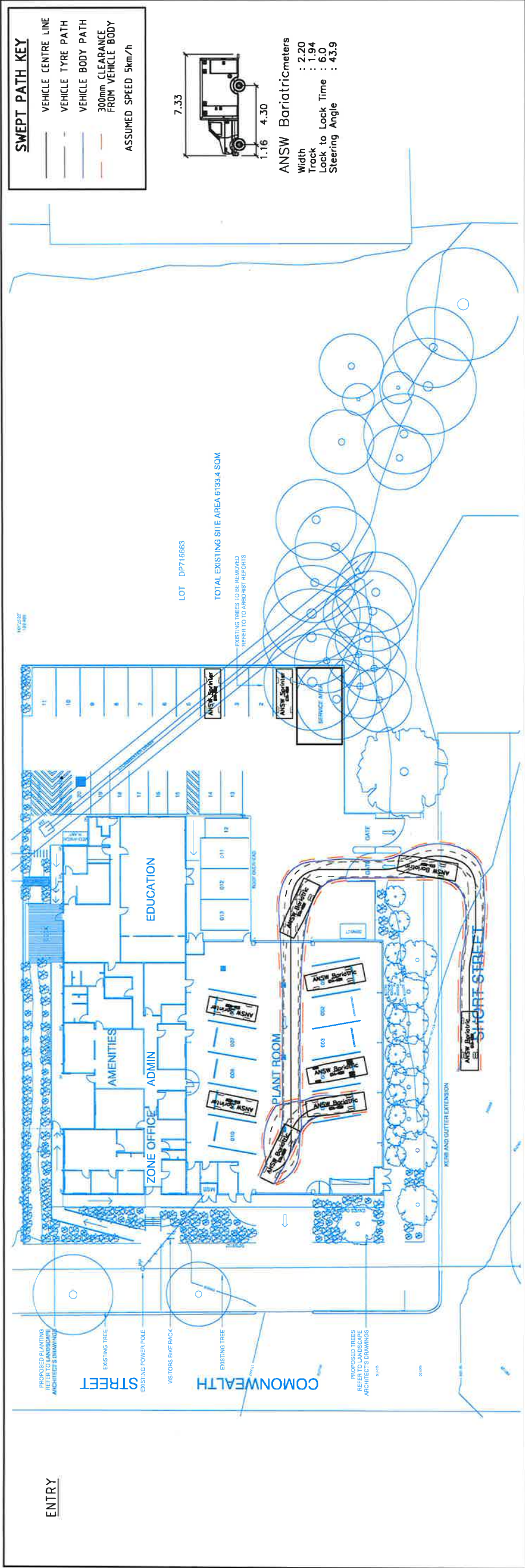
Appendix D

Vehicle Swept Path Assessment (GTA)

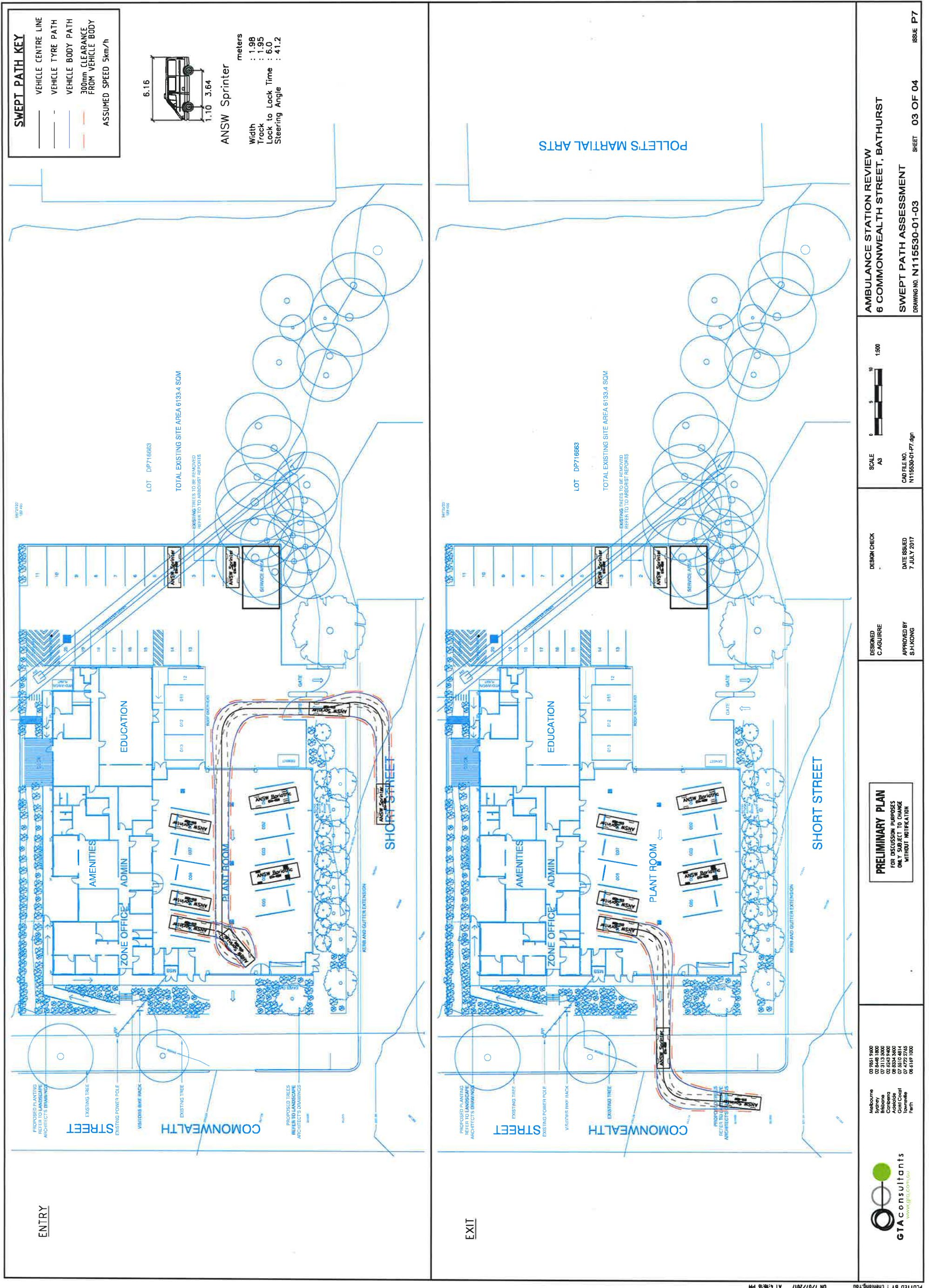
Appendix D







<p>GT CONSULTANTS www.gtconsultants.com.au</p>	<p>PRELIMINARY PLAN FOR DISCUSSION PURPOSES ONLY SUBJECT TO CHANGE WITHOUT NOTIFICATION</p>	<p>DESIGNED CAGUIRE</p>	<p>DESIGN CHECK DATE ISSUED 7 JULY 2017</p>	<p>SCALE AS</p>	<p>SCALE AS</p>	<p>SCALE AS</p>	<p>SCALE AS</p>	<p>SCALE AS</p>
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<p>Melbourne</p> <p>A Level 25, 55 Collins Street PO Box 24055 MELBOURNE VIC 3000 P +613 9851 9600 E melbourne@gta.com.au</p>	<p>Brisbane</p> <p>A Level 4, 283 Elizabeth Street BRISBANE QLD 4000 GPO Box 115 BRISBANE QLD 4001 P +617 3113 5000 E brisbane@gta.com.au</p>	<p>Adelaide</p> <p>A Suite 4, Level 1, 136 The Parade PO Box 3421 NORWOOD SA 5067 P +618 8334 3600 E adelaide@gta.com.au</p>	<p>Townsville</p> <p>A Level 1, 25 Sturt Street PO Box 1064 TOWNSVILLE QLD 4810 P +617 4722 2765 E townsville@gta.com.au</p>
<p>Sydney</p> <p>A Level 6, 15 Help Street CHATSWOOD NSW 2067 PO Box 5254 WEST CHATSWOOD NSW 1515 P +612 8448 1800 E sydney@gta.com.au</p>	<p>Canberra</p> <p>A Tower A, Level 5, 7 London Circuit Canberra ACT 2600 P +612 6243 4826 E canberra@gta.com.au</p>	<p>Gold Coast</p> <p>A Level 9, Corporate Centre 2 Box 37, 1 Corporate Court BUNDALL QLD 4217 P +617 5510 4800 F +617 5510 4814 E goldcoast@gta.com.au</p>	<p>Perth</p> <p>A Level 27, 44 St Georges Terrace PERTH WA 6000 P +618 6361 4634 E perth@gta.com.au</p>

PROPOSED AMBULANCE STATION

COMMONWEALTH STREET

BATHURST.

RECEIVED

- 9 OCT 2017

BATHURST REGIONAL COUNCIL

BATHURST REGIONAL COUNCIL

10 OCT 2017

2017/359-02/009

BRIAN PAGE

bkp4x4@gmail.com

0428 978500

I HAVE A CONCERN ABOUT THE INTERSECTION OF DURHAM STREET AND COMMONWEALTH STREET SHOULD THE NEW AMBULANCE STATION GO AHEAD.

THIS INTERSECTION IN MY OPINION IS VERY ~~DANGEROUS~~ DANGEROUS AS THERE IS A CREST IN DURHAM STREET ON THE BATHURST SIDE OF COMMONWEALTH STREET. DURHAM STREET IS A VERY ACTIVE STREET ESPECIALLY DURING MORNING AND AFTERNOON PEAK HOURS.

FOR SAFETY REASONS AND FOR NEGOTIATING THIS INTERSECTION MORE QUICKLY, I WAS WONDERING IF A ROUNDABOUT WAS OR IS CONSIDERED IN THE APPLICATION.

NO ONE WANTS AN AMBULANCE INVOLVED IN AN ACCIDENT ON ITS WAY TO SAVE LIVES.

THANKYOU

DEPB-R

B Page

BATHURST REGIONAL COUNCIL

G. & M. LINDSAY
"DRIFFIELD"
31 CLAIRVAUX LANE
KELSO. NSW 2795.
PHONE 02 6331 5643

- 4 OCT 2017

Mayor Graeme Hanger OAM.

REF 22.02208-02/082 2/10/17

2017/359-02/01

Dear Mr. Hanger,

I am writing to you about the recent announcement concerning the proposed location of the new ambulance centre next to the local poo works.

Our local state member was quite forceful on TV recently defending the proposed site as being the most "appropriate".

A close relative of mine lives in Keppel St. just down from Bathurst High School. Occasionally, with the wind in the right direction and under very calm conditions, the odor from the sewerage works, about four blocks away, is overpowering.

A union representative of the paramedics was recently on local ABC radio voicing serious concerns about the odor at this chosen location out of eighteen other sites considered.

If this site is the most "appropriate", then the others must have been very poor indeed (or, as I suspect, the experts who chose this site have never been near it under certain conditions.)

To inflict this site on our paramedics for the rest of their working life would be unforgivable and Council should reject the D.A. on this ground alone.

If the D.A. is approved it would have to rank with one of the shittiest decisions council has ever made.



GORDON LINDSAY

DEPBS-R ✓
Gm
Mayor

Meeting type:	POLICY COMMITTEE		
MeetingDate:	01/11/2017		
Minute Section:	DISCUSSION FORUM - DEVELOPMENT APPLICATION SUBMISSIONS	Section Number	12
Minute Status	Released		
Minute Security:	Standard		
SubSection:	DISCUSSION FORUM - DEVELOPMENT APPLICATION SUBMISSIONS	SubSection Number:	12
Created By:	Sally Moore/BathurstCC	Division Required:	
Subject:	DEVELOPMENT APPLICATION NO. 2017/359 - AMBULANCE STATION AT 6 COMMONWEALTH STREET, WEST BATHURST. APPLICANT: HEALTH INFRASTRUCTURE NSW. OWNER: BATHURST REGIONAL COUNCIL		
Item Number:	2		
File Number:	(DA/2017/359)		
Minute Number:	16		
Moved By:	Nil	Seconded By:	Nil

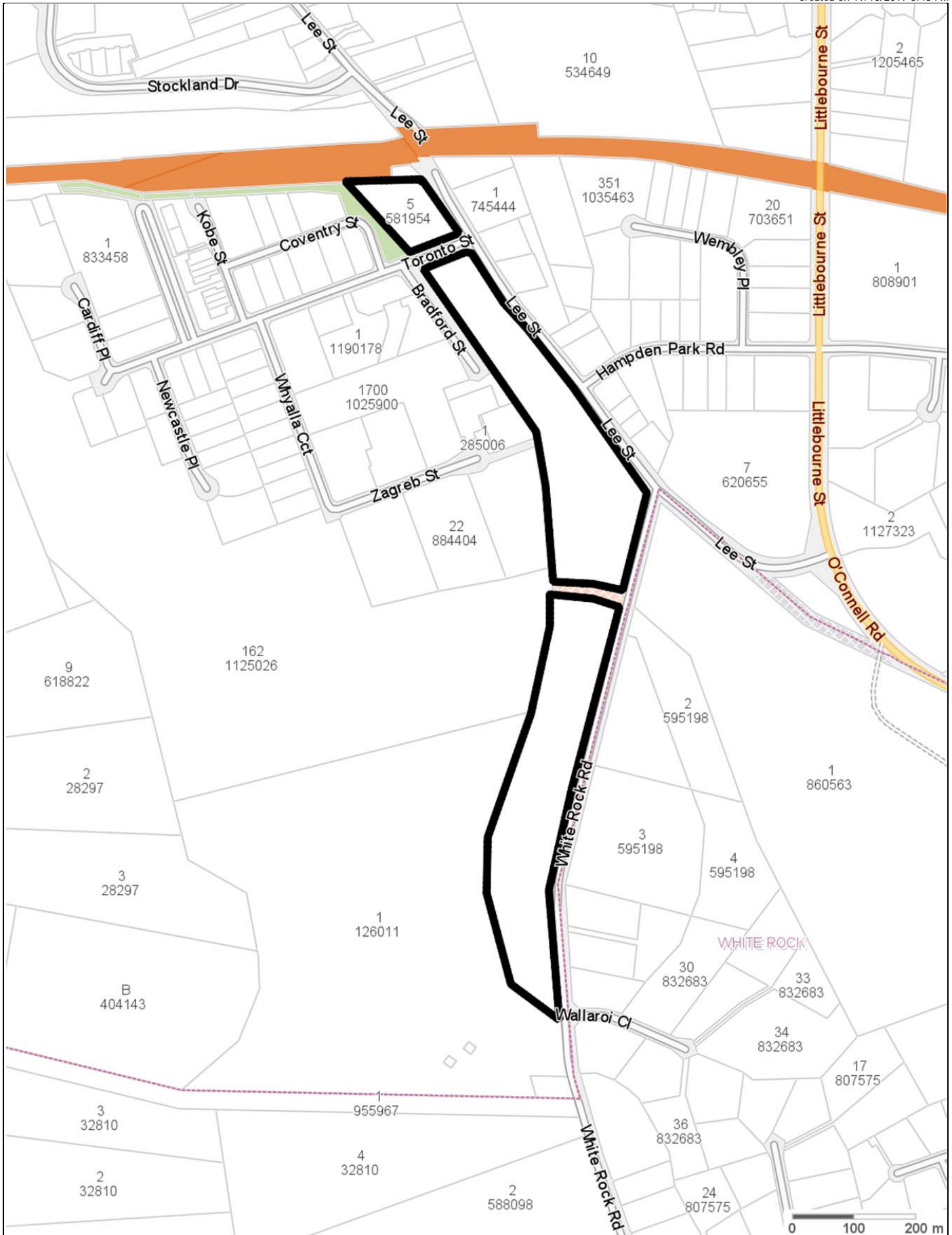
Resolution: Discussion included:.

Bob Trimming – Chair, Bathurst Regional Access Committee - it is a concern there are no planned sealed footpaths to the ambulance station from Durham Street. Noted contractors to provide footpath screening, how do they do this when no path exists. The applicant should be required to put in a footpath up to Durham Street. Do not let what happened at the NSW Service Centre occur here.

Gordon Lindsay - heard about the proposal on ABC Radio one to two weeks ago. Spoke to proximity to the sewage treatment works. Cannot understand how this is the most suitable site for these works. Has sent letters to the Councillors and has met with the Mayor and Planning Officer. Noted Council officers not involved in decision making process for the site, also sought the criteria to assess the site. Got limited response of this. Spoke to Council role in the decision making process for the site. The odour from the site can be malodorous. Disgusted Local Government cannot do anything about this. This is not a pleasant site to work in, this is a question of dollars.

Emma Gosper and Aaron Chandler – Health infrastructure - spoke to the Rural Ambulance Reconstruction Program from the State. There are 22 projects occurring and the object is to provide enhanced care and has detailed study processes. There is a specialist team which undertakes assessment of possible locations to get optimal responses. Computer software modelling is undertaken. Consultation has been undertaken with local paramedics. Major improvements in comparison to existing locations will occur. Will have enhancement and create a zone office.

Aaron Chandler- to pick the site, external consultants were appointed to address all issues. Spoke to traffic assessment and odour studies undertaken. NSW Ambulance and NSW Health Infrastructure are working together to deliver the project. There is no significant odour issues recorded in this area. Air Conditioning location has been reviewed, the Air Conditioning can have odour emission facilities added if it is deemed necessary in the future. Also spoke to vegetation planting proposals.



Bathurst Regional Council
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158 Russell Street
BATHURST NSW 2795
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Email: council@bathurst.nsw.gov.au

Important Notice!

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Date: 19/10/2017

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Map Scale: 1:8062 @ A4

DA 1998/154



Bathurst City Council

1998/0154-05/016
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19 July 2001

**NOTICE TO APPLICANT OF DETERMINATION
OF A DEVELOPMENT APPLICATION**

To Mr Martin Svikis, Chief Executive Officer, Specialized Container Transport, 7 Westlink Court, Altona, VIC, 3018, being the applicant in respect of Development Application No. 980154.

Pursuant to Section 92 of the Environmental Planning and Assessment Act, 1979, as amended, notice is hereby given of the determination by Council of Development Application No. 980154, relating to the land described as follows:

**LOTS 5, 6 AND 7, DP 581954, LEE STREET AND WHITE ROCK ROAD,
KELSO**

The Development Application has been determined by GRANTING consent to the following development:

DEVELOPMENT OF AN INTERMODAL TRANSPORT TERMINAL

subject to the following conditions and reasons:

A. FURTHER APPROVALS

1. Unless the development is exempt under Council's Local Approvals Policy/Development Control Plan 1998, the applicant is to obtain a construction certificate pursuant to Section 109C of the Environmental Planning and Assessment Act 1979, as amended from either Council or an accredited certifying authority certifying that the proposed building works are in accordance with the Building Code of Australia prior to any building works commencing.

NOTE 1: No building, engineering or excavation work is to be carried out in relation to this development until the necessary construction certificate or certificates have been obtained.

NOTE 2: YOU MUST NOT COMMENCE WORK UNTIL YOU HAVE RECEIVED THE CONSTRUCTION CERTIFICATE, even if you made an application for a construction certificate at the same time as you lodged this development application.

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NOTE 3: It is the responsibility of the applicant to ensure that the development complies with the provision of the Building Code of Australia in the case of building work and the applicable Council Engineering Standards in the case of subdivision works. This may entail alterations to the proposal so that it complies with these standards.

NOTE 4: This will include the upgrading of any fire safety requirements for the existing buildings.

REASON: So that the design of the proposed work may be assessed in detail before construction commences and because it is in the public interest that the development comply with the appropriate construction standards. (Section 90(1)(e) of the Environmental Planning and Assessment Act 1979, as amended).

2. Unless the development is exempt under Council's Local Approvals Policy/Development Control Plan 1998, the applicant is to obtain a construction certificate pursuant to Section 109C of the Environmental Planning and Assessment Act 1979, as amended from either Council or an accredited certifying authority certifying that the proposed works are in accordance with Bathurst City Council's Guidelines for Engineering Works and Civil Engineering Construction Specification prior to any civil works commencing.

NOTE 1: No building, engineering or excavation work is to be carried out in relation to this development until the necessary construction certificate or certificates have been obtained.

NOTE 2: YOU MUST NOT COMMENCE WORK UNTIL YOU HAVE RECEIVED THE CONSTRUCTION CERTIFICATE, even if you made an application for a construction certificate at the same time as you lodged this development application.

NOTE 3: It is the responsibility of the applicant to ensure that the development complies with the provision of the Building Code of Australia in the case of building work and the applicable Council Engineering Standards in the case of subdivision works. This may entail alterations to the proposal so that it complies with these standards.

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REASON: So that the design of the proposed work may be assessed in detail before construction commences and because it is in the public interest that the development comply with the appropriate construction standards. (Section 90(1)(e) of the Environmental Planning and Assessment Act 1979, as amended).

3. **The applicant is to submit a further Development Application for the proposed new warehouse building.**

REASON: So that external appearance of the building may be assessed in detail. (Section 90(1)(r) of the Environmental Planning and Assessment Act 1979, as amended).

4. **Prior to the issue of a construction certificate, the applicant is to satisfy Council that the amount of the long service levy payable under Part 5 of the *Building and Construction Industry Long Service Payments Act 1986* in respect of the erection of the building has been duly paid or, if the levy is to be paid by instalments pursuant to section 43 of that Act, the first instalment of that long service levy as been duly paid.**

REASON: To comply with the relevant provision of the Building and Construction Industry Long Service Payments Act 1986. (Section 90(1)(r) of the Environmental Planning and Assessment Act 1979, as amended).

5. **The demolition is to be carried out in accordance with the provisions of Australian Standard AS2601-1991: The Demolition of Structures & Council's Code for the Demolition of Buildings.**

REASON: Because it is in the public interest that the demolition be carried out in a safe manner and that the utilities be protected from damage. (Section 90(1)(r) of the Environmental Planning and Assessment Act 1979, as amended).

6. **Compliance with any statutory provisions within the jurisdiction of the WorkCover Authority and the State Rail Authority.**

REASON: Because of representations to that effect made by those bodies. (Section 90(1)(n) of the Environmental Planning and Assessment Act, 1979, as amended.)

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7. **The submission of a letter or report, rendered drawings, manufacturers brochures and/or samples sufficient to detail the types and colours of the external materials to be used in the construction, and the development is not to commence until approval has been granted by the Director, Planning and Development.**

Note: This information is to be lodged prior to commencement of construction.

REASON: So that the design of this aspect of the external appearance of the development may be assessed in detail before construction commences. (Section 90(1)(e) of the Environmental Planning and Assessment Act, 1979, as amended.)

8. **The external building material (sheet metal cladding) proposed to be used on the walls and roof of the building is to be non-reflective. White colour bond is not acceptable.**

REASON: So that the external appearance of the development is of a standard acceptable within the community, and because it is in the public interest to minimise hazards and nuisances caused by sunlight reflecting from the development. (Section 90(1)(e),(h),(o) and (r) of the Environmental Planning and Assessment Act, 1979, as amended.)

9. **The owner shall submit to Council a final fire safety certificate stating that each essential fire safety measure specified in the current fire safety schedule for the building to which the certificate relates:**

- a) **has been assessed by a properly qualified person; and**
- b) **was found, when it was assessed, to be capable of performing to a standard not less than that required by the current fire safety schedule for the building.**

Further, the assessment is to be carried out within a period of three (3) months of the date on which the final safety certificate was issued. The owner of the building shall forward a copy of the certificate to the New South Wales Fire Brigades and shall prominently display a copy in the building.

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NOTE: A final fire safety certificate must be provided before a final occupation certificate can be issued for the building and must be provided if a fire safety order is made in relation to the building premises.

REASON: So that the development complies with the requirements imposed under clause 153 of the Environmental Planning and Assessment Regulation 2000, as amended. (Section 80A(11) of the Environmental Planning and Assessment Act 1979, as amended).

B. PRELIMINARY - PRIOR TO THE COMMENCEMENT OF SITE WORKS

10. The developer is to submit a soil and water management plan for the site in accordance with Bathurst City Council's Guidelines for Engineering Work and Civil Engineering Construction Specification. No building, engineering, or excavation work, or topsoil stripping or vegetation removal, is to be carried out in relation to this development until such time as a compliance certificate pursuant to Section 109C of the Environmental Planning and Assessment Act 1979, as amended has been issued by Council or an accredited certifying authority certifying that the plan is in accordance with Council's Guidelines for Engineering Works. Upon certification, the measures in the Soil and Water Management Plan are to be implemented during the course of the development.

NOTE 1: The developer should consult with the Department of Land & Water Conservation prior to the preparation of the Soil and Water Management Plan.

NOTE 2: The plan shall include:

- * the staging of clearing, and road and building works;
- * the retention of as much topsoil as possible for reuse as landscaping material;
- * the use and installation of sediment traps, bunds, banks and drains in suitable locations, during all stages of the proposal;
- * the minimisation of excavation and earthworks; and
- * the prompt revegetation or stabilisation of all disturbed areas.

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REASON: To minimise the risk of soil erosion and water pollution, and because of representations about these matters from the Soil Conservation Service and the Environment Protection Authority. (Section 90(1)(m1) of the Environmental Planning and Assessment Act 1979, as amended).

11. **The plumbing contractor is to liaise with Council's Plumbing and Drainage Inspectors prior to any work commencing.**

REASON: To ensure the plumbing contractor is thoroughly familiar with the requirements of the Council conditions. (Section 90(1)(q) of the Environmental Planning and Assessment Act 1979, as amended.)

12. **The provisions of Council's Tree Preservation Order (adopted at the ordinary meeting of 20 November 1991) are to be observed.**

Note: A copy of the Tree Preservation Order is enclosed with this notice.

REASON: To ensure that any trees, on or near to the subject land, are not damaged or removed unnecessarily. (Section 90(1)(a)(i) of the Environmental Planning and Assessment Act, 1979, as amended.)

13. **The developer is to submit to Council a plan for the lighting of the site detailing tower heights, lighting strength, lit areas and lighting during construction. The plan is to demonstrate to Council's satisfaction that light scatter will not adversely affect nearby residences or other landuses. In general, the plan should aim to restrict the level of lighting to that which is essential for the operation. In this regard, floodlighting should be limited to the operational areas with security lighting only elsewhere on the site, unless the lighting plan demonstrates that it should be otherwise.**

Note: No lighting is to be established on site (including during construction) until Council has approved the lighting plan.

REASON: To prevent the proposed development having a detrimental effect on the developments existing on the adjoining lands. (Section 90(1)(h) of the Environmental Planning and Assessment Act, 1979 as amended.)

C. CONTRIBUTIONS

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14. The developer is to apply to Council for a Certificate of Compliance pursuant to Section 24 of the Water Supply Authorities Act, 1987 (application form enclosed).

NOTE 1: The developer should apply for a Certificate as a matter of urgency because the construction certificate cannot be issued until a certificate has been issued by Council and all monetary conditions have been satisfied.

NOTE 2: Headworks charges will apply to this development and will be calculated when the application to erect a building is submitted.

REASON: Because it is in the public interest that Council maintain the ability to provide adequate water and sewer reticulation services. (Section 90(1)(r) of the Environmental Planning and Assessment Act 1979, as amended).

15. The payment to Council of \$1.3909 per square metre of additional impervious area for the provision of Raglan Creek Stormwater Drainage Management.

NOTE 1: Additional impervious area will include the container hardstand area.

NOTE 2: This figure is based on the amount contained in Council's Management Plan for the 2001/2002 year.

REASON: Because, having considered the matter in accordance with Section 94 of the Environmental Planning and Assessment Act, 1979 as amended, the Council is satisfied that the development will require the provision of, or increase the demand for, these public amenities or public services within the area. (Section 91(3)(h) of the Environmental Planning and Assessment Act, 1979, as amended.)

D. DURING CONSTRUCTION

16. The developer is to liaise with Work Cover Authority in relation to the safe demolition and disposal of the asbestos roofing material on the existing site buildings.

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REASON: To ensure the demolition and disposal of the asbestos material is conducted in a safe and environmentally sensitive manner. (Section 90(1) of the Environmental Planning and Assessment Act 1979, as amended.)

17. **Any proposed site filling is to be from clean material only and compacted in horizontal layers not more than 250 mm thick to 95% of the standard maximum dry density of the soil, to the satisfaction of the City Engineer.**

REASON: To ensure that compaction levels are sufficient for the intended land use, and to minimise soil erosion. (Section 90(1)(g) of the Environmental Planning and Assessment Act, 1979, as amended.)

18. **Building and construction work involving the use of electric or pneumatic power tools or other noisy operations shall be carried out only between 7.00 am and 8.00 pm on weekdays and 8.00 am and 8.00 pm on weekends and public holidays.**

Note: This restriction shall only apply if the noise is audible from occupied residential buildings in the near vicinity of the site.

REASON: To ensure the amenity of the area is maintained. (Section 90(1)(b) of the Environmental Planning and Assessment Act 1979, as amended.)

19. **Access for heavy vehicles to the site during construction and after the commencement of operations is to occur only via Hampden Park Road and thence the Lee Street access points, ie, no heavy vehicles are to enter or leave the site from the access point on White Rock Road, nor are they to use that section of Lee Street between Littlebourne Street and White Rock Road.**

REASON: To ensure the amenity of the area is maintained. (Section 90(1)(b) of the Environmental Planning and Assessment Act 1979, as amended.)

20. **The applicant is to obtain a compliance certificate pursuant to Section 109C of the Environmental Planning and Assessment Act 1979, as amended from Council or an accredited certifying authority certifying that the plumbing work identified in column 1 has been installed in accordance with AS/NZS 3500 and New South Wales Code of Practice, Plumbing and Drainage. For the purposes of obtaining the compliance certificates the plumbing works must be inspected by the accredited certifying authority at the times specified in column 2.**

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COLUMN 1	COLUMN 2
Internal House Drainage	When all internal plumbing work is installed and prior to concealment.
External House Drainage	When all external plumbing work is installed and prior to concealment.
Final	Prior to occupation of the building.

REASON: Because it is in the public interest that plumbing work is certifying as complying with AS/NZS 3500 and New South Wales Code of Plumbing Practice Plumbing and Drainage. (Section 90(1)(r) of the Environmental Planning and Assessment Act 1979, as amended).

21. **All plumbing and drainage work shall be carried out by a licensed plumber and drainer and to the requirements of AS/NZS 3500 and New South Wales Code of Practice, Plumbing and Drainage.**

REASON: To ensure that all plumbing and drainage work is carried out in accordance with the requirements of the Local Government (Water, Sewerage and Drainage) Regulation, 1993. (Section 90(1)(r) of the Environmental Planning and Assessment Act 1979, as amended).

22. **The applicant is to arrange an inspection of the development works by Council's Engineering Department at the following stages of the development. This condition applies notwithstanding any private certification of the engineering works.**

COLUMN 1	COLUMN 2
Road Construction	<ul style="list-style-type: none"> * Following site regrading, and prior to installation of footway services; * Excavation and trimming of subgrade; * After compaction of subbase; * After compaction of base, and prior to sealing; * Establishment of line and level for kerb and gutter placement;

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	* Subsoil Drainage; * Road pavement surfacing; * Pavement test results (compaction, strength).
Drainage	* After laying of pipes and prior to backfill; * Pits after rendering openings and installation of step irons.
Water	* After laying of mains and prior to backfill; * After laying of services and prior to backfill; * Pressure testing.
Sewerage	* After laying of pipes and prior to backfill; * Main - air pressure testing; * Manhole - water test for infiltration, exfiltration.
Concrete Footway Crossings	* After placing of formwork and reinforcement, and prior to concrete placement;
Erosion and Sediment Control	* Prior to the installation of erosion measures.
All Development & or Subdivision Works	* Practical completion.
Road Openings	* Upon completion of works.

REASON: Because it is in the public interest that Council inspect the work at these stages of development. (Section 90(1)(r) of the Environmental Planning and Assessment Act 1979, as amended).

E. TRAFFIC ACCESS AND PARKING

23. The western half of Lee Street is to be upgraded for the entire property frontage, such that it has the following characteristics:
- a) a half-carriageway width of 6.5m;
 - b) integral barrier kerb and gutter;
 - c) an underground drainage system, where necessary;
 - d) two kerb laybacks, each 10 metres wide, at the proposed vehicular access to this development.

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and is to be designed and constructed to the satisfaction of the City Engineer, and at the full cost of the developer.

REASON: To increase the capacity of the roadway so that it can accommodate the additional traffic generated by the proposed development. (Section 90(1)(j) of the Environmental Planning and Assessment Act, 1979, as amended).

24. **The reconstruction of the intersection of Hampden Park Road and Lee Street to the satisfaction of the City Engineer .**

Note: This work is to be completed prior to the commencement of construction works on the site.

REASON: To increase the capacity of the intersection so that it can accommodate the additional traffic generated by the proposed development. (Section 90(1)(j) of the Environmental Planning and Assessment Act, 1979, as amended).

25. **The construction of a heavy vehicle access to the site at the proposed access at the Hampden Park Road/Lee Street intersection. This access shall incorporate two 150 mm thick, 10 metre wide concrete footway crossings separated by a 3 metre wide raised median, and kerb turnout radii of 6 metres at the ingress and 9 metres at the egress. Further, one crossing shall be signposted for ingress only and the other marked for egress only.**

Note: This work is to be completed prior to the commencement of construction work on the site.

REASON: Because this work is necessary to enable adequate means of vehicular access to the proposed development. (Section 90(1)(i) of the Environmental Planning and Assessment Act, 1979, as amended.)

26. **The proposed heavy vehicle entrance gates are to be set back into the property so that an articulated vehicle 16.4 metres in length may queue at the entrance without obstructing traffic flow on the adjoining public roadways.**

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REASON: To provide for the safe movement of traffic in the vicinity of the proposed development. (Section 90(1)(j) of the Environmental Planning and Assessment Act, 1979, as amended).

27. **All footway crossings, driveways, loading and unloading areas, manoeuvring areas, and parking areas, are to be designed and constructed so that an articulated vehicle 16.4 metres in length may perform a left turn into the site, turn around, and exit the site in a forward direction without crossing the road centreline.**

REASON: So that the means of entrance to and exit from the subject land are adequate and so that adequate provision has been made for the manoeuvring of those types of vehicles likely to serve the development. (Section 90(1)(i) of the Environmental Planning and Assessment Act, 1979, as amended.)

28. **The submission of documentary evidence that arrangements satisfactory to Advance Energy have been made for the provision of street lighting to the intersections of:**

- (i) **Hampden Park Road and Lee Street;**
- (ii) **the railway spur line and Toronto Street (level crossing);**

in a manner consistent with Australian Standard 1158: Public Lighting Code, and to the satisfaction of the City Engineer.

REASON: To provide for the safe movement of vehicular traffic in the vicinity of the development. (Section 90(1)(j) of the Environmental Planning and Assessment Act, 1979, as amended).

29. **The railway level crossing over Toronto Street is to be reinstated in accordance with the treatment prescribed in Figures 6F.4 and 6F.5 of the Roads and Traffic Authority's Section 6 - Traffic Engineering Manual (Railway Level Crossings) and to the satisfaction of the City Engineer.**

Note: This will involve the installation of stop and other signs and pavement markings.

REASON: To safely control the movement of vehicular traffic across the railway level crossing. (Section 90(1)(j) of the Environmental Planning and Assessment Act, 1979, as amended).

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30. **All existing accesses to the subject land are to be closed, and access to the property is only to occur via the new access required by Condition 25.**

REASON: To prevent unsafe access to the adjoining road and to minimise the number of accesses to that road. (Section 90(1)(i) of the Environmental Planning and Assessment Act, 1979 as amended.)

31. **The provision of car parking at a ratio of one space per 100m² of the gross floor area of the buildings, or one space per two employees, whichever is the greater plus adequate storage capacity for truck parking on the subject land in a manner that is in accordance with Australian Standard AS 2890.1 - 1993 Car Parking and to the satisfaction of the Director, Planning and Development.**

Note: All loading, unloading and parking activities are to be undertaken on the site, and not on the public road.

REASON: To adequately provide for the parking of vehicles within the development. (Section 90(1)(i) of the Environmental Planning and Assessment Act, 1979, as amended.)

32. **The paving and line marking of all vehicular driveways, manoeuvring areas and parking areas, excluding the container storage area, to the satisfaction of the City Engineer.**

Note 1: Other hard standing dust free and weather proof surfaces may be acceptable instead of concrete.

REASON: To adequately provide for the safe, all-weather loading, unloading, manoeuvring and parking of vehicles within the development. (Section 90(1)(i) of the Environmental Planning and Assessment Act, 1979, as amended.)

33. **The construction of the container storage area pavement in accordance with plans and specifications approved by the City Engineer.**

Note: Materials and construction used for the container storage area are to be chosen so as to ensure mechanical interlocking of aggregate and to minimise noise and dust generation.

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REASON: To adequately provide for the safe, all-weather loading, unloading, manoeuvring of vehicles and storage of containers within the development while minimising adverse effects on adjoining properties. (Section 90(1)(i) of the Environmental Planning and Assessment Act, 1979, as amended.)

34. **Should Council determine that the performance of the container hardstand area is inadequate with regard to dust and noise pollution, Council may, at its absolute discretion, serve a written notice on the developer requiring the hardstand area to be fully sealed. The developer shall comply with such a notice within 12 months of the date on the notice.**

REASON: To adequately provide for the safe, all-weather loading, unloading, manoeuvring of vehicles and storage of containers within the development while minimising adverse effects on adjoining properties. (Section 90(1)(i) of the Environmental Planning and Assessment Act, 1979, as amended.)

F. SERVICES

35. **The sewer is to be extended to this property at full cost to the applicant.**

Note 1: It may be necessary to install a mini pump station, comprising dual macerator pumps, back-up generator or a suitable collection well, capable of providing four hours detention in case of power failure, to enable the connection of the proposed amenities to Council's wastewater system.

Note 2: On-site effluent disposal is not acceptable.

REASON: Because that utility is required to serve the development. (Section 90(1)(l) of the Environmental Planning and Assessment Act, 1979, as amended.)

36. **Council's filtered water supply is to be connected to the property at full cost to the applicant.**

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Note: The existing pipework on this property is old AC and at the end of its life, and is therefore considered unsatisfactory. Council has endeavoured to make "live" the existing hydrant line, but due to the age of the existing system, it has not been possible to sustain constant pressure, and a new hydrant line will therefore be necessary.

Note 2: Filtered water must be used for both fire and domestic services, in the former case to satisfy the requirements of the Board of Fire Commissioners.

REASON: Because that utility is required to serve the development (Section 90(1)(l) of the Environmental Planning and Assessment Act, 1979, as amended.)

37. **The submission of three copies of engineering plans, specifications and calculations in relation to Conditions 35 and 36 and construction is not to commence until approval has been granted by the City Engineer.**

REASON: So that the design of those aspects of the development may be assessed in detail before construction commences. (Section 90(1)(e) of the Environmental Planning and Assessment Act, 1979, as amended.)

38. **The water service is to be of adequate size and of a design adequate to serve the development, in accordance with the requirements of AS/NZS 3500 and NSW Code of Practice, Plumbing and Drainage. Any necessary upgrading of the existing service is to be at full cost to the applicant.**

REASON: So that the development will have an adequate water service having regard to the character, location, siting, scale, size, height and design of that development. (Section 90(1)(e) of the Environmental Planning and Assessment Act, 1979, as amended.)

39. **All buildings are to be designed and constructed so that all floor levels have sufficient height to enable the house drainage line to fall at a permissible grade to the connection to Council's sewer main, and the earthworks on the site are to be such that there is the required minimum cover over the house drainage line, all in accordance with Australian Standard 3500 - National Plumbing and Drainage Code and New South Wales Code of Practice Plumbing and Drainage.**

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REASON: To ensure that the design, siting and height of the building is such that the house drainage operates correctly and because it is in the public interest to comply with the Local Government (Water, Sewerage and Drainage) Regulation, 1993 made under the Local Government Act, 1993. (Section 90(1)(e) and (r) of the Environmental Planning and Assessment Act, 1979, as amended).

40. **All plumbing and drainage work is to comply with the requirements of Australian Standard 3500 - National Plumbing and Drainage Code and the New South Wales Code of Practice Plumbing and Drainage.**

REASON: Because it is in the public interest that all work complies with the Australian Standard 3500 and the NSW Code of Practice "Plumbing and Drainage". (Section 90(1)(r) of the Environmental Planning and Assessment Act, 1979, as amended).

41. **The applicant is to install cross connection control and back flow prevention devices throughout the water supply system, all in accordance with Australian Standard 3500.1 and the NSW Code of Practice, Plumbing and Drainage.**

REASON: To prevent harmful contamination of the public water supply. (Section 90 (1)(r) of the Environmental Planning and Assessment Act, 1979, as amended.)

42. **Trade waste material is not to be discharged into the sewer drainage pipelines or stormwater drainage systems, without first obtaining written approval from Council.**

Note: This may necessitate the installation of an approved trade waste system including approved tanks, pits, sumps and arrestors, to the satisfaction of the City Engineer.

REASON: To prevent damage to Council's Waste Water Treatment Works and subsequent pollution of the Macquarie River. (Section 90(1)(b)(r) of the Environmental Planning and Assessment Act, 1979, as amended.)

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43. **The provision of one set of transparent film copies of the works as executed plans for the works required by Conditions 35 and 36. Each sheet is to include a bar scale or scales adjacent to the title block showing the scale or scales used on that sheet, and each sheet is to be properly signed and dated by the person responsible for the carrying out of those works.**

REASON: So that Council may ensure that the construction is in accordance with Council's requirements, and so that a permanent record of the design as constructed may be held by Council, to assist in future maintenance, or for the information of the emergency services. (Section 90(1)(e) of the Environmental Planning and Assessment Act, 1979, as amended.)

44. **All roofed and paved areas are to be drained and the water from those areas and from any other drainage conveyed to Council's underground drainage system or an approved drainage reserve to the satisfaction of the Director, Planning and Development.**

Storm water disposal drains shall be connected to all roof gutter down pipes within fourteen (14) days of installation of the down pipes and/or the construction of hard standing areas, as may be appropriate, to discharge roofwater to the approved method of disposal.

Note 1: The stormwater drainage system is to be developed on site in a manner that limits the peak rates of discharge to a non-erosive velocity.

Note 2: A "first flush" system is to be incorporated in the on-site stormwater drainage system to ensure that runoff from the hardstand and container storage area is treated before it is discharged from the site.

REASON: Because the character of the development is such that storm water run off will be increased and must be safely conveyed to the storm water drainage system. (Section 90(1)(e) of the Environmental Planning and Assessment Act, 1979, as amended.)

45. **The submission of three copies of engineering plans, specifications and calculations in relation to the proposed drainage and traffic works and internal parking and manoeuvring areas, and construction is not to commence until approval has been granted by the City Engineer.**

REASON: So that the design of those aspects of the development may be assessed in detail before construction commences. (Section 90(1)(e) of the Environmental Planning and Assessment Act, 1979, as amended.)

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46. **The provision of one set of transparent film copies of the works as executed plans for all proposed drainage and traffic works. Each sheet is to include a bar scale or scales adjacent to the title block showing the scale or scales used on that sheet, and each sheet is to be properly signed and dated by the person responsible for the carrying out of those works.**

REASON: So that Council may ensure that the construction is in accordance with Council's requirements, and so that a permanent record of the design as constructed may be held by Council, to assist in future maintenance, or for the information of the emergency services. (Section 90(1)(e) of the Environmental Planning and Assessment Act, 1979, as amended.)

47. **The developer is to lodge a bond with Council equal to 5.0% of road construction costs at practical completion to the City Engineer's satisfaction to be held by Council for a minimum period of twelve (12) months.**

REASON: In order to cover cost of any works requiring repair. (Section 90(1)(r) of the Environmental Planning and Assessment Act, 1979, as amended.)

48. **The payment of \$6.50 per lineal metre, for half road construction only, based on 2001/02 fees, for the approval of engineering plans and inspection of the road during construction.**

REASON: So that the construction of this aspect of the development may be checked during construction. (Section 90(1)(e) of the Environmental Planning and Assessment Act, 1979, as amended.)

49. **The construction of an energy dissipating structure at the point where the storm water from the development will enter the channel, to the satisfaction of the City Engineer.**

REASON: To prevent soil erosion occurring. (Section 90(1)(m) of the Environmental Planning and Assessment Act, 1979, as amended.)

50. **The developer is to relocate, if necessary, at the developer's cost any utility services.**

Reference: RD:KP:DA/1998/0154

Enquiries: Mr R Denyer 02 6333 6274

Mr Martin Svikis
19 July 2001

REASON: Because the circumstances are such that the services be relocated. (Section 90(1)(q) of the Environmental Planning and Assessment Act, 1979, as amended.)

51. **Prior to the commencement of construction, the developer is to furnish documentary evidence that arrangements, satisfactory to Advance Energy and the relevant telecommunications authority, for the provision of electrical power and telephone lines respectively, to fully serve the development, have been made.**

REASON: So that electrical power and telephone lines are available, it being necessary that these utilities serve the development. (Section 90(1)(l) of the Environmental Planning and Assessment Act, 1979, as amended.)

52. **All redundant plumbing and drainage is to be capped off in accordance with AS/NZS 3500 and New South Wales Code of Practice, Plumbing and Drainage.**

REASON: To protect the plumbing and drainage systems and to prevent unhealthy conditions on site. (Section 90(1)(r) of the Environmental Planning and Assessment Act 1979, as amended).

G. PRIOR TO OCCUPATION

53. **The submission to Council of a landscape plan, properly drawn to scale and labelled showing detailed proposals for the landscaping of the subject land. The plan is to show the size of plant stock at maturity, note the maturity of stock to be planted and show an adequate watering system. The plan is to be to the satisfaction of the Parks Manager.**

Note 1: Upon its acceptance by the Parks Manager, this plan will be known as the Approved Landscape Plan.

Note 2: The landscape plan is to be submitted prior to any building work commencing on the site.

REASON: To ensure that landscaping will be provided on the subject land. (Section 90(1)(m) of the Environmental Planning and Assessment Act, 1979, as amended.)

Reference: RD:KP:DA/1998/0154

Enquiries: Mr R Denyer 02 6333 6274

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Mr Martin Svikis
19 July 2001

54. The landscape plan shall make provision for, but not be limited to, the following:
- (a) the full frontage of the site to White Rock Road and Lee Street is to be landscaped with screen plantings consisting of evergreen species suitable to the climate of Bathurst and the micro-climate of the site. Such plantings should include shrubs, as well as trees of intermediate and taller height to maximise screening of the site;
 - (b) provision of an appropriate watering system to all landscaped areas;
 - (c) the retention of existing trees where practical;
 - (d) the accommodation of existing drainage lines and flows through the site; and
 - (e) the eastern face of all of the acoustic barriers is to be landscaped to achieve effective screening.

REASON: To ensure that the landscaping provided for the development helps to mitigate the visual and aural impact of the development in an effective way. (Section 90(1)(h) and (m) of the Environmental Planning and Assessment Act 1979, as amended.)

55. Landscaping (including installation of an adequate watering system) is to be carried out and maintained in accordance with the approved landscape plan to the satisfaction of the Parks Manager.

Note: The landscaping is to be completed prior to the occupation of the building.

REASON: To ensure that adequate landscaping is provided and maintained on the subject land. (Section 90(1)(m) of the Environmental Planning and Assessment Act, 1979, as amended.)

56. All landscaping areas (where appropriate) are to be separated from adjoining driveways, manoeuvring areas and parking areas, by a square kerb approximately 150 mm in height, to the satisfaction of the Director, Planning and Development.

Note: Alternate methods of construction, fences or other devices may be considered instead of a square kerb.

Reference: RD:KP:DA/1998/0154

Enquiries: Mr R Denyer 02 6333 6274

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REASON: To ensure that the landscaping is not damaged by vehicles driving onto the landscaped areas (Section 90(1)(m) of the Environmental Planning and Assessment Act, 1979, as amended.)

57. Provision is to be made in the building and on the site for:

- a) access to the building for people with disabilities in accordance with the Building Code of Australia;**
- b) toilet facilities for people with disabilities in accordance with the Building Code of Australia, and such toilet facilities shall be accessible to all persons working in, or using, the building; and**
- c) one motor vehicle parking space on the site for the exclusive use of people with disabilities in accordance with the Building Code of Australia,**

REASON: To provide for the use of the development by people with disabilities. (Section 90(1)(s) of the Environmental Planning and Assessment Act, 1979, as amended.)

58. The subject land is to be consolidated into one lot, to the satisfaction of the Director, Planning and Development.

Note: Evidence of registration of the consolidation is to be submitted to Council within six months of commencing operations.

REASON: Because the size and shape of the subject land, and the siting of the proposed buildings and works thereon, are such as to require that the land be consolidated. (Section 90(1)(f) of the Environmental Planning and Assessment Act, 1979, as amended.)

59. A final plumbing and drainage inspection is to be arranged and work is to be completed to the satisfaction of Council's Plumbing and Drainage Inspector prior to occupation of the building.

REASON: Because it is in the public interest that all work complies with the Australian Standard 3500 and the NSW Code of Practice "Plumbing and Drainage". (Section 90(1)(r) of the Environmental Planning and Assessment Act, 1979, as amended.)

Reference: RD:KP:DA/1998/0154
Enquiries: Mr R Denyer 02 6333 6274

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Mr Martin Svikis
19 July 2001

60. **The final survey plan is to show easements in gross to drain water in favour of Council over all storm water drains conveying roadwater, to the satisfaction of the Director, Planning and Development.**

Note 1: The width is to be greater than or equal to the surface width of the critical 100 ARI storm flows.

Note 2: Proof of registration of the easement is to be submitted to Council within six months of commencing operations.

REASON: Because those drainage works which are sited, or are to be sited, on the subject land should be protected by an easement. (Section 90(1)(f) of the Environmental Planning and Assessment Act, 1979, as amended.)

61. **The applicant is to obtain an occupation certificate pursuant to Section 109C of the Environmental Planning and Assessment Act 1979, from either Council or an accredited certifying authority prior to occupation of the building.**

NOTE: The issuing of an occupation certificate does not necessarily indicate that all conditions of development consent have been complied with. The applicant is still responsible for ensuring that all conditions of development consent have been complied with.

REASON: Because it is in the public interest that an occupation certificate be issued prior to occupation of the building. (Section 90(1)(r) of the Environmental Planning and Assessment Act 1979, as amended.)

62. **The final plan of survey is to show an easement for sewer over all lots affected and in favour of Council, complying with the following:**

- (a) for sewer mains of 150mm diameter, the easement is to be 3 metres wide with the main centrally located;**
- (b) for sewer mains of 225mm diameter, the easement is to be 4.5 metres wide with the main centrally located;**
- (c) for sewer mains of 300mm or greater diameter, the easement is to be 5 metres wide with the main centrally located.**

Reference: RD:KP:DA/1998/0154

Enquiries: Mr R Denyer 02 6333 6274

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REASON: Because those works referred to and which are sited, or are to be sited, on the subject land should be protected by an easement. (Section 90(1)(l) of the Environmental Planning and Assessment Act 1979, as amended).

63. **The final plan of survey is to show an easement for water service 1 metre wide within all lots and in favour of Council.**

NOTE: The water meter is to be centrally located within the easement.

REASON: Because those works referred to (including access works) and which are sited, or are to be sited, on the subject land should be protected by an easement. (Section 90(1)(l) of the Environmental Planning and Assessment Act 1979, as amended).

H. SITE OPERATION

64. **The building shall comply with the requirements of the Commonwealth Disability Discrimination Act, 1992 and the NSW Anti-Discrimination Act 1977.**

Notes:

The Disability Discrimination Act 1992 and the Anti-Discrimination Act 1977 provide that it is an offence to discriminate against a person in a number of situations. One example is that it is unlawful for a person who provides goods or services to discriminate against a person with disabilities by refusing to provide such goods or services or by not providing access to premises to enable person with disabilities to avail themselves of such goods or services. **IT IS THE OWNER'S RESPONSIBILITY TO ENSURE THAT THE BUILDING COMPLIES WITH THIS LEGISLATION.**

Until guidelines are produced by the Human Rights and Equal Opportunity Commission compliance with Part D3 of the Building Code of Australia - Access For People With Disabilities - will be deemed to meet the requirements for the provision of access for people with disabilities to Class 3, 5, 6, 7, 8 & 9 buildings. In respect to Part D3, the Building Code of Australia provides the objective that a building must be so designed and constructed that reasonable provision must be made in the design of the building, having regard to its use and location, to facilitate access and circulation by people with disabilities.

Reference: RD:KP:DA/1998/0154

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REASON: To ensure that people using the building are not discriminated against. (Section 90(1)(s) of the Environmental Planning and Assessment Act, 1979, as amended).

65. **Submission of an environmental management plan, for approval by the Director, Planning and Development, outlining site management practices to minimise impacts of the following: noise, dust, lighting and water quality.**

Note: This plan is to be submitted within 3 months of operations commencing on the site.

REASON: To ensure that the impact of the site's operations on the environment are minimised. (Section 90(1)(b) of the Environmental Planning and Assessment Act 1979, as amended).

66. **The premises are to be maintained in a clean and tidy condition at all times, to the satisfaction of the Director, Planning and Development.**

REASON: So that the development does not reduce the amenity of the area. (Section 90(1)(o) of the Environmental Planning and Assessment Act, 1979, as amended.)

67. **The construction of an enclosure or enclosures designed to screen and contain the garbage and other refuse likely to result from the operation of the development, while enabling access for removal by a garbage truck, all to the satisfaction of the Director, Planning and Development.**

REASON: So that the development does not reduce the amenity of the area. (Section 90(1)(o) of the Environmental Planning and Assessment Act, 1979, as amended).

68. **If any vehicles are to be washed on site, the vehicle wash area is to be designed and constructed (including roofing) such that waste water discharge into Council's sewer main is through an approved trade waste system and so that storm water, seepage or surface water does not enter the sewer.**

Note 1: The design of this facility, including the waste water discharge, is to be submitted to Council as part of the building application.

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Note 2: No vehicles are to be washed on site in the absence of such an area or outside such an area if one is available.

Note 3: "Vehicles", in this condition, includes any motor vehicle, trailer, items of mobile plant, and locomotives, rolling stock and wagons.

REASON: To prevent pollution of the Macquarie River. (Section 90(1)(b) of the Environmental Planning and Assessment Act, 1979 as amended.)

69. **The applicant is to submit to Council an overall strategy to control advertising for the development. This strategy is to be submitted for approval by the Director, Planning and Development prior to the occupation of the building.**

REASON: So that Council may adequately assess the impact of advertising for the development in line with the goals established in Council's adopted Outdoor Advertising and Directional Signs Development Control Plan. (Section 90(1)(a) of the Environmental Planning and Assessment Act 1979, as amended).

70. **The provision of signs within the development which restrict vehicle speeds over the unsealed container hardstand areas.**

REASON: To reduce the risk of noise and dust pollution. (Section 90(1)(b) and (h) of the Environmental Planning and Assessment Act 1979, as amended.)

71. **All vehicle access is only to occur via Littlebourne Street, Hampden Park Road and then Lee Street to the proposed rail terminal. No heavy vehicle access is to occur via White Rock Road or via that section of Lee Street between Littlebourne Street and White Rock Road.**

REASON: To minimise the impact of heavy vehicles on the road system and on existing developments in the area. (Section 90(1)(i), (j) and (h) of the Environmental Planning and Assessment Act 1979, as amended.)

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72. **The developer is to provide appropriate signage to clearly delineate the route to drivers of vehicles associated with the development. A plan showing the intended location, size and wording of proposed signage is to be submitted to the Director, Planning and Development for approval prior to the installation of any signs.**

REASON: To ensure that vehicles proceeding to the site do not interfere with the safety and efficiency of traffic movements on the road network. (Section 90(1)(j) of the Environmental Planning and Assessment Act 1979, as amended.)

73. **The developer is to ensure that no dust nuisance is caused to adjoining or nearby properties as a result of dust generated by the development, in particular, from the container storage area. If a dust nuisance does arise the developer is to undertake measures to reduce the dust eg. wetting down of container storage area by spray cart or sprinkler system, to the satisfaction of the Director, Planning and Development.**

REASON: To prevent the proposed development having a detrimental effect on the developments existing on the adjoining lands. (Section 90(1)(h) of the Environmental Planning and Assessment Act, 1979 as amended.)

74. **All earthworks, filling, building, driveways or other works, are to be designed and constructed (including stormwater drainage if necessary) so that at no time will any ponding of stormwater occur on adjoining land as a result of this development.**

REASON: To prevent the proposed development having a detrimental effect on the developments existing on the adjoining lands. (Section 90(1)(o) and (e) of the Environmental Planning and Assessment Act 1979, as amended).

I. POST DEVELOPMENT MONITORING

75. **The developer is to submit a written report to Council every year, commencing on the anniversary of the date of this consent, on the site's compliance with the Environmental Management Plan referred to in Condition 64.**

REASON: To ensure that the impact of the site's operations on the environment are minimised. (Section 90(1)(b) of the Environmental Planning and Assessment Act 1979, as amended).

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Enquiries: Mr R Denyer 02 6333 6274

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76. **Should Council determine, at its absolute discretion, that Lee Street between White Rock Road and Hampden Park Road should be closed as a consequence of the failure of heavy vehicle traffic to comply with the access requirements in this consent, the developer shall meet the full costs of all fees, charges and all road, construction and signage works associated with the closure.**

REASON: To safely provide for the increased traffic generated by this development. (Section 90(1) (j) of the Environmental Planning and Assessment Act 1979, as amended).

77. **The development shall be carried such that during operations the following noise criteria are satisfied at the times and locations specified.**

RECEIVER	PERIOD	MAX NOISE LIMIT – dB(A)
Location A Corner Hampden Park Road and Lee Street	Day	48
	Evening	37
	Night	36
Location B 21 White Rock Road	Day	41
	Evening	41
	Night	37
Location C 71 White Rock Road	Day	40
	Evening	43
	Night	38
Location D 96 White Rock Road	Day	40
	Evening	41
	Night	40
Location E 25 Lee Street	Day	46
	Evening	39
	Night	31

REASON: So that the development does not have an adverse effect on the amenity of the area in terms of noise emissions. (Section 890(1)(h) and (o) of the Environmental Planning and Assessment Act 1979, as amended).

78. **The applicant is to prepare a noise management plan for the site detailing**

Reference: RD:KP:DA/1998/0154

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- (a) the proposed noise attenuation devices (barriers, screens and landscaping etc) and management practices (hours of operation, loading and unloading practices etc) used to achieve the noise limits established in Condition 77;
- (b) the proposed measures to be taken to measure and monitor noise levels at the identified receivers; and
- (c) an appropriate timetable for the reporting of results of noise monitoring to Council as required by (b).

The noise management plan is to be submitted and approved by Council prior to the installation of any noise attenuation devices.

REASON: So that the development does not have an adverse effect on the amenity of the area in terms of noise emissions. (Section 890(1)(h) and (o) of the Environmental Planning and Assessment Act 1979, as amended).

79. The owner shall submit to Council an Annual Fire Safety Statement, each 12 months after the final safety certificate was issued. The certificate shall be on, or to the effect of, Council's Form 17 (copy attached).

REASON: Because it is in the public interest that the development provide an Annual Fire Safety Statement. (Section 90(1)(e) of the Environmental Planning and Assessment Act 1979, as amended).

Endorsement of date of determination: 19 July 2001

NOTE 1: Lapsing of consent. Unless a shorter period is specified in this notice, this consent will lapse if the development is not substantially commenced within five years of the date endorsed on this notice.

NOTE 2: Right of appeal. If you are dissatisfied with this determination, Section 97 of the Environmental Planning and Assessment Act 1979 (unamended) gives you the right of appeal to the Land & Environment Court within 12 months of the date endorsed on this notice.

NOTE 3: See **attached** sheet for explanatory notes.

NOTE 4: For modification of Development Consent, the fee will be 30% of the original fee, rounded to the nearest dollar.

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Enquiries: Mr R Denyer 02 6333 6274

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19 July 2001

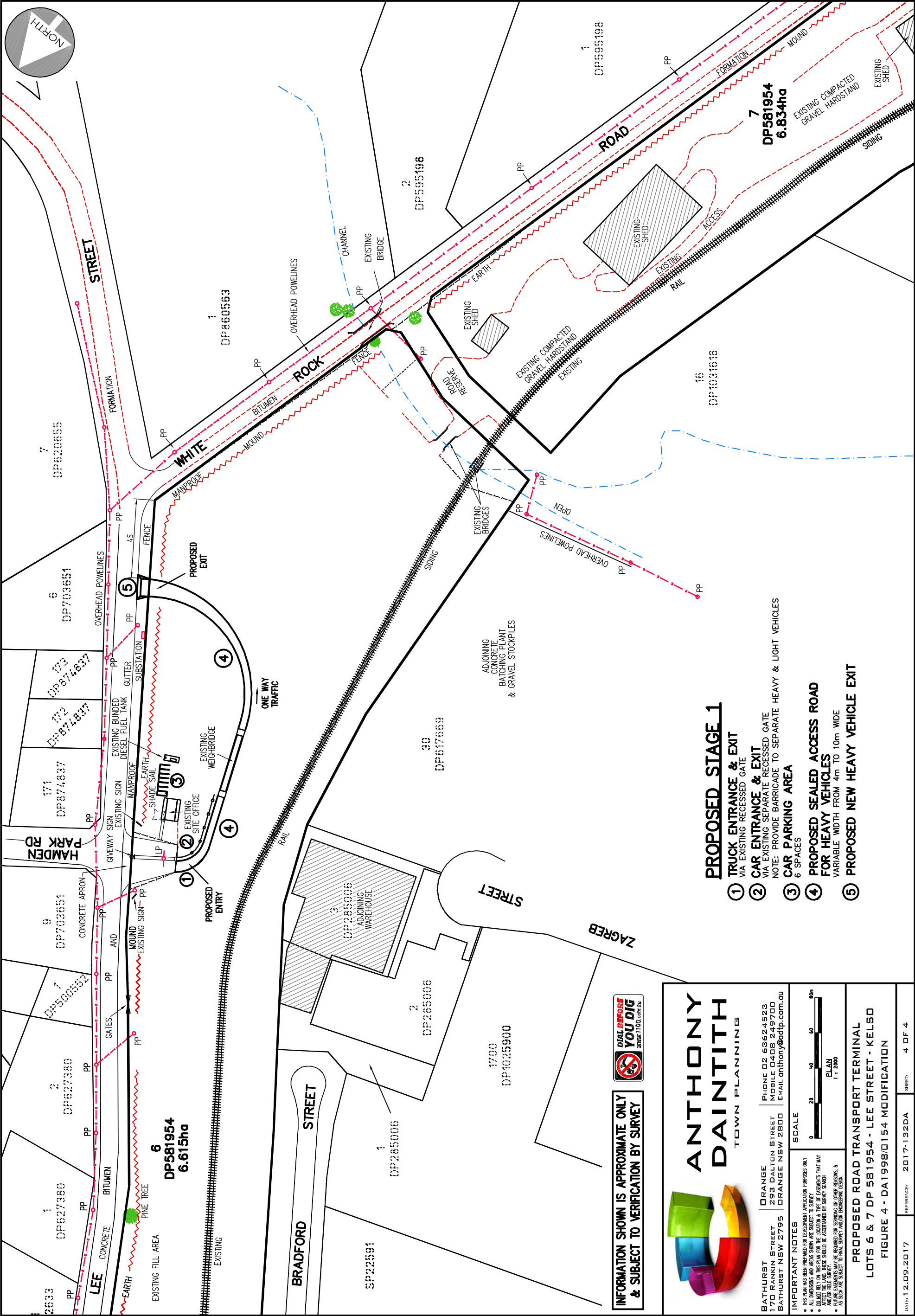
NOTE 5: All monetary conditions are reviewed annually.



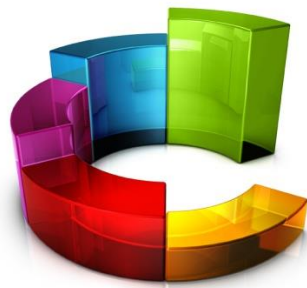
P Perram
GENERAL MANAGER

Reference: RD:KP:DA/1998/0154
Enquiries: Mr R Denyer 02 6333 6274









**ANTHONY
DAINTITH**
TOWN PLANNING

DA 1998/0154 - MODIFICATION STATEMENT OF ENVIRONMENTAL EFFECTS



PROPOSAL: Intermodal Transport Terminal (Construction of a new access)

ADDRESS: 95 Lee Street, Kelso

DATE: 13 September 2017



PROPOSAL: Intermodal Transport Terminal - Modification

CLIENT: Asciano Properties Operations Pty Ltd

Anthony Daintith Town Planning Pty Ltd
ABN 46 121 454 153
ACN 121 454 153

Contact: 170 Rankin Street, Bathurst
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QUALITY ASSURANCE

This document has been prepared, checked and released in accordance with the Quality Control Standards established by Anthony Daintith Town Planning.

Version	Date	Description	By
1.0	13/9/2017	Approved	AD

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A handwritten signature in dark ink, appearing to read "AD", is positioned above the printed name and date.

This document has been authorised by

Anthony Daintith (Principal)
 Date: 13 September 2017



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Proposal: Modification Application – Construction of New Access (DA 1998/154)
95 Lee Street, Kelso

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1 BACKGROUND

1.1 INTRODUCTION

Anthony Daintith Town Planning (ADTP) has been engaged to prepare a Statement of Environmental Effects (SOEE) to support an application to modify DA 1998/0154 which granted consent for the development of an intermodal transport terminal on the subject land.

The purpose of the modification application is to construct a new access onto Lee Street.

It is considered that the proposed modification is consistent with the provisions of Section 96(1A) of the *Environmental Planning and Assessment Act 1979* as the proposed modification is of minimal environmental impact and the development to which the consent as modified relates is substantially the same development as the development for which the consent was originally granted.

The purpose of this document is to:

- Describe the existing environment;
- Outline the proposed development;
- Consider relevant statutory matters; and
- Make conclusions and recommendations for Councils consideration.

The development application consists of the following components:

- Completed Application form;
- Statement of Environmental Effects;
- Site Plans.

1.2 APPLICANT AND OWNER

The applicant is Asciano Properties Operations Pty Ltd C/- Anthony Daintith Town Planning.

The registered owner of the subject land is Asciano Properties Operations Pty Ltd.

The owners have provided their written consent to the lodgement of the Development Application.



2 SUBJECT LAND

2.1 LOCATION AND TITLE

The subject land is identified as 95 Lee Street, Kelso. Refer to **Figures 1 & 2** which depicts the site within the locality.

The land title description is:

Table 1: Land Title Details

Lot	Deposited Plan
6	581954

2.2 GENERAL SITE DESCRIPTION

Topography

The site is relatively flat.

Vegetation

The site is generally cleared of vegetation.

Waterways

There are no water courses traversing the site.

Buildings

There is a small office building on the site.

Photos 1 & 2 provide a visual representation of the property.

Figure 2: Aerial Photo





Photo 1: Current entrance to the site and site office



Photo 2: Subject land looking south



**Proposal: Modification Application – Construction of New Access (DA 1998/154)
95 Lee Street, Kelso**

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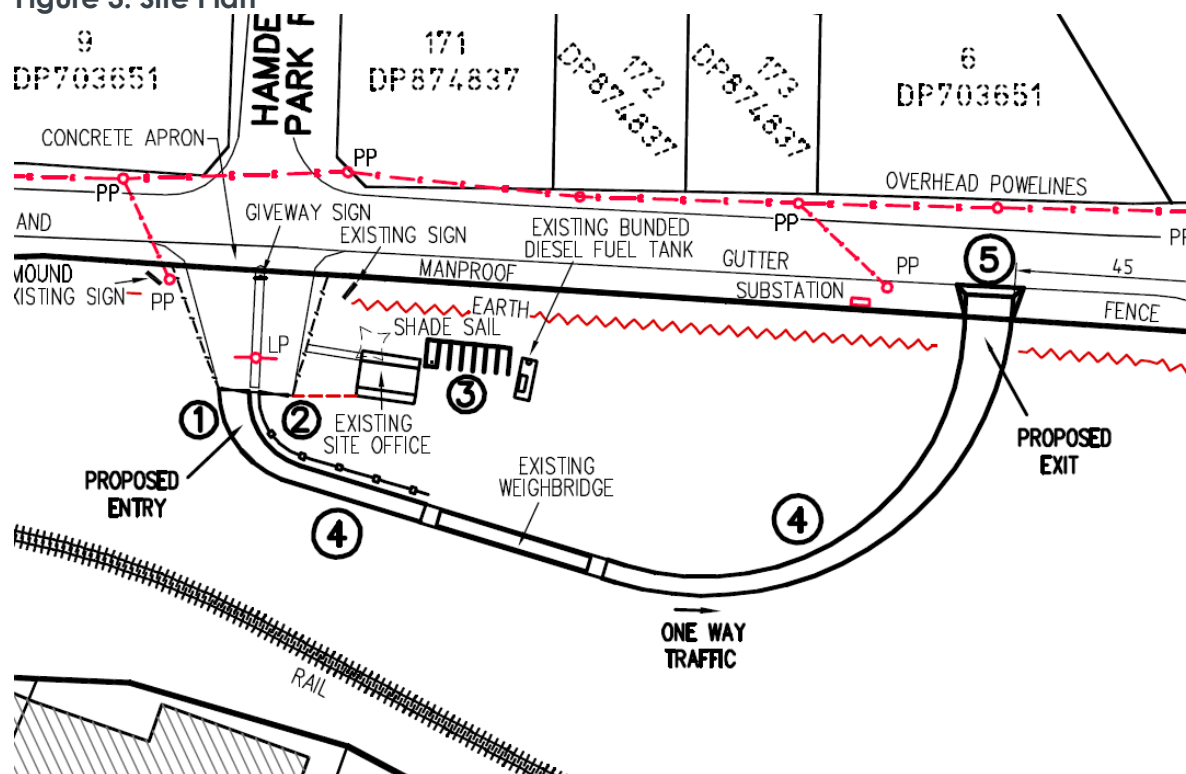
Photo 3: Location of new access onto Lee Street





The revised proposal will facilitate the “one way” direction of heavy vehicles through the site. Vehicles will continue to enter the site via the existing access point (adjacent to the intersection of Lee Street and Hampden Park Road. It is proposed that the internal road will be bitumen sealed with concrete access crossing provided. A break in the earth wall will be required to enable access back onto Lee Street. All heavy vehicles exiting the site at this new access point will turn left and then right onto Hampden Park Road (as per the approved management plan). No heavy vehicle will be permitted to turn right at this point and head south (on either Lee Street or White Rock Road). The new access will be constructed to Councils standard industrial access specification.

Figure 3: Site Plan





4 TOWN PLANNING CONSIDERATIONS

In determining the application, Council must take into consideration the relevant matters under Section 79C (1) of the *Environmental Planning and Assessment Act, 1979*.

79C Evaluation

(1) Matters for consideration—general

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

- (a) *the provisions of:*
 - (i) *any environmental planning instrument, and*
 - (ii) *any draft environmental planning instrument that is or has been placed on public exhibition and details of which have been notified to the consent authority (unless the Director-General has notified the consent authority that the making of the draft instrument has been deferred indefinitely or has not been approved), and*
 - (iii) *any development control plan, and*
 - (iiia) *any planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F, and*
 - (iv) *the regulations (to the extent that they prescribe matters for the purposes of this paragraph),
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; and*
- (e) *the public interest.*



SECTION 79(C) ASSESSMENT

(a)(i) The provisions of any environmental planning instrument

LOCAL ENVIRONMENTAL PLANS

BATHURST REGIONAL LOCAL ENVIRONMENTAL PLAN 2014

Applicable LEP Clauses

Zone IN1 General Industrial

1 Objectives of zone

- To provide a wide range of industrial and warehouse land uses.
- To encourage employment opportunities.
- To minimise any adverse effect of industry on other land uses.
- To support and protect industrial land for industrial uses.
- To enable development that serves the needs of the workforce.
- To promote development that will protect the scenic qualities and enhance the visual character of the entrances to the city of Bathurst.

2 Permitted without consent

Environmental protection works; Extensive agriculture; Home-based child care; Home businesses; Home occupations; Intensive plant agriculture; Roads

3 Permitted with consent

Depots; Food and drink premises; Freight transport facilities; Funeral homes; General industries; Hotel or motel accommodation; Industrial training facilities; Kiosks; Light industries; Neighbourhood shops; Rural supplies; Secondary dwellings; Warehouse or distribution centres; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Camping grounds; Caravan parks; Commercial premises; Eco-tourist facilities; Exhibition homes; Exhibition villages; Forestry; Hazardous industries; Hazardous storage establishments; Offensive industries; Offensive storage establishments; Residential accommodation; Tourist and visitor accommodation



Figure 4: Bathurst Regional LEP - Zoning Map



Comment

The subject land is zoned IN1 General Industrial under the provisions of the Bathurst Regional Local Environment Plan 2014.

The proposed modification is permitted with consent –as detailed throughout this report, the modified development can generally be shown to be consistent with the relevant objectives of the zone.

STATE ENVIRONMENTAL PLANNING POLICYS

STATE ENVIRONMENTAL PLANNING POLICY NO 55—REMEDIATION OF LAND

Council must consider Clause 7 of the SEPP when determining a Development Application:

7 Contamination and remediation to be considered in determining development application

- (1) A consent authority must not consent to the carrying out of any development on land unless:
- (a) it has considered whether the land is contaminated, and
 - (b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and
 - (c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.

Comment

**Proposal: Modification Application – Construction of New Access (DA 1998/154)
95 Lee Street, Kelso**

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The potential for contamination appears minimal. In terms of potential soil contamination, the subject land has been evaluated for:

- Evidence of previous mining activity;
- Evidence of existing and previous dip sites and other associated infrastructure;
- Evidence of orcharding or any other horticultural activities; and
- Vegetative and other features which could indicate possible soil contamination.

Accordingly, it is recommended that a detailed investigation is not necessary or warranted in this instance.

(a)(ii) Any draft environmental planning instrument

There are no draft environmental planning instruments applicable to the subject land.

(a)(iii) Any development control plan

BATHURST DEVELOPMENT CONTROL PLAN 2014

Table 2: DCP Analysis – Industrial

Clause	Heading	Comment
5.1.1	Land to which this section applies	The land is zoned IN1 General Industrial.
5.2	Siting Considerations	No buildings are proposed as part of this modification application.
5.3	Soil and Water Management	Appropriate erosion and sediment controls to be implemented in the construction of the new internal road, break in the wall and construction of the new access onto Lee Street.
5.4	Building Design Standards – Zone B5 Business Development	Not applicable.
5.5	Height of Buildings – Bathurst Conservation Area – Zone B3 – Commercial Core	Not applicable.
5.6	Parking, Access and Manoeuvring Areas	No additional car parking is required as a result of the modified proposal to facilitate the construction of the proposed exit onto Lee Street. Carparking for staff is provided adjacent to the existing site office.
5.7	Clean Business and Industry	Appropriate erosion and sediment controls to be implemented in the construction of the new internal road, break in the wall and construction of the new access onto Lee Street.



		<p>No trade waste agreement is considered necessary.</p> <p>There are no significant identified negative noise impacts as a direct result of the proposed modified development (within an industrial area) - accordingly a Noise Impact Assessment is not considered to be warranted in this instance.</p> <p>The breaking of the earth mound opens to the north east towards industrial development in Lee Street and Hampden Park Road (the opening of the earth mound to facilitate the new exit faces away from residential receptors down to the south off White Rock Road – accordingly it is anticipated that there will be no additional impact on these properties).</p> <p>There are no proposed changes to the approved operational conditions as part of the original approved application as part of this modified proposal.</p>
5.8	Open Space and Fencing	<p>All loading/unloading, storage, garbage and open work areas are located behind the existing earth mound.</p> <p>There is existing landscaping around the site.</p> <p>Security fencing is constructed around the perimeter of the site.</p>
5.9	Neighbourhood shopping centres	Not applicable
9.2	Land Resources	No issues with respect to steep slopes, soil salinity, and removal of native vegetation, permanent inundation and rock outcrops have been identified on the site.
9.3	Riparian Land and Waterways	There are no watercourses on the site.
9.4	Biodiversity	There is no identified threatened species or critical habitat on the subject land.
9.5	Groundwater	It is considered that the proposed modified development on the site will not have an adverse impact on groundwater.
9.6	Flooding	The land is not flood liable.
9.7	Bushfire Prone Land	Not applicable.
9.8	Flora and Fauna Surveys	Not considered necessary for this development on extensively disturbed and developed lands.
9.9	Sustainable Building Design and Energy Efficiency	No new building work is proposed.
12	Signage and Colour Schemes	No new signage is proposed at this time.
14	Car parking	Refer to comments above.

**(a)(iia) Any Planning Agreements**

There are no known planning agreements affecting the property.

(a)(iv) Any matters prescribed by the regulations:**Government Coastal Policy**

Not applicable to Bathurst LGA.

Building Demolition

Not applicable.

Upgrading of Buildings

Not applicable.

Fire Safety

Not applicable.

Temporary Structures

Not applicable to this proposal.

Deferred Commencement Consent

Not applicable to this proposal.

Modification or Surrender of Development Consent or Existing Use

Not applicable.

Ancillary Development

Not applicable to this proposal.

BASIX

Not applicable to this proposal.



(b) The likely impacts of the development:

CONTEXT AND SETTING

The surrounding area is generally characterised industrial development.

The modified proposal is considered compatible with the surrounding area and will have minimal impact in regards to:

- Impacts on adjacent properties and land uses; and
- Interruptions of important views and vistas.

The proposal is within the context of the locality and Council's current planning provisions.

ACCESS AND TRANSPORT

The revised proposal will facilitate the "one way" direction of heavy vehicles through the site. Vehicles will continue to enter the site via the existing access point (adjacent to the intersection of Lee Street and Hampden Park Road. It is proposed that the internal road will be bitumen sealed with concrete access crossing provided. A break in the earth wall will be required to enable access back onto Lee Street. All heavy vehicles exiting the site at this new access point will turn left and then right onto Hampden Park Road (as per the approved management plan). No heavy vehicle will be permitted to turn right at this point and head south (on either Lee Street or White Rock Road). The new access will be constructed to Councils standard industrial access specification

There will be no additional traffic generation as a result of this modified proposal – rather the new access point will enable the more efficient movement of heavy vehicles through the site and then leave via the designated access routes.

There is adequate car parking allocation on the site. The modified proposal will have no impact on creating additional demand for car spaces.

PUBLIC DOMAIN

It is considered that the development will have a negligible impact on the public domain in terms of:

- Public recreational opportunities in the locality;
- Amount, location, design, use and management of public spaces in and around the development; and



- Pedestrian linkages and access between the development and public areas.

UTILITIES & SERVICES

Electricity

No change as a result of the modified proposal.

Telephone

No change as a result of the modified proposal.

Water

No change as a result of the modified proposal.

Sewerage

No change as a result of the modified proposal.

Stormwater

No change as a result of the modified proposal.

HERITAGE

There are no listed heritage items on the subject land.

FLORA AND FAUNA

No vegetation removal is necessary. There is existing landscaping in place as a result of the original approval.

The land is not considered a critical habitat nor is there any threatened species on the subject land.

ENERGY

There is no new building work proposed.

NOISE AND VIBRATION

There are no significant identified negative noise impacts as a direct result of the proposed modified development (within an industrial area) - accordingly a Noise Impact Assessment is not considered to be warranted in this instance.



The breaking of the earth mound opens to the north east towards industrial development in Lee Street and Hampden Park Road (the opening of the earth mound to facilitate the new exit faces away from residential receptors down to the south off White Rock Road – accordingly it is anticipated that there will be no additional impact on these properties).

There are no proposed changes to the approved operational conditions as part of the original approved application as part of this modified proposal.

NATURAL HAZARDS

It is considered that the land is not affected by bushfire, flood, subsidence or any other known hazard.

AMENITY

The proposed modified development (new access onto Lee Street) is considered to be compatible with the existing and likely future character and amenity of the industrial locality.

Dust impacts will be reduced as a result of the sealing of the driveway areas.

Any lighting will be baffled to ensure that there is no light spillage.

There are no issues in relation to privacy and overshadowing as part of the proposal.

It is noted that the site is located within an industrial area which receives a heavy traffic already. There is no proposal to increase the approved volume of material on the site as part of this modified proposal.

There have been no issues identified in relation to the supply of water and the disposal of sewage and stormwater.

Due to the nature of the proposal, issues surrounding energy efficiency and waste management are not significant.

SOILS

It is considered that the development will have a negligible impact on soil conservation.

There are no known soil qualities (erodibility, permeability, expansion/contraction, fertility/productivity, salinity, acidity) that have had any impact on the design of the new access (in accordance with Councils standard industrial access specification).



The subject land is not known for any instability such as subsidence, slip and mass movement.

Obviously there will be the need to move soil to facilitate the construction of the new access. As the land is relatively flat, the movement of soil will be minimised where possible. Erosion and Sediment control measures will need to be installed prior to the commencement of earth works and will need to be maintained throughout until the site is recovered, in accordance with the Council guidelines.

POTENTIAL CONTAMINATION

See comments under SEPP 55 – Remediation of Land.

SAFETY, SECURITY & CRIME PREVENTION

No specific safety or security measures are proposed to be implemented as part of the proposed modified development.

SOCIAL & ECONOMIC IMPACTS IN THE LOCALITY

The likely social and economic impacts of the modified development is considered negligible.

CONSTRUCTION

Any construction work will be undertaken in accordance with Councils conditions of consent and standard access specifications.

Construction impacts are not anticipated to have an adverse impact on the locality. Works would occur during daytime hours, thus not impacting on the local amenity. The site would have temporary containment fencing erected and signage to warn and exclude the public from entering the site during the construction phase.

Erosion and sedimentation control measures would be developed and implemented during construction to minimise any erosion and sedimentation at the site. All disturbed areas rehabilitated as soon as practical

All waste generated during construction would be taken and disposed of at Council's Waste Disposal Facility.

All construction machinery would be fitted with appropriate muffling devices to limit noise generation during construction. The construction period would be for a limited period, and thus any impacts would be limited to that time frame.



CUMULATIVE IMPACTS

It is considered there will be no negative cumulative impacts as a result of the proposed modified development.

(c) Suitability of the site for the development

Does the proposal fit in the locality?

- There are no constraints posed by surrounding area to render the proposal prohibitive;
- The proposal is complimentary to the surrounding land use pattern and zoning;
- It is considered that the proposal will not create any unmanageable access or transport concerns in the locality;
- No impact on public spaces will eventuate as a result of the proposal proceeding;
- No upgrading to services is required (are already connected);
- There are no issues in relation to air quality and microclimate (this will be improved as a result of the sealing of the internal road); and
- There are no identified surrounding hazardous land uses or activities.

Are the site attributes conducive to development?

It is considered that the site is conducive to the subdivision based on the following:

- The site is not affected by any known natural hazards;
- There are no heritage considerations;
- There is no known soil characteristics that would render the proposal prohibitive; and
- There are no known flora and fauna considerations that will have an impact on the proposal.

(d) Any submissions

The application may be notified to adjoining neighbours for comment.

(e) The public interest

The proposed modified development is considered to be only of minor interest to the wider public due to the relatively localised nature of potential impacts. It is believed that by the imposition of appropriate conditions of consent and the safeguards discussed in this report, potential impacts would be modest.



5. CONCLUSION

This report includes an analysis of the existing environment, details of the proposed development and consideration of applicable statutory requirements.

Based upon the investigations of the modified proposal it can be concluded that:

- The impacts upon or by surrounding development will not be altered significantly as a result of the new access proceeding;
- The topography of the site can accommodate the proposal;
- There will be no additional traffic generation;
- Utilities and services are already connected to the site;
- Dust impacts reduced as a result of the sealing of the internal road;
- The proposal is consistent with the objectives and provisions of Councils relevant planning documents.

The proposal is considered to be acceptable in terms of Section 79C of the *Environmental Planning and Assessment Act 1979* (as amended) and potential impacts are expected to be minor.

Accordingly, it is recommended that the Modification Application be approved subject to appropriate standard conditions.

1998/154-08/007



Modification to the consent for intermodal transport terminal
Montgomerie to: council
Cc: daniel.dwyer

09/10/2017 10:07 AM

Dear Council

Thank you for the opportunity to provide comment on the above proposal.

Attached is our letter of objection and alternative proposal to the proponents proposed modification.

Regards

Peter & Jennifer Montgomerie
73 White Rock Road
White Rock NSW 2795
02 63316993



- DA 1998-0154 modification.pdf

73 White Rock Road
White Rock NSW 2795
2nd October 2107

The General Manager
Bathurst Regional Council
Private Mail Bag 17
Bathurst NSW 2795

Re DA Modification for Intermodal Transport Terminal
DA 1998/0154

Dear Mr Sherley

My wife and I must convey our objection to the proposed new exit to the above site and the "opening/breaching" of the earth sound mound on the corner of Lee Street and White Rock Road as detailed in the proposal.

Our concerns are that as per the original Dick Benbow noise report for the site this area was one of the higher noise concentrations and a suitable sound attenuation mound was recommended. The current proposal is now to "open/breach" the current earth mound and effectively let the sound to "escape/dissipate" into the environment.

Although we appreciate the current DA sound restrictions remain in place one must ask has any new sound modelling been carried out to prove the opening can be justified against the previous noise report.

Also what noise monitoring is proposed by the proponent to ensure the DA limits are not exceeded. It would be unfair to nearby residents, Scots School and industrial owners to have to complain after the event if noise levels have been exceeded and also to the proponent to have the mound "closed" again.

It seems inappropriate that a previous report recommends and details a sound mound and now it is proposed to be disregarded.

A much better option would be to continue the proposed exit back in a loop and exit at the current approved entry/exit location. This option would be of minimal cost and not involve breaching the current sound mound. It appears there is adequate room on site to accommodate a loop.

The proposed location of the exit we believe may have to be repositioned further south on Lee Street if approved due to the existing location of a Telecom/NBN pillar and box.

The proposed location shown we believe is very close to the White Rock intersection and has very

little sight distance for vehicles turning left from White Rock Road onto Lee Street. With the current earth mound wrapping the fence around the corner visibility is very restricted.

Any truck exiting the site would be travelling very slow and vehicles approaching it from the intersection would have minimal safe stopping distance.

Has this proposal been approved by, or referred to the traffic committee?

We in summary believe this proposal should not be approved due to the above potential safety and noise issues.

In lieu of the proposal it is suggested an internal loop road is a far better option for the proponent.

Thanking for your consideration of the above.

Yours faithfully

Peter & Jennifer Montgomerie

E.R. and V.S. Lehner
99 White Road Road
WHITE ROCK NSW 2795
Tel. No. 6334 2452

Mr.R Denyer
Planning & Building Services
Bathurst Regional Council
Civic Centre
158 Russell Street
Bathurst NSW 2795

BATHURST REGIONAL COUNCIL

11 OCT 2017

9 October 2017

REF. 1998/154-08/008

Dear Mr Denyer,

**RE: OBJECTION to Modification to Development Application No 1998/154 Proposed Development:
Intermodal transport terminal**

Premises: Lot 5 DP 581954, Lot 6 DP 581054 Lots 7 DP 581954 95 Lee Street KESLO

Name of Application: Asciano Properties Operations Pty Ltd

We have studied the proposed modification (additional exit) to the Transport Terminal

We are perplexed by the casual approach taken by the applicant. It is almost as if to say, we have approval and any alteration will automatically be approved by Council.

The proposed additional exit to Lee Street is much too close to the intersection with White Rock Road. Exiting vehicles will obscure any oncoming traffic. Frequently heavy vehicles are parked on this side of Lee Street, making visibility more restricted with exiting trucks having to move further into Lee Street. White Rock Road has become a busy road as more property owners have several cars. There are also trade and delivery vehicles not to mention heavy trucks using a storage facility off White Rock Road.

Who is policing the left hand turn only rule?

If one way traffic is required, the new exit has to be moved much further towards Hampton Park Road and the exit has to be angled to prevent any vehicle exiting from turning right into Lee Street.

The better option would be to create an internal loop road.

This option would eliminate the breaking of the existing noise barrier (earth mount) thus saving cost of excavating and constructing a new heavy duty crossing with gates and lighting. The money saved can be spent on sealing the loop road. There should be no requirement for any approval as the existing entry and exit opposite Hampton Park Road will be used.

We hope the Council can persuade the applicant to reconsider the position.

Thanking you in anticipation of a positive outcome,

Yours sincerely,

E. R. Lehner

V.S. Lehner

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10 OCT 2017

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DEPBS-R

BATHURST REGIONAL COUNCIL

11 OCT 2017

R Denyer
 Planning & Building Services
 Bathurst Regional Council
 Civic Centre
 158 Russell Street
 Bathurst NSW 2795

REF 1998/154-08/009

8 October 2017

Dear Mr. Denyer,

RE: OBJECTION to Modification to Development Application No 1998/154
Proposed Development: Intermodal transport terminal
Premises: Lot 5 DP 581954, Lot 6 DP 581054 Lots 7 DP 581954 95 Lee Street
KELSO
Name of Application: Asciano Properties Operations Pty Ltd

Further to your letter dated 25 September 2017, we write on behalf of the members of the White Rock Progress Association to object to the proposed to the above captioned Development Application modification, as follows:

1. The views to and the views from surrounding land

The proposed truck exit is only 45m from the intersection of Lee Street and White Rock Road. The proposed breach in the earth wall will be visible from the intersection of Lee Street and White Rock Road, Lee Street and Alec Lamberton Field. The proposed breach in the earth wall will unnecessarily expose views of industrial activities to road users, residents and visitors.

The proposed *modification* is inconsistent with the beautification project at Alec Lamberton Field and around the intersection of Lee Street and White Rock Road.

The proposed modification is inconsistent with the historical ambience of the White Rock area.

2. Potential overshadowing of surrounding land

NIL.

3. Privacy of surrounding land

NIL.

WHITE ROCK PROGRESS ASSOCIATION
 527 White Rock Road
 White Rock NSW 2795

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4. Potential noise transmission to the surrounding land

The proposed *modification* will significantly diminish the effectiveness of the noise containment and suppression provided by the earth wall.

The Association disagrees with the unsubstantiated assertions contained in the document entitled DA 1998/0154 – Modification – Statement of Environmental Effects (the Statement) at page 18 of 22 “Noise and Vibration”.

The proposed *modification* will concentrate the operation of “heavy vehicles”, together with the noise and vibration associated with start/stop operations.

The Association does not agree that “a Noise Impact Assessment is not ... warranted” (refer to the Statement page 18 Noise and Vibration).

The Association does not agree that the opening of the earth wall will not impact “residential receptors down to the south off White Rock Road”.

5. The likely visual impact of the proposed building in relation to the streetscape

The proposed modification is located 45m from the intersection of Lee Street and White Rock Road. The truck exit will be clearly visible by motorists, walkers and bike riders using Lee Street and White Rock Road.

Such modifications are incompatible with the beautification projects associated with the development of Alec Lamberton Field and the beginning of White Rock Road.

6. Any other issues

Safety: The proposed truck exit is located just 45m from the intersection of Lee Street and White Rock Road. Currently, trucks parked in the vicinity of the proposed truck exit significantly reduce the visibility of oncoming traffic for motorists and cyclists turning from White Rock Road onto Lee Street when travelling towards O’Connell Road.

White Rock Road is part of a school bus route. Any modifications that impact negatively upon the visibility of oncoming traffic on Lee Street are not acceptable to the Association.

WHITE ROCK PROGRESS ASSOCIATION
527 White Rock Road
White Rock NSW 2795

2

Alternative design: The entry gates to the existing facility provide both entry and exit gates. The Association suggest that the existing combined entry / exit point is retained and that the proposal be amended to incorporate an internal sealed loop road connected to the entry / existing exit gate. Such a design will:

- (a) move the exit point further away from the intersection of Lee Street and White Rock Road;
- (b) not require the breach of the noise/vibration containing earth wall, and
- (c) make for easier access to Hampden Park Road.

Conclusion:

The Association requests that the Bathurst Regional Council:

1. reject the captioned *modification* in its present form,
2. require the Applicant to conduct a Noise Impact Assessment by a suitably qualified person(s), and
3. require the Applicant to submit amended plans which utilise the existing combined entry / exit facilities.

The Association supports any means:

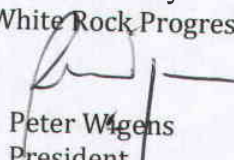
- a. by which dust, noise and vibration is contained;
- b. by which the weeds on the earth wall are managed and controlled, and
- c. any development associated with the industrial area is compatible with Council approved beautification and development projects at Alec Lamberton Field and White Rock Road.

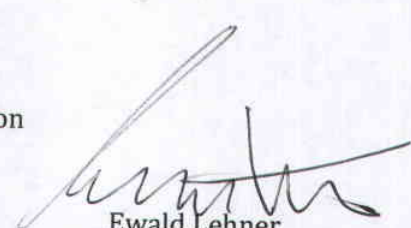
Finally, we enclose Declaration – Political Donations and Gifts.

We look forward to your reply.

Yours sincerely

White Rock Progress Association


Peter Wagens
President
Encl.


Ewald Lehner
Vice-President

WHITE ROCK PROGRESS ASSOCIATION
527 White Rock Road
White Rock NSW 2795

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About the White Rock Progress Association

The White Rock Progress Association is a registered Society that represents the residents of White Rock and the Blue Ridge estate.

The Association seeks to improve the local area through consultation and cooperation with local and state government authorities.

Our primary focus is on the:

- health and safety of the residents;
- improvement of essential and support facilities;
- maintenance of roads;
- protection of the environment;
- beautification of the area, and
- maintenance of our historical heritage.

Please refer all inquiries to:

The Secretary
White Rock Progress Association
527 White Rock Road
White Rock NSW 2795

WHITE ROCK PROGRESS ASSOCIATION
527 White Rock Road
White Rock NSW 2795



Civic Centre:
158 Russell Street
Correspondence:
Private Mail Bag 17
BATHURST NSW 2795

Telephone 02 6333 6111
Facsimile 02 6331 7211
council@bathurst.nsw.gov.au
www.bathurst.nsw.gov.au

OFFICE USE ONLY

DISCLOSURE STATEMENT OF POLITICAL DONATIONS AND GIFTS

A disclosure statement of a reportable political donation or gift must accompany a planning application of submission if the reportable donation or gift is made within 2 years before the application or submission is made. If the donation or gift is made after the lodgement of the application a disclosure statement must be sent to the relevant consent or approval authority within 7 days after the donation or gift is made.

Name of the person/company making donation or gift	WHITE ROCK PROGRESS ASSOCIATION
Residential address or registered/official office address	527 White Rock Road, WHITE ROCK, NSW 2795
ABN if not an individual	N/A
Address of the Development Proposal	Lot 5 DP 581954, Lot 6 DP 581954, Lot 7 DP 581954 95 Lee Street KELSO
Date application lodged	13 September 2017 (DA 1998/0154 - Modification)
Consent of Approval Authority	Bathurst Regional Council
Person's interest in the application (please tick appropriate box)	<input type="checkbox"/> Applicant <input type="checkbox"/> Person with financial interest Explain <input checked="" type="checkbox"/> Person making submission in opposition <input type="checkbox"/> Person making submission in support
Name of Person to Benefit from the Donation	NO DONATIONS MADE
Date of Donation	N/A
Amount of Donation*	NIL
Name of the Person to Whom Gift is Made	NO DONATIONS MADE
Date Gift Made	N/A
Amount or Value of Gift*	NIL

A reportable political donation is a donation of:

- \$1,000 or more made to or for the benefit of the party, elected member, group or candidate; or
- \$1,000 or more made by a major political donor to or for the benefit of a party, elected member, group or candidate or made to the major political donor; or
- Less than \$1,000 if the aggregated total of the donations made by the entity or person to the same party, elected member, group, candidate or person within the same financial year (ending 30 June) is \$1,000 or more.

The information on this form is being collected to allow Council to process your application and/or carry out its statutory obligations. All information collected will be held by Council and will only be used for the purpose for which it was collected. An individual may view their personal information and may correct any errors.

Meeting type:	POLICY COMMITTEE		
MeetingDate:	01/11/2017		
Minute Section:	DISCUSSION FORUM - DEVELOPMENT APPLICATION SUBMISSIONS	Section Number	12
Minute Status	Released		
Minute Security:	Standard		
SubSection:	DISCUSSION FORUM - DEVELOPMENT APPLICATION SUBMISSIONS	SubSection Number:	12
Created By:	Sally Moore/BathurstCC	Division Required:	
Subject:	MODIFICATION TO DEVELOPMENT APPLICATION NO. 1998/0154 - DEVELOPMENT OF AN INTERMODAL TRANSPORT TERMINAL AT 95 LEE STREET, KELSO. APPLICANT: ASCIANO PROPERTIES OPERATIONS PTY LTD. OWNER: ASCIANO PROPERTIES OPERATIONS PTY LTD		
Item Number:	1		
File Number:	(1998/0154)		
Minute Number:	15		
Moved By:	Nil	Seconded By:	Nil

Resolution: Discussion included:

Peter Wiggins – White Rock Progress Association President - thanked Council for support over recent years. Referred to submissions made, objects to the modification on a number of issues. Noise containment will be impeded, document includes unsubstantiated claims (noise/vibration). A noise impact assessment is warranted, noise receptors on White Rock Road will be impacted, inconsistent with vegetation management, safety concerns. The opening is too close to intersection of Lee Street and White Rock Road. There are alternatives to the design, asks Council to reject modification. Reduction in dust, noise and reduction in weeds is supported. Referred to impact on Alec Lamberton Field. In support of operations but not the proposal.

Peter Montgomery – White Rock Road resident - have submitted an objection with similar concerns as previously raised. Noise issues are a concern, the proposed exit is unsatisfactory, a loop road could be provided on site. The Sound barrier that exists should be maintained.

Anthony Daintith – for applicant - spoke to purpose of application, it is only for access, no other changes to Development Application are proposed. The new access will be sealed and traffic will only be allowed to turn left. Spoke to submissions made and noted access requirements of Council are met. The breach in sound wall will not impact visual impact. Further, this is an industrial area and so expect industry. Internal loop road has not worked with the three previous lessees, it is a safety issue, the site is not large enough to facilitate this. A one way sealed roadway will enhance the safety of the site as it clearly separates various functions. In regards to noise, the operation will meet all requirements of the site and understands the requirement. The site has not been used for 18 months, operator keen.

Edwald Lehner – White Rock Road resident - the proposed exit is very close to Lee Street and White Rock Road intersection. Visibility is poor. Expressed concerns at vehicles turning right. Move exit closer to Hampden Park Road and angled so can only turn left out

2 of 2

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of the site.

Precis:

Mr Mayor, Councillors, staff, general public

Thankyou for the opportunity to address the Council today to discuss the proposed modification to DA 1998/154 which approved an intermodal transport terminal at 95 Lee Street, Kelso. The purpose of the modification application is to seek Council consent for the construction of a new access onto Lee Street. There is no other aspect of the development consent that is proposed to be modified.

The revised proposal will facilitate the "one way" direction of heavy vehicles through the site. Vehicles will continue to enter the site via the existing access point (adjacent to the intersection of Lee Street and Hampden Park Road. It is proposed that the internal road will be bitumen sealed with concrete access crossing provided. A break in the earth wall will be required to enable access back onto Lee Street. All heavy vehicles exiting the site at this new access point will turn left and then right onto Hampden Park Road (as per the approved management plan). No heavy vehicle will be permitted to turn right at this point and head south (on either Lee Street or White Rock Road). The new access will be constructed to Councils standard industrial access specification.

It is noted that the modification application was publicly notified and a small number of submissions were received. The following comments are made with respect to the points made in these submissions.

The proposed location of the new access point meets Councils requirements with respect to the distances from the White Rock Road intersection. Any issues with the intersection of White Rock Road and Lee Street is completely independent of this modification application and should be considered as a totally separate matter for Council.

The proposed breach in the earth wall onto Lee Street to facilitate the new access point will not lead to any additional visual impact from motorists travelling west on Lee Street and turning left in White Rock Road. The new access point will make absolutely no difference from the visual impact from Alec Lamberton field as you can see straight into the yard as a result of the increase in elevation. Regardless, this is an industrial area and it is expected to see industrial activities been undertaken.

The following comments are in respect to the issues raised regarding why cant there be an internal loop road maintained which will enable the retention of the one access.

The internal loop road has not worked with the previous 3 lessees due to the major internal congestion having road transport vehicles having to cross paths with container handling equipment carrying fully laden 40 foot long containers with a combined weight of approximately 110 tonnes that have restricted visibility. This makes for a major safety issue between these 2 components.

This site is not wide enough to facilitate a properly designed internal loop haul road. If it was feasible they would be doing it.

The site would not have adequate storage space for containers if they had to have an internal loop road vastly limiting the potential utilisation of the site.

Having a one way elevated and sealed haul road with the existing entry gate and proposed new exit gate onto Lee Street greatly enhances the traffic flow and safety of the site and more importantly its staff, contractors and road truck drivers.

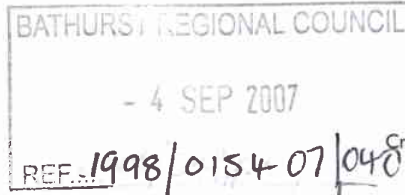
The modified traffic plan for this site, will for the first time, clearly separate container handling equipment, road registered heavy vehicles (trucks), timber packing equipment and the train.

This modified traffic management plan for this site will revolutionise the efficiency and the safety of this site which has never been properly addressed previously.

With respect to the noise limits on the site, the operator is well aware of the conditions of consent that they need to meet with respect to the operations to be conducted on the site. The new access point opens up to the north and any noise would then have to travel north, turn to the east and then turn to the south and travel down White Rock Road to have any additional impact on any nearby residents. This scenario is considered most unlikely and no justification has been provided in submissions to substantiate this claim.

As demonstrated, the proposed modification to the approved development at Lee Street will create an improved operation on the site, whilst at the same time ensure that there is no additional impact on surrounding land owners. It has been 18 months since this important industrial site has been used in Kelso and the applicant is keen to recommence operations as soon as possible.

Thank you for the opportunity to discuss this modified proposal this evening.

**Bathurst Office**

ABN: 43 088 342 625

2 Littlebourne Street
Cnr Sydney & Oberon Roads Kelso, BATHURST NSW 2795Offices also in
Mudgee, Parkes & Dubbo

P 1300 138 657 - P 02 6332 3300 - F 02 6332 3355 - W www.barnson.com.au

Our Reference: S:\Jobs\8001-8100\8043\Correspondence\Noise monitoring\8043-P01a.doc

Monday, 3 September 2007

BATHURST REGIONAL COUNCIL**Attn:** David Shaw
Private Mail Bag 17
BATHURST NSW 2795

Dear Sir,

Re: Noise Management Plan

Further to discussions with Bob Shepherd, please find attached the Noise Management Plan.

If you have any further enquiries regarding this matter, please do not hesitate to contact the undersigned.

Yours faithfully

BARNSON PTY LTDFrank Foley
Office ManagerNATA Accredited Laboratory
Number 9605Engineers consulting - Civil Engineers - Structural Engineers - Mechanical Engineers - Electrical Engineers
Geotechnical Engineers - NATA registered soils & concrete testing laboratory - Project Management - Registered
Surveyor - Town Planning - Environmental Consultants - Building Design & Drafting - Environmental Drilling

Noise and Sound Services

Noise Management Plan

For the:
**Rail Freight Intermodal Terminal
Kelso,
NSW 2875.**

September 2005

Report No. nss 20776 – Final

Prepared for

Barnson Environmental Engineers,
1/36 Darling Street, Dubbo, NSW 2830.

Prepared by

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SUMMARY

This Noise Management Plan (NMP) considers the proposed transport terminal to be located at Lots 5, 6 and 7, in Lee Street and White Rock Road, Kelso, NSW 2875.

This NMP follows recommendations made in a noise impact assessment prepared for Bathurst City Council by Dick Benbow & Associates Pty Limited (report number 10164rep-o, issue 1) released on 28 May 2001. The Development Application No. 980154 had been determined by granting consent from Bathurst City Council on 19 July 2001 subject to conditions.

The site is in an Industrial Development Area, with industrial units to the north and north west of the proposed site. There are residential dwellings to the north of the site at Lee Street and to the south on White Rock Road.

The Development Application (No. 980154) consent on 19 July 2001 is subject to conditions. The conditions relating to noise are condition 77, giving noise level limits at certain receiver points and condition 78 requiring a noise management plan.

The NMP is required so that the development does not have an adverse effect on the amenity of the area in terms of noise emissions under Section 890(1)(h) and (o) of the Environmental Planning and Assessments Act 1979, as amended.

This NMP deals with the proposed noise attenuation devices (barriers, screens and landscaping etc) and management practices (hours of operation, loading and unloading etc). The plan also deals with the proposed measures to be taken to measure and monitor noise levels at the identified receivers; and an appropriate timetable for the reporting of the results of noise monitoring to Council.

1. INTRODUCTION

Noise and Sound Services was requested by Barnson Pty Ltd, of Riverview Business Park, Unit 1, 36, Darling Street, Dubbo, NSW 2830 to carry out a Noise Management Plan (NMP) for the proposed development of an intermodal transport terminal. The transport terminal is proposed to be located at Lots 5, 6 and 7, Lee Street and White Rock Road, Kelso, NSW 2875. This NMP follows recommendations made in a noise impact assessment report prepared for Bathurst City Council by Dick Benbow & Associates Pty Limited (report number 10164rep-o, issue 1) released on 28 May 2001. The Development Application No. 980154 has been determined by granting consent from Bathurst City Council on 19 July 2001 subject to conditions.

2. SITE AND PLANT DESCRIPTION

This section describes the location of the site and provides a detailed description of the proposed working activity of the transport terminal facility.

2.1 Site Description

The site is in an Industrial Development Area, with industrial units to the north and northwest of the proposed site (see Figure 1 below).

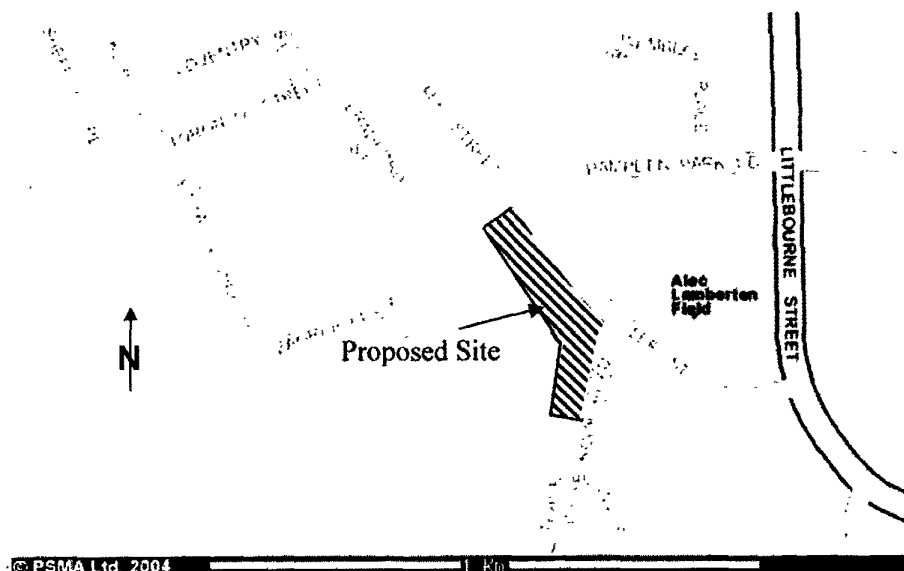


Figure 1. Site Plan Showing the Approximate Location of the Proposed Terminal (Note Proposed Site Area is not to Scale).



There are residential dwellings to the north of the site at Lee Street (north of Hampden Park Road) and to the south on White Rock Road. There is also a private school (Scots College) to the southeast. The Main Western Railway is approximately 400 metres to the north of the proposed site.

Estimated distances from the proposed working areas to nearest residential premises (boundary or 30 metres from the dwelling whichever is the greatest distance) are shown below:-

- 88, Lee Street – 120 metres (close to Location A)
- 21, White Rock – 150 metres (Location B)
- 71, White Rock – 300 metres (Locations C)

2.2 Rail Terminal Plant Description

Trains, which will be up to 800 metres long, will be broken in half before loading/unloading. The facility will only accommodate one container train at any one time. Proposed are two parallel tracks. The full track concept layout is shown in the 'Branson Pty Ltd' drawing no 8043-C02-B dated July 2005.

The containers will be loaded / unloaded from the rail wagons by two 30 tonne Hyster container forklifts. These will be the Hyster Yardmaster HR45-36L and/or the 40LS. The noise levels from the Hyster Yardmaster HR45-40L are used for the noise assessment as measured by Noise and Sound Services on 14 September 2005 at Patrick's terminal in Grand Avenue, Camellia. It is assumed that the noise levels from the Hyster Yardmaster HR45-36L and the 40LS are similar.

2.3 Hours of Operation

It is proposed that train movements will occur between 04:00 hours and 20:00 hours seven days per week. Loading and unloading of containers will take place between 06:00 hours and 18:00 hours seven days per week.

2.4 Road Traffic

The sole access to the site is proposed to be from Hampden Park Road, with the entrance and exit to the site across Lee Street directly opposite Hampden Park Road. No trucks associated with the site will use White Rock Road. The average number of trucks per day is approximately thirty-five with a maximum of ten trucks and one car associated with the facility passing any dwelling in any one hour.

Other regular daily traffic will be confined to cars from four workers and occasional visitors to the site.

3. CRITERIA

3.1 Bathurst City Council Development Application Conditions

Bathurst City Council granted Development Application (No. 980154) consent on 19 July 2001 subject to conditions. The conditions relating to noise are conditions 77 and 78 as reproduced below.

“77. The development shall be carried such that during operations the following noise criteria are satisfied at the times and locations specified.

RECEIVER	PERIOD	MAX NOISE LIMIT dB(A)
Location A Corner Hampden Park Road and Lee Street	Day	48
	Evening	37
	Night	36
Location B 21 White Rock Road	Day	41
	Evening	41
	Night	37
Location C 71 White Rock Road	Day	40
	Evening	43
	Night	38
Location D 96 White Rock Road	Day	40
	Evening	41
	Night	40
Location E 25 Lee Street	Day	46
	Evening	39
	Night	31

REASON: So that the development does not have an adverse effect on the amenity of the area in terms of noise emissions. (Section 890(1)(h) and (o) of the Environmental Planning and Assessments Act 1979, as amended).

78. The applicant is to prepare a noise management plan for the site detailing:-

- a) The proposed noise attenuation devices (barriers, screens and landscaping etc) and management practices (hours of operation, loading*

and unloading practices etc) used to achieve the noise limits established in condition 77;

- b) The proposed measures to be taken to measure and monitor noise levels at the identified receivers; and*
- c) An appropriate timetable for the reporting of results of noise monitoring to Council as required by (b).*

The noise management plan is to be submitted and approved by Council prior to the installation of any noise attenuation devices.

REASON: So that the development does not have an adverse effect on the amenity of the area in terms of noise emissions. (Section 890(1)(h) and (o) of the Environmental Planning and Assessments Act 1979, as amended). "

The maximum noise limits need some clarification from both scientific and practical viewpoints. The noise levels referred to in condition 77 are reproduced from Dick Benbow & Associates Pty Limited report number 10164rep-o, issue 1 (released 28 May 2001) section 5, page 48 'Project Specific Noise Limits'. Here the most stringent of the intrusive and the amenity limits are selected and the project specific noise limits determined as required by the NSW Industrial Noise Policy (2000). The intrusive limit is based on a 15 minute energy average noise level ($L_{Aeq, 15 \text{ minutes}}$) and the amenity limit is based on a energy average noise level over the period (i.e. day, evening or night) of operation ($L_{Aeq, \text{period}}$).

Day time is defined in the NSW Industrial Noise Policy (2000) as 07:00 to 18:00 hours Monday to Saturday and 08:00 to 18:00 hours Sunday and Public Holidays. Evening is defined as 18:00 to 22:00 hours and night time is defined as 22:00 hours to 07:00 hours Monday to Saturday and 22:00 to 08:00 hours Sunday and Public Holidays.

As the proposed hours for this site are from 04:00 to 20:00 hours, the relevant evening period is 2 hours (i.e. 18:00 to 20:00 hours) and the relevant night time period is 3 hours (i.e. 04:00 hours to 07:00 hours) Monday to Saturday and 4 hours (i.e. 04:00 to 08:00 hours) Sunday and Public Holidays.

TABLE 1 – NOISE LIMITS AND MONITORING LOCATIONS

RECEIVER	PERIOD	MAX NOISE LIMIT dB(A)
Location A Corner Hampden Park Road and Lee Street	Day	48 (L _{Aeq} , 15 minutes)
	Evening	37 (L _{Aeq} , 2 hours)
	Night (Monday to Saturday)	36 (L _{Aeq} , 3 hours)
	Night (Sunday and Public Holidays)	36 (L _{Aeq} , 4 hours)
Location B 21 White Rock Road	Day	41 (L _{Aeq} , 15 minutes)
	Evening	41 (L _{Aeq} , 15 minutes)
	Night (Monday to Saturday)	37 (L _{Aeq} , 15 minutes)
	Night (Sunday and Public Holidays)	37 (L _{Aeq} , 15 minutes)
Location C 71 White Rock Road	Day	40 (L _{Aeq} , 15 minutes)
	Evening	43 (L _{Aeq} , 2 hours)
	Night (Monday to Saturday)	38 (L _{Aeq} , 3 hours)
	Night (Sunday and Public Holidays)	38 (L _{Aeq} , 4 hours)
Location D 96 White Rock Road	Day	40 (L _{Aeq} , 15 minutes)
	Evening	41 (L _{Aeq} , 2 hours)
	Night (Monday to Saturday)	40 (L _{Aeq} , 3 hours)
	Night (Sunday and Public Holidays)	40 (L _{Aeq} , 4 hours)
Location E 25 Lee Street	Day	46 (L _{Aeq} , 15 minutes)
	Evening	39 (L _{Aeq} , 2 hours)
	Night (Monday to Saturday)	31 (L _{Aeq} , 3 hours)
	Night (Sunday and Public Holidays)	31 (L _{Aeq} , 4 hours)

3.2 NSW Government Industrial Noise Policy (2000)

The NSW Government Industrial Noise Policy (2000) (see www.epa.nsw.gov.au/resources/ind_noise1.pdf) has been extensively referred to in the noise impact assessment prepared by Dick Benbow & Associates Pty Limited report number 10164rep-o, issue 1 (released 28 May 2001) for the purposes of setting noise goals. These goals have been accepted in Bathurst City Council DA conditions. The review of the performance of the site and monitoring of environmental noise levels from the development must therefore be in full compliance with procedures given in the Industrial Noise Policy. In particular, chapter 11 (pages 51 to 53).

3.3 NSW Government Criteria for On- Road Traffic Noise

The NSW Government has produced criteria for road traffic noise '*Environmental Criteria for Road Traffic Noise*' (May 1999). This provides criteria for land use expansions with potential to create additional traffic on local roads. Here the criterion ($L_{Aeq, 1 \text{ hour}}$) is 55 dBA for day time (7:00 hours until 22:00 hours) and 50 dBA for night time (22:00 hours until 07:00 hours).

Where criteria are already exceeded, traffic arising from the expansion should not lead to an increase in existing noise levels of more than 2 dB.

3.4 Locomotive Noise Goals for Significant New Works

In the planning of significant new works, the licensee must consider feasible and reasonable mitigation measures which could be implemented. These are required to achieve, to the extent possible, the planning day time energy average ($L_{Aeq, 15 \text{ hour}}$) noise goal of 60 dB(A); night time energy average ($L_{Aeq, 9 \text{ hour}}$) noise goal of 55 dB(A) and 24 maximum 'fast' time weighted pass-by noise goal of 80 dB(A). The above goals are to be assessed at one metre from the facade of affected residential properties. For rail noise purposes daytime is defined as 7:00 am to 10:00 pm and night time is defined as 10:00 pm to 7:00 am.

4. THE NOISE MANAGEMENT PLAN

This section details the noise management plan in line with Bathurst City Council Development Application No. 980154 consent conditions.

4.1 The Proposed Noise Attenuation Devices

To achieve the noise limits laid down in condition 77, noise attenuation devices (barriers, screens, landscaping etc) are proposed. The construction of barriers in the form of earth mounds are recommended as follows:-

- three and half metres high from the junction of Lee Street and White Rock Road in a southerly direction (along White Rock Road) for 150 metres raising to four metres for 250 metres and then back to three metres and half for the next 50 metres; then west-southwest, through Lot 7, for 110 meters at a height of two and a half metres.
- Three metres and half high from the junction of Lee Street and White Rock Road in a north-westerly direction (along Lee Street) for approximately

190 metres to the southerly entrance of the proposed concrete access road; from the northerly entrance of the proposed concrete access road for approximately 78 metres to the existing wire fence; then west-southwest, between lot 6 and 7, for 20 meters at a height of two and a half metres.

These earth mounds can be landscaped with grass, shrubs and trees to improve the visual aesthetics.

The acoustic barriers must be without gaps or holes with the exception of the single concrete access road. The access road should be lined with a barrier at least 2 metres high and 10 metres in length along the northern side of the entrance. Where creeks, or similar water flows are required to pass through a barrier line they should be below ground level via pipes or similar so that they do not compromise the acoustical performance of the noise barriers.

An alternative to complete earth mounds are complete concrete walls or wooden fences. Walls constructed of two materials could also be considered e.g. a concrete wall or wooden fence constructed above earth mounds to the required heights.

Where reasonably practicable the containers should be stacked towards the perimeter of the site to add to and increase the height of the permanent barriers.

4.2 Management Practices

The following management practices (hours of operation, loading and unloading etc) should be undertaken to comply with condition 78.

4.2.1 Hours of Operation

There should be no train or truck movements associated with the site outside of the hours 22:00 and 04:00 on any day of the week. Loading or unloading of containers must not take place outside of the hours 20:00 and 06:00 on any day of the week.

4.2.2 Loading and Unloading

All employees involved in loading and unloading (including operators of trains, truck drivers and forklift drivers) must be adequately trained in environmental noise awareness issues. They must have attended an induction training session which includes environmental noise awareness before starting employment and this training must be updated at least every two years. A detailed training record signed by the employee and trainer must be kept by the employer for at least 10 years.

4.2.3 Alarms and Sirens

This section addresses the reversing alarm and siren noise levels for safe working and considers alternatives to audio alarms.

4.2.3.1 Forklifts

All forklifts must be used in a safe manner. Employers have a legal duty of care to employees to provide and maintain systems of work which are, as far as reasonably practicable, safe from injury. Tonal reversing alarms should not be used due to the long distances the sound travels. Employers should therefore find alternative systems of work which are safe for their employees and fully comply with NSW Occupational Health and Safety Regulation (2001). It may be found that no single alternative measure will be enough. The options are:-

- remove the need for forklifts reversing, as far as reasonably practicable, by setting up one-way, drive through loading and unloading positions;
- exclude pedestrians from the area where vehicles are permitted to reverse;
- minimise the distances forklifts have to reverse;
- make sure all personnel on the site are adequately trained;
- design the site with driver visibility in mind;
- keep reversing mirrors clean and in good order;
- use refractive lenses at the rear;
- use a closed circuit television (cct) system in the cab;
- use mirrored surfaces in the reversing area;
- fit flashing warning lights;
- use ultrasonic reversing sensors;
- use pulsed radar rear detection systems;
- provide radio control communication with drivers.

None of these options will be sufficient on their own but a carefully chosen combination of precautions should be possible without the use of audio reversing alarms. The procedures should be reviewed as often as necessary to ensure a safe working system.

Where audio reversing alarms cannot be avoided, a broadband frequency range of sound rather than a narrow band frequency range should be considered. The broadband sound based reversing alarms address the problem of noise pollution caused by traditional narrowband alarms by providing an equally effective warning at reduced sound pressure levels with a clearly audible but more acceptable 'Shh....shh...' sound. Additionally, broadband sound is instantly and accurately locatable which provides a safety benefit over narrowband alarms. Site specific trials should be carried out on the use of audio alarms.

4.2.3.2 Trucks

The site should be planned to remove the need for truck reversing by setting up one-way, drive through loading and unloading positions. All visiting drivers should be briefed, familiarised with the site layout and follow the no reversing site rules. No trucks are to arrive at the site or park in neighbouring roads before 06:00 am and repeated offenders should be refused access to the facility.

All trucks are to observe and obey the 20 km/hour speed limit on the site at all times. This speed limit should be enforced.

4.2.3.3 Trains

All train movements must be carried out in a safe manner. Employers have a legal duty of care for employees to provide and maintain systems of work which are, as far as reasonably practicable, safe from injury. Shunting sirens may be required to fulfil the employer's legal duty, however alternative safe systems should be thoroughly investigated. In any case, shunting sirens should be mounted close to ground level and their use avoided, where reasonably practicable, in the early hours of the morning (i.e. between 04:00 and 07:00) where sleep arousal of occupants of neighbouring premises could occur. Alternative safe systems for shunting might include the use of a 'banksman' or other personnel providing safe shunting instructions to drivers.

In, addition a flashing light, which operates when the locos are about to move and continues to flash whilst the loco is moving, could be considered. The light could be linked into the loco brakes and start flashing when the brakes are released.

Train drivers and operators must be fully aware of the need to minimise noise associated with shunting and other train movements, particularly in the early hours of the morning.

4.3 The Measurement and Monitoring of Noise Levels at the Identified Receivers Locations

This section considers the proposed measures to be taken to measure and monitor noise levels at the identified receivers A to E as given in condition 77.

4.3.1 Noise Monitoring

The noise levels should be monitored at the locations given in Table 1 above within 30 days of the facility becoming operational and every twelve months thereafter for five years. After the five year period monitoring should only be



carried out to investigate specific complaints if these arise. The noise level monitoring must be carried out by personnel from a firm that is a member of (or who would qualify for membership of) the Association of Australian Acoustical Consultants (AAAC). Individuals carrying out the assessments must be competent in the use of acoustical instrumentation and noise assessment procedures.

4.3.2 Instrumentation

The instrumentation used during the noise monitoring surveys must consist of a sound level meter conforming to Australian Standard AS IEC 61672.1-2004 : '*Electroacoustics - Sound level meters - Specifications*' as a class 1 precision sound level meter and have an accuracy suitable for both field and laboratory use. Meters conforming to the superseded Australian Standard 1259 "Acoustics - Sound Level Meters", (1990) as type 1 precision sound level meters may also be used for monitoring up until the year 2012.

The meter calibration must be checked before and after the measurement period with an acoustical calibrator. Any significant system drift occurring over the measurement periods must be reported.

The sound level meter and calibrator must have been checked, adjusted and aligned to conform to the instrument manufacturer's specifications and issued with a conformance certificate within 24 months of the monitoring date. The internal test equipment used must be traceable to the National Measurement Laboratory at C.S.I.R.O., Lindfield. NSW, Australia.

4.3.3 Measurement Procedure

The acoustical measurements must be carried out in accordance with Australian Standards AS 1055.1 "*Acoustics - Description and measurement of environmental Noise*", (1997 or, if superseded, the current edition).

The 'fast' time weighting and 'A' frequency weighting must be used. All measurements must be taken at a height of approximately 1.5 metres above ground level. A windshield, as supplied by the sound level meter manufacturer, must be fitted to the microphone.

Weather and traffic conditions must be reported. As far as reasonably practicable all extraneous noise must be eliminated from the measurement results. Where this is not reasonably practicable, e.g. measurements are affected by weather and extraneous traffic and animal or insect noises, these must be reported with an estimation of their influence to the overall measurement levels.

4.3.4 Measurements Results

The measurement results should be reported in terms of statistical noise levels (i.e. L_{A1} , 15 minute; L_{A10} , 15 minute; L_{A50} , 15 minute; L_{A90} , 15 minute; and L_{A99} , 15 minute and the energy average (L_{Aeq} , 15 minute). For train passbys the maximum level ($L_{AF, max}$) and sound exposure level (L_{AE}) should be reported. Samples of real time 1/3 octave band frequency analysis should also be reported.

4.4 Timetable for Reporting Results of Noise Monitoring to Council

The results of the noise monitoring should be reported to council in writing within 21 working days of monitoring being carried out. Where exceedances are found the results should be verbally reported to council within 2 working days of monitoring being carried out.

5. PREDICTION OF ON-ROAD TRAFFIC NOISE

Based on formulae given in the Calculation of Road Traffic Noise from the UK Department of Transport and Welsh Office (1988), for 10 trucks and one car in each direction per hour at 50 km/hour at a distance of 20 metres from the nearest residential dwelling, noise levels ($L_{Aeq, 1 \text{ hour}}$) of 54 dBA are predicted. To meet the night time (22:00 hours to 07:00 hours) goal, no more than 4 trucks in any one hour should pass any residence within 20 metres of the roadway.

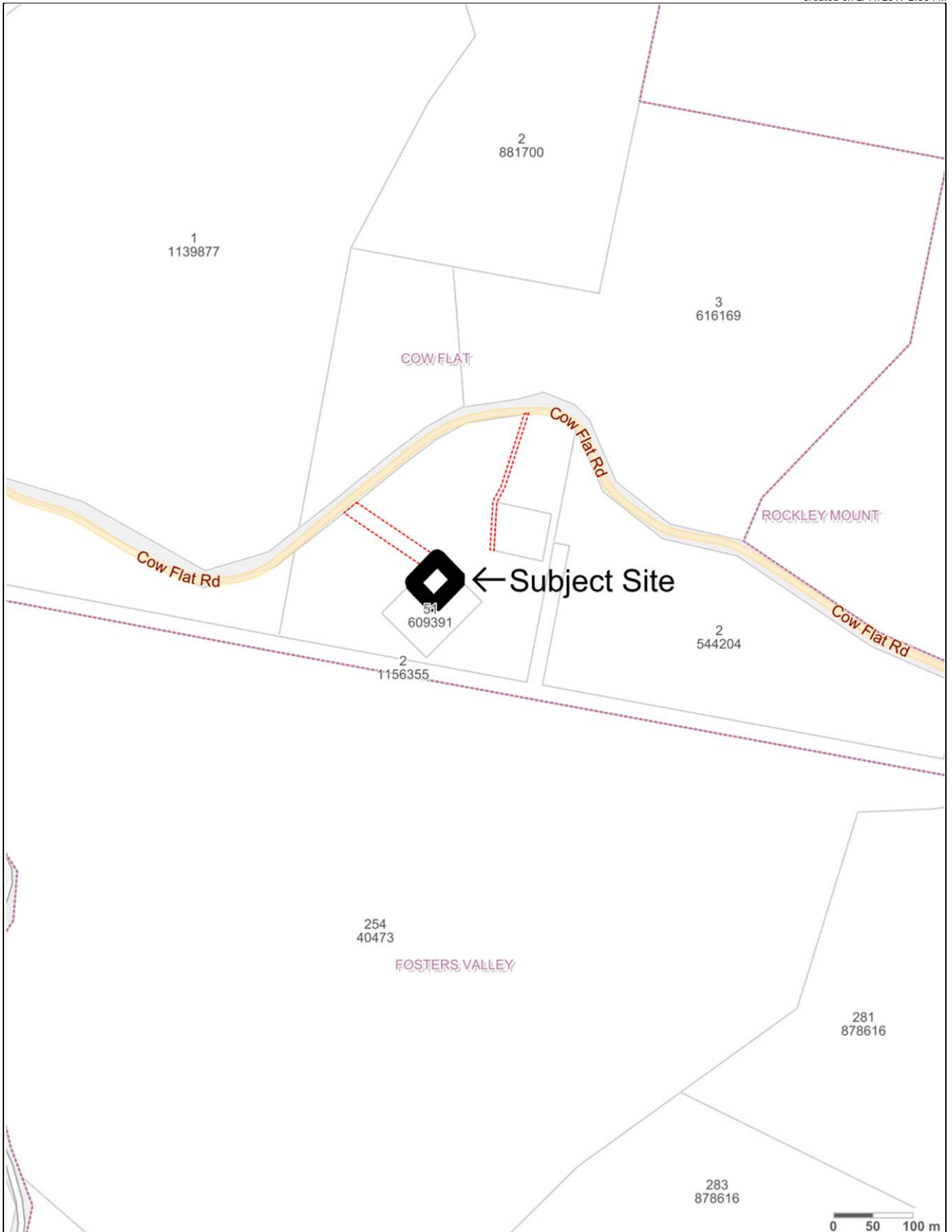
6. CONCLUSIONS

A Noise Management Plan (NMP) is given for the proposed development of an intermodal transport terminal at Lots 5, 6 and 7, Lee Street and White Rock Road, Kelso, NSW 2875. This is required in the Development Application No. 980154 conditions from Bathurst City Council on 19 July 2001. The NMP follows a noise impact assessment prepared for Bathurst City Council by Dick Benbow & Associates Pty Limited (report number 10164rep-o, issue 1) released 28 May 2001.

The NMP provides advice to meet noise goals in order that the development does not have an adverse effect on the amenity of the area in terms of noise emissions.

Date	Prepared by:	Status
20 September 2005	Ken Scannell MSc MAAS MIOA	Draft
Date	Checked by:	Status
23 September 2005	Matthew Harwood AAAS	Draft
Date	Prepared by:	Status
1 October 2005	Ken Scannell MSc MAAS MIOA	Final

Important Note. All products and materials suggested by 'Noise and Sound Services' are selected for their acoustical properties only. All other properties such as air flows, aesthetics, chemical, corrosion, combustion, construction details, decomposition, expansion, fire rating, grout or tile cracking, loading, shrinkage, smoke, etc are outside of 'Noise and Sound Services' field of expertise and **must be checked with the supplier or suitably qualified specialist before purchase.**



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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 purpose. 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: DwyerD

Date: 2/11/2017

Projection: GDA94 / MGA zone 55

Map Scale: 1:6343 @ A4

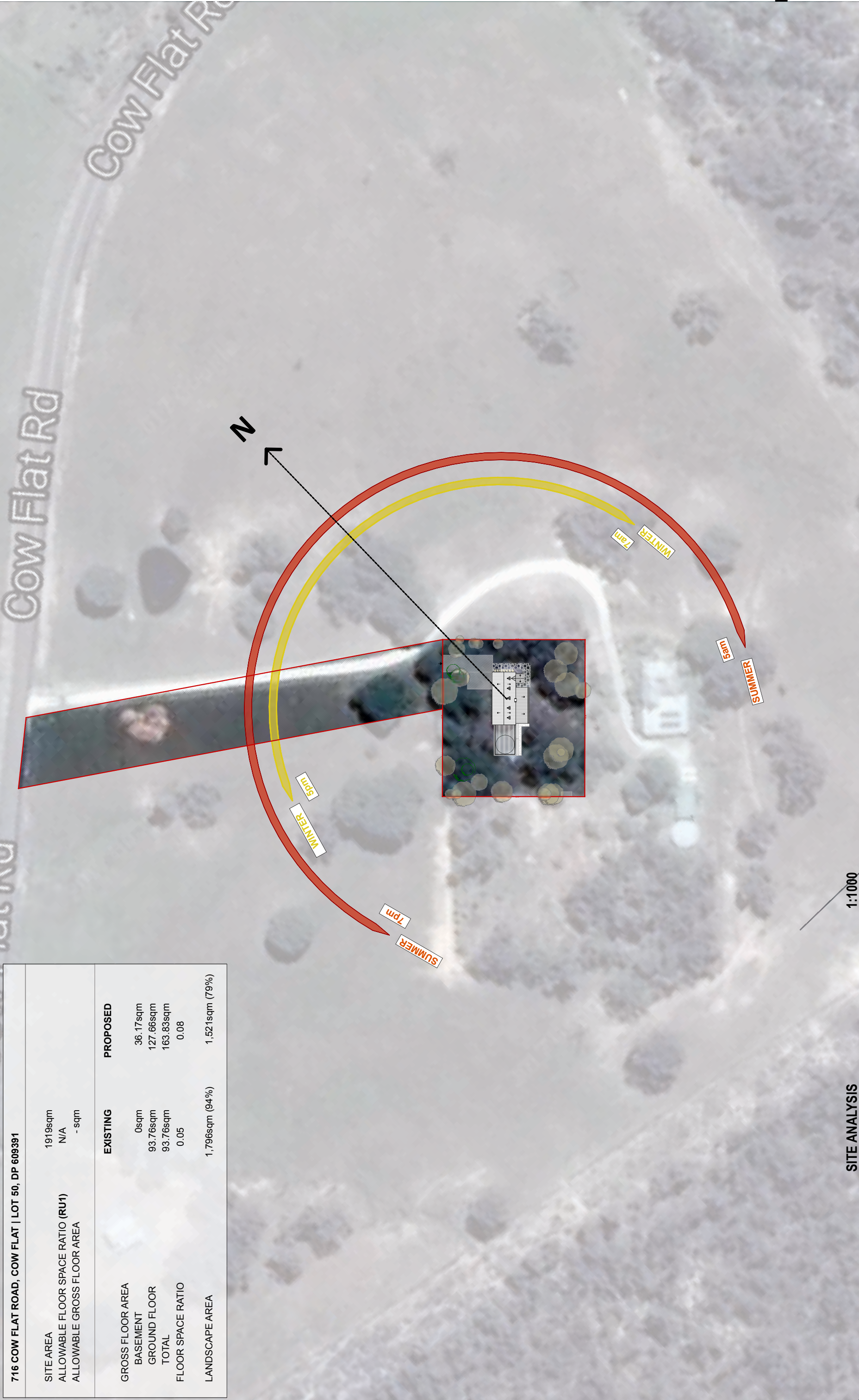
DA 2017/306



RESTORATION & RE-USE AS A SINGLE DWELLING
HOUSE TO FORMER COW FLAT SCHOOL
716 COW FLAT ROAD, COW FLAT NSW 2795
**DEVELOPMENT APPLICATION &
CONSTRUCTION CERTIFICATE**



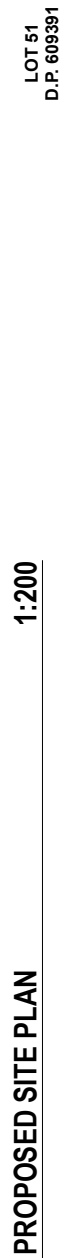
ARCHITECTURAL PLANS			
No:	Description	Rev.	Date
DA-01	SITE ANALYSIS	A	25/07/2017
DA-02	SITE PLAN	A	25/07/2017
DA-03	ALTERATIONS/ADDITIONS SCHEME	A	25/07/2017
DA-04	EXISTING BASEMENT FLOOR PLAN	A	25/07/2017
DA-05	EXISTING GROUND FLOOR PLAN	A	25/07/2017
DA-06	EXISTING ROOF PLAN	A	25/07/2017
DA-07	EXISTING ELEVATIONS S-E & N-W	A	25/07/2017
DA-08	EXISTING ELEVATIONS N-E & S-W	A	25/07/2017
DA-09	EXISTING SECTIONS	A	25/07/2017
DA-10	DEMOLITION BASEMENT FLOOR PLAN	A	25/07/2017
DA-11	DEMOLITION GROUND FLOOR PLAN	A	25/07/2017
DA-12	DEMOLITION ROOF PLAN	A	25/07/2017
DA-13	PROPOSED BASEMENT FLOOR PLAN	A	25/07/2017
DA-14	PROPOSED GROUND FLOOR PLAN	A	25/07/2017
DA-15	PROPOSED ROOF PLAN & STORMWATER DRAIN. PLAN	A	25/07/2017
DA-16	PROPOSED ELEVATIONS S-E & N-W	A	25/07/2017
DA-17	PROPOSED ELEVATIONS N-E & S-W	A	25/07/2017
DA-18	PROPOSED SECTIONS	A	25/07/2017
DA-19	3D VIEWS	A	25/07/2017
DA-20	CONSTRUCTION ELEMENT TYPES	A	25/07/2017
DA-21	EXTERNAL FINISHES	A	25/07/2017
DA-22	EROSION AND SEDIMENT CONTROL PLAN	A	25/07/2017



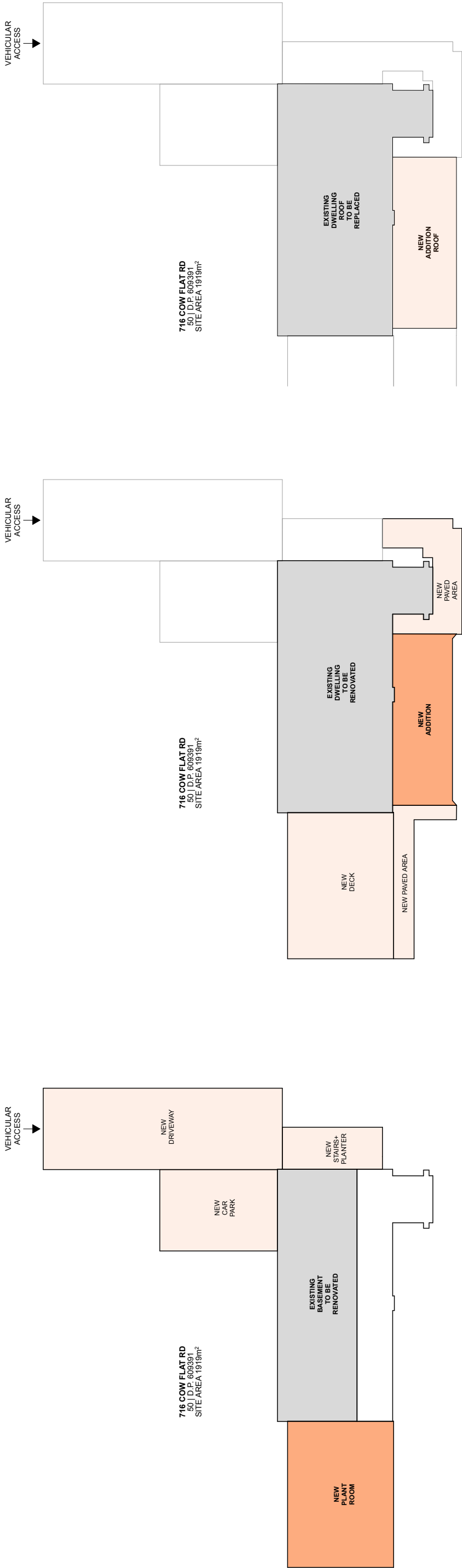
716 COW FLAT ROAD, COW FLAT LOT 50, DP 609391			
SITE AREA	1919sqm		
ALLOWABLE FLOOR SPACE RATIO (RU1)	N/A		
ALLOWABLE GROSS FLOOR AREA	- sqm		
GROSS FLOOR AREA		EXISTING	PROPOSED
BASEMENT		0sqm	36.17sqm
GROUND FLOOR		93.76sqm	127.66sqm
TOTAL		93.76sqm	163.83sqm
FLOOR SPACE RATIO		0.05	0.08
LANDSCAPE AREA		1,796sqm (94%)	1,521sqm (79%)

SITE ANALYSIS

DATE 25/07/2017	REV A	NOTES : DA & CC COUNCIL SUBMISSION	NOTES: Do not scale off drawings. Use figured dimensions only. Report any discrepancies to the architect. © Copyright De Moyer Architecture Pty Ltd, 2015. All rights reserved. No part of this drawing or the design of De Moyer Architecture Pty Ltd. Copying of this drawing or part thereof without written permission infringes copyright.	LEGEND	PROJECT : RESTORATION & RE-USE AS A DWELLING HOUSE TO FORMER COW FLAT SCHOOL PROJECT INFO 716 COW FLAT ROAD, COW FLAT NSW 2795 HAYLEE & TOBY HUDSON PROJECT NO : 1701	DE MOYER ARCHITECTURE 15 Bay Street Double Bay, NSW 2028 M 0414 774 444 misha@demoyer.com	DRAWING TITLE SITE ANALYSIS		DRAWN BY MB	CHECK BY MDM	SCALE 1:1000@A3	DATE 25/07/2017	PHASE DA & CC	REVISION A	Plot date: 25/07/2017
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Attachments

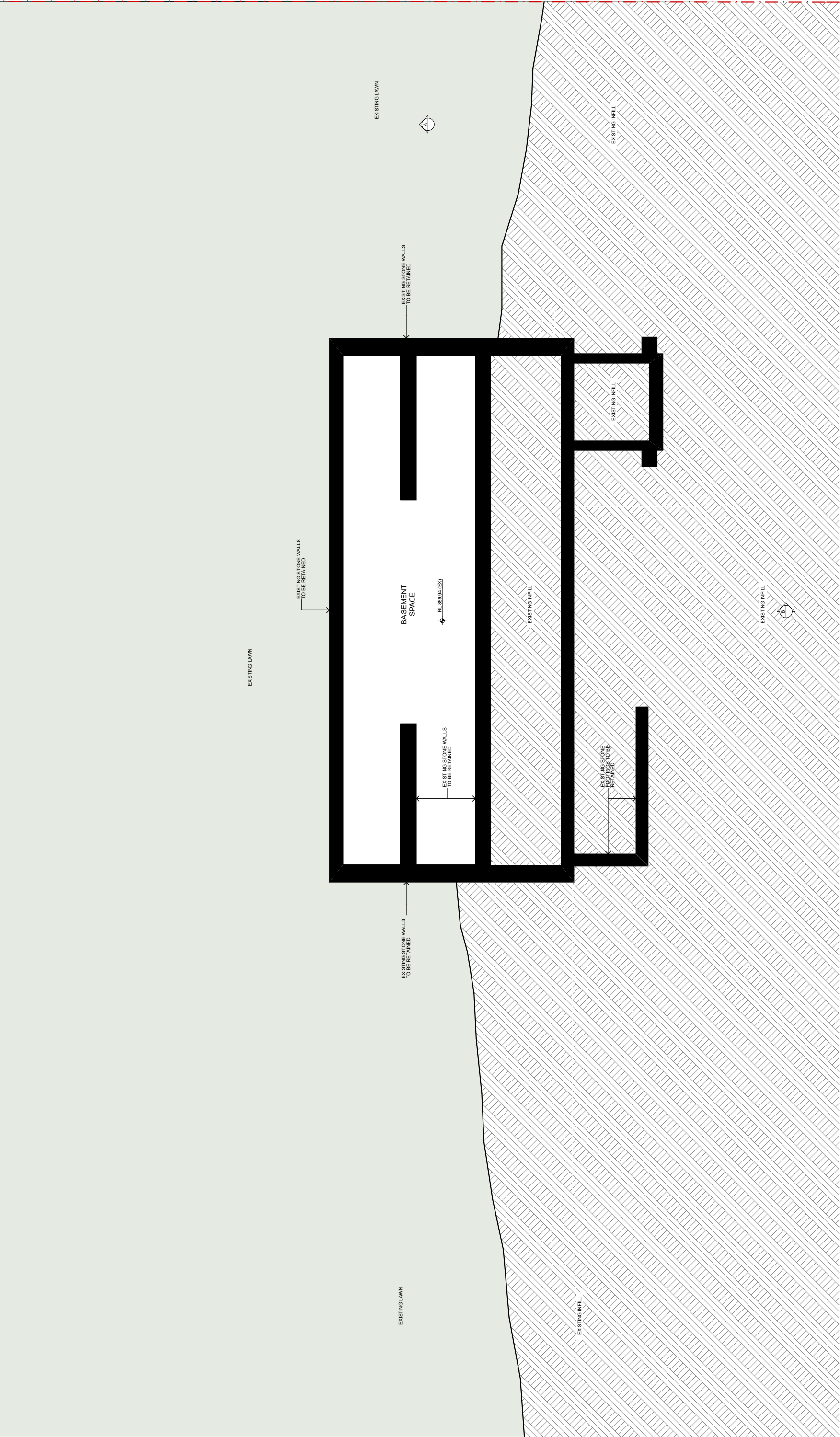


PROPOSED BASEMENT LEVEL 1:250

PROPOSED GROUND FLOOR PLAN 1:250


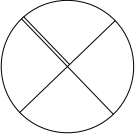
PROPOSED ROOF PLAN 1:250

DATE 25/07/2017	REV A	NOTES : DA & CC COUNCIL SUBMISSION	LEGEND	PROJECT : RESTORATION & RE-USE AS A DWELLING HOUSE TO FORMER COW FLAT SCHOOL PROJECT INFO 716 COW FLAT ROAD, COW FLAT NSW 2795 HAYLEE & TOBY HUDSON PROJECT NO : 1701	DE MOYER ARCHITECTURE 15 Bay Street Double Bay, NSW 2028 M 0414 774 444 misha@demoyer.com	DRAWING TITLE ALTERATIONS/ADDITIONS SCHEME DRAWING NO DA-03 DATE 25/07/2017 REVISION A	DRAWN BY ME CHECK BY MDM SCALE 1:250, 1:200@A3 PHASE DA & CC	Plot date: 25/07/2017
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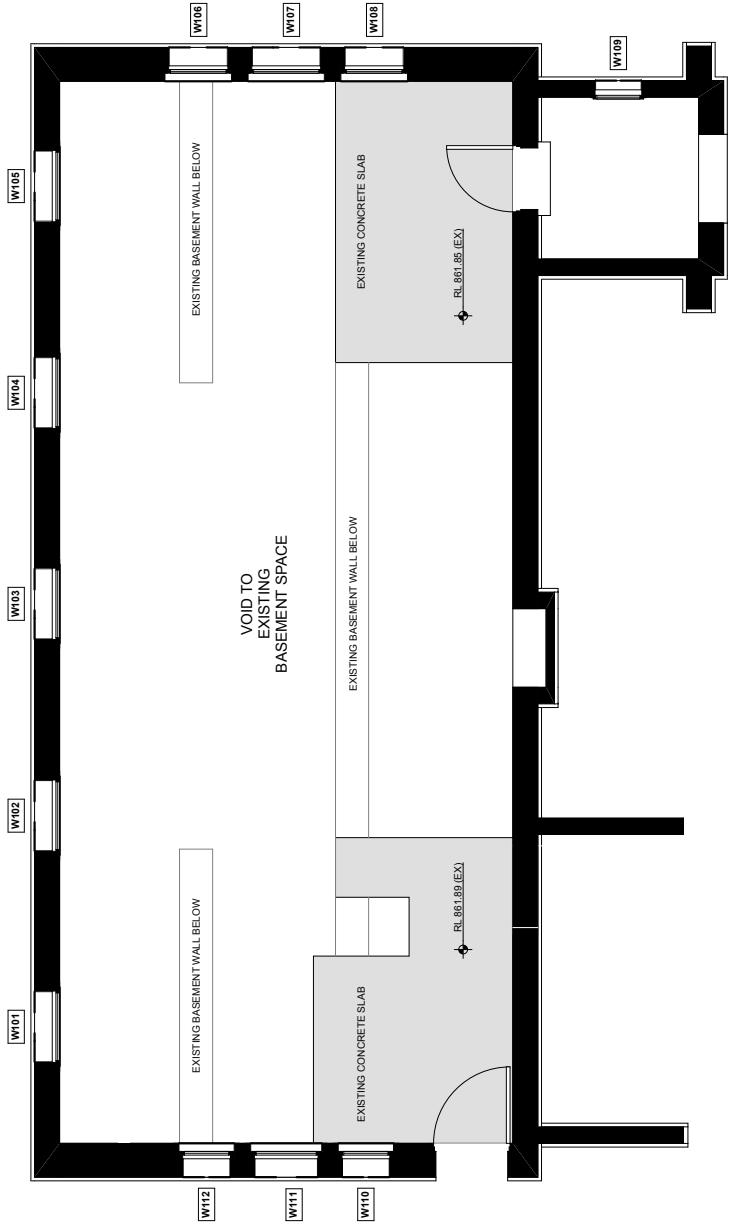



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EXISTING BASEMENT FLOOR PLAN

DATE 25/07/2017	REV A	NOTES : DA & CC COUNCIL SUBMISSION	NOTES: Do not scale off drawings. Use figured dimensions only. Report any discrepancies to the architect. © Copyright De Moyer Architecture Pty Ltd. 2015. Information contained on this drawing is the copyright of De Moyer Architecture Pty Ltd. Copying of this drawing or part hereof without written permission infringes copyright.	LEGEND	PROJECT : RESTORATION & RE-USE AS A DWELLING HOUSE TO FORMER COW FLAT SCHOOL PROJECT INFO 716 COW FLAT ROAD, COW FLAT NSW 2795 HAYLEE & TOBY HUDSON PROJECT NO : 1701	 DE MOYER ARCHITECTURE 15 Bay Street Double Bay, NSW 2028 M 0414 774 444 misha@demoyer.com	DRAWING TITLE EXISTING BASEMENT FLOOR PLAN		DRAWN BY HME CHECK BY MDM SCALE 1:100@A3 PHASE DA & CC		Plot date: 25/07/2017
							DRAWING NO DA-04	DATE 25/07/2017			
							REVISION A	REVISION			

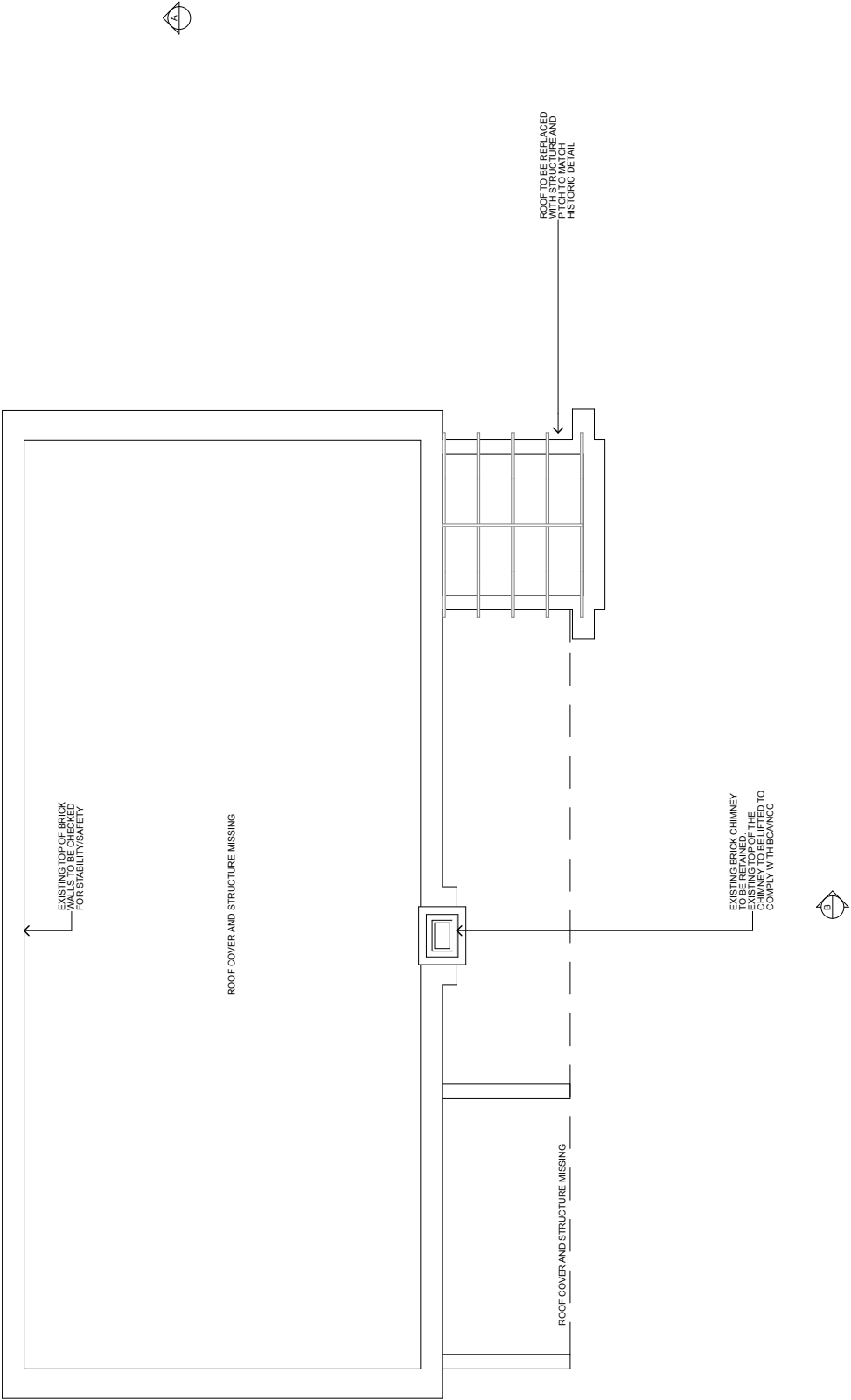
EXISTING GROUND FLOOR PLAN 1:100

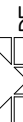



DATE	REV	NOTES :	NOTES:	LEGEND	PROJECT :	DE MOYER ARCHITECTURE	DRAWING TITLE		DRAWN BY		Plot date: 25/07/2017	
25/07/2017	A	DA & CC COUNCIL SUBMISSION	Do not scale off drawings. Use figured dimensions only. Report any discrepancies to the architect. © Copyright De Moyer Architecture Pty Ltd. 2015. Information contained on this drawing is the copyright of De Moyer Architecture Pty Ltd. Copying of this drawing or part hereof without written permission infringes copyright.		RESTORATION & RE-USE AS A DWELLING HOUSE TO FORMER COW FLAT SCHOOL PROJECT INFO 716 COW FLAT ROAD, COW FLAT NSW 2795 HAY LEE & TOBY HUDSON PROJECT NO : 1701	 15 Bay Street Double Bay, NSW 2028 M 0414 774 444 misha@demoyer.com	EXISTING GROUND FLOOR PLAN	DA-05	MS	MEM	DATE 25/07/2017	SCALE 1:100@A3
							DRAWING NO	REVISION	CHECK BY	PHASE		
							DA-05	A		DA & CC		

1:100

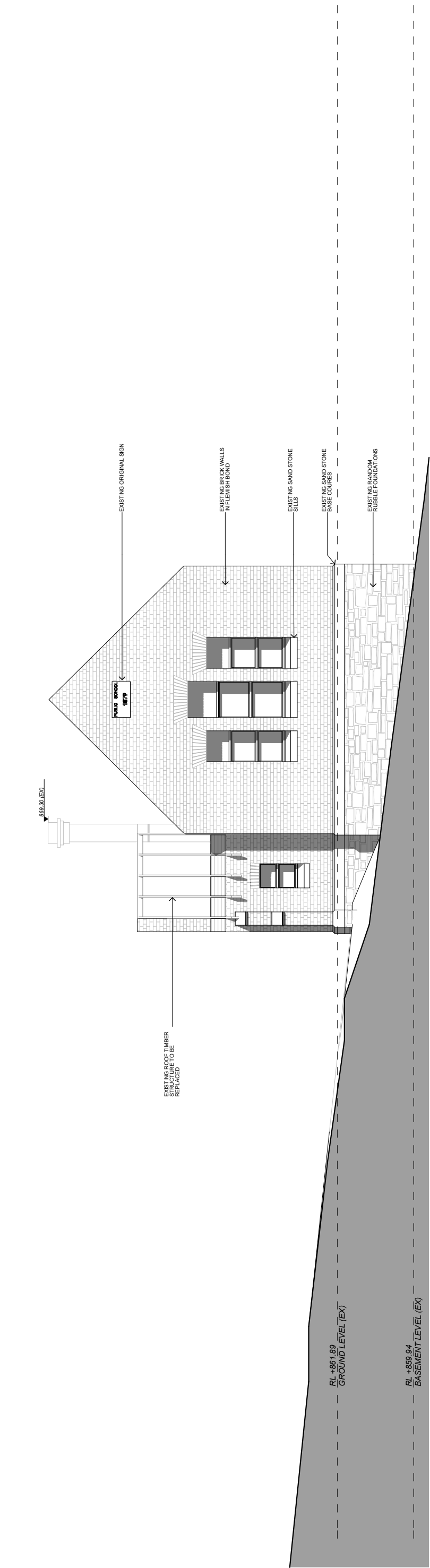
EXISTING ROOF PLAN



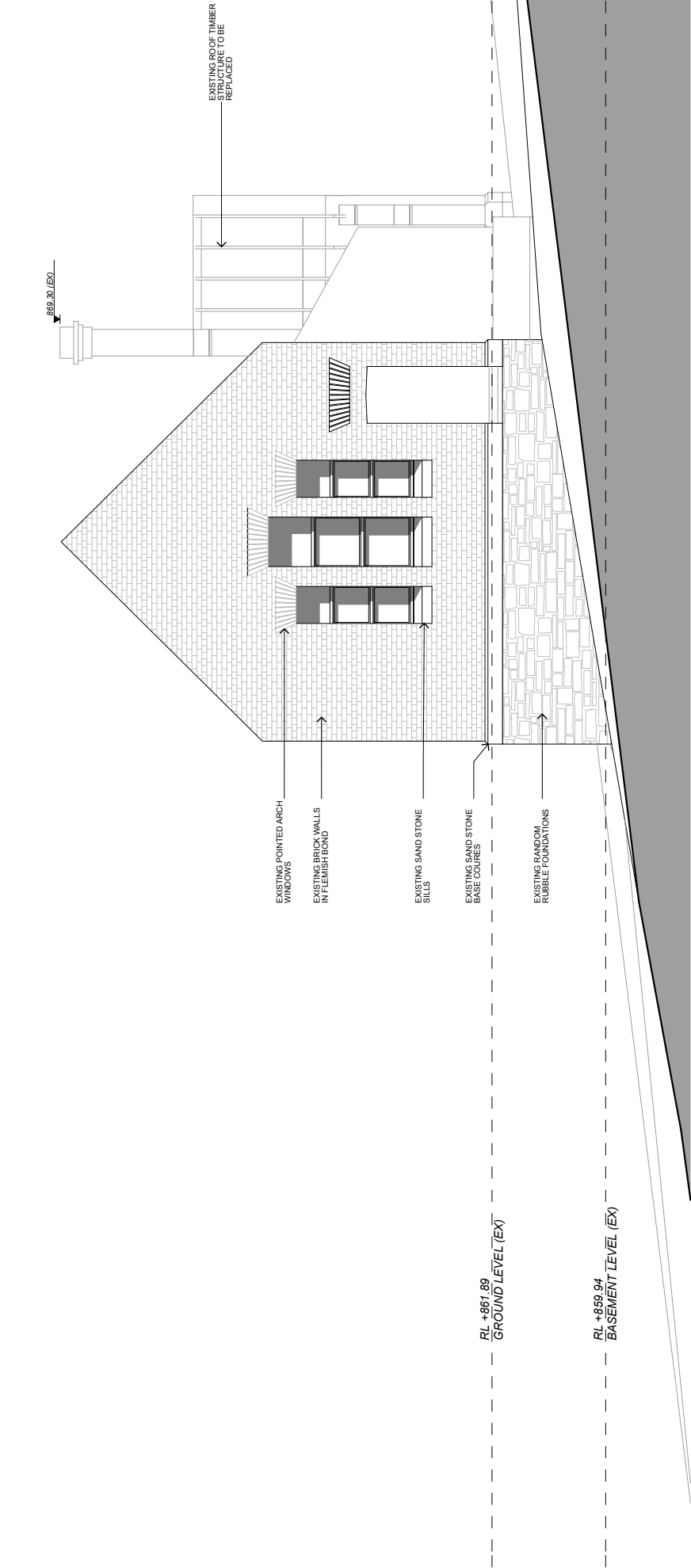
DATE 25/07/2017	REV A	NOTES : DA & CC COUNCIL SUBMISSION	LEGEND	NOTES : Do not scale off drawings. Use figured dimensions only. Report any discrepancies to the architect. © Copyright: De Moyer Architecture Pty Ltd, 2015. Information contained on this drawing is the copyright of De Moyer Architecture Pty Ltd. Copying of this drawing is prohibited and therefore without written permission infringes copyright.	PROJECT : RESTORATION & RE-USE AS A DWELLING HOUSE TO FORMER COW FLAT SCHOOL PROJECT INFO 716 COW FLAT ROAD, COW FLAT NSW 2795 HAYLEE & TOBY HUDSON PROJECT NO : 1701	 DE MOYER ARCHITECTURE 15 Bay Street Double Bay, NSW 2028 M 0414 774 444 misha@demoyer.com	DRAWING TITLE		DRAWN BY MB	Plot date: 25/07/2017		
							EXISTING ROOF PLAN				DRAWING NO DA-06	DATE 25/07/2017
												REVISION A
												SCALE 1:100@A3
											CHECK BY MDM	PHASE DA & CC
												




Attachments

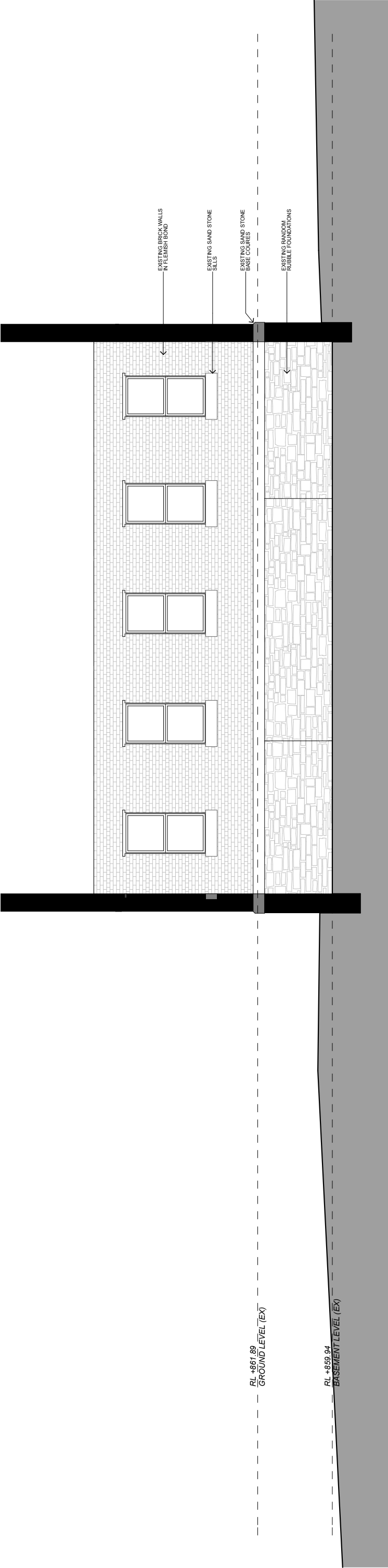


EXISTING ELEVATION NORTH-EAST 1:100



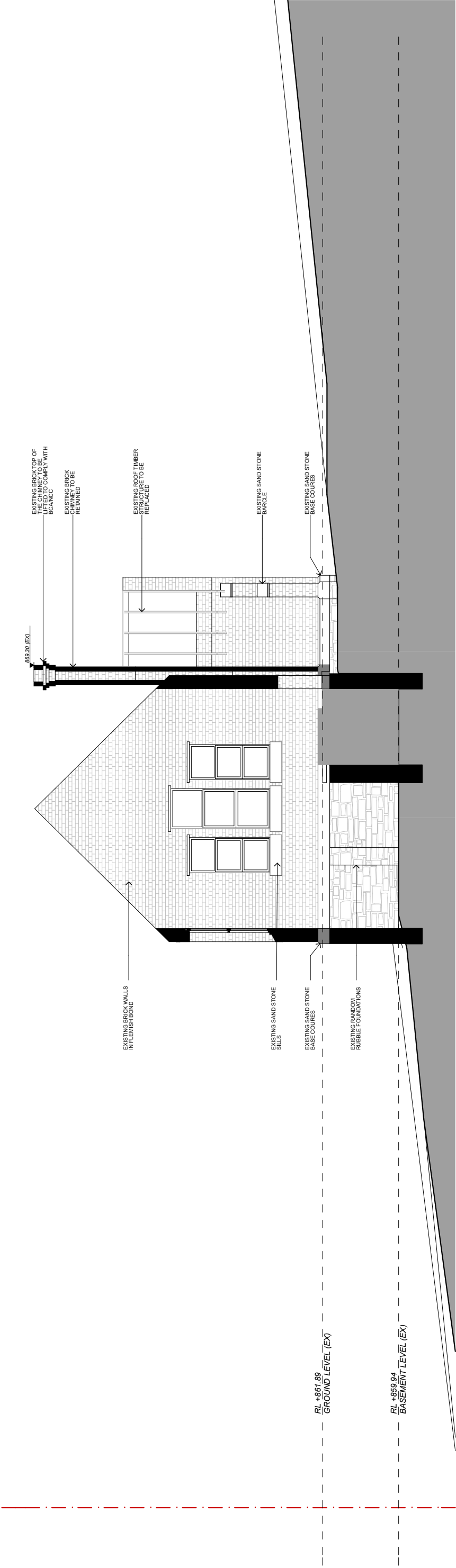
EXISTING ELEVATION SOUTH-WEST 1:100

DATE 25/07/2017	REV A	NOTES : DA & CC COUNCIL SUBMISSION	NOTES: Do not scale off drawings. Use figured dimensions only. Report any discrepancies to the architect. © Copyright: De Moyer Architecture Pty Ltd, 2015. Information contained on this drawing is the copyright of De Moyer Architecture Pty Ltd. Copying of this drawing or part hereof without written permission infringes copyright.	LEGEND	PROJECT : RESTORATION & RE-USE AS A DWELLING HOUSE TO FORMER COW FLAT SCHOOL PROJECT INFO 15 Bay Street Double Bay, NSW 2028 M 0414 774 444 misha@demoyer.com 716 COW FLAT ROAD, COW FLAT NSW 2795 HAYLEE & TOBY HUDSON PROJECT NO : 1701	 DE MOYER ARCHITECTURE	DRAWING TITLE EXISTING ELEVATIONS N-E & S-W	DRAWN BY MB CHECK BY MDM SCALE 1:100@A3 PHASE DA & CC	DRAWING NO DA-08 DATE 25/07/2017 REVISION A	Plot date: 25/07/2017
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
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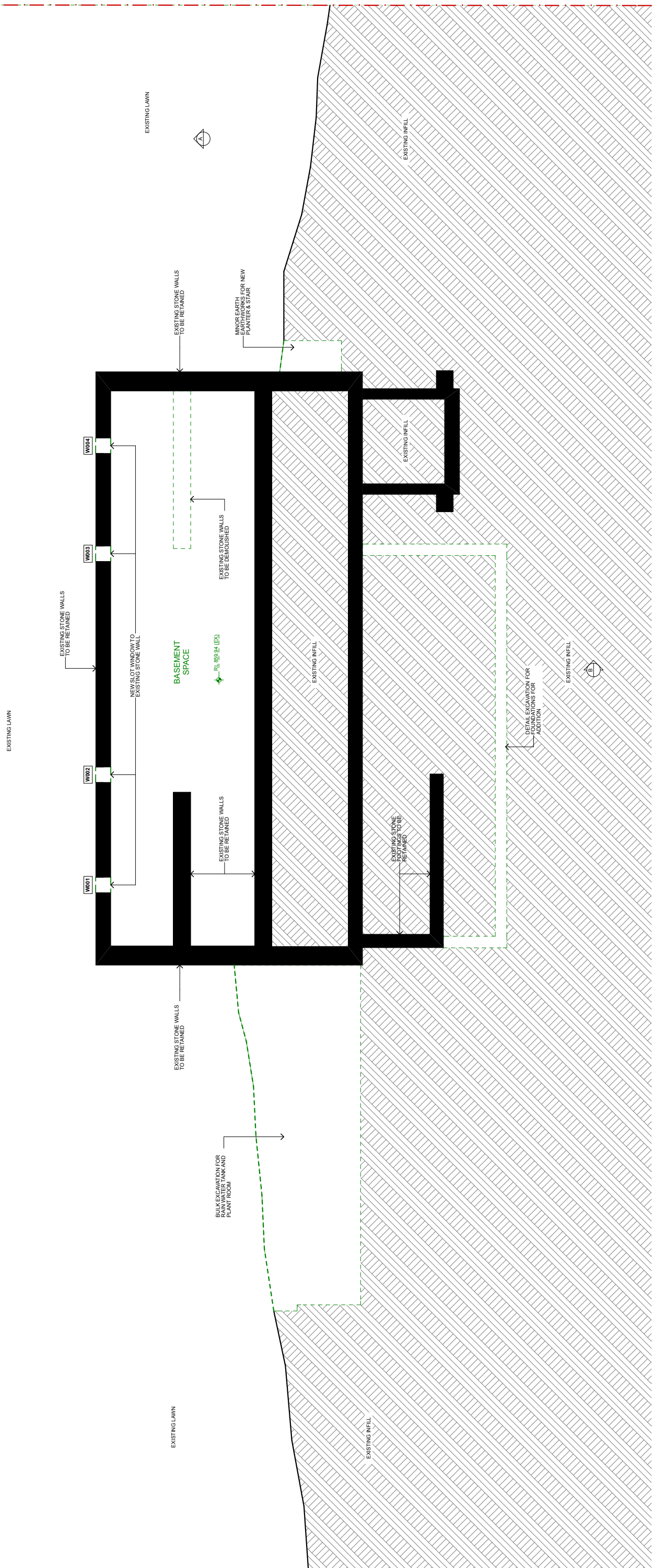
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EXISTING SECTION B

1:100

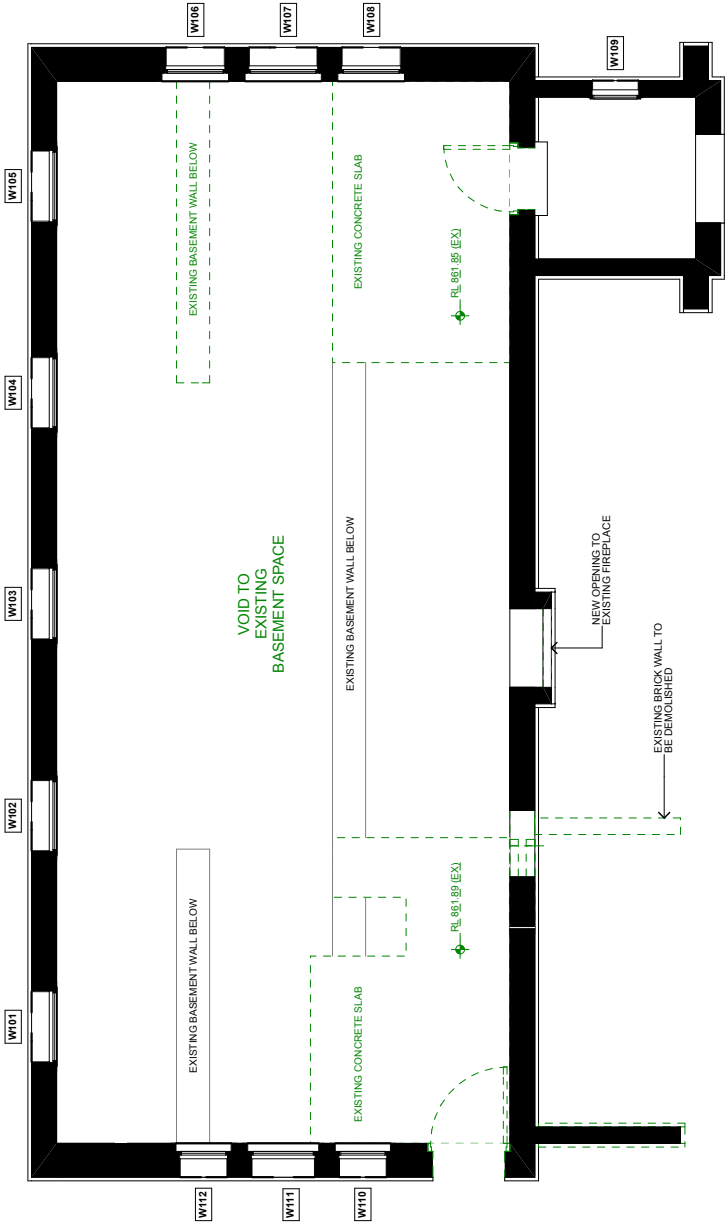
DATE	REV	NOTES :	LEGEND	NOTES:	PROJECT :	DE MOYER ARCHITECTURE	DRAWING TITLE	DRAWN BY
25/07/2017	A	DA & CC COUNCIL SUBMISSION		Do not scale off drawings. Use figured dimensions only. Report any discrepancies to the architect. © Copyright: De Moyer Architecture Pty Ltd, 2015. Information contained on this drawing is the copyright of De Moyer Architecture Pty Ltd. Copying of this drawing or part hereof without written permission infringes copyright.	RESTORATION & RE-USE AS A DWELLING HOUSE TO FORMER COW FLAT SCHOOL PROJECT INFO 716 COW FLAT ROAD, COW FLAT NSW 2795 HAYLEE & TOBY HUDSON PROJECT NO : 1701	 15 Bay Street Double Bay, NSW 2028 M 0414 774 444 misha@demoyer.com	EXISTING SECTIONS	DRAWN BY MB
							DRAWING NO DA-09	CHECK BY MDM
							DATE 25/07/2017	SCALE 1:100@A3
							REVISION A	PHASE DA & CC



DEMOLITION BASEMENT FLOOR PLAN

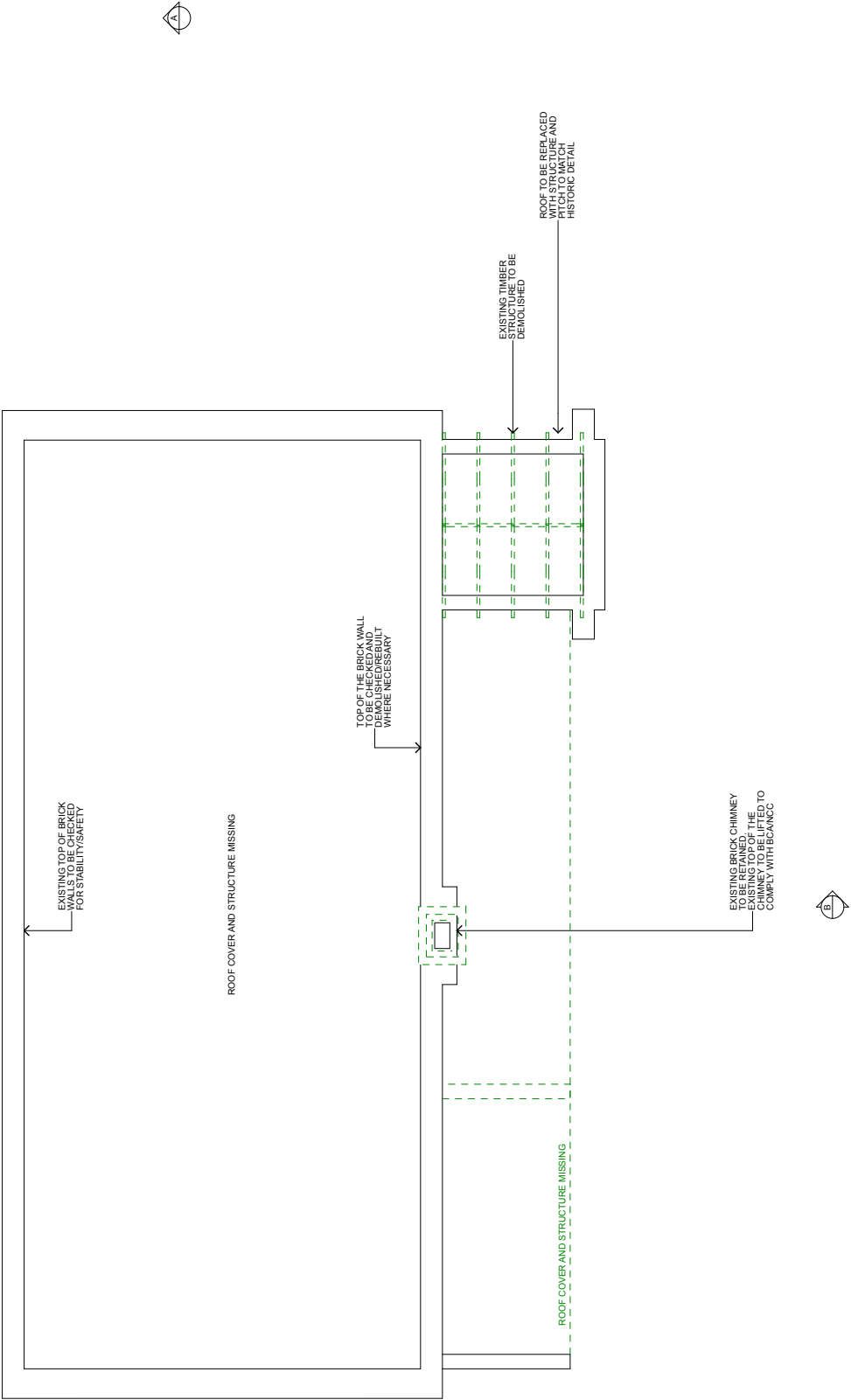
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DEMOLITION GROUND FLOOR PLAN 1:100



<div>DATE</div> <div>25/07/2017</div>	<div>REV</div> <div>A</div>	<div>NOTES :</div> <div>DA & CC COUNCIL SUBMISSION</div>	<div>NOTES:</div> <div>Do not scale off drawings. Use figured dimensions only. Report any discrepancies to the architect.</div> <div>© Copyright De Moyer Architecture Pty Ltd. 2015. Information contained on this drawing is the copyright of De Moyer Architecture Pty Ltd. Copying of this drawing or part hereof without written permission infringes copyright.</div>	<div>LEGEND</div> <div> <div>---</div>BOUNDARY <div>---</div>ELEMENTS TO BE DEMOLISHED <div>■</div>EXISTING ELEMENTS </div>	<div>PROJECT :</div> <div>RESTORATION & RE-USE AS A DWELLING HOUSE TO FORMER COW FLAT SCHOOL</div> <div>PROJECT INFO</div> <div>716 COW FLAT ROAD, COW FLAT NSW 2795</div> <div>HAY LEE & TOBY HUDSON</div> <div>PROJECT NO : 1701</div>	<div>DE MOYER ARCHITECTURE</div> <div>15 Bay Street</div> <div>Double Bay, NSW 2028</div> <div>M 0414 774 444</div> <div>misha@demoyer.com</div>	<div>DRAWING TITLE</div> <div>DEMOLITION GROUND FLOOR PLAN</div> <div>DRAWING NO</div> <div>DA-11</div> <div>DATE</div> <div>25/07/2017</div> <div>REVISION</div> <div>A</div>	<div>DRAWN BY</div> <div>MB</div> <div>CHECK BY</div> <div>MDM</div> <div>SCALE</div> <div>1:100@A3</div> <div>PHASE</div> <div>DA & CC</div>	<div>Plot date: 25/07/2017</div> <div> </div>
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DEMOLITION ROOF PLAN 1:100



DATE 25/07/2017	REV A	NOTES : DA & CC COUNCIL SUBMISSION	<div>Do not scale off drawings. Use figured dimensions only. Report any discrepancies to the architect. © Copyright: De Moyer Architecture Pty Ltd. 2015. Information contained on this drawing is the copyright of De Moyer Architecture Pty Ltd. Copying of this drawing or part hereof without written permission infringes copyright.</div> <div><div>LEGEND</div><div><div><div><div></div></div><div>BOUNDARY</div></div><div><div><div></div></div><div>ELEMENTS TO BE DEMOLISHED</div></div><div><div><div></div></div><div>EXISTING ELEMENTS</div></div></div></div>	<div><div>PROJECT :</div><div>RESTORATION & RE-USE AS A DWELLING HOUSE TO FORMER COW FLAT SCHOOL</div><div><div>PROJECT INFO</div><div>716 COW FLAT ROAD, COW FLAT NSW 2795 HAYLEE & TOBY HUDSON</div><div>PROJECT NO : 1701</div></div></div> <div><div><div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div><div>DE MOYER ARCHITECTURE</div><div>15 Bay Street Double Bay, NSW 2028 M 0414 774 444 misha@demoyer.com</div></div></div>	<div><div>DRAWING TITLE</div><div>DEMOLITION ROOF PLAN</div><div><div>DRAWING NO</div><div>DA-12</div></div><div><div>DATE</div><div>25/07/2017</div><div>REVISION</div><div>A</div></div></div>	<div><div>DRAWN BY</div><div>MB</div><div>CHECK BY</div><div>MDM</div><div>SCALE</div><div>1:100@A3</div><div>PHASE</div><div>DA & CC</div></div>	<div><div></div></div>	Plot date: 25/07/2017

Basix No. A286937_03 - Date of Issue: 27/07/2017

Concrete slab on ground floor, additional insulation required (R-value NIL)
Suspended floor with enclosed subfloor: framed (R0.7) Additional insulation required (R-value); R1.30 (down) (or R2.00 including construction)

Flat ceiling, pitched roof. Additional insulation required (R-value): ceiling: R4.00 (up), roof: foilsarking. Other specifications: dark (solar absorptance >0.70). Paked ceiling, pitched roof: framed. Additional insulation required (R-value): ceiling: R3.26 (up), roof: foilsarking. Other specifications: solar absorptance <0.475).

Windows and glazed doors glazing requirements:
 00001-W0004 NW 0 825cm none none standard aluminium, single sylvitic low-e (U-value: 5.7, SHGC: 0.47)

W101-105, NW, 2.04sqm, none, none, timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.40)
W106-W108, NE, 1.60sqm, none, none, timber or uPVC clear/air gap/clear, (U-value: 3.67, SHGC: 0.59)

W107, NE, 2.3usqm, none, none, timber of uPVC, clear/air gap/clear, (U-value: 3.67, SHGC: 0.59)
W109, NE, 0.60sqm, none, none, timber of uPVC, clear/air gap/clear, (U-value: 3.67, SHGC: 0.59)

W110-W112, SW, 1.30sqm, none, none, timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.40)
W111, SW, 2.15sqm, none, none, timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.40)

[illegible]

W201-W205, SE, 0.26sqm, none, none, timber or uPVC, single clear, (U-value: 5.71, SHGC: 0.66)

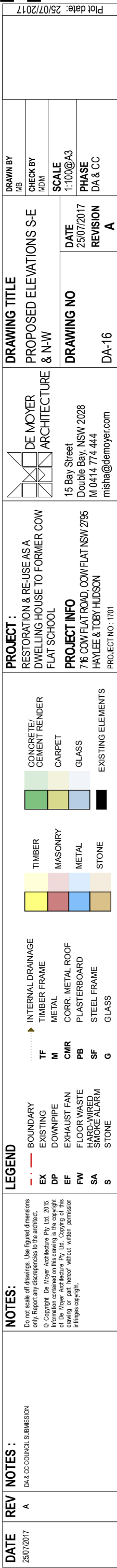
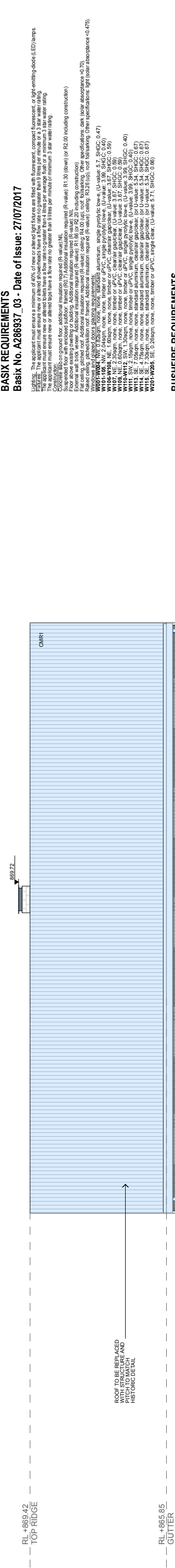
Report No. 170878 - Date of Issue: 16/06/2017

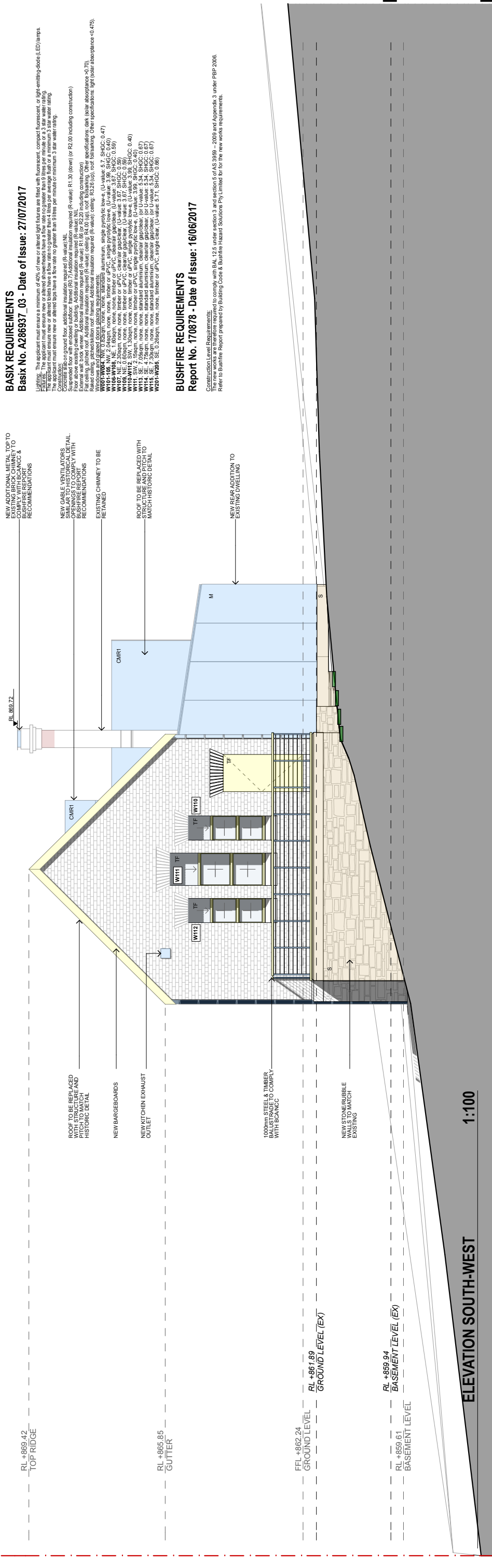
Construction Level Requirements:



1:100

DATE	25/07/2017	REV	A	NOTES :	DA & CC COUNCIL SUBMISSION
NOTES:		Do not scale off drawings. Use figured dimensions only. Report any discrepancies to the architect. © Copyright: De Moyer Architecture Pty. Ltd., 2015. Information contained on this drawing is the copyright of De Moyer Architecture Pty. Ltd. Copying of this drawing or part thereof without written permission infringes copyright.			
LEGEND		<div><div><div>.....</div><div>▲</div><div>BOUNDARY</div></div><div><div>---</div><div>EXISTING</div></div><div><div>EX</div><div>DOWNPIPE</div></div><div><div>DP</div><div>EXHAUST FAN</div></div><div><div>EF</div><div>FLOOR WASTE</div></div><div><div>FW</div><div>HARD-WIRED SMOKE ALARM</div></div><div><div>SA</div><div>STONE</div></div><div><div>S</div><div></div></div></div> <div><div><div>INTERNAL DRAINAGE</div><div>TF</div></div><div><div>TIMBER FRAME</div><div>M</div></div><div><div>METAL</div><div>CMR</div></div><div><div>CORR. METAL ROOF</div><div>PB</div></div><div><div>PLASTERBOARD</div><div>SF</div></div><div><div>STEEL FRAME</div><div>G</div></div><div><div>GLASS</div><div></div></div></div> <div><div><div>TIMBER</div><div>MASONRY</div><div>METAL</div><div>STONE</div></div><div><div>CONCRETE/ CEMENT RENDER</div><div>CARPET</div><div>GLASS</div><div>EXISTING ELEMENTS</div></div></div>			
PROJECT :		RESTORATION & RE-USE AS A DWELLING HOUSE TO FORMER COW FLAT SCHOOL			
PROJECT INFO		716 COW FLAT ROAD, COW FLAT NSW 2795 HAY LEE & TONY HUDSON PROJECT NO. : 1701			
DRAWING TITLE		PROPOSED BASEMENT FLOOR PLAN			
DRAWING NO		DA-13			
DATE		25/07/2017			
REVISION		A			
PHASE		DA & CC			
DRAWN BY		MB			
CHECK BY		MDM			
SCALE		1:100@A3			
DE MOYER ARCHITECTURE		15 Bay Street Double Bay, NSW 2028 M 0414 774 444 misha@demoyer.com			
Plot date: 25/07/2017					





Construction Level Requirements:
The new works are therefore required to comply with BAL 12.5 under section 3 and section 5 of AS 3959 – 2009 and Appendix 3 under PBP 2006.
The Report was prepared by Building Code & Bushfire Hazard Solutions Pty Limited for the new works requirements.

18 of 25

[illegible]

RL +869.42
TOP RIDGE

RL +866.85
GUTTER

FFL +862.24
GROUND LEVEL

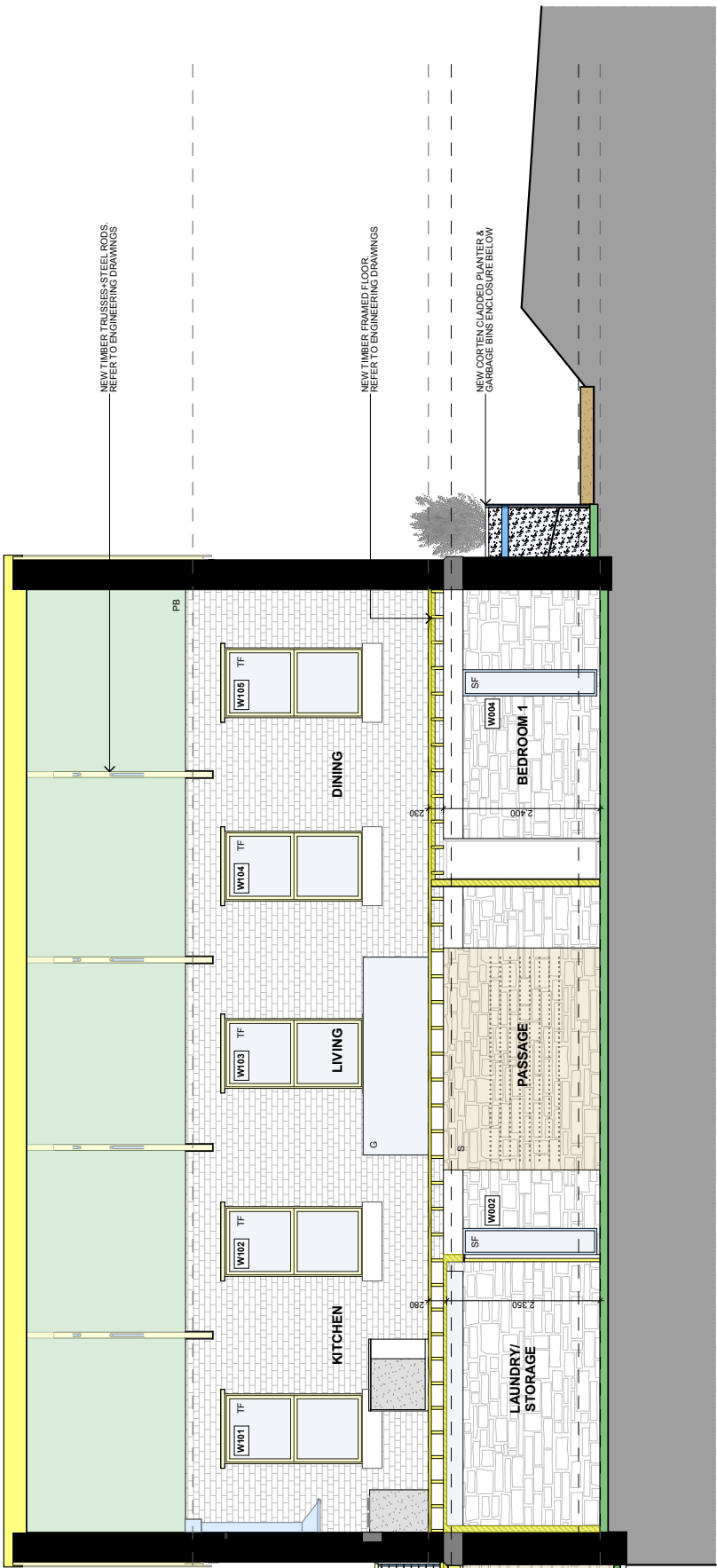
RL +867.89
GROUND LEVEL (EX)

RL +859.61
BASEMENT LEVEL

RL +859.94
BASEMENT LEVEL (EX)

PROPOSED SECTION A

1:100



RL +869.42
TOP RIDGE

RL +866.85
GUTTER

FFL +862.24
GROUND LEVEL

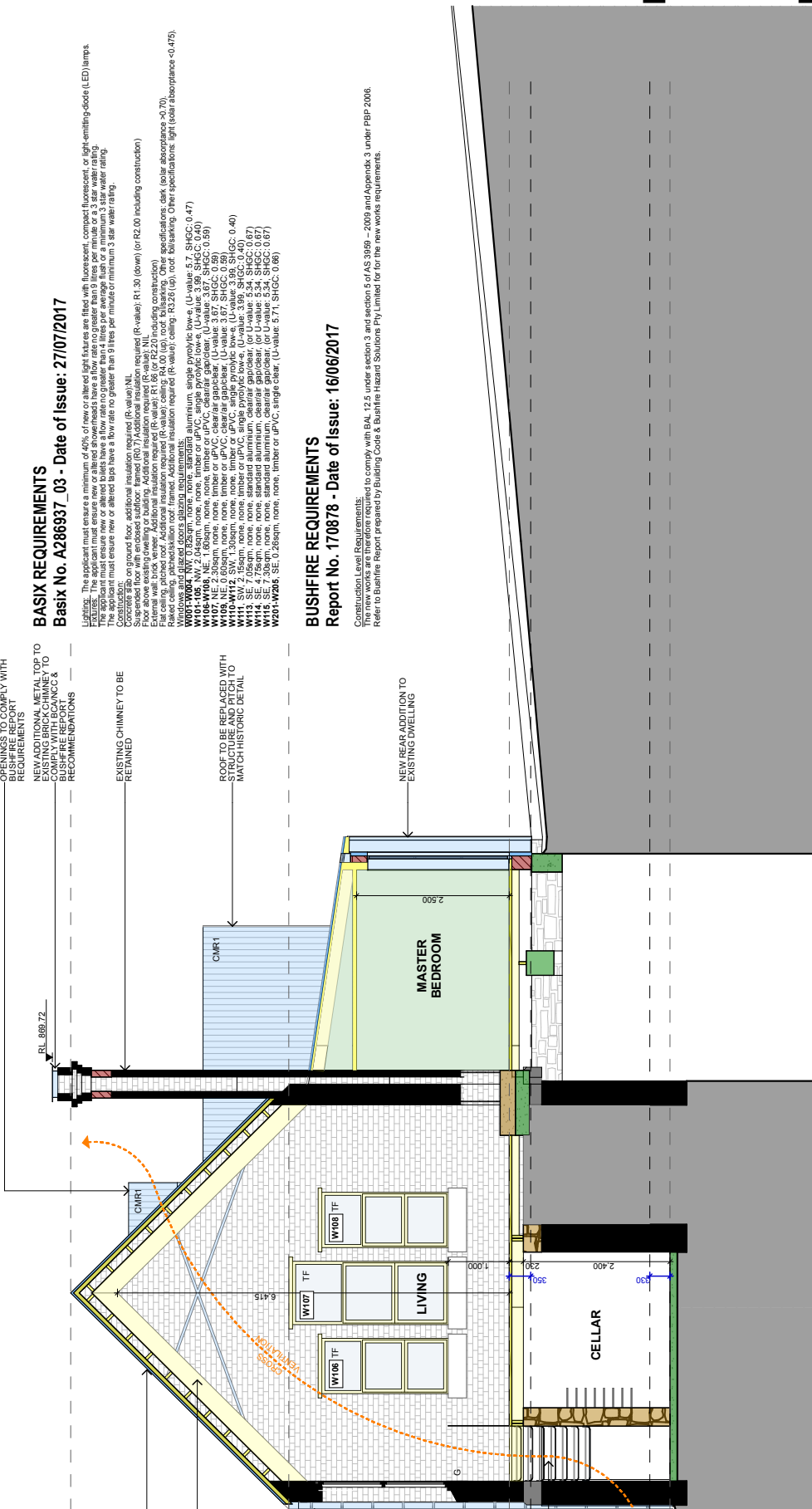
RL +867.89
GROUND LEVEL (EX)

RL +859.61
BASEMENT LEVEL

RL +859.94
BASEMENT LEVEL (EX)

PROPOSED SECTION B

1:100



BASIX REQUIREMENTS

Basix No. A286937_03 - Date of Issue: 27/07/2017

Lighting: The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting diode (LED) lamps. The applicant must ensure new or altered overheads have a flow rate no greater than 9 litres per minute or a 3 star water rating. The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

Construction: The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting diode (LED) lamps. The applicant must ensure new or altered overheads have a flow rate no greater than 9 litres per minute or a 3 star water rating. The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

Water: The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting diode (LED) lamps. The applicant must ensure new or altered overheads have a flow rate no greater than 9 litres per minute or a 3 star water rating. The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

Energy: The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting diode (LED) lamps. The applicant must ensure new or altered overheads have a flow rate no greater than 9 litres per minute or a 3 star water rating. The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

Greenhouse Gas: The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting diode (LED) lamps. The applicant must ensure new or altered overheads have a flow rate no greater than 9 litres per minute or a 3 star water rating. The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

Other: The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting diode (LED) lamps. The applicant must ensure new or altered overheads have a flow rate no greater than 9 litres per minute or a 3 star water rating. The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

BUSHFIRE REQUIREMENTS

Report No. 170878 - Date of Issue: 16/06/2017

Construction Level Bushfire Protection: The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting diode (LED) lamps. The applicant must ensure new or altered overheads have a flow rate no greater than 9 litres per minute or a 3 star water rating. The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

NOTES:

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LEGEND

- BOUNDARY
- EX EXISTING
- DP DOWNPIPE
- EF EXHAUST FAN
- FW FLOOR WASTE
- SA HARD-WIRED SMOKE ALARM
- S STONE

- INTERNAL DRAINAGE
- TF TIMBER FRAME
- M METAL
- CMR CORR. METAL ROOF
- PB PLASTERBOARD
- SF STEEL FRAME
- G GLASS

- TIMBER
- MASONRY
- METAL
- STONE
- CONCRETE/CEMENT RENDER
- CARPET
- GLASS
- EXISTING ELEMENTS

DRAWING TITLE

DE MOYER ARCHITECTURE

PROPOSED SECTIONS

DRAWING NO DA-18
DATE 25/07/2017
REVISION A

DRAWN BY

ME
CHECK BY
MM
SCALE 1:100@A3
PHASE DA & CC

Plot date: 25/07/2017



Ordinary Meeting



DATE 25/07/2017	REV A	NOTES : DA & CC COUNCIL SUBMISSION	NOTES: Do not scale off drawings. Use figured dimensions only. Report any discrepancies to the architect. © Copyright De Moyer Architecture Pty Ltd. 2015. Information contained on this drawing is the copyright of De Moyer Architecture Pty Ltd. Copying of this drawing or part hereof without written permission infringes copyright.	LEGEND	PROJECT : RESTORATION & RE-USE AS A DWELLING HOUSE TO FORMER COW FLAT SCHOOL PROJECT INFO 716 COW FLAT ROAD, COW FLAT NSW 2795 HAYLEE & TOBY HUDSON PROJECT NO : 1701	DE MOYER ARCHITECTURE 15 Bay Street Double Bay, NSW 2028 M 0414 774 444 misha@demoyer.com	DRAWING TITLE 3D VIEWS DRAWING NO DA-19	DATE 25/07/2017 REVISION A	DRAWN BY MS CHECK BY MDM SCALE @A3 PHASE DA & CC	Plot date: 25/07/2017
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MINI ORB COLORBOND ROOF
GALVANISED STEEL
NEW COLORBOND ROOF TO EXISTING
DWELLING [CMR1]



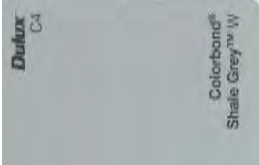
ALUMINIUM ELEMENTS
COLOUR DULUX SHALE GREY
NEW FLASHING
NEW GUTTERS
NEW DOWNPIPES



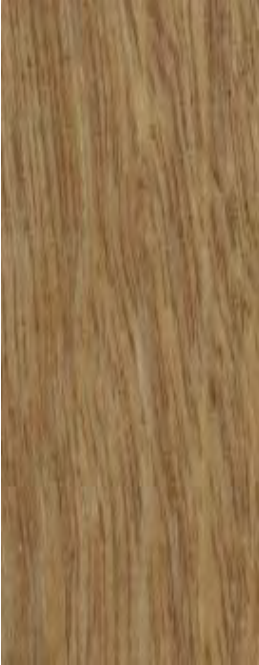
ALL EXISTING SANDSTONE
ELEMENTS TO BE
CLEANED



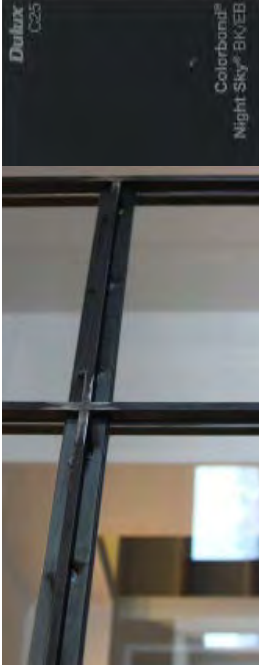
STANDING SEAM COLORBOND ROOF
COLOUR DULUX NIGHT SKY
NEW COLORBOND ROOF TO REAR
ADDITION [CMR2]



PAINTED TIMBER ELEMENTS
COLOUR DULUX SHALE GREY
FASCIA



TALLOWWOOD TIMBER
NEW TIMBER DOORS [TF]
NEW TIMBER WINDOWS [TF]



PAINTED STEEL
COLOUR DULUX NIGHT SKY
NEW STEEL WINDOWS [SF]



CORTEN
NEW CLADDING TO REAR ADDITION [M]
NEW CLADDING TO PLANTER [M]
NEW BASEMENT WINDOW REVEAL



SANDSTONE BLOCKS
NEW SANDSTONE BLOCKS ABOVE NEW
STONE WALLS [S]



STONE WALLS
NEW RANDOM RUBBLE FOUNDATION STONE
WALLS TO MATCH EXISTING [S]



EXISTING BRICK WALLS
TO BE CLEANED
AND MORTAR TO BE
REPLACED IF NECESSARY

EXISTING SANDSTONE
ELEMENTS TO BE
CLEANED

EXISTING AIR
VENTILATION GRILLS TO
BE REPLACED WHERE
NECESSARY

EXISTING SANDSTONE:
BLOCKS TO BE CLEANED

EXISTING RANDOM
RUBBLE STONE WALLS:
VERIFIED AND CLEANED,
MORTAR TO BE REPLACED
IF NECESSARY

NOTES:
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REV NOTES :
DA & CC COUNCIL SUBMISSION

DATE
25/07/2017

DRAWING TITLE
EXTERNAL FINISHES

DRAWING NO
DA-21

DATE
25/07/2017

REVISION
A

PROJECT :
RESTORATION & RE-USE AS A
DWELLING HOUSE TO FORMER COW
FLAT SCHOOL

PROJECT INFO
15 Bay Street
Double Bay, NSW 2028
M 0414 774 444
misha@demoyer.com

LEGEND



**DE MOYER
ARCHITECTURE**
15 Bay Street
Double Bay, NSW 2028
M 0414 774 444
misha@demoyer.com

DRAWN BY
MB

CHECK BY
MDM

SCALE
@A3

PHASE
DA & CC

Plot date: 25/07/2017

EROSION AND SEDIMENT CONTROL NOTES

Click the Access Point Maintenance Procedure:
Check the access point particularly during frequent use. If the gravel surface of the pad has been covered by soil or if wheel ruts are evident, if necessary spread aggregate over the pad surface. Repair surface drains to ensure that any runoff is directed to a sediment trap or sediment trap on the construction site; and, At the end of each day if material has been transported from the site, sweep the public roadway and gutter around the access point to remove any soil. Place sweepings in a stabilised location on the construction site. **Sediment is NOT to be washed down the roadway into the stormwater system.**

Sediment Fence: Maintenance Procedure:
A site supervisor is required to implement (or direct) the following actions:

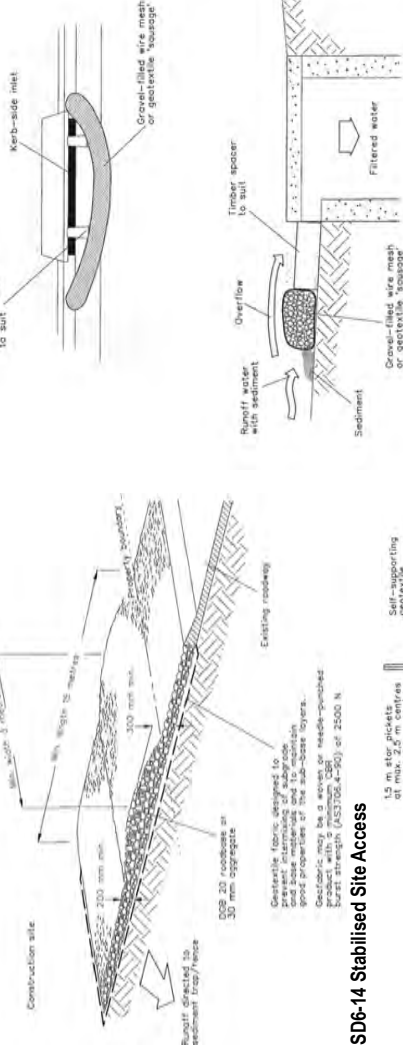
- Repair immediately any damage to the sediment fence caused by undercutting, bypassing or overtopping, especially after heavy rainfall; and
Remove deposited sediment on a regular basis so that the sediment fence has a minimum 70% of its capacity (height and width) at all times. Place excavated sediment in stabilised location on site.

- Remove deposited sediment on a regular basis so that the trap has at least 70

BEST PRACTICE EROSION AND SEDIMENT CONTROL PLAN
Site works will not start until the erosion and sediment control works outlined in

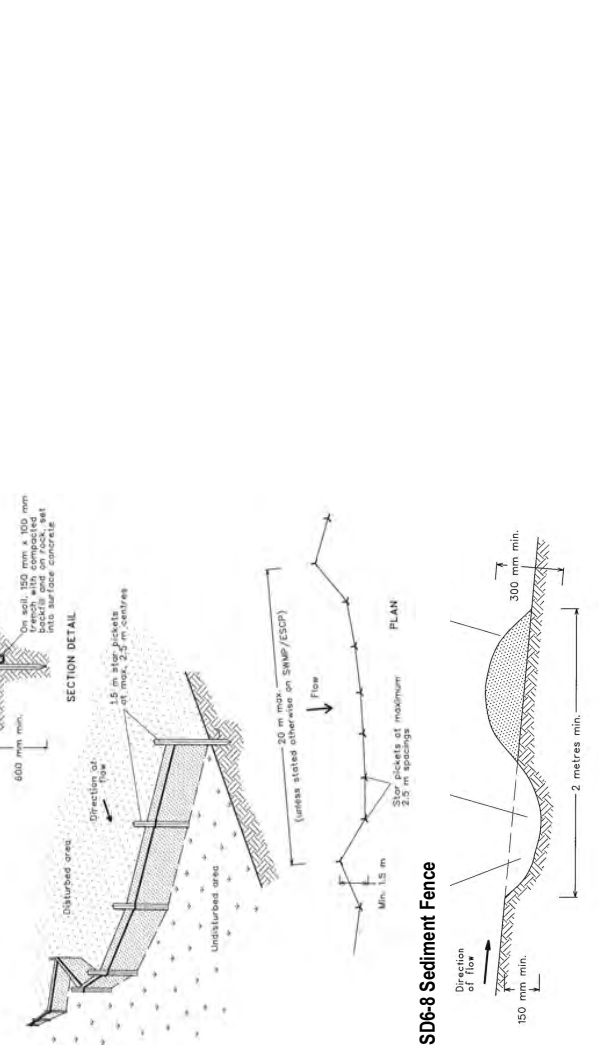
2. The ingress to and egress from the site will be confined to one stabilised point - Constructing a sealed (e.g. concrete or asphalt) driveway to the street;

- [illegible]



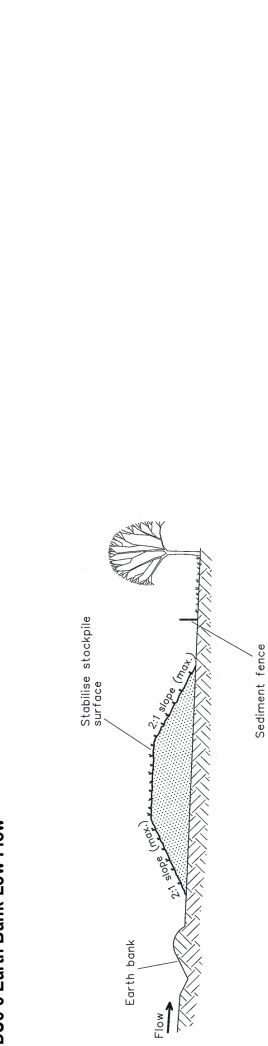
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NOTE: This practice only to be used where specified in an approved SWUP/ESC



NOTE: Only to be used as temporary bank where maximum upslope length is 80 metres

DS5-5 Earth Bank-Low Flow



EROSION AND SEDIMENT CONTROL PLAN		1:200	
DATE	REV	NOTES :	LEGEND
7/2017	A	DA & CC COUNCIL SUBMISSION	
NOTES:		LEGEND	
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PROJECT :			
RESTORATION & RE-USE AS A DWELLING HOUSE TO FORMER COW FLAT SCHOOL			
PROJECT INFO			
716 COW FLAT ROAD, COW FLAT NSW 2795 HAYLEE & TOBY HUDSON PROJECT NO. : 1701			
DE MOYER ARCHITECTURE			
15 Bay Street Double Bay, NSW 2028 M 0414 7774 444 misha@demoyer.com			
DRAWING TITLE			
EROSION AND SEDIMENT CONTROL PLAN			
DRAWING NO		DATE	DRAWN BY
DA-22		25/07/2017	MB
REVISION		CHECK BY	
A		MDM	
SCALE		1:200@A3	
PHASE		DA & CC	
DA & CC			

Bushfire Hazard Assessment Report

Proposed:
**Alterations & additions
 to a create a sole
 occupancy residential
 dwelling from derelict
 school house**

At:
**716 Cow Flat Road,
 Cow Flat**

Reference Number: 170878

Prepared For:
 Toby Hudson

28th June 2017



Prepared By:
**Building Code & Bushfire
 Hazard Solutions Pty Limited**

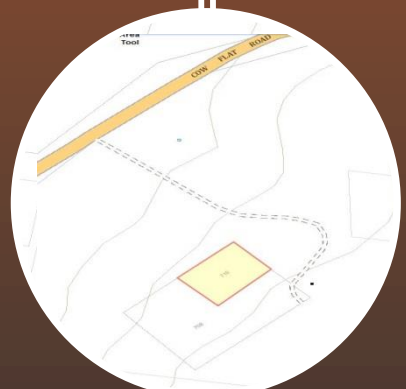
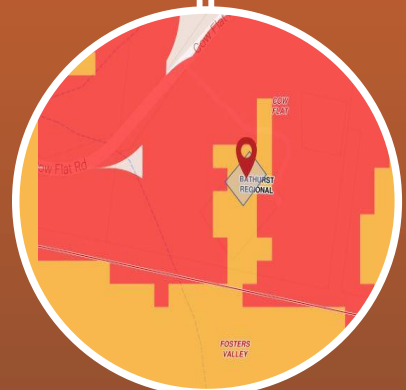
Tel: (02) 9457 6530
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PO Box 124
 Berowra NSW 2081
 ABN 19 057 337 774

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**SILVER
 MEMBER**
 Fire Protection
 Association Australia



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Legal status:

This report has been prepared as a submission document in support of a development application to Council and in instances may rely upon information provided by a number of external sources including Councils, State Government Agencies and it is assumed that the information provided was accurate at the time. This report cannot be relied upon for commencement of works or construction until such time as it has been endorsed or otherwise included within the consent conditions issued by Council as part of the DA determination.

79BA applications (under the Environmental Planning and Assessment Act 1979) and all infill development applications may be referred by Council to the NSW Rural Fire Service for review and concurrence during the DA process. S100B applications under the Rural Fires Act 1997 (subdivisions and Special Fire Protection Purpose Developments), Flame Zone determinations and Alternate Solutions must be referred by Council to the NSW Rural Fire Service for review and receipt of a Bushfire Safety Authority (BSA) or other such recommended conditions from the NSW Rural Fire Service before the consent can be granted.

The onus is on the applicant to cross reference this document with any conditions of consent issued by Council or any requirements supplied by the NSW Rural Fire Service following development approval. BCBHS can review and cross reference these documents however the onus is on the applicant to provide them to us and request this review – Building Code and Bushfire Hazard Solutions Pty. Ltd. is not in a position to track every DA through Council and we rely upon the applicant to undertake this role as project co-ordinator.

Where any discrepancy between this document and the development approval or the NSW Rural Fire Service requirements is found, the conditions of consent always take precedence until such time as an application to review, amend or vary these conditions is approved.

Disclaimer:

This report has been prepared with due care and diligence by Building Code and Bushfire Hazard Solutions Pty. Ltd and the statements and opinions contained in this report are given in good faith and in the belief on reasonable grounds that such statements and opinions are correct and not misleading bearing in mind the necessary limitations noted in previous paragraphs.

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List of Abbreviations:

APZ	Asset Protection Zone
AS3959	Australian Standard 3959 – 2009 as amended
BAL	Bushfire Attack Level
BCA	Building Code of Australia
BPMs	Bushfire Protection Measures
BPLM	Bushfire Prone Land Map
Council	Bathurst Regional Council
DA	Development Application
EP&A Act	Environmental Planning and Assessment Act - 1979
ESD	Ecologically Sustainable Development
FRNSW	Fire & Rescue NSW
IPA	Inner Protection Area
LPMA	Land and Property Management Authority
NCC	National Construction Code
NP	National Park
NSP	Neighbourhood Safer Places
OPA	Outer Protection Area
PBP	<i>Planning for Bush Fire Protection - 2006</i>
RF Act	Rural Fires Act - 1997
RFS	NSW Rural Fire Service
SEPP	State Environmental Planning Policy
SFPP	Special Fire Protection Purpose
SWS	Static Water Supply

1.0 Introduction

The development proposal relates to the alterations and additions to a school building ruin to create a sole occupancy dwelling within an existing rural allotment located at 716 Cow Flat Road, Cow Flat (Lot 50 DP 609391).

The subject property is a small rural residential allotment land locked by a larger rural allotment and has a right of way to Cow Flat Road northwest across this neighbour.

Bathurst Regional Council's Bushfire Prone Land Map identifies the subject property as containing Category 1 Vegetation and its associated 100m buffer zone, therefore the application of *Planning for Bush Fire Protection - 2006* (PBP) must apply in this instance.

Following a detailed site inspection of the subject property and surrounding area it was found that Council's Bushfire Prone Land Map incorrectly identifies large areas of maintained grounds within the subject site and neighbouring private rural-residential allotments as Category 1 Vegetation.

2.0 Purpose of Report

The purpose of this Bushfire Assessment Report is to provide the owners and Council with an independent bushfire hazard determination together with appropriate recommendations for both new building construction and bushfire mitigation measures considered necessary having regard to construction within a designated 'bushfire prone' area.

The recommendations contained within this report may assist in forming the basis of any specific construction conditions and/or bushfire mitigation measures that Council and/or the NSW Rural Fire Service may elect to place within any consent conditions issued for the subject Development Application.

3.0 Scope of this Report

The scope of this report is limited to providing a bushfire assessment and recommendations for the subject property. Where reference has been made to the surrounding lands, this report does not purport to directly assess those lands; rather it may discuss bushfire impact and/or progression through those lands and possible bushfire impact to the subject property.

4.0 Referenced Documents and Persons

Comments provided are based on the requirements of the *Environmental Planning and Assessment Act 1979* (EP&A Act), the RFS document known as '*Planning for Bush Fire Protection 2006*' for the purposes of bushfire hazard determination and Australian Standard 3959 'Construction of buildings in bushfire-prone areas' 2009 as amended for building/structural provisions.

A company representative has made a site inspection of the subject property and the surrounding area. Plans prepared by De Moyer Architecture, Drawing No. DA-01 – DA-16 & TD01 – TD07, Dated 5/04/2017, Revision A were relied upon for this assessment.

5.0 Compliance Tables & Notes

The following table sets out the projects compliance with *Planning for Bush Fire Protection – 2006*.

	North	South	East	West
Vegetation Structure	Grazed pastures	Remnant	Grazed pastures	Grazed pastures
Slope	N/A	0 degrees & up	N/A	N/A
Asset Protection Zone	N/A	50 metres	N/A	N/A
Significant Environmental Features	Grazed pastures	Grazed pastures	Neighbouring dwelling	Grazed pastures
Threatened Species	APZ Existing	APZ Existing	APZ Existing	APZ Existing
Aboriginal Relics	APZ Existing	APZ Existing	APZ Existing	APZ Existing
Bushfire Attack Level	N/A	BAL 12.5	N/A	N/A
Required Construction Level	BAL 12.5	BAL 12.5	BAL 12.5	BAL 12.5

Asset Protection Zones Compliance

The Asset Protection Zone (APZ) was measured on site and from aerial imagery to be 50 metres to the south of the proposed new works. The APZ consists of maintained grounds within the subject property and land equivalent to an APZ within the neighbouring rural / residential allotment.

Construction Level Compliance

The highest Bushfire Attack Level to the alterations and additions was determined from 2.4.2 of AS 3959 – 2009 to be 'BAL 12.5'. The new works are therefore required to comply with BAL 12.5 under section 3 and section 5 of AS 3959 – 2009 and Appendix 3 under PBP 2006.

A copy of these requirements has been provided to the applicant.

Access and Services

Guideline Ref.	Proposed Development Determinations	Compliance
Property Access (Driveway)	The existing access to Cow Flat Road will not be altered as part of this development and complies with the Property Access requirements detailed in section 4.1.3 (2) of PBP.	Yes
Water Supply	The most distant external point of the proposed dwelling is greater than 70 metres from a public road supporting a hydrant network and therefore a Static Water Supply is required.	Yes
Evacuation	Evacuation is possible by utilising existing road infrastructure. It is recommended that the occupants complete a Bush Fire Safety Plan addressing "Prepare, Act Survive" as advocated by the NSW RFS http://www.rfs.nsw.gov.au/ under publications / bushfire safety.	Yes
Electrical Supply	Existing supply provided.	N/A

6.0 Aerial view of the subject allotment



Image 01: Aerial view of the subject area c/- Bathurst Regional Council

7.0 Bushfire Hazard Assessment

7.01 Preface

Properties considered to be affected by possible bushfire impact are determined from the local Bushfire Prone Land Map as prepared by Council and or the Rural Fire Service. All property development within affected areas is subject to the conditions detailed in the document '*Planning for Bush Fire Protection 2006*' (PBP). Set back distances for the purpose of creating Asset Protection Zones (APZ's) must be applied and any buildings must then conform to corresponding regulations detailed in Australian Standard 3959 'Construction of buildings in bushfire prone areas' 2009.

Planning for Bush Fire Protection 2006, (PBP) formally adopted on the 1st March 2007 provides for the protection of property and life (including fire-fighters and emergency service personnel) from bushfire impact.

The thrust of the document is to ensure that developers of new properties or sub-divisions include the constraints associated with the construction of buildings in bushfire prone areas within their proposed development sites. PBP is applicable to proposed development inside a determined Category 1 or 2 areas and also inside a buffer zone radius of 100m from a Category 1 bushfire area or 30m from a Category 2 bushfire area.

The document also acknowledges 'infill' developments associated with re-development of existing properties and allows some higher levels of building safety where the increased 'set backs' (APZ's) may not be achievable.

The subject development relates to the alterations and additions to a school building ruin to create a new sole occupancy dwelling within an existing rural allotment. To accord with PBP the development is classified as infill development and assessed as a 79ba application under the Environmental Planning and Assessment Act 1979.

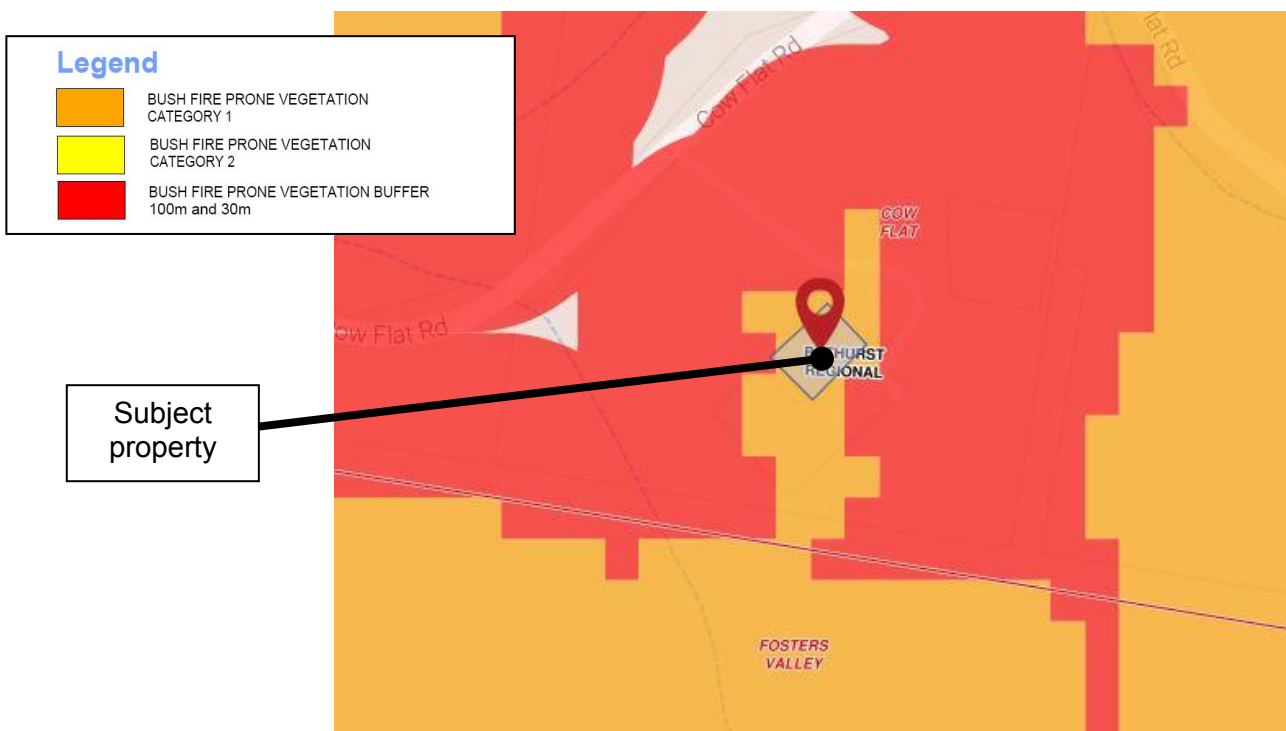


Image 02: Extract from Bathurst Regional Council's Bushfire Prone Land Map

7.02 Location

The subject property is known as 716 Cow Flat Road, Cow Flat (Lot 50 DP 609391) and is a rural-residential allotment located within Bathurst Regional Councils Local Government Area. The subject property is a small rural residential allotment landlocked by a larger rural allotment with a right of way to Cow Flat Road northwest.

The vegetation identified as being the hazard is within the neighbouring private rural-residential allotment to the south of the subject dwelling.



Photograph 01: View along the right of way to the subject property from Cow Flat Road

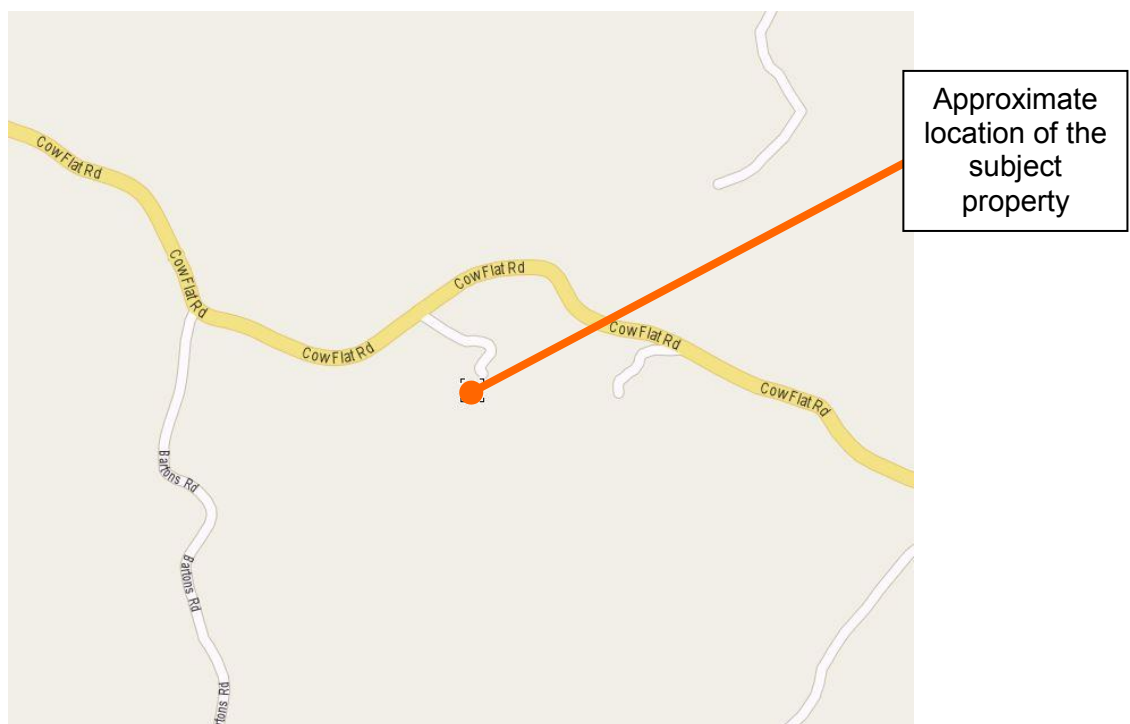


Image 03: Extract from street-directory.com.au

7.03 Vegetation

The predominant vegetation found within the subject property was found to consist of mature individual trees over mown lawns. The surrounding neighbouring property was found to consist of grazed pastures.

A small area of woodland was found within the surrounding property, this was found to be .2Ha in size and is surrounded by grazed pastures and has therefore be assessed as Remnant.

The neighbouring properties further to the south and east were found to have unmanaged woodland vegetation on an upslope away from the development. This vegetation was found to be >125 metres from the subject building and an assessment of these hazards does not alter the BAL determination made herein.

Subject
building



Photograph 02: View toward the building within the subject site



Remnant
hazard

Photograph 03: View south from within the subject site toward the remnant hazard

7.04 Slope and Topography

The slope that would most significantly affect bushfire behaviour must be assessed for at least 100 metres from the subject dwelling.

The most significant bushfire impact from the south is expected to be an incipient bushfire travelling down slope toward the subject dwelling. The slope that would **most significantly** influence bushfire impact was determined onsite using an inclinometer and verified from topographic imagery to be:

- 0 degrees and up slope within the hazard to the south

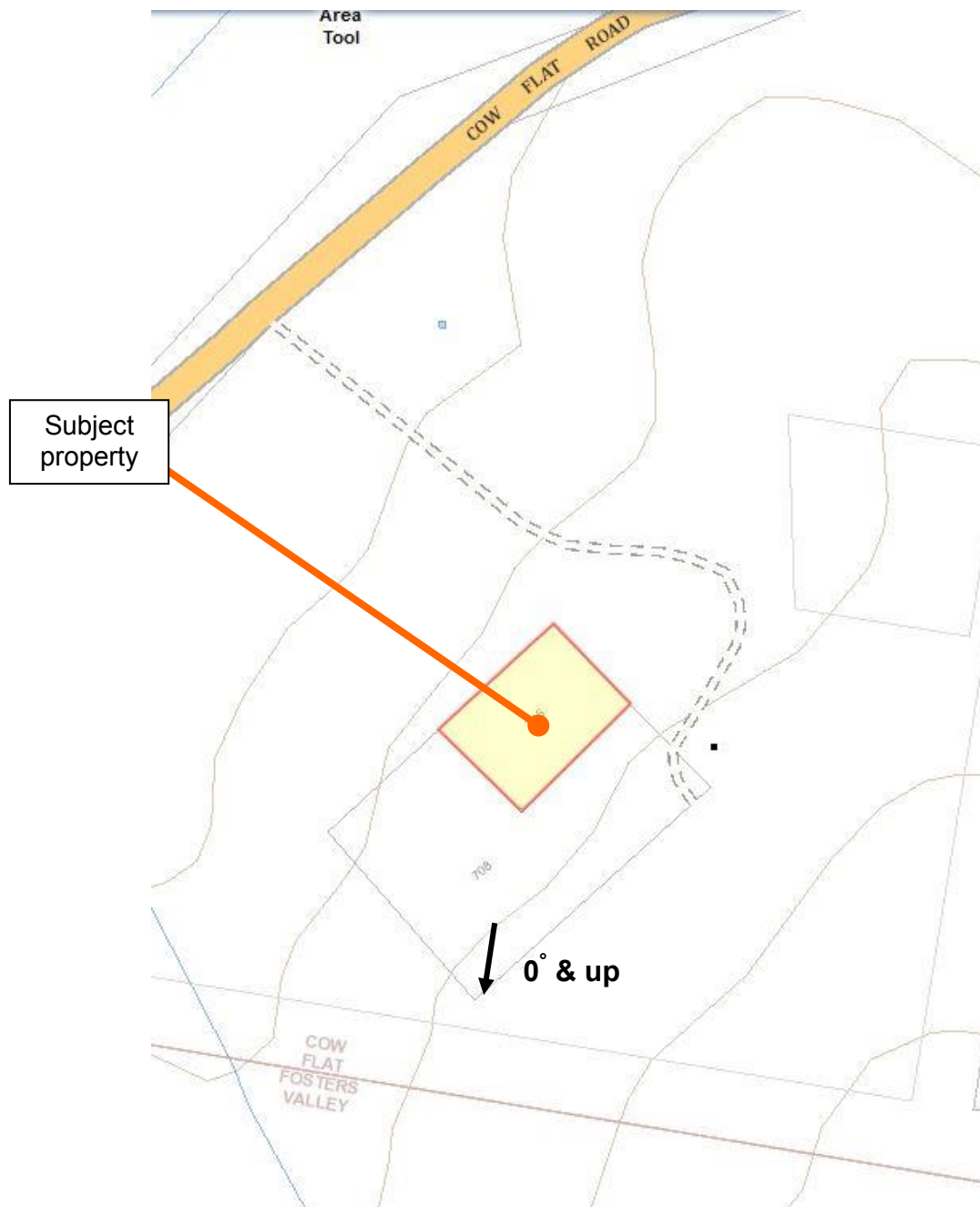


Image 04: Extract from the Land and Property Management Authority SIXMaps

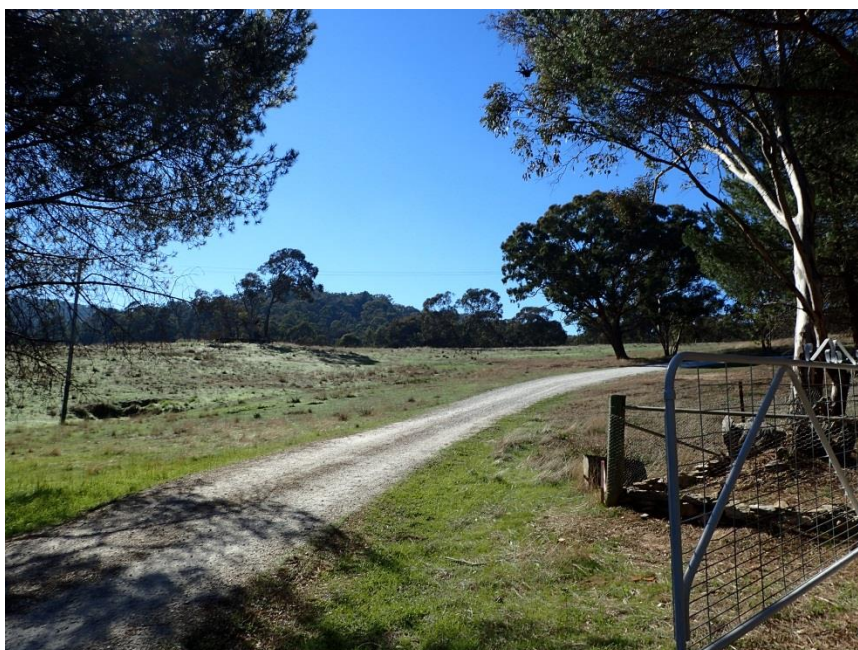
7.05 Asset Protection Zones

The subject building and proposed works were found to provide an Asset Protection Zone (APZ) of 50 metres to the south. The APZ consists of maintained grounds within the subject property and land equivalent to an APZ within the surrounding property.

The existing Asset Protection Zones within the subject property will continue to be maintained as an inner protection area in accordance with Appendix 2 PBP 2006 and the NSW Rural Fire Service's document 'Standards for Asset Protection Zones'.



Photograph 04: View toward the neighbouring dwelling and existing maintained grounds within the subject site



Photograph 05: View of the existing maintained grounds within the surrounding property

7.06 Property Access – Fire Services & Evacuation

The subject dwelling is accessed via a right of way from Cow Flat Road to the north.

The existing right of way found to satisfy the requirements for Property Access as detailed in section 4.1.3 (2) PBP 2006 and will not be altered as part of this proposal.

Fire services have free pedestrian access around the proposed building footprint. Attending fire services can access the hazard via the neighbouring properties for hazard reduction or fire suppression activities.

Access for fire services and opportunities for occupant evacuation is considered adequate for this property.

7.07 Fire Fighting Water Supply

There is no reticulated water within this area therefore a 20,000 litre Static Water Supply is required. This water supply can be a swimming pool, dam, one or multiple water tank(s) and does not have to be dedicated for fire-fighting purposes. The overall capacity of the water supply must achieve the minimum 20,000 litre requirement and the onus will be on the property owner to ensure that this supply is available in the event of a bushfire.

In-ground tanks will be installed under the proposed decking.

8.0 Site & Bushfire Hazard Determination

8.01 Planning for Bush Fire Protection - 2006

Planning for Bush Fire Protection – 2006 (PBP) is applicable to those lands determined as being within a 'bushfire prone area' in accordance with a local Bushfire Prone Land Map as provided by the Rural Fire Service and Council.

The most appropriate method of determining site bushfire hazard under the terms of PBP is to consider the site in a singular form.

Bushfire prone areas are defined as those areas;

- *within or within 100m of high or medium bushfire hazards; or*
- *within or within 30m of low bushfire hazards.*

In this instance the subject property has been identified as being bushfire prone land therefore it is appropriate to apply PBP as follows:

Southern Aspect:

- a) Vegetation Structure Remnant
- b) Slope 0 degrees & up
- c) A 50 metre Asset Protection Zone is existing.
- d) The Bushfire Attack Level was determined by to be 'BAL 12.5'

8.02 Australian Standard AS 3959 – 2009 'Construction of buildings in bushfire –prone areas'

Australian Standard 3959 – 2009 'Construction of buildings in bushfire-prone areas' provides for six (6) levels of building construction these being BAL - Low, BAL - 12.5, BAL - 19, BAL - 29, BAL - 40 and BAL - FZ. The Australian Standard 3959 specifies construction standards for buildings within various Bushfire Attack Levels as determined by the *Planning for Bush Fire Protection – 2006* document. The NSW Rural Fire Service will not accept deemed to satisfy provisions for BAL Flame Zone and therefore have a NSW variation to the listed standard provisions of BAL FZ under AS3959 - 2009.

8.03 Correlation between bushfire impact and AS3959

Bushfire Attack Level	Maximum radiant heat impact (kW/m ²)	Level of construction under AS3959-2009
Low		No special construction requirements
12.5	≤12.5	BAL - 12.5
19	12.6 to 19.0	BAL - 19
29	19.1 to 29.0	BAL - 29
40	29.1 to 40.0	BAL - 40
Flame Zone	>40.0	BAL FZ No deemed to satisfy provisions

8.04 Site Specific Bushfire Hazard Determination

All property development must be assessed on an individual basis as broad-brush approaches of documents such as PBP may not be applicable in every instance. The proposed development located at 716 Cow Flat Road, Cow Flat was assessed against the requirements of *Planning for Bush Fire Protection* 2006 noting the following:

- Water supplies for firefighting purposes will be adequate for this application.
- Access to the subject property is available via the right of way from Cow Flat Road.
- Recommendations to maintain the Asset Protection Zones within the subject property will be included.

8.05 Viable Construction Method

The objectives of *Planning for Bush Fire Protection* – 2006 are for the protection of life including fire fighters. Provided these objectives can be met the construction of buildings is feasible and both the Rural Fire Service and Council should be in a position to consider such applications.

The highest Bushfire Attack Level to the proposed works was determined from Table 2.4.2 of AS3959 - 2009 to be to be 'BAL 12.5'. The proposed alterations and additions are required to comply with section 3 and BAL 12.5 under section 5 of AS 3959 – 2009 and Appendix 3 under PBP 2006.

8.06 Risk Rating

In assessing the bushfire threat to the site and its structures it is important to have a holistic approach and assess the risk of a bushfire occurring and impacting the subject property. It is also important to include the risk the site poses to neighbouring properties.

Table 01 is an overview of risk to the subject dwelling. This model takes a holistic approach and assesses the risk of a bushfire occurring and impacting the site. This risk level can be reduced by either an increase in preparedness by the owners/occupants of the dwelling (e.g. good house keeping, maintained lawns & bushfire awareness) and/or hazard reduction activities by local fire agencies. Alternatively this risk level can increase if the preparedness level decreases and/or hazard reduction activities are neglected for the area.

The below matrix is for risk only, it does not reflect the Bushfire Attack Level determined within PBP 2006. Note: All new work will comply with the requirements of *Planning for Bush Fire Protection* 2006.

		CONSEQUENCE			
		Minor	Moderate	Major	Catastrophic
L I K E L I H O O D	Almost Certain	High	Very High	Extreme	Extreme
	Likely	Medium	High	Very High	Extreme
	Possible	Low	Medium	High	Very High
	Unlikely	Low	Low	Medium	High

Table 01: Risk Matrix

9.0 Recommendations

The following recommendations are provided as the minimum necessary for compliance with *Planning for Bush Fire Protection* 2006 and Australian Standard 3959 'Construction of buildings in bushfire-prone areas' 2009. Additional recommendations are provided to supplement these minimum requirements where considered necessary.

Asset Protection Zones

1. That all grounds within the subject property are to continue to be maintained in their current form which meets the performance requirements for an Asset Protection Zone (Inner Protection Area) as detailed in the NSW Rural Fire Service's document *Planning for Bush Fire Protection* 2006.
2. That any new landscaping within the subject property is to comply with Appendix 5 'Landscaping and Property Management' of *Planning for Bush Fire Protection* 2006.

Construction

3. That the proposed alterations and additions be constructed to that of section 3 and BAL 12.5 under section 5 of AS3959 – 2009.
4. That all new work be constructed to that of the 'Additional Construction Requirements' detailed in A3.7 of the Addendum to Appendix 3 of *Planning for Bushfire Protection* 2006 and NSW Rural Fire Service Fast Facts, Development Control Notes and Practice Notes.

Landscaping

5. That any new landscaping is to comply with Appendix 5 'Landscaping and Property Maintenance' under *Planning for Bushfire Protection* 2006.

Water supply

6. That a 20,000 litre Static Water Supply be provided within the property
 - A suitable connection for firefighting purposes is made available and located within the IPA and away from the structure. A 65mm Storz outlet with a gate or Ball valve is provided.
 - Gate or Ball valve and pipes are adequate for water flow and are metal rather than plastic.
 - Underground tanks have an access hole of 200mm to allow tankers to refill direct from the tank. A hardened ground surface for truck access is supplied within 4 metres of the access hole.
 - Above ground tanks are manufactured of concrete or metal and raised tanks have their stands protected. Plastic tanks are not used. Tanks on the hazard side of a building are provided with adequate shielding for the protection of fire fighters.
 - All above ground water pipes external to the building are metal including and up to any taps. Pumps are shielded.

New fencing (within 10m of dwellings)

7. Where a fence does not connect to a dwelling and has a minimum of 1 metre separation from the dwelling then the fence may be constructed from hardwood, or non-combustible material.
8. Where a fence connects directly to or has less than 1 metre separation from a dwelling it should be constructed from non-combustible materials only.
9. In all cases where timber fences are proposed, care should be taken in the selection, location and maintenance of landscaping adjoining the fence. Unmanaged landscaping could promote fire activity due to ember, radiant heat and direct flame contact and then further impact timber fencing.

Gas (where applicable)

10. That reticulated or bottled gas is installed and maintained in accordance with AS 1596 and the requirements of relevant authorities.
 - Metal piping is to be used.
 - All fixed gas cylinders are kept clear of all flammable materials to a distance of 10 metres and shielded on the hazard side of the installation.
 - If gas cylinders need to be kept close to the building, the release valves are directed away from the building and at least 2 metres away from any combustible material, so that they do not act as a catalyst to combustion. Connections to and from gas cylinders are metal.
 - Polymer sheathed flexible gas supply lines to gas meters adjacent to buildings are not used.

10.0 Conclusion

Given that the property is deemed bushfire prone under Bathurst Regional Council's Bushfire Prone Land Map any development would need to meet the requirements of *Planning for Bush Fire Protection* – 2006 and of the construction requirements of Australian Standard 3959 'Construction of buildings in bushfire-prone areas' 2009. The determination of any bushfire hazard must be made on a site-specific basis that includes an assessment of the local bushland area and its possible impact to the subject property.

The subject property is a small rural - residential allotment surrounded by larger properties. The vegetation identified as being the hazard is within the surrounding property to the south of the subject dwelling. The vegetation posing a hazard was determined to be Remnant on a 0 degree & up slope.

The subject dwelling and proposed works were found to provide an Asset Protection Zone (APZ) of 50 metres to the south. The APZ consists of maintained grounds within the subject property and land equivalent to an APZ within the surrounding property.

The highest Bushfire Attack Level to the proposed works was determined from Table 2.4.2 of AS 3959 - 2009 to be 'BAL 12.5'. The proposed alterations and additions are required to comply with section 3 and BAL 12.5 section 5 under AS 3959 – 2009 and Appendix 3 under PBP 2006.

The proposed water supply and existing access provisions are considered adequate for this development.

In accordance with the bushfire safety measures contained in this report, and consideration of the site specific bushfire risk assessment it is our opinion that when combined, they will provide a reasonable and satisfactory level of bushfire protection to the subject development and also satisfy both the Rural Fire Service's concerns and those of Council in this area.

We are therefore in support of the development application. Should you have any enquiries regarding this project please contact me at our office.

Prepared by
Building Code & Bushfire Hazard Solutions



Duncan Armour

Reviewed and endorsed by
Building Code & Bushfire Hazard Solutions



Stuart McMonnies

G. D. Design in Bushfire Prone Areas
Certificate IV Fire Technology
FPA Australia BPAD Level 3 Accredited Practitioner
BPAD Accreditation No. BPAD9400



11.0 Annexure 01

List of Referenced Documents

- a) *Environmental Planning and Assessment Act 1979*
- b) *'Planning for Bush Fire Protection' 2006* - NSW Rural Fire Services & Planning NSW
- c) *'Construction of buildings in bushfire prone areas'* - AS 3959 – 2009 (as - amended) – Standards Australia
- d) *'Bathurst Regional Council's Bushfire Prone Land Map'*
- e) Plans by De Moyer Architecture, Drawing No. DA-01 – DA-16 & TD01 – TD07, Dated 05/04/2017, Revision A
- f) Acknowledgements to:
NSW Department of Lands – SIXMaps
Street-directory.com.au

Attachments

Attachment 01: 79BA Certificate



Building Code & Bushfire Hazard Solutions

(Pty. Limited) ABN 19 057 337 774
PO Box 124, Berowra NSW 2081
Telephone: (02) 9457 6530 Facsimile: (02) 9457 6532
www.bushfirehazardsolutions.com.au



BUSHFIRE RISK ASSESSMENT CERTIFICATE UNDER s79BA OF THE EP&A Act 1979

PROPERTY ADDRESS:	716 Cow Flat Road, Cow Flat
DESCRIPTION OF PROPOSAL:	Proposed Alterations and Additions
PLAN REFERENCE: (relied upon in report preparation)	Plans by De Moyer Architecture, Drawing No. DA-01 - DA-16 & TD01 - TD07, Dated 05/04/2017, Revision A
BAL RATING:	BAL 12.5 <small>(If the BAL rating is FZ the application is to be referred to NSW RFS for assessment)</small>
DOES THE PROPOSAL RELY ON ALTERNATE SOLUTIONS:	YES <input type="radio"/> NO <input checked="" type="radio"/> <small>(Circle the relevant response)</small> <small>(If YES the application is to be referred to NSW RFS for assessment)</small>
BUSHFIRE ASSESSMENT REPORT REFERENCE:	170878
REPORT DATE:	28th June 2017
CERTIFICATION NO/ACCREDITED SCHEME	BPAD9400

I Stuart McMonnies of Building Code and Bushfire Hazard Solutions Pty Ltd hereby certify, in accordance with Section 79BA of the *Environmental Planning and Assessment Act 1979 No 203*:

1. That I am a person recognised by the *NSW Rural Fire Service* as a qualified consultant in bushfire risk assessment; and
2. That subject to the recommendations contained in the Bushfire Risk Assessment Report the proposed development conforms specifications and requirements of the documents entitled *Planning for Bush Fire Protection* prepared by the NSW Rural Fire Service in co-operation with the Department of Planning and any other documents as prescribed by Section 79BA 1 (a) of the *Environmental Planning and Assessment Act 1979 No 203*.

I am aware that the Bushfire Assessment Report, prepared for the above mentioned site is to be submitted in support of a development application for this site and will be relied upon by Council as the basis for ensuring that the bushfire risk management aspects of the proposed development have been addressed in accordance with *Planning for Bushfire Protection 2006*.

Signature:  Date: 28th June 2017





00070136
14 September, 2015

Christopher Toole

Attention: Christopher Toole

Dear Christopher

RE: Effluent Disposal Report
Old School House
716 Cow Flat Road
PERTHVILLE NSW 2795

INTRODUCTION

At your request we have carried out a Geotechnical investigation for the above project. The objectives of this work were to i) identify the subsoils generally underlying the area, and assess subsoil reactivity, ii) Design a method of on-site effluent disposal for the site in accordance with the following documents:

- AS1547.2012 (On-site Domestic Wastewater Management)
- Guidelines for On-site Sewage Management for Single Households (OSMSH)
- Sydney Catchment Authority (Designing & Installing On-Site Wastewater Systems)

LOCATION

The site is located on a rural allotment south of Georges Plains.. The lot is approximately 1919m in size, and the proposed dwelling site is not near any permanent surface waters.

SUBSURFACE CONDITIONS

One soil-observation pit was dug at the site using an excavator. The site stratigraphy at the proposed development site as revealed by the soil pit comprised typically of the following:

- 0.0mm-200mm, Grey brown, somewhat moist, sandy loam topsoil.
- 200mm-600mm, Light grey, moist, silty sandy clayey loam.
- 600mm-1500mm, Light grey yellow, somewhat moist, silty loamy sand, with some gravel.
- EOP – 1500mm on rock.

Groundwater was not encountered during the fieldwork.

Calare Civil Pty Ltd

ABN 41 050 057 933
170 Rankin Street
Bathurst NSW 2795

Tel: 02 6332 3343
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Web: www.calare-civil.com.au



Image 1: View looking south at Pit 1.

DISPOSAL OF EFFLUENT

General

For the subject development, on-site disposal of effluent using conventional trenches or beds is considered appropriate. Neutral effects on groundwater are predicted due to moderate percolation rates and reasonable buffer zones.

Restrictive Site and Soil Features

In accordance with OSMSh the most limiting site or soil feature determines the capability of the subject site for land application of effluent, or the modifications to the site required to allow land application.

Potential restrictive site features located relative to the proposed disposal site are:

- Existing derelict building approximately 6m SE. No impact expected.
- Closest dam approximately 90m NNW. No impact expected.
- Intermittent waterway approximately 140m SW. No impact expected.
- Bore GW800727 approximately 85m S. No impact expected.
- Closest property boundary approximately 6.2m NW. Moderate limitation.
- Bed rock at 1500mm depth with some exposed rock. Moderate limitation.
- 11% convex sideslope. Moderate limitation.

Section 4 (Site and Soil assessment Ratings) of this document have been reviewed with respect to the subject site and reveal that the limiting feature for absorption disposal is **boundary offset, bedrock & slope imposing moderate limitation**.

The following buffer distances are advised as per AS/NZS 1547:2012 Appendix R:

- 1.5-50m from property boundaries
- 2->6m from buildings/houses
- 15-100m from surface waters (eg rivers)
- 15-50m from bore or well
- 0.6->1.5m Vertical set back from groundwater sources

Sizing of Trench or Bed

Design Effluent Flow

The proposed dwelling will comprise 3 bedrooms.

In accordance with recommendations of the Sydney Catchment Authority the design effluent generation shall be as per the below table.

Design wastewater loading Per each potential bedroom	Reticulated/Bore Water	Tank Water
1-2 potential bedrooms	600 L/d	400 L/d
3 potential bedrooms	900 L/d	600 L/d
4 potential bedrooms	1200 L/d	800 L/d
More than 4 potential bedrooms	1200 L/d plus 150 L/d for each additional bedroom	800 L/d plus 100 L/d for each additional bedroom

$Q_d = 3 \text{ bedrooms} = 600 \text{ l/d (average daily flow for dwelling)}$

Soil Properties

The methods used to determine absorptive characteristics of site soils in this study were:

- 1) Visual/tactile assessment of site soil profile
- 2) Assessment of soil landscape sheets.

In accordance with Table L1, we have identified the underlying soils as Category 3 (loams) Taking into account visual and tactile assessment of soils, in conjunction with documented soil landscape data, we conclude that on site disposal of effluent at the development is possible using conventional trenches or beds. We have adopted an indicative permeability (ksat) of 1.0m/d with an associated Design Loading Rate (DLR) of 10 mm/d.

In accordance with AS/NZS 1547.2012 (Appendix Q), the disposal area required is calculated using a water balance analysis. Rainfall and evaporation data from local gauging stations is used in the calculations.

The spreadsheets below summarise calculations. It can be seen that a design disposal area of **56.1m²** is required, with a maximum effluent depth of **309mm**.

Month	E mm	ET mm	R mm	Rr mm	DLR/mth mm	Disposal Rate mm	Effluent Applied per month (L)	Size of area m2
jan	210.80	158	69.60	52	310	416	18600	45
feb	159.60	120	55.60	42	280	358	16800	47
march	139.50	105	50.70	38	310	377	18600	49
april	87.00	65	43.30	32	300	333	18000	54
may	52.70	40	43.30	32	310	317	18600	59
june	33.00	25	44.10	33	300	292	18000	62
july	37.20	28	49.30	37	310	301	18600	62
aug	55.80	42	50.00	38	310	314	18600	59
sept	84.00	63	46.30	35	300	328	18000	55
oct	127.10	95	60.60	45	310	360	18600	52
nov	162.00	122	57.40	43	300	378	18000	48
dec	201.50	151	63.40	48	310	414	18600	45

DEPTH OF STORED EFFLUENT
DLR 10 mm/d

Month	First trial m2	Application rate	Disposal rate	AR-DR mm	Increase in depth of stored effluent	Depth of effluent for month	Increase in depth of effluent	Design depth per mth mm
dec	56.05512							
jan		332	416	-84	-280	0	-280	0
feb		300	358	-58	-194	0	-194	0
march		332	377	-45	-149	0	-149	0
april		321	333	-12	-39	0	-39	0
may		332	317	15	49	0	49	49
june		321	292	29	98	49	98	147
july		332	301	31	103	147	103	250
aug		332	314	17	58	250	58	309
sept		321	328	-7	-24	309	-24	285
oct		332	360	-28	-94	285	-94	191
nov		321	378	-57	-191	191	-191	0
dec		332	414	-82	-273	0	-273	0

From AS1547, the total required trench length is calculated as follows:

$$L = A_e/B_e$$

Where $A_e = 56.055182\text{m}^2$ (required area)

$B_e = 2.4\text{m}$ (wetted base of 2.4m wide trench)

n.b. a nominal depth of trench of 0.45m is adopted from 0.309m + 0.05m freeboard, rounded up to 0.45m.

Then: $L = 56.055182/2.4$

$= 23.4\text{m}$ (say 24.0m)

In summary, for the development, **adopt a trench 24.0m long x 2.4m wide x 0.45m deep.** (see attached sketch)

The septic tank shall be **3000L**.

PREPARATION AND MAINTENANCE OF DISPOSAL AREAS

General

We note that the trench should not be constructed in an area subject to stormwater run-off or ground water concentrations.

The upstream flow of stormwater run-off should be diverted from the disposal area.

The stand of trees adjacent and near the proposed disposal area will require removal to provide adequate sun exposure for effective evapotranspiration and to prevent the ingress of tree roots from the larger trees. Small trees with noninvasive root structure recommended by local nurseries are favourable well below the disposal area.

The moderate sideslope is not considered prohibitive for a 2.4m bed width due to the adequate available area to regrade the site and provide an upslope stormwater diversion mound.

Excavation Techniques

The following excavation techniques recommended in AS1547:2012 shall be observed so as to minimize the risk of damage to the soil.

- (a) Plan to excavate only when the weather is fine.
- (b) During wet seasons or when construction cannot be delayed until the weather becomes fine, smeared soil surfaces may be raked to reinstate a more natural soil surface, taking care to use fine tines and only at the surface.

In particular for trenches and beds:

- (c) If rain is forecast then cover any open trenches, to protect them from rain damage.
- (d) Excavate perpendicular to the line of fall or parallel to the contour of sloping ground.
- (e) Ensure that the inverts are horizontal.

With reference to AS/NZ 1547:2012 section L6, individual trench or bed lengths should be limited to around 20m. A longer trench or bed is possible if the installer can guarantee a level bottom over the entire length. Effluent delivery to the bed should be even via a distribution box or similar and preferably delivered into the centre of the bed through the self-supporting arches if used. (see attached sketch).

It is recommended that a fescue/fescue blend (Temperate and Mediterranean blend varieties) or similar be planted on the disposal area, which has year-round active growth, enhancing nutrient uptake (Ref. NSW Feedlot Manual 1998, NSW Department of Agriculture). Other recommended species providing similar data include Ryegrass and Lucerne.

Small trees planted below the disposal areas will improve transpiration and take up of nutrients (plants suitable for growing in wet soils can be recommended by local nurseries)

Further Considerations

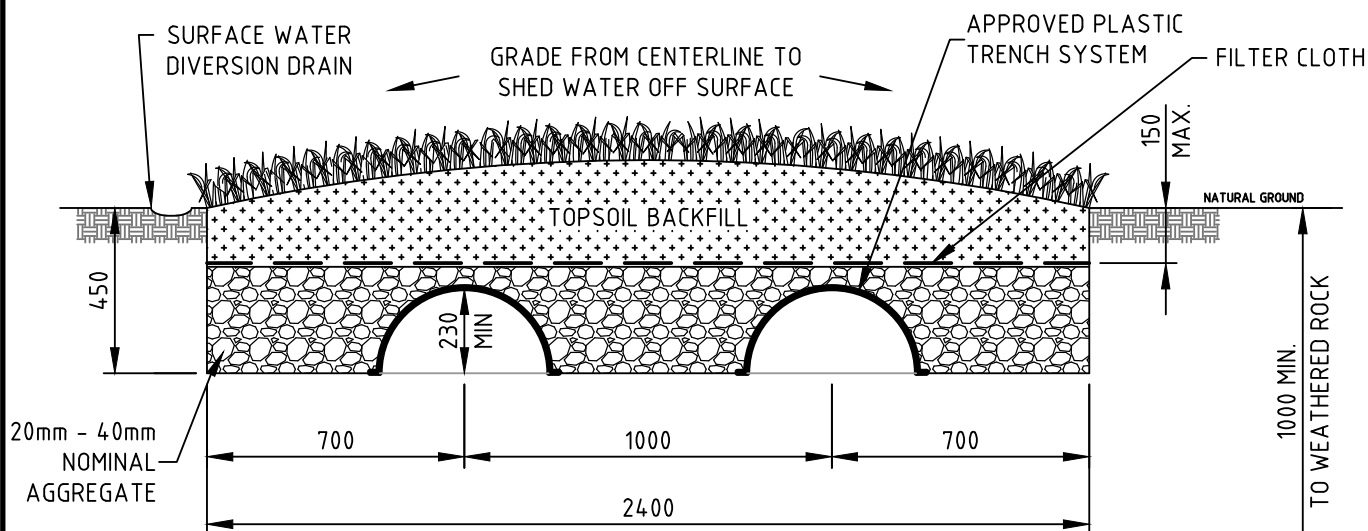
The implementation of wastewater and nutrient reduction initiatives such as the following will further improve the performance of the system:

- Use of low phosphate/low SAR detergents, and low quantities where practicable.
- Water saving shower heads, taps and appliances.
- Consideration of 3/6 litre dual flush toilets.
- Avoid placing fats, oils or food waste into the system.

Yours faithfully,
CALARE CIVIL PTY LTD



Garth Dean
B.E. M.I.E. Aust. NPER-3,GDSTT,RBP (Vic.)



EVAPOTRANSPIRATION/ABSORPTION TRENCH DETAIL

NOT TO SCALE



LOCATION OF PROPOSED DEVELOPMENT AND DISPOSAL AREA ARE INDICATIVE ONLY.
FINAL LOCATION DETERMINED BY INSTALLER PENDING SUITABILITY.

REFERENCE

- TEST HOLE LOCATION
- ① IMAGE LOCATION & DIRECTION

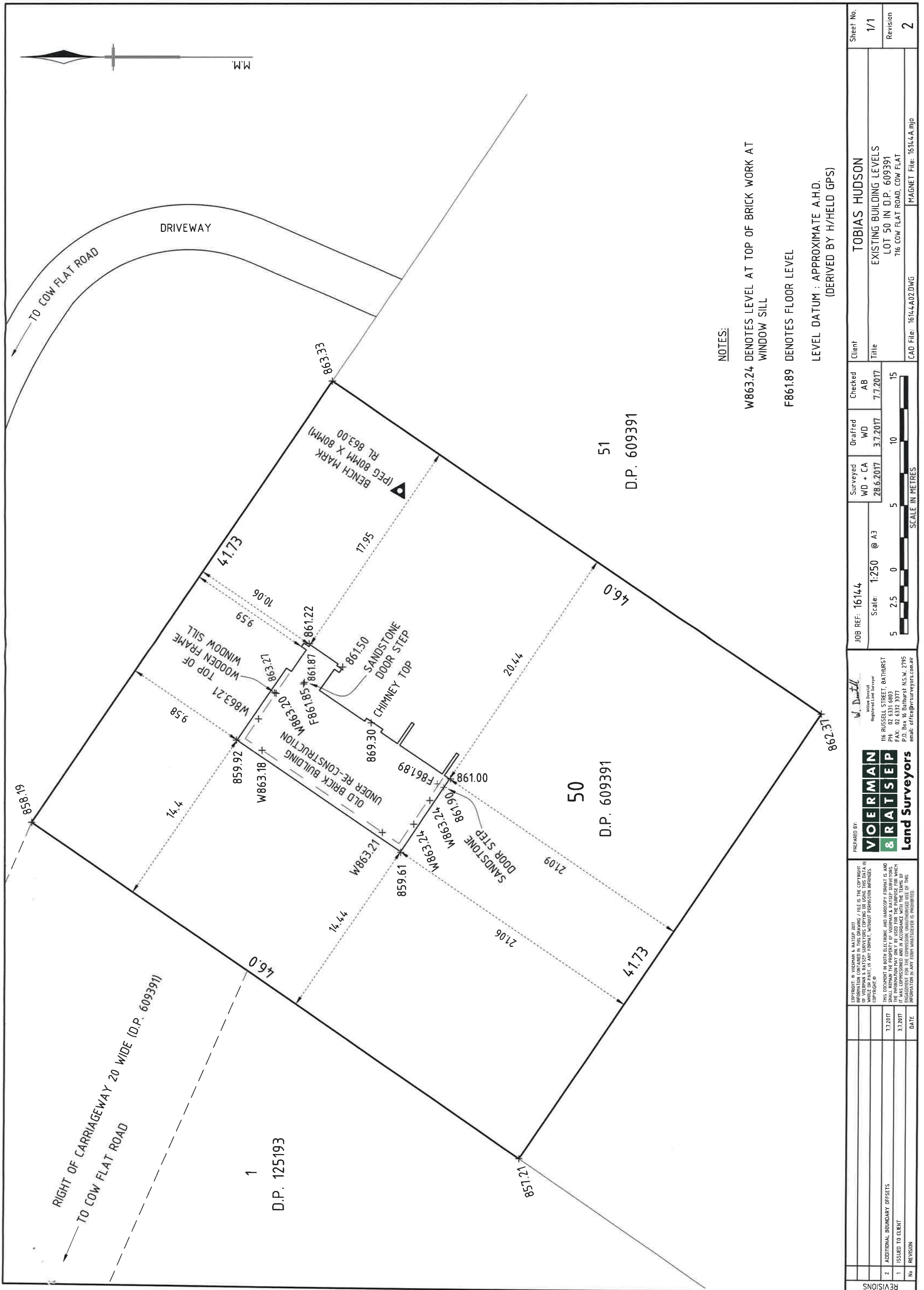
SITE PLAN SCALE 1:1500

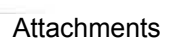
DWG. No.: Rev.	Drawn: GLC
E2 A	Date: 14-9-15
JOB No.:	Scales: AS SHOWN
07.136	Approved: G.C.

EFFLUENT DISPOSAL REPORT
716 COW FLAT ROAD
COW FLAT NSW 2795
CHRIS TOOLE

CALARE **ENV**
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STATEMENT OF HERITAGE IMPACT

TO ACCOMPANY THE DEVELOPMENT APPLICATION FOR PROPOSED
RESTORATION AND RE-USE AS A DWELLING HOUSE TO

COW FLAT SCHOOL HOUSE AT:

716 COW FLAT ROAD, COW FLAT NSW 2795



PREPARED FOR:	TOBY & HAYLEE HUDSON
PREPARED BY:	MISHA DE MOYER, MA. ARCH, NOMINATED ARCHITECT REG. NO. 9066
PREPARED:	JULY 2017
REVISION:	A

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EXECUTIVE SUMMARY

De Moyer Architecture has been engaged by Toby and Haylee Hudson, property owners, to prepare the following statement of heritage impact (SoHI) for proposed alterations and additions to 716 Cow Flat Road in Cow Flat, NSW (herein referred to as the 'subject site'), known as Cow Flat School.

The subject site is not a locally listed heritage item under the Bathurst Regional Local Environmental Plan (LEP) 2014 or located within a heritage conservation area defined by the Bathurst Regional Development Control Plan (DCP) 2014. It is, however, an item of historical interest – and possibly significance - for the area and this document (SoHI), albeit not a necessary DA submission document, aims to provide additional context and support for the development proposal.

It is proposed to restore the school building in its original location and wherever possible, true to its original external details. The building is to be repurposed as a single dwelling house and the interior fitout will reflect this change of use. A lean-to like add on, comprising two bedrooms and a bathroom to the rear of the existing building as well as an extended deck over a rainwater storage tank will form contemporary additions, easily discernible through contrasting materials compared to the original fabric. The impact of these works is assessed in Section 5 of this report.

It is considered that the simple, restrained character of the additions would not compete with or convolute the predominant features and character of this schoolhouse. None of the original fabric, which contributes to the late mid-Victorian character of the building would be removed. Further, the additions would have a sufficient setback from the principal building form, are typically to the rear and would be appropriately differentiated by the use of alternate materials, which aim to be visually recessive in comparison to the historic building.

It is therefore considered that the proposed development would respectfully reinstate the former school building and identified significance of this building, whilst providing a sympathetic and contrasting overlay of fabric indicative of the rural lifestyle development in the area in the 21st century.

We commend this development from a heritage perspective.

1 INTRODUCTION

1.1 BACKGROUND

De Moyer Architecture has been engaged by Toby and Haylee Hudson, property owners, to prepare the following statement of heritage impact (SoHI) for proposed alterations and additions to 716 Cow Flat Road, Cow Flat (herein referred to as the 'subject site') known as Cow Flat School.

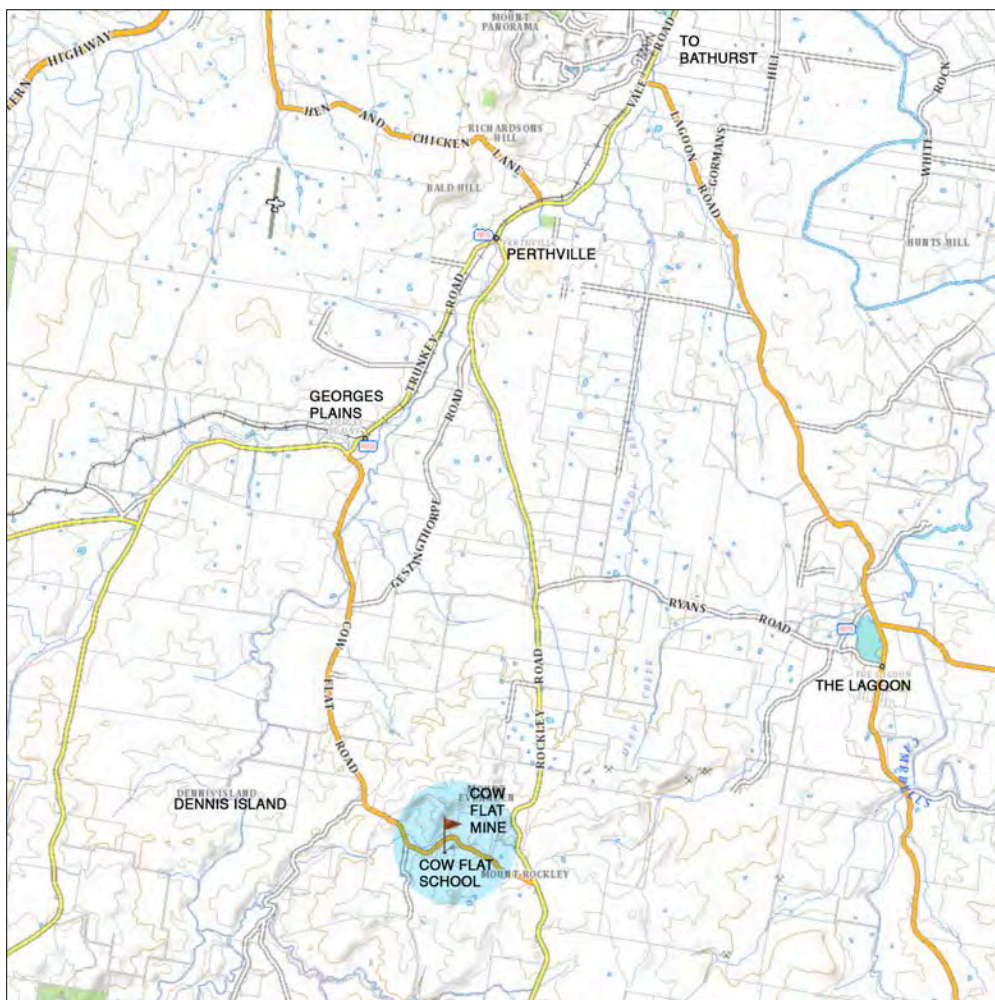
The subject site is not a locally listed heritage item under the Bathurst Regional Local Environmental Plan (LEP) 2014. It is, however, an item of historical interest – and possibly significance - for the area.

As the schoolhouse is a ruin, any attempt to restore the shell of the building as it once was, utilising the original materials, construction principles and detailing should be supported. This Statement of Heritage Impact (SoHI) thus aims to provide additional context and support for the development proposal, whilst also providing a (research) basis for accurate restoration.

1.2 SITE LOCATION

The subject site is located at 716 Cow Flat Road in the suburb of Cow Flat, NSW 2795 (Figure 1). Historic reference has also been made to this address being part of Perthville. Legally, the subject site comprises Lot 50, DP 609391.

Figure 1 – Map showing location of the subject site flagged (indicated in blue circle)



Source: SIX Maps, 2017

1.3 METHODOLOGY

This Statement of Heritage Impact has been prepared in accordance with the NSW Heritage Branch guideline 'Assessing Heritage Significance' (2001). The philosophy and process adopted is that guided by the *Australia ICOMOS Burra Charter* 1999 (revised 2013).

Site constraints and opportunities have been considered with reference to relevant controls and provisions contained within the Bathurst Regional LEP 2014 and the Bathurst Regional DCP 2014.

1.4 AUTHOR IDENTIFICATION

The following report has been prepared by Misha de Moyer, MA Arch., registered Architect, Reg. No. 9066. Unless otherwise stated, all drawings, illustrations and photographs are the work of De Moyer Architecture.

1.5 PROPOSED WORKS

It is proposed to restore the schoolhouse using the original materials, colours and details where this is possible. This includes brickwork repairs, the roof structure, windows and doors and other external details. There are however a number of features, which require substitution or alteration due to building codes, standards and construction legislation. Unfortunately, these mandatory amendments include such prominent elements as the timber roof shingles, which will need to be replaced with non-combustible corrugated iron roof sheets and the late-Victorian windows, which will need to be screened bushfire (ember) protection.

Furthermore a small bedroom annex is proposed in lieu of the lean-to on the rear side of the schoolhouse, as well as semi-buried rainwater storage tank and plant area under a deck to the southwest of the building. The existing subfloor storage area is to be made more useful by lowering of the floor level and a septic system is to be installed for increased amenity. The following plans prepared by De Moyer Architecture have been referenced in the preparation of this report:

No.	Description	Rev.	Date
DA-01	SITE ANALYSIS	A	25/07/2017
DA-02	SITE PLAN	A	25/07/2017
DA-03	ALTERATIONS / ADDITIONS SCHEME	A	25/07/2017
DA-04	EXISTING BASEMENT FLOOR PLAN	A	25/07/2017
DA-05	EXISTING GROUND FLOOR PLAN	A	25/07/2017
DA-06	EXISTING ROOF PLAN	A	25/07/2017
DA-07	EXISTING ELEVATIONS S-E & N-W	A	25/07/2017
DA-08	EXISTING ELEVATIONS N-E & S-W	A	25/07/2017
DA-09	EXISTING SECTIONS	A	25/07/2017
DA-10	DEMOLITION BASEMENT FLOOR PLAN	A	25/07/2017
DA-11	DEMOLITION GROUND FLOOR PLAN	A	25/07/2017
DA-12	DEMOLITION ROOF PLAN	A	25/07/2017
DA-13	PROPOSED BASEMENT FLOOR PLAN	A	25/07/2017
DA-14	PROPOSED GROUND FLOOR PLAN	A	25/07/2017
DA-15	PROPOSED ROOF & STORMWATER DRAIN. PLAN	A	25/07/2017
DA-16	PROPOSED ELEVATIONS S-E & N-W	A	25/07/2017
DA-17	PROPOSED ELEVATIONS N-E & S-W	A	25/07/2017
DA-18	PROPOSED SECTIONS	A	25/07/2017
DA-19	WALL-SLAB-ROOF TYPES	A	25/07/2017
DA-20	EXTERNAL FINISHES	A	25/07/2017
DA-21	EXTERIORS - 3D VIEWS	A	25/07/2017
DA-22	EROSION & SEDIMENT CONTROL PLAN	A	25/07/2017

2 SITE DESCRIPTION

There are several brief and incomplete site assessments on file, mostly undertaken in heritage studies, which are collated as follows:

2.1 EVANS SHIRE HERITAGE STUDY

Hughes Trueman Ludlow Consultants added the school building to the Evans Shire Heritage Study Building inventory on the 5th of August 1985.

Cow Flat School, inventory item no.10
 Notable features: Roof
 Thematic context: Mining
 Period: 1875-1900

Significance classification: State
 Integrity: Good; Condition: Poor

Construction date: 1879

A photograph was added to the file, titled: Film-Neg: 1.22-23

Figure 2 – Cow Flat School 1985, after the fire.



Source: Hughes Trueman Ludlow Consultants photo Film-Neg: 1.22-23

Physical Description:

Hughes Trueman Ludlow consultants report the Cow Flat School is a:

“substantial ruin with deep gable roof, red brick walls and random rubble plinth. Roof construction recently spoilt by fire. Original shingles, gable ventilators, elegant barge boards and finial remain (1985). Flemish bond brickwork is accompanied by truck pointed arches, stone sills, copings and plinth. At rear of site, two brick toilet buildings with square pyramid shingled roofs.

This building was mentioned in architect Edward Gell's diary; it was probably designed by the Department of Public Works and built under Gell's supervision.”

2.2 BATHURST REGIONAL HERITAGE INVENTORY

Cow Flat School was added to Bathurst Regional Heritage inventory, conducted in association with architect and heritage consultant Barbara J. Hickson, on the 18th of October 2005 (updated 13th of October 2006) It is unclear at which time, but it seems the building may also have been suggested to be listed as a State Heritage Item. It was given the SHI number 1080373.

Inventory notes:

Name: Cow Flat School

Location: 716 Cow Flat Road Cow Flat 2795, Bathurst Regional

Item Type:	Built
Group:	Education
Category Themes:	School - State (public)
National	6. Educating
State	Education
Local	Village public school

Statement of Significance:

Substantial school building, probably associated with Edward Gell as supervising architect. Now a ruin. Once featured gable roof, red brick walls and random rubble plinth. Roof construction spoilt by fire in the 1980's. Flemish bond brickwork is accompanied by truck pointed arches, stone sills, copings and plinth. Demonstrates the significant community that dwelt here in a copper mining period in the 1870s and 1880s.

Owner: Private - Individual

Current Use: 1985 Nil use as abandoned ruin

Former Use: School

Physical Description:

"Hughes Trueman Ludlow consultants report the Cow Flat School is a substantial ruin with deep gable roof, red brick walls and random rubble plinth. Roof construction recently spoilt by fire. Original shingles, gable ventilators, elegant barge boards and finial remain (1985). Flemish bond brickwork is accompanied by truck pointed arches, stone sills, copings and plinth. At rear of site, two brick toilet buildings with square pyramid shingled roofs. This building was mentioned in architect Edward Gell's diary; it was probably designed by the Department of Public Works and built under Gell's supervision.
2005: No material change from the above description."

Historical Notes:

"...The history of Cow Flat was both as a rural community and as a locality for copper mining in the 1870s. The date of *the* opening of Cow Flat mine is not known, but a public company was formed in 1872 and by 1875 there were six furnaces (though only two were in use) and 80 men were employed. The consistently high price of copper on the world market in the 1870s - it reached 108 pounds a ton in 1872 - made Cow Flat fairly prosperous and in 1880 Lloyd (*Lewis Lloyd*), who was already processing the ore both at the mine and at Lithgow, bought the whole mining operation, and sank three new shafts in 1881. It is noted that the building is currently being used by the current owner and there are plans to renovate the building."

Figure 3 - Cow Flat School before fire (~1970's)



Source: Anonymous contributor via Instagram

The picture from 1985 is referenced:

Caption Cow Flat School Ruins
 Copyright: Hughes Trueman Ludlow consultants
 Image by: Hughes Trueman Ludlow consultants
 Date: 5/08/1985

Studies referenced:

Author: Evans Shire Council Heritage Study
 Title: Hughes Trueman Ludlow
 Number: No 10
 Year: 1987 (1985?)
 Author: Hickson in assoc. with Bathurst Regional Council
 Title: Bathurst Regional Council Heritage
 Number: F/N 127 (*Field Number*)
 Year: 2005

Assessment Criteria:

SHR Criteria a) Cow Flat had a copper mining industry in the 1870s to 1880s during which it prospered.
 SHR Criteria b) With architect Edward Gell's, as it was probably designed by the Department of Public Works and built under Gell's supervision.
 SHR Criteria c) Substantial school building which is now a ruin, with deep gable roof, red brick walls and random rubble plinth. Roof construction spoilt by fire in the 1980s. Flemish bond brickwork is accompanied by truck pointed arches, stone sills, copings and plinth.
 SHR Criteria d) Once a flourishing community in the 1870s and 1880s.
 SHR Criteria e) Assessment Degree Criteria
 SHR Criteria f) -
 SHR Criteria g) -

Intactness / Integrity: Now a ruin.
 Recommended management: *Makes no recommendation*

2.3 BATHURST REGIONAL HERITAGE STUDY 2007

The Bathurst Regional Heritage Study in 2007 makes a mention of Cow Flat School only in its Heritage Inventory Field List (Attachment 3), which is a list of all heritage items catalogued, regardless of significance. The line item only lists:

Field Number (FN) 127, SHI 1080373, Cow Flat School (ruin), 716 Cow Flat Rd, Perthville Lot 50, DP 609391.

Despite being given a SHI number, a search in the NSW State Heritage Register (SHR) turns up no entry for the Cow Flat Schoolhouse.

The State Heritage Inventory data base, or SHI data base form was widely used as a tool to assess heritage significance, because it asks all the pertinent questions in the process of completing the form. Criteria obtained would include all necessary information required for significance assessment as per recommendations in the Burra Charter. Furthermore this form can then be checked and feedback obtained from the owners, and the public through an exhibition process.

Figure 4 – Cow Flat School building with collapsed roof (after 1985)



Source: Patsy Mopett

2.4 ARCHITECT'S SITE OBSERVATION

The site parcel provided for the school and the teachers residence is slightly elevated and well set back from the road. It is in proximity to the old Cow Flat Copper Mine, which is less than half a kilometer up the road. Some draught-hardy trees and grasses surround the building.

As the site falls from East towards West, the undulation is counter-balanced by a tall plinth-like foundation made from local random rubble stone. A sand stone coping to the top of this plinth provides a level starting point for the building, which is built from red brick laid in a classic Flemish bond. Details are simple crafted in brick, sand stone or timber. The sandstone pieces are of quite substantial size and have been superbly crafted to suit their position. In addition to the strong, sturdy 3 and 4 brick thick construction, the tectonic movement of the building must have been very minimal over the past 130 years, as there is very little cracking, leaning or buckling present.

The timber elements are beyond salvageable, but they do in some instances still provide information about the construction methodology (windows), location of elements (flooring) and structural sizing of members (front entry gable roof).

The Mid Victorian period from 1860 to 1880 coincides with greater affluence and more building materials becoming available such as glass. Windows now became 4 or 6 panes. The Gothic influenced style with steeply pitched roofs was predominant as well as the Victorian Tudor style with Dutch gables topped by finials, bay windows and cast-iron verandahs.

Following images show the building in its current state.

Source: De Moyer Architecture



South-east corner with rear exit, remnants of lean-to structure and entry on far side



South-west corner presenting straight brick walls



West façade with high side of random rubble plinth



North façade with Entry vestibule and date plaque



South façade with back door



North-east view presenting intact brick corner



Entry vestibule with last remnants of roof structure



East Façade showing Entry vestibule, fire place chimney & position of former external lean to roof



Internal view with rubble wall in subfloor space



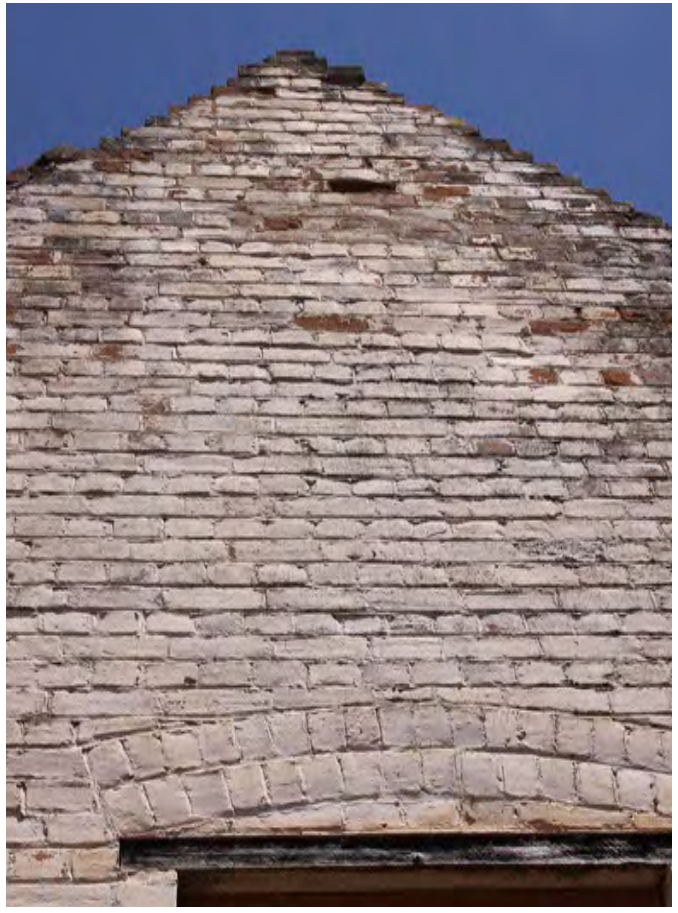
Partial concrete slabs, not original, to be removed



Internal view looking north (west); unpainted bricks indicate the relative level of the missing timber ground floor



Dirt floor to be lowered to increase basement amenity



Typ. Condition of brick walls; Arch over timber lintel



Detail of Back Door



Detail of Integrated Fire Place



4 Brick thick gable end walls



Opening bricked shut



Detail Brick Chimney



Window framing (long façade)



Window framing (short façade)



Ladder Access to roof



Detail Coping atop of Plinth



Sandstone capping pieces



Sandstone sill and vent openings



Lead flashing indicating connection of lean-to roof



Arch detail above long façade window



Arch detail above central gable end wall window



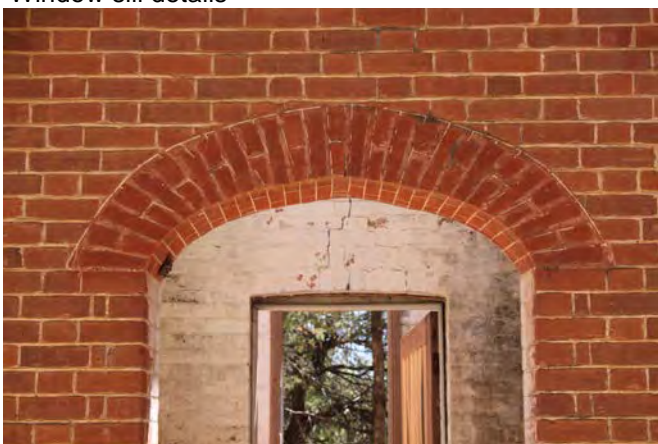
Original signage with date on gable end wall



Window sill details



Window arch details



Door way arch to Entry door



Window arch detail



Example of minimal brick work cracking



Entry vestibule roof timber structure



Sandstone structural and vent detail



Detail of sandstone capping piece



Sandstone coping detail



Sandstone typ. coping sizing and assembly



Front Door Entry sill detail



Sandstone coping / foundation detail

3. HISTORICAL OVERVIEW

The area around Bathurst enjoyed great prosperity and population growth from the mid 1850's to the mid 1890's. The discovery of gold in the Turon river and later the abundant amounts of Copper, coupled with improvements in communication and infrastructure (telegraph and roads) facilitated a mining boom, which saw rural communities benefit and grow.

3.1 AREA HISTORY (MINING)

The area from Rockley to Burraga, was in the nineteenth and early twentieth centuries one of the major copper-producing areas in New South Wales, giving way only slowly to Cobar. It was known as early as 1825 that copper could be found in the area around Bathurst, but no mining began until the 1840s. Four mines in the colony were opened in rapid succession in 1845-46, two near Molong, one on Licking Hole Creek 25 km from Canowindra and the fourth on Hanbury Clements grant of Summerhill south of Rockley.

The Summerhill copper vein was found accidentally in 1847 on Gilmandyke Creek, about 1.6km south of its intersection with Campbell's River (Mount David). Its discoverer was a stonemason quarrying for soapstone: this is the area from which came the building stone for Bunnamagoo in 1831. To develop the Summerhill vein the Bathurst Copper-Mining Co. was formed in 1848. In the following year a tentative beginning was made to exploit the new mine and in 1850 a refractory furnace was erected to do preliminary reduction of the ore. By early 1851 copper ore was being raised from at least one of three shafts and being smelted on the site. Green timber was used experimentally as furnace fuel.

When the geological inspector Stutchbury visited Summerhill in 1851 he considered the fuel a modest success but the smelting furnace 'ill-constructed' and 'half worn-out'. This presumably second-hand adaptation did not long survive, for the gold-rush closed operations entirely later in the same year. When the mine reopened in 1853 or 1854, the Bathurst company erected a new furnace while also sinking a fourth shaft. Despite these efforts, very little copper was produced, only some 20 tons in the 1840s and, although no precise figures are available for the 1850s, the production after 1854 seems to have been insubstantial. The later attempts to reactivate the seam in 1883, 1897 and 1901-02 produced little copper (1 ton in 1897, 50 tons from a new furnace in 1902).

Cow Flat Copper Mine

Summerhill was quite overshadowed by developments at Cow Flat, Apsley and Burraga in the 1870s, all of which have left much more substantial physical remains. The date of opening Cow Flat mine is not known but a public company was formed in 1872 and by 1875 there were six furnaces (though only two were in use) and 80 men were employed. This was already a large operation.

The furnaces were employed only to reduce the copper-ore to regulus: this diminished the weight of the ores substantially and made less arduous the long haul by bullock or horse-train to the railhead at Perthville outside Bathurst (opened in 1876). The smelting of the regulus was completed at Lithgow after 1874 by Lewis Lloyd's Eskbank Smelting Company, which also controlled the furnaces at Cow Flat.

Productivity fluctuated but was on quite a different commercial level from Summerhill. In 1878, 30 men were raising over 1000 tons of ore (containing some 80 tons of copper).

The consistently high price of copper on the world market in the 1870s - it reached 108 pounds a ton in 1872 - made Cow Flat fairly prosperous and in 1880 Lloyd, who was already processing the ore both at the mine and at Lithgow bought the whole mining operation, and sank three new shafts in 1881. Lloyd made his investment just before the price for copper tumbled down from 1884 onwards: copper in 1886 was commanding only 40 pounds a ton, less than half the price in the 1870s. Lloyd's attention was increasingly fixed on Burrage and in 1900 he sold Cow Flat to a syndicate and the whole operation wound down.

Apsley mine, to the north, between Rockley and The Lagoon followed a history very similar to that of Cow Flat. It too began in the early 1870s; it too was encouraged in rapid growth by the high prices for copper in the 1870s, though it never employed nearly as many men as Cow Flat. It too was acquired by Lloyd in 1880, it too depended on Lloyd to build a reverberator furnace on the south-west corner of the site in 1874, its regulus was also carted to Perthville and then trained to the Eskbank smelter in Lithgow. Apsley seems to have closed down entirely in the late 1880s, but reopened in 1898, when world prices had improved a good deal and demand for copper was high. After a peak in prices in 1907 a new syndicate purchased the mine, unwatered and re-opened the main shaft, but no production is recorded thereafter in the Department of Mines reports.

3.2 THEMATIC HISTORY (EDUCATION)

With growing wealth, growing population and communities, there was also a growing need for services, such as schools. The Catholic Church responded to the demand for Catholic education, and religious orders from overseas arrived in New South Wales, settling in country towns such as Bathurst, to set up schools and convents, and sometimes orphanages.

The establishment of the public school system in 1848 resulted in several National Schools opening in the Tablelands such as Bowenfels South, Orange and Bathurst, in conjunction with the gold rushes with a simple, secular curriculum. The legislation also permitted religious groups to establish Denominational Schools. Due to the wide spread of churches and small congregations, there were arguably more Denominational Schools than National Schools, though they usually operated in an existing building, such as a church or hall. (Examples: Cow Flat School; Coorwull Academy)

Reform of the government educational framework occurred in 1866, which united all education under one board. It also allowed a wider network of schools to be created, with the Provisional School being added as a medium for public education. The Provisional School was much more poorly endowed than the National School, with parents rather than the government providing buildings and furniture, and teachers of a lower standard than those in the National Schools. Most of the schools opened in the Central West and Lachlan from 1870 to 1900 were provisional schools. Yet, they permitted education to reach such remote areas as Lowther, Sodwalls, Condobolin and Little Hartley in the 1860s.

High schools were first established under the 1880 Act. Amongst the first to commence operations in 1883 was Bathurst High School. Aboriginal Schools were also established in the same decade. The establishment of reserves and missions in the region was accompanied by the segregation of education, with mission schools being set up for Wiradjuri children in which a basic curriculum suitable for future servants and labourers was taught.

Denominational Schools continued to operate though from 1883 onwards, they were deprived of government finance. Yet, they did not wither and die, as the secularists hoped. For Roman Catholics who were the main beneficiaries of the denominational subsidy, the

shortfall was taken up by the entry of large numbers of nuns and brothers from teaching orders to the colony. The spread of public schools in the region was matched, from the 1890s, by the development of church schools, especially Catholic schools staffed by orders of nuns. These schools followed similar curricula to the public schools, as well as providing tuition in music and other social skills. This curriculum was similar to that offered by the few 'grammar' schools of the period in Bathurst and Orange.

Up until 1875, several schools operated in Cow Flat, possibly financed by the Mining company. From as early as 1873 two private schools were operating, one for boys (Mr. Wilkinson) and one for girls (Mrs. Stiles).

They were private schools, like the Dennis Island school, a slab and thatch building, which operated from 1857. This site had originally been a gift from William Sweetnam in 1857. There are no records of the school between 1857 and 1860, and perhaps it was run by the parents. In 1860 it was a National School. In 1867 the Council of Education took over Dennis Island and purchased the site in 1870. Repairs were carried out in 1876, and the roof was thatched, but by 1878 it was reduced to a half time school. The site was sold and the school closed in 1882, and was the end of an era in education as Dennis Island was one of the first National Schools established outside Bathurst.

Further down the road in 1866 Mr. John Hughes gave over a site for a church along the Vale Creek towards Georges Plains, being part of his property, Sussex Farm. This stone church was also used as a National School with a small dwelling being built nearby for the teacher. This school may not have been operational for very long, but when it closed the children went up to Cow Flat, where they were taught by Mr. Moyes, which would have been about 1875.

From 1875 to 1879 the Cow Flat Wesleyan Church was also used by the Council of Education prior to the new school being constructed, when about 80 children were in attendance, and a two year lease signed with the Church authorities.

Figure 4 – Field numbers of heritage items considered around the Cow Flat Copper Mine (FN 125).



BATHURST REGIONAL COUNCIL



, Cow Flat

Disclaimer

Bathurst Regional Council expressly disclaims all liability for errors or omissions of any kind whatsoever, or any loss, damage or other consequence which may arise from any person relying on information comprised in this Plan.



Date 14/09/2006

Source: Bathurst Regional Council, Bathurst Regional Heritage Study 2007

3.3 SUBJECT SITE HISTORY

In 1875 the people of Cow Flat applied to the Council of Education for a teacher, as there were about 110 children in and around the village in need of education. The old school had only one teacher and another was definitely required along with larger premises. Over the years there had been another school located at Brownlea, to the south near Rockley, but it was claimed to be too far for the children to walk, especially in winter.

It took quite a while for a site to come up but building finally began on the school and a fine residence in 1878 on a site given by Mr. Gannon. The bricks came from Bathurst, as no suitable clay was available in the local area. The church also began charging the school for the use of their building during the week, so the urgency to build was increased. The new school was being used by 1879.

The school was a quite substantial building with a steep gable roof, red brick walls and random rubble foundation. The roof was originally timber shingle, with small dormer-like, triangular gable ventilators, elegant barge boards and finials. Pointed arches and sand stone sills accompanied the Flemish bond brickwork. At the rear of the building two brick toilet buildings with square pyramid shingled roofs, were built.

Edward Gell, a well-known architect of the time, mentioned the complex in his diary, and it was probably designed by the Department of Public Works and built under Gell's supervision.

Figure 4 – Cow Flat School 1880's; the only photo of the intact school building



Source: Patsy Mopett

At the same time a school residence was built, a four roomed house with a hipped verandah, picket balustrade, twelve pane windows, and bond brickwork on a stone foundation. A weatherboard addition was built at the rear as a kitchen in later years.

In early 1880 there were up to 80 students and possibly three teachers at the school, but even within a year the number of children had reduced, as a school was opened up at Georges Plains. The world-wide slump in copper prices in 1884 saw the local population reduced, and by 1893 the average number of students was more than 20. Families began sending their children to the new Georges Plains School.

Severe damage was caused to the school in February 1895 by a storm and the school was actually closed in June 1901 for three days due to severe winter conditions, being heavily snowed in.

In 1907 the students numbered 30, but in 1915 the school closed for some years when the teacher Mr. Barkell, left on extended leave. He was eventually transferred. Research by Mr. Geoff Smith, a local historian, lists the teachers being as follows:

1875 J. Halloran	1879 J. Moyes
1881 W. Swanton	1882 W. Anderson
1884 C. Sweet	1887 W. Guilfoyle
1893 T. Lynch	1904 T. Middenway
1908 N. Gosling	1911 J. Barkell

The school building was used for various functions for the War effort in World War I, including the Red Cross and the residence was rented out to the Gillespie family. The school building continued to be used for community purposes for some years, such as the Cow Flat Sports Club and the Cow Flat Lodge 571, and reopened for a short time before it was closed down for the last time in 1934.

A smaller iron clad school was then built nearby by the community and operated as a subsidised school for about four years, for about 15 children. The teachers at this second school were firstly Mr. Dean, then Miss Sidy and then Madge Chew. Ross Burge of Glenbrook can remember attending the school for about a year before it closed in 1939. The Georges Plains School became the closest school. Some children also went on to Perthville.

A public school site was given on Queen Charlottes Vale Creek near where the Caloola Creek and Summer Hill Creeks come together, being on the Caloola gold field, but it is not known if ever a school was built there.

Once the schools in the area finally closed down, for many families the only option left was home schooling, even up until the 1960's. The brick school building was burnt out in the early 1980's and remains a shell of its former self, albeit, quite formidable, but the toilets still remain. The residence was empty for many years, but was eventually purchased by Marlene Little and restored to much of its former glory.

The little school was dismantled and moved to 'Burleigh', the home of Daphne and Hugh Pearce at Georges Plains. It was re-erected as a cubby house for the children in their back yard, and remains there today. Mrs. Whalan of Sussex Farm and daughter of John Hughes Jnr., Who attended Cow Flat School has said of Cow Flat, that "the land is better for those who were there".

The publication "A Thematic History of the Central West Comprising the NSW Historical Regions of Lachlan and Central Tablelands", by Terry Kass for the NSW Office of Environment & Heritage (formerly known as NSW Heritage Office) mentions Cow Flat School as an example in its chapter "NSW Historical Theme of Education". It further indicates that the place or object referred to has been identified as a potential SHR item.

The publication was prepared 2003 as part of the State Heritage Register Project. This project aims to identify for listing on the State Heritage Register places and items, which demonstrate the key stories in the historical development of the districts of the Central West.

Architect Edward Gell

Architect Edward Gell emigrated to New South Wales from his UK home in Preston, Yorkshire in 1857, where he was invited to supervise the building of a catholic church in Bathurst. Gell was at the right place at the right time and from 1858-1880 managed to design/build no fewer than 164 buildings in the western districts of New South Wales. In addition to his client, the Catholic Church, Gell also designed buildings for the Church of England and the Presbyterian Church.

In 1871, in response to the increasing wealth of the land-owners of the district, some of whom were pioneer families, Gell began to design country mansions or villas for a new group of clients who wanted to express their consolidated wealth and social status by building a grand house, often with stables. During the 1870s Gell received at least five of these commissions, each one as time passed tending to be more elaborate than its predecessor. These villas were built to make an impact, and even today that at Bathampton (1874), with no other buildings around for miles, is still one of the great sights of the Bathurst-Blayney Road.

As well as his flourishing practice Gell was also Mayor of Bathurst (1867) and a founder in 1871 with three other partners of Lithgow Valley Colliery, which in 1877 became a company and was known as Lithgow Valley or LVCC. Lithgow Valley was hugely successful as a coalmine, so much so that in 1881 Gell and his family moved permanently to Lithgow. The minute books of LVCC show that Gell designed and built many of the buildings for the mine himself.

4. HERITAGE SIGNIFICANCE

4.1 WHAT IS HERITAGE SIGNIFICANCE?

Before making decisions to change a heritage item, an item within a heritage conservation area, or an item located in proximity to a heritage listed item, it is important to understand its values and the values of its context. This leads to decisions that will retain these values in the future. Statements of heritage significance summarise the heritage values of a place; why it is important, why a statutory listing was made to protect these values.

4.2 SIGNIFICANCE ASSESSMENT

The Heritage Council of NSW has developed a set of seven criteria for assessing heritage significance, which can be used to make decisions about the heritage value of a place or item. There are two levels of heritage significance used in NSW: state and local.

The following assessment of heritage significance has been prepared in accordance with the 'Assessing Heritage Significance' (2001) guides.

CRITERIA	SIGNIFICANCE ASSESSMENT
A – Historical Significance <i>An item is important in the course or pattern of the local area's cultural or natural history.</i>	<p>As part of the local mining boom in the mid 1800's, the communities grew at significant pace and there was a need for infrastructure to follow suit, as such Schools such as the subject item were built in what now seems more remote areas.</p> <p>Despite the current state of the building, it once served an important service to a prosperous community in the area.</p>
<i>Guidelines for Inclusion</i> <ul style="list-style-type: none"> • <i>shows evidence of a significant human activity</i> • <i>is associated with a significant activity or historical phase</i> • <i>maintains or shows the continuity of a historical process or activity</i> 	<i>Guidelines for Exclusion</i> <ul style="list-style-type: none"> • <i>has incidental or unsubstantiated connections with historically important activities or processes</i> • <i>provides evidence of activities or processes that are of dubious historical importance</i> • <i>has been so altered that it can no longer provide evidence of a particular association</i>
B – Associative Significance <i>An item has strong or special associations with the life or works of a person, or group of persons, of importance in the local area's cultural or natural history.</i>	<p>Historical research undertaken in the preparation of this report has not revealed any information or evidence to suggest that the subject site has any strong or special associations with the life or works of a person or group of persons of importance in the local area's cultural or natural history.</p>

CRITERIA	SIGNIFICANCE ASSESSMENT
<p><i>Guidelines for Inclusion</i></p> <ul style="list-style-type: none"> • <i>shows evidence of a significant human occupation</i> • <i>is associated with a significant event, person, or group of persons</i> 	<p><i>Guidelines for Exclusion</i></p> <ul style="list-style-type: none"> • <i><u>has incidental or unsubstantiated connections with historically important people or events</u></i> • <i>provides evidence of people or events that are of dubious historical importance</i> • <i>has been so altered that it can no longer provide evidence of a particular association</i>
<p>C – Aesthetic Significance</p> <p><i>An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area.</i></p>	<p>The subject site is representative of the Victorian architectural style, with the roof being the most notable element at the time.</p> <p>Despite the dilapidation over time, the late Victorian character of the school is still evident, and could contribute positively to the heritage of similar buildings in its locality.</p> <p>Currently the subject site has no contributory aesthetic significance.</p>
<p><i>Guidelines for Inclusion</i></p> <ul style="list-style-type: none"> • <i>shows or is associated with, creative or technical innovation or achievement</i> • <i>is the inspiration for a creative or technical innovation or achievement</i> • <i>is aesthetically distinctive</i> • <i>has landmark qualities</i> • <i>exemplifies a particular taste, style or technology</i> 	<p><i>Guidelines for Exclusion</i></p> <ul style="list-style-type: none"> • <i>is not a major work by an important designer or artist</i> • <i><u>has lost its design or technical integrity</u></i> • <i>its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded</i> • <i>has only a loose association with a creative or technical achievement</i>
<p>D – Social Significance</p> <p><i>An item has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons.</i></p>	<p>Historical research undertaken in the preparation of this report has revealed significant evidence to suggest that the subject site had a strong / special association with the community in the local area for social and cultural (educational) reasons.</p>
<p><i>Guidelines for Inclusion</i></p> <ul style="list-style-type: none"> • <i>is important for its associations with an identifiable group</i> • <i><u>is important to a community's sense of place</u></i> 	<p><i>Guidelines for Exclusion</i></p> <ul style="list-style-type: none"> • <i>is only important to the community for amenity reasons</i> • <i>is retained only in preference to a proposed alternative</i>

CRITERIA	SIGNIFICANCE ASSESSMENT
<p>E – Research Potential</p> <p><i>An item has potential to yield information that will contribute to an understanding of the local area's cultural or natural history.</i></p>	<p>Being a ruin, it is unlikely that the subject site could yield information that would contribute to a further understanding of the local area's social history.</p> <p>Public buildings of a comparable style/period, a number of which are less modified and more intact than the subject site, are present within the local area and wider LGA. As such, the subject site only contains information that is readily available from other resources.</p> <p>An assessment of archaeological potential is outside of the scope of this report. However, given the nature of the proposed alterations and additions, there are no potential archaeological impacts associated with the current proposal.</p>
<p><i>Guidelines for Inclusion</i></p> <ul style="list-style-type: none"> • <i>has the potential to yield new or further substantial scientific and/or archaeological information</i> • <i>is an important benchmark or reference site or type</i> • <i>provides evidence of past human cultures that is unavailable elsewhere</i> 	<p><i>Guidelines for Exclusion</i></p> <ul style="list-style-type: none"> • <i>the knowledge gained would be irrelevant to research on science, human history or culture</i> • <i><u>has little archaeological or research potential</u></i> • <i><u>only contains information that is readily available from other resources or archaeological sites</u></i>
<p>F – Rarity</p> <p><i>An item possesses uncommon, rare or endangered aspects of the local area's cultural or natural history.</i></p>	<p>As noted above, the subject site is effectively a ruin and it is understood that there are a number of public buildings and schools of a comparable style/period, which are less modified and more intact than the subject site, present within the local area and wider LGA.</p> <p>As such, the subject site is not considered to be rare.</p>
<p><i>Guidelines for Inclusion</i></p> <ul style="list-style-type: none"> • <i>provides evidence of a defunct custom, way of life or process</i> • <i>demonstrates a process, custom or other human activity that is in danger of being lost</i> • <i>shows unusually accurate evidence of a significant human activity</i> • <i>is the only example of its type</i> • <i>demonstrates designs or techniques of exceptional interest</i> • <i>shows rare evidence of a significant human activity important to a community</i> 	<p><i>Guidelines for Exclusion</i></p> <ul style="list-style-type: none"> • <i><u>is not rare</u></i> • <i><u>is numerous but under threat</u></i>

CRITERIA	SIGNIFICANCE ASSESSMENT
<p>G – Representative</p> <p><i>An item is important in demonstrating the principal characteristics of a class of NSW's (or the local area's):</i></p> <ul style="list-style-type: none"> • <i>cultural or natural places; or</i> • <i>cultural or natural environments</i> 	<p>Whilst once a fine example of a late Victorian school house, this building retains little of its original fabric.</p> <p>It has importance in terms of its overall design and significance for the community, but most of its detailing has been lost due to neglect of maintenance, fire and disuse.</p> <p>As such, the subject site at this stage is not considered to have contributory representative value, although there may be future potential, when restored faithfully.</p>
<p><i>Guidelines for Inclusion</i></p> <ul style="list-style-type: none"> • <i>is a fine example of its type</i> • <i>has the principal characteristics of an important class or group of items</i> • <i>has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity</i> • <i>is a significant variation to a class of items</i> • <i>is part of a group which collectively illustrates a representative type</i> • <i>is outstanding because of its setting, condition or size</i> • <i>is outstanding because of its integrity or the esteem in which it is held</i> 	<p><i>Guidelines for Exclusion</i></p> <ul style="list-style-type: none"> • <i>is a poor example of its type</i> • <i><u>does not include or has lost the range of characteristics of a type</u></i> • <i>does not represent well the characteristics that make up a significant variation of a type</i>

4.3 STATEMENT OF SIGNIFICANCE

Based on the above significance assessment, it is considered that the subject site does not meet the criterion for individual heritage listing on a local level, largely due to its state / condition. It does, however, contribute to the overall significance of the Bathurst history and specifically in terms of historical significance and representativeness to the Cow Flat mining history.

This is primarily derived from the age of the dwelling, its potential street presentation, and the ways in which it reinforces the significant spike in the community growth and wealth in the 1870's.

4.4 HERITAGE LISTING

The subject site is not a locally listed heritage item under any statutory instruments.

5. IMPACT ASSESSMENT

5.1 STATUTORY INSTRUMENTS: BATHURST REGIONAL LOCAL ENVIRONMENTAL PLAN (2014)

As the site is not currently a heritage item, nor part of a heritage conservation area, the following statutory controls do not apply. However, consideration to these objectives and controls should be given in context of the restoration and future possibility of listing the building as a heritage contributory item.

OBJECTIVE / CONTROL	COMMENT
<p>PART 5 CLAUSE 5.10 HERITAGE CONSERVATION</p> <p><i>(1) Objectives The objectives of this clause are as follows:</i> <i>(a) to conserve the environmental heritage of Bathurst Regional local government area,</i> <i>(b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,</i> <i>(c) to conserve archaeological sites,</i> <i>(d) to conserve Aboriginal objects and Aboriginal places of heritage significance.</i></p>	<p>As the building is effectively a ruin, conservation efforts will largely be focused on the restoration of the original fabric of the building shell.</p>
<p><i>(2) Requirement for consent</i> <i>Development consent is required for any of the following:</i> <i>(a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):</i> <i>(i) a heritage item,</i> <i>(ii) an Aboriginal object,</i> <i>(iii) a building, work, relic or tree within a heritage conservation area,</i> <i>(b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,</i> <i>(c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,</i> <i>(d) disturbing or excavating an Aboriginal place of heritage significance,</i> <i>(e) erecting a building on land:</i> <i>(i) on which a heritage item is located or that is within a heritage conservation area, or</i> <i>(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,</i> <i>(f) subdividing land:</i> <i>(i) on which a heritage item is located or that is within a heritage conservation area, or</i> <i>(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.</i></p>	<p>Not a heritage item Not an Aboriginal object Not within a heritage conservation area</p> <p>Not applicable</p>

<p><i>(3) When consent not required</i></p> <p><i>However, development consent under this clause is not required if:</i></p> <p><i>(a) the applicant has notified the consent authority of the proposed development and the consent authority has advised the applicant in writing before any work is carried out that it is satisfied that the proposed development:</i></p> <p><i>(i) is of a minor nature or is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or archaeological site or a building, work, relic, tree or place within the heritage conservation area, and</i></p> <p><i>(ii) would not adversely affect the heritage significance of the heritage item, Aboriginal object, Aboriginal place, archaeological site or heritage conservation area, or</i></p> <p><i>(b) the development is in a cemetery or burial ground and the proposed development:</i></p> <p><i>(i) is the creation of a new grave or monument, or excavation or disturbance of land for the purpose of conserving or repairing monuments or grave markers, and</i></p> <p><i>(ii) would not cause disturbance to human remains, relics, Aboriginal objects in the form of grave goods, or to an Aboriginal place of heritage significance, or</i></p> <p><i>(c) the development is limited to the removal of a tree or other vegetation that the Council is satisfied is a risk to human life or property, or</i></p> <p><i>(d) the development is exempt development.</i></p>	Not applicable
<p><i>(4) Effect of proposed development on heritage significance The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).</i></p>	Not applicable
<p><i>(5) Heritage assessment The consent authority may, before granting consent to any development:</i></p> <p><i>(a) on land on which a heritage item is located, or</i></p> <p><i>(b) on land that is within a heritage conservation area, or</i></p> <p><i>(c) on land that is within the vicinity of land referred to in paragraph (a) or (b), require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.</i></p>	Not applicable
<p><i>(6) Heritage conservation management plans The consent authority may require, after considering the heritage significance of a heritage item and the extent of change proposed to it, the submission of a heritage conservation management plan before granting consent under this clause.</i></p>	Not applicable
<p><i>(7) Archaeological sites The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the Heritage Act 1977 applies):</i></p> <p><i>(a) notify the Heritage Council of its intention to grant consent, and</i></p> <p><i>(b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.</i></p>	Not applicable

(8) <i>Aboriginal places of heritage significance</i> The consent authority must, before granting consent under this clause to the carrying out of development in an Aboriginal place of heritage significance: (a) consider the effect of the proposed development on the heritage significance of the place and any Aboriginal object known or reasonably likely to be located at the place by means of an adequate investigation and assessment (which may involve consideration of a heritage impact statement) and	Not applicable
(9) <i>Demolition of nominated State heritage items</i> The consent authority must, before granting consent under this clause for the demolition of a nominated State heritage item: (a) notify the Heritage Council about the application, and (b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.	Not applicable
(10) <i>Conservation incentives</i> The consent authority may grant consent to development for any purpose of a building that is a heritage item or of the land on which such a building is erected, or for any purpose on an Aboriginal place of heritage significance, even though development for that purpose would otherwise not be allowed by this Plan, if the consent authority is satisfied that: (a) the conservation of the heritage item or Aboriginal place of heritage	Not applicable

OBJECTIVE / CONTROL	COMMENT
PART 7 CLAUSE 7.9 7.9 CONSERVATION INCENTIVES FOR HERITAGE CONSERVATION AREAS (1) <i>Despite any other provision of this Plan, development consent may be granted for development for any purpose relating to a building that is a heritage item or in a heritage conservation area or, in the opinion of the consent authority, a building of heritage significance, or to land on which such a building is erected, if the consent authority is satisfied that:</i> (a) <i>the conservation of the building will be facilitated by the granting of consent, and</i> (b) <i>the development is in accordance with a heritage management document that has been approved by the consent authority, and</i> (c) <i>the development will not adversely affect the heritage significance of the building, including its setting, and</i> (d) <i>the development will not have any significant adverse effect on the amenity of the surrounding area.</i>	Not applicable
(2) <i>A development consent granted under this clause is to be granted on the condition that all necessary conservation work identified in the heritage management document is to be carried out.</i>	Not applicable

<p><i>(3) Despite any other provision of this Plan, the consent authority may, when considering an application for development consent to erect a building on land on which a heritage item is located or on land within a heritage conservation area, for the purpose of determining:</i></p> <p><i>(a) the floor space ratio, and</i></p> <p><i>(b) the number of parking spaces to be provided on the site,</i></p> <p><i>exclude the floor space of the heritage item or the existing building in the heritage conservation area from its calculation of the floor space of the buildings erected on the land, but only if the consent authority is satisfied that the conservation of the heritage item or the existing building in the heritage conservation area depends on its making the exclusion.</i></p>	Not applicable
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Bathurst Regional Local Environmental Plan (LEP 2014), Schedule 5 Environmental heritage (Clause 5.10), Part 1 Heritage items: Reference is made to: Cow Flat Copper Mine (737 Cow Flat Road, Cow Flat, legally known as Lot 3, DP 616169, which is of Local Heritage significance (I109). Cow Flat School is not listed.

5.2 HERITAGE DIVISION GUIDELINES

The proposed works are addressed in relation to relevant questions posed in the Heritage Office's 'Statement of Heritage Impact' guidelines.

GUIDELINE	DISCUSSION
<i>The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:</i>	<p>As the building is effectively a ruin, it can be considered that any work to resurrect the building in its original style, materials and with its original details would be deemed an improvement.</p> <p>The owners of the site recognise the importance of the building for its time and in the context of the local history and are not opposed to future considerations of this building becoming a heritage item, list locally or otherwise.</p>
<i>The following aspects of the proposal could detrimentally impact on heritage significance. The reasons are explained as well as the measures to be taken to minimise impacts:</i>	<p>Significant considerations need to be made on behalf of the bush fire prone land. Certain details such as the timber shingle roofs and the unscreened operable windows will not be able to be implemented under current building code provisions.</p>
<i>The following sympathetic solutions have been considered and discounted for the following reasons:</i>	<p>Not applicable</p>
<p><i>Major additions</i></p> <p><i>How is the impact of the addition on the heritage significance of the item to be minimised?</i></p> <p><i>Can the additional area be located within an existing structure? If not, why not?</i></p> <p><i>Will the additions tend to visually dominate the heritage item?</i></p> <p><i>Are the additions sited on any known or potentially significant archaeological deposits? If so, have alternative positions for the additions been considered?</i></p> <p><i>Are the additions sympathetic to the heritage item?</i></p> <p><i>In what way (e.g. form, proportions, design)?</i></p>	<p>An annex to the rear, occupying a space similar to the original lean-to roof and an attached outdoor deck to the rear/side of the building which encloses services (RWT, gas, power connection) below.</p> <p>Orientation to the rear; choice of materials, delineating separation from the original fabric.</p> <p>Some of the additional area is allocated below the building (expansion of the subfloor space to a basement). The annex adds two bedrooms, which need to be separate in function and keeping them separate to the original footprint increases the amenity of these areas.</p> <p>The additions are designed to be visually recessive.</p> <p>Not applicable</p> <p>The additions are considered complimentary to the original fabric.</p> <p>Additions are considered proportionally scaled down to suit with original façade. Material choices are deliberately different but sympathetic and lower in hierarchy.</p>

6. CONCLUSION & RECOMMENDATIONS

The subject site contains the dilapidated Cow Flat School building, erected in 1879. It's state has been described as "ruin" by various heritage advisory professionals and authority bodies since the mid 1980's. Furthermore it is not a locally listed heritage item under the Bathurst Regional Local Environmental Plan (LEP) 2014 or located within a heritage conservation area defined by the Bathurst Regional Development Control Plan (DCP) 2014.

It is through the ambition of our clients, that this building is proposed to be restored in its original location and wherever possible, true to its original external details and may indeed be saved for future generations.

It is proposed the building is then to be repurposed as a single dwelling house and the interior fitout will reflect this change of use. It is considered that the simple, restrained character of the additions would not compete with or convolute the predominant features and character of this schoolhouse. None of the original fabric, which contributes to the late mid-Victorian character of the building would be removed.

Further, the additions would have a sufficient setback from the principal building form, are typically to the rear and would be appropriately differentiated by the use of alternate materials, which aim to be visually recessive in comparison to the historic building.

It is therefore considered that the proposed development would respectfully reinstate the former school building and identified significance of this building, whilst providing a sympathetic and contrasting overlay of fabric indicative of the rural lifestyle development in the area in the 21st century.

We commend this development for approval from a heritage perspective.

7. BIBLIOGRAPHY AND REFERENCES

7.1 BIBLIOGRAPHY

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[Note: Some government departments have changed their names over.]

DISCLAIMER

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Every society educates its young. While European education places a great emphasis on the formal schooling system, education encompasses much more.

(Australian Historic Themes, AHC, Canberra 2001)



Source: Anonymous contributor via Instagram



20150216
28 July, 2017

De Moyer Architecture Pty Ltd
12 Bay Street
DOUBLE BAY NSW 2028

Attention: Misha de Moyer

Dear Misha

RE: 716 Cow Flat Road, Cow Flat

We certify that we have carried out a site inspection and assessment of the existing building on 20th May 2017, and further prepared the structural design of the proposed development as shown on the following drawings:

Drawing No.	Description	Revision
S1	Slab & Footing Plan	2
S2	Ground Floor Plan	2
S3	Roof Plan	2
S4	Section	1
S5	Structural Details Sheet 1 of 3	2
S6	Structural Details Sheet 2 of 3	2
S7	Structural Details Sheet 3 of 3	2
S8	Notes	1

This design has been carried out in accordance with the following SAI Codes of Practice:

- AS 2870-2011 Residential Slabs and Footing Code
- AS 3600-2009 Concrete Structures Code
- AS 3700-2011 Masonry Structures Code
- AS 4100-1998 Steel Structures Code
- AS/NZS 4600-2005 Cold-formed Steel Structures Code
- AS 1684.2-2010 Residential Timber Framed Construction
- AS 4055-2012 Wind Loads for Housing

Calare Civil Pty Ltd

ABN 41 050 057 933
170 Rankin Street
Bathurst NSW 2795

Tel: 02 6332 3343
Fax: 02 6331 8210
Email: bathurst@calare-civil.com.au
Web: www.calare-civil.com.au

Accordingly the proposed design would be sufficient to carry the relevant loads specified in the following:

- AS/NZS 1170.0-2002 Structural Design Actions, Part 0: General principles
- AS/NZS 1170.1-2002 Structural Design Actions, Part 1: Permanent, imposed and other actions
- AS/NZS 1170.2-2011 Structural Design Actions, Part 2: Wind actions
- AS/NZS 1170.3-2003 Structural Design Actions, Part 3: Snow and ice actions

In completing our documentation, due consideration has been given to the condition of the existing building, and the capacity of the structure to support imposed loads from new work. Our assessment and certification includes, but is not limited to the following:

- footings and substructure, including sub-floor ventilation,
- walls and cladding,
- openings in the structure including windows and doors,
- roof structure and cladding

We trust that this information meets your requirements. Please do not hesitate to contact the undersigned should you require any further information.

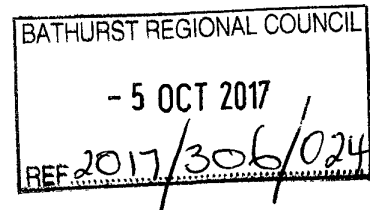
Yours faithfully,
CALARE CIVIL PTY LTD



Garth Dean
B.E M.I.E. Aust. NPER-3, GDSTT, RBT (Vic.)

656 Cow Flat Road
COW FLAT NSW 2795

4 October 2017



Mr D Shirley
General Manager
Bathurst Regional Council
PMB 17
BATHURST NSW 2795

Attention: Richard Denyer

Dear David

Objection: DA 2017/306 – 716 Cow Flat Road, Cow Flat

I refer to your letter dated 21 September, 2017, seeking submissions regarding the above Development Application.

Accordingly, I wish to lodge my objection.

In October 2012, I met with Council officers, seeking to find out what, if anything, could be done with the old school, ie could it be turned into a dwelling.

Evans Shire Council, 34 years ago, granted consent for the old school to be renovated to a dwelling.

As far as I am aware, this consent was never taken up and may not still exist, legally.

I asked the officers of Bathurst Regional Council, several times, if the school would still meet the DA requirements to renovate it into a dwelling, based on the current DA application process and rules.

As you are aware, the laws have changed considerably regarding Development Applications in relation to:

- (a) Boundary setbacks;
- (b) Bush fire setbacks;

...../ 2

RECEIVED
- 5 OCT 2017

BATHURST REGIONAL COUNCIL

2

Mr D Shirley
4 October 2017

- (c) Septic setbacks; and
- (d) Access set backs off public roads with a gate way.

This block does not have public road frontage.

It is situated within my property; I own the land around it. How can the gate be set back from the boundary and my ground be fenced out when it is used for grazing?

There is a right of carriage way over my ground to the access the block. When the block and right of way was created, with the intention of turning the school into a dwelling 34 years ago, all that was needed was a gate on the boundary of the main road.

But, now you need a required setback for a gate, which means the owners would have to fence my ground out to the road to achieve this.

The access road to the block is not on it's right alignment, it is accessed through my access.

These are just some of the issues I raised with Council in October 2012.

Council, in 2012, confirmed to me that, because of the size of the block and the above issues, the block could not meet the requirements of the current DA process.

I was advised that it could have met the requirements 34 years ago when it was granted, but only if acted upon within the appropriate time frames.

Council confirmed that it couldn't meet the requirements of a DA today, it is as it is.

I was advised that if I bought the block, I would be able to meet the requirements of a DA because I own the ground around it and could meet the required setbacks and room for a septic, but without the extra ground, it couldn't meet DA standards.

...../ 3

3

Mr D Shirley
4 October 2017

I raised these concerns with Council because I was worried about the ramifications to my farming property, if someone could buy this building and meet the requirements of a DA.

If I had been advised that that was a possibility, I would have bought the property myself in order to eliminate problems down the track in regards to farming practices, ie:

1. Spreading fertiliser (smell), by land or by aircraft;
2. Spraying weeds (chemical) by ground or by aircraft; and
3. Controlling feral animals with fire arms, ie there is a high probability that people will not like guns being used near their residence, even though it is situated in the middle of our property, which has been in my family, and managed accordingly, for over 100 years.

Earlier this year I met with the new owner regarding the road not being on its correct alignment.

I advised Toby that I couldn't deny anyone access to the block, as it has a right of carriage over the land to access the block, but I did not want another road being created or fenced out.

I also advised that I would object to any DA for the purposes of a dwelling because, with its current space limitations, it could not meet the standards for a DA approval.

The original access was fenced off by Evans Shire Council and the road altered so the right of way is inaccessible.

This came about by Council taking ground off me to replace a bridge with box culverts. Because of this, Council had to fence the ground where the road was being straightened.

In lieu of the ground, Council finished the fence down the road to meet the fence I was erecting.

The current access road was put in by me for my own use.

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4

Mr D Shirley
4 October 2017

The stock grid and concrete base were both created by me. It was not created to engineered specifications, it was created to allow me access to carry out my farming practices and was built for light vehicle and motorbike use.

I am wary of liability.

Because the block is so small, ie the size of a building block in town, we are already seeing people park their vehicles in our place, which is private land, because there isn't enough room for tradesmen's vehicles, trucks, cranes and excavators.

In the summer months, with long dry grass and hot car exhausts, this adds another level of risk that we are exposed to.

I don't believe trucks delivering materials can turn around on such a small block or cranes lifting roof trusses etc, can access the build without being on our land or turning around in our place.

The new owners have already commenced work prior to DA approval, as can be seen from their facebook page:

- (i) Earthworks without sediment control;
- (ii) Removal of trees prior to DA approval. In the DA they have identified trees to be removed and to keep, but a number of trees have already been removed prior to this application;
- (iii) The intent of the original consent was to renovate the school to its original condition.

However, the big stone staircase on the southern side of the building has been removed with an excavator before lodging a DA, to make way for the deck and the tank.

As I understand it, the original idea was to do the old building up to its original state, to be used as a dwelling, how does this include modern extensions taking away from its original exterior?

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5

Mr D Shirley
4 October 2017

The original building could not meet the required setbacks because the block is not big enough.

With the inclusion of the proposed new extensions etc the block definitely cannot meet the required setbacks, ie within 12 metres from the boundary for the dwelling and six metres from the boundary for the septic.

If the DA were approved, the septic would soak out into our property.

I would be very disappointed if Council approved this DA after talking to me and advising it wasn't achievable.

If I had been given advice that DA approval was possible, I would have bought it myself to save any future problems.

I would appreciate the opportunity to discuss my objection with Council officers prior to determination.

Thank you for your assistance.

Yours sincerely



Kelvin Pearce
Mobile: 0427 372 585

2017/306/03



denis fish planning services

145 Overall Drive Pottsville NSW 2489 PHONE: 02 66762841 MOBILE: 0403 090332 EMAIL: denisfish@planningservices.com.au

24/10/2017

The General Manager
Bathurst Regional Council
158 Russell St
Bathurst NSW 2795

For the attention of M/s C Clifton, Development Assessment Planner

**Alterations & additions to a former school building to facilitate
its use as a single dwelling at No. 716 Cow Flat Rd, Cow Flat
Development Application No.10 - 2017 - 306 - 1**

Dear Camilla,

I have recently been commissioned by the owners of this property, Mr T & Mrs H Hudson. The purpose of this correspondence is to provide a proactive and impartial response to the submission lodged following Council's notification of this application and to provide additional information in relation to the provisions of Clause 7.5 of the Local Environmental Plan to assist Council in its assessment of this development application.

Background

The application was placed on notification between 25/09/2017 – 09/10/2017 and only one submission was received from Mr K Pearce, No.656 Cow Flat Rd, Cow Flat. Whilst this property is several kilometres from the subject site it is noted that Mr Pearce owns the property that adjoins 2 of the boundaries of the subject site as shown in the locality plan below.



Locality Plan, with the development site highlighted, the 2 land parcels identified by the blue star are not owned by Mr Pearce



The issues of concern :-

- The prior approval to renovate the old school for use as a dwelling
- The site does not have a public road frontage
- Potential isolation of parts of Mr Pearce's property and restriction upon farming practices
- The location of the existing access road
- A future dwelling on the site would not satisfy Council's planning controls
- Potential materials delivery issues
- Site preparation works have commenced prior to Council's approval of the application
- Due to the allotment size the proposal cannot satisfy the boundary setback requirements or the spatial separation requirements for the installation of an on-site waste treatment system.

Discussion of the issues of concern

The prior approval to renovate the old school for use as a dwelling

Comment :-

As Council is aware the site was previously suspended from the provisions of Interim Development Order No.2 by the Planning & Environment Commission to permit " the restoration of the school building and its conversion for use as a dwelling ". This has been confirmed in the correspondence sent to my client by Council on 22/08/2017 wherein it was stated that a dwelling was permissible on the site, however permissibility was only one factor that Council would consider in relation to a future Development Application.

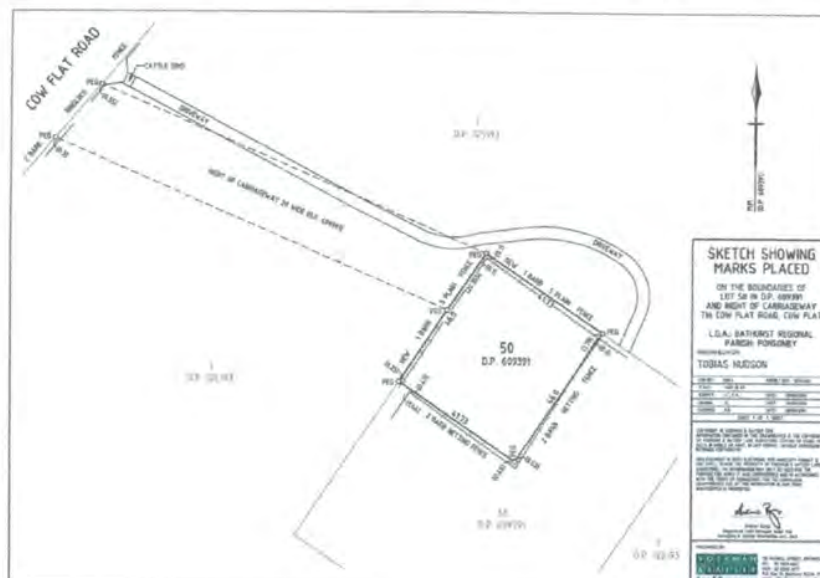
Clearly there are other applicable controls contained in the LEP and the Development Control Plan (the DCP) and I understand that Council is satisfied that it has all the necessary information to determine the application.

The site does not have a public road frontage

Comment :-

This statement is correct however this does not constitute an impediment to the proposal.

As shown in the survey below the site whilst being landlocked is served by a 20m wide Right of Carriageway (ROW) over Lot 1 in DP 125193 which is owned by Mr Pearce.





In accordance with the intent of this ROW my client intends to construct a driveway exclusively within the access corridor.

Potential isolation of parts of Mr Pearce's property and restriction upon farming practices

Comment :-

This matter has been discussed with my client who has advised that he has no intentions to provide a fence to delineate the ROW boundaries.

In relation to the potential restriction of Mr Pearce's farming practices and related safety risks as confirmed by the photos on P.8 & 11 of the Bushfire Threat Assessment the pedestrian and vehicular sightlines in this part of the site are extensive therefore potential usage conflicts can be avoided and as there will be no new fencing in the ROW there will be no restriction on Mr Pearce's farming practices.

The location of the existing access road

Comment :-

As noted on the survey and the aerial photo on P.6 of the Bushfire Threat Assessment the existing access road extends over the ROW, my client has advised that he has no objection to its continued existence and the new driveway will be constructed clear of the existing driveway.

A future dwelling on the site would not satisfy Council's planning controls

Comment :-

As indicated earlier, in light of recent discussions between my client and Council it is apparent that sufficient information has been lodged in support of the application to enable Council to determine the proposal.

Potential materials delivery issues

Comment :-

There is no evidence to support this contention, as advised the site will be accessed via the 20m wide ROW and as confirmed by the submitted architectural plans there is sufficient space around the building perimeter to facilitate the on-site storage of building materials.

It is also noted that the site waste management arrangements and the materials delivery & storage areas are detailed on Dwg No.22 of the submitted architectural plans.

Site preparation works have commenced prior to Council's approval of the application

Comment :-

In the absence of detail in Mr Pearce's letter it is assumed that he is referring to :-

- the construction of a BBQ
- minor site levelling in isolated parts of the site and
- The test pits dug by the geotechnical engineer prior to the preparation of his report which accompanied the application for the on-site waste treatment facilities
- excavation for the water tank, and
- the pouring of a concrete slab for the proposed garden shed.

That being the case none of these works required Council's prior approval and Council by letters dated 24/5/2017 & 13/10/2017 confirmed that the installation of the above ground rainwater tank and the proposed garden shed were Exempt Development therefore no prior consent was required.



Due to the allotment size the proposal cannot satisfy the boundary setback requirements or the spatial separation requirements for the installation of an on-site waste treatment system

Comment :-

As indicated previously it is my understanding that Council has all the necessary information to determine this application.

The application includes the installation of a 3,400ltr septic tank and an associated irrigation field. Civil engineering plans have been lodged in support of this component of the project and the facility will satisfy the relevant provisions of Clause 8.2 of Council's On-site Sewage Management Strategy in that the proposed facility is located :-

- in excess of 100m from a river, stream or, lake
- in excess of 250m from a domestic groundwater well
- in excess of 40m from a farm dam, an intermittent waterway or drainage channel

The associated irrigation field on this essentially flat site is located :-

- 6m from the property boundaries
- in excess of 3m from the existing building

The provisions of Clause 7.5 of the LEP.

This clause states that "Development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required:

- (a) the supply of water,
- (b) the supply of electricity,
- (c) the disposal and management of sewage,
- (d) stormwater drainage or on-site conservation,
- (e) suitable vehicular access."

Water supply

As shown on the submitted plans it is intended to locate a 50,000ltr rainwater tank under the proposed deck on the S/W side of the existing building. It is intended that this tank will collect all of the stormwater runoff from the proposed roof to satisfy the requirements of the BASIX assessment and the Bushfire Threat assessment.

Electricity

An electrical supply to the proposed dwelling will be via a splitter line from the power line which services the dwelling which was formerly the old school headmaster's cottage.

Sewage disposal & management

The application as submitted includes a septic tank and an irrigation field which as the above discussion has confirmed comply with Council's requirements.

Stormwater drainage

As indicated above it is intended to collect runoff from the new roof in a rainwater tank located under the proposed deck on the S/W side of the existing building. Overflow from this tank would be directed to a rubble pit or a sub-surface slotted pipe arrangement. As is the usual practice these details will be provided at Construction Certificate stage and sufficiently sized buffer areas are available around the site to ensure that there is no detrimental impact on the adjacent land holdings.

**Vehicular access**

As advised a new access road will be constructed within the ROW.

I thank you for your consideration of the issues raised in this correspondence and trust that it will assist Council in its assessment of the proposal. If there are any matters requiring further clarification or additional information, please do not hesitate to contact me.

Yours faithfully

Denis Fish
Consultant Town Planner

Political Donations & Gifts Disclosure Statement pursuant to Sec.147 of the E P & Act, 1979

Neither my clients nor I have made a political donation to any Councillor or given a gift to any Councillor or employee of this Council over the past 2 years.



Proposed alterations & additions to the existing building at No .716 Cow Flat Rd, Cow Flat - D/A No.10 - 2017 - 306 - 1

Denis Fish to: council

24/10/2017 05:57 PM

Cc: "'Toby Hudson'", "'Misha de Moyer'"


From: "Denis Fish" <denisfish@planningservices.com.au>
To: <council@bathurst.nsw.gov.au>
Cc: "'Toby Hudson'" <toby@onepointhealth.com.au>, "'Misha de Moyer'" <misha@demoyer.com>

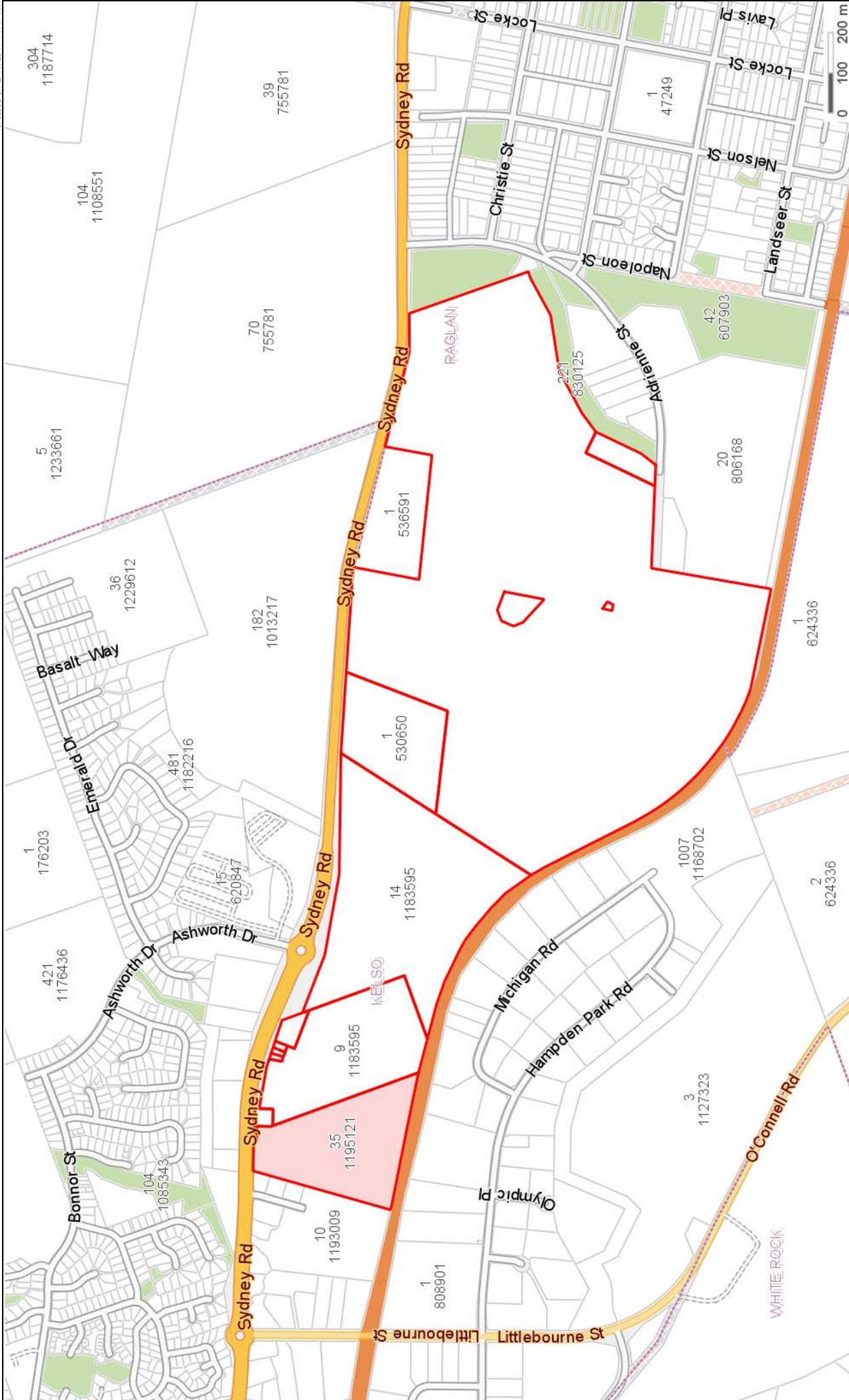
For the attn of M/s C Clifton - Development Assessment Planner

Please find attached our response to the submission from Mr K Pearce in relation to this application , I trust this information will now enable you to finalise your assessment , however if further information or clarification is required please do not hesitate to contact me

Regards

Denis Fish

Consultant Town Planner  - Response to resident submission.pdf



Drawn By: MurphyN

Date: 2/11/2017

Projection: GDA94 / MGA zone 55

Map Scale: 1:12500 @ A4



Important Notice

This map is not a precise survey document. Accurate locations can only be determined by a survey on the ground. This information is provided for general information purposes and for no other purpose. 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 and all liability (including 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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5.11 GATEWAY ENTERPRISE PARK AND ADRIENNE STREET INDUSTRIAL AREA – ZONE B5 BUSINESS DEVELOPMENT AND ZONE IN1 GENERAL INDUSTRIAL

5.11.1 Land to which this Section applies

This section applies to that land shown on DCP Map No. **8** – Gateway Enterprise Park and Adrienne Street Industrial Area. Notwithstanding any other provision of this Plan, development at this locality must comply with the standards below.

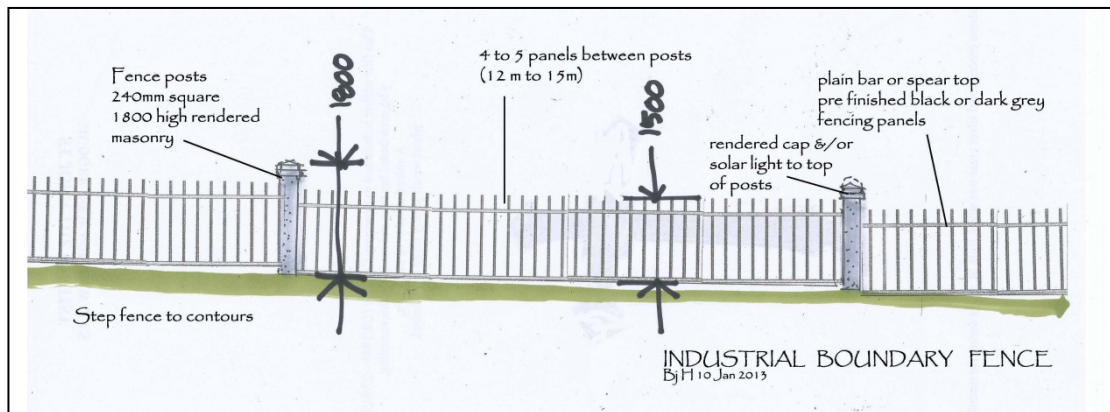
5.11.2 Objectives

- a) To control the subdivision layout and the use of certain lands at the Gateway Enterprise Park and the Adrienne Street Industrial Area.
- b) To encourage high quality, interesting, modern building design, facades, external finishes and the like.
- c) To ensure sufficient visual relief is achieved on facades significantly exposed to view from major roads and adjoining sites.
- d) To ensure development addresses the road frontage that provides vehicular access where dual road frontage exists.
- e) To provide for the extension of Adrienne Street to service the industrial growth in the area and to ensure connectivity between the Gateway Enterprise Park and the Adrienne Street Industrial Area.
- f) To plan for the protection and enhancement of the Raglan Creek corridor and the City entrance gateways by requiring their rehabilitation and enhancement with appropriate landscaping.

5.11.3 Subdivision standards

- a) Road layouts are to integrate closely, and make provision for a connected road network between the Gateway Enterprise Park and the Adrienne St Industrial Area. The road connections should generally be in the locations shown on the DCP Map No **8** – Gateway Enterprise Park and Adrienne Street Industrial Area. The road and service connections are to be constructed to the lot boundary.
- b) No direct vehicular access is permitted to the State Highway Network, other than the proposed or existing intersections as shown on DCP Map No. **8** – Gateway Enterprise Park and Adrienne Street Industrial Area.

- c) A fence is to be constructed and maintained at subdivision stage along the northern extent of the Major Road Buffer fronting Sydney Road as shown on the DCP Map No **8** – Gateway Enterprise Park and Adrienne Street Industrial Area. The fence is to be a consistent style and height, generally in accordance with the sketch below. Pre-coloured metal sheet fences are not permitted.



Designed by Barbara Hickson

- d) The Raglan Creek Open Space Corridor (shown blue and green on DCP Map **8** – Gateway Enterprise Park and Adrienne Street Industrial Area) is to:
- i) be dedicated to Council as part of the subdivision/development of land,
 - ii) be established (in terms of landscape planting and cycle way construction) prior to the issue of a subdivision certificate or occupation certificate or dedication to Council,
 - iii) be a variable width, at least the width shown on the DCP map,
 - iv) include a 2.5 metre wide cycleway, and
 - v) include landscaping in accordance with an approved landscape plan.
- e) A detailed landscape plan is to be submitted to Council with the Development Application for subdivision/development outlining all landscape and cycleway works proposed within the Raglan Creek Corridor.
- f) Water Sensitive Urban Design (WSUD) principles must be incorporated into the site development. Raingardens should be integrated into the carpark areas to protect and improve the receiving waters of Raglan Creek. The Statement of Environmental Effects is to detail the level of implementation of WSUD principles at the subdivision stage.
- g) Landscaping of the open space, vegetation screens, major road buffer and landuse buffer is to be completed prior to the release of a subdivision certificate.
- h) A detailed landscape plan is to be submitted to Council in accordance with Section **13.3** of this Plan, for the open space, vegetation screens, major road buffer and landuse buffer prior to any works commencing on the site.
- i) Landscaping maintenance requirements (see Section **13.3.4**) will apply to all of the landscaping required under this plan.
- j) Landscaping should be designed in accordance with Section **13.3.7** of this Plan.

5.11.4 Development standards

Land Use Areas

- a) Council may grant consent only to those developments listed in the table below within the Land Use Areas specified by the table and shown on DCP Map No. **8** – Gateway Enterprise Park and Adrienne Street Industrial Area.

Land Use Area	Development to which Council may grant consent
Service Business	The purposes permissible within Zone B5 Business Development under the LEP.
Industrial 1	The purposes permissible within Zone IN1 General Industrial under the LEP.
Industrial 2	The purposes permissible within Zone IN1 General Industrial under the LEP that have a low water consumption level and that can be satisfactorily and adequately serviced and connected to the Raglan Water Reservoir.
Open Space	Roads, drainage, environmental protection works. Landscaping pursuant to the controls of Section 13 Landscape and Greening.
Additional Uses	The purposes permissible within Zone B5 Business Development and Schedule 1 – Additional Permitted Uses of the LEP.

Land Management Areas

- a) Council may only grant consent to development within the Land Management Areas listed in the table below and identified on the DCP Map No. **8** – Gateway Enterprise Park and Adrienne Street Industrial Area where the development complies with the requirements listed for that area.

Land Management Area	Effect on Development
Access corridor	No buildings may be erected. Roads, drainage, cycleway, landscaping and environmental protection works permitted.
Access Restriction	No vehicular access shall be constructed, created or used to give access across the boundary of the road along which this restriction is shown.
Major Road Buffer (5 & 15 metres wide shown on the DCP map)	Roads, drainage, landscaping and environmental protection works permitted. No buildings may be erected. No works may be constructed other than fencing, roadways, footpaths or cycleways, or one directory board sign or structure Landscaping pursuant to the controls of Section 13 – Landscaping and Greening of this Plan is required to be planted and maintained.

Land Management Area	Effect on Development
Outer Riparian Corridor (15 metres wide)	No works may be carried out other than post and wire fencing or works allowed pursuant to the NSW Office of Water's Guidelines for Riparian Corridors on Waterfront Land.
Proposed roads (22m wide corridor)	The proposed roads are to be located generally in accordance with the alignment shown on DCP Map 8 – Gateway Enterprise Park and Adrienne Street Industrial Area to ensure that the land is integrated with future subdivisions.
Powerline Easement	No buildings may be erected. No works may be carried out other than that authorised by the terms of the easement.
RMS Land Acquisition	No buildings may be erected. No works may be carried out other than post and wire fencing or works authorised by the RMS.
Strategic Access Route and/or Cycle Path	The access route or path is to be located generally in accordance with the alignment shown on DCP map 8 – Gateway Enterprise Park and Adrienne Street Industrial Area.
Top of Raglan Creek Bank	Identifies the top of the bank of Raglan Creek in accordance with the NSW Office of Water's Guidelines for Riparian Corridors on Waterfront Land.
Vegetation Screen and Open Space (variable width)	Roads, drainage, landscaping and environmental protection works permitted. No buildings may be erected. No works may be constructed other than post and wire fencing, roadways, footpaths or cycleways. Existing vegetation is to be protected and enhanced. Landscaping pursuant to the controls of Section 13 – Landscaping and Greening of this Plan is required to be planted and maintained.
Road Closure	Adrienne Street is to be closed generally in accordance with the road closure shown on DCP Map No 8 - Gateway Enterprise Park and Adrienne Street Industrial Area

Urban design – B5 Business Development zoned land

- a) Buildings are to be designed to incorporate different textures, materials and distinctive architectural features that add visual interest to any façade which is visible from any road.
- b) Buildings are to be designed to add scale and interest to the building facade by articulated massing to any façade which is visible from any road.

- c) Buildings with blank walls fronting Sydney Road are discouraged. Architectural features, enhanced materials, fenestration, planting, lighting, and signage may contribute to a more pedestrian friendly streetscape.
- d) Buildings should be designed so that they contribute to neighborhood safety by providing windows at the street level.
- e) Buildings, other than those used for warehousing or distribution centres or industrial purposes and located in the 'Additional Uses' land management area (as shown on DCP Map 8 – Gateway Enterprise Park and Adrienne Street Industrial Area) are to be designed so that the exterior walls visible to the street, including the visible return facades to at least 6 metres along the visible side walls, are:
 - i) Constructed predominately of masonry, concrete blocks or tilt-up concrete panels. Sheet metal is permitted as a building feature only provided masonry, concrete blocks or tilt-up concrete panels is the dominant building material.
 - ii) Concrete blocks or tilt-up concrete panels shall be painted, clad or painted with a material and colour appropriate to the nature of the site.
- f) Any sheet metal building materials used on the exterior walls and roof of the building are to be of a non-reflective material. Samples of materials, or technical brochures must be submitted to Council and approval obtained prior to the commencement of construction. High contrast, white, bright and reflective surfaces are not acceptable due to the proximity of the site to the Bathurst Regional Airport.
- g) Buildings with more than one street frontage shall address each road/street frontage with an interesting architecturally designed façade.
- h) Buildings which have frontage to Sydney Road shall have a frontage designed to address Sydney Road, notwithstanding that direct access to Sydney Road will not be permitted. The maximum continuous wall frontage to Sydney Road is 50 metres.
- i) Site services, mechanical plant equipment including visually exposed air conditioning equipment, condenser units and cooling towers shall not be visible from Sydney Road or internal access roads.
- j) Rainwater tanks shall be integrated into the building design and screened from public view.

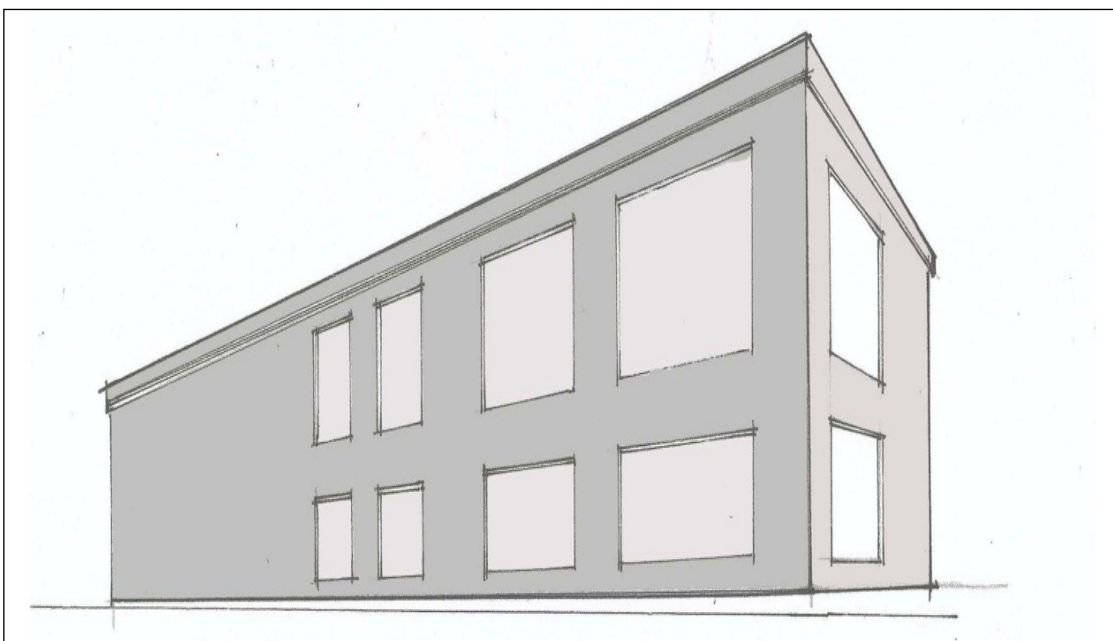
Examples of acceptable building design for land zoned B5 Business Development

Recommended two storey building



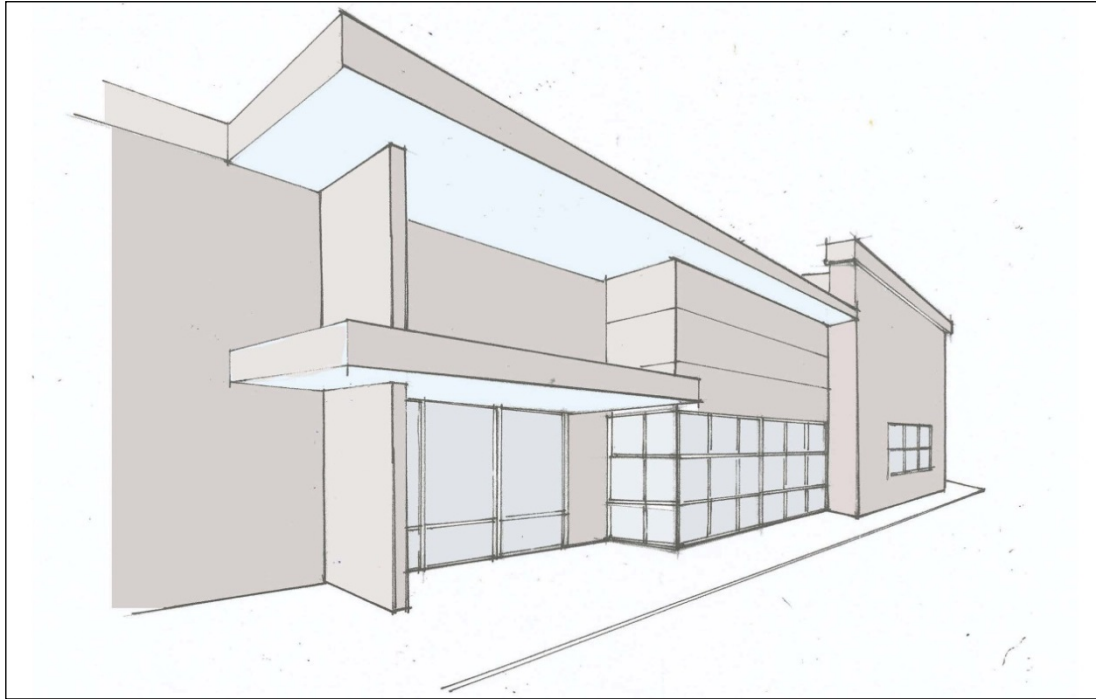
Designed by Barbara Hickson

Not recommended two storey building



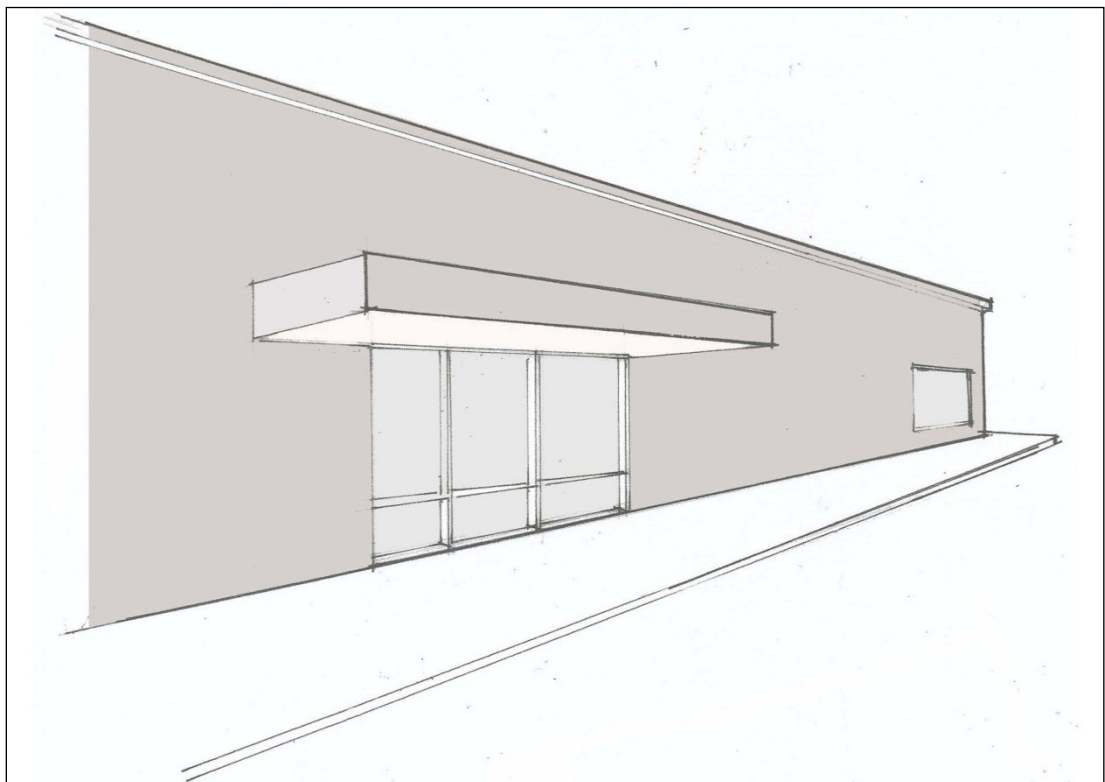
Designed by Barbara Hickson

Recommended single storey building



Designed by Barbara Hickson

Not recommended single storey building



Designed by Barbara Hickson

Urban Design – IN1 General Industrial zoned land

- a) Exterior walls visible to a street, including the visible return facades to at least 6 metres along the visible side walls, are to be masonry, concrete block or tilt up concrete. If concrete blocks or tilt up concrete are used, it is to be appropriately painted or rendered and include decorative detail and elements.
- b) Sheet metal exterior walls are only to be used on non-visible exterior walls, or as a design feature on facades visible to the street. High contrast, bright and reflective surfaces are not acceptable.
- c) All roofing materials are to be of a non-reflective material. Samples of materials, or technical brochures must be submitted to Council and approval obtained prior to the commencement of construction.

Advertising signage

- a) Advertising signage shall be consistent with **Section 14** of this Plan and corporate colour schemes should not dominate the streetscape of either Sydney Road or internal access roads.
- b) No signs are to be located on or above roof level.
- c) One projecting wall sign per tenant is permitted.
- d) One pylon sign per building may be erected between the building line and Sydney Road (not within the major road buffer as shown on DCP Map No 8 – Gateway Enterprise Park and Adrienne Street Industrial Area) that is consistent with **Section 14** of this Plan.
- e) One directory board sign or structure may be erected within the Major Road Buffer (as shown on DCP Map No 8 – Gateway Enterprise Park and Adrienne Street Industrial Area) advertising the tenants of the Gateway Enterprise Park.

Access to the State Highway Network (Sydney Road)

- a) All access is to be via the future internal road network. Vehicular access directly from Sydney Road is prohibited other than as shown on the DCP Map No 8 – Gateway Enterprise Park and Adrienne Street Industrial Area.

Landscaping

- a) A detailed landscape plan is to be submitted with a Development Application for developments listed in Section 13.3.2 and in accordance with Section 13.3.3 of this Plan.
- b) Landscaping maintenance requirements (see Section 13.3.4) will apply to all landscaping required under this plan.
- c) Landscaping design should be generally in accordance with Sections 13.3.5, 13.3.7 and 13.3.8 of this Plan.
- d) Landscape plans for industrial purposes, warehousing or distribution centres located in the 'Additional Uses' land management area and on industrial lands (as shown on DCP Map 8 – Gateway Enterprise Park and Adrienne Street Industrial

Area) are to incorporate trees with a mature height of between 20 to 30 metres to provide maximum screening of buildings and other structures.

Note that proposed landscape treatments, including plant species, locations and number of plants, are to be submitted for Council approval prior to the commencement of works on the site.

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13 LANDSCAPING AND GREENING**13.1 PRELIMINARY****13.1.1 Land to which this Section applies**

This section applies to all land in the Bathurst Regional Local Government Area (LGA).

13.1.2 Strategic priorities and objectives

- a) The Bathurst Region Urban Strategy 2007 and the Bathurst Region Rural Strategy 2008 establish the following key priorities and objectives that relate to biodiversity and to the 'greening' of the Bathurst region.

Strategic Priorities

- a) To determine the best way to protect and enhance biodiversity and encourage revegetation and better biodiversity management.
- b) To determine the best way to encourage ecologically sustainable development and the protection of urban biodiversity and vegetation resources.

Strategic Objectives

- a) To protect, enhance and adequately manage areas of high terrestrial and aquatic biodiversity conservation value.
- b) To promote the restoration of lost biodiversity.
- c) To plan for the protection and enhancement of the Sawpit Creek and Raglan Creek corridors by requiring their rehabilitation and enhancement.

13.2 REMOVAL OF TREES

This section outlines those lands and trees to which **Clause 5.9 Preservation of trees or vegetation** and **Clause 5.10 Heritage Conservation** of the LEP apply. Council's LEP and DCP provide the legislative tools for the protection of trees within Heritage Conservation Areas or Heritage Items within the Bathurst region.

13.2.1 Land/Trees to which this Section applies

This section applies to the following lands:

- a) Any land within a Heritage Conservation Area identified by Schedule 5 – Environmental Heritage of the LEP.
- b) Any land identified as a Heritage Item by Schedule 5 – Environmental Heritage of the LEP.

This section applies to trees located on lands identified above to which the Bathurst Regional Council Tree Preservation and Management Policy applies.

13.2.2 Objectives

The objectives of the protection, preservation and management of trees or vegetation forms are to:

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- a) Protect trees and other vegetation within the Heritage Conservation Areas contained within the Bathurst Regional LGA or on land which contains a Heritage Item.
- b) Protect and enhance native vegetation, habitat for native fauna and biodiversity.
- c) Conserve trees and other vegetation of ecological, heritage, aesthetic and cultural significance.
- d) Define Council's responsibilities and requirements with respect to the protection, retention and enhancement of trees and native vegetation.
- e) Ensure that consideration is given to trees and native vegetation in planning, designing and constructing development.
- f) Identify trees and other vegetation that may be pruned or removed without a permit or development consent.

13.2.3 Development standards

- a) A person must not ringbark, cut down, remove, or wilfully destroy any tree referred to in section 13.2.1 above without first making application to Council on the prescribed Application form or under a development application in accordance with Council's Tree Preservation and Management Policy.

13.3 LANDSCAPE PLANS

13.3.1 Objectives

- a) To improve the visual amenity and to ensure that developments do not dominate their surroundings.
- b) To provide an environment which enhances the streetscape and the surrounding neighbourhood.
- c) To provide an attractive outdoor living area.
- d) To provide landscaped buffers to reduce the potential for conflict between land uses.

13.3.2 When is a landscape plan required to be lodged with Council?

- a) A Landscape Plan is required to be lodged with a Development Application for the following types of development:
 - i) Medium Density Housing.
 - ii) Business Development (excluding land zoned **B3** Commercial Core).
 - iii) Industrial Development.
 - iv) Subdivision of land which incorporates Agricultural Interfaces, Land Use buffers, Major Road buffers, Open Space, Environmental Protection Areas and/or Vegetation Screens as identified on any relevant DCP Map.
 - v) Subdivision of land which creates or adjoins an arterial or sub-arterial road for which direct access to private properties will not be granted. (Note: the

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landscape plan is to relate to the land between the lots created and the arterial or sub-arterial road/s – see section **13.3.9**).

- vi) Subdivision of land which adjoins or encloses a designated waterway or water body.
- vii) Subdivision of land which may impact upon the natural movements of protected or threatened flora and fauna species in the area.
- viii) Any other development that, in the opinion of Council, should be accompanied by a Landscape Plan.

13.3.3 Requirements of a landscape plan

- a) The following information must be shown on a Landscape Plan.
 - i) Plans are to be drawn to a suitable scale (preferably 1:100 – 1:200).
 - ii) North point.
 - iii) Position of existing and proposed main structures on the site (including buildings, carparks, fencing, retaining walls and surface materials).
 - iv) Position, height, width and species name of existing trees (including those proposed to be removed) and other natural features. All plantings are to be drawn to scale.
 - v) The provision of a table identifying botanical and common plant names, the number of proposed plants to be planted, their mature growing height for Bathurst, the pot size of plants to be installed, and a key that identifies the location of each plant species to be planted.
 - vi) The number of proposed plants and their mature height for Bathurst.
 - vii) Planting details (staking, mulching, soil depths, drainage, etc).
 - viii) Locations, functions and dimensions of physical landscape structures such as paving, fencing, walls, screens and grassed areas.
 - ix) Irrigation details.
 - x) Edging details to planting beds.
- b) For examples of the type of landscape plans required by Council refer to **Schedule 5** of this Plan.

13.3.4 Landscape maintenance

Maintenance Principles

The following maintenance principles are to be incorporated into all landscape plans.

- a) Tree and lawn species should be chosen to suit variations in soil, climate and insect attack.

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- b) Garden beds are to incorporate weed control mats, mowing edges and are to be mulched to a minimum depth of 80mm.
- c) An automated drip or trickle irrigation system is to be installed in preference to manual or spray watering systems.
- d) The use of advanced trees and shrubs, as well as the use of turf rather than grass seed is recommended.
- e) Maintenance of landscaping to ensure survival of plants will be a continuing requirement of any development consent.

Maintenance Conditions of Consent

- a) This section applies to the following types of development:
 - i) Residential Units, involving more than 10 dwellings.
 - ii) Business Development for sites which adjoin a major road or highway.
 - iii) Industrial Development for sites which adjoin a major road or highway.
 - iv) Subdivision of land which incorporates **any of the following land management areas:** Agricultural Interface Areas, Land Use buffers, Major Road buffers, Open space, Environmental Protection Areas, **Outer riparian corridor, Top of Raglan Creek bank** and Vegetation Screens as identified on any relevant DCP map.
 - v) Subdivision of land which creates or adjoins an arterial or sub-arterial road for which direct access to private properties will not be granted.
 - vi) Subdivision of land which adjoins or encloses a designated waterway or water body.
 - vii) Subdivision of land which may impact upon the natural movements of protected or threatened flora and fauna species in the area.
 - viii) Any other development that in the opinion of Council requires specific ongoing monitoring of landscape maintenance.
- b) Council must not issue a development consent under this section unless it imposes conditions of consent to ensure landscape plans are implemented and maintained. This should include, as a minimum, conditions relating to the following matters.
 - i) The approved/certified landscape plan is to be implemented and landscaping maintained for the life of the development.
 - ii) The requirements necessary to ensure protection of any existing vegetation during and after construction.
 - iii) The submission of a report from a suitably qualified landscape architect 2 years after the issue of the occupation or subdivision certificate that certifies that the landscaping implemented under the landscape plan has been adequately retained and maintained. Where vegetation has died or been significantly damaged, it is to be replaced.

13.3.5 Design principles

The following general design principles are to be incorporated into all landscape plans.

- a) Designs should be simple, yet effective and easy to maintain.
- b) Trees should be the major element in the landscape, followed by shrubs and supplemented by ground cover plants and grasses.
- c) Tree species selection must be in scale with the size of the proposed building (e.g. 2 storey buildings must include trees with an achievable mature height of 8 metres).
- d) Hard elements, such as paving, walls, fencing etc. should not be considered as substitutes for soft elements such as trees, shrubs, ground cover and grasses.
- e) The Bathurst Vegetation Management Plan is to be considered in relation to landscape design and plant species, particularly where land adjoins or is adjacent to public lands.
- f) Existing trees, shrubs, groundcovers and grasses should be retained as far as possible and incorporated into new development.
- g) Massed groups of a few species are more effective than large numbers of different species.
- h) Group planting should be in accordance with their shape and particular function.
- i) Noxious plants or invasive species are not to be used.
- j) Plantings should be located sufficiently distant from buildings and services to minimise disturbance and future maintenance.
- k) Plant species are to suit the Bathurst Region Climate.
- l) The landscape design must incorporate sufficient planting densities to achieve the intent of the design (i.e. mass ground cover, screening, hedging and specimen planting). In addition, planting densities are to be commensurate with the extent of area of the development.
- m) Landscaping should optimize the use of permeable surfaces; storm water treatment and onsite water reuse where appropriate (refer to the Salinity and Water Quality Alliance Stormwater to Smartwater (S₂S) Policy).

13.3.6 Design principles – Residential units

The following additional design principles are to be incorporated into a Landscape Plan for residential unit developments.

- a) Low maintenance gardens are to be provided in communal open space areas.
- b) Mature trees and shrubs should be retained as shade and character where practicable.
- c) Tree plantings can be used to provide privacy between different open space areas.

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- d) When siting trees consider the possible damage that might be caused by falling trees or branches and root penetration into foundations and/or drains.
- e) The front setback areas are to be landscaped with trees and shrubs in scale with the building and which complement the streetscape.
- f) All landscaped areas are to be separated from vehicular areas by the use of a 150mm high kerb or similar physical barrier.
- g) At a minimum, the following vegetation is to be provided **per dwelling**.

Development Standard per Dwelling/Unit	Minimum Mature Height
1 medium tree, and	6 metres for single storey buildings or 8 metres for multi storey buildings.
2 small trees, and	4 metres.
6 shrubs per dwelling/unit.	1 metre.

13.3.7 Design principles – Business and industrial development

The following additional design principles are to be incorporated into a Landscape Plan for business and industrial developments.

General

- a) Landscaping is to be provided between the property boundaries and the buildings, screen walls, fences, open work areas and vehicular movement areas.
- b) Landscaping must consist of:
 - i) suitable sized trees for shade or as a visual barrier,
 - ii) shrubs and ground cover,
 - iii) earth shaping and mounding, where appropriate, and
 - iv) special features (e.g. rockeries), where appropriate.
- c) Screen planting, to a height of at least 4 metres, is to be included in the landscape treatment of developments facing a highway, a major road, the Scots school or a nearby residential area.
- d) All landscaped and grassed areas are to be separated from all vehicle manoeuvring and parking areas by the use of a 150 mm high fixed barrier or kerb.
- e) All cut scars, fill barriers and retaining walls are to be fully vegetated with shrubs, trees and ground covers.
- f) Adequate fixed underground watering equipment is to be installed in all landscaped areas.

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Parking Areas

- a) Parking areas shall contain tree planting to provide shade for vehicles and to soften the visual impact of parking facilities.
- b) For every sixth car parking space, landscaping bays (2.0m x 5.5m in area) are to be provided and appropriately sited trees planted within each bay.
- c) Where parking areas are provided in front of the building line, a landscape screen is to be provided along the front and side property boundaries to soften the visual impact of the parking area on the streetscape.

13.3.8 Design principles – Development Control Plan Maps

The following additional design principles are to be incorporated into a Landscape Plan for land areas shown on the relevant DCP Maps listed in the table below.

Council must not issue a subdivision certificate for the subdivision of land or a final occupation certificate for the occupation of a building (whichever applies) unless vegetation and other works required by a landscape plan as outlined in the table below is planted and fenced to the satisfaction of Council.

Bathurst Regional Development Control Plan 2014

Landuse Control shown on the DCP Map	Applicable Development Control Plan Map	Dimensions and characteristics	Species Type/ Planting Characteristics	Planting Density	Timing of Planting
Landuse Buffer	<ul style="list-style-type: none"> Map No. 4 - Kelso. Map No. 9 - Service Trade Centre. Map No. 12 - Hampden Park (East). Map No. 13 - Esrom Street. Map No. 15 - Robin Hill. 	<ul style="list-style-type: none"> Buffer width: various (refer DCP Map legend). Width of plantings: to extend for full width of buffer. 	<ul style="list-style-type: none"> Native trees and shrubs. Mature height of trees is to exceed the height of buildings on site. 	<ul style="list-style-type: none"> Trees are to be planted at a density which will effectively screen buildings from neighbouring properties. 	<ul style="list-style-type: none"> Prior to issue of occupation certificate.
Major Road Buffer	<ul style="list-style-type: none"> Map No. 15 - Robin Hill. 	<ul style="list-style-type: none"> Buffer width: minimum 40 metres. Mounding of buffer encouraged. Width of tree plantings: minimum 20m. 	<ul style="list-style-type: none"> Native trees and shrubs. Mature height of trees is to exceed 10m. 	<ul style="list-style-type: none"> Trees to be planted in minimum of 3 rows. Trees to be placed 4 - 5m apart. 	<ul style="list-style-type: none"> Prior to issue of subdivision certificate.
Agricultural Interface	<ul style="list-style-type: none"> Map No. 24 - Rockley. Map No. 25 - Georges Plains. 	<ul style="list-style-type: none"> Buffer width: minimum 40 metres. Width of tree/shrub plantings: minimum 20m. Area of 10m either side of plantings to be kept clear of vegetation and other flammable material. 	<ul style="list-style-type: none"> Native trees and shrubs. Species with long and thin rough foliage. Species that are fast growing and hardy. Species indigenous to the area, at natural densities. 	<ul style="list-style-type: none"> Areas of planting should contain random plantings of a variety of tree and shrub species of differing growth habits. Trees to be placed 4 - 5m apart. 	<ul style="list-style-type: none"> Prior to issue of subdivision certificate.

Bathurst Regional Development Control Plan 2014

Landuse Control shown on the DCP Map	Applicable Development Control Plan Map	Dimensions and characteristics	Species Type/ Planting Characteristics	Planting Density	Timing of Planting
Agricultural Interface	<ul style="list-style-type: none"> Map No. 14 - White Rock. 	<ul style="list-style-type: none"> Buffer width: various (refer DCP map). Width of tree/shrub plantings: minimum 10m. Area of 5m either side of plantings to be kept clear of vegetation and other flammable material. 	<ul style="list-style-type: none"> Native trees and shrubs. Species with long and thin rough foliage. Species that are fast growing and hardy. Species indigenous to the area, at natural densities. 	<ul style="list-style-type: none"> Areas of planting should contain random plantings of a variety of tree and shrub species of differing growth habits. Trees to be placed 4 - 5m apart. 	<ul style="list-style-type: none"> Prior to issue of subdivision certificate.
Open Space	<ul style="list-style-type: none"> Map No. 1 - Raglan. Map No. 2 - Perthville. Map No. 3 - Eglinton. Map No. 4 - Kelso. Map No. 5 - Windradyne, Llanarth and Abercrombie. Map No. 9 - Service Trade Centre. Map No. 11 - Sydney Road Precinct (North). Map No. 12 - Hampden Park (East). Map No. 28 - Mt Panorama. 	<ul style="list-style-type: none"> Dimensions: various (refer DCP Maps) Sawpit Creek Corridor (DCP Map No. 6), minimum width: 50m 	<ul style="list-style-type: none"> Retain existing native trees and shrubs. Re-vegetate where appropriate with same species and/or in accordance with the requirements of the Bathurst Vegetation Management Plan where relevant. 	<ul style="list-style-type: none"> Areas of plantings should contain random plantings of appropriate species. 	<ul style="list-style-type: none"> Prior to issue of subdivision certificate.

Bathurst Regional Development Control Plan 2014

Landuse Control shown on the DCP Map	Applicable Development Control Plan Map	Dimensions and characteristics	Species Type/ Planting Characteristics	Planting Density	Timing of Planting
Environmental Protection Areas	<ul style="list-style-type: none"> Map No. 14 - White Rock Map No. 15 - Robin Hill Map No. 20 - Mt Haven Estate. Map No. 21 – Hill End Map No. 16 – Trunkley Creek Map No. 23 – Sofala Map No. 24 – Rockley 	<ul style="list-style-type: none"> Dimensions - various (refer DCP Maps) 	<ul style="list-style-type: none"> Retain existing native trees and shrubs. Re-vegetate where appropriate with same species. 	<ul style="list-style-type: none"> Areas of plantings should contain random plantings of appropriate species. 	<ul style="list-style-type: none"> Prior to issue of subdivision certificate.
Major Road Buffer	<ul style="list-style-type: none"> Map No. 8 – Gateway Enterprise Park and Adrienne St Industrial Area. 	<ul style="list-style-type: none"> Buffer width: minimum 5 to 15 metres. Width of tree plantings: minimum 5 to 10m. 	<ul style="list-style-type: none"> Plant a mix of Native and Exotic trees. Shrubs and multi-stemmed trees are not permitted. 	<ul style="list-style-type: none"> Species should be planted in groups rather than in formal avenues. 	<ul style="list-style-type: none"> Prior to issue of subdivision certificate.
Open Space and Outer Riparian Corridor	<ul style="list-style-type: none"> Map No. 8 – Gateway Enterprise Park and Adrienne St Industrial Area. 	<ul style="list-style-type: none"> Raglan Creek Corridor (DCP Map No. 8) 	<ul style="list-style-type: none"> Native trees and shrubs. Mature height of trees is to exceed 10m. The mature buffer is to contain a shrubby understory. The buffer is to contain randomly placed plantings of tree, shrub and groundcover species with different growth habits and a maximum spacing of 5 metres. 	<ul style="list-style-type: none"> Areas of plantings should contain random plantings of appropriate species. 	<ul style="list-style-type: none"> Prior to issue of subdivision certificate.

Bathurst Regional Development Control Plan 2014

Landuse Control shown on the DCP Map	Applicable Development Control Plan Map	Dimensions and characteristics	Species Type/ Planting Characteristics	Planting Density	Timing of Planting
Vegetation screen	<ul style="list-style-type: none"> Map No. 8 – Gateway Enterprise Park and Adrienne St Industrial Area. 	<ul style="list-style-type: none"> Screen width: minimum 20 metres. Width of plantings: minimum 15m. 	<ul style="list-style-type: none"> Native trees. Mature height of trees is to exceed 15m. Existing mature trees to be retained where possible. Planting is within the Vegetation Screen should include a mix of shrubs, medium and large trees 	<ul style="list-style-type: none"> Trees to be planted in minimum of 3 rows. Trees to be placed 4 - 5m apart. 	<ul style="list-style-type: none"> Prior to issue of subdivision certificate.

13.3.9 Design principles – Arterial or sub-arterial roads

The following additional design principles are to be incorporated into a landscape plan for the subdivision of land that creates an arterial or sub-arterial road for which direct access will not be provided to individual lots.

- a) The road reserve is to include landscaping and associated mounding so that fencing is generally screened from view. Landscaping is to include low level ground covers and dense shrubs to a minimum height of 2 metres. Trees to a mature height of at least 8m are to be incorporated into the road reserve.
- b) Council must not issue a subdivision certificate for the subdivision of land unless vegetation and other works required by a Landscape Plan are planted and fenced to the satisfaction of Council.

13.4 STREET TREES

13.4.1 Objectives

- a) To improve the visual quality and amenity of new subdivisions.

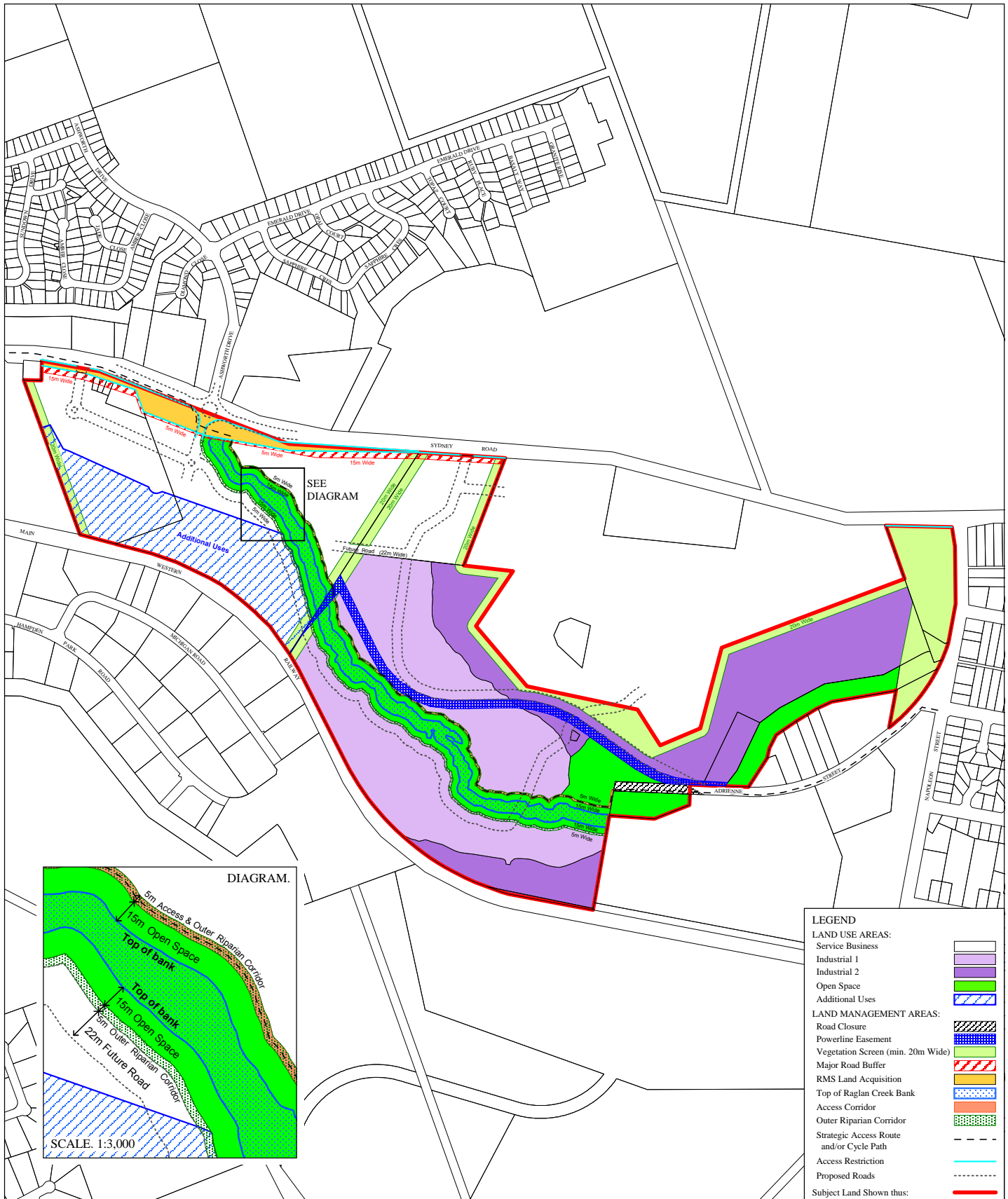
13.4.2 Development standards

- a) A developer is required to make a contribution for street tree planting, or plant the required number of advanced trees of reasonable size (ie minimum of 45 litre pot with a minimum height of 1.8 – 2.0m).
- b) Council will not issue a subdivision certificate until vegetation in accordance with the approved Landscape Plan is planted and fenced.

BATHURST REGIONAL DEVELOPMENT CONTROL PLAN 2014

MAP No. 8 - GATEWAY ENTERPRISE PARK & ADRIENNE ST INDUSTRIAL AREA

DRAFT
BATHURST
REGIONAL COUNCIL



ADOPTION DATE:

AMENDMENTS

No.	DATE.	DESCRIPTION.
6.	20/04/2016	Edge of 'Outer Riparian Corridor' set to 20m distance from 'Top of Raglan Creek Bank'.
#.	###/###/####	Plan expanded to include Adrienne St Industrial Estate

LOCALITY: KELSO, RAGLAN

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979
BATHURST REGIONAL LOCAL GOVERNMENT AREA.

SCALE: 1:12,000

#

CERTIFIED IN ACCORDANCE WITH THE
ENVIRONMENTAL PLANNING AND
ASSESSMENT ACT 1979 AND REGULATIONS

GENERAL MANAGER.

DATE:



Bathurst Heritage Network

Bathurst's unique heritage is a key social, cultural and economic asset

General Manager
Bathurst Regional Council
Russell St, Bathurst 2795

20 October 2017
by email

Dear Mr Sherley,

DCP amendment Gateway and Adrienne St Industrial Area

On behalf of the Bathurst Heritage Network I would like to make a submission concerning this DCP amendment as currently exhibited.

We do not oppose the amendment as such, but have a concern about longevity of Vegetation Screening, and of planting in the riparian zone, and ask that it be reconsidered.

We congratulate Council on introducing design standards for the precinct, and for creating greening. It is regretful that the width of the Riparian Corridor is not the 30 metres as originally recommended by Council staff for the Gateway Park next door.

It is important for a liveable and attractive city that industrial development, and its signage, is well screened from our gateways, so that an ugly big box presentation to visitors is avoided.

We have seen instances elsewhere in Bathurst where screening has been a condition, but over time that screening has failed, naturally or purposely - Bunnings is an example where dead trees have not been replaced, and branches have been lopped off well up the trunks. This has been exacerbated by the more recent changes to the Tree Preservation Policy.

We ask that the DCP includes provisions whereby owners are required not only to green screen as proposed, but to maintain that level of screening indefinitely. We advocate that this be done by way of an irrevocable covenant over the land, which is enshrined also in the DCP, and by DA conditioning.

Yours sincerely,

AW Bathgate
Convenor
Bathurst Heritage Network

NETWORK PARTNERS

Bathurst District Historical Society
Cox's Road Project Group
Amazing Bathurst

Greening Bathurst
National Trust of NSW
Bathurst Family History Group

Bathurst Town Square Group
Miss Traill's House
Boundary Road Reserve Landcare Group

www.heritagebathurst.com

heritagebathurst@gmail.com

BATHURST – HERITAGE CITY



24 October 2017

SF2017/240121; WST17/00167

The General Manager
Bathurst Regional Council
Private Mail Bag 17
Bathurst NSW 2795

Dear Sir,

**Draft Bathurst Regional Development Control Plan Amendment
Gateway Enterprise Park and Adrienne Street Industrial Area**

Thank you for your letter dated 20 September 2017 referring draft amendments to the *Bathurst Regional Development Control Plan 2014* to Roads and Maritime Services for comment.

The submitted documentation has been reviewed. Roads and Maritime notes the proposed amendments include an extension of Adrienne Street to service industrial growth and provide connectivity between the Gateway Enterprise Park and the Adrienne Street Industrial area.

Roads and Maritime supports the proposed amendments to the Development Control Plan and makes no submission.

Please keep Roads and Maritime informed on the progress of the proposed amendments. Should you require further information please contact me on 02 6861 1453.

Yours faithfully

Andrew McIntyre
Manager Land Use Assessment
Western

Roads and Maritime Services

51-55 Currajong Street Parkes NSW 2870 | PO Box 334 Parkes NSW 2870 | DX20256
T 02 6861 1444 | F 02 6861 1414

www.rms.nsw.gov.au | 131 782

Project Report

25 September 2017 - 24 October 2017

Your Say Bathurst Region Gateway Enterprise Park DCP Amendment



Visitors Summary

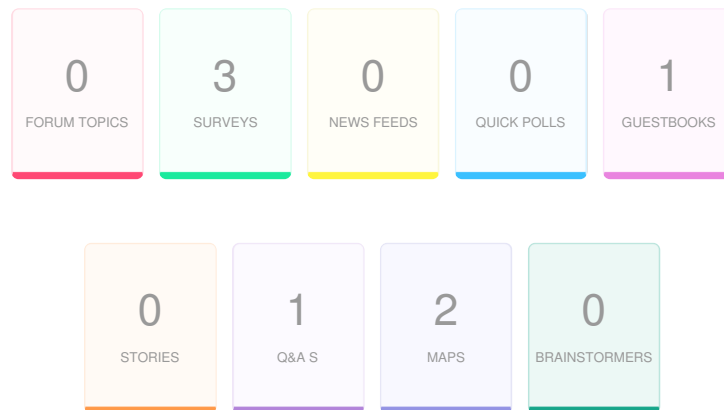


Highlights

TOTAL VISITS	33	MAX VISITORS PER DAY	6
NEW REGISTRATIONS	0		
ENGAGED VISITORS	1	INFORMED VISITORS	17
		AWARE VISITORS	25

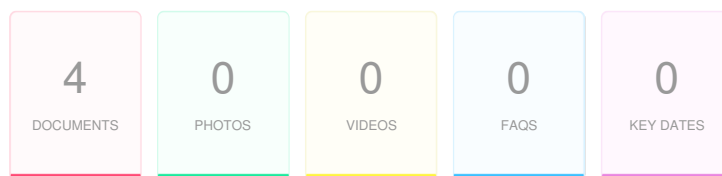
Aware Participants	25	Engaged	1
Aware Actions Performed	Participants	Engaged Actions Performed	Registered Unverified Anonymous
Visited a Project or Tool Page	25	Contributed on Forums	0 0 0
Informed Participants	17	Participated in Surveys	0 0 0
Informed Actions Performed	Participants	Contributed to Newsfeeds	0 0 0
Viewed a video	0	Participated in Quick Polls	0 0 0
Viewed a photo	0	Posted on Guestbooks	0 0 0
Downloaded a document	15	Contributed to Stories	0 0 0
Visited the Key Dates page	0	Asked Questions	0 0 0
Visited an FAQ list Page	0	Placed Pins on Maps	1 0 0
Visited Instagram Page	0	Contributed to Brainstormers	0 0 0
Visited Multiple Project Pages	15		
Contributed to a tool (engaged)	1		

ENGAGEMENT TOOLS SUMMARY



Tool Type	Engagement Tool Name	Tool Status	Visitors	Contributors		
				Registered	Unverified	Anonymous
Survey Tool	Draft DCP Amendment Submission	Archived	2	0	0	0

INFORMATION WIDGET SUMMARY



Widget Type	Engagement Tool Name	Visitors	Views/Downloads
Document	Draft DCP Map No 8	11	13
Document	Explination document	10	10
Document	Draft Chapter 5.11	7	10
Document	Draft Chapter 13	4	4
Key Dates	Key Date	0	0

Bathurst Region State of the Environment Report



July 2016 - Jun 2017

Bathurst Regional Council
State of the Environment Report 2017

2

This report was prepared by the Environment Section of the Department of Environment, Planning and Building Services, Bathurst Regional Council. For further information contact Deborah Taylor, Sustainability Strategy Officer on 63336511 or deborah.taylor@bathurst.nsw.gov.au.

October 2017

Front Cover Photo: Bridle Track Bathurst Regional Council

Bathurst Regional Council
State of the Environment Report 2017

3

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ACRONYMS

ANZECC	Australian & New Zealand Environment Conservation Council
BOD	Bathurst Orange Dubbo Alliance
BRC	Bathurst Regional Council
Centroc	Central NSW Regional Organisation of Councils
CMA	Catchment Management Authority
CMP	Conservation Management Plan
CSIRO	Commonwealth Scientific and Industry Research Organisation
CSP	Community Strategic Plan
DCP	Development Control Plan
DECCW	Department of Environment, Climate Change and Water
EEC	Endangered Ecological Community
EPA	Environment Protection Authority
ESD	Ecologically Sustainable Development
GHG	Green House Gas
IWCM	Integrated Water Cycle Management
KTP	Key Threatening Process
LEP	Local Environmental Plan
LGA	Local Government Area
LTA	Long Term Average
NGERS	National Greenhouse Energy Reporting Scheme
NPI	National Pollution Inventory
OEH	Office of Environment and Heritage
STC's	Small-scale Technology Certificates
SoE	State of the Environment
UMCC	Upper Macquarie County Council
UWMP	Urban Waterways Management Plan
WONS	Weeds of National Significance
WMC	Waste Management Centre

EXECUTIVE SUMMARY

As reflected in the Bathurst Community Strategic Plan (CSP) the people of Bathurst value environmental sustainability. As a key theme of the CSP there are nine environmental objectives which describe the community's priorities to ensure the environment is protected and where possible appropriately restored or remediated.

This state of the environment report (SoE) describes how Council, its' partners and the community are working together to achieve these objectives. The report examines trends in key environmental indicators under the themes of Atmosphere and Climate, Land, Water, Biodiversity, Towards Sustainability and People and Communities. At the start of each theme, the CSP objectives relevant to that theme and the key indicators used to measure the condition of the environment are highlighted. Improving environmental trends are shown as a green upward pointing arrow, while worsening trends are shown as a red downward pointing arrow.

The report draws attention to actions Bathurst Regional Council (BRC) is undertaking to respond to environmental pressures which may degrade the natural environment within the Local Government Area (LGA).

Key areas which have been identified as placing pressure on the natural environment during the reporting period include:

- A population that continues to grow. The Bathurst Region population grew by 1.86% between June 2015 and June 2016 to 43,080 people. A growing population can place additional pressures on limited land, water and other resources;
- Record breaking heat wave conditions from December through to February and dry conditions saw very high water use in Bathurst City over the summer period;
- While total rainfall for the reporting period was only slightly below average, most of this fell in the first five months of the reporting period. A rainfall deficit of 165 mm from January to June 2017 combined with heavy early winter frosts saw pasture conditions in the region deteriorate rapidly with many landholders commencing supplementary feeding toward the end of the reporting period. These conditions also saw continued higher than normal town water use right through the autumn and early winter.
- Increased greenhouse gas emissions from Council operations as a result of higher electricity from increased water pumping and higher fugitive methane emissions from the Bathurst Waste Management Centre due to problems with the methane flare.

The report also outlines a range of actions undertaken by Council and the community during the reporting period to address environmental pressures and highlights achievements in improving environmental performance including:

- Continued community uptake of small scale solar. While the rate of uptake has slowed, a further 1.30 MW of small scale solar was installed during the reporting period across the LGA, bringing the total amount installed since 2001 to 11.05 MW;



- The installation of an 80kW solar system at Council's Library and Art Gallery facility bringing the total solar capacity installed at Council facilities to 304kW which will meet approximately 3.1% of Council's electricity needs;
- Total waste disposed of to landfill at the Bathurst Waste Management Centre was the lowest in five years falling by approximately eight percent over the previous reporting period. The first full year of the kerbside green waste collection has been a major contributor to this reduction, with 4019 tonnes organic waste being collected for composting;
- Installation of manganese removal process at the Water Filtration Plant during 2016 has seen reticulated water quality complaints fall from 534 in 2014-15 to 142 in 2015-16 and now to 84 complaints in 2016-17;

The SoE has significant potential to both inform and direct Council in future initiatives and also to identify areas in which Council can improve its own operations. However, this depends on having access to accurate data to measure performance and on effectively integrating the SoE with Council's Delivery Plan process, to ensure adequate funds are made available to meet community expectations in relation to the environment. These are areas which Council continues to actively pursue in order to better utilise the SoE as a reporting tool and ultimately improve the condition of the local environment.

In addition to preparing this Interim SoE, Council also participated in the 2017 Greater Central West Regional SoE. This enables BRC to compare its activities on a regional basis with other LGA's and cities of similar size and demographics. It also facilitates better understanding of trends in the condition of environmental assets which transcend political boundaries.

The 2017 SoE is a valuable instrument for both Council and the local community as it reports on the key environmental objectives identified in the Community Strategic Plan.



Chapter One - INTRODUCTION

1.1 THE BATHURST REGION

Bathurst is located approximately 200 km west of Sydney at the junction of the Great Western, Mid Western and Mitchell Highways. The Bathurst Local Government Area (LGA) covers 3821 square kilometres and includes village and rural communities from Hill End in the north, Trunkey Creek in the south, Sunny Corner in the east and Fitzgerald's Mount in the west (**Figure 1**).

The City of Bathurst is the main urban centre in the LGA and is the oldest inland settlement in Australia. It was declared a town site in 1815 and proclaimed a town in 1852. The city has historic value with some important examples of 1800's architecture in the heart of the city right next door to busy shopping precincts.

Education is one of the largest employment industries in the city, with a Charles Sturt University campus, TAFE and a range of private day and boarding schools located within the city. A number of large industries specialising in areas such as pet food, timber, food manufacturing and transport are also located in Bathurst. These industries together with retail, education and health provide Bathurst with a diverse economy with strong employment opportunities and economic growth.

Agriculture continues to be an important industry in the Bathurst region with sheep, cattle, crops (broad acre, cereal, hay) and market gardens as key agricultural commodities.

Bathurst has a varied and unique natural environment, with a range of land based and aquatic ecosystems providing habitat for thousands of plants, animals, insects and microorganisms. However widespread clearing, land use change and habitat modification across the region have placed pressure on many of these ecosystems, causing widespread degradation and in some cases almost complete loss.

Bathurst Regional Council (BRC) provides a wide range of facilities and services to its community – water provision, waste and wastewater management, roads, recreation, sporting and cultural facilities to name just a few. As a manager and provider of these services and through its roles in strategic land use planning, development control and as a manager of community and operational land, Council plays a key role in managing the impacts our community has on the local and regional environment.



INTRODUCTION

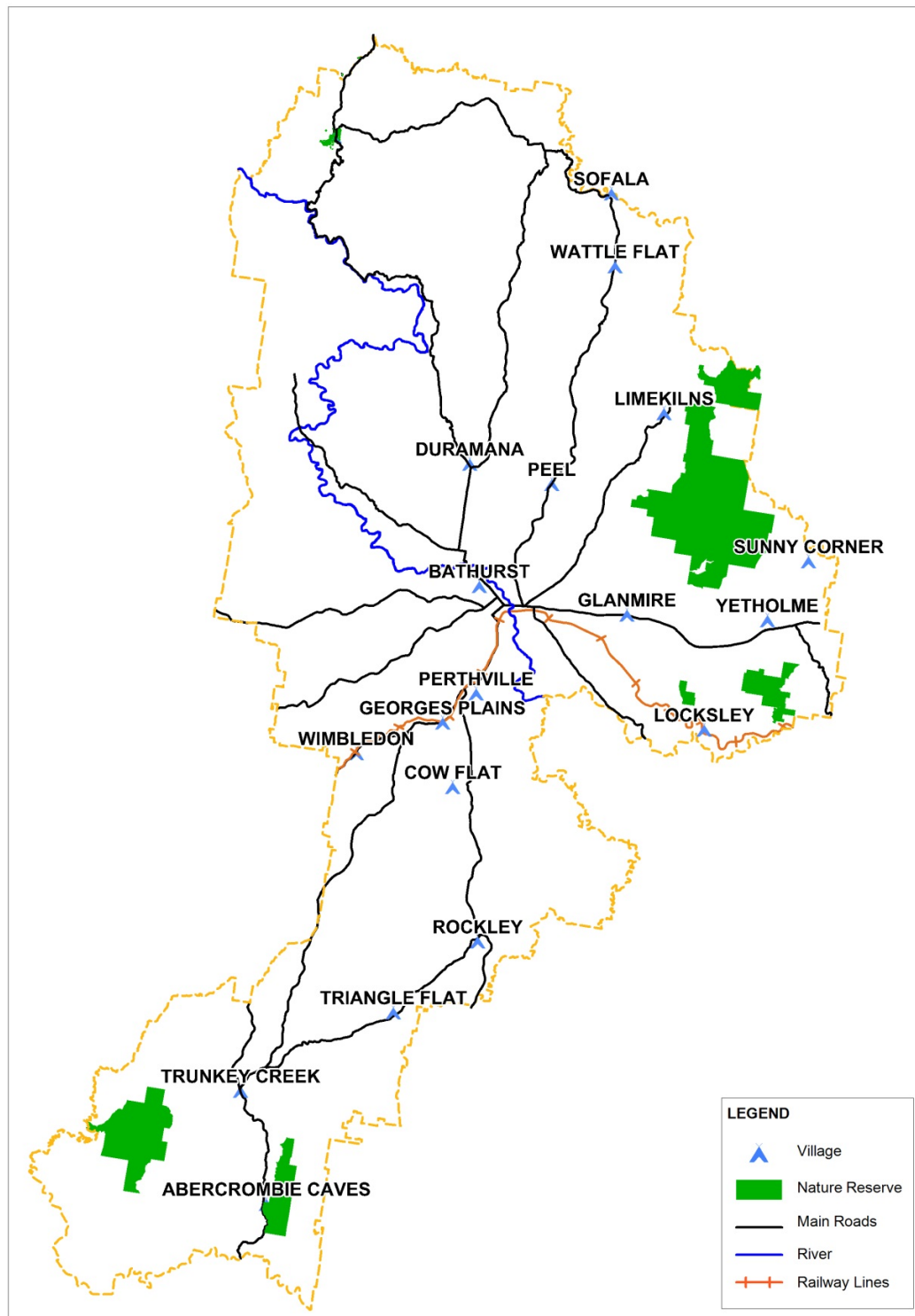


Figure 1: The Bathurst Regional Council Local Government Area



INTRODUCTION

1.2 COUNCIL'S COMMITMENT TO A SUSTAINABLE FUTURE

Under the Integrated Planning and Development Framework Councils are required to develop environmental objectives with their communities in relation to local environmental issues. These environmental objectives form part of each Council's overarching Community Strategic Plan. Councils are required to prepare annual reports which include reporting on their environmental objectives. The annual report in the year in which a Council election is held must include a SoE Report.

As one of four key themes of the Bathurst 2036 Community Strategic Plan (CSP), BRC is committed to environmental sustainability. The CSP outlines nine objectives which describe the desire of Council and the community to achieve environmental sustainability. These are:

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

The CSP was prepared based on extensive community consultation and the environmental objectives reflect the values and priorities of the local community.

The aim of this report is to explain to the community how the environmental objectives of the CSP are being met.

1.3 ECOLOGICALLY SUSTAINABLE DEVELOPMENT

The Bathurst LGA continues to experience population growth and the challenge for Council is to support and manage the associated development while protecting and enhancing the ecological integrity of the area.

Ecologically Sustainable Development (ESD) is the key concept underpinning environmental management in NSW. It requires the effective integration of economic, social, environmental and governance considerations in decision-making processes. These considerations are reflected in the four key themes of the Bathurst CSP – economic prosperity, liveable communities, environmental sustainability and sound leadership.



INTRODUCTION

1.4 AIMS AND OBJECTIVES

Bathurst Regional Council's SoE Report has the following specific aims:

- To provide information on how Council's delivery program is addressing the environmental objectives set by the community in the CSP;
- To provide information about key environmental indicators to promote integrated decision making;
- To highlight Council's commitment to the environment;
- To provide an educational resource to the local community and raise awareness of local environmental issues; and
- To provide baseline data as a means of comparison for each environmental objective and associated indicators.

It is recognised that not all of the environmental objectives and strategies presented in the CSP are achievable in the short-term; however, Council is committed to pursuing the objectives by:

- Further developing a framework for Council's SoE Reporting based on the objectives in the CSP;
- Identifying environmental issues, sources of information and information gaps in the SoE Report;
- Identifying programs, partnerships and resources that will address the environmental objectives of the CSP; and
- Using the SoE Report as a corporate planning tool for improving the environment within the local government area.

The report is divided into five themes: atmosphere and climate, land, water, towards sustainability and people and communities. CSP objectives relevant to each theme are highlighted at the start of each theme.



INTRODUCTION

Chapter Two - ATMOSPHERE AND CLIMATE***CSP Objective 16: To minimise the City's environmental footprint.*****Table 1. Indicators Atmosphere and Climate**

	2012-13	2013-14	2014-15	2015-16	2016-17	Trend
Days PM ₁₀ standard exceeded (50µg/m ³)	2	3	1	1	0	↑
PM ₁₀ Annual average (µg/m ³)	13.4	16.0	13.6	14.1	13.3	↑
Days PM _{2.5} standard exceeded (25µg/m ³)					0	n/a
PM _{2.5} Annual average (µg/m ³)					6.1	n/a
Air pollution complaints	41	51	65	60	52	↑
Council Greenhouse Gas Emissions (tCO ₂ e)	39,121	38,014	35,690	44,006	45,874	↓

Note: Trend is based on a comparison of 2016-17 data with an average of the previous four years data

2.1 INTRODUCTION

Pollutants emitted into the atmosphere degrade local and regional air quality; they detract from amenity and affect public health; and may affect the global environment. Air quality is impacted by chimneys, car exhausts, bush fires, burn offs and industrial and manufacturing activities.

Councils can address such pressures by focusing on sources of impact. Through increased public education, improved business operations and enforcement of legislation, air quality may be maintained or improved.

One of the most significant environmental issues facing communities today is human induced climate change caused by the release of excessive amounts of greenhouse gases into the atmosphere. Based on long-term (1910–2011) observations, temperatures have been increasing in the Central West and Orana Region since about 1970, with highest temperatures experienced in recent decades (OEH, 2014). Current climate change projections for the Central West and Orana are for temperature to continue to warm during the near future (2020–2039) and far future (2060–2079), compared to recent years (1990–2009).

The warming is projected to be on average about 0.7°C in the near future, increasing to about 2.1°C in the far future. The number of hot days is projected to increase and the number of cold nights is projected to decrease. The warming trend projected for the region is large compared to natural variability in temperature and is of a similar order to the rate of warming projected for other regions of NSW (OEH, 2014). Spring rainfall is

**ATMOSPHERE AND CLIMATE**

projected to decrease while autumn rainfall is projected to increase. Both average and severe fire weather is predicted to increase in summer, spring and winter (OEH, 2014). As operators of significant community infrastructure Local Governments have an important role in working to mitigate and adapt to climate change.

Attitudes to the environment change over time. The 2017 Lowy Poll recorded the fifth successive annual rise in Australians' concern about global warming. More than half of the adult population (54%, up 4 points since 2015 and 17 points since 2012) said 'global warming is a serious and pressing problem. We should begin taking steps now even if it involves significant costs'. Almost all adults agree (81%) that 'the government should focus on renewables even if it means we may need to invest more infrastructure to make the system more reliable' (Lowy Institute, 2017).

2.2 CLIMATE

The Bathurst Region has a highly variable climate, with extremes of both hot and cold common throughout the year.

During the reporting period, Bathurst received rainfall approximately equivalent to the long term average (**Table 2, Figure 2**), however this rainfall was very unevenly distributed over the year with more than half of the rainfall received in the first three months, with flooding occurring in both July and August of 2016, resulting in natural disaster declarations for the LGA. This was followed by a significant rainfall deficit in the second half of the reporting period (**Figure 2**). Rainfall over summer was only 38% of average summer rainfall.

Table 2: Climate Data, Bathurst 2016-17

	AV. MIN TEMP (°C)		AV. MAX TEMP (°C)		RAINFALL (mm)	
	16-17	LTA	16-17	LTA	16-17	LTA
Jul	3.3	0.6	12.1	11.3	103	48.7
Aug	1.3	1.3	13.8	13.0	94.4	49.5
Sep	5.3	3.4	15.2	16.4	129.8	47.2
Oct	5.0	6.1	18.4	20.0	56.2	59.1
Nov	7.5	8.9	24.3	23.4	44.0	60.7
Dec	12.8	11.6	29.7	26.4	53.1	66.1
Jan	16.0	13.4	32.6	28.1	7	67.7
Feb	14.8	13.4	31.6	27.3	13	58.0
Mar	14.0	10.8	25.7	24.6	94.3	52.1
Apr	5.8	6.7	20.3	20.2	9.4	41.8
May	2.2	3.3	17.0	15.7	27.8	41.4
Jun	-0.8	1.6	14.4	12.2	1.2	44.3
TOTAL					633.2	637

LTA = Long Term Average (1908-present averages) (Bureau of Meteorology, 2017a) (Bureau of Meteorology, 2017b)

Bathurst experienced warmer than average daytime maximum temperatures in every month except September and October. The annual average maximum daily



ATMOSPHERE AND CLIMATE

temperature was 1.4°C warmer than the long term average, while the annual average daily maximum temperature in the previous reporting period was 1.6°C warmer than the long term average (**Figure 3**). The annual average minimum daily temperature was also 0.5°C warmer than the long term average, although this masks the significantly lower than average overnight temperatures experienced in the last three months of the reporting period.

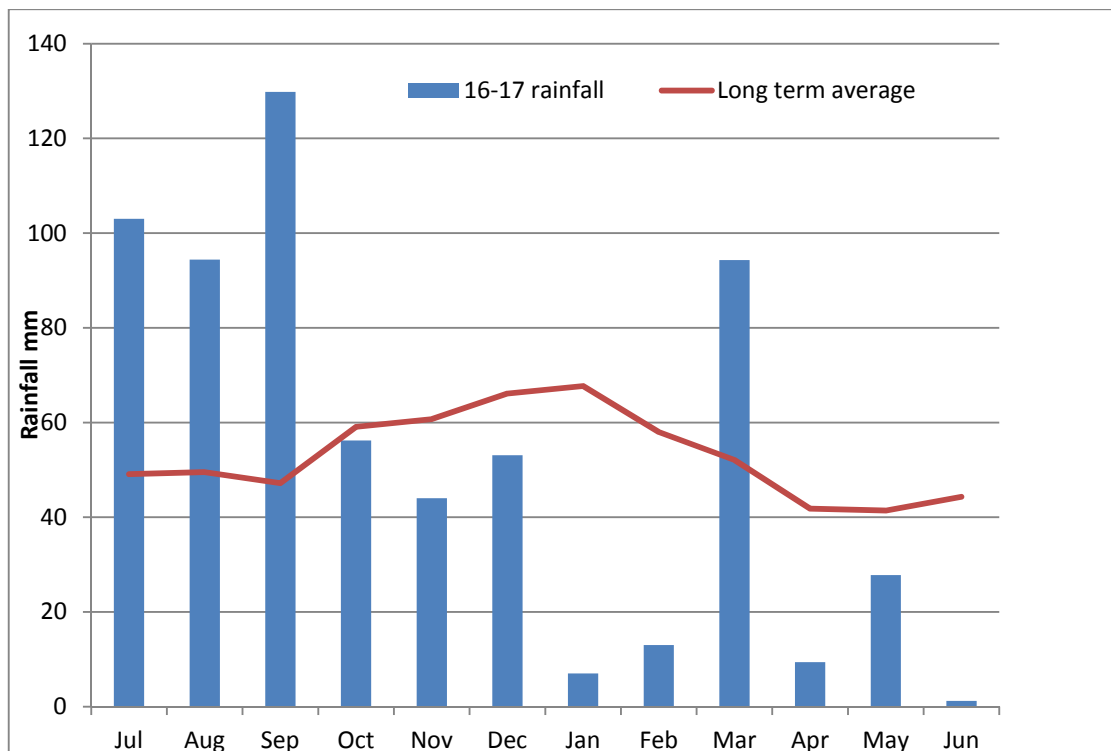


Figure 2: Rainfall Bathurst Ag Station (Bureau of Meteorology, 2017a)
Long Term Average (1908 to present)

Summer 2016–17 saw prolonged and, at times, extreme heat over Australia, with NSW recording its overall warmest summer on record, 2.56 °C above the historical (1961–90) average and 0.12 °C above the previous record set in summer 2005–06. Three heatwaves across January and early February 2017 saw unusually high daily maximum and minimum temperatures for at least three consecutive days over large parts of NSW. During these heatwaves, daily maximum temperatures exceeded 40°C over very large areas and were typically 8 to 12 °C above the January and February averages. Bathurst recorded a new all-time daily maximum temperature of 41.5°C on 11 February, breaking the previous record set in 1939.

The increase in annual average maximum daily temperatures corresponds with the long term temperature trend evident in **Figure 4** as well as OEH predictions for the Central West and Orana Region associated with anthropogenic climate change.



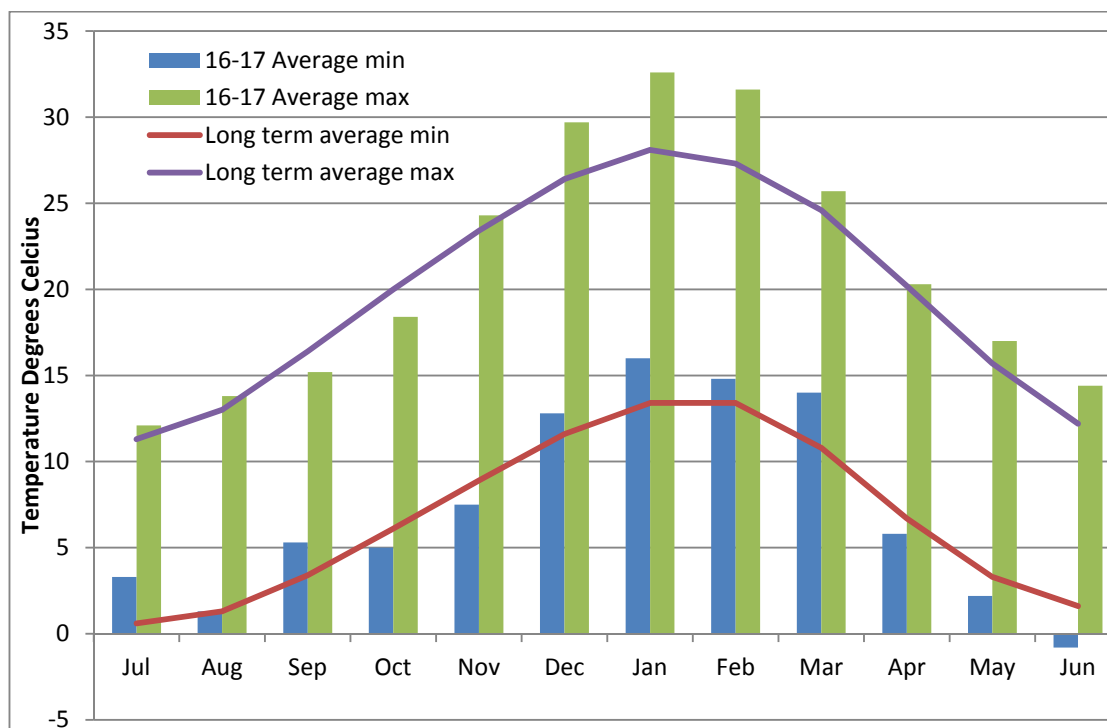


Figure 3: Maximum and Minimum Temperatures, Bathurst (Bureau of Meteorology, 2017b)

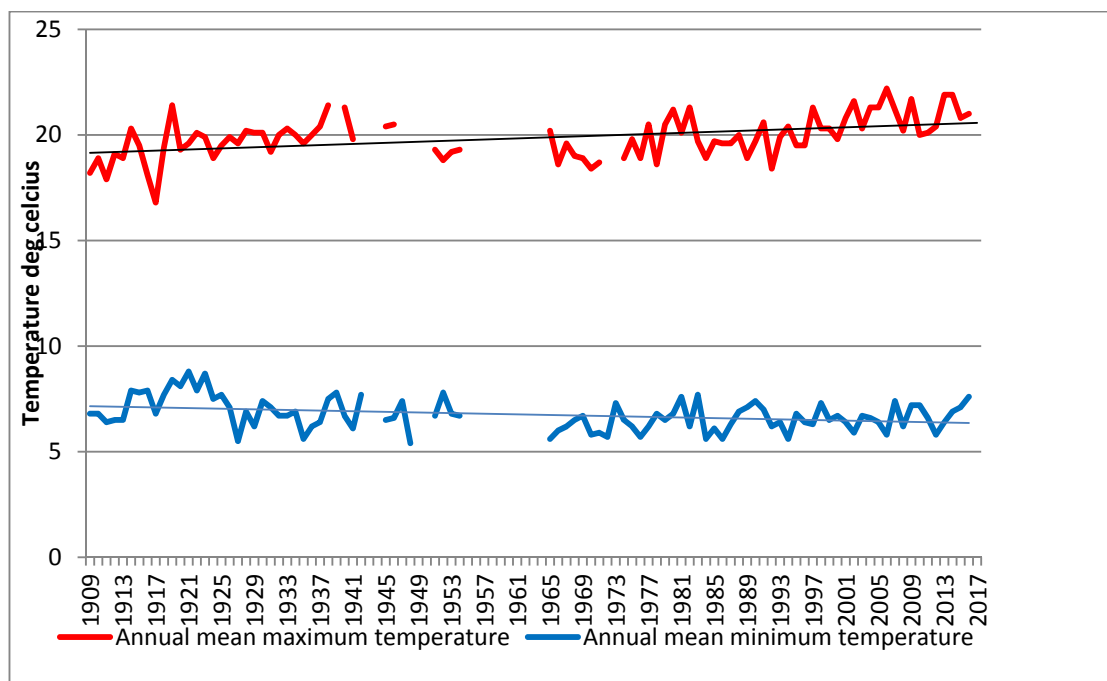


Figure 4: Annual daily mean max and min temperatures for Bathurst



2.3 AIR QUALITY CONDITION

Air quality in the Bathurst Region is generally regarded as very good; however, it is impacted by a number of pollutant sources including wood heaters during winter, dust during dry and windy conditions and by industry within the City area. Seasonal influences such as drought, hazard reduction burning and bushfires also impact upon regional air quality.

Bathurst is one of the few regional areas to have Office of Environment and Heritage (OEH) monitoring under the Air Quality Index for particulate matter, measured as PM₁₀ and PM_{2.5}. The Air Quality Index monitoring site is located at the Wastewater Treatment Plant in Morrisset Street and monitors the levels of particulate matter (includes dust, smoke, pollen and bacteria) in the air. This central location ensures that results are a good indication of the average air quality in the Bathurst city area. **Table 1** shows the number of days that particulate matter exceeded the National Environment Protection Measure (NEMP) standard for PM₁₀ and PM_{2.5} particles (average daily reading of 50µg/m³ for PM₁₀ and 25 µg/m³ for PM_{2.5}) at the Bathurst Air Quality Index monitoring station. During the 2016-17 reporting year there were no days where particulate matter exceeded the NEPM standard. The average daily level of PM₁₀ and PM_{2.5} in the atmosphere was 13.3µg/m³ and 6.1 µg/m³ respectively indicating that air quality is classed as very good overall (OEH, 2017).

BRC is the appropriate regulatory authority for air pollution complaints received from premises which undertake non-scheduled activities. In 2016-17 BRC received 52 air pollution complaints, a decrease from 60 in 2015-16, and the lowest number of complaints for three years. The breakdown in air pollution complaints is shown in **Table 3**.

Table 3. Air Pollution Complaints received by BRC 2012-13 to 2016-17

Air Pollution Complaint Type	2012-13	2013-14	2014-15	2015-16	2016-17	Trend
Burn offs	9	6	10	11	3	↑
Odour	15	22	28	12	15	↑
Smoky Chimney	0	6	2	16	8	↓
Dust	11	12	19	16	13	↑
Septic/Sewer odour	6	4	5	5	13	↓
Other	0	1	1	0	0	↑
Total	41	51	65	60	52	↑

Note: Trend is based on a comparison of 2016-17 data with an average of the previous four years data



2.4 THREATS

SCHEDULED PREMISES

NSW Environment Protection Authority (NSW EPA) is the appropriate regulatory authority for premises that may produce air emissions or have the potential to pollute land or water and are defined as Scheduled Premises. Such premises are listed under Schedule 1 of the *Protection of Environment Operations Act 1997*. All Scheduled Premises must hold a "Licence to Operate" through the NSW EPA.

There were 20 premises in the Bathurst LGA that held licenses during the reporting period (EPA, 2017). BRC is responsible for three of these sites, namely:

- Wastewater Treatment Plant, Morrisset Street;
- Water Filtration Plant, Waterworks Lane; and
- Bathurst Waste Management Centre, College Road.

Air pollution data for the Waste Treatment Plant is reported through the National Pollutant Inventory (NPI).

NATIONAL POLLUTANT INVENTORY

The NPI is a program run collectively by the Australian, State and Territory Governments to help create a cleaner and healthier environment. Local industries submit information to the inventory relating to emissions generated from their activities on an annual basis. There are nine facilities in the Bathurst LGA which report to the inventory, with their data publicly available at www.npi.gov.au. BRC has one facility on the inventory - the Wastewater Treatment Plant.

Each facility also reports any cleaner production activities to the NPI, which includes any initiative or changes made to operations to improve efficiency and reduce the potential impact on the environment.

GREENHOUSE GAS EMISSIONS

Greenhouse Gas Emissions from Council Operations

Fugitive emissions from landfill are the largest contributor to greenhouse gas (GHG) emissions arising from the operations of BRC. GHG emissions from landfill are estimated using Method 1 reporting methodology (solid waste calculator) as provided by the National Greenhouse and Energy Reporting Scheme (NGERS).

Council has operated a methane flare at the WMC continuously since 2009-10, reducing net emissions from the landfill. Three trials conducted during the reporting period by Run Energy demonstrated average flare flow rates of 161m³/hr with a methane content of 52%.

Total GHG emissions relating to the major operations of BRC are summarised in **Table 4** and **Figure 5**. Total emissions for the reporting period are estimated to be 45,874 tCO₂-e, lower than the previous year but contributing to an increasing trend over four



years. The increase is primarily due to high net landfill emissions. While waste disposed to landfill decreased in the reporting period, net emissions were high due to a breakdown of the methane flare for the second year running. The flare was not working for approximately three months of the year. Other contributing factors to increased emissions for the reporting period were higher electricity consumption at Council facilities due to high summer temperatures and low rainfall in the second half of the year.

Table 4. GHG emissions for BRC operations by financial year (t CO₂-e)

	2012-13	2013-14	2014-15	2015-16	2016-17	Trend
Gas ¹	768	832	835	756	776	↑
Electricity ^{2,3,4}	10,052	9,966	9,641	9,924	10,135	↓
Street lighting ^{2,3,4}	2,396	2,551	2,571	2,547	2,555	↓
Fleet	2,558	2,330	2,273	2,230	2,256	↑
Wastewater Treatment Plant ⁵	365	369	374	378	383	↓
Net Landfill Emissions	27,977	20,205	23,608	34,376	37,576	↓
Total	44,116	36,253	39,302	50,211	45,874	↓
Methane gas combustion	-19,188	-28,089	-24,167	-12,741	-9,392	↓

¹Gas figures from 2013-14 onwards include Aquatic Centre data

²Emissions factors for electricity for 2014-15 adjusted to reflect Table 41 of (Commonwealth of Australia, 2013)

³Emissions factors for electricity for 2015-16 adjusted to reflect Table 41 of (Commonwealth of Australia, 2016)

⁴Emissions factors for electricity for 2016-17 adjusted to reflect Table 41 of (Commonwealth of Australia, 2017)

⁵Extrapolated from (Hyder, 2010)

Note: Trend is based on a comparison of 2016-17 data with an average of the previous four years data



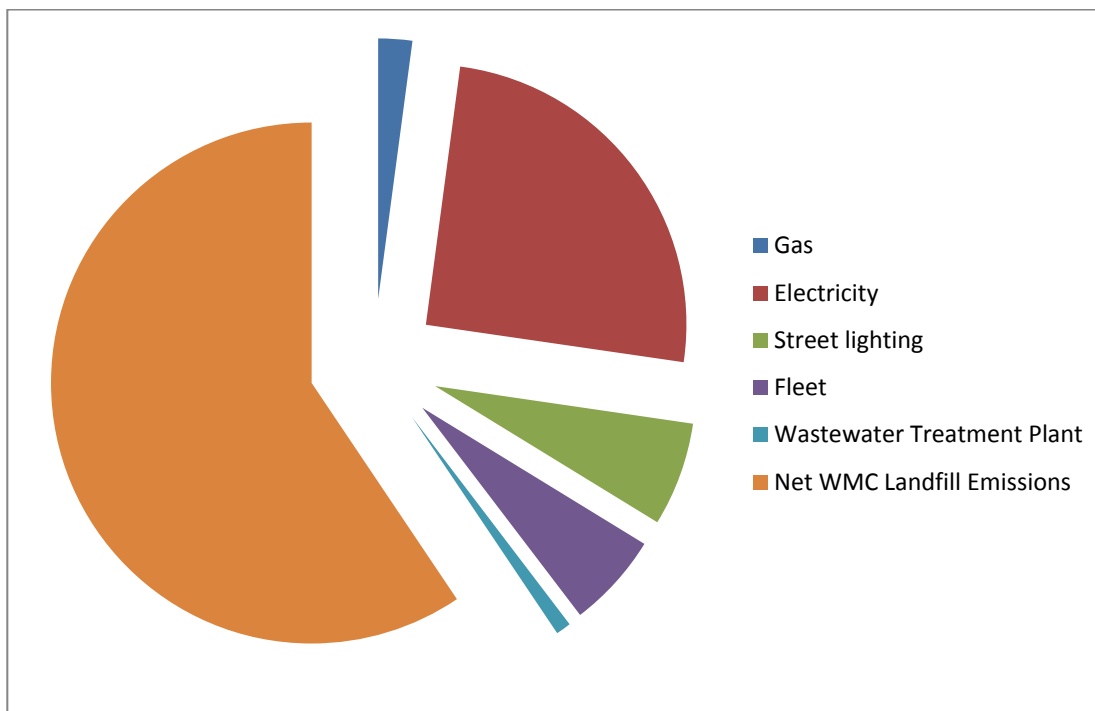


Figure 5: Council GHG emissions by source 2016-17

2.5 COUNCIL AND COMMUNITY INITIATIVES

WOODSMOKE REDUCTION PROGRAM

Wood smoke is a complex mix of pollutants and toxins and is a major contributor to visible air pollution in many towns and impacts human health and the environment.

During the reporting period Council promoted an education program to help residents be more aware of the dangers of wood smoke, and the correct operation of wood heaters. Television, radio, cinema, internet and print media were used to get the educational and awareness messages across to residents.

RENEWABLE ENERGY – INCENTIVES AND INITIATIVES

The Federal Government supports the installation of renewable energy through the Small Scale Renewable Energy Scheme which creates a financial incentive for owners to install eligible small-scale installations such as solar water heaters, heat pumps, solar panel systems, small-scale wind systems, or small-scale hydro systems. It does this by legislating demand for Small-scale Technology Certificates (STCs). STCs are created for these installations according to the amount of electricity they produce or displace. A total of 212 eligible systems were installed in the Bathurst postcode area in the reporting period, with a total capacity of 1,297kW (**Table 5**). Since 2001 Bathurst residents have installed a total of 11,046kW of small scale solar generation (**Figure 6**).

Bathurst residents have also installed 70.4kW of wind generation, 153 air sourced heat pumps and 664 solar water heaters since 2001.



Table 5 Community uptake of Small Scale Renewable Energy

	2012-13	2013-14	2014-15	2015-16	2016-17	Trend
# systems	378	288	329	249	212	↑
Total kW	1,310	1,390	1,926	1,766	1,297	

Note: Data for postcode 2795 (Clean Energy Regulator, 2017)

Note: RET legislation allows a 12 month creation period for registered persons to create their certificates. The 2015/16 figures have been updated because of this.

Note: Trend is based on a comparison of 2016-17 data with an average of the previous four years data

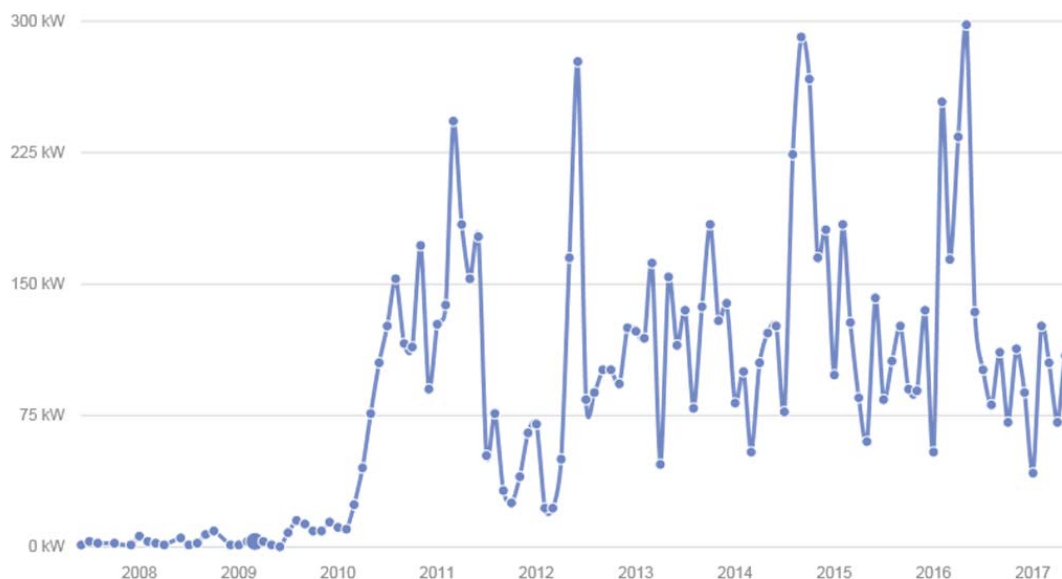


Figure 6: Per month installation of solar PV for postcode 2795 (Australian PV Institute, 2017)

ENERGY EFFICIENCY AND RENEWABLE ENERGY PROJECTS

The NSW Renewable Energy Action Plan contains a specific target to achieve 20% renewable energy consumption by 2020 in support of the former Federal Renewable Energy Target. While Council has not specifically set any targets in relation to renewable energy, rising energy costs and a desire to contribute to state wide climate change mitigation efforts has led to a specific focus on energy efficiency of Council operations and where financially and technically feasible, the installation of renewable energy systems on Council facilities.

During the 2016-17 reporting period Council installed an 80kW grid connected solar system at the Library Art Gallery Complex, bringing the total installed solar capacity on Council facilities to 304kW. These systems together will produce approximately 491MWh electricity per year or approximately 3.1% of Council's total electricity consumption (including street lighting) (**Table 6**).

Other energy efficiency projects undertaken during the reporting period include a lighting retrofit at the Bathurst Waste Management Centre and in the Post Office car park.



Table 6 Solar Installations BRC to June 2017

Installed	Location	System Size (kW)	Estimated kWh per year
2009	BVIC	2	3,285
2009	Learmonth Park	1.05	1,725
2011	Pit Paddock	10	16,425
2011	Sallywags	7.22	11,859
2011	NMRM	6	9,855
2012	BVIC expansion	4.2	6,899
2013	Depot	27.4	45,005
2013	Pound	5.2	8,541
2014	WFP	50.2	82,454
2014	Neighbourhood Centre	7.2	11,826
2015	Little Sallywags	4	6,570
2016	WWTW	100	164,250
2017	Library Art Gallery	80	122,640
	Total	304.5	491,332

Chapter Three - LAND

CSP Objective 9: To protect and enhance the region's landscapes, views, vistas, gateways, open spaces and the Macquarie River

CSP Objective 13: To minimise the City's environmental footprint

Table 7: Summary of environmental indicators-- Land

Indicator	2012-13	2013-14	2014-15	2015-16	2016-17	Trend
Sites on NSW Contaminated Land Register	1	1	0	0	0	↑
Potentially contaminated sites	118	155	155	391	398	↓
Contaminated sites rehabilitated	2	1	1	2	4	↑
Number of development consents and building approvals*	699	664	654	629	662	→
Illegal Dumping	93	104	99	86	108	↓
Abandoned Vehicles	75	74	77	120	101	↓

Note: Trend is based on a comparison of 2016-17 data with an average of the previous four years data

*Not including sub-divisions

3.1 INTRODUCTION

The landscape of Bathurst Regional LGA is diverse including agricultural, residential, industrial and natural areas. Land quality in the Bathurst LGA is of ongoing concern due to the cumulative impacts of land use change, urban expansion, land contamination due to historic and current uses, soil erosion, and pest plant species and their influence on the quality of the local environment. Land use in Bathurst is managed according to the Land Use Zone placed upon it which is established through the Local Environment Plan (LEP).

Bathurst Regional LGA has a total area of 381,069 ha. The area of land owned by Forestry Corporation of NSW is estimated to be 12,235 ha; and the area of land owned by National Parks is estimated to be 17,213 ha which includes five Nature Reserves (17,080ha) and one Historic Site at Hill End (133ha).



LAND

3.2 POPULATION AND SETTLEMENT PATTERNS

Loss of land resources can occur as populations grow and associated development occurs.

CHANGING POPULATIONS

The population of Bathurst continues to grow at an average rate of approximately 1.5% per year since 2005. The estimated resident population (ERP) for the Bathurst Regional LGA on 30 June 2016 was 43,080, compared with an ERP of 42,293 at the same time in the previous year (profile.id, 2017). As the population grows demands for supporting infrastructure increases correspondingly and this can place pressure on the natural environment.

Council in its role as a strategic land use planner and development controller plays a key role in ensuring that this growth happens in ways which minimize potential negative impacts on the environment.

DEVELOPMENT IN THE BATHURST REGION

BRC is required to report the number of development applications lodged to the NSW Department of Planning. The total number of development applications approved is an indicator of potential pressure placed on the environment including land resources (**Table 7**). There were 662 applications approved during 2016-17, under general classification:

- Residential – 524
- Commercial – 70
- Industrial – 14
- Other – 54

This is slightly more than in the previous reporting period.

3.3 LAND DEGRADATION

Degradation of land can occur as a result of soil erosion, salinity and contamination. No detailed studies have been undertaken to determine the extent of such degradation and the impact on the local area, however, local Landcare, Local Land Services and Council activities are commonly directed towards the remediation of areas affected by erosion and contamination.

EROSION

Erosion is a significant issue that has the potential to degrade land and negatively impact on water quality in our streams and habitat quality for native flora and fauna. Erosion generally occurs where land has been disturbed or where water concentrates, such as work sites, unsealed roadways, land that has been over-cleared or overgrazed, stormwater outlets, and in waterways, particularly where peak flows and velocities have increased due to increasing urbanisation. Impacts from erosion include loss of arable land and habitat, weed invasion, soil loss, dust storms and sedimentation of waterways. A condition assessment of urban creeks in Bathurst, undertaken as part



of the development of an Urban Waterways Management Plan 2010 (UWMP) (CenWest Environmental Services, 2010) found that erosion was a significant cause of degradation in urban streams. The growth in impervious surfaces associated with increased urbanization increases velocities and volumes of water entering urban creeks exacerbating erosion issues in the waterways.



Erosion in Lower Sawpit Creek

Photo: © BRC 2015

SALINITY

Dryland salinity is generally the result of three broad processes - groundwater recharge, groundwater movement and groundwater discharge. Groundwater recharge occurs naturally, but is often accelerated by excessive clearing of native vegetation, particularly on hill slopes. When there are not enough deep-rooted plants to use the available rainwater the excess seeps past the root zone and enters the groundwater system. Groundwater then moves through permeable rocks and soil masses and groundwater aquifers, and can mobilise salts as it moves. When the salty water is discharged at the land surface, the water evaporates leaving behind salty deposits, which can impact on water quality, soil structure and vegetation.

Urban salinity usually occurs as a combination of excess water and salt in the urban environment. It is caused by rising groundwater bringing salts to the land surface. The causes can be similar to those of dryland salinity, such as clearing of deep rooted native vegetation for urban development, but overwatering of gardens and parks, water leaking from pipes and drains and blocking or changing natural drainage paths can also lead to the development of localised salinity. Mobilised salts can have significant impacts on infrastructure such as roads and houses and the vegetation in parks.

The occurrence, extent and susceptibility to both rural and urban salinity in the Bathurst LGA were the subject of an investigation undertaken by NSW Office of Environment



LAND

and Heritage (OEH, 2011). This salinity hazard mapping project, based on hydrogeological landscapes, was completed in 2010-11 and investigated salinity processes and impacts in rural landscapes, the urban area and in the wider Chifley Dam catchment. This data is used for determining appropriate salinity prevention and management actions in the various landscape types identified.



Urban salinity impacts

Photo: © BRC 2010

CONTAMINATED LAND

Contaminated land is typically the result of historic and/or current uses on that site which results in some degree of residual impact that has the potential to harm humans or the environment. Activities recognised as having the potential to contaminate include petrol stations, chemical storage and use, asbestos disposal, orchards, dry cleaners, sheep dips, pistol and rifle ranges, mines, landfills and gasworks.

BRC has compiled a Contaminated Land Use Information System which includes existing and former fuel storage systems, businesses dealing with hazardous materials such as paint and chemical suppliers, and farms that may have dealt with larger or concentrated quantities of chemicals (i.e. sheep dips and orchards). Land identified has a notation placed on the section 149 Planning Certificate to ensure that prospective buyers or developers are aware of potential restrictions on the site. Being on this register does not mean that the land is contaminated, rather, owners or developers may need to take into account past use or conduct further investigations when proposing a change in land-use or zoning.

Former Bathurst Gasworks Site

The former Bathurst Gasworks site located at 71 Russell Street was declared a Remediation Site under the Contaminated Land Management Act 1997 by the NSW Environment Protection Authority (EPA) in August 2004. Several remediation projects have been completed by Council with funding assistance from the NSW Environmental Trust. On 12 June 2015 the NSW Environment Protection Authority issued a notice declaring that the land was no longer a "remediation site" (now known as "significantly contaminated land" under the Act), and therefore no longer subject to regulation by the NSW Environment Protection Authority.



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The site is owned by the Crown and subject to a special lease with a private company, and therefore ongoing maintenance and other activities on the site are the responsibility of the lessee.

ILLEGAL DUMPING

Illegal dumping is a significant problem in the Bathurst LGA with 108 dumping incidents and 101 abandoned vehicles being investigated by Council Officers in the reporting period.



An example of illegal dumping during the reporting period

Photo: © BRC 2017

Illegal dumping is unsightly and damaging to the environment and the long-term trend has been for increased dumping reports. Education programs which aim to increase awareness of the illegal dumping problem, such as the 'Dob in a Dumper' program, and increased surveillance by Council's Environmental Officers are likely to have contributed to the increased reports over recent years. Increased charges associated with the legal disposal of waste may also influence the frequency of illegal dumping.

Dumping can harm the environment in a number of ways, for example, by leaching of chemicals into soil, surface water and groundwater. It can also cause harm to native wildlife and can introduce weeds into the natural environment.

Illegal dumping can create health and safety risks including sharp objects, asbestos, toxic substances, and disease vectors. Council also incurs significant costs through the clean-up of illegal dumped rubbish.

3.4 COUNCIL INITIATIVES - POPULATION AND SETTLEMENT PATTERNS

Councils play a key role in the protection of environmental assets through the land use planning process.



URBAN STRATEGY

The Bathurst Region Urban Strategy provides a broad land use strategy to guide future land management and development of the urban areas and villages in the LGA. The Bathurst Region Urban Strategy and Bathurst Region Heritage Strategy were adopted by Council in 2007.

RURAL STRATEGY

The Bathurst Region Rural Strategy provides a broad land use strategy to guide future land management and development of the rural lands, villages and settlements in the LGA. The Bathurst Region Rural Strategy was adopted by Council in 2008. Council's Rural Strategy was endorsed by the NSW Department of Planning and Infrastructure in May 2013.

Together, these strategies provided a strategic blueprint for the preparation of the Local Environment Plan and Development Control Plan.

BATHURST REGIONAL LOCAL ENVIRONMENT PLAN 2014

Land use planning is an important component of ESD. Inappropriate land use can have serious environmental consequences as well as social and economic costs. Land use planning is ideally a pro-active approach to dealing with environmental and social issues associated with development. Land management aims to mitigate adverse environmental or social impacts of land based activities.

Council's Local Environment Plan (LEP) for the Bathurst Region was gazetted on 19 November 2014. The LEP has specific aims to support environmental sustainability and to protect areas of high conservation significance. The LEP will guide future settlement patterns in the LGA.

The new LEP provides additional protection for a number of high conservation value land parcels through the use of environmental protection zones or 'E' zones.

BATHURST REGIONAL DEVELOPMENT CONTROL PLAN

The Bathurst Regional Development Control Plan (DCP) 2014 applies to all land within the Bathurst region. The Plan came into effect on 19 November 2014 by resolution of Council dated 16 December 2013.

A Development Control Plan (DCP) contains detailed planning and design guidelines for new development, which need to be considered in preparing a Development Application. It comprises a written document together with supporting maps and diagrams. A DCP may also address specific issues such as heritage, sustainability or land management standards.

ENVIRONMENTALLY SENSITIVE AREAS

During 2007-08, DECCW (now OEH) produced a series of map overlays in relation to Environmentally Sensitive Areas in the Bathurst LGA. The maps highlight areas that have the potential to be impacted by certain activities and include:



- Land;
- Sensitive Land Resources;
- Water;
- Biodiversity and Native Vegetation;
- Sensitive Biodiversity; and
- Sensitive Water Resources.

These maps have been incorporated into the Bathurst Regional DCP. The maps are not designed to give site specific information, but are a tool for Council staff to use when assessing the potential impact of development or activities within the Bathurst Region.

3.5 COUNCIL INITIATIVES – LAND REMEDIATION

CONTAMINATION CENTRAL

Due to a lack of capacity in regional councils to deal with the often complex issue of contaminated land management, the NSW Environment Protection Authority provided grants of \$450,000 as part of a 2014-2017 capacity building program. Bathurst Regional Council was successful as part of a Bathurst Orange Dubbo / Central NSW Council's Environment and Waterways Alliance application which will see the roll out of training, policy and framework development across 19 Councils. To date, the project has produced a Contaminated Land Policy template, a range of training workshops covering common contamination issues and documents to help staff and the community better understand and manage sites that are potentially contaminated. The project concludes in August 2017.

Chapter Four - WATER AND WATERWAYS

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

CSP Objective 12: To protect and enhance water quality and riparian ecology.

CSP Objective 13: To minimise the City's environmental footprint.

CSP Objective 15: To secure a sustainable water supply and raise awareness on water issues.

Table 8 Indicator Summary Water Quantity

	2012-13	2013-14	2014-15	2015-16	2016-17	Trend
Annual Consumption (total pumped to reticulation) (ML)	6,145	6,034	6,695	6,709	6,387	→
Annual metered supply (ML)	5,713	5,567	5,374	5,719	5,720	↓
Average annual residential consumption (kL per household)	302.1	282.8	263.0	277.4	272.6	↑
Water used by Council for Irrigation (ML)	264	248	282	237	246	↑

Note: Trend is based on a comparison of 2015-16 data with an average of the previous four years data

4.1 INTRODUCTION

Low and variable rainfall and surface water flows are highly characteristic of the Australian environment. A growing population, increasing land area under irrigated agriculture and climate change are all factors that combine to place significant pressure on this limited resource. Overallocation of water resources in the Murray Darling Basin and increasing regulation of its river systems has caused significant environmental degradation and has placed pressure on many communities.

Water security is valued highly within the Bathurst community. Residents are generally committed to maintaining waterwise practices and consider Council's actions to save water through its facilities and improve water security as important objectives.



WATER AND WATERWAYS

4.2 CONDITION - WATER QUANTITY

Bathurst is situated high in the Central West catchment on the Macquarie River, which is formed by the confluence of the Campbells and Fish Rivers approximately eight kilometres south east of the Central Business District (CBD). The city itself is bounded by hilly terrain, with the landscape featuring significant stands of native vegetation set amongst more open farming areas.

Water for Bathurst is sourced from two dams, Chifley and Winburndale Dams.

Chifley Dam (Error! Reference source not found.) is the major water supply for Bathurst and is located on the Campbells River 17 km upstream of Bathurst. Water released from the dam flows along the Campbells River into the Macquarie River, and is then drawn from the Macquarie to supply Bathurst. The catchment area is 960 km², and the dam's capacity is 30,800 million litres.



Figure 7: Aerial Photograph of Chifley Dam

Winburndale Dam has a catchment area of approximately 88 km² and a capacity of approximately 1,700 million litres. It is located on the Winburndale Rivulet, 21 kilometres east of Bathurst, with untreated water from the dam primarily used for park watering and industrial purposes.

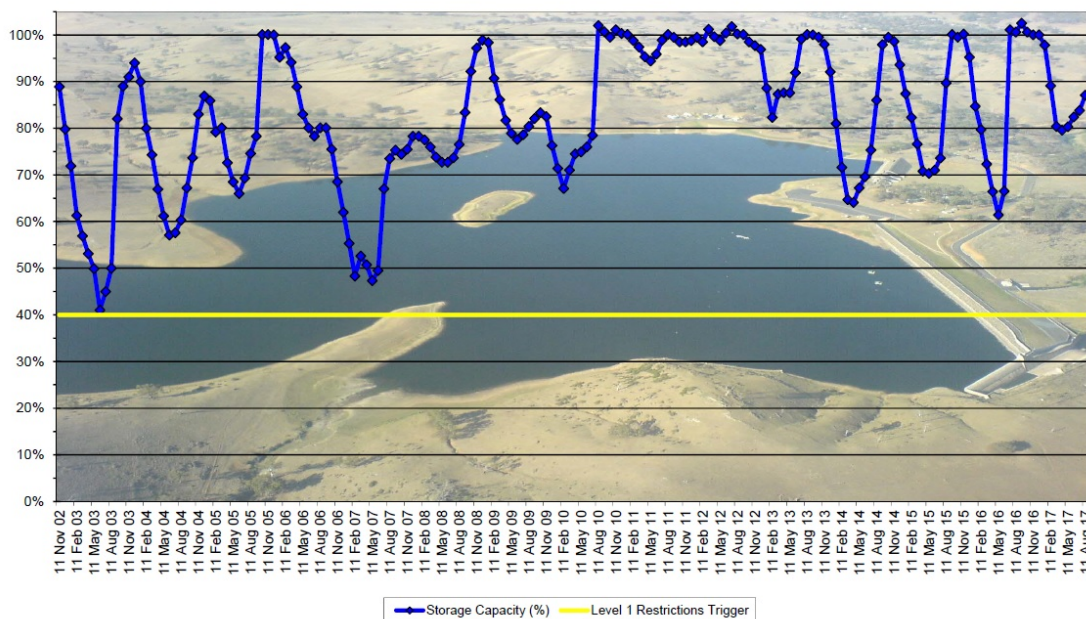


Figure 8: Chifley Dam Levels Nov 2002 - Aug 2017



WATER AND WATERWAYS

Monthly (single day) Chifley Dam levels ranged from 68% to 100% over the reporting period. While Bathurst is, on the whole, in a strong position with regard to water supply, both Council and the community are committed to ensuring the security of future water supplies. Impacts of Climate Change which are predicted to include hotter conditions and less reliable rainfall mean that Council needs to consider which options are most appropriate to strengthen water storage opportunities as well as reduce consumption. Error! Reference source not found. shows Chifley Dam levels over the last 15 years and demonstrates the secure position Bathurst has been in with regard to water supply since 2007.

4.3 WATER QUANTITY - THREATS

TOTAL WATER EXTRACTION FOR URBAN USE IN BATHURST

The total filtered water pumped to reticulation for the Bathurst urban area during the reporting period was 6,387 ML. This is slightly lower than total consumption of 6,709 ML in the previous reporting period (**Figure 9**). Annual metered supply was almost the same as the previous reporting period at 5720 ML.

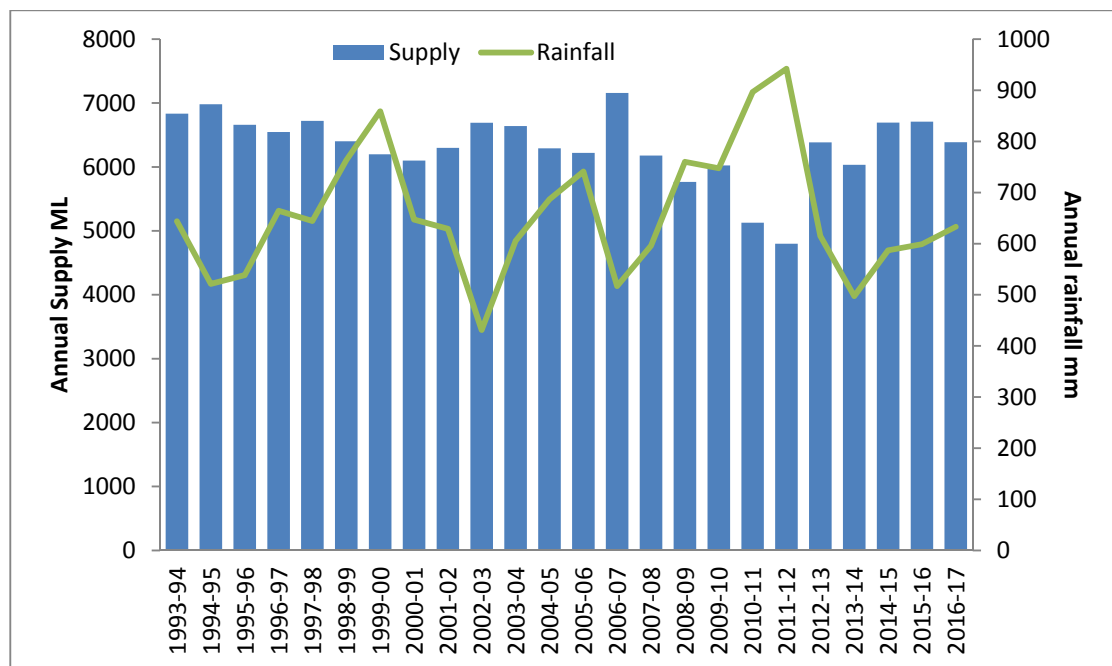



Figure 9: Filtered Water Pumped to Reticulation Compared to Annual Rainfall



4.4 COUNCIL WATER CONSERVATION INITIATIVES

Council implements a number of programs to both increase community awareness of the importance of water security, as well as to improve its own systems and as such improve the efficiency of water filtration and delivery. The programs implemented by Council are outlined in **Table 9**.

Table 9 : Council Water Saving Initiatives

Program	Description	Outcomes/Audience/Reach	When
	The Waterwise Bathurst campaign focuses on the positive aspects of what individuals can do in order to conserve water in their homes and gardens, businesses, schools and on holidays.	Bathurst residents, ratepayers and businesses through radio, print, TV advertising, rate-payer newsletters, expo's, online media, cinema and other means.	Year round
Demand Management Plan	Council has a current Water Conservation and Demand Management Plan to identify potential options for decreasing water demand into the future.	The Demand Management plan covers residential, commercial and Council water use. The plan details current trends and identifies a range of costed options for decreasing water demand into the future. This is one of the cornerstones of Councils water conservation measures and will guide Council actions.	Ongoing
Drought Management Plan	Council has a current Drought Contingency and Water Supply Emergency Management Plan. The plan ensures that appropriate measures are in place to manage a drought situation.	The updated Drought Management Plan details the water restriction measures that will be in place to conserve the water supply in times of drought across residential, agricultural and commercial properties. The drought plan provides details for Council staff to follow to ensure appropriate steps are taken to conserve supply as long as possible and "maintain business as usual".	Ongoing
Upgrade to Parks Telemetry Project	In mid 2014, Council committed funds to upgrade the telemetry which operates the irrigation in six Council parks and sports fields. Previously this irrigation had been upgraded through a Federal Government Grant to maximise efficiency and water savings. The upgrade has improved the overall operation of the system	The upgrade ensured that irrigation water is conserved whilst maintaining the high standard of parks and sporting facilities that are well utilised by the community. Council is leading by example with regard to investing in water conservation initiatives and securing water savings	Ongoing
Local Government Week Activities	Councils Water Department participates in Local Government Week activities to raise awareness around water issues including water conservation.	During Local Government Week Council staff run school tours of the Water Filtration Plant to raise awareness of where water is sources, how it is treated and how we can reduce consumption. Staff also attend public information stalls to talk to residents about water issues.	Annual



4.5 CONDITION WATER QUALITY

Table 10 Indicators Water Quality

	2012-13	2013-14	2014-15	2015-16	2016-17	Trend
Drinking water quality	571	538	534	142	84	↑
Septic tank complaints	2	3	4	2	1	↑
Erosion & Sediment control complaints	37	16	27	14	16	↑
Water Pollution complaints	20	18	19	20	13	↑

Note: Trend is based on a comparison of 2016-17 data with an average of the previous four years data

Many human activities impact upon water quality attributes of our local waterways. These waterways form our drinking water catchment and those of downstream communities. Poor water quality can also impact upon ecological processes and habitat quality for aquatic and riparian species.

Council's Wastewater Treatment Plant regularly tests water quality attributes in the Macquarie River downstream of the discharge point. The results from this testing are shown in **Table 11** and show that during the reporting period water in the Macquarie River had elevated levels of faecal coliforms. These organisms are indicators of faecal contamination and may correspond with stock access to upstream waterways, treated wastewater disposal or leakages from septic tanks which are located in close proximity to upstream waterways.

Table 11 Water Quality Downstream of Wastewater Treatment Plant

Indicator	Guideline	Macquarie River Downstream of Wastewater Treatment Plant*					Trend
		Average of monthly sample Jul 2012 – Jun 2013	Average of monthly sample Jul 2013 – Jun 2014	Average of monthly sample Jul 2014 – Jun 2015	Average of monthly sample Jul 2015 – Jun 2016	Average of monthly sample Jul 2016 – Jun 2017	
Faecal Coliforms Orgs/100mL	150/100mL	840	596	724	876	531	↑
Total Suspended Solids mg/L	N/A	18.9	14.8	16.6	10.9	20.2	↓
pH	6.5-8.5	7.58	7.8	7.72	7.2	7.7	-
Oil & grease mg/L	no surface film	2.0	2.0	2.3	2.1	2.3	↓
BOD mg/L	N/A	2.0	2.1	2.0	2.0	2.2	↓
Total Nitrogen mg/L	0.25	1.2	1.3	1.2	1.2	0.5	↑
Total Phosphorus mg/L	0.02	0.07	0.07	0.06	0.09	0.07	↑

* Point 3 WWTP – Hunter Lab results

Note shaded results exceed guideline level



Levels of these organisms are generally elevated following rainfall as contaminants are washed into waterways. Nutrient levels (nitrogen and phosphorus) also exceeded guidelines within the reporting period, with levels of both consistently above the ANZECC guidelines for primary contact water. Nutrient contamination can be a result of agricultural run-off or other upstream human activity such as market gardening along the floodplain.

DRINKING WATER QUALITY

Analytical tests were carried out by NSW Health on water samples from Bathurst drinking water supply throughout the 2016-17 reporting period.

Two hundred and two samples were collected to test for *Escherichia coli* and total coliforms. All samples met the Australian Drinking Water Guidelines for *E. coli*. The Australian Drinking Water Guidelines does not specify a complying value for coliforms; however 3 samples recorded a value - representing 1.5% of the samples taken. Positive total coliforms are used as an indicator of environmental contamination and do not mean that the water has been contaminated by faecal material.

Fourteen (monthly + additional) comprehensive chemical analysis tests were undertaken, which includes a range of heavy metals, minerals and fluoride. All chemical samples complied with the Australian Drinking Water Guidelines.

Both microbiologic and chemical testing is conducted by a NATA accredited laboratory.

ALGAL BLOOMS

Blue Green Algae is a naturally occurring organism often found in Council's main water storage Chifley Dam. It is usually visible in the form of floating green particles in the water. Low numbers of algae are not a hazard. However, under appropriate weather conditions the algae cells accumulate in certain areas, forming colonies which can turn the water bright green. In past years Chifley Dam has, on occasion, been closed due to algal blooms. Current best practice in managing large water bodies utilises red, amber and green alert levels. A red alert level indicates that recreational use of the water be stopped. The water should also not be used for potable water supply (without prior treatment) or stock watering. Bathurst Regional Council has a blue green algae action plan which utilises these alert levels and determines when there is a need to protect visitors by advising of the condition of the water at Chifley Dam. Lower alert levels trigger actions such as increased monitoring and readiness for closing of the waterway and informing livestock owners bordering the dam.

DRINKING WATER COMPLAINTS

BRC also responds to a variety of drinking water related complaints, with regards to colour, taste and odour, with numbers varying considerably over recent years. Quality issues can be due to water main breaks, with breaks in the CBD resulting in significantly more complaints. Complaints will also vary between the seasons, with more complaints in the summer months due to higher demands on supply. The presence of iron and manganese in the Macquarie River water used to supply Bathurst historically made a significant contribution to water quality complaints in Bathurst. The installation of a manganese removal process at the water filtration plant in August 2015



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has resulted in a large reduction in water quality complaints from 534 in the 2014-15 to 142 in 2015-16 and then to 84 in the current reporting period (**Table 10**).

4.6 THREATS - WATER QUALITY

Threats to water quality in the reporting area include pollution from point source and diffuse sources. Trade waste from industry and discharge from Council's Wastewater Treatment Plant are major point sources of pollution, while agriculture can be a significant source of diffuse chemical and nutrient loads. Urban areas also contribute pollutants through the stormwater system including litter, garden chemicals, oils, grease, metals and pathogens.

TRADE WASTE

Trade waste refers to all liquid waste produced from a business, commercial or industrial activity other than sewage of a domestic nature (i.e. liquid waste from toilet, hand wash basin, shower and bath wastes). Trade waste discharge, reporting, mitigation and approvals are managed by Council. Council reports to the NSW Office of Water regarding trade waste matters.

Under the current Trade Waste Policy there are four classifications of trade waste dischargers:

- Classification A – Exempt (minimal pre-treatment) e.g. doctors surgery, hairdresser, pet shop;
- Classification A (Low risk, volume <5 kL/day and/or low strength) e.g. mechanical repairs, cafes, butcher;
- Classification B (Medium risk, volume >5 kL/day < 20 kL/day) e.g. hospital, panel beating, photographic; and
- Classification C (High risk, volume >20 kL/day and/or high strength) e.g. food processing factory, printing, radiator repairs.

Under Council's Trade Waste Policy there are 352 trade waste dischargers. During the 2016-17 reporting period, Council continued inspections of premises to set-up trade waste approvals. The total volume of trade waste discharged to sewer from approved premises over this period was significantly lower than in the previous reporting period, at 431ML. Under Council's Trade Waste Policy, 93% of dischargers now have Trade Waste Approval with a total of 327 approvals in place.

WASTE WATER TREATMENT PLANT

Council holds an environmental protection licence for its Wastewater Treatment Plant and must report and pay fees for the volume of pollutants it discharges to the Macquarie River. Load-based licensing volumes discharged during the reporting period are shown in **Table 12**. All parameters met licenced volumes for the reporting period however BOD released during the reporting period increased over the previous period as did total phosphorus and total suspended solids (BOD or Biochemical oxygen demand is an indicator of how much biodegradable organic matter was released from the Wastewater Treatment Plant during the year).



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Table 12. Load Based Licensing Volume Waste Water Treatment Plant

Pollutant	Limit (kg)	Actual (kg) 2012-13	Actual (kg) 2013-14	Actual (kg) 2014-15	Actual (kg) 2015-16	Actual (kg) 2016-17	Trend
BOD	31,600	7,649	3,880	6,345	10,521	15,105	↓
Total N	25,700	32,119	21,204	18,066	19,952	21,535	↑
Oil and Grease	31,600	768	0	0	0	0	↑
Total P	13,500	1,547	1,162	1,404	1,414	1,755	↓
Total SS	22,500	21,608	35,548	16,989	19,672	24,024	↓

Note: Trend is based on a comparison of 2016-17 data with an average of the previous four years data

4.7 COUNCIL INITIATIVES – WATER QUALITY


BRC is responsible for the delivery of a safe and secure water supply to the region and thus has a significant interest in the availability and quality of the local water resources.

Council continues to undertake and implement a range of research, projects and activities targeted at improving water quality in the local waterways (**Table 13**).

Table 13 Council Water Quality Initiatives

Program	Description	Outputs during reporting period
Integrated Water Cycle Management Plan	The aim of the Integrated Water Cycle Management Plan is to sustainably manage Council's water systems (supply, wastewater treatment and stormwater management) to maximise benefits to the community and environment.	Implementation and maintenance of of actions meeting the IWCM objectives continued during the reporting period,
Erosion & Sediment Control compliance program	Compliance program to ensure builders and residents are complying with best practice management of water and sediment on building sites.	Council Environmental Officers conducted periodic inspections as well as responding to complaints.
Stormwater Management Plan 2004	To improve the management of stormwater within the Bathurst City Area, this will result in an overall ecological, social and economic improvement of local water ways and catchments."	Council continues to work towards the implementation of the recommendations of the Stormwater Management Plan with an annual budget in excess of \$500,000.
Manganese Removal Project – Water Filtration Plant	Bathurst has high levels of naturally occurring manganese in its water supply, not all of which is removed during the water filtration process. As the manganese builds up on the inside of the pipes over time this can result in issues of discoloured water. This project aims to implement technology to oxidise and remove the manganese from the water during the filtration process.	The project is complete and was commissioned in August 2015. Results to date have indicated a high degree of success in removing manganese from the network. Ongoing works including the cleaning of water mains through the process of ice pigging and pipe renewal will continue. Water quality issues are monitored through the CRM system.
Community Education	Council continues to assist the	Council has produced numerous



	community in maintaining healthy water quality through education programs. These programs attempt to maintain water quality through prevention of litter, dumping of waste, appropriate spill controls and appropriate controls of construction sites and commercial facilities.	printed flyers for distribution and has undertaken print and radio advertising. There is a significant amount of information available on Council's website and Facebook posts are also undertaken. Council developed a comprehensive ratepayer and student resource covering all aspects of water management in Bathurst in 2014-15 and is currently finalising a similar wastewater brochure.
Water Quality Emergency Response Management Plan	In order to be able to respond to any serious water quality issue appropriately Council has developed a Water Quality Emergency Response Management Plan	The Water Quality Emergency Response Management Plan is currently in place and will be reviewed and updated as appropriate.
WSUD Pilot Project	Council received grant funding from the then Central West CMA to implement a pilot Water Sensitive Urban Design project at the Adventure Playground. The project was carried out in the existing swale adjacent to Hope Street and involved the construction of six bio-filtration garden beds planted with native <i>Lomandra tanika</i> rushes to slow water flow, act as primary filtration and to remove solid waste.	Ongoing maintenance is being undertaken and further improvements being considered.
Hey Tosser! GPT Project	Two gross pollutant traps designed to capture litter, silt & other debris before it enters the stormwater network were installed in the Bathurst CBD. The project was undertaken in partnership with the Central West Environment & Waterways Alliance and Central West Local Land Services	The two baskets are in place and a management strategy is underway. Further baskets are being considered and community education is being undertaken

4.8 WATERWAYS

The condition of waterways across the Bathurst LGA has not been extensively assessed. The exception is that a condition assessment was undertaken of the urban creek systems of Bathurst City in 2009 as part of the development of the Urban Waterways Management Plan (UWMP).

URBAN WATERWAYS MANAGEMENT PLAN

In 2009 Council commenced the preparation of an Urban Waterways Management Plan (CenWest Environmental Services, 2010). The project assessed the condition of the six major urban tributaries of the Macquarie River, namely Raglan, Hawthornden, Jordan, Sawpit, Saltram and Queen Charlotte's Vale Creeks and made detailed recommendations for ongoing maintenance, rehabilitation and revegetation works. The



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assessment showed that most of the urban creek reaches in Bathurst are degraded to various extents.

The completed plan provides Council with a strategic direction for the management of these waterways. The plan was adopted by Council on 17 February 2010. Since the plan was adopted Council has provided \$50,000 per annum for on-ground works identified in the plan.

In 2014, as five years had passed since the initial condition assessment was undertaken, Council engaged Mactaggart Natural Resource Management to redo the condition assessment on selected reaches of the creek systems and compare these assessments to the original assessments. The report (Mactaggart, 2014) concluded that as a general observation targeted restoration activities and management practices have had a positive contribution to stream condition. The rates of improvement vary and in some cases have been significant enough to trigger a shift from a degrading state to a recovering state. In other cases, the rate of change has been slower.

Recommended actions of the UWMP undertaken during the reporting period are outlined below.

Hawthornden Creek Rehabilitation Project Stage III UWMP Action H11, H12 & H17

During 2016-17 the Hawthornden Creek Stage III rehabilitation project at Jaques Park, Charles Sturt University and Ray Morcombe Reserve was completed (**Figure 10**). The project involved the control of bed and bank erosion through the construction of in-stream rock structures and revegetation with Box Gum Woodland species at Jaques Park and Charles Sturt University. This project was assisted by the NSW Government through its Environmental Trust.



Figure 10: Hawthornden Creek Stage III In stream works (Before at left June 2014; After at right August 2016)

Jordan Creek Rehabilitation

This project involved rehabilitation of a tributary of Jordan Creek located within Blayney Road Common. Following on from previous woody weed control, several thousand native grasses, sedges, shrubs and trees have been planted along the banks of the creek. These plantings were carried out by the Green Army, community volunteers and



school groups during a number of community planting days hosted by Council. One-rock dams and coir logs were also installed within the creek bed to slow the flow of water, trap sediment, and reduce erosion. The creek provides habitat connectivity from the important White Box, Yellow Box, Blakely's Red Gum Woodland at the western end of the common through the urban landscape.



Figure 11: Jordan Creek Blayney Road Common

Maintenance and Monitoring of previous UWMP projects

It is vitally important that restoration and rehabilitation projects are maintained following completion of project works particularly where these works have involved weed removal or revegetation activities. During the 2016-17 reporting period Council continued monitoring and maintenance works at number of previous projects completed under the UWMP.

Macquarie River projects

In accordance with the objectives of the Vegetation Management Plan and Biodiversity Management Plan, Council continues to work towards the rehabilitation of riparian vegetation along the Macquarie River by mechanical removal of willows and other woody weeds and replanting with Casuarina and other native tree, shrub and grass species endemic to the area.

Restoring Regent Honeyeater Habitat in the Bathurst Region



The project involved a range of environmental management activities to restore a section of the Macquarie River using plants that support the critically endangered Regent Honeyeater. Willows were removed from along the riverbank, and replaced with approximately 4000 native riparian trees, shrubs, and grasses. A Seed Production Area of local provenance species from the Casuarina Gallery Forest and Box Gum Grassy Woodland communities was also



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established to provide a seed source for future revegetation projects. Other works involved fencing the perimeter of the park to restrict vehicle access with the aim of reducing erosion and vandalism. A Plan of Management was also prepared to guide how the park and riverbank will be conserved and managed into the future. These works will help towards the overall objectives of creating a healthier riparian corridor that will provide habitat for the Regent Honeyeater. The project won a highly commended award at the 2016 Local Government NSW Excellence in the Environment awards within the Natural Environment Protection and Enhancement: On-ground Works category.



Chapter Five - BIODIVERSITY***CSP Objective 10: To protect and enhance the region's biodiversity.*****Table 14 Indicator Summary Biodiversity**

	2012-13	2013-14	2014-15	2015-16	2016-17	Trend
Total Area Protected in National Parks & Nature Reserves (ha)	17,080	17,080	17,080	17,080	17,080	→
Total Area Protected in Wildlife refuges (ha)	6,683	6,683	6,683	6,683	6,683	→
Total Area Protected in conservation reserves and under voluntary conservation agreements (ha)	791	791	1,848	1,848	1,848	↑
Council Land High or Very High Biodiversity Conservation Value (ha) ¹	648	648	648	648	654	↑
Listed threatened fauna and flora species recorded as occurring or having once occurred in the LGA	74	83	83	83	83	↑
Environmental volunteers working in public open space (hours)	3,645	4,121	4,384	2,297	3,224	↓

¹As defined in the BMP (BRC 2012)²Data source changed to Bionet records in Bathurst LGA with additional records from (Mjadwesch, 2014)

Note: Trend is based on a comparison of 2016-17 data with an average of the previous four years data

5.1 INTRODUCTION

Biodiversity is the variety of all life forms; the different plants, animals and microorganisms, the genes they contain and the natural systems of which they form part. Biodiversity supports functioning ecosystems that supply many ecosystem services. It also provides economic, cultural recreational values.

Loss of biodiversity at the ecosystem, species and genetic level is a major environmental issue in Australia.

The Bathurst Region is known to have originally been comprised of extensive open Grassy eucalypt woodland, grassland as well as closed woodland and forests at high elevations (Mactaggart Natural Resource Management, 2012). Due to a relatively long

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history of settlement, the present landscape is highly modified, although significant and important areas of natural vegetation which support native species still exist.

5.2 RESERVED LAND

Key to protecting biodiversity is protecting habitats. One of the most common ways this has been done in the past is through the National Reserve System. A total of 17,080 ha or 4.5% of Bathurst LGA is reserved as National Parks estate. The last time the National Parks estate increased in the Bathurst LGA was in November 2006 with the creation of the Eusdale Nature Reserve (**Table 14**).

State forests have not been included as an indicator of biodiversity status as much of this land in the LGA is dedicated to pine forest monoculture, which has little biodiversity value.

As identified in the Bathurst Biodiversity Management Plan, Council owns or has operational control over a range of reserves which contain good quality remnant native vegetation or other values which make them important for biodiversity conservation.

Other public land which makes effective contributions to the conservation of biodiversity include Crown land parcels such as Wattle Flat Heritage Lands and Peel Common, travelling stock reserves and Council road reserves.

5.3 THREATENED SPECIES

As a consequence of a variety of pressures many species and ecological communities are now listed as threatened with extinction under State and/or Commonwealth legislation.

THREATENED FAUNA

The Bathurst Region has lost (totally extinct or locally extinct) many of the species that were adapted to narrow habitat ranges, were easily impacted by habitat change, or were of a size that fell prey to introduced predators such as the European Red Fox and Feral Cat.

In total there are 83 listed threatened fauna species recorded as occurring or having once occurred in the Bathurst LGA (Mjadwesch, 2014) (NSW Environment and Heritage, 2015) including four fish, six frogs, six reptile, 45 bird, 20 mammal and two insect species (**Table 14**).



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**Diamond Firetail**

Photo: © David McKellar, 2010

**Magpie Geese Macquarie River**

Photo: © Joel Little, 2015

THREATENED FLORA

Thirty-one threatened flora species are recorded or known to occur in the Bathurst Region (NSW Environment and Heritage, 2015). These species are of particular conservation importance as most now exist in isolated populations, and are sensitive to disturbances from activities such as grazing, development and land clearing.

One of these *Zieria obcordata*, is found only in 11 locations, eight in the Rock Forrest area near Bathurst and three near Wellington. A recent census undertaken by OEH as part of the Saving Our Species program, showed that the number of individual plants has increased, however the size of plants has decreased which may affect the plants reproductive potential in the future. It is thought that the decrease in size of the plants is due to increased grazing pressure at the majority of locations. Trials comparing different ways of protecting the plants from grazing are underway (OEH, 2017).

THREATENED ECOLOGICAL COMMUNITIES

An ecological community is a naturally occurring group of plants, animals and other organisms that are interacting in a unique habitat. Its structure, composition and distribution are determined by environmental factors such as soil type, position in the landscape, altitude, climate and water availability.

There are three listed Endangered Ecological Community (EEC) for the Bathurst area of the South East Highlands region under NSW legislation. The dominant EEC is the White Box, Yellow Box, Blakely's Red Gum Woodland, commonly referred to as Box Gum Woodland or Grassy Woodland. This community is endangered due to land development and impacts from agriculture such as clearing, and reduced vegetation recruitment due to continued grazing.

There are also three EECs listed under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) which are known or predicted to occur in the Bathurst Region LGA. **Table 15** provides information about the EECs found in the Bathurst Region LGA.

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Table 15. Listed Endangered Ecological Communities occurring in the Bathurst Region.

EEC	EPBC Act	NSW BC Act
White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland	Likely to occur	Known
Tableland Basalt Forest in the Sydney Basin and South Eastern Highlands Bioregions	Not listed	Known
Montane Peatlands and Swamps of the New England Tableland, NSW North Coast, Sydney Basin, South East Corner, South Eastern Highlands and Australian Alps bioregions	Not listed	Known
Grey Box (<i>Eucalyptus microcarpa</i>) Grassy Woodlands and Derived Native Grasslands of South Eastern Australia	Likely to occur	Not listed
Natural Temperate Grassland of the Southern Tablelands of NSW and ACT	Likely to occur	Not listed

For more information on threatened species or EEC's, visit the following State and Commonwealth websites www.threatenedspecies.environment.nsw.gov.au, <http://www.environment.gov.au/cgi-bin/sprat/public/sprat.pl>.

There are several known Box Gum Woodland sites on Council managed land including Brooke Moore Woodland (Suttor Street), Boundary Road Reserve, Blayney Road Common, the Mt Panorama Precinct and Albens Reserve.

Remnants also occur within Council road reserves and other open space. Boundary Road Reserve is managed by the Boundary Road Reserve Landcare Group and Greening Bathurst are heavily involved in the management of Brooke Moore Woodland. Members of the community are encouraged to participate in planting activities and weed control to help maintain these important habitats.

NATIVE VEGETATION

There is a broad mix of native vegetation types within the Bathurst Region LGA, as outlined in some detail in the Biodiversity Management Plan (Mactaggart, 2012). The vegetation formations that were identified in the Bathurst Region are Grassy Woodlands, Wet Sclerophyll Forests and Dry Sclerophyll Forests, Southern Tablelands Grassy Woodlands, North-west Slopes Dry Sclerophyll Woodlands (shrub-grass sub-formation) and Subalpine Woodlands.

While the native vegetation of the Bathurst area is not yet mapped to a detailed scale, work on the NSW Vegetation Classification and Assessment Project by the Royal Botanic Gardens and Domain Trust continues throughout the western South East Highlands and Australian Alps Bioregions. Though these maps are still being developed, known areas of high conservation value containing Endangered Ecological Communities within the Bathurst Region LGA are targeted for various conservation activities, including weed control and revegetation. Details of these projects are provided in Section 5.5 of this report.



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ROADSIDE VEGETATION

Roadsides in the Bathurst Region often contain disproportionate amounts of remnant native vegetation in comparison to the surrounding landscapes and as such many road corridors have significant conservation value. Between 2014 and 2016 Council assessed the conservation value of all roadside vegetation across the LGA – over 100km of roads.

During the reporting period Council engaged a consultant to prepare a Roadside Vegetation Management Plan for the LGA which aims to:

- Improve the management of roadside vegetation in the Bathurst Region LGA;
- Better integrate roadside environmental management with existing Council planning mechanisms including the Community Strategic Plan and Delivery Plan.
- Protect and enhance the environmental values of roadside vegetation under Council care and control.
- Identify priority management actions to enhance the environmental values of the roadside reserves.
- Provide strategies to improve community awareness of roadside environmental values and compliance with relevant legislation and Council policies.

AQUATIC FAUNA

Aquatic fauna species can be very useful indicators of ecosystem health. As part of the UWMP (CenWest Environmental Services, 2010) an aquatic fauna survey was undertaken of five of the six main urban waterways and their tributaries.

Across all streams the 2010 study found:

- Low macroinvertebrate taxa diversity;
- Low SIGNAL scores and EPT (*Ephemeroptera*, *Plecoptera*, *Trichoptera*) ratios;
- High proportions of predator feeding groups in the macroinvertebrate assemblages; and
- Low frog diversity in the urban creeks.

These results indicate that sub-optimal conditions for pollution sensitive species exist in the urban waterways, although there is spatial variability in species richness, species dominance and community composition both within and between creeks. This may be due to a range of factors including local water quality factors, surrounding land use, hydrological regimes and riparian characteristics.

The study is consistent with other findings of the UWMP, that the six urban streams have been significantly degraded since European settlement. However in some reaches, signs of recovery are present and the staged implementation of the recommendations contained within the UWMP are likely to see gradual improvement in stream health and invertebrate in-stream diversity. Future aquatic fauna studies will be able to indicate where changes are occurring in the urban waterway system.



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5.4 THREATS

WEEDS

Weed can be categorised into groups dependent on the characteristics, impacts and the type of management or focus needed to control them. The main groups are

- Noxious Weeds
- Weeds of National Significance (WONS);
- National Environmental Alert List Weeds.
- Water weeds
- Native plants considered weeds

NSW Legislation

Up until the end of the reporting period management of noxious weeds in NSW was controlled by the *Noxious Weeds Act 1993* (NW Act). The NW Act was administered by the NSW Department Primary Industries, with Local Control Authorities responsible for implementing the Act on private lands. In Bathurst the control authority for noxious weeds is Upper Macquarie County Council (UMCC).

The NSW Biosecurity Act commenced on 1 July 2017. Under this Act all plants are regulated with a general biosecurity duty to prevent, eliminate or minimise any biosecurity risk they may pose. Any person who deals with any plant, who knows (or ought to know) of any biosecurity risk, has a duty to ensure the risk is prevented, eliminated or minimised, so far as is reasonably practicable. The Central Tablelands Regional Strategic Weed Management Plan 2017 – 2022 (State of NSW, 2017) outlines priority weeds for the state and the area and the obligations land holders and control authorities have in relation to these.

Priority weeds for the Central Tablelands can be found at the following link - <http://www.dpi.nsw.gov.au/agriculture/pests-weeds/weeds/noxweed> and by selecting the Bathurst Regional Council or UMCC control area.

Weeds of National Significance

Weeds of National Significance (WONS) which are listed because of their invasiveness, impacts on primary production and the environment, potential for spread and socioeconomic impacts. Twenty (20) plants were originally identified as being WoNS in 1999, and in April 2012 a further twelve (12) species were added to this list. Of the now 32 plants identified as WONS, nine (9) have been identified in the Bathurst Region LGA:

- | | |
|--------------------|-------------------------|
| • African boxthorn | • Chilean needle grass |
| • Blackberry | • Gorse |
| • Bridal Creeper | • Serrated Tussock |
| • Broom | • Silverleaf nightshade |



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- Willow

National Environmental Alert List Weeds

Of the 28 environmental weeds identified as national Environmental Alert Weeds, seven have been identified in the Bathurst Region LGA as listed below.

- | | |
|---------------------|---------------------|
| • Chinese violet | • Lagarosiphon |
| • Horsetail species | • Senegal tea plant |
| • Karroo thorn | • Siam weed |
| • Kochia | |

Introduced plant species can also have a significant impact on biodiversity, and as such can be listed as a Key Threatened Process (KTP) under the TSC Act. The “Invasion of native plant communities by exotic perennial grasses” is the KTP that is relevant to the Bathurst Region.

Actions taken to manage the impact and spread of Invasive Plant Species

The UMCC provides control actions for some noxious species, and directs control for other species, such as those found on private land or those considered to be of lower priority. Species targeted by UMCC in recent years include:

- | | |
|---------------------|-----------------------|
| • Serrated Tussock | • Cape Broom |
| • Blackberry | • English Broom |
| • St John's Wort | • Chilean Needlegrass |
| • African Lovegrass | |
| • Sweet Briar | |

The main methods of control employed by the UMCC include:

- Spot spraying;
- Aerial spray by helicopter; and
- Mechanical removal

More information on particular weed species can be found by visiting the website of the NSW Department of Primary Industries noxious weeds declarations page at www.dpi.nsw.gov.au.

All land owned or controlled by Bathurst Regional Council falls under the jurisdiction of the Upper Macquarie County Council. In addition to any request from the UMCC to deal with weed issues, Council conducts routine inspections of its land and undertakes an annual spraying control program.



INTRODUCED FAUNA

Historically, feral animals have presented a problem in Australia because of their threat to agriculture. Only within the last few decades or so have feral animals also been recognised as a major threat to biodiversity and a key reason for the decline of many threatened fauna species. Some of these pest animals have been identified as key threatening processes under the *TSC Act 1995* and the *EPBC Act 1999* (English & Chapple, 2002). Key threatening processes involving feral animals declared under one or both of these Acts that are relevant to the Bathurst Region LGA include:

- Competition, grazing and land degradation by the feral European Rabbit;
- Competition and habitat degradation by feral goats;
- Competition from feral honeybees;
- Competition, grazing pressure, and environmental degradation caused by feral deer;
- Predation by feral cats;
- Predation by the European Red Fox;
- Predation by the Plague Minnow (*Gambusia holbrooki*);
- The introduction of fish to fresh waters within a river catchment outside their natural range; and
- Predation, habitat degradation, competition and disease transmission by feral pigs.

In NSW animals declared pests under the *Local Land Services Act 2013* are rabbits, wild dogs, feral pigs and camels and three species of locust. The Act also provides that the Minister may make control orders on any declared pests on private or public land. Rabbits, wild dogs and feral pigs are all known to be present within the Bathurst Region LGA though impacts from locusts have been relatively limited.

A number of other feral animals found in the Bathurst Region LGA are classed as nuisance species, such as the European Red Fox, feral cats, feral goats, deer and mice. While there is no legislative requirement to control these animals, it is in the interest of all land managers to implement control measures for these species.

CLEARING OF NATIVE VEGETATION

Clearing of native vegetation is recognised as a Key Threatening Process for many native plants and animals.

The NSW government introduced the *Biodiversity Conservation Act* in November 2016. This legislation along with modifications made to the *Local Land Services Act* replaces the *Native Vegetation Act (2003)*, the *Threatened Species Conservation Act (1995)* and parts of the *National Parks and Wildlife Act (1974)*. The integrated package of reforms features:



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- New arrangements for clearance of native vegetation
- New ways to assess and manage the biodiversity impacts of development
- A new State Environmental Planning Policy for impacts on native vegetation in urban areas
- Increased investment in conserving high value vegetation on private land
- A risk-based system for regulating human and business interactions with native plants and animals
- Changes to approval processes

The legislation and associated regulation commences on 25 August 2017.

OTHER THREATS

There are a wide variety of threats to biodiversity that are identified as KTPs under the *TSC Act 1995*, many of which are relevant to the Bathurst Region. The KTPs include:

- Alteration to the natural flow regimes of rivers, streams, floodplains & wetlands;
- Human-induced climate change;
- Bush rock removal;
- Ecological consequences of high frequency fires;
- Loss of hollow-bearing trees;
- Loss and/or degradation of sites used for hill-topping by butterflies;
- Removal of fallen timber and dead trees;
- Infection of frogs by amphibian chytrid fungus causing the disease chytridiomycosis; and
- Infection of native plants by *Phytophthora cinnamomi*.

Responses to these threats by Council and the community may assist in reducing the impacts.

5.5 COUNCIL AND COMMUNITY RESPONSE

COUNCIL INITIATIVES

During the reporting period Council continued to work on a range of projects which contributed to protecting and enhancing biodiversity in the LGA, primarily in the urban area. Details of these programs are outlined below.

Bathurst Biodiversity Management Plan

The Bathurst Biodiversity Management Plan (Mactaggart Natural Resource Management, 2012) was adopted by Council in 2012. The BMP aims to protect and enhance the biodiversity of the Bathurst Region LGA. It adopts a range of strategies



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and actions which if implemented will assist Council, as one player in biodiversity conservation, to protect and enhance biodiversity.

As part of the preparation of the BMP all Council controlled land parcels were assessed for biodiversity condition and conservation value. A number of reserves and other parcels were rated as having high or very high biodiversity conservation value. The total area of these parcels is 648 ha.

The plan was prepared with extensive community consultation including the inclusion of two community representatives on a Steering Committee to guide its development.

The completed plan has many recommended strategies and proposed actions to protect and enhance biodiversity in the Bathurst Region. Projects commenced or completed during the reporting period which contribute to the achieving the objectives of the Biodiversity Management Plan include:

- Acquisition of the Edgell Lane Brick Pit wetlands in recognition of the valuable wetland bird habitat it provides;
- Continued weed control and Box-Gum Woodland plantings at Blayney Road Common;
- Woodland restoration and rehabilitation works undertaken at more than 20 sites across the LGA by the federally funded Green Army;
- Stage 3 of the Roadside Vegetation assessment project was completed; and
- Council's Pest Bird Management Program continued in the central business district.

Bathurst Vegetation Management Plan

The former Bathurst City Council adopted the Bathurst Vegetation Management Plan (Terra Consulting, 2003) in June 2003 which served to identify the quality of vegetation in the urban area and outline the management options to protect and enhance these areas.

During 2016-17 work continued on a number of priority projects identified in the plan, which contribute to biodiversity outcomes including:

- Browning Street Reserve – Jordan Creek maintenance of plantings;
- Racing to Save the Mount Panorama Woodlands project - weed control, rabbit control, woodland planting, introduction of timber to sites for habitat, erosion control works and in-stream planting.
- Urban Drainage Revegetation Link – maintenance of plantings and infill planting
- Hector Park planting and plant maintenance.
- Macquarie River riparian plantings
- Street tree and gateway plantings

Willow Removal Projects

Council continues its program of willow control along the Macquarie River and its tributaries. Works undertaken during the reporting period include:

- Follow up control of willow regrowth along a 900m section of the Macquarie River between Stewart Street and the Wastewater Treatment Plant.



BIODIVERSITY

- Follow up control of willow regrowth over a 0.8ha area of wetland adjacent to the Macquarie River, upstream of the Wastewater Treatment Plant.

Community Environmental Days

Council employs a Community Engagement Officer on a contract basis to conduct regular community planting and maintenance days at various sites around Bathurst. While there was a notable decrease in volunteer numbers in 2015-16 as the Community Engagement Officer was not employed for the full year, the number of volunteer hours in the 2016-17 financial year increased to 2,368 hours with new contractual arrangements in place.



BIODIVERSITY

Chapter Six - TOWARDS SUSTAINABILITY

CSP Objective 8: To promote sustainable and energy efficient growth

CSP Objective 13: To minimise the City's environmental footprint

CSP Objective 14: To encourage less car dependency

6.1 ENERGY AND OTHER RESOURCE USE

A key aspect of sustainability for Council is sustainable resource use. This chapter focuses on Council's resource use through its provision of infrastructure and services to the community and its role as a community leader and facilitator of community action for sustainability.

Australians clearly prioritise government investment in renewables over traditional energy sources. Most of them (81%) want the government to 'focus on renewables, even if this means we may need to invest more in infrastructure to make the system more reliable'. Only 17% say 'the government should focus on traditional energy sources such as coal and gas, even if this means the environment may suffer to some extent' (Lowy Institute, 2017).

6.2 COUNCIL LIQUID FUEL AND ENERGY CONSUMPTION

Table 16 Indicators Council Fuel and Energy

Energy Source	2012-13	2013-14	2014-15	2015-16	2016-17	Trend
Total Fuel KL	905	891	866	850	857	↑
Natural Gas GJ ¹	15,286	16,260	16,299	14,717	15,107	↑
Electricity Street Lighting MWh	2,754	2,932	2,954	3,032	3,078	↓
Electricity MWh ¹	11,617	11,455	11,208	11,788	12,211	↓
Electricity kWh/capita ²	356	351	340	350	355	↓

1. Council controlled facilities only

2. Per capita figures based on ERP population estimates 2012/13 40368, and 2013/14, 41026; 2014/15, 41652; 2015/16, 42293; 2016/2017, 43080 (profile.id, 2017)

Note: Trend is based on a comparison of 2016-17 data with an average of the previous four years data

ELECTRICITY

BRC has operational control of more than 145 premises or facilities which collectively consumed 11,788 MWh of electricity during the reporting period (**Table 16**). This is



TOWARDS SUSTAINABILITY

more than the amount of electricity consumed in the four previous reporting periods and is largely accounted for by increased water pumping costs associated with a very dry summer and autumn period. Electricity consumption per ML of water filtered at Council's water filtration plant has increased since the installation of the manganese removal system, which is also contributing to higher water pumping costs.

Consumption of electricity at facilities under the operational control of Council is shown in Figure 12 for the 2007-16 reporting periods. Fluctuations over the preceding years are due to inclusions of additional facilities and increased water consumption during heat waves including during January and February 2017. Improved energy efficiency at some Council facilities in the reporting period has been overshadowed by increased consumption relating to water utilities over the last three years.

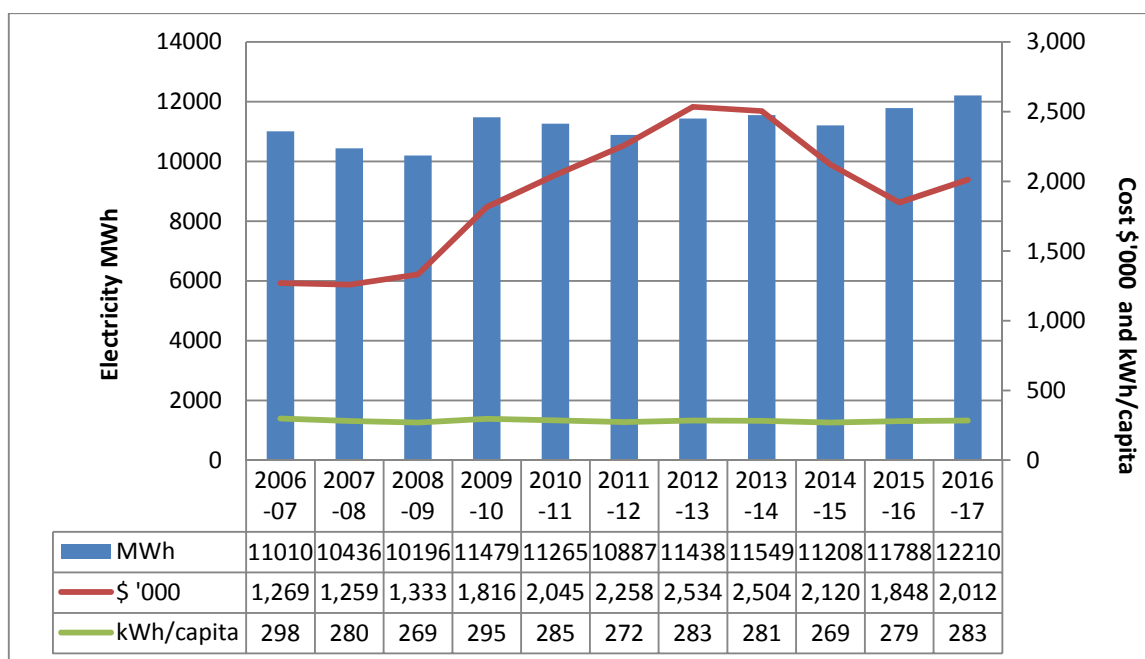


Figure 12. Electricity use at facilities under Council's Operational Control
Note – New Aquatic Centre opened in 2009-10.

STREET LIGHTING ELECTRICITY

During 2016-17 Essential Energy supplied and serviced 6,494 street light lanterns in the Bathurst Region LGA on behalf of BRC. These lanterns consumed 3,078 MWh of electricity (**Table 16**) and generated an estimated 2,555 t CO₂-e. Street lighting inventory for the last five reporting periods is shown in **Table 17**. Lanterns which consume more energy are gradually being phased out and replaced with more energy efficient types of lanterns, however the overall number of streetlights is increasing as Bathurst city continues to grow; resulting in a slightly higher electricity consumption during the reporting period.

During the reporting period Council commenced investigations into the technical and business case for upgrading street lighting to LED luminaires. Early indications for the transition are very positive



TOWARDS SUSTAINABILITY

Table 17. Street Lighting Inventory by reporting period

Lantern Type	2012-13	2013-14	2014-15	2015-16	2016-17
FLU0050 - Fluorescent 20	6	27	27	27	27
FLU0060 - Fluorescent Twin 20	158	133	53	21	20
FLU0100 - Fluorescent 26	45	45	45	45	45
FLU0130 - Fluorescent 40	583	582	606	606	606
FLU0140 - Fluorescent 2 x 40	6	6	6	6	6
FLU0350 - Compact Fluorescent 42	53	161	253	343	428
HPS0010 - High Pressure Sodium 50	4	3	3	3	2
HPS0020 - High Pressure Sodium 70	2083	2149	2330	2466	2502
HPS0090 - High Pressure Sodium 150	196	199	205	208	208
HPS0110 - High Pressure Sodium 250	257	271	314	359	427
HPS0170 - High Pressure Sodium 400	10	17	24	27	33
INC0030 - Incandescent 60	2	2	2	2	2
INC0050 - Incandescent 100	8	8	8	8	8
INC0080 - Incandescent 150	8	8	8	8	8
MHR0030 - Metal Halide 150	2	2	2	2	2
MHR0060 - Metal Halide 250	1	2	3	3	3
MHR0070 - Metal Halide 400	3	17	16	11	11
MVA0010 - Mercury Vapour 50	724	691	613	564	546
MVA0020 - Mercury Vapour 80	1301	1271	1221	1212	1203
MVA0080 - Mercury Vapour 125	144	140	137	103	103
MVA0120 - Mercury Vapour 160	6	6	0	0	0
MVA0190 - Mercury Vapour 250	246	245	242	237	197
MVA0220 - Mercury Vapour 400	151	150	114	114	107
Grand Total	5997	6135	6232	6375	6494
Electricity Consumption (MWh)	2754	2932	2954	3032	3078
GHG Emissions (t CO₂e)	2396	2551	2571	2547	2555

**TOWARDS SUSTAINABILITY**

GAS

Total consumption of reticulated gas at Council operated facilities during 2016-17 was 14,717 GJ (**Figure 13** and **Table 16**). Data for the Aquatic Centre has been included from 2009-10.

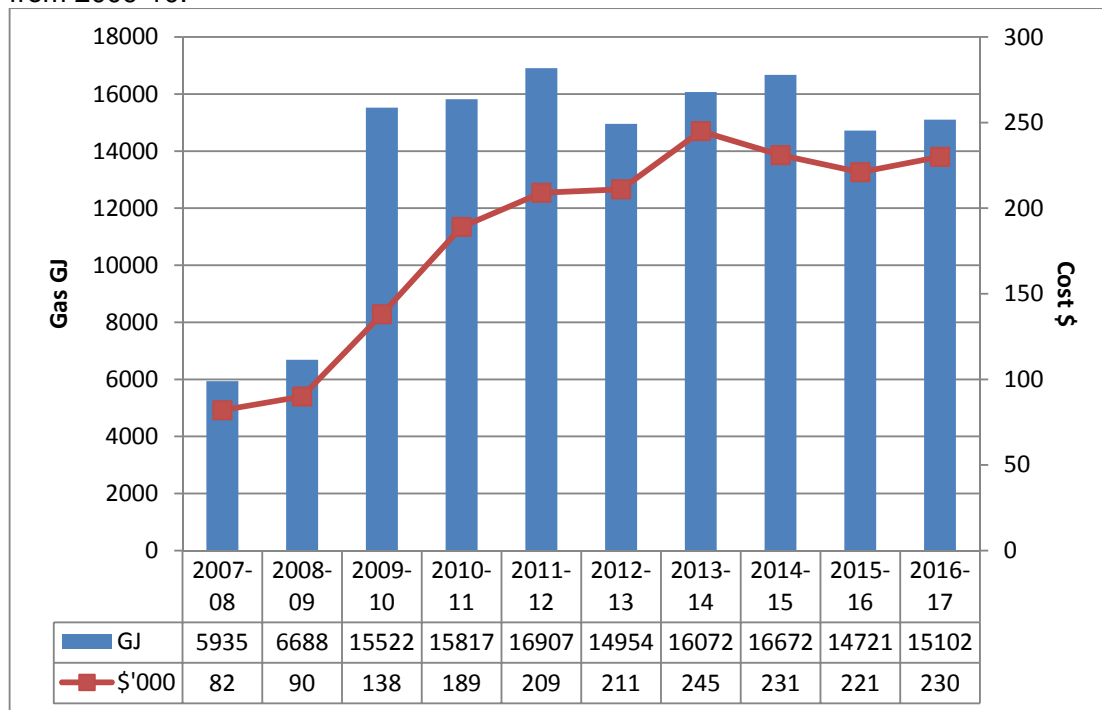


Figure 13 Total Natural Gas consumption at Council operated facilities.

BATHURST REGIONAL COUNCIL FLEET

BRC has a significant vehicle fleet to allow Council to carry out its duties and responsibilities effectively across the Bathurst Region. Council may also be contracted to carry out maintenance on State owned facilities such as major roads. Total fuel consumption of Council's passenger and works vehicles and machinery was 857.3 KL (**Table 18**), which is almost equivalent to the previous reporting period and continues a declining trend in total fuel consumption.



TOWARDS SUSTAINABILITY

Table 18. Bathurst Regional Council Fleet Fuel Usage

Fuel (KL)	2012-13	2013-14	2014-15	2015-16	2016-17	Trend
Unleaded						
Passenger Fleet	89.9	86.4	77.6	84.5	90.4	
Passenger Fleet E10	28.8	28.8	34.3	35.6	22.4	
Depot	9.2	7.2	6.6	7.6	10.3	
Total Unleaded	127.2	122.4	118.5	127.7	123.1	→
LPG	6.2	4.6	2.9	2.7	1.9	↑
Diesel						
Passenger Vehicles	91.1	94.5	82.5	72.4	82.1	
Depot	611.4	590.4	582.7	580.9	575.4	
WMC	69.4	78.7	79.5	66.4	74.8	↑
Total Diesel	771.9	763.7	744.7	719.7	732.3	
Total Fuel Use	905.3	890.8	866.1	850.1	857.3	↑

Note: Trend is based on a comparison of 2016-17 data with an average of the previous four years data

6.3 BATHURST REGIONAL COUNCIL AS A LEADER AND FACILITATOR OF COMMUNITY ACTION

Table 19 Indicators Community Engagement

	2012-13	2013-14	2014-15	2015-16	2016-17	Trend
Environmental volunteers working in public open space (hours)	3,645	4,121	4,384	2,297	3,224	↓

Note: Trend is based on a comparison of 2016-17 data with an average of the previous four years data

BRC plays an important role as a leader and facilitator of community action in the area of environmental sustainability. By building awareness, creating interest and increasing capacity, Council seeks to motivate action and change of attitudes in the community. During the reporting period Council ran or supported a variety of programs to promote environmental sustainability. These are outlined in **Table 20**.

An indicator of community concern for and engagement in environmental matters are the number of volunteer hours recorded on environmental projects in public open space in the Bathurst area. During the reporting period 3,224 volunteer hours were recorded from Council's Community Engagement Officer and Boundary Road Reserve Landcare Group (**Table 19**). While higher than last year it is lower than the previous three years resulting in a declining trend in participation in volunteer activities.



TOWARDS SUSTAINABILITY

Table 20 Community Engagement in Sustainability

Program	Description	Outcomes including audience reach	When
Sustainable Living Expo	Annual Expo held in association with the Bathurst Farmers Markets. It provides information to the public about living more sustainably, about Government programs and rebates and provides businesses and organisations with an opportunity to present sustainable products and activities to a wide audience.	The markets and Expo together attracted in excess of 6000 people. In 2017, 20 groups and businesses manned stalls at the Expo.	March 2017
Sustainable Bathurst Facebook Page	Council operates the Sustainable Bathurst Facebook Page to promote environmental sustainability issues to the local community.	579 followers	Launched in late 2016
Kindy Kits Program	A program run in all primary schools across Bathurst which promotes the important messages of caring for the environment and road safety to all Kindergarten students in the LGA.	Approximately 600 kindergarten students	July 2017
Sustainable Schools Program	A small grants program whereby Council offers grants of up to \$400 to local schools and childcare centres to implement environmental projects.	14 projects awarded in 2017.	Awarded June 2017
EnviroMentors	Funded by Council and run by Keep Australia Beautiful, Enviromentors is a primary school environmental education program run annually by Council.	3 modules – “Composting”, “Saving Water” and “Sustainability” delivered to 1053 students at 10 primary schools over 12 days.	September/October 2016
Community Engagement Officer	BRC contracts a Community Engagement Officer to engage community groups and individuals in environmental activities such as tree planting, stream rehabilitation and bush regeneration programs.	During the 2016-17 year volunteers participating in community planting days and environmental maintenance working bees worked a total of 3,224 hours.	Year round

REGIONAL INITIATIVES

The importance of regional collaboration has emerged as an integral approach to dealing with environmental impacts. This is largely in recognition of the fact that environmental issues and sustainability transcend local government boundaries. While progress can be made at the local level, some issues are best addressed at a catchment or bioregional level.

In line with this approach Council has been active in progressing regional partnerships with Central Tablelands Local Land Services (formerly the Central West Catchment Management Authority), Local Government NSW and the Central NSW Regional Organisation of Councils (CENTROC), as well as other Council and State

**TOWARDS SUSTAINABILITY**

Departments. Such partnerships serve a wide variety of benefits and purposes as highlighted by a range of initiatives outlined below.

REGIONAL STATE OF ENVIRONMENT REPORT

In partnership with 13 other Central Tablelands and Central West Councils and Bourke Shire Council, BRC again participated in the preparation of a Regional SoE Report for the 2016-17 financial year. A regional approach to SoE reporting:

- Facilitates a better understanding of the state of the environment in a regional context;
- Encourages collaboration with regards to sharing ideas and resources;
- Assists in the management of shared environmental resources; and
- Forges stronger links across participating councils.

To prepare the report each Council was asked to report on a common set of environmental indicators within the themes of Land, Water, Biodiversity, People and Communities and Towards Sustainability. This allows the comparison of environmental indicators between Councils and also allows the data to be aggregated and then trended over time for the region. This process can assist Councils in understanding trends in the condition of environmental assets which transcend political boundaries.

While BRC participates in the Regional SoE reporting process it also prepares its own SoE each year. This ensures that monitoring of a broader range of environmental indicators is reported to the Bathurst community and that emerging issues can be identified and addressed. Under the new IP&R framework it will also allow Council to report specifically against the environmental objectives of the CSP.

6.4 CAR DEPENDENCY

Table 21 Indicators Car Dependency

	2012-13	2013-14	2014-15	2015-16	2016-17	Trend
Kilometres of dedicated walking and cycling paths	99.8	102.7	103.0	108.7	114.0	↑

Note: Trend is based on a comparison of 2016-17 data with an average of the previous four years data

Through the community strategic planning consultation process the Bathurst community expressed the desire to reduce car dependency in the region. Car dependency is seen primarily as an issue of environmental sustainability due to the consumption of non-renewable resources and production of greenhouse gases. However increased car dependency also encompasses issues of social and cultural sustainability including reduced social equity and community livability.

In 2011 Council adopted the Bathurst Community Access and Cycling Plan which provides for the better integration of walking and cycling into the Bathurst Region and the transport network. A key recommendation of the plan is to provide improved links between facilities through the urban environment. When the plan was developed there were approximately 73.3km and 13.4km of footpaths and cycleways respectively (total



86.7km). By the end of the current reporting period this had increased to 92 km of footpaths and 22km of cycleways, giving a total of 114km (**Table 21**).

PUBLIC TRANSPORT

During the 2012-13 reporting period a daily rail service between Bathurst and Sydney commenced. Making its first journey on October 21, 2012 more than 25,000 people used the daily rail service in its first full year of operation. The service came about as a result of strong community lobbying by the Bathurst Rail Action Network which was set up with the support of Council in 2005. A total of 36,663 rail journeys were made to or from Bathurst Station in 2016 calendar year. This figure cannot be compared to previous years as there was a change in data collection methodology by Transport NSW in July 2016 (**Table 22**).

Table 22 Train journeys to and from Bathurst

	2012	2013	2014	2015	2016	Trend
Number of journeys	19,416	32,997	39,959	43,271	36663 ¹	n/a

(NSW Transport for NSW, 2017)

Note: Data has not been trended as there was a methodology change in July 2016 and historic patronage figures are not directly comparable with current utilisation figures.



TOWARDS SUSTAINABILITY

Chapter Seven - PEOPLE AND COMMUNITIES

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

CSP Objective 13: To minimise the City's environmental footprint.

CSP Objective 16: To encourage sustainable waste management practices, including opportunities for energy generation

7.1 WASTE

Table 23. Indicator Summary Waste

Service	2012-13	2013-14	2014-15	2015-16	2016-17	Trend
Total waste received at Bathurst WMC (t)	47,971	45,534	50,215	47,441	43,608	↑
Total waste collected at rural transfer stations (t)	1,471*	1,447*	1,692*	1,973*	1,890	↓
Average total waste generated (t/ person)	1.22 [#]	1.14 [#]	1.205 [#]	1.17 [#]	1.01 [#]	↑
Annual kerbside waste collection (tonnes)	11,857	12,507	12,979	12,232	10,683	↑
Green Waste delivered to WMC (tonnes)	3,568	2,718	2,523	2,553	2,410	↓
Green Waste collected kerbside (tonnes)					4019	↑
Annual cost of waste collection service to residents	\$223	\$244	\$244	\$256	\$368	n/a
Volume of material collected for recycling (Kerbside) (t)	3,046	2,945	2,794	2,690	2,706	↓
Volume of recycled material at WMC (tonnes)	1,813	1,678	1,395	1,424	2,162	↑
Material recycled (tonnes per person)	0.12 ^f	0.11 ^f	0.10	0.097	0.113	↑

* Does not include Hill End Landfill Centre.

[#] Calculated using total waste received at landfill & transfer stations and estimated residential population figures

^f Calculated using total recyclables collected through kerbside and at WMC and estimated residential population.
ERP population estimates 2012/13 40368, and 2013/14, 41026; 2014/15, 41652; 2015/16, 42293; 2016/2017, 43080 (profile.id, 2017)

Note: Trend is based on a comparison of 2016-17 data with an average of the previous four years data



PEOPLE AND COMMUNITIES

Waste is caused by the disposal of materials at the perceived end of their life or when the user has no further need for the item. Waste places pressure on the environment through inappropriate disposal, use of valuable land for waste management, unsustainable resource use and soil and water pollution from landfills. There is increasing awareness of the impact of organic waste on climate change.

BRC is responsible for the provision of waste collection and recycling services to the local community and Council is continually investigating ways to increase the efficiency of waste management through the provision of opportunities to correctly dispose of reusable and recyclable materials.

The total waste disposed to landfill at the Bathurst WMC decreased by approximately 6% over the previous reporting period, the lowest volume in the last five years. There was a corresponding decrease in average total waste per person over the previous reporting period (**Table 23**). This decrease is primarily a result of the introduction of a kerbside food and garden waste collection service in April 2016.

7.2 COUNCIL WASTE INITIATIVES

WASTE SERVICES

BRC offers a range of waste collection services to local residents, including kerbside collection of municipal waste, recyclables and organics as well as providing drop-off recycling facilities at the Bathurst WMC and/or Civic Centre.

RECYCLING

Following a significant increase in kerbside recycling with the change to a 240 litre commingled wheelie bin in December 2007, kerbside recycling rates peaked at 3,089 tonnes in 2011 but have since plateaued at around 2,700 tonnes per annum (**Table 23**). In addition to the kerbside recycling collection, there are recycling drop-off bays at the WMC which also provide residents with the opportunity to dispose of their waste appropriately. There are bays and bins for recyclables including glass, plastics (numbers 1-7), aluminium, steel, paper and cardboard, batteries (lead acid), light bulbs, smoke detectors, gas bottles, e-waste, waste engine and gear oil as well as a green waste drop off area (**Table 24**).

Table 24. BRC Recycling recoveries

Recycling by material	2012-13	2013-14	2014-15	2015-16	2016-17	Trend
Scrap Metal (t)	716	740	678	641	1516	↑
E-waste (t)	0.12	15.6	5.2	8.0	7.6	↑
Drum Muster (number of drums)	n/a ¹	2,000	1,999	897	1,704	↑
Chemcollect hazardous liquid wastes (kg)	2,796	6,610	9,272	4,787	8,258	↑

¹No collection in reporting period

Note: Trend is based on a comparison of 2016-17 data with an average of the previous four years data



PEOPLE AND COMMUNITIES

WASTE INITIATIVES

BRC runs or participates in a wide range of waste initiatives in order to reduce the amount of waste that is disposed of at landfill and to increase the recovery of resources through recycling. These are outlined in **Table 25**.

Table 25 Council Waste Initiatives

	Details	Outcomes	Partners	When
Wastewise	The Wastewise Bathurst campaign seeks to educate residents in a positive way about how they can produce less waste.	A range of community education programs relating to waste implemented during the reporting period.	Various depending on the activity	Year - round
Community Garage Sale	Held annually at the Mt Panorama pit Complex	70+ stallholders and 3000+ attendees. In recent years the engagement and education component of this event has been growing.	Bathurst Rotary Club	Annually in November/December
Food and Organics Collection Service	Council commenced a new food and garden waste collection service in April 2016 to divert organic waste from landfill	In 2015 an audit revealed that up to 70% of the red lid waste bin was organic waste, this can be diverted from landfill through the introduction of the food and garden waste collection and working towards improved recycling rates.	JR Richards, ANL and Netwaste	Ongoing
Mobile Muster Program	Council collection points at the Civic Centre and WMC.	Council collects mobile phones, chargers and batteries via a collection box in the Civic Centre, this successful program assists with diverting waste from landfill on an annual basis.	Mobile Muster	Year - round
Drum Muster	National Product Stewardship Program	On booking Council's WMC accepts chemical drums for the National Drum Muster program. 1704 drums were collected during the reporting period.	Drum Muster Industry Stakeholders	Year - round
Household and lead acid Battery Recycling	Household battery recycling points at the Civic Centre and WMC.	Approximately 7 tonnes collected during the reporting period.	n/a	Year - round
E-waste collection	BRC has a year-round e-waste collection.	7.6 tonnes collected during the reporting period.	Netwaste	Year - round

**PEOPLE AND COMMUNITIES**

	Details	Outcomes	Partners	When
The Junktion – Community Recycling Centre	Suitable saleable materials can be dropped off at the Junktion where they will be sold	The Junktion diverts waste from landfill each year with only unsaleable items being transferred to the WMC	Central West Care	Year-round
Waste 2 Art	Council participates in the Netwaste Waste 2 Art program to raise awareness of waste issues through art	Participants develop artwork based upon waste themes which is placed on public exhibition. In 2016, Council received 70 entries and had 200+ visitors to the public exhibition held at BMEC. The exhibition is an opportunity to engage the wider community around waste.	Netwaste, BRAG and schools	Annually in April/May
Waste Education Program	Council runs a Waste Education Program in conjunction with Envirocom encompassing seniors activities, childcare lessons and activities in schools to promote waste messages	Council is seeking to engage the community around correct disposal of waste and in 2015/2016 this has focussed on supporting the roll-out of the food and garden waste collection service which commenced in April 2016.	Envirocom and Netwaste	Annual – Year Round
Netwaste	BRC is a member of NetWaste, an organisation established to allow regional councils to take a collaborative approach to waste issues.	2 household chemical collections in 2016-17, with a total of 8.3 tonnes of solid and liquid hazardous waste collected; Scrap metal collection of 1516 tonnes during reporting period.	Netwaste member Councils	Scrap metal year-round; Chemcollect twice per year.
Litter	Council ran the Hey Tosser! litter program in 2015 and undertook other litter activities	Substantial advertising and media around litter continues. Refurbishment of infrastructure including bins and cigarette bins in CBD and on campus remain in place. Installation of new litter signage and roll out of litter reporting app have occurred.	NSW EPA CSU	Year Round



PEOPLE AND COMMUNITIES

	Details	Outcomes	Partners	When
Love Food Hate Waste	Council is a partner in the Love Food Hate Waste program and undertakes community engagement activities throughout the year	Development of resource materials and promotional materials to encourage food waste minimisation is ongoing and now links to the food and garden waste collection promotions as well	NSW EPA	Year round

7.3 NOISE

Noise is a key contributor to the amenity of an area and excessive or offensive noise is considered pollution under the *Protection of the Environment Operations Act 1997*. Council plays an active compliance role in relation to noise through handling a range of complaints from the community. The number of noise complaints received by Council during the reporting period was 66, the highest in the last five years (Table 26). Dog barking continued to be a major contributor to noise complaints with 218 complaints made to Council during the reporting period.

Table 26. Noise Complaints received

Complaint type	2012-13	2013-14	2014-15	2015-16	2016-17	Trend
Noise (including domestic, commercial, industrial)	52	49	64	60	66	↓
Noise (Barking Dogs)	214	231	201	248	218	↑

Note: Trend is based on a comparison of 2016-17 data with an average of the previous four years data



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7.4 HERITAGE

"Heritage consists of those places and objects that we as a community have inherited from the past and want to hand on to future generations. Our heritage gives us a sense of living history and provides a physical link to the work and way of life of earlier generations. It enriches our lives and helps us to understand who we are today" (OEH, 2013).

The Bathurst Region showcases a diverse heritage which encompasses buildings, objects, landscapes, trees, gardens, bridges, industrial structures, conservation precincts and Aboriginal places. The European heritage of Bathurst is both a basis for the development of community and an element which attracts thousands of visitors to Bathurst annually.

Table 27 Indicators Heritage

Heritage	2012-13	2013-14	2014-15	2015-16	2016-17	Trend
NSW State Heritage Register Items	33	33	34	35	34	→
Locally Listed Heritage Items	298	298	331	331	341	↑
Heritage buildings on statutory heritage lists demolished/degraded	0	0	0	0	0	→
Heritage buildings on statutory heritage lists renovated /improved	17	10	8	6	10	→
Development approvals on listed Aboriginal sites	0	0	0	1	1	→

Note: Trend is based on a comparison of 2016-17 data with an average of the previous four years data

7.5 CONDITION - NON-ABORIGINAL HERITAGE

The city of Bathurst has one of the most important and intact nineteenth and early twentieth century 'townscapes' in New South Wales. Many workers' cottages, industrial and commercial, terrace houses, mansions, slab huts and grand civic structures from 1815 to the 1950's remain intact.

Over the next 20 years, the Bathurst region's population is expected to grow substantially. The increase in population will result in a greater demand for urban development with a greater focus on the larger properties which contain heritage items and on renewal of older areas of the city. Some expansion of the historic rural villages is also expected. Continuing development has the potential to place significant pressures on areas or items of natural and cultural heritage, particularly where developments are proposed or take place in the immediate vicinity of such items. The built environment remains under pressure from continued urban construction and development.



PEOPLE AND COMMUNITIES

7.6 COUNCIL RESPONSE TO PRESSURES ON NON-ABORIGINAL HERITAGE

Within the Bathurst region, heritage listing and/or the location of the property within a heritage conservation area as identified in the LEP is the primary planning mechanism for managing heritage within the region (Table 27). However, as comprehensive as the LEP is, there will always be situations where potential items of significance will be missed at the time of the creation of the Local Environmental Plan.

The policy requiring consideration of heritage significance for all properties being 50 years old or older is the secondary tool used by Council to ensure further consideration is given to those properties that were not listed but may still hold potential significance.

The gazettal of the Bathurst Regional Local Environmental Plan in 2014 saw the listing of 33 additional heritage items. Council continues to review the LEP listings.

In November 2014, the Bathurst Regional Development Control Plan 2014 came into effect. The DCP seeks, amongst other things, to ensure the protection of the City's heritage assets whilst enabling sustainable growth. The DCP includes many of the recommendations of the Bathurst Region Heritage Study 2007 to preserve the heritage building stock of the Bathurst Region.

There are a range of strategic planning frameworks and projects by which Council seeks to conserve our heritage. These are outlined in **Table 28**.

Table 28 Council initiatives Heritage

Heritage Strategy	<p>Council is required to prepare a three year Heritage Strategy, in conjunction with its Heritage Advisor. The Heritage Strategy provides guidance for Council to identify areas of heritage management that need to be implemented or carried out over a three year period to adequately protect and maintain the region's heritage. Actions are reported annually to Council and OEH.</p>	<p>Key achievements under 2014-17 plan include:</p> <ul style="list-style-type: none"> • Council's Heritage Advisory Service continues to be a well-received program with 137 site inspections undertaken in the 2016/17 financial year, an increase from the previous financial year. • Council operates the local heritage fund supported by OEH funding. Council also runs a Conservation and Interpretation Fund (Council funded) to support private/community interpretation projects, studies, and CMPs and a Main Street Fund (Council funded) to improve sites within the Bathurst CBD. • Gazettal of amendment to LEP 2014 to list an additional 10 places as heritage items that included natural Landscapes as recommended by the Bathurst Region Heritage Study 2007. • Council's funding application for King's Parade Interpretation was successful under the OEH 'Heritage Near Me' program with \$20,000 being offered. • Completion of Wattle Flat Mining Areas Archaeological Management Plan (prepared by Bowen Heritage Consultants). • Completion of an Archaeological Management Plan for Strath Stone Wall (prepared by Bowen Heritage Consultants). • Near completion of the Main Street Study
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PEOPLE AND COMMUNITIES

		<p>Review providing statement of significance and building recommendations for all of Bathurst CBD. Linked the Main Street study inventories to Council's GIS and to Council's Development Control Plan.</p> <ul style="list-style-type: none"> • Near completion of a Surveyors Theme Heritage Trail in the Bathurst CBD. • DA fees are waived for the repainting of buildings, reinstatement of verandahs and appropriate signage in the Bathurst CBD. Section 68 fees such as erection of scaffolding or footpath closures associated with these works are also waived. • Seminar held in Bathurst on 20/9/2016 with local business owners and owners of buildings in Bathurst CBD highlighting the importance of appropriate signage and colour schemes and its benefit to not only the business but the heritage conservation area. • Manage and promote the Bathurst Macquarie Heritage Medal and assist the National Trust Local Heritage Awards. • Council has prepared relevant heritage assessment and impact for the adaptive reuse of the former Railway Institute Building for use as a community museum. The building is owned by Transport NSW and is proposed to be leased to Council. • Scope of works and maintenance schedules for Bathurst Grandstand and Machattie Park Fernery completed and works underway. • Expand the work completed in the TAFE CMP to more detailed planning for adaptive reuse and the identification of appropriate development options - and try to identify funding sources to assist with these studies. • Continued work on the Pillars of Bathurst Cultural Garden. • Continuation of the Bathurst Region Heritage Reference Group as recommended by the Bathurst Region Heritage Strategy. • The Strategy has been updated every 3 year period from 2002/03. In consultation with the Bathurst Region Heritage Reference Group, the 2017-2020 strategy has been development. The 2017- 2020 Bathurst Heritage Plan was adopted by Council in July 2017.
Bathurst Region Heritage Fund	Bathurst Regional Council, in conjunction with the NSW Heritage Branch, established the Bathurst Region Local Heritage Fund which provides modest support, (generally from \$300 to \$2,000), on a dollar for dollar grant basis for private projects of restoration and/or conservation.	<p>In 2016/17, 51 projects were completed under the fund with an estimated total value of works of \$355,015.</p> <p>Since the fund commenced in 1999 BRC in conjunction with the NSW Heritage Branch, the fund has contributed over \$6,128,273 worth of the assist in the conservation of heritage properties in the Bathurst Region.</p>



PEOPLE AND COMMUNITIES

Bathurst Region Conservation and Interpretation Fund	Assists local property owners, local heritage trusts/organisations or community groups to undertake the preparation of Conservation Management Plans, local history publications, Heritage Interpretation Strategies and historical projects.	<p>In 2016/17, \$16,255 was offered and paid to 10 conservation and interpretation projects, including:</p> <ul style="list-style-type: none">• The Western Stores and Edgleys Book - Bathurst District Historical Society.• Framing of 1918 Bathurst Times Calendar, copy of (SR8793) 1846 Map of Bathurst, replica of 1819 petition and copy of 1891 Collingridge engraving - Bathurst District Historical Society.• Set up website for Tremains Mill restoration project - Tremains Mill• Purchase of a display cabinet to store and display artefacts belonging to the Sisters and promote their contribution to education - St Joseph's Convent, Perthville• Reprint Eglinton History Book - Eglinton War Memorial Hall and Park Inc.• Ida Traill Oral History for education at Miss Traill's House.• Installation of interpretative sign at Stamper Battery Remains and Locality Map on Hall - Sunny Corner and District Progress Association Inc• Wiradyuri Education Resource - Bathurst Wiradyuri and Aboriginal Community Elders• Installation of 'Grimshaw' plaque and unveiling celebration and installation of 'Spencer' plaque - Bathurst Family History Group.• Conservation and interpretation of the 1892 brick foundations of the former kitchen wing of the Police Barracks - Bathurst City Community Club. <p>In total, the projects completed in the 2016/17 fund have an estimated total value of \$32,138 for the region</p>																		
Bathurst CBD Main Street Fund	The fund was aimed at assisting property owners and tenants to improve, repair and maintain buildings within the Bathurst CBD.	The Bathurst CBD Main Street Improvement Fund is in its 1st year of operation in 2016/17. A total of 12 projects were completed with Council offering \$33,015 to business owners and tenants in the Bathurst CBD for main street improvement works.																		
Bathurst Heritage Advisory Service	Since 1996, Bathurst Regional Council has been providing a free heritage advisory service for owners of heritage properties. The service has been running on a fortnightly basis reviewing development applications and providing advice to property owners on site as to future proposals.	<p>During the reporting period the Advisory Service provided the following advice to private property owners:</p> <table><tr><td>Total Site Visits</td><td>137</td></tr><tr><td>Heritage/Urban Design advice</td><td>85</td></tr><tr><td>Pre DA advice</td><td>32</td></tr><tr><td>DA Assessment advice</td><td>73</td></tr><tr><td>Pre DA advice - Sustainability and energy efficiency</td><td>0</td></tr><tr><td>Approvals:</td><td></td></tr><tr><td>Adaptive Reuse</td><td>5</td></tr><tr><td>Regeneration & Urban Design</td><td>21</td></tr><tr><td>Infill & additions</td><td>42</td></tr></table>	Total Site Visits	137	Heritage/Urban Design advice	85	Pre DA advice	32	DA Assessment advice	73	Pre DA advice - Sustainability and energy efficiency	0	Approvals:		Adaptive Reuse	5	Regeneration & Urban Design	21	Infill & additions	42
Total Site Visits	137																			
Heritage/Urban Design advice	85																			
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DA Assessment advice	73																			
Pre DA advice - Sustainability and energy efficiency	0																			
Approvals:																				
Adaptive Reuse	5																			
Regeneration & Urban Design	21																			
Infill & additions	42																			



PEOPLE AND COMMUNITIES

ABORIGINAL HERITAGE

STATE OF ABORIGINAL HERITAGE IN THE BATHURST REGIONAL COUNCIL LOCAL GOVERNMENT AREA

A total of 14 known sites occur within the former Bathurst City Council Local Government Area and approximately 144 sites occur within the former Evans Shire Council Local Government Area. These figures do not include stone arrangements at Mount Panorama, Bald Hills and in the Mount Pleasant area.

THREATS PRESSURE ON ABORIGINAL AREA/SITES

As time progresses the knowledge by the Aboriginal people of the location and history of significant sites is under pressure of being lost.

RESPONSE TO PRESSURES ON ABORIGINAL HERITAGE

Planning

Council considers Aboriginal heritage as part of any Local Environmental Study and rezoning applications. Developments requiring an Environmental Impact Statement must consider the potential impact on Aboriginal heritage.

Aboriginal Heritage Study

During 2004, Council held discussions with the NSW Heritage Office in relation to an Aboriginal Heritage Study as a component of the Bathurst Regional Heritage Study. Unfortunately, the desired outcomes were not achieved in terms of items of Aboriginal heritage significance. Council funded an Aboriginal Heritage Study for the local government area in 2015 and have engaged consultants to prepare an Aboriginal Interpretation Strategy and a public release version of the Aboriginal Heritage Study is due for completion in 2018.

In 2017, Council commenced the preparation of Aboriginal Cultural Heritage Assessments at Mount Panorama. The studies are ongoing and are expected to be completed in 2018.

Searches on AHIMS Database

Council regularly searches the AHIMS database as part of Review of Environmental Factors (REF) applications or Development Applications (DA). During the 2016/17 financial year, 26 AHIMS searches were completed. The local Aboriginal community are actively registering sites on the AHIMS database.

The Aboriginal sites identified as part of the Bathurst Regional Aboriginal Heritage Study have been placed on Council's internal GIS system to assist during the REF and DA processes.



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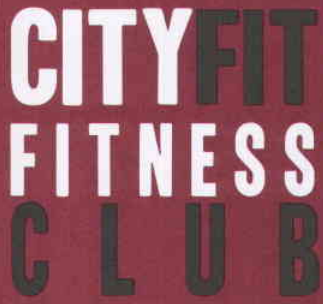


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9
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www.cityfitbathurst.com.au

26th September 2017

The General Manager
Bathurst Regional Council
William Street
Bathurst 2795

BATHURST REGIONAL COUNCIL

- 9 OCT 2017

REF. 2017/115/009

Dear Sir

RE: Development Application No 2017/115

Consent for this development application was recently approved.

Prior to the issue of a Construction Certificate one of the conditions to be met involved the payment to Council of \$6,409.20 for water and sewer headworks. I feel this fee is disproportionate to both the size and nature of the project.

This project includes the construction of one changeroom compliant for a disabled person and a second ambulant toilet cubicle. In total there are 2 toilets, one shower and 2 basins. Most of the cost of the project is in the plumbing as the ceiling, floor, and one wall already exist.

Both the sewerage and water connection are to our existing infrastructure. Our sewer pipe runs under the floor below the new changerooms and we have a hot and cold water connection already present on the wall of what will become the new changerooms.

As our existing male and female changerooms are accessible via stairs, a primary purpose of creating these new toilets is to accommodate the needs of disabled and elderly people. In addition we are experiencing problems where a parent is required to accompany an opposite sex child to use our existing changeroom. This is particularly significant where a child is older and has special needs, but otherwise appears normal.

To a large degree the addition of these new facilities will provide convenience and opportunity to a group of individuals who need it. Our swim school patrons will benefit from it, but by and large it will be shifting their use from one set of changerooms to another more so than raising capacity.

As it stands we estimate that this fee would represent up to 20% of the cost of the project. We ask that this fee be set aside.

Whilst this matter is being determined we ask also that it does not delay the issue of a Construction Certificate if other requirements for the issue of the Certificate are met.

Yours faithfully

A handwritten signature in black ink that reads "Gary Webster".
Gary Webster
Director

DEPBS-R

**DIRECTOR CORPORATE SERVICES & FINANCE'S REPORT -
ATTACHMENTS**

ORDINARY MEETING OF BATHURST REGIONAL COUNCIL

15 NOVEMBER 2017

BATHURST REGIONAL COUNCIL
INVESTMENT PERFORMANCE

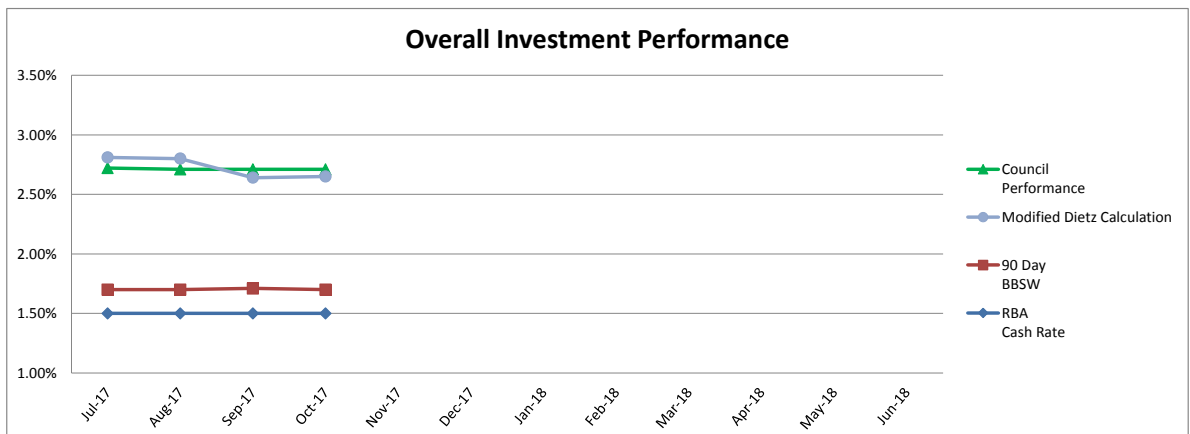
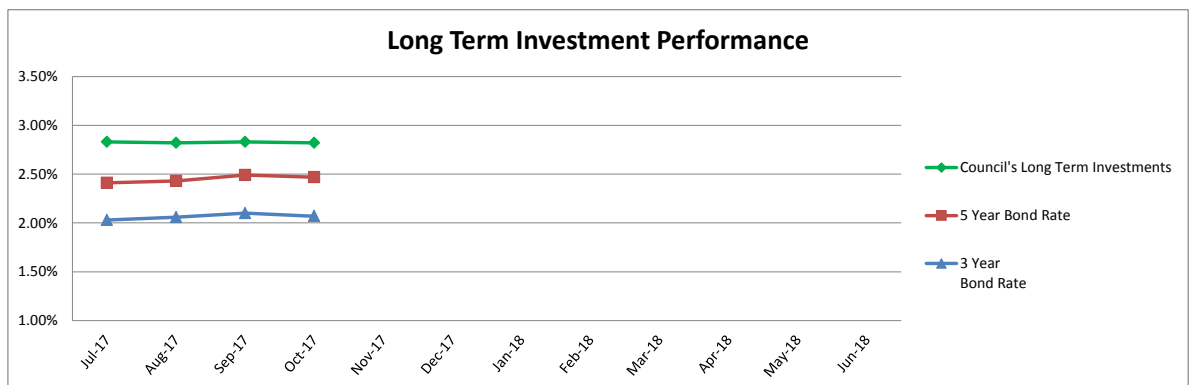
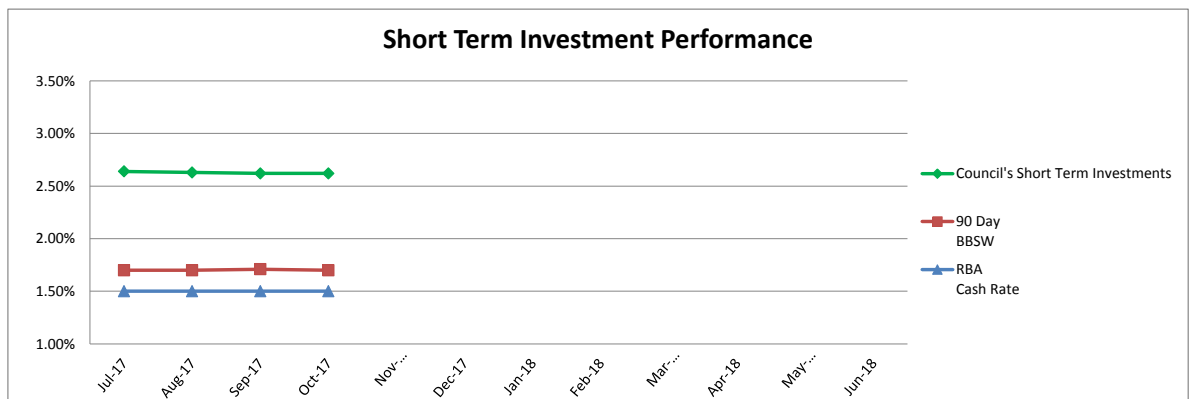
Investment Policy Benchmarks

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 outperformed both benchmarks.

Reserve Bank of Australia - Cash Rate	1.50%
AFMA - 90 Day Bank Bill Swap Rate (BBSW) Avg Mid	1.70%
Three Year Swap Rate - Commonwealth	2.07%
Five Year Swap Rate - Commonwealth	2.47%
Modified Dietz Calculation	2.65%

	Short Term			Long Term			Overall Performance	
	RBA Cash Rate	90 Day BBSW	Council's Short Term Investments	3 Year Bond Rate	5 Year Bond Rate	Council's Long Term Investments	Modified Dietz Calculation	Council Performance
Jul-17	1.50%	1.70%	2.64%	2.03%	2.41%	2.83%	2.81%	2.72%
Aug-17	1.50%	1.70%	2.63%	2.06%	2.43%	2.82%	2.80%	2.71%
Sep-17	1.50%	1.71%	2.62%	2.10%	2.49%	2.83%	2.64%	2.71%
Oct-17	1.50%	1.70%	2.62%	2.07%	2.47%	2.82%	2.65%	2.71%
Nov-17								
Dec-17								
Jan-18								
Feb-18								
Mar-18								
Apr-18								
May-18								
Jun-18								



BATHURST REGIONAL COUNCIL

INVESTMENT PERFORMANCE

Benchmark 2 - Credit and Maturity Benchmarks

2a - Overall Portfolio Credit Framework

To control the credit quality on the entire portfolio, the following credit framework limits the percentage of the portfolio exposed to any particular credit rating, Council has successfully met this criteria.

Short Term	Ratings	Maximum Holding %	Actual Holding %	
	A1+	100	16%	Complies
	A1	80	0%	Complies
	A2	60	37%	Complies
	A3	40	2%	Complies
	ADI	20	2%	Complies
Long Term				
	AAA	100	0%	Complies
	AA+ AA AA-	80	15%	Complies
	A+ A A-	60	8%	Complies
	BBB+ BBB BBB-	40	18%	Complies
	ADI	20	2%	Complies
			100%	

2b - Institutional Credit Framework

To limit single entity exposure each individual institution will be limited by their credit rating, Council has successfully met this criteria.

Short Term	Ratings	Maximum Holding %	Actual Holding %	
CBA	A1+	45	2%	Complies
National Australia Bank Limited	A1+	45	11%	Complies
Bankwest	A1+	45	3%	Complies
Bank of Queensland Limited	A2	30	15%	Complies
Bendigo and Adelaide Bank Limited	A2	30	3%	Complies
Newcastle Permanent	A2	30	3%	Complies
Maritime, Mining & Power Credit Union	A2	30	5%	Complies
People's Choice Credit Union	A2	30	5%	Complies
IMB	A2	30	5%	Complies
G & C Mutual Bank Limited	A3	15	2%	Complies
Railways Credit Union Limited	ADI	15	2%	Complies
Long Term				
Commonwealth Bank	AA-	35	8%	Complies
Westpac	AA-	35	7%	Complies
Suncorp Metway	A+	30	1%	Complies
Rabobank	A+	30	1%	Complies
AMP	A	30	3%	Complies
Macquarie Bank Limited	A	30	1%	Complies
Bendigo & Adelaide Bank	BBB+	20	2%	Complies
Bank of Queensland	BBB+	20	5%	Complies
Police Bank Ltd	BBB	20	2%	Complies
Newcastle Permanent (7/4/2020)	BBB	20	4%	Complies
Members Equity Bank	BBB	20	1%	Complies
Greater Building Society	BBB	20	4%	Complies
Credit Union Australia	BBB	20	2%	Complies
Maritime Mining & Power Credit Union	ADI	15	3%	Complies
			100%	

2c - Maturity Profile

The Investment Portfolio is to be invested within the following maturity constraints, Council has successfully met this criteria.

	Short Term	FRTD	TCD	FRN	Min %	Max %	Actual %	
Within one year	50,500,000	0	0	5,000,000	40	100	63%	Complies
One to three years	0	1,500,000	3,000,000	11,800,000	0	60	18%	Complies
Three to Five Years	0	9,500,000	0	5,000,000	0	30	16%	Complies
Over Five Years	0	2,200,000	0	0	0	15	3%	Complies
	50,500,000	13,200,000	3,000,000	21,800,000			100%	

Recommendation: That the report be noted.

Responsible Accounting Officer

.....
Director Corporate Services & Finance

..... / /2017
Prepared By Lesley Guy

..... / /2017
Reviewed By T Burgoyne

BATHURST 2036 COMMUNITY STRATEGIC PLAN

Review as at 31st October 2017

Council's Vision:

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

Directions:

The Directions to achieve this vision are the objectives of this Plan as outlined below.

Economic Prosperity

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

Environmental Sustainability

- To promote sustainable and energy efficient growth.
- To protect and enhance the region's landscapes, views, vistas, open spaces and the Macquarie River.
- To protect and enhance the region's biodiversity.
- To protect the region's unique heritage and history.
- To protect a unique identity.
- To protect and enhance water quality and riparian ecology.
- To minimise the City's environmental footprint.
- To encourage less car dependency.

- To secure a sustainable water supply and raise awareness on water issues.
- To encourage sustainable waste management practices, including opportunities for energy generation.

Liveable Communities

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

Sound Leadership

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

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:



<div>In progress – tracking as expected</div> <div><div><div></div><div></div><div></div></div></div> <div>156 / 165</div> <div>95 %</div>	<div>Needs Attention</div> <div><div><div></div><div></div><div></div></div></div> <div>9 / 165</div> <div>5 %</div>	<div>Urgent Attention</div> <div><div><div></div><div></div><div></div></div></div> <div>0 / 165</div> <div>0 %</div>
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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. With a budget in excess of \$80m council's Engineering Services Department has the responsibility to ensure the current needs of the community are met and the capacity exists to cater for future growth. A clean and safe water supply, a quality local road network, and environmentally responsible waste management systems are all high priorities for engineering the future of the Bathurst Region.

Asset Management

CSP 2036 Objective Reference	Delivery Program Actions 2017-2021	Operational Plan Tasks 2017/2018	Performance Measure	Responsible Officer	Action Year to Date	Status
<div>3, 6</div> <div>13, 14</div> <div>19</div> <div>28</div>	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.	600 lineal metres of footpath and or cycleway completed.	Manager Bathurst Works	200m Rankin St (Durham to Morrisett) 200m Stewart St (Durham to Morrisett) 200m Seymour St (Bentinck to Lambert)	<div> <div></div> <div></div> <div></div> <div></div> </div>
		Monitor condition of footpaths.	Less than 50 public requests regarding trip defects on paved footpaths.	Manager Bathurst Works	22 complaints received to date	<div> <div></div> <div></div> <div></div> <div></div> </div>
<div>6, 7</div> <div>8</div> <div>22, 24</div> <div>29</div>	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 major capital works and routine maintenance programs. Completion of Roads to Recovery Program.	Manager Bathurst Works	Tarana Rd Shoulders – 10% complete Hen & Chicken Lane Underway – 50% complete 2km Freemantle Rd widen, stabilise and seal – 100% complete 800m Wambool Rd reconstruct and seal – 100% complete Dunkeld Rd reconstruction complete.	<div> <div></div> <div></div> <div></div> <div></div> </div>
		Progressive renewal of gravel road surface throughout the network.	Unsealed Roads Gravel Resheeting program complete.	Manager Bathurst Works	Colleen Hagney Lane	<div> <div></div> <div></div> <div></div> <div></div> </div>

CSP 2036 Objective Reference	Delivery Program Actions 2017-2021	Operational Plan Tasks 2017/2018	Performance Measure	Responsible Officer	Action Year to Date	Status
		Undertake maintenance program in accordance with allocated budget.	Greater than 90% of the urban road network remains in condition index 1, 2 or 3.	Manager Bathurst Works	Latest ratings in May 2016. > 90% rated either 1, 2 or 3.	
6, 7 9 19 28	Protection of urban areas on the Bathurst Floodplain	Continue the planning for construction of flood mitigation works as outlined in the Bathurst Flood Management Plan.	Construction of Perthville Levee, Stage 1.	Manager Technical Services	Works commenced.	

Recreation Services



CSP 2036 Objective Reference	Delivery Program Actions 2017-2021	Operational Plan Tasks 2017/2018	Performance Measure	Responsible Officer	Action Year to Date	Status
4, 6, 8, 9, 10 17, 20, 21 28, 29	Plan for increasing population and ageing population in the provision of suitable recreational projects	Construct additional facilities as per budgets	Construction of additional 2 rugby league / union fields Hereford Street	Manager Recreation	Contract for construction of 2 x rugby league fields awarded to Central West Civil. Turf grass has been installed to the 2 fields. Weather and technical issues with field infill material has resulted in delay of works. Field establishment works commenced in Spring due winter causing grass establishment issues. Required works to complete the construction of the 2 sports fields are to be undertaken by Council. Anticipate fields being in a usable condition by March 2018. Tender awarded to Nick Harvey Constructions for the building of the Rugby League Clubhouse. Council was required to re-compact the building footprint site before building works commenced. Building works commenced in March 2017. Anticipate completion of building by December 2017.	
			Carrington Park Grandstand redevelopment / extension	Manager Recreation	Funding not provided for in 2017/18. Council to commence preparation of design brief document in preparation of 2018/19 financial year funding.	
			Reconstruction of 3 turf football fields – Proctor Park	Manager Recreation	Tender for reconstruction of 3 fields closed in July 2017. Contract awarded to Renworx Pty Ltd. On site works commence beginning of October after completion of football season. Anticipate fields to be finished by March 2018.	
			Restoration of Cricket Wicket Table George Pk No2	Manager Recreation	Quotation closed 22 August 2017. Contract awarded to L-Don Sporting Areas Pty Ltd. Works expected to commence in November 2017.	

CSP 2036 Objective Reference	Delivery Program Actions 2017-2021	Operational Plan Tasks 2017/2018	Performance Measure	Responsible Officer	Action Year to Date	Status
<div>4, 8, 9, 10, 13, 23</div>			Replacement 2 x synthetic tennis court surfaces – John Matthews Tennis Centre	Manager Recreation	Contract for court resurface works awarded to Tuff Turf. Anticipate completion of works by December 2017.	
			Field drainage installation to field No1 Ashwood Park	Manager Recreation	Contract awarded to Renworx Pty Ltd. On site works commenced in October 2017, following completion of Rugby Union season. Anticipate completion of works by end of November 2017.	
			Restoration of 4 netball courts – John Matthews netball complex	Manager Recreation	Specification document completed and tenders called in August 2017. Contract awarded to L-Don Sporting Areas Pty Ltd. Anticipate works to be completed by March 2018.	
	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 provide long term strategies for the Region	Review and update the Bathurst Vegetation Management Plan	Manager Recreation	Quotations for a consultancy to upgrade the VMP was called and closed 13 June 2017. Contract awarded to Molino Stewart Pty Ltd. Works commenced in October 2017. Work to include community consultation process Anticipate completion of works in May 2018.	
			Develop 2017/18 spraying program by December 2017 & complete by April 2018.	Manager Recreation	Weed surveys across Council's parks and reserves are underway. Quotation brief to be developed and quotations called for spraying works to various community land in December 2017. 2017/18 weed control program expected to be completed by March 2018.	
		Continue ongoing environmental and maintenance works as identified in the Bathurst Vegetation Management Plan (VMP) to the Macquarie River and other areas, upon availability of resources	Arrange for 16 Tree Planting and volunteer engagement activities.	Manager Recreation	4 x community tree planting events and 4 x school planting events have been held since the commencement of the financial year to date.	
			Revegetation of a section of the Macquarie River adjacent to Kefford Street	Manager Recreation	The contract to revegetate the Macquarie River has been awarded to New Era. Site preparation works completed. Planting works now in progress.	


CSP 2036 Objective Reference	Delivery Program Actions 2017-2021	Operational Plan Tasks 2017/2018	Performance Measure	Responsible Officer	Action Year to Date	Status
			Apply for grants to assist completion of VMP program.	Manager Recreation	Council has applied to LLS for 3 grants to undertake vegetation rehabilitation projects across several parks. Proposed works range from weed control to revegetation planting.	
			Undertake maintenance of previously completed vegetation projects.	Manager Recreation	Ongoing. Maintenance contracts have been awarded to water and weed recently completed vegetation projects, including Apex Jubilee Park and various sites along the Macquarie River.	
4, 21,23, 28,29,30	Continue construction of new playgrounds in expanding residential areas and upgrade existing playgrounds and passive recreation areas.	Plan for the construction of new playgrounds in expanding residential areas in conjunction with Annual Operational Plan	Installation of new playground at Jarrah Park	Manager Recreation	Playground installation completed in Sep 2017.	
			Upgrade existing play equipment at Motor Racing Museum Playspace	Manager Recreation	Works completed	
		Continue to upgrade existing playgrounds as funding resources become available	Upgrade to existing playground equipment, College Road Park	Manager Recreation	New See Saw, playground edging and softfall material installed at College Road Park. Painting of existing swing expected to be completed at end of October 2017.	
			Construction of Freeman Circuit Park in accordance with landscape design. Park completed by June 2018.	Manager Recreation	Consultancy for the design of Freeman Park awarded. Design expected to be completed by December 2017. Anticipated costs for works have come in higher than \$300,000 budget. Council is applying for a grant to assist in the construction costs of the Park. Additional funding also to be submitted in the 2018/19 Management Plan deliberations to provide sufficient funds to construct the park. Anticipate tenders to be called in July 2018 for the construction of the Park.	
4, 8,9,10,13, 22, 28,						

CSP 2036 Objective Reference	Delivery Program Actions 2017-2021	Operational Plan Tasks 2017/2018	Performance Measure	Responsible Officer	Action Year to Date	Status
4, 8,11,12, 17,20,22, 26 30,33	Maintain existing and future recreational areas.	Maintain existing levels of service to all parks, reserves, open space areas and other recreational facilities.	Maintenance activities undertaken to all recreation Assets in accordance with adopted maintenance service levels.	Manager Recreation	Ongoing as part of adopted maintenance service levels and funding provisions.	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>




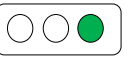

Water, Sewer and Waste


CSP 2036 Objective Reference	Delivery Program Actions 2017-2021	Operating Plan Tasks 2017/2018	Performance Measure	Responsible Officer	Action Year to Date	Status
6 8, 12, 15 22 28, 29, 31	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.	Meet the Australian Drinking Water Standards 99% of the time.	Manager Water and Waste	Water Filtration Plant daily operations are ongoing, with maintenance and repairs conducted as required. The chemical dosing infrastructure for the Manganese Removal Project is complete. The processes are monitored through a SCADA system.	
		Provide compliance reports to NSW Health as required			Samples taken, testing completed and reports provided. Results are compliant with Australian Drinking Water Guidelines (ADWG) Council's Drinking Water Management System (DWMS) and licence and are posted on Council's website.	
		Operate, maintain, repair and upgrade water distribution system.			A 2016 Annual Report on the Drinking Water Management System has been submitted to NSW Health and a EPA Annual Return lodged as required.	
		Respond effectively to discoloured water complaints within four hours.			Water distribution system operations are ongoing, with monitoring, maintenance and repairs conducted as required. Significant reservoir improvements have been completed, with further work planned, to continue to improve the integrity of the drinking water system around Bathurst. Complaints regarding discoloured water are actioned within the required timeframe.	
6 12, 15 22 28, 29, 31	Review, update and adhere to Drinking Water Management System.		Australian Drinking Water Guidelines compliance.	Manager Water and Waste	The number of discoloured water complaints for October 2017 was 10, which were received and actioned. This included calls relating to discoloured water from water main breaks. The financial year to date total calls for discoloured water is 35.	
					A Drinking Water Management System document has been completed and is in effect. Details on addressing the actions to ensure continuous improvement are being documented. A weekly internal review takes place, along with an external check of our water quality results through the NSW Health laboratory.	

CSP 2036 Objective Reference	Delivery Program Actions 2017-2021	Operating Plan Tasks 2017/2018	Performance Measure	Responsible Officer	Action Year to Date	Status
<div>6</div> <div>8, 15</div> <div>22</div> <div>28, 29, 31</div>		Kelso Water Infrastructure Project	Project is underway	Manager Water and Waste	Tenders have been called, assessed and reported to Council. Contractors (EODO) are well advanced, with work over 90% complete. Work on the reservoir pump station and rising and delivery mains are all part of the project. The reservoir base slab was poured on a single day. In December 2016, 34 wall panels were placed and in May 2017 the final two panels were installed. Post tensioning of the walls is complete. So far over 51,000 hours of contract work has taken place on the project and over 1400m ³ of concrete has been poured.	<div> <div></div> <div></div> <div></div> <div></div> </div>
		Eglinton Village expansion	Project advances	Manager Water and Waste	In order to cater for the doubling in size of Eglinton, a number of new water and sewer trunk mains were required. So far, for East Eglinton 70% of the required new trunk mains for water and sewer are in place. For West Eglinton, 50% of the required new trunk mains for water and sewer are in place.	<div> <div></div> <div></div> <div></div> <div></div> </div>
		Review and update plans as required.	Best Practice Guidelines compliance.	Manager Water and Waste	Project scoping was undertaken to identify what updating is required, and what approach should be taken to complete the work. Have selected the Drought Contingency and Water Supply Emergency Management Plan and the Demand Management Plan. A Consultant was appointed and work is complete. Reports have been presented to Council on the revised documents, which are on Council's website.	<div> <div></div> <div></div> <div></div> <div></div> </div>
		Continue implementation of Trade Waste Policy.			Trade Waste Policy is current, has been approved by NSW Office of Water, and adopted by Council. There are 335 approvals in place, with 351 active businesses (95%).	
<div>6</div> <div>12, 15</div> <div>22</div> <div>28, 29, 31</div>		Investigate, review and undertake further initiatives in the Best Practice Guidelines			This will be commenced, once DPI Water advises the outcomes of their proposed review of the guidelines. To date DPI Water is yet to release their issues paper.	<div> <div></div> <div></div> <div></div> <div></div> </div>
		Prepare plans and estimates for works highlighted in the computer models.	Review outcomes and opportunities from the water and sewer models and reports.	Manager Water and Waste	The water model has previously been reviewed some years ago, with several projects put into effect. The sewer model has been updated to include the expansion of Eglinton and Kelso. Work on comparing options to service the growth is well underway. Flow gauging occurred during late 2016, to	

CSP 2036 Objective Reference	Delivery Program Actions 2017-2021	Operating Plan Tasks 2017/2018	Performance Measure	Responsible Officer	Action Year to Date	Status
					<p>enable data to be collected for various weather events. Gauges have recently been removed, and a draft report has been commenced. The final report is due imminently.</p> <p>Water modelling improvements has been completed with gauges at 6 main reservoirs installed to allow for calibration during and after summer 2017/2018. A draft report is being prepared.</p>	
6 12, 15 22, 28, 29, 31		Prepare reports and studies for Winburndale Dam and Chifley Dam.	NSW Dam Safety Committee requirements addressed.	Manager Water and Waste	<p>The Winburndale Dam, Dam Safety Emergency Plan has been completed. Geological investigations, including core sampling and testing have been completed and a report on the assessment of foundation strength has been received by Council and NSW Public Works. This will enable upgrade designs to be progressed. Consultants have been engaged to complete the detailed design, which has been reviewed and forwarded to the Dam Safety Committee for comment. Staff are looking for grant funding opportunities. As none were available, funds are available in current and future budgets.</p> <p>Funds are available for the Winburndale Dam Safety Upgrade to call Expressions of Interest, and this is now underway, with documentation complete. The EOI closed on 6 December 2016. A review and assessment has been conducted. Approval to move to the tender phase has been received. This is being progressed with Public Works.</p> <p>A review of Environmental Factors (REF) has been updated and expanded to cover all work areas. A tender review panel is established and a tender evaluation plan is finalised. Subsequent to this, tenders have now been called during September, and closed with 4 offers received. These are being assessed.</p> <p>A tender report should be available at the December 2017 Council meeting.</p> <p>The annual surveillance report has been completed and recommendations are being actioned.</p> <p>The Chifley Dam Secure Yield Study (base case) has been completed, with the Climate Change (future scenario) study also now complete. This report is being reviewed.</p>	

CSP 2036 Objective Reference	Delivery Program Actions 2017-2021	Operating Plan Tasks 2017/2018	Performance Measure	Responsible Officer	Action Year to Date	Status
					The Chifley Dam Dambreak Study has been completed and forwarded to the NSW Dam Safety Committee. The Chifley Dam Safety Emergency Plan is complete and in effect. The annual surveillance report has been completed and recommendations are being actioned.	
		Work with CENTROC on Water Utilities Alliance goals	Collaboration conducted.	Manager Water and Waste	Work is continuing, through meetings and projects. Alliance Business Plan has been developed and adopted. Bi-monthly meetings attended, with other projects and correspondence dealt with as required.	
		Operate, maintain, repair and upgrade Waste Water Treatment Works to comply with licence conditions.	Operation of Waste Water Treatment Works in accordance with licence.	Manager Water and Waste	Waste Water Treatment Works operations are ongoing, with maintenance and repairs conducted as required. Plans for minor upgrades are underway. Daily and weekly sampling and monitoring of the plants performance are continuing, with internal and external testing performed.	
		Continue program of sewer main CCTV and lining	Maintain sewer mains.	Manager Water and Waste	Identification of appropriate locations for CCTV is ongoing. Any issues found are scheduled for repair or replacement as required.	
		Identify, plan and undertake construction works.	Renew water and sewer mains adjacent to road works or large developments.	Manager Water and Waste	Liaison with Technical Services staff to obtain advice on road projects and / or developments is continuing	
	Maintain and upgrade existing waste infrastructure to meet stakeholder requirements.	Replace waste collection vehicles on a 4 yearly cycle.	Vehicle fleet is up to date and able to adequately cater for city's needs.	Manager Water and Waste	The waste collection vehicle fleet is up to date.	

CSP 2036 Objective Reference	Delivery Program Actions 2017-2021	Operating Plan Tasks 2017/2018	Performance Measure	Responsible Officer	Action Year to Date	Status
		Review Waste Management Centre fill plans & take necessary steps to ensure the optimum long term strategy is determined and enacted.	Monitor the existing air space and identify future land requirements.	Manager Water and Waste	This project recommenced in 2014/2015, after previously being completed in 2011/2012. An audit has been conducted by EPA staff. A review has been conducted by an independent consultant. The final report has been received and recommendations are being put into effect. Planning is underway to conduct a future aerial survey.	
6 13, 16 22 29	Reduce waste to landfill.	Work with NetWaste on waste projects and opportunities.	Collaboration conducted	Manager Water and Waste	Several ongoing projects are supported, with bi-monthly meetings attended. New projects or opportunities are assessed as they arise. All options available to Bathurst Regional Council through NetWaste are supported. The new recycling and organics collection tender was presented to Council in October 2014. Other Councils have finalised their response. The new service started in April 2016, with delivery of bins in March 2016. The contract is proceeding smoothly.	
		Food and Garden Waste Contractor to undertake collection and reprocessing as per Contract. Council to continue education and promotion of appropriate behaviours.	Promote recycling to maximise collection volumes.	Manager Water and Waste	The roll out of information and education has commenced and will continue throughout 2017. Close to 30,000 new recycling and food and garden waste bins have been delivered. 5,289 tonnes of food and garden waste have been sent for composting in the first 18 months (April 2016 to September 17). The new service has been well received.	
		Recycling Contractor to undertake collection and reprocessing as per Contract. Council to continue education and promotion of appropriate behaviours.	Promote recycling to maximise collection volumes.	Manager Water and Waste	Recycling contract is continuing, with the contractor JR Richards providing the recycling collection service and transporting to the Orange MRF for sorting and further processing. Over 3,908 tonnes has been sent in the first 18 months of the new contract (April 2016 to September 2017). Wastewise education works are continuing, and the recycling contract education strategies are also underway.	
		Identify, assess and implement appropriate diversion opportunities.	Opportunities considered.	Manager Water and Waste	Numerous diversions are already in place, and working well. Further opportunities will be identified and assessed and implemented if appropriate to do so. New organics collection introduced.	


CSP 2036 Objective Reference	Delivery Program Actions 2017-2021	Operating Plan Tasks 2017/2018	Performance Measure	Responsible Officer	Action Year to Date	Status
		Work with Central West Care.	Monitor the operations of the Reuse and Recovery Centre.	Manager Water and Waste	Monitoring of the operations throughout the year is continuing as required.	

Corporate Services & Finance



Looking after its staff and ensuring open and transparent government is the main priority at Bathurst Regional Council. Council employs around 370 staff in 20 locations and attracting and keeping good people is our priority. For the fourth year in succession, in the annual Employee Opinion Survey, Council rated above the Australian Local Government Industry Standard for employee satisfaction.

Human Resources & Risk Management





CSP 2036 Objective Reference	Delivery Program Actions 2017-2021	Operational Plan Tasks 2017/2018	Performance Measure	Responsible Officer	Action Year to Date	Status
25 32, 33	Manage Council's Health and Safety and support ageing workforce initiatives.	Manage random drug and alcohol testing across Council's operations.	5% of permanent staff tested quarterly.	Manager Human Resources	Random Drug and Alcohol testing occurred in September with 20 staff members being tested.	
32, 33		Review and update Workforce Plan to reflect current workforce profile and priorities.	Collect workforce data quarterly and employee opinion surveys bi-annually to monitor trends.	Manager Human Resources	The new 2017 – 2021 Workforce Plan is currently being drafted.	
26 5	Provision of a range of education and training opportunities for Council's workforce.	Develop partnerships with key education providers to assist with resourcing the educational and training needs of the workforce	Staff training plans developed annually. Government funding accessed where eligible. Staff Education Assistance Scheme utilised.	Manager Human Resources	Annual Performance Appraisals were distributed for all staff in early July. The training identified in performance appraisals has been entered into a database to create the draft organisational training plan for 2017/2018. The performance appraisals for the 2016/2017 year have now been completed. Staff from OLG and Training Services NSW met with HR staff to discuss training funding specifically for local government staff. This funding is designed to develop existing staff's skills, increasing apprentice and trainee numbers and developing work ready skills.	
26 5	Develop opportunities for apprentices, trainees and work experience within all	Actively promote trainee / apprenticeship and work experience opportunities to the youth of the region.	Deliver and/or distribute information a minimum of 4 occasions per year.	Manager Human Resources	Promotional material for students/job seekers was prepared for the Jobs Expo in August. The Jobs Expo provided Council the opportunity to promote its careers options to	

	areas of Council's workforce.				<p>school students and job seekers.</p> <p>Ongoing meetings with Skillset, including a morning tea with Skillset staff and Council's apprentices, to further enhance the relationship between the two organisations.</p> <p>Review of current trainee and apprentice positions on the organisational structure to determine recruitment opportunities for 2018.</p>	
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Property Development

CSP 2036 Objective Reference	Delivery Program Actions 2017-2021	Operating Plan Tasks 2017/2018	Performance Measure	Responsible Officer	Action Year to Date	Status
1, 6 28	Manage the development of new residential land releases to ensure appropriate level of supply available.	Complete development of residential land in accordance with Council plans.	Provision of land stock for residential needs.	Property Manager	Council is currently developing residential land stock at Sunny Bright estate and Windradyne 1100 estate, being a total of 455 lots. Design for Laffing Waters Estate is also underway for 1,100 lots.	
				Eng. Dept	Windradyne 1100 - Design, layout & construction by mid-2018 for 180 residential lot development.	
				Eng. Dept	Sunny Bright - Design, layout & construction by mid-2018 for 275 residential lot development.	
				Planning Dept	Laffing Waters - Master Plan for overall 158 ha site. Tendered in 2017/2018. Construction by 2020.	
1, 6 28	Manage the 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 available land to meet demands. Council has a stock of undeveloped land and undeveloped land for trade & industrial use.	Property Manager	Kelso Industrial land – 3 lots sold in Oct 2017. 10 lots still available. Bathurst Trade - Watt Drive - 17 lot development now due mid - 2018. Pre sales have 17 lots sold. Will need to look at next stage of planning.	







Financial Services



CSP 2036 Objective Reference	Delivery Program Actions 2017-2021	Operational Plan Tasks 2017/2018	Performance Measure	Responsible Officer	Action Year to Date	Status
28 , 29, 33	Ensure Council's long term financial sustainability.	Review need for special variation in rate income.	Long Term Financial Plan complete and adopted by Council.	Manager Financial Services	Long Term Financial Plan completed for 2017/18. Due to possible amalgamation and associated legal actions Council was unable to consider applying for a special variation for 2017/18 Operating/Delivery Plan..	
28 , 29, 33		Improve Council's cash flows.	Rates and Charges Outstanding Ratio less than 10%.	Manager Financial Services	As per 2016/17 Financial Statements achieved 5.68% (2015/16 5.85%). (2014/15 6.63%). (2013/14 8.19%).	
28 , 29, 33		Ensure Council's level of debt is manageable.	Debt service ratio less than 10%.	Manager Financial Services	As per 2016/17 Financial Statements achieved 4.12% (2015/16 3.95%). (2014/15 4.10%). (2013/14 3.33%).	
28 , 29, 33		Maximise invested funds within prudential guidelines.	Outperform monthly 90 day bank bill swap rate.	Manager Financial Services	At 31 October 2017: <ul style="list-style-type: none"> Current year average earnings – 2.71% 90 day Bank Bill Swap Rate – 1.70% (2016/17 average 1.77%) 	

Governance

CSP 2036 Objective Reference	Delivery Program Actions 2017-2021	Operational Plan Tasks 2017/2018	Performance Measure	Responsible Officer	Action Year to Date	Status
23, 32, 33	Provide Councillors, staff and the community with timely and accurate information to facilitate open and accountable government.	Provide Council Business Papers on a timely basis.	Three days before each meeting	Manager Corporate Governance	Business Papers provided one week prior to meetings.	
		Provide access to Council documents on website.	Review of documents on website	Manager Corporate Governance	Documents are available on website and updated regularly.	
		Complete Annual Report to the community.	Completion by statutory deadline (30 November)	Manager Corporate Governance	Compilation of 2016/17 Annual Report has commenced. Annual Report due 30 November 2017.	
30, 32, 33	Ensure Council policies reflect community needs and organisational requirements.	Monitor Policy Manual.	Individual Policies reviewed for relevance and compliance with statutory requirements	Manager Corporate Governance	Manual monitored regularly and updated as required. Last update done in September 2017.	
32	Implementation of the Government Information Public Access Act (GIPA Act)	Provision of Contract Register on Council's website.	Register updated monthly.	Manager Corporate Governance	Register is updated after each Council meeting.	
		Respond to requests for information under GIPA Act in timely manner.	Information requests (formal and informal) responded to in accordance with statutory guidelines.	Manager Corporate Governance	8 applications received. 8 applications completed.	

Information Services

CSP 2036 Objectives Reference	Delivery Program Actions 2017-2021	Operational Plan Tasks 2017/2018	Performance Measure	Responsible Officer	Action Year to Date	Status
4, 5, 6 17, 19, 20, 21, 23, 26, 27 28, 30	Improve long-term viability and availability of electronic data for both the current and long term.	Data Storage Upgrade	Ability to store additional GIS data	MIS	Complete.	
		UPS Backup Power Supply	Less down time	MIS	Planning for replacement unit.	
4, 5, 6 17, 19, 20, 21, 23, 26, 27 28, 30	Improve Communication between staff and residents independent of their physical location	Upgrade links to smaller sites	Reduced complaints from users	MIS	Ongoing.	
		Spare Laptops	Improved Training	MIS	Laptops in place and being utilised. Training ongoing.	
		Improved ability to log requests	Reduced telephone calls	MIS	Ongoing.	
		Improved network data sharing	Less requests to IT for assistance	MIS	Ongoing.	



CSP 2036 Objectives Reference	Delivery Program Actions 2017-2021	Operational Plan Tasks 2017/2018	Performance Measure	Responsible Officer	Action Year to Date	Status
4, 5, 6 17, 19, 20, 21, 23, 26, 27 28, 30	Provide secure mobile device access to network	Ongoing WiFi Improvement	More sites accessible	MIS	Ongoing.	
4, 5, 6 17, 19, 20, 21, 23, 26, 27 28, 30	Provide network/internet access via WiFi to all locations between Council locations	Ongoing WiFi installations	Better WiFi access	MIS	Ongoing.	




Cultural & Community Services

Bathurst Regional Council supports a vibrant culture and community. Lifestyle in the Bathurst Region is enriched by providing a diverse range of cultural facilities and programs and by promoting cultural diversity. Community well-being is promoted through social planning, community development and ensuring access to community services.






CULTURAL SERVICES




Collections, Displays and Cultural Facility Management

CSP 2036 Strategy & Objective Reference	Delivery Program Actions 2017-2021	Operational Plan Tasks 2017/2018	Performance Measure	Responsible Officer	Action Year to Date	Status
6.3 11.9 20.1	To provide professional management, advice and quality facilities to ensure Council's collections are effectively managed	Continue to progress the proposal for an archival and collection facility for the Bathurst Region.	Continue liaison with identified partners. Visit other relevant locations where successful facilities have been built in regional areas to understand lessons learned. Seek funding sources and partners.	Collections Manager	No activities occurred during October: Collection Manager visit to Grimwade Centre at Melbourne University on 18 October. Looking at conservation workshop needs for new facility. Waiting on outcome of NSW Regional Cultural Fund application for funding for the construction of a Central Tablelands Collection Facility.	
		Removal and installation of exhibitions	Assist in preparation, installation and removal of exhibitions.	Collections Manager	The following exhibition and display activities occurred during October: BRAG: <ul style="list-style-type: none"> Final transport and preparation of The Unflinching Gaze. Removal of BRAGS Art Fair. Ceramic showcase changeover. NMRM: <ul style="list-style-type: none"> Return of Argo Mazda and Brock L34 from NMRM. Supply vehicles for Supercars display in pit paddock – Alan Moffat "1" and Colin Bond "2" XC Falcons, 1978 Bob Morris Torana A9X and 1967 Falcon XR. Install decorative material at Rydges Mount Panorama for Legends Dinner. 	

CSP 2036 Strategy & Objective Reference	Delivery Program Actions 2017-2021	Operational Plan Tasks 2017/2018	Performance Measure	Responsible Officer	Action Year to Date	Status
					<ul style="list-style-type: none"> Prep Bowden's Colin Bond "2" XC Falcon for Muscle Car Masters and return. <p>AFMM:</p> <ul style="list-style-type: none"> High level lighting upgrade completed in Fossils and Minerals gallery 	
		Responding to external requests for professional advice and assistance in development of Bathurst Railway Museum	Advice and assistance provided in a timely manner.	Collections Manager	<p>The following advice and assistance was provided during October:</p> <p>Ongoing consultation and subsequent provision of resources for Freeman Ryan Design workshop, in the development of the Bathurst Rail Museum. Ongoing research around display themes and individuals.</p>	
20.1, 20.4	Ensure the efficient and effective management of Council's cultural facilities	Further develop object conservation partnership with Grimwade Centre, University of Melbourne	Undertake and complete identified collections conservation projects	Collections Manager	<p>On 18 October the Collections Manager visited the Grimwade Centre at Melbourne University. Delivered objects for student conservation activities and undertook inspection of the facility.</p> <p>Establish projects for student visit on 6 November.</p>	
20.2, 26.1, 27.9		Develop strategies to fund Bathurst Regional Council cultural facilities	Source and apply for external funding. Review operations for cost effectiveness.	All Cultural and Community Services Staff	<p>Applications for funding made by BRAG to:</p> <ul style="list-style-type: none"> US Embassy – USD\$5,800 to bring Branden Walters to Australia for Unflinching Gaze symposia (to be advised). <p>Other applications:</p> <ul style="list-style-type: none"> Awaiting notification regarding Regional Cultural Fund EOI. Announcement of successful applications delayed. 	


Bathurst Regional Art Gallery


CSP 2036 Strategy & Objective Reference	Delivery Program Actions 2017-2021	Operational Plan Tasks 2017/2018	Performance Measure	Responsible Officer	Action Year to Date	Status
4.1 20.1, 20.6, 23.3, 26.1, 26.3, 26.4, 27.9	Provide a focus on the visual arts for the community by providing education and public programs, that challenge thinking and stimulate creativity, and to promote cultural enrichment through the development and care of the permanent collection, temporary exhibitions and research facilities.	Develop education and outreach programs at the gallery.	Staging of six (6) exhibitions with education and/or outreach programs. At least 150 attendees to each of the six (6) education and outreach programs. At least 4 schools, community groups and organisations accessing the <i>Art in a Suitcase</i> program.	Art Gallery Director	The Unflinching Gaze: photo media and the male figure Bathurst Symposium (55 attendees) The Unflinching Gaze: photo media and the male figure Sydney Symposium (65 attendees)	
		Develop community access and inclusion in the Gallery's exhibition program through the development of a series of community focused exhibition.	Staging of three (3) exhibitions At least 3,000 attendees.	Art Gallery Director	Planning and development of programs during October.	
20.1, 20.6, 23.3, 23.5, 26.1, 26.3, 26.4, 27.9		Provide opportunities for the professional development of locally based and locally connected artists through an exhibition.	Production of one (1) exhibition catalogues. At least 3,000 attendees.	Art Gallery Director	Bathurst Art Fair 28 September - 2 October 2017. Attendance: 1,213	
		Develop community understanding of the achievements of the Hill End Artists in Residency Program through exhibitions by artists who have participated.	Staging of four (4) Hill End Artists in Residency exhibitions At least 3,000 attendees.	Art Gallery Director	Planning and development of programs during October.	
17.5, 17.6, 17.9 20.1, 20.6, 26.1, 26.3		Provide community access to exhibitions of contemporary art that have a wide community appeal.	Staging of four (4) community access exhibitions. At least 3,000 attendees.	Art Gallery Director	The Unflinching Gaze: photo media and the male figure opened Saturday 14 October. Attendance to 31 October: 1,770.	

CSP 2036 Strategy & Objective Reference	Delivery Program Actions 2017-2021	Operational Plan Tasks 2017/2018	Performance Measure	Responsible Officer	Action Year to Date	Status
20.1, 20.6, 23.3, 26.1, 26.3		Develop community access to the permanent collection by the development of two (2) exhibitions.	Staging of two (2) permanent collection exhibitions. At least 3,000 attendees.	Art Gallery Director	Planning and development of programs during October.	
20.1, 20.6, 23.3, 26.1, 26.3		Develop touring exhibitions of significant local artists on an as needs basis and/or based on the permanent collection. Works from the permanent collection loaned to other galleries on an as needs basis.	Staging four (4) touring exhibitions Number of visitations. Number of works loaned to other galleries. Number of visitations.	Art Gallery Director	Mandy Martin: Homeground toured to Orange Regional Gallery (17 September – 12 November) – final figures to be advised	
6.3 20.1, 22.1 29.1, 29.7, 29.8	Commitment to the ongoing maintenance of the Bathurst Regional Gallery facility.	Bathurst Regional Art Gallery general maintenance and facility upgrades.	The completion of identified general maintenance and facility upgrade requirements.	Art Gallery Director	No actions undertaken during October.	





Bathurst Memorial Entertainment Centre

CSP 2036 Strategy & Objective Reference	Delivery Program Actions 2017-2021	Operational Plan Tasks 2017/2018	Performance Measure	Responsible Officer	Action Year to Date	Status
1.11, 3.8, 4.1 20.1, 20.2, 20.4, 20.6, 23.1, 23.3, 23.5, 23.7, 23.8, 26.1, 26.2, 26.3, 26.4, 26.5, 26.7, 27.4, 27.7, 27.9 30.8, 33.1	<p>Provide access to high quality performing arts activities and events for the community as audiences and/or active participants through BMEC Programs.</p> <p>Utilise these programs to: challenge thinking; stimulate creativity; develop skills; strengthen networks; encourage engagement with the performing arts by young people and encourage their retained engagement into adulthood and old age; encourage familiarity with and fluency in performing arts genres; and to generally encourage a clear sense of community cultural identity.</p>	<p>The presentation of a diverse and high quality <i>Annual Season</i> including connections to the development of local engagement and participation.</p>	<p>Successful staging of programmed shows including attendance numbers, engagement activities and support for the development of local performing arts practice.</p>	Manager BMEC	<p>Two Annual Season productions were presented in October being:</p> <ul style="list-style-type: none"> Giselle - The Australian Ballet - 10 & 11 October at 7.30pm with audience number of 410 and 470. Workshops were conducted for local dances by the company, and From Broadway to Ballroom - Tuesday 24 October for two performances – Matinee had 94 attend and evening performance with 220 attending. Mix of comments for this from 'very disappointing' to 'world class'. 	
		<p>Support of the <i>Local Stages Program</i> that assists and develops local artists across the performing arts.</p>	<p>Provision of Council support to the program to assist in the costs associated with the employment of the Local Stages Creative Producer, venue hire and technical labour.</p> <p>Development of local and regional programs which offer participatory opportunities for local and regional performing artists.</p>	Manager BMEC	<p>Solo Project commenced the last week of October.</p> <p>Planning for Inland Sea of Sound Festival underway.</p> <p>Working on Create NSW Forward Plan 2018 (due end November).</p> <p>Successful Local Emerging Artists Program performances held at Webb & Co, Tommys, Mad Season Café, The Hub and Tremains Mill. All venues happy with the program.</p>	
		<p>The provision of other programs including:</p> <ul style="list-style-type: none"> Program for Young People & Families and the Creative Learning Project Inland Sea of Sound Festival Catapult Festival Aboriginal Performing 	<p>Type and number of programs, performances, workshops and associated activities including attendance numbers.</p>	Manager BMEC	<p>Creative Producer attended Australian Theatre Forum in Adelaide.</p> <p>Two Writing Workshops held at BMEC with Kim Kelly under the Bathurst Writers and Readers Festival banner on: 14 October (8 participants) 21 October (10 participants)</p> <p>Assisted two young artists with Regional Scholarships applications.</p>	




CSP 2036 Strategy & Objective Reference	Delivery Program Actions 2017-2021	Operational Plan Tasks 2017/2018	Performance Measure	Responsible Officer	Action Year to Date	Status
		Arts Program	<p><i>Development of relationship with local Primary and High Schools and the Tertiary sector.</i></p> <p><i>Development of relationship with the local, regional and national Aboriginal and Torres Strait Islander communities as it relates to local community identity and performing arts development.</i></p> <p><i>Sustained relationships with regional partners such as CSU, Mitchell Conservatorium, and others.</i></p> <p><i>Key state, national and international connections.</i></p>		<p>Met with Books Plus and secondary school teachers regarding Writers Festival Workshops for 2018.</p> <p>Several meetings held with the Elders regarding the planning of Inland Sea of Sound.</p> <p>The relationship with CSU continues to be regular, in depth and sustained. Contact points exist across all BMEC programs.</p> <p>Planning continues with the Mitchell Conservatorium about a joint production for the 2018 Season.</p> <p>BMEC Manager continues to be involved in the planning for Artstate to be held in Bathurst in November 2018.</p> <p>Attended RANSW Board meeting.</p>	
6.3 20.1, 22.1 29.1, 29.7, 29.8	Utilise the BMEC 5/10/20 Year Masterplan as a basis to plan for building maintenance, upgrades and the integration of BMEC into the broader BRC Cultural Plan.	BMEC general maintenance and facility upgrades	<p><i>The identification of general maintenance and facility upgrade requirements.</i></p> <p><i>The completion of identified general maintenance and facility upgrade requirements.</i></p>	Manager BMEC	<p>Painting the front of BMEC was completed along with touch up work inside BMEC.</p> <p>Currently accessing quotes for repair of upper foyer air conditioning compressors.</p> <p>Currently sourcing service options for the industrial dryers in the laundry.</p> <p>Air conditioning maintenance completed.</p>	
6.3 19.2, 19.6, 20.1, 20.3, 20.4, 21.1,	Utilise the BMEC 5/10/20 Year Masterplan as a basis to plan for building maintenance, upgrades	Commence reviewing of the long term options of BMEC.	Position paper developed.	Manager BMEC	The Bathurst Cultural Plan has been formally adopted. It includes recommendations which are a prerequisite for a review of long term options for BMEC.	

CSP 2036 Strategy & Objective Reference	Delivery Program Actions 2017-2021	Operational Plan Tasks 2017/2018	Performance Measure	Responsible Officer	Action Year to Date	Status
22.11 28.2, 28.5, 29.1, 29.2, 29.6, 29.7	and the integration of BMEC into the broader BRC Cultural Plan.					



Bathurst Library


CSP 2036 Strategy & Objective Reference	Delivery Program Actions 2017-2021	Operational Plan Tasks 2017/2018	Performance Measure	Responsible Officer	Action Year to Date	Status
20.1, 23.7, 26.1, 26.6 27.5 30.5	Provision of a public library space and related services that meets the needs of the community.	Continuing to promote and operate the Bathurst Library as a free and accessible space that services the community.	Number of visitations: >15,000 per month > 180,000 per year Programs and events held: > 12 per month > 144 per year Promotional activities: > 20 per month > 240 per year Number of interest groups using the Library.	Manager Library Services	12,504 visitations (YTD 53,293) 20,611 items borrowed (YTD 90,930) 17 programs and events held with 643 attendees (YTD 76 programs with 3,822 attendees) 26 media activities (YTD 188): 4 newspaper columns, 2 radio shows, 14 Facebook posts, 6 Twitter posts 2 known interest groups used the library	
		Implement refurbishment of the internal library public space.	Refurbishment complete.	Manager Library Services	Layout finalised. Carpet/electrical contractor selected. Disruption to service planning undertaken. Shelving and furniture ordered.	
11.5 26.1, 26.6	Improve access to Local History resources.	Provision of relevant Local Studies resources. Provide training to staff in relation to location and access to Local History resources.	Audit of Local Studies resources undertaken. Number of staff and type of training undertaken. (numbers will vary depending on training availability)	Manager Library Services	Growing local studies vertical files. 2 staff attended Archives Resources Kit training in Dubbo	
17.3, 17.5, 17.6, 17.9 20.1, 26.1, 26.6	Provide outreach Library Service to the broader community.	Provision of a range of outreach services that target the rural villages, isolated individuals and educational facilities.	Number of visits to rural villages: 7 villages visited over a 6 week period Number of visits to isolated individuals: 10 visits per month 120 visits per year Number of visits to schools and other educational facilities: 6 schools visited over a 6 week period	Manager Library Services	3 village visits (YTD 14 visits) 8 visits to 16 isolated individuals (YTD 39 visits) 6 schools visited (YTD 19 visits to schools)	

Australian Fossil and Mineral Museum




CSP 2036 Strategy & Objective Reference	Delivery Program Actions 2017-2021	Operational Plan Tasks 2017/2018	Performance Measure	Responsible Officer	Action Year to Date	Status
4.1, 5.1 20.1, 20.2, 20.4, 20.6, 23.1, 23.5, 26.1, 26.2, 26.4 30.8	Support the operation of the Australian Fossil and Mineral Museum.	The development of the AFMM Strategic Plan to guide the operations of the museum into the future.	Appoint external consultant. Undertake research and consultation with key stakeholders and community. Develop final Strategic Plan.	Manager Museums	During October the AFMM Strategic Plan 2018-2028 Discussion Paper has been written and printed.	
		Undertake actions identified in the Retail Review	Undertake modifications to the physical retail space. Transfer POS system to standardise across museums. Develop and implement new reporting format across all museums.	Manager Museums	During October: <ul style="list-style-type: none"> Work has continued on shop displays using the new large table. Investigation into the POS system is ongoing. No action undertaken.	
		AFMM general maintenance and facility upgrades.	The completion of identified general maintenance and facility upgrade requirements.	Manager Museums	Maintenance and facility upgrade undertaken in October included: <ul style="list-style-type: none"> Gardening watering system repaired. Glass entrance doors repaired. Emergency exit door in the temporary exhibition gallery repaired. Construction of a new entrance footpath. Installation of powerpoints in the Lab. Replacement of lights in the fossil gallery. Fossil gallery under floor water pump repaired. Identification and completion of general maintenance and facility upgrades have been carried out throughout the month, as required.	

National Motor Racing Museum



CSP 2036 Strategy & Objective Reference	Delivery Program Actions 2017-2021	Operational Plan Tasks 2017/2018	Performance Measure	Responsible Officer	Action Year to Date	Status
4.1 20.1, 20.2, 23.3, 23.5, 26.1	Development of broader visitor market to the National Motor Racing Museum.	Investigate and undertake a range of promotional mechanisms for NMRM	<p>Undertake a range of promotional mechanisms to promote the NMRM including but not limited to:</p> <ul style="list-style-type: none"> Quarterly e-newsletter Advertisement in race programs and industry publications Joint advertising with other museums including Lithgow/Bathurst billboard and at least 3 other joint advertising in targeted tourism publications <p>Undertake annual snapshot survey of 100 visitors to gauge the effectiveness of the promotion undertaken</p>	Manager Museums	<p>The following promotional mechanisms were undertaken in October:</p> <ul style="list-style-type: none"> Ongoing joint advertising with AFMM billboard on Great Western Highway Lithgow to Bathurst Regional Council. Joint advertising in Discovery magazine. Two page advertising in the Supercar race program. Promotional video was played at the Legends Dinner and also on the screens during the race. Facebook promotion is on-going. <p>Exit surveys have been developed and undertaken by the Cultural and Community Services Trainee.</p>	
	Promote use of museum by wider range of visitor groups.	Provide a range of public programs/activities and exhibits that encourage increased visitation to the museum	<p>Undertake specific public programs at NMRM including Father's Day and International Museum Selfie Day to encourage local visitation and engagement</p> <p>Work with external partners to loan 8 significant objects to the museum annually to change the museums content and encourage visitation</p>	Manager Museums	<p>No public programs occurred at NMRM during October. The Museum had over 4,500 visitors to the Museum over race week.</p> <p>The following car movements took place in October:</p> <ul style="list-style-type: none"> Return of Argo Mazda and Brock L34 from NMRM. Supply vehicles for Supercars display in pit paddock; Alan Moffat "1" and Colin Bond "2" XC Falcons, 1978 Bob Morris Torana A9X and 1967 Falcon XR. Install decorative material at Rydges for Legends Dinner. Prep Bowden's Colin Bond "2" XC Falcon for Muscle Car Masters and return. 	




CSP 2036 Strategy & Objective Reference	Delivery Program Actions 2017-2021	Operational Plan Tasks 2017/2018	Performance Measure	Responsible Officer	Action Year to Date	Status
6.3 20.1, 22.1 29.1, 29.7, 29.8	Commitment to the ongoing maintenance of the facility.	NMRM general maintenance and facility upgrades	The completion of the identified general maintenance and facility upgrades	Manager Museums	The following general maintenance and facility upgrades occurred during October: Gutters cleaned in preparation for storm season.	

Chifley Home


CSP 2036 Strategy & Objective Reference	Delivery Program Actions 2017-2021	Operational Plan Tasks 2017/2018	Performance Measure	Responsible Officer	Action Year to Date	Status
6.3 11.6, 11.9 20.1, 20.2, 20.6, 23.3, 23.5	Implement recommendations in Chifley Home & Education Centre Strategic Management Plan.	Strategic Management Plan reviewed, actions prioritised and costed.	The development of an action plan. Work completed in line with action plan and related timelines.	Manager Museums	During October, work has continued on reviewing and developing a new action plan. No action undertaken.	
6.3 20.1, 22.2 29.1, 29.7, 29.8	Maintain heritage significance of Chifley Home.	Identify and Implement preventative conservation activities.	Undertake preservation and conservation planning in partnership with the Grimwade Centre for Cultural Materials Conservation, University of Melbourne.	Manager Museums	In October students from Grimwade Centre for Cultural Material Conservation continued to undertake projects. Work regarding Chifley floor coverings ongoing.	
4.1, 5.1 11.5, 11.6 20.1, 20.2, 20.6	Continue public engagement activities to encourage new and returning visitors.	Provide a range of temporary exhibitions and public programs	To undertake specific public programs at Chifley Home including International Museum Selfie Day and Heritage Week activities to encourage local visitation and engagement Develop and undertake 2 temporary exhibitions in the Education Centre	Manager Museums	Planning for Heritage Week 2018 continued in October. Chifley Cottage, based in Western Sydney, paid their annual visit to Chifley Home. 15 students continued the tradition of touring the home and learning about its famous inhabitants and the many objects found inside. For nine (9) years this institution has been welcomed by the Chifley Home staff. The Great Strike Exhibition continues in the Education Centre until December.	



COMMUNITY SERVICES

CSP 2036 Strategy & Objective Reference	Delivery Program Actions 2017-2021	Operational Plan Tasks 2017/2018	Performance Measure	Responsible Officer	Action Year to Date	Status
6.3 21.1, 23.6, 26.4, 26.5 28.2, 30.7, 32.2	Provision of a range of Children's Services that include: 1. Long Day Care (Sallywags and Little Sallywags Child Care services) 2. Family Day Care 3. Vacation Care	Provide ongoing opportunities for professional development of Children's Services staff.	No of staff completing training. 50% of training opportunities attended, to be related to the National Quality Standards.	Manager Community Services	Sallywags: <ul style="list-style-type: none"> 2 staff members attended training in Sydney on Re-thinking Children's Behaviours. 5 staff attended a full day workshop on Koori Curriculum. Family Day Care: <ul style="list-style-type: none"> 1 staff member attended a Technology and Interactive media session for children. 1 staff member attended a forum in Orange presented by Department of Education regarding changes to the National Law and Regulations. 1 staff member participated in a webinar regarding change Child Care Management changes in 2018. Little Sallywags: <ul style="list-style-type: none"> 1 staff member attended training relative to play-based learning. 2 staff members attended 'Teach me to play and interact, Inclusion support training. Vacation Care: No training attended.	
		Update policies and procedures to ensure alignment with: 1. Education and Care Services National Quality Standards. 2. Education and Care Services National Regulations and Law 3. The Early Years Learning Framework Continue to develop and review Service Quality Improvement Plans (QIP).	50% of policies reviewed. 4 National Quality areas to be reviewed.	Manager Community Services	Sallywags: <ul style="list-style-type: none"> Safe Sleeping and Immunisation policy in draft to align with changes to regulations. Service philosophy in review. Family Day Care: <ul style="list-style-type: none"> Emergency Evacuation Procedure and policy updated regarding specific child care changes. Little Sallywags: <ul style="list-style-type: none"> Educational Program and Records policy was reviewed. Vacation Care: <ul style="list-style-type: none"> Initial review has taken place of all policies. 	


CSP 2036 Strategy & Objective Reference	Delivery Program Actions 2017-2021	Operational Plan Tasks 2017/2018	Performance Measure	Responsible Officer	Action Year to Date	Status
					<ul style="list-style-type: none"> Identified amendments to be reviewed with staff. 	
		Provision of appropriate resources and learning environments that reflect the National Quality Standards.	75% of resources obtained to reflect the requirements of the National Quality Standards	Manager Community Services	<p>Scallywags: Indigenous resources were purchased to be used in the inclusion of Aboriginal concepts into the service programs.</p> <p>Family Day Care: Resources purchased for the provision of Playgroup.</p> <p>Little Scallywags: A range of outdoor resources were redeemed through Woolworths Earn and Learn promotion. Two sun shelters were also purchased to be used in backyard and whilst on excursions.</p>	
		Promotion of Children's Services.	3 promotional mechanisms developed and implemented for each child care service.	Manager Community Services	<p>Scallywags: Promotion of service continues through community awareness.</p> <p>Family Day Care: Prospective Educator Information packs were distributed to Educator to promote within their localised community and wider spread.</p> <p>Little Scallywags:</p> <ul style="list-style-type: none"> The Centre has been present as local events such as Transporter Parade promoting service through community engagement. Promotion through facilitation of Grandparents Day event, in-service. <p>Vacation Care: Service was promoted through September/October holidays through Facebook and local radio ads.</p>	

CSP 2036 Strategy & Objective Reference	Delivery Program Actions 2017-2021	Operational Plan Tasks 2017/2018	Performance Measure	Responsible Officer	Action Year to Date	Status
22.1, 22.2, 22.3 30.5, 30.6	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 Community Safety Committee.	4 meetings with administration support provided to the Bathurst Regional Community Safety Committee. 2 campaigns developed and implemented as per actions identified in the Bathurst Community Safety Plan 2015-2019.	Manager Community Services	Fortnightly mailbox drop for the <i>Don't Invite Crime</i> campaign recommenced on 12 October. Tip sheets distributed to residents and businesses. Review of Bathurst Regional Community Safety Committee was initiated.	
		Implementation of the strategies and actions identified in the Disability Inclusion Action Plan (DIAP) that address each of the four focus areas of the plan 2017-2021.	Undertake annual review and evaluation of actions. Ensure continuing public awareness raising and promotion of DIAP. Identification of relevance and effectiveness of actions.	Manager Community Services	Finalised internal reporting mechanism to be circulated monthly to all Council Departments.	
21.1, 21.2, 21.3, 23.7, 23.8, 25.1, 26.3, 26.4, 26.5, 26.7 33.4, 33.5	The provision of the Kelso Community Centre as a safe community hub and venue for outreach service provision that meet the needs of the community.	Continue to provide ongoing review of service delivery for future direction of Kelso Community Hub.	Facilitate 2 meetings with Kelso Community Hub stakeholders. 3 Kelso Community Hub update reports to Council.	Manager Community Services	No stakeholder meetings held in October.	
		Encourage and facilitate the use of the Kelso Community Hub by outside service providers to meet the needs of the community.	10% increase on 2016/2017 utilisation by external services providing target services and programs.	Manager Community Services	36 individual uses of the Hub by one-off and repeat services, took place throughout October 2017. Currently further services are negotiating utilisation of the Hub. During October:	
		Develop and provide programs and activities that meet the identified needs of the community.	<ul style="list-style-type: none"> 20 children per day accessing the breakfast program 5% increase of young people accessing afterschool programs per session 5% increase of young 	Manager Community Services	<ul style="list-style-type: none"> Breakfast program serviced 238 Young people (due to school holiday's breakfast club operated for only 3 weeks throughout October). After school programs at the Hub serviced 154 young people. 	

CSP 2036 Strategy & Objective Reference	Delivery Program Actions 2017-2021	Operational Plan Tasks 2017/2018	Performance Measure	Responsible Officer	Action Year to Date	Status
			people accessing holiday activities. • 4 Community celebrations per year.		• The Hub serviced a total of 823 people throughout the month.	
27.1, 27.3, 27.4, 27.5, 27.6, 27.7, 27.9 30.2, 33.2, 33.3	Value and support opportunities for young people to participate in local government decision making.	Providing support for the Bathurst Regional Youth Council and their related activities, programs and events	Facilitation of 6 Bathurst Regional Youth Council meetings, including attendance numbers. Undertaking of 2 youth initiatives, activities, programs and events including attendance numbers.	Manager Community Services	The Youth Council held the following Working Party Meetings in October: • Monday 16 October – 14 people in attendance. • Monday 30 October – 11 people in attendance • Youth Councillors discussed the upcoming "How to Adult" workshops and the upcoming Christmas raffle. There were no regular Youth Council meetings held in October. There were no Bathurst Youth Network meetings held in October.	



Tourism CSP 2036 Objective Reference 4.1, 4.3, 4.4, 4.6, 4.7, 4.8, 20.2	Delivery Program Actions 2017-2021 Effectively promote and market the Bathurst Region as a key destination	Operational Plan Tasks 2017/2018 Promotion of the Bathurst Region via channels as outlined in the 18month-three year marketing plan (refer Destination Management Plan)	Performance Measure Type and number of placements promoting Bathurst Region including digital, social, print and public relations. Minimum of one ad placement each month across at least one media channel	Responsible Officer BVIC Manager	Action Year to Date Advertising and editorial undertaken in the following media in October: <ul style="list-style-type: none"> Blue Mountains iMag (Inland Sea of Sound). Blue Mountains Life (The Unflinching Gaze) Bathurst Broadcasters – 4 'staycation ads' on air for full month. Organised interview on 702 Sydney weekend radio show to promote 'The Unflinching Gaze' Weekly 'What's On' every Thursday afternoon, 2BS Gold. "What's On" distributed electronically to 273 recipients, 162 postal recipients 55 posts promoting Bathurst events/tourism partners posted on Facebook. Seven images and one video posted on Instagram. 	Status 
		Includes but not limited to working with other Council facilities and departments, other councils, other Bathurst businesses and regional organisations.	Cash Investment by industry. One co-operative marketing campaign per annum has industry buy-in Council facilities promoted in visitor guide, online and in monthly eDMs State-wide distribution strategy of guides is developed & evidence of guides being sent is recorded.	BVIC Manager	\$2,065 in tourism partnership fees paid in October. Second eNewsletter provided to Tourism Partners 23 October. Database created for consumer eDMs. Planning meeting for 2018 Heritage Trades Trail, 11 October. Co-wrote project plan for OEH Heritage Near Me grant submission with LW. Meeting and area faml with staff from Goulburn VIC, 11 October. Marketing/financial support to BRAG Art Fair and Unflinching Gaze exhibition. Education Group Meeting 23 October. Social Media Like/Comment/Share session 12 October.	

CSP 2036 Objective Reference	Delivery Program Actions 2017-2021	Operational Plan Tasks 2017/2018	Performance Measure	Responsible Officer	Action Year to Date	Status
<div>4.1, 4.4, 4.6, 4.7</div> <div>20.2</div>		Promotion of the Bathurst Region to niche and specialist markets (eg education market – Japanese students) or as identified in the Destination Management Plan (DMP).	<p>Number of groups hosted.</p> <p>In 2017, 4 Japanese groups were hosted. (129 host families / 327 students) 2018 target is 142/ 359.</p> <p>Repeat bookings taken.</p> <p>Bookings are recorded and estimated economic benefit is calculated.</p>	BVIC Manager	<p>Provided information and itineraries to HCCA Int. tour group and SpyderFest Event</p> <p>Meeting with industry representatives 11 October re: forming industry education group.</p> <p>Preliminary discussion with Jackson O'Neill, Supercars, re collaboration on Legends Land and Mt Panorama interpretive tours</p> <p>Coordination of race week camping – Carrington Park and Showground.</p>	
	Provide visitors and prospective visitors to the area with quality information and services.	Provide a diverse range of current and relevant publications and information that highlights and promotes the facilities, events and activities of the region.	<p>Development of and distribution of combined and promotional collateral (visitor guide) consistent with destination brand</p> <p>Review of promotional collateral to ensure brand consistency</p>	BVIC Manager	<p>Brand strategy presentations held 11,12 & 31 October. Wrote communications strategy, draft press release and stakeholder powerpoint presentation.</p> <p>Facebook Page Likes increased 10.9% to 4,631.</p> <p>Instagram followers increased 1.7% to 1,397.</p> <p>Updated Attractions and Accommodation Information sheets.</p>	
		Support local event organisers through the access and inclusion of annual online calendar of events.	<p>Currency of information.</p> <p>Calendar is updated weekly.</p> <p>Number of events increases.</p> <p>Increase number of events listed by 10%</p>	BVIC Manager	<p>October events calendar had 43 events.</p> <p>Weekly 'What's On' every Thursday afternoon, 2BS Gold.</p> <p>Promotion of events on Facebook in October included Unflinching Gaze, Inland Sea of Sound, Bathurst Spring Spectacular, Framers markets, NCCWS, School Holiday, Bathurst 1000 and ongoing promotion of tourism partners.</p>	
		Develop the number and quality of services and facilities provided through the visitor information centre.	<p>Presentation of high quality services.</p> <p>Retail sales increase by 10% annually. In 2017, \$186,529 sales were recorded (YTD April). 2018 target is \$188,394.</p>	BVIC Manager	<p>6124 visitors to BVIC in September.</p> <p>497 phone enquiries in October.</p> <p>8,059 VisitBathurst page views for October..</p> <p>\$12,069.15 retail revenue for October</p> <p>October 'What's On' contained 43 events,</p>	

CSP 2036 Objective Reference	Delivery Program Actions 2017-2021	Operational Plan Tasks 2017/2018	Performance Measure	Responsible Officer	Action Year to Date	Status
			<p>Monthly 'What's On' published online and print.</p> <p>Staff development program.</p> <p>All staff attend 3 professional development including relevant conferences annually.</p>		<p>distributed to 273 subscribers online and 162 postal recipients.</p> <p>Attended ARTN Conference in Canberra, October 24-26.</p> <p>Ongoing negotiation with Tesla regarding proposal to add supercharger station to BVIC precinct</p> <p>Inception meeting held 19 October for design of BVIC 30kWh solar panel and battery storage system</p>	
		Working with local operators in the provision of visitor services.	<p>Number of tourism partners.</p> <p>Partners increase by 10% annually. In 2017, 130 partners. 2018 target is 143.</p> <p>Provision of support is provided to local operators.</p> <p>Quarterly partner meetings are held.</p> <p>Staff conduct quarterly familiarisation programme.</p>	BVIC Manager	<p>111 tourism partners for 2017/2018 as at 31 October (six added in month of October) consisting of 15 Associate, 79 individual, 16 multiple and 1 Platinum. Includes 11 new partners this financial year.</p> <p>Five meetings held between BVIC Manager and current/prospective partners in October.</p> <p>Organised banner display at airport for Rydges Mt Panorama</p>	

Destination Management

CSP 2036 Objective Reference	Delivery Program Actions 2017-2021	Operational Plan Tasks 2017/2018	Performance Measure	Responsible Officer	Action Year to Date	Status
4.1, 4.3, 4.4, 4.6, 4.7, 5.1 20.2	Utilise the Destination Management Plan as a basis for marketing, promotion and tourism development	Develop, adopt and implement a recognised destination brand.	Brand workshop. Adoption by Council. Brand launch. Brand activation.	Destination Development Manager	The following items occurred during October: <ul style="list-style-type: none"> Destination Brand Strategy complete. Final strategy and creative expression + brand guidelines finalised. Presentations to council Working Party and relevant industry groups complete. 	
		Develop and implement 18 month-three year marketing plan.	Adoption by Council.		The following items occurred during October: <ul style="list-style-type: none"> 18 month – 3 year marketing plan is in draft format pending finalisation of brand strategy including priorities for target markets. Draft RFQ for Public Relations Services has been prepared. Proposal from CSU received. 	
		Publish image library for industry to access.	Incorporated in refreshed consumer focused website.		The following items occurred during October: <ul style="list-style-type: none"> 60 new images commissioned for promotional use has been completed. Social media competition during the 2017 Winter Festival added to the suite of quality images for promotional use. Brief for commissioned images using brand strategy prepared. 	
4.1, 4.4, 4.6, 4.7 20.2	Establish a Tourism Reference Group, which consists of a cross section of the industry	Improved collaboration between industry groups and Council	Conduct monthly Tourism Reference Group meetings. Attendance at meetings averages 80% Positive feedback from stakeholders (Council, media, industry). Comments, print and online stories are registered. Greater industry buy-in to tactical marketing activities (current benchmark is 0)	Destination Development Manager	The following items occurred during October: <ul style="list-style-type: none"> Tourism Reference Group meeting held 16 October. 2018 Heritage Trades Trail – application & project plan \$25,000 submitted. Attendance and presentation given at Australian Regional Tourism Convention, Canberra. Expression of Interest application for Destination NSW (Regional Flagship Funds) has been lodged for 2018 Heritage Trades Trail \$20,000 	

CSP 2036 Objective Reference	Delivery Program Actions 2017-2021	Operational Plan Tasks 2017/2018	Performance Measure	Responsible Officer	Action Year to Date	Status
4.1, 4.3, 4.4, 4.6, 4.7, 4.8, 5.1 20.2	Connect with industry	Provide training and professional development for industry. Host ongoing tourism forums annually.	Delivery of workshops. 4 workshops annually Minimum 10 attendees + positive feedback in surveys	Destination Development Manager	The following items occurred during October: <ul style="list-style-type: none"> A programme of training and professional development workshops has been completed to end July 2017. 	
4.1, 4.3, 4.4, 4.6, 4.7, 5.1 20.2	Set and measure benchmarks	Publish annual market intelligence report to strengthen knowledge and guide investment.	Number of surveys conducted 4 per year with Economic Development Officer and Bathurst Business Chamber.	Destination Development Manager	The following items occurred during October: <ul style="list-style-type: none"> Second annual survey completed in July 2016 in collaboration with Manager Economic Development. Data & findings have been viewed. 2016 Bathurst Region Tourism Data collected & compared with 2014 data. Positive results include 19% increase in overnight visitors & 42% increase in total expenditure in the region. 	

Environmental, Planning & Building Services


Council has prepared and adopted interim Planning controls for the local government area and continues to prepare a new comprehensive Local Environmental Plan and Development Control Plan. These plans will be based on the adopted Bathurst Region Urban and Rural Strategies. Council is still awaiting the endorsement of the Rural Strategy by the NSW Government.

Strategic Planning

CSP 2036 Objective Reference	Delivery Program Actions 2017-2021	Operational Plan Tasks 2017/2018	Performance Measure	Responsible Officer	Action Year to Date	Status
1,2,3 8,9,10,11,12,13 17,18,21,24 28	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	LEP/DCP – Housekeeping – various matters, planning proposal being prepared. LEP/DCP – Open Space Housekeeping Amendment – rezone various parcels of land to open space. Adopted by Council. Awaiting gazettal. DCP – Reservation of land adjacent to Eglinton School – School expansion to open space. Council resolved not to amend the DCP. DCP – Implement recommendations of the Hill End Archaeological Management Plan. Adopted by Council. DCP – Gateway Enterprise Park and Adrienne Street Industrial area – Amend Map No. 8 to provide for connectivity between the Gateway Enterprise Park and Adrienne Street. Public exhibition completed.	
1,3 8,9,10,12,13 18,21,24 28	Investigate relevant land use and planning issues of the Bathurst Region.	Prepare studies and plans.	Studies/plans considered and adopted by Council	Manager Strategic Planning	City of Bathurst Housing Strategy 2036 – Stage 1 Consultation completed. Draft Strategy prepared. Stage 2 consultation to be held November 2017. Cultural heritage assessments of Mount Panorama Wahluu – Consultants appointed. Phase 1 assessments for Go Kart Track and anthropological investigations underway. Campground completed. Durham/Stewart Street Intersection Treatment Option Study – Investigate options to upgrade the intersection medium-long term. Consultants appointed. Study underway. Bathurst 2040 Open Space Strategy – Provision of open space within the Bathurst Urban Area – Consultants appointed. Study underway.	
6 28,29	Review and update Council's section 94 plans.	Revise existing or prepare new s94 Plans.	Draft plans considered and adopted by Council	Manager Strategic Planning	Stormwater Management Plans – Expressions of interest being assessed from consultants to review and update plans. Eglinton Open Space & Drainage – include land adjoining Eglinton School – Council resolved not to amend plan. Bathurst Region Open Space – Review land values and contribution rates. Valuation report received.	

CSP 2036 Objective Reference	Delivery Program Actions 2017-2021	Operational Plan Tasks 2017/2018	Performance Measure	Responsible Officer	Action Year to Date	Status
11	Implement the Bathurst Regional Heritage Strategy 2014-2017.	Provide a Heritage Advisory Service.	Heritage Advisor available for on-site visits once a fortnight.	Manager Strategic Planning	Statistics collated – July 2017 to date: 1. Total site visits – 30 2. Heritage/Urban Design advice – 12 3. Pre DA advice – 11 4. DA assessment advice – 19	
		Provide heritage incentive funding programs to protect, maintain, enhance and promote the regions heritage assets.	Adequate funding is provided to approved projects and projects completed.	Manager Strategic Planning	Local Heritage Fund – 77 projects offered funding Interpretation Fund – 12 projects offered funding Main Street Fund – 19 projects offered funding	
		Prepare and implement projects for the interpretation and display of cultural heritage and history information.	New interpretative information made available.	Manager Strategic Planning	Kings Parade Interpretation – signage being manufactured Pillars of Bathurst 2018 – 2018 nominations being finalised Aboriginal Interpretation Strategy – awaiting finalisation of Mt Panorama investigation	
		Prepare research/studies into the regions heritage values	Studies/plans considered and adopted by Council.	Manager Strategic Planning	Bathurst Main Street Review – William, George, Howick & Keppel Streets completed. Residual CBD drafted. Awaiting photography and collation.	

Development Assessment

CSP 2036 Objective Reference	Delivery Program Actions 2017-2021	Operational Plan Tasks 2017/2018	Performance Measure	Responsible Officer	Action Year to Date	Status
1,2, 3, 6, 7 8, 9, 10, 11, 12, 13, 14, 15, 16 17, 18, 19, 22 28,29	Ensure the assessment of development and other applications, in accordance with planning instruments, development control plans and policies, occurs within appropriate timeframes.	Process all development applications within statutory time frames set out in the Environmental Planning and Assessment Act 1979.	Reduce number of Development applications exceeding 40 days.	Manager Development Assessment	Figures for October 2017 76 – No of applications (DA/CDC/MOD) received 64 – No of applications determined 15 – No of determinations (gross) over 40 days (23.44%) 32.95 – Average approval time 37.66 – Average approval total time	

Environment

CSP 2036 Objective Reference	Delivery Program Actions 2017-2021	Operational Plan Tasks 2017/2018	Performance Measure	Responsible Officer	Action Year to Date	Status
Animal Rangers						
21, 22, 23 30	Meet Council's Responsibilities under the Companion Animals Act (1998) by continuing to provide education and community opportunities with regards to responsible pet ownership.	Complete Responsible Pet Ownership education programs.	Community Pet Desexing program conducted twice annually	Manager Environment / Senior Ranger	Program has been scheduled for 20 November 2017 to 1 December 2017.	<div><div></div><div></div><div></div></div>
			Dog Expo completed by June 2018.	Manager Environment / Senior Ranger	Planning underway, scheduled for 16 December 2017.	<div><div></div><div></div><div></div></div>
			Responsible pet ownership education campaign completed by June 2018.	Manager Environment / Senior Ranger	Weekly radio interviews conducted by Senior Ranger.	<div><div></div><div></div><div></div></div>
		Maintain and enhance areas for off-leash recreation of dogs.	Maintain the Kefford St Off-leash area to current standards.	Manager Environment / Rangers	Contractor engaged to complete the works for the financial year.	<div><div></div><div></div><div></div></div>
		Investigate animal related complaints, including after-hours matters and operate the animal pound.	Number of complaints and enquiries responded to within adopted corporate standard (95%).	Manager Environment / Rangers	Ongoing.	<div><div></div><div></div><div></div></div>
22 30	Meet Council's Responsibilities under the Companion Animals Act (1998) and the Impounding Act (1993) by reducing the occurrence of stray companion animals and livestock; the holding of impounded animals including livestock; holding and disposal of abandoned vehicles; and, continuing to upgrade the Small Animal Pound to meet current and upcoming standards.	Maintenance of Small Animal Pound Facilities and improve security of impounding facilities.	Continue maintenance and progressive upgrade of security during 2017/2018	Manager Environment / Senior Ranger	Modifications to existing building completed in July including new staff hand washing facilities. Development consent for transportable office granted, office delivered and installed.	<div><div></div><div></div><div></div></div>
		Maintenance of Stock Impounding Facilities.	Maintain the stock impounding facilities and meet requirements of stock handling, transport and disposal.	Manager Environment / Senior Ranger	Ongoing.	<div><div></div><div></div><div></div></div>
Parking Control						
3 22 29, 30	Meet Council's responsibilities under Road Rules (2008) and the Fines Act (1996) and reduce the amount of contestable penalty notices being issued.	Continue to monitor and enforce parking regulations and educate the community in relation to Parking Control.	Adequate turnover in CBD parking.	Manager Environment/ Parking Rangers	Monitoring undertaken daily.	<div><div></div><div></div><div></div></div>

CSP 2036 Objective Reference	Delivery Program Actions 2017-2021	Operational Plan Tasks 2017/2018	Performance Measure	Responsible Officer	Action Year to Date	Status
Environmental Management						
<div>6</div> <div>8, 9, 10, 12, 13, 16</div> <div>18, 22, 27</div> <div>28, 29</div> <div>30, 33</div>	<p>Meet Council's responsibilities under the Protection of the Environment Operations Act and Local Government Act in relation to environmental protection.</p> <p>Continue to improve the community's awareness and capacity with regards to environmental sustainability through the delivery of targeted education programs</p>	Respond to enquiries and complaints.	Respond to enquiries and complaints within adopted corporate standard (95%).	Manager Environment/ Environmental Officers	Ongoing.	<div><div></div><div></div><div></div></div>
		Identify and conduct minor environmental projects.	Minor environmental projects completed by June 2018.	Manager Environment	Ongoing.	<div><div></div><div></div><div></div></div>
		Conduct community environmental education programs.	Complete ongoing community education programs including 'Enviro Mentors' by June 2018.	Manager Environment / Environmental Officers	Ongoing. Enviromentors program completed over a two week period in August 2017 with presentations at 10 schools.	<div><div></div><div></div><div></div></div>
		Conduct the annual Sustainable Living Expo.	Conduct the annual Sustainable Living Expo in March 2017.	Manager Environment/ Environmental Officer	Preliminary planning underway. Keynote speaker finalised. 2 awards received for 2017 event.	<div><div></div><div></div><div></div></div>
		Conduct the annual Bathurst Region schools 'Sustainable Schools' program.	Complete the annual 'Sustainable Schools' by June 2018.	Manager Environment / Environmental Officer	2017 program awarded and projects commenced.	<div><div></div><div></div><div></div></div>
<div>8, 9, 10, 12, 13, 16</div> <div>30,</div>	<p>Meet Council's statutory reporting requirements under the Local Government Act (1993).</p>	Communicate environmental messages via a range of on-line and traditional media sources.	Regular communications with residents during the 2017/2018 year.	Manager Environment/ Environmental Officer	Regular communication through the @Sustainable Bathurst page.	<div><div></div><div></div><div></div></div>
		Coordinate a targeted education program for builders and Council Staff	Conduct a targeted education program by June 2018.	Manager Environment / Environmental Officer	Negotiations underway to utilise a very successful program developed by City of Wollongong.	<div><div></div><div></div><div></div></div>
		Conduct appropriate research and data collection to complete State of the Environment Reports.	Complete the Bathurst 2017 State of Environment Report	Manager Environment / Sustainability Strategy Officer	Data collection complete. Report is complete and will be presented to Council at its ordinary meeting in November 2017.	<div><div></div><div></div><div></div></div>
			Complete the 2017 Regional State of Environment by 30 November 2017.	Manager Environment / Sustainability Strategy Officer	Data collection complete. Final draft received and is currently under review.	<div><div></div><div></div><div></div></div>

CSP 2036 Objective Reference	Delivery Program Actions 2017-2021	Operational Plan Tasks 2017/2018	Performance Measure	Responsible Officer	Action Year to Date	Status
9, 10, 12, 13, 14, 15 22 30	Meet Council's obligations under the Local Government Act (1993) and community expectations to manage, develop, restore, enhance and conserve the environment.	Implement the Urban Waterways Management Plan.	Implement priority project/s identified in the Urban Waterways Management Plan by June 2018.	Manager Environment/ Sustainability Strategy Officer	Investigative works for a project in Sawpit Creek completed in August 2017.	
		Support the Central West Environment and Waterways Alliance Project.	Support the Central West Environment and Waterways Alliance Project Support Officer in 2017/2018.	Manager Environment	Financial support granted for 2017/18, meetings attended by staff.	
		Improve the management of Bathurst Region road reserves by preparing a Roadside Vegetation Management Plan and updating Council's Roadside Vegetation Management Guidelines.	Roadside Vegetation Management Plan completed by June 2017. Council's Roadside Vegetation Management Guidelines updated by June 2018.	Manager Environment/ Sustainability Strategy Officer	Progress meeting held with consultant completing RVMP. Stakeholder consultation completed. RVMP draft has been received and is currently under review by staff.	
		Implement the Pest Bird Management Plan.	Implement priority project/s identified in the Pest Bird Management Plan by June 2018.	Manager Environment/ Environmental Officer	Ongoing program occurring. Other priority areas being identified.	
		Implement the Biodiversity Management Plan.	Implement priority project/s identified in the Biodiversity Management Plan by June 2018.	Manager Environment/ Sustainability Strategy Officer	Biodiversity Community document in final draft for review. Implementation of overall plan ongoing.	
		Support the continuation of the Revolving Energy Fund.	Implement Revolving Energy Fund projects in 2017/2018. Council Energy Consumption per resident reduced	Manager Environment/ Sustainability Strategy Officer	Ongoing. Consultant engaged to design a solar array and battery storage facility at the BVIC.	
	Continue to evaluate, report and reduce energy demand and greenhouse gas emissions in Council operated facilities.	Support the continuation of Energy Audits of Council facilities and implement simple and cost effective energy efficiency measures	Conduct energy audits at priority Council facilities and implement identified energy efficiency measures in 2017/2018.	Manager Environment/ Sustainability Strategy Officer.	Ongoing. Now ceiling and roof to be installed at Bathurst Airport terminal, which will have a considerable impact on energy consumption.	
8, 13						

CSP 2036 Objective Reference	Delivery Program Actions 2017-2021	Operational Plan Tasks 2017/2018	Performance Measure	Responsible Officer	Action Year to Date	Status
Environmental Health Management						
22, 25, 26 30, 31	Meet Council's obligations as part of the Food Regulation Partnerships, the Food Standards and the Public Health (Swimming Pools and Spa Pools) Regulation (2000).	Continue to improve Council and community knowledge with regards to food health, public bathing areas and domestic wastewater disposal.	Develop and distribute Environmental Health Fact Sheets. Attend Environmental Health Seminars.	Manager Environment / Environmental Health Officer	Ongoing.	
			Conduct monitoring of all Bathurst Region public swimming pools and spa pools by June 2018.	Manager Environment / Environmental Health Officer	Ongoing.	
		Respond to enquiries and complaints.	Respond to enquiries and complaints within adopted corporate standard (95%).	Manager Environment/ Environmental Officers	Ongoing.	
		Ensure Council's ability to meet the obligations as required under NSW Legislation.	Implement an Environmental Health Secondment program by June 2018.	Manager Environment.	Not currently funded.	
		Continue to conduct a program of inspections of Food premises, B&B's, Home-based food premises, domestic waste water disposal units, and skin penetration premises to ensure compliance with regulations and educate the community about relevant regulations.	Conduct a program of inspections of food premises etc during 2017/2018.	Manager Environment/ Environmental Health Officer	Ongoing. Inspections conducted daily.	

Economic Development

CSP 2036 Objective Reference	Delivery Program Actions 2017-2021	Operational Plan Tasks 2017/2018	Performance Measure	Responsible Officer	Action Year to Date	Status
1, 2, 3, 4, 5, 6, 7 28, 29, 30, 8, 11, 13, 16	Implementation of the Economic Development Strategy 2017-2020 and associated programs and actions.	Ensure appropriate training is identified, developed where necessary and information disseminated to relevant industry sectors.	Continued development of Business Management Workshops. Promote training through Bathurst Business Hub website, Business eNewsletters etc.	Manager Economic Development	July – October business eNewsletters sent.	
		Facilitate contact between industry, developers, government, new business, relocators, training bodies and community groups where appropriate	Continued support and partnerships with the Business Chamber, AusIndustry, BEC, CSU, RDA and NSW Department of Industry.	Manager Economic Development	Partnership with the Business Chamber, BEC and CSU for BizMonth campaign. BizMonth sponsored by Commonwealth Bank, Verto and Rydges Mt Panorama. Jobs Expo sponsored by TAFE NSW and CSU.	
		Actively foster and support small, micro and home based business	Work with employment agencies and business groups to grow Evojobs and the Jobs Expo. Grow BizWeek & Bathurst Buy Local Campaign.	Manager Economic Development	188 jobs uploaded year to date. Jobs Expo held 9 August with 2,000 attendees. 3,255 Buy Local Gift Cards purchased - \$206,632 loaded. BizMonth held in September.	
		Host regular Mayoral functions	Host Business Lunches, Welcome Wagons, Business Chamber and other Mayoral business events.	Manager Economic Development	Ongoing. Bizmonth Business Lunch held 15 September 2017 – 200 attendees.	
		Promote new and innovative practices within industry sectors	Foster local business growth through the online promotion of relevant opportunities, growth of Councils business database and social media engagement.	Manager Economic Development	934 businesses on Council's database. Online promotion of Jobs Expo and BizMonth.	
		Facilitate the development of infrastructure to support & attract knowledge, innovation & research.	Facilitate the availability of high speed internet and mobile telecommunications	Manager Economic Development	Bathurst received 2 funded base stations in Round 1 and 1 funded base station in Round 2, mobile black spots program. CBD Wi-Fi grant application submitted, Federal Smart Cities Fund.	

[illegible]

2017-2018 Section 356 Donations
Report as at 31 October 2017

Details	Reference	Date	Standard Annual Donations \$	Specific Donations \$	Sundry Donations \$	Mt Pan Fee Waived \$	BMEC Donations \$	TOTAL \$
Annual Budget			63,020.00	60,514.00	20,943.00	39,333.00	72,751.00	256,561.00
Spent to date:								
2BS Junior Sports Awards	Operation Plan	21/07/2017	-5,000.00					-5,000.00
Macquarie Philharmonia - Platinum Donation	Operation Plan	21/07/2017	-2,500.00					-2,500.00
Sofala & District AH&P Association	Operation Plan	21/07/2017	-350.00					-350.00
Sofala Progress Association	Operation Plan	21/07/2017	-2,000.00					-2,000.00
Bathurst Information and Neighbourhood Centre	Operation Plan	21/07/2017	-800.00					-800.00
Bathurst City & RSL Band Association Inc	Operation Plan	21/07/2017	-5,000.00					-5,000.00
Evans Arts Council	Operation Plan	21/07/2017	-2,770.00					-2,770.00
3rd Bathurst (All Saints Cathedral) Scout Group	Operation Plan	21/07/2017		-490.00				-490.00
Bathurst Refugee Support Group Inc	Operation Plan	21/07/2017		-3,000.00				-3,000.00
Bathurst Gardener's Club Inc.	Operation Plan	21/07/2017		-1,600.00				-1,600.00
Bathurst Early Childhood Intervention Service Inc.	Operation Plan	21/07/2017		-2,683.64				-2,683.64
National Serviceman's Association of Australia (NSAA)	Operation Plan	21/07/2017		-1,420.00				-1,420.00
The Allegri Singers	Operation Plan	21/07/2017		-2,000.00				-2,000.00
Quota International of Bathurst - QuoCKa reading	Operation Plan	21/07/2017		-1,000.00				-1,000.00
Miss Trail's House & Garden	Operation Plan	21/07/2017		-2,000.00				-2,000.00
Peel Residents Association Incorporated	Operation Plan	21/07/2017		-450.00				-450.00
Bathurst Seymour Centre Inc	Operation Plan	21/07/2017		-2,500.00				-2,500.00
Glenray Industries	Operation Plan	21/07/2017		-1,500.00				-1,500.00
Bathurst & District Poultry Society Inc	Operation Plan	21/07/2017		-3,000.00				-3,000.00
Holy Trinity Church - Parish of Kelso	Operation Plan	21/07/2017		-2,000.00				-2,000.00
Bathurst Arts Trail - Spring Spectacular	Operation Plan	21/07/2017		-1,000.00				-1,000.00
Hill End & Tambaroora Gathering Group	Operation Plan	21/07/2017		-400.00				-400.00
Bathurst Young Mob	Operation Plan	21/07/2017		-1,000.00				-1,000.00
Turon Art Group Sofala	Operation Plan	21/07/2017		-1,000.00				-1,000.00
Monkey Hill UHF Repeater	Operation Plan	21/07/2017	-800.00					-800.00
Bathurst Edgell Jog	Operation Plan	21/07/2017		-6,000.00				-6,000.00
Central Tablelands Woodcraft (CAOS)	DCS&F 19/07/17 Item 5	26/07/2017			-500.00			-500.00
WRAS Annual Subscription/donation	Operation Plan	31/07/2017	-2,255.00					-2,255.00
Denison College - Student Information Night	S356 Policy	1/08/2017					-555.82	-555.82
BMEC - CPSA July Meeting	Operation Plan	1/08/2017					-878.64	-878.64
School Maths Program	S356 Policy	1/08/2017					-237.55	-237.55
Challenge Community Services	DCS&F 19/07/17 Item 8	1/08/2017			-576.00			-576.00
City Colts Water Account	Operation Plan	23/08/2017	-1,357.04					-1,357.04
City Colts Rates	Operation Plan	23/08/2017	-2,605.44					-2,605.44
Bathurst Public School - Mid Year Concert	S356 Policy	31/08/2017					-1,779.18	-1,779.18
Mitchell Conservatorium Winter Showcase	Operation Plan	7/09/2017					-1,063.36	-1,063.36
BMEC - CPSA Aug Meeting	Operation Plan	7/09/2017					-1,082.05	-1,082.05
Home Modification Tip Fees	Operation Plan	5/10/2017	-76.27					-76.27
2018 District Probus Friendship Day	DCS&F 18/10/17 Item 6	26/10/2017			-1,000.00			-1,000.00
BMEC - Bathurst Eisteddfod	Operation Plan	26/10/2017					-30,000.00	-30,000.00
BMEC - Arts out West - Jimmy Little Gathering	S356 Policy	26/10/2017					-312.82	-312.82
BMEC - CPSA Aug Meeting	Operation Plan	26/10/2017					-606.36	-606.36
Amount Spent			-25,513.75	-33,043.64	-2,076.00	0.00	-36,515.78	-97,149.17
Available Balance before commitments			37,506.25	27,470.36	18,867.00	39,333.00	36,235.22	159,411.83
Committed:								
NAB B2B Cyclo Sportif	Operation Plan			-8,500.00				-8,500.00
Bathurst Remembers / AVAMS / Communications and Resources Project	Operation Plan			-5,000.00				-5,000.00
Bathurst AH&P Association	Operation Plan		-6,000.00					-6,000.00
City Colts Water Account	Operation Plan		-2,537.52					-2,537.52
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
Sporting Assoc Grant	Operation Plan		-20,000.00					-20,000.00
Australian Dental Association (NSW Branch)	Operation Plan					-983.00		-983.00
Mitchell Conservatorium - BMEC Concerts	Operation Plan						-5,936.64	-5,936.64
BMEC - Bathurst Youth Council	Operation Plan						-2,000.00	-2,000.00
BMEC - CPSA Monthly Meetings	Operation Plan						-8,432.95	-8,432.95
Home Modification Tip Fees	Operation Plan		-923.73					-923.73
Bathurst Street & Custom Motorcycle Show	Operation Plan			-13,970.00				-13,970.00
Rotary Club of East Bathurst - RYDA	Operation Plan					-4,333.00		-4,333.00
BMEC - Bathurst District Historical Society wedding dress exhibition	Operation Plan						-11,551.00	-11,551.00
BMEC - Bathurst District Historical Society wedding dress exhibition	DCS&F 18/10/17 Item 5b						-2,541.75	-2,541.75
Bathurst Arts Council - Showcase Concert for the Youth Arts Awards	Operation Plan						-1,200.00	-1,200.00
Austin Healey National Rally	DCS&F 15/03/17 Item 6				-1,500.00			-1,500.00
Rebellion on the Turon	DCS&F 19/07/17 Item 6				-500.00			-500.00

2017-2018 Section 356 Donations
Report as at 31 October 2017

Details	Reference	Date	Standard Annual Donations \$	Specific Donations \$	Sundry Donations \$	Mt Pan Fee Waived \$	BMEC Donations \$	TOTAL \$
Lifeline CW - Soar Ride & Shine (in-kind support)	DCS&F 18/10/17 Item 5c				-10,000.00			-10,000.00
Lifeline CW - Soar Ride & Shine (traffic mgt)	DCS&F 18/10/17 Item 5c				-7,500.00			-7,500.00
GRIP Leadership	DCS&F 18/10/17 Item 5d						-331.60	-331.60
Panorama Long Track Committee - 2017								
Australian Long Track Masters	DCS&F 18/10/17 Item 5f				-3,000.00			-3,000.00
Amount Committed			-37,461.25	-27,470.00	-22,500.00	-5,316.00	-31,993.94	-124,741.19
Adjustment between Funds			-45.00	-0.36	3,633.00	-3,587.64	0.00	
Available Balance			-0.00	0.00	0.00	30,429.36	4,241.28	34,670.64

Summary Remaining Budget	\$
Standard Annual Donations	-0.00
Specified Donations	0.00
Sundry Donations	0.00
Mt Pan Fee Waived	30,429.36
BMEC Donations	4,241.28
Total Remaining	34,670.64

Summary	\$
Total Budget	256,561.00
Less: Amount Spent	-97,149.17
Less: Amount Committed	-124,741.19
Total Remaining	34,670.64

Bathurst Regional Council

GENERAL PURPOSE FINANCIAL STATEMENTS
for the year ended 30 June 2017

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



Bathurst Regional Council

General Purpose Financial Statements for the year ended 30 June 2017

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3. Primary Financial Statements:	
– Income Statement	4
– Statement of Comprehensive Income	5
– Statement of Financial Position	6
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Overview

- (i) These financial statements are General Purpose Financial Statements and cover the operations for Bathurst Regional Council.
- (ii) Bathurst Regional Council is a body politic of NSW, Australia – being constituted as a local government area by proclamation and is duly empowered by the *Local Government Act 1993* (LGA).

Council's guiding principles are detailed in Chapter 3 of the LGA and includes:

- principles applying to the exercise of functions generally by council,
- principles to be applied when making decisions,
- principles of community participation,
- principles of sound financial management, and
- principles for strategic planning relating to the development of an integrated planning and reporting framework.

A description of the nature of Council's operations and its principal activities are provided in Note 2(b).

- (iii) All figures presented in these financial statements are presented in Australian currency.
 - (iv) These financial statements were authorised for issue by the Council on 23 October 2017. Council has the power to amend and reissue these financial statements.
-

Bathurst Regional Council

General Purpose Financial Statements for the year ended 30 June 2017

Understanding Council's financial statements

Introduction

Each year, individual local governments across New South Wales are required to present a set of audited financial statements to their council and community.

What you will find in the statements

The financial statements set out the financial performance, financial position and cash flows of Council for the financial year ended 30 June 2017.

The format of the financial statements is standard across all NSW Councils and complies with both the accounting and reporting requirements of Australian Accounting Standards and requirements as set down by the Office of Local Government.

About the Councillor/Management Statement

The financial statements must be certified by senior staff as 'presenting fairly' the Council's financial results for the year and are required to be adopted by Council – ensuring both responsibility for and ownership of the financial statements.

About the primary financial statements

The financial statements incorporate five 'primary' financial statements:

1. The Income Statement

Summarises Council's financial performance for the year, listing all income and expenses.

This statement also displays Council's original adopted budget to provide a comparison between what was projected and what actually occurred.

2. The Statement of Comprehensive Income

Primarily records changes in the fair value of Council's Infrastructure, Property, Plant and Equipment.

3. The Statement of Financial Position

A 30 June snapshot of Council's financial position indicating its assets, liabilities and "net wealth".

4. The Statement of Changes in Equity

The overall change for the year (in dollars) of Council's "net wealth".

5. The Statement of Cash Flows

Indicates where Council's cash came from and where it was spent. This statement also displays Council's original adopted budget to provide a comparison between what was projected and what actually occurred.

About the Notes to the Financial Statements

The Notes to the Financial Statements provide greater detail and additional information on the five primary financial statements.

About the Auditor's Reports

Council's annual financial statements are required to be audited by the NSW Audit Office. In NSW the auditor provides 2 audit reports:

1. an opinion on whether the financial statements present fairly the Council's financial performance and position, and
2. their observations on the conduct of the audit, including commentary on the Council's financial performance and financial position.

Who uses the financial statements?

The financial statements are publicly available documents and must be presented at a Council meeting between seven days and five weeks after the date of the Audit Report.

The public can make submissions to Council up to seven days subsequent to the public presentation of the financial statements.

Council is required to forward an audited set of financial statements to the Office of Local Government.

More information

A review of Council's financial performance and position for the 16/17 financial year can be found at Note 29 of the financial statements.

Bathurst Regional Council

General Purpose Financial Statements for the year ended 30 June 2017

Statement by Councillors and Management made pursuant to Section 413(2)(c) of the *Local Government Act 1993 (NSW)* (as amended)

The attached General Purpose Financial Statements have been prepared in accordance with:

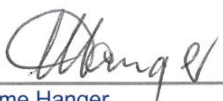
- the *Local Government Act 1993 (NSW)* (as amended) and the regulations made thereunder,
- the Australian Accounting Standards and professional pronouncements, and
- the Local Government Code of Accounting Practice and Financial Reporting.


To the best of our knowledge and belief, these financial statements:

- present fairly the Council's operating result and financial position for the year, and
- accord with Council's accounting and other records.

We are not aware of any matter that would render these statements false or misleading in any way.

Signed in accordance with a resolution of Council made on 27 September 2017.



Graeme Hanger
Mayor

Robert Bourke
Councillor

David Sherley
General Manager

Aaron Jones
Responsible Accounting Officer

Bathurst Regional Council

Income Statement

for the year ended 30 June 2017

Budget 2017	\$ '000	Notes	Actual 2017	Actual 2016
Income from continuing operations				
Revenue:				
39,346	Rates and annual charges	3a	39,819	36,844
22,477	User charges and fees	3b	25,978	24,908
4,370	Interest and investment revenue	3c	2,403	2,503
4,581	Other revenues	3d	4,402	4,120
13,379	Grants and contributions provided for operating purposes	3e,f	15,861	14,220
30,254	Grants and contributions provided for capital purposes	3e,f	27,767	7,665
Other income:				
21,117	Net gains from the disposal of assets	5	12,350	12,351
135,524	Total income from continuing operations		128,580	102,611
Expenses from continuing operations				
28,466	Employee benefits and on-costs	4a	29,613	29,789
1,262	Borrowing costs	4b	1,155	1,281
30,419	Materials and contracts	4c	29,165	24,795
20,010	Depreciation and amortisation	4d	23,830	22,793
10,764	Other expenses	4e	9,306	9,536
90,921	Total expenses from continuing operations		93,069	88,194
44,603	Operating result from continuing operations		35,511	14,417
44,603	Net operating result for the year		35,511	14,417
44,603	Net operating result attributable to Council		35,511	14,417
Net operating result for the year before grants and contributions provided for capital purposes				
14,349			7,744	6,752

¹ Original budget as approved by Council – refer Note 16

Bathurst Regional Council

Statement of Comprehensive Income
for the year ended 30 June 2017

\$ '000	Notes	Actual 2017	Actual 2016
Net operating result for the year (as per Income Statement)		35,511	14,417
Other comprehensive income:			
Amounts which will not be reclassified subsequently to the operating result			
Gain (loss) on revaluation of I,PP&E	20b (ii)	94,854	13,940
Total items which will not be reclassified subsequently to the operating result		94,854	13,940
Amounts which will be reclassified subsequently to the operating result when specific conditions are met			
Nil			
Total other comprehensive income for the year		94,854	13,940
Total comprehensive income for the year		130,365	28,357
Total comprehensive income attributable to Council		130,365	28,357

Bathurst Regional Council

Statement of Financial Position

as at 30 June 2017

\$ '000	Notes	Actual 2017	Actual 2016
ASSETS			
Current assets			
Cash and cash equivalents	6a	5,407	5,393
Investments	6b	54,000	41,500
Receivables	7	9,836	10,178
Inventories	8	1,867	2,984
Other	8	617	324
Total current assets		71,727	60,379
Non-current assets			
Investments	6b	32,500	28,100
Receivables	7	655	690
Inventories	8	10,554	10,555
Infrastructure, property, plant and equipment	9	1,198,553	1,079,671
Investment property	14	10,996	10,660
Total non-current assets		1,253,258	1,129,676
TOTAL ASSETS		1,324,985	1,190,055
LIABILITIES			
Current liabilities			
Payables	10	6,497	7,173
Income received in advance	10	1,063	1,074
Borrowings	10	4,040	3,741
Provisions	10	10,637	10,970
Total current liabilities		22,237	22,958
Non-current liabilities			
Payables	10	1,068	1,053
Borrowings	10	22,972	17,712
Provisions	10	1,560	1,549
Total non-current liabilities		25,600	20,314
TOTAL LIABILITIES		47,837	43,272
Net assets		1,277,148	1,146,783
EQUITY			
Retained earnings	20	657,285	621,774
Revaluation reserves	20	619,863	525,009
Council equity interest		1,277,148	1,146,783
Non-controlling equity interests		—	—
Total equity		1,277,148	1,146,783

Bathurst Regional Council

Statement of Changes in Equity
for the year ended 30 June 2017

		2017				2016			
	Notes	Retained earnings	Asset revaluation reserve (Refer 20b)	Council interest	Total equity	Retained earnings	Asset revaluation reserve (Refer 20b)	Council interest	Total equity
\$ '000									
Opening balance (as per last year's audited accounts)		621,774	525,009	1,146,783	1,146,783	607,357	511,069	1,118,426	1,118,426
a. Correction of prior period errors	20 (c)	-	-	-	-	-	-	-	-
b. Changes in accounting policies (prior year effects)	20 (d)	-	-	-	-	-	-	-	-
Revised opening balance		621,774	525,009	1,146,783	1,146,783	607,357	511,069	1,118,426	1,118,426
c. Net operating result for the year		35,511	-	35,511	35,511	14,417	-	14,417	14,417
d. Other comprehensive income									
- Revaluations: IPP&E asset revaluation rsve	20b (ii)	-	94,854	94,854	94,854	-	13,940	13,940	13,940
Other comprehensive income		-	94,854	94,854	94,854	-	13,940	13,940	13,940
Total comprehensive income (c&d)		35,511	94,854	130,365	130,365	14,417	13,940	28,357	28,357
e. Distributions to/(contributions from) non-controlling interests		-	-	-	-	-	-	-	-
f. Transfers between equity		-	-	-	-	-	-	-	-
Equity – balance at end of the reporting period		657,285	619,863	1,277,148	1,277,148	621,774	525,009	1,146,783	1,146,783

This statement should be read in conjunction with the accompanying notes.

Bathurst Regional Council

Statement of Cash Flows
for the year ended 30 June 2017

Budget 2017	\$ '000	Notes	Actual 2017	Actual 2016
Cash flows from operating activities				
Receipts:				
39,346	Rates and annual charges		39,733	37,034
22,477	User charges and fees		26,451	24,373
4,370	Investment and interest revenue received		2,437	2,509
43,633	Grants and contributions		25,016	20,602
–	Bonds, deposits and retention amounts received		2,350	586
4,581	Other		11,142	9,914
Payments:				
(28,466)	Employee benefits and on-costs		(30,065)	(28,925)
(30,419)	Materials and contracts		(31,932)	(23,523)
(1,262)	Borrowing costs		(1,144)	(1,262)
–	Bonds, deposits and retention amounts refunded		(2,914)	–
(10,764)	Other		(12,950)	(16,416)
43,496	Net cash provided (or used in) operating activities	11b	28,124	24,892
Cash flows from investing activities				
Receipts:				
–	Sale of investment securities		97,600	51,500
21,117	Sale of real estate assets		13,117	13,303
–	Sale of infrastructure, property, plant and equipment		1,455	1,090
–	Deferred debtors receipts		21	89
Payments:				
–	Purchase of investment securities		(114,500)	(47,800)
–	Purchase of investment property		(133)	(584)
(77,330)	Purchase of infrastructure, property, plant and equipment		(31,151)	(34,129)
–	Purchase of real estate assets		(78)	(5,891)
(56,213)	Net cash provided (or used in) investing activities		(33,669)	(22,422)
Cash flows from financing activities				
Receipts:				
12,500	Proceeds from borrowings and advances		9,300	3,000
Payments:				
(4,135)	Repayment of borrowings and advances		(3,741)	(3,373)
8,365	Net cash flow provided (used in) financing activities		5,559	(373)
(4,352)	Net increase/(decrease) in cash and cash equivalents		14	2,097
9,725	Plus: cash and cash equivalents – beginning of year	11a	5,393	3,296
5,373	Cash and cash equivalents – end of the year	11a	5,407	5,393
Additional Information:				
	plus: Investments on hand – end of year	6b	86,500	69,600
	Total cash, cash equivalents and investments		91,907	74,993

Please refer to Note 11 for additional cash flow information

Bathurst Regional Council

Notes to the Financial Statements for the year ended 30 June 2017

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n/a – not applicable

Bathurst Regional Council

Notes to the Financial Statements for the year ended 30 June 2017

Note 1. Summary of significant accounting policies

The principal accounting policies adopted in the preparation of these consolidated financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

(a) Basis of preparation

These general purpose financial statements have been prepared in accordance with Australian Accounting Standards and Australian Accounting Interpretations, the Local Government Act 1993 (NSW) and Regulations, and the Local Government Code of Accounting Practice and Financial Reporting. Council is a not for-profit entity for the purpose of preparing these financial statements.

(i) New and amended standards adopted by Council

AASB 124 Related Party Disclosures was adopted during the year, the implementation of this standard had no impact on reporting financial position or performance, however note 28 has been added.

AASB 2014-3 Amendments to Australian Accounting Standards – Accounting for Acquisitions of Interests in Joint Operations [AASB 1 and AASB 11] has had no impact on these financial statements.

(ii) Early adoption of standards

Council has not elected to apply any pronouncements before their operative date in the annual reporting period beginning 1 July 2016.

(iii) Historical cost convention

These financial statements have been prepared under the historical cost convention, as modified by the revaluation of certain financial assets and liabilities and certain classes of property, plant and equipment and investment property.

(iv) Significant accounting estimates and judgements

The preparation of financial statements requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the Council's accounting policies.

Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that may have a financial impact on the Council and that are believed to be reasonable under the circumstances.

Critical accounting estimates and assumptions

Council makes estimates and assumptions concerning the future. The resulting accounting estimates will, by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year include:

- (i) Estimated fair values of investment properties
- (ii) Estimated fair values of infrastructure, property, plant and equipment,
- (iii) Estimated tip remediation provisions.

Significant judgements in applying the Council's accounting policies

- (i) Impairment of Receivables

Council has made a significant judgement about the impairment of a number of its receivables in Note 7.

(b) Revenue recognition

Council recognises revenue when the amount of revenue can be reliably measured, it is probable that future economic benefits will flow to the Council and specific criteria have been met for each of the Council's activities as described below.

Council bases its estimates on historical results, taking into consideration the type of customer, the type of transaction and the specifics of each arrangement.

Revenue is measured at the fair value of the consideration received or receivable. Revenue is measured on major income categories as follows:

Bathurst Regional Council

Notes to the Financial Statements for the year ended 30 June 2017

Note 1. Summary of significant accounting policies (continued)

(i) Rates, annual charges, grants and contributions

Rates, annual charges, grants and contributions (including developer contributions) are recognised as revenue when the Council obtains control over the assets comprising these receipts. Developer contributions may only be expended for the purposes for which the contributions were required, but the Council may apply contributions according to the priorities established in work schedules.

Control over assets acquired from rates and annual charges is obtained at the commencement of the rating year as it is an enforceable debt linked to the rateable property or, where earlier, upon receipt of the rates.

Control over granted assets/contributed assets is normally obtained upon their receipt (or acquittal) or upon earlier notification that a grant has been secured, and is valued at their fair value at the date of transfer.

Where grants or contributions recognised as revenues during the financial year were obtained on condition that they be expended in a particular manner or used over a particular period and those conditions were un-discharged at reporting date, the unused grant or contribution is disclosed in Note 3(g). The note also discloses the amount of unused grant or contribution from prior years that was expended on Council's operations during the current year.

A liability is recognised in respect of revenue that is reciprocal in nature to the extent that the requisite service has not been provided at reporting date.

(ii) User charges and fees

User charges and fees (including parking fees and fines) are recognised as revenue when the service has been provided or when the penalty has been applied, whichever first occurs.

(iii) Sale of infrastructure, property, plant and equipment

The profit or loss on sale of an asset is determined when control of the asset has irrevocably passed to the buyer.

(iv) Interest

Interest income is recognised using the effective interest rate at the date that interest is earned.

(v) Rent

Rental income is accounted for on a straight-line basis over the lease term.

(vi) Dividend income

Revenue is recognised when the Council's right to receive the payment is established, which is generally when shareholders approve the dividend.

(vii) Other income

Other income is recorded when the payment is due, the value of the payment is notified, or the payment is received, whichever occurs first.

(c) Principles of consolidation

(i) The Consolidated Fund

In accordance with the provisions of Section 409(1) of the Local Government Act 1993 (NSW), all money and property received by Council is held in the Council's Consolidated Fund unless it is required to be held in the Council's Trust Fund.

Cash and other assets of the following entities have been included as part of the Consolidated Fund:

- *General Purpose Operations*
- *Bathurst Regional Council Water Supply Fund*
- *Bathurst Regional Council Sewerage Fund*

(ii) The Trust Fund

In accordance with the provisions of Section 411 of the Local Government Act 1993 (NSW) (as amended), a separate and distinct Trust Fund is maintained to account for all money and property received by the Council in trust which must be applied only for the purposes of, or in accordance with the trusts relating to those monies. Trust monies and property subject to Council's control have been included in these reports.

Trust monies and property held by Council but not subject to the control of Council have been excluded

Bathurst Regional Council

Notes to the Financial Statements for the year ended 30 June 2017

Note 1. Summary of significant accounting policies (continued)

from these reports. A separate statement of monies held in the Trust Fund is available for inspection at the Council office by any person free of charge.

(iii) County Councils

Council is a member of the following county councils (which are bodies incorporated under the *Local Government Act*):

- **Upper Macquarie County Council**

*Noxious Weeds Control Authority
4 Constituent Councils - Bathurst, Blayney, Lithgow
and Oberon*

Council is of the opinion that it has significant influence over the County Council and has deemed it as an Associate. The Council's share of the operations of the County Council are immaterial to its own financial statements and the audited financial statements of the County Council are not completed prior to the statutory deadline for these financial statements. Council therefore has not accounted for this associate within these financial statements.

Detailed information relating to Council's interest in the above County Council can be found at Note 19 (b).

(iv) Interests in other entities

Subsidiaries

Council has no interest in any subsidiaries.

Joint arrangements

Council has no interest in any joint arrangements.

Joint ventures/associates

Council has no interest in any joint ventures / associates.

(d) Leases

Leases of property, plant and equipment where Council, as lessee, has substantially all the risks and rewards of ownership are classified as finance leases.

Finance leases are capitalised at the lease's inception at the fair value of the leased property or, if lower, the present value of the minimum lease payments. The corresponding rental obligations, net

of finance charges, are included in other short-term and long-term payables. Each lease payment is allocated between the liability and finance cost. The finance cost is charged to the income statement over the lease period so as to produce a constant periodic rate of interest on the remaining balance of the liability for each period.

The property, plant and equipment acquired under finance leases is depreciated over the asset's useful life or over the shorter of the asset's useful life and the lease term if there is no reasonable certainty that Council will obtain ownership at the end of the lease term.

Leases in which a significant portion of the risks and rewards of ownership are not transferred to Council as lessee are classified as operating leases. Payments made under operating leases (net of any incentives received from the lessor) are charged to the income statement on a straight-line basis over the period of the lease.

Lease income from operating leases where Council is a lessor is recognised as income on a straight-line basis over the lease term.

(e) Impairment of assets

Intangible assets that have an indefinite useful life or are not yet available for use are not subject to amortisation and are tested annually for impairment, or more frequently if events or changes in circumstances indicate that they might be impaired.

Other assets are tested for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs to sell and value in use.

For the purposes of assessing impairment, assets are grouped at the lowest levels for which there are separately identifiable cash inflows that are largely independent of the cash inflows from other assets or groups of assets (cash-generating units). Non-financial assets that suffered an impairment are reviewed for possible reversal of the impairment at each reporting date.

Bathurst Regional Council

Notes to the Financial Statements for the year ended 30 June 2017

Note 1. Summary of significant accounting policies (continued)

(f) Cash and cash equivalents

For Statement of Cash Flow presentation purposes, cash and cash equivalents includes cash on hand; deposits held at call with financial institutions; other short-term, highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value; and bank overdrafts.

Bank overdrafts are shown within borrowings in current liabilities on the Statement of Financial Position.

(g) Inventories

(i) Raw materials and stores, work in progress and finished goods

Raw materials and stores, work in progress and finished goods are stated at the lower of cost and net realisable value.

Cost comprises direct materials, direct labour, and an appropriate proportion of variable and fixed overhead expenditure, the latter being allocated on the basis of normal operating capacity. Costs are assigned to individual items of inventory on basis of weighted average costs. Costs of purchased inventory are determined after deducting rebates and discounts.

Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

(ii) Inventory held for distribution

Inventory held for distribution is held at cost, adjusted where applicable for any loss of service potential.

(iii) Land held for resale/capitalisation of borrowing costs

Land held for resale is stated at the lower of cost and net realisable value. Cost is assigned by specific identification and includes the cost of acquisition, and development and borrowing costs during development. When development is completed

borrowing costs and other holding charges are expensed as incurred.

Borrowing costs included in the cost of land held for resale are those costs that would have been avoided if the expenditure on the acquisition and development of the land had not been made. Borrowing costs incurred while active development is interrupted for extended periods are recognised as expenses.

(h) Non-current assets (or disposal groups) held for sale and discontinued operations

Non-current assets (or disposal groups) are classified as held for sale if their carrying amount will be recovered principally through a sale transaction rather than through continuing use.

They are measured at the lower of their carrying amount and fair value less costs to sell, except for assets such as deferred tax assets; assets arising from employee benefits; financial assets; and investment properties that are carried at fair value and contractual rights under insurance contracts, which are specifically exempt from this requirement.

An impairment loss is recognised for any initial or subsequent write-down of the asset (or disposal group) to fair value less costs to sell. A gain is recognised for any subsequent increases in fair value less costs to sell of an asset (or disposal group), but not in excess of any cumulative impairment loss previously recognised. A gain or loss not previously recognised by the date of the sale of the non-current asset (or disposal group) is recognised at the date of de-recognition.

Non-current assets (including those that are part of a disposal group) are not depreciated or amortised while they are classified as held for sale. Interest and other expenses attributable to the liabilities of a disposal group classified as held for sale continue to be recognised.

(i) Investments and other financial assets

Classification

Council classifies its financial assets in the following categories: financial assets at fair value through profit

Bathurst Regional Council

Notes to the Financial Statements for the year ended 30 June 2017

Note 1. Summary of significant accounting policies (continued)

or loss; loans and receivables; held-to-maturity investments; and available-for-sale financial assets.

The classification depends on the purpose for which the investments were acquired. Management determines the classification of its investments at initial recognition and, in the case of assets classified as held-to-maturity, re-evaluates this designation at each reporting date.

(i) Financial assets at fair value through profit or loss

Financial assets at fair value through profit or loss are financial assets held for trading. A financial asset is classified in this category if acquired principally for the purpose of selling in the short-term. Assets in this category are classified as current assets.

(ii) Loans and receivables

Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market. They are included in current assets, except for those with maturities greater than 12 months after the reporting date which that are classified as non-current assets.

Loans and receivables are included in other receivables (note 8) and receivables (note 7) in the Statement of Financial Position.

Receivables are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method, less provision for impairment. Receivables are generally due for settlement within 30 days.

Cash flows relating to short-term receivables are not discounted if the effect of discounting is immaterial.

(iii) Held-to-maturity investments

Held-to-maturity investments are non-derivative financial assets with fixed or determinable payments and fixed maturities that Council's management has the positive intention and ability to hold to maturity. If Council were to sell other than an insignificant amount of held-to-maturity financial assets, the whole category would be tainted and reclassified as available-for-sale.

Held-to-maturity financial assets are included in non-current assets, except for those with maturities less

than 12 months from the reporting date, that are classified as current assets.

(iv) Available-for-sale financial assets

Available-for-sale financial assets are non-derivatives that are either designated in this category or not classified in any of the other categories. They are included in non-current assets unless management intends to dispose of the investment within 12 months of the reporting date.

Investments are designated as available-for-sale if they do not have fixed maturities and fixed or determinable payments and management intends to hold them for the medium to long term.

Recognition and de-recognition

Regular purchases and sales of financial assets are recognised on trade-date: the date on which Council commits to purchase or sell the asset.

Investments are initially recognised at fair value plus transaction costs for all financial assets not carried at fair value through profit or loss. Financial assets carried at fair value through profit or loss are initially recognised at fair value and transaction costs are expensed in the income statement.

Financial assets are derecognised when the rights to receive cash flows from the financial assets have expired or have been transferred and Council has transferred substantially all the risks and rewards of ownership.

When securities classified as available-for-sale are sold, the accumulated fair value adjustments recognised in equity are included in the income statement as gains and losses from investment securities.

Subsequent measurement

Loans and receivables and held-to-maturity investments are carried at amortised cost using the effective interest method.

Changes in the fair value of other monetary and non-monetary securities classified as available-for-sale are recognised in equity.

Bathurst Regional Council

Notes to the Financial Statements for the year ended 30 June 2017

Note 1. Summary of significant accounting policies (continued)

Impairment

Council assesses at the end of each reporting period whether there is objective evidence that a financial asset or group of financial assets is impaired.

A financial asset or a group of financial assets is impaired and impairment losses are incurred only if there is objective evidence of impairment as a result of one or more events that occurred after the initial recognition of the asset (a 'loss event') and that loss event (or events) has an impact on the estimated future cash flows of the financial asset or group of financial assets that can be reliably estimated.

In the case of equity investments classified as available-for-sale, a significant or prolonged decline in the fair value of the security below its cost is considered an indicator that the assets are impaired.

(i) Assets carried at amortised cost

For loans and receivables the amount of the loss is measured as the difference between the asset's carrying amount and the present value of estimated future cash flows (excluding future credit losses that have not been incurred) discounted at the financial asset's original effective interest rate.

The carrying amount of the asset is reduced and the amount of the loss is recognised in profit or loss. If a loan or held-to-maturity investment has a variable interest rate, the discount rate for measuring any impairment loss is the current effective interest rate determined under the contract. As a practical expedient, the Council may measure impairment on the basis of an instrument's fair value using an observable market price.

Collectability of receivables is reviewed on an on-going basis. Debts that are known to be uncollectible are written off by reducing the carrying amount directly. An allowance account (provision for impairment of receivables) is used when there is objective evidence that Council will not be able to collect all amounts due according to the original terms of the receivables.

Significant financial difficulties of the debtor, probability that the debtor will enter bankruptcy or financial reorganisation, and default or delinquency in payments (more than 30 days overdue) are considered indicators that the receivable is impaired. The amount of the impairment allowance is the

difference between the asset's carrying amount and the present value of estimated future cash flows, discounted at the original effective interest rate.

The amount of the impairment loss is recognised in the income statement within other expenses. When a receivable for which an impairment allowance had been recognised becomes uncollectible in a subsequent period it is written off against the allowance account. Subsequent recoveries of amounts previously written off are credited against other expenses in the income statement.

Investment Policy

Council has an approved investment policy complying with Section 625 of the Local Government Act 1993 (NSW) and Clause 212 of the Local Government (General) Regulation 2005 (NSW).

Investments are placed and managed in accordance with that policy and having particular regard to authorised investments prescribed under the Ministerial Local Government Investment Order. Council maintains an investment policy that complies with the Act and ensures that it, or its representatives, exercise the care, diligence and skill that a prudent person would exercise in investing Council funds.

Council amended its policy following revisions to the Ministerial Local Government Investment Order (the Order) arising from the Cole Inquiry recommendations. Certain investments the Council holds are no longer prescribed; however, they have been retained under grandfathering provisions of the Order. These will be disposed of when most financially advantageous to Council.

(j) Fair value estimation – financial instruments

The fair value of financial assets and financial liabilities must be estimated for recognition and measurement or for disclosure purposes.

The fair value of financial instruments traded in active markets is based on quoted market prices at the reporting date.

The fair value of financial instruments that are not traded in an active market is determined using valuation techniques. Council uses a variety of

Bathurst Regional Council

Notes to the Financial Statements for the year ended 30 June 2017

Note 1. Summary of significant accounting policies (continued)

methods and makes assumptions that are based on market conditions existing at each reporting date. Other techniques, such as estimated discounted cash flows, are used to determine fair value for the remaining financial instruments.

The nominal value less estimated credit adjustments of trade receivables and payables are assumed to approximate their fair values. The fair value of financial liabilities for disclosure purposes is estimated by discounting the future contractual cash flows at the current market interest rate that is available to the Council for similar financial instruments.

(k) Infrastructure, property, plant and equipment (IPPE)

Council's assets have been progressively revalued to fair value in accordance with a staged implementation advised by the Office of Local Government. At reporting date, the following classes of IPPE were stated at their fair value:

Externally valued:

- Operational land
- Community land
- Buildings – specialised/non-specialised
- Water and sewerage treatment plants
- Swimming pools
- Other assets – art works & heritage items

Internally valued:

- Land improvements
- Other structures
- Roads assets including roads, bridges and footpaths
- Bulk earthworks
- Stormwater drainage
- Water and sewerage networks
- Other open space/recreational assets
- Other infrastructure

As approximated by depreciated historical cost:

- Plant and equipment
- Other assets

Non-specialised assets with short useful lives are measured at depreciated historical cost as an approximation of fair value. Council has assessed that any difference between fair value and depreciated historical cost is unlikely to be material.

Water and sewerage network assets are indexed annually between full revaluations in accordance with the latest indices provided in the NSW Office of Water Rates Reference Manual.

For all other asset classes, Council assesses at each reporting date whether there is any indication that a revalued asset's carrying amount may differ materially from that which would be determined if the asset were revalued at the reporting date. If any such indication exists, Council determines the asset's fair value and revalue the asset to that amount. Full revaluations are undertaken for all assets on a five-year cycle.

Increases in the carrying amounts arising on revaluation are credited to the asset revaluation reserve. To the extent that the increase reverses a decrease previously recognising profit or loss relating to that asset class, the increase is first recognised as profit or loss.

Decreases that reverse previous increases of assets in the same class are first charged against revaluation reserves directly in equity to the extent of the remaining reserve attributable to the class; all other decreases are charged to the Income Statement.

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to Council and the cost of the item can be measured reliably. All other repairs and maintenance are charged to the income statement during the financial period in which they are incurred.

Depreciation

Land is not depreciated.

Depreciation on other assets is calculated using the straight line method to allocate their cost, net of their residual values, over their estimated useful lives as follows:

Bathurst Regional Council

Notes to the Financial Statements
for the year ended 30 June 2017

Note 1. Summary of significant accounting policies (continued)

Plant and Equipment

- Office Equipment	3 to 10 years
- Office furniture	3 to 10 years
- Computer Equipment	3 years
- Vehicles	5 years
- Heavy Plant/Road Making equip.	10 years
- Other plant and equipment	5 to 10 years

Other Equipment

- Library Books	5 years
- Artworks and Heritage Collections	100 years
- Mobile Garbage Bins	10 years
- Playground equipment	20 years
- Benches, seats etc	10 years

Buildings

- Buildings	100 years
- Structures	10 to 50 years

Stormwater Drainage

- Drainage Assets	100 years
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Transportation Assets

- Sealed Roads: Surface	12 to 18 years
- Sealed Roads: Pavement	55 to 80 years
- Unsealed roads: Surface	30 years
- Unsealed Roads: Pavement	55 to 80 years
- Bridge: Concrete	100 years
- Kerb & Gutter	80 years
- Footpaths	80 years
- Other road assets	15 to 100 years

Water and Sewer Assets

- Water Assets	40 to 100 years
- Sewer Assets	25 to 70 years

Other Infrastructure Assets

- Bulk earthworks	Infinite
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The assets' residual values and useful lives are reviewed, and adjusted if appropriate, at each reporting date.

Gains and losses on disposals are determined by comparing proceeds with carrying amount. These are included in the income statement.

(l) Investment property

Investment property, principally comprising freehold office buildings, is held for long-term rental yields and is not occupied by the Council.

Investment property is carried at fair value, which is based on active market prices, adjusted, if necessary, for any difference in the nature, location or condition of the specific asset. If this information is not available, Council uses alternative valuation methods such as recent prices in less active markets, or discounted cash flow projections. Changes in fair values are recorded in the income statement as part of other income.

Properties that are under construction for future use as investment properties are regarded as investment properties. These are also carried at fair value unless the fair value cannot yet be reliably determined. Where that is the case, the property will be accounted for at cost until either the fair value becomes reliably determinable or construction is complete.

(m) Payables

These amounts represent liabilities for goods and services provided to the Council prior to the end of financial year that are unpaid. The amounts are unsecured and are usually paid within 30 days of recognition.

(n) Borrowings

Borrowings are initially recognised at fair value, net of transaction costs incurred. Borrowings are subsequently measured at amortised cost. Any difference between the proceeds (net of transaction costs) and the redemption amount is recognised in the income statement over the period of the borrowings using the effective interest method.

Fees paid on the establishment of loan facilities are recognised as transaction costs of the loan to the extent that it is probable that some or all of the facility will be drawn down. In this case, the fee is deferred until the draw down occurs. To the extent there is no evidence that it is probable that some or all of the facility will be drawn down, the fee is capitalised as a

Bathurst Regional Council

Notes to the Financial Statements for the year ended 30 June 2017

Note 1. Summary of significant accounting policies (continued)

prepayment for liquidity services and amortised over the period of the facility to which it relates.

Borrowings are removed from the Statement of Financial Position when the obligation specified in the contract is discharged, cancelled or expired. The difference between the carrying amount of a financial liability that has been extinguished or transferred to another party and the consideration paid, including any non-cash assets transferred or liabilities assumed, is recognised in other income or finance cost.

Borrowings are classified as current liabilities unless Council has an unconditional right to defer settlement of the liability for at least 12 months after the reporting date.

(o) Borrowing costs

Borrowing costs incurred for the construction of any qualifying asset are capitalised during the period of time that is required to complete and prepare the asset for its intended use or sale. Other borrowing costs are expensed.

(p) Provisions

Provisions are recognised when Council has a present legal or constructive obligation as a result of past events, it is probable that an outflow of resources will be required to settle the obligation, and the amount has been reliably estimated.

Where there are a number of similar obligations, the likelihood that an outflow will be required in settlement is determined by considering the class of obligations as a whole. A provision is recognised even if the likelihood of an outflow with respect to any one item included in the same class of obligations may be small.

Provisions are measured at the present value of management's best estimate of the expenditure required to settle the present obligation at the reporting date. The discount rate used to determine the present value reflects current market assessments of the time value of money and the risks specific to the liability. The increase in the provision due to the passage of time is recognised as interest expense.

(q) Employee benefits

(i) Short-term obligations

Liabilities for wages and salaries, including non-monetary benefits, annual leave and accumulating sick leave expected to be wholly settled within 12 months after the end of the period in which the employees render the related service are recognised in respect of employees' services up to the end of the reporting period and are measured at the amounts expected to be paid when the liabilities are settled.

The liability for annual leave and accumulating sick leave is recognised in the provision for employee benefits. All other short-term employee benefit obligations are presented as payables.

(ii) Other long-term employee benefit obligations

The liability for long service leave and annual leave that is not expected to be wholly settled within 12 months after the end of the period in which the employees render the related service is recognised in the provision for employee benefits and measured as the present value of expected future payments to be made in respect of services provided by employees up to the end of the reporting period using the projected unit credit method.

Consideration is given to expected future wage and salary levels, experience of employee departures, and periods of service. Expected future payments are discounted using market yields at the end of the reporting period on national government bonds with terms to maturity and currency that match, as closely as possible, the estimated future cash outflows.

The obligations are presented as current liabilities in the Statement of Financial Position if the Council does not have an unconditional right to defer settlement for at least 12 months after the reporting date, regardless of when the actual settlement is expected to occur.

(iii) Retirement benefit obligations

All employees of the Council are entitled to benefits on retirement, disability or death. Council contributes to various defined benefit plans and defined contribution plans on behalf of its employees.

Bathurst Regional Council

Notes to the Financial Statements for the year ended 30 June 2017

Note 1. Summary of significant accounting policies (continued)

Defined Benefit Plans

A liability or asset in respect of defined benefit superannuation plans would ordinarily be recognised in the Statement of Financial Position, and measured as the present value of the defined benefit obligation at the reporting date plus unrecognised actuarial gains (less unrecognised actuarial losses) less the fair value of the superannuation fund's assets at that date and any unrecognised past service cost.

The present value of the defined benefit obligation is based on expected future payments that arise from membership of the fund to the reporting date, calculated annually by independent actuaries using the projected unit credit method.

Consideration is given to expected future wage and salary levels, experience of employee departures, and periods of service. However, when this information is not reliably available, Council accounts for its obligations to defined benefit plans on the same basis as its obligations to defined contribution plans, i.e. as an expense when it becomes payable.

Defined Contribution Plans

Contributions to defined contribution plans are recognised as an expense as they become payable. Prepaid contributions are recognised as an asset to the extent that a cash refund or a reduction in the future payments is available.

(r) Land under roads

Land under roads is land under roadways and road reserves including land under footpaths, nature strips and median strips.

Council has elected not to recognise land under roads acquired before 1 July 2008 in accordance with AASB 1051 Land Under Roads.

Land under roads acquired after 1 July 2008 is recognised in accordance with AASB 116 Property, Plant and Equipment.

(s) Self-insurance

Council does not self-insure.

(t) Intangible assets

Council has not classified any assets as intangible.

(u) Crown reserves

Crown Reserves under Council's care and control are recognised as assets of the Council. While ownership of the reserves remains with the Crown, Council retains operational control of the reserves and is responsible for their maintenance and use in accordance with the specific purposes to which the reserves are dedicated.

Improvements on Crown Reserves are also recorded as assets, while maintenance costs incurred by Council and revenues relating to the reserves are recognised within Council's Income Statement.

(v) Rural fire service assets

Under section 119 of the Rural Fire Services Act 1997 (NSW), *"all fire fighting equipment purchased or constructed wholly or from money to the credit of the Fund is to be vested in the council of the area for or on behalf of which the fire fighting equipment has been purchased or constructed"*.

Until such time as discussions on this matter have concluded and the legislation changed, Council will recognise rural fire service assets including land, buildings, plant and vehicles.

(w) Goods and Services Tax (GST)

Revenues, expenses and assets are recognised net of the amount of associated GST, unless the GST incurred is not recoverable from the taxation authority. In this case it is recognised as part of the cost of acquisition of the asset or as part of the expense.

Receivables and payables are stated inclusive of the amount of GST receivable or payable. The net amount of GST recoverable from, or payable to the

Bathurst Regional Council

Notes to the Financial Statements
for the year ended 30 June 2017

Note 1. Summary of significant accounting policies (continued)

taxation authority is included with other receivables or payables in the Statement of Financial Position.

Cash flows are presented on a gross basis. The GST components of cash flows arising from investing or financing activities which that are recoverable from, or payable to the taxation authority are presented as operating cash flows.

(x) New accounting standards and interpretations issued not yet effective

Certain new accounting standards and interpretations have been published that are not mandatory for the current reporting period and which have not been applied.

As at the date of authorisation of the financial statements, the standards and interpretations listed below were in issue but not yet effective.

Effective for annual reporting periods beginning on or after 1 January 2017

- AASB 2014-5 *Amendments to Australian Accounting Standards arising from AASB 15*
- AASB 2015-8 *Amendments to Australian Accounting Standards – Effective Date of AASB 15*
- AASB 2016-1 *Amendments to Australian Accounting Standards – Recognition of Deferred Tax Assets for Unrealised Losses [AASB 112]*
- AASB 2016-2 *Amendments to Australian Accounting Standards – Disclosure Initiative: Amendments to AASB 107*
- AASB 2016-4 *Amendments to Australian Accounting Standards – Recoverable Amount of Non-Cash-Generating Specialised Assets of Not-for-Profit Entities*
- AASB 2016-7 *Amendments to Australian Accounting Standards - Deferral of AASB 15 for Not-for-Profit Entities*

Effective for annual reporting periods beginning on or after 13 February 2017

- AASB 2017-2 *Amendments to Australian Accounting Standards - Further Annual Improvements 2014- 16 Cycle*

Effective for annual reporting periods beginning on or after 13 December 2017

- AASB 2017-1 *Amendments to Australian Accounting Standards - Transfers of Investment Property, Annual Improvements 2014-2016 Cycle and Other Amendments*

Effective for annual reporting periods beginning on or after 1 January 2018

- AASB 9 *Financial Instruments (December 2009)*
- AASB 15 *Revenue from Contracts with Customers*
- AASB 2010-7 *Amendments to Australian Accounting Standards arising from AASB 9 (December 2010)*
- AASB 2014-1 *Amendments to Australian Accounting Standards (Part E)*
- AASB 2014-7 *Amendments to Australian Accounting Standards arising from AASB 9 (December 2014)* AASB 1057 *Application of Australian Accounting Standards*
- AASB 2016-3 *Amendments to Australian Accounting Standards – Clarifications to AASB 15*
- AASB 2016-5 *Amendments to Australian Accounting Standards – Classification and Measurement of Share-based Payment Transactions*
- AASB 2016-6 *Amendments to Australian Accounting Standards - Applying AASB 9 Financial Instruments with AASB 4 Insurance Contracts*

Effective for annual reporting periods beginning on or after 1 January 2019

- AASB 16 *Leases/ AASB 16 Leases (Appendix D)*
- AASB 2016-8 *Amendments to Australian Accounting Standards – Australian Implementation Guidance for Not-for-Profit Entities*
- AASB 1058 *Income of Not-for-Profit Entities*
- AASB 2016-8 *Amendments to Australian Accounting Standards - Australian Implementation Guidance for Not-for-Profit Entities*

The full impact of these standards has yet to be ascertained or quantified but will range from additional and/or revised disclosures to changes in

Bathurst Regional Council

Notes to the Financial Statements for the year ended 30 June 2017

Note 1. Summary of significant accounting policies (continued)

how certain transactions and balances are accounted for.

(y) Rounding of amounts

Unless otherwise indicated, amounts in the financial statements have been rounded off to the nearest thousand dollars.

(z) Comparative figures

To ensure comparability with the current reporting period's figures, some comparative period line items and amounts may have been reclassified or individually reported for the first time within these financial statements and/or the notes.

Bathurst Regional Council

Notes to the Financial Statements
for the year ended 30 June 2017

Note 2(a). Council functions/activities – financial information

Functions/activities	Income, expenses and assets have been directly attributed to the following functions/activities. Details of these functions/activities are provided in Note 2(b).										
	Income from continuing operations			Expenses from continuing operations			Operating result from continuing operations			Grants included in income from continuing operations	
	Original budget 2017	Actual 2017	Actual 2016	Original budget 2017	Actual 2017	Actual 2016	Original budget 2017	Actual 2017	Actual 2016	Actual 2017	Actual 2016
Governance	–	–	–	2,276	2,142	2,170	(2,276)	(2,142)	(2,170)	64	77
Administration	934	1,049	971	13,235	13,002	13,802	(12,301)	(11,953)	(12,831)	–	–
Public order and safety	2,491	2,284	1,666	1,861	1,713	1,840	630	571	(174)	232	626
Health	–	–	104	–	–	75	–	–	29	–	–
Environment	11,143	16,082	8,227	8,530	9,994	8,620	2,613	6,088	(393)	757	207
Community services and education	2,976	2,760	2,721	2,909	2,779	2,769	67	(19)	(48)	1,762	1,700
Housing and community amenities	170	162	246	2,929	2,619	2,457	(2,759)	(2,457)	(2,211)	33	169
Water supplies	13,104	19,535	14,909	11,351	11,370	10,178	1,753	8,165	4,731	98	111
Sewerage services	11,359	14,514	11,027	8,094	7,754	7,453	3,265	6,760	3,574	107	107
Recreation and culture	17,657	8,548	7,680	14,654	15,857	16,182	3,003	(7,309)	(8,502)	493	743
Mining, manufacturing and construction	1,096	957	965	1,328	1,244	1,491	(232)	(287)	(526)	–	–
Transport and communication	13,517	13,669	8,637	19,224	19,806	16,781	(5,707)	(6,137)	(8,144)	3,028	3,225
Economic affairs	23,731	14,672	14,603	4,530	4,789	4,376	19,201	9,883	10,227	50	1
Total functions and activities	98,178	94,232	71,756	90,921	93,069	88,194	7,257	1,163	(16,438)	6,624	6,966
General purpose income ¹	37,346	34,348	30,855	–	–	–	37,346	34,348	30,855	9,353	6,499
Operating result from continuing operations	135,524	128,580	102,611	90,921	93,069	88,194	44,603	35,511	14,417	15,977	13,465
										Actual 2017	Actual 2016
										7,140	67
										31,303	27,842
										5,588	4,767
										63	110
										159,754	148,996
										9,304	9,394
										5,308	7,815
										245,048	197,159
										172,292	117,967
										182,884	178,341
										217	217
										476,606	469,352
										29,478	28,028
										1,324,985	1,190,055
										–	–
										1,324,985	1,190,055

1. Includes: rates and annual charges (incl. ex-gratia), united general purpose grants and unrestricted interest and investment income.

Bathurst Regional Council

Notes to the Financial Statements for the year ended 30 June 2017

Note 2(b). Council functions/activities – component descriptions

Details relating to the Council's functions/activities as reported in Note 2(a) are as follows:

GOVERNANCE

Includes costs relating to Council's role as a component of democratic government, including elections, members' fees and expenses, subscriptions to local authority associations, meetings of Council and policy-making committees, public disclosure (e.g. GIPA), and legislative compliance.

ADMINISTRATION

Includes corporate support and other support services, engineering works, and any Council policy compliance.

PUBLIC ORDER AND SAFETY

Includes Council's fire and emergency services levy, fire protection, emergency services, beach control, enforcement of regulations and animal control.

HEALTH

Includes immunisation, food control, health centres etc.

ENVIRONMENT

Includes noxious plants and insect/vermin control; other environmental protection; solid waste management, including domestic waste; other waste management; other sanitation; and garbage, street cleaning, drainage and stormwater management.

COMMUNITY SERVICES AND EDUCATION

Includes administration and education; social protection (welfare); migrant, Aboriginal and other community services and administration (excluding accommodation – as it is covered under 'housing and community amenities'); youth services; aged and disabled persons services; children's services, including family day care; child care; and other family and children services.

HOUSING AND COMMUNITY AMENITIES

Includes public cemeteries; public conveniences; street lighting; town planning; other community amenities, including housing development and accommodation for families and children, aged persons, disabled persons, migrants and Indigenous persons.

WATER SUPPLIES

SEWERAGE SERVICES

RECREATION AND CULTURE

Includes public libraries; museums; art galleries; community centres and halls, including public halls and performing arts venues; sporting grounds and venues; swimming pools; parks; gardens; lakes; and other sporting, recreational and cultural services.

MINING, MANUFACTURING AND CONSTRUCTION

Includes building control, quarries and pits, mineral resources, and abattoirs.

TRANSPORT AND COMMUNICATION

Urban local, urban regional, includes sealed and unsealed roads, bridges, footpaths, parking areas, and aerodromes.

ECONOMIC AFFAIRS

Includes camping areas and caravan parks; tourism and area promotion; industrial development promotion; sale yards and markets; real estate development; commercial nurseries; and other business undertakings.

Bathurst Regional Council

Notes to the Financial Statements
for the year ended 30 June 2017

Note 3. Income from continuing operations

\$ '000	Notes	Actual 2017	Actual 2016
(a) Rates and annual charges			
Ordinary rates			
Residential		16,148	15,620
Farmland		1,886	1,850
Mining		10	10
Business		5,190	5,092
Total ordinary rates		23,234	22,572
Special rates			
Nil			
Annual charges (pursuant to s.496, s.496A, s.496B, s.501 & s.611)			
Domestic waste management services		5,101	3,512
Water supply services		2,642	2,494
Sewerage services		8,018	7,491
Waste management services (non-domestic)		773	729
Section 611 charges		51	46
Total annual charges		16,585	14,272
TOTAL RATES AND ANNUAL CHARGES		39,819	36,844

Council has used 2014 year valuations provided by the NSW Valuer General in calculating its rates.

Bathurst Regional Council

Notes to the Financial Statements
for the year ended 30 June 2017

Note 3. Income from continuing operations (continued)

\$ '000	Notes	Actual 2017	Actual 2016
(b) User charges and fees			
Specific user charges (per s.502 – specific 'actual use' charges)			
Water supply services		11,526	10,852
Sewerage services		1,732	1,545
Waste management services (non-domestic)		3,053	3,270
Total user charges		16,311	15,667
Other user charges and fees			
(i) Fees and charges – statutory and regulatory functions (per s.608)			
Planning and building regulation		1,165	1,262
Private works – section 67		166	152
Section 603 certificates		107	92
Total fees and charges – statutory/regulatory		1,438	1,506
(ii) Fees and charges – other (incl. general user charges (per s.608))			
Advertising		90	141
Aerodrome		322	323
Art gallery		11	14
Cemeteries		6	6
Chifley home		9	12
Child care		974	998
Entertainment centre		496	434
Library and art gallery		41	54
Mount panorama		2,512	2,411
National motor racing museum		297	296
RMS (formerly RTA) charges (state roads not controlled by Council)		2,221	1,905
Sewerage		660	682
Tourism		121	74
Water		224	233
Other		245	152
Total fees and charges – other		8,229	7,735
TOTAL USER CHARGES AND FEES		25,978	24,908

Bathurst Regional Council

Notes to the Financial Statements
for the year ended 30 June 2017

Note 3. Income from continuing operations (continued)

\$ '000	Notes	Actual 2017	Actual 2016
(c) Interest and investment revenue (including losses)			
Interest			
– Interest on overdue rates and annual charges (incl. special purpose rates)		179	175
– Interest earned on investments (interest and coupon payment income)		2,224	2,328
<u>TOTAL INTEREST AND INVESTMENT REVENUE</u>		<u>2,403</u>	<u>2,503</u>

Interest revenue is attributable to:**Unrestricted investments/financial assets:**

Overdue rates and annual charges (general fund)	78	175
General Council cash and investments	1,683	1,609

Restricted investments/funds – external:

Development contributions		
– Section 94	154	132
– Section 64	201	275
Water fund operations	105	99
Sewerage fund operations	163	159
Domestic waste management operations	19	16
Other externally restricted assets unexpended loans	–	38
<u>Total interest and investment revenue recognised</u>	<u>2,403</u>	<u>2,503</u>

(d) Other revenues

Fair value increments – investment properties	14	203	100
Rental income – investment properties	14	791	738
Rental income – other council properties		948	1,025
Fines		57	57
Fines – parking		228	243
Legal fees recovery – rates and charges (extra charges)		1	–
Legal fees recovery – other		8	–
Commissions and agency fees		54	59
Diesel rebate		108	92
Insurance claim recoveries		8	5
Insurance rebates		236	138
Legal fees recovery – Local Government Financial Services		–	150
Mount panorama		639	807
Recovery of Lehman Brothers investment		62	48
Recycling income (non-domestic)		78	69
Sales – miscellaneous		668	421
Other		313	168
<u>TOTAL OTHER REVENUE</u>		<u>4,402</u>	<u>4,120</u>

Bathurst Regional Council

Notes to the Financial Statements
for the year ended 30 June 2017

Note 3. Income from continuing operations (continued)

\$ '000	2017 Operating	2016 Operating	2017 Capital	2016 Capital
(e) Grants				
General purpose (untied)				
Financial assistance	8,992	6,198	—	—
Pensioners' rates subsidies – general component	361	301	—	—
Total general purpose	9,353	6,499	—	—
Specific purpose				
Pensioners' rates subsidies:				
– Water	98	111	—	—
– Sewerage	107	107	—	—
– Domestic waste management	10	69	—	—
Bushfire and emergency services	232	626	—	—
Community care	1,762	1,700	—	—
Community centres	1	4	—	—
Economic development	50	1	—	—
Environmental protection	231	207	—	—
Flood restoration	—	—	510	—
Heritage and cultural	333	358	100	—
Library	—	—	—	200
LIRS subsidy	68	77	—	—
Mount panorama	20	—	—	—
Recreation and culture	40	36	—	80
Strategic planning	32	17	—	—
Street lighting	108	108	—	—
Transport (roads to recovery)	2,034	2,517	—	—
Transport (other roads and bridges funding)	90	—	390	600
Waste management	6	79	—	—
Transport (cycleways)	—	—	150	—
Transport (Aerodrome)	—	—	188	—
Other	64	69	—	—
Total specific purpose	5,286	6,086	1,338	880
Total grants	14,639	12,585	1,338	880
Grant revenue is attributable to:				
– Commonwealth funding	12,731	10,367	578	—
– State funding	1,759	2,005	760	880
– Other funding	149	213	—	—
	14,639	12,585	1,338	880

Bathurst Regional Council

Notes to the Financial Statements
for the year ended 30 June 2017

Note 3. Income from continuing operations (continued)

\$ '000		2017 Operating	2016 Operating	2017 Capital	2016 Capital
(f) Contributions					
Developer contributions:					
(s93 & s94 – EP&A Act, s64 of the LGA):					
S 94 – contributions towards amenities/services		–	–	3,319	1,896
S 64 – water supply contributions		–	–	1,696	923
S 64 – sewerage service contributions		–	–	1,699	825
Total developer contributions	17	–	–	6,714	3,644
Other contributions:					
Art gallery		–	–	113	181
Bushfire services		–	83	1,699	701
Dedications (other than by S94)		–	–	12,552	1,378
Heritage/cultural		8	2	–	–
Other councils – joint works/services		126	149	–	–
Recreation and culture		–	–	70	53
Roads and bridges		–	–	10	145
RMS contributions (regional roads, block grant)		951	1,343	–	–
Sewerage (excl. section 64 contributions)		–	–	1,988	377
Water supplies (excl. section 64 contributions)		–	–	3,192	266
NSW Treasury - FESL Implementation		94	–	–	–
Other		43	58	91	40
Total other contributions		1,222	1,635	19,715	3,141
Total contributions		1,222	1,635	26,429	6,785
TOTAL GRANTS AND CONTRIBUTIONS		15,861	14,220	27,767	7,665

\$ '000	Actual 2017	Actual 2016
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(g) Unspent grants and contributions

Certain grants and contributions are obtained by Council on condition that they be spent in a specified manner:

Unexpended at the close of the previous reporting period	35,704	35,376
Add: grants and contributions recognised in the current period but not yet spent:	10,974	5,238
Less: grants and contributions recognised in a previous reporting period now spent:	(8,034)	(4,910)

Net increase (decrease) in restricted assets during the period **2,940** **328**

Unexpended and held as restricted assets **38,644** **35,704**

Comprising:

– Specific purpose unexpended grants	4,973	2,773
– Developer contributions	33,671	32,931
	38,644	35,704

Bathurst Regional Council

Notes to the Financial Statements
for the year ended 30 June 2017

Note 4. Expenses from continuing operations

\$ '000	Notes	Actual 2017	Actual 2016
(a) Employee benefits and on-costs			
Salaries and wages		21,720	21,211
Travel expenses		504	417
Employee leave entitlements (ELE)		3,458	4,392
Superannuation		2,828	2,793
Workers' compensation insurance		511	537
Fringe benefit tax (FBT)		199	186
Payroll tax		281	238
Training costs (other than salaries and wages)		255	194
Protective clothing		–	1
Other		73	81
Total employee costs		29,829	30,050
Less: capitalised costs		(216)	(261)
<u>TOTAL EMPLOYEE COSTS EXPENSED</u>		<u>29,613</u>	<u>29,789</u>
Number of 'full-time equivalent' employees (FTE) at year end		377	388
(b) Borrowing costs			
(i) Interest bearing liability costs			
Interest on overdraft		–	1
Interest on loans		1,133	1,255
Total interest bearing liability costs expensed		1,133	1,256
(ii) Other borrowing costs			
Discount adjustments relating to movements in provisions (other than ELE)			
– Remediation liabilities	26	22	25
Total other borrowing costs		22	25
<u>TOTAL BORROWING COSTS EXPENSED</u>		<u>1,155</u>	<u>1,281</u>

Bathurst Regional Council

Notes to the Financial Statements
for the year ended 30 June 2017

Note 4. Expenses from continuing operations (continued)

\$ '000	Notes	Actual 2017	Actual 2016
(c) Materials and contracts			
Raw materials and consumables		26,037	21,591
Contractor and consultancy costs		1,083	1,088
Auditors remuneration ⁽¹⁾		126	128
Legal expenses:			
– Legal expenses: planning and development		75	122
– Legal expenses: debt recovery		131	111
– Legal expenses: other		192	261
Operating leases:			
– Operating lease rentals: minimum lease payments ⁽²⁾		492	420
Recycling services		1,029	1,074
<u>TOTAL MATERIALS AND CONTRACTS</u>		<u>29,165</u>	<u>24,795</u>

1. Auditor remuneration

a. During the year, the following fees were incurred for services provided by the Auditor-General:

(i) Audit and other assurance services

– Audit and review of financial statements: Auditor-General

Remuneration for audit and other assurance services**Total Auditor-General remuneration**

69	–
69	–
69	–

b. During the year, the following fees were incurred for services provided by the other Council's Auditors:

(i) Audit and other assurance services

– Audit and review of financial statements: Council's Auditor

– Audit and review of financial statements: other consolidated entity Auditors

Remuneration for audit and other assurance services**(ii) Other non-assurance services**

– Internal auditor

Remuneration for other services**Total remuneration of other Council's Auditors****Total Auditor remuneration**

–	62
–	6
–	68
57	60
57	60
57	128
126	128

2. Operating lease payments are attributable to:

Computers

492	420
492	420

Bathurst Regional Council

Notes to the Financial Statements
for the year ended 30 June 2017

Note 4. Expenses from continuing operations (continued)

\$ '000	Notes	Actual 2017	Actual 2016
(d) Depreciation, amortisation and impairment			
Plant and equipment		2,368	2,237
Office equipment		162	173
Furniture and fittings		15	14
Land improvements (depreciable)		403	306
Infrastructure:			
– Buildings		1,709	1,394
– Other structures		563	594
– Roads		9,921	9,340
– Bridges		–	403
– Footpaths		–	178
– Stormwater drainage		1,775	1,420
– Water supply network		3,556	3,452
– Sewerage network		2,877	2,668
– Swimming pools		137	136
Other assets			
– Heritage collections		125	80
– Library books		100	292
– Other		99	86
Asset reinstatement costs	9 & 26	20	20
Total gross depreciation and amortisation costs		23,830	22,793
Less: capitalised costs		–	–
Total depreciation and amortisation costs		23,830	22,793
Impairment			
Nil			
<u>TOTAL DEPRECIATION AND IMPAIRMENT COSTS EXPENSED</u>		<u>23,830</u>	<u>22,793</u>

Bathurst Regional Council

Notes to the Financial Statements
for the year ended 30 June 2017

Note 4. Expenses from continuing operations (continued)

\$ '000	Notes	Actual 2017	Actual 2016
(e) Other expenses			
Advertising		806	743
Bad and doubtful debts		44	5
Bank charges		131	126
Cleaning		564	488
Contributions/levies to other levels of government			
– NSW fire brigade levy		374	371
– NSW rural fire service levy		365	581
– Waste levy		71	66
Councillor expenses – mayoral fee		41	40
Councillor expenses – councillors' fees		144	163
Councillors' expenses (incl. mayor) – other (excluding fees above)		40	42
Donations, contributions and assistance to other organisations (Section 356)			
– Donations, contributions and assistance		166	611
– Footpath and gutter maintenance		57	39
– Somerville collection		186	130
Election expenses		1	–
Electricity and heating		1,998	1,782
Insurance		1,245	1,337
Office expenses (including computer expenses)		44	74
Postage		155	137
Printing and stationery		256	259
Street lighting		1,066	937
Subscriptions and publications		681	752
Telephone and communications		486	463
Upper macquarie county council (noxious weeds)		215	211
Valuation fees		131	152
Other		39	27
<u>TOTAL OTHER EXPENSES</u>		<u>9,306</u>	<u>9,536</u>

Bathurst Regional Council

Notes to the Financial Statements
for the year ended 30 June 2017

Note 5. Gains or losses from the disposal of assets

\$ '000	Notes	Actual 2017	Actual 2016
Property (excl. investment property)			
Proceeds from disposal – property		815	419
Less: carrying amount of property assets sold/written off		(750)	(442)
Net gain/(loss) on disposal		65	(23)
Plant and equipment			
Proceeds from disposal – plant and equipment		640	671
Less: carrying amount of plant and equipment assets sold/written off		(305)	(1,023)
Net gain/(loss) on disposal		335	(352)
Real estate assets held for sale			
Proceeds from disposal – real estate assets		13,117	13,303
Less: carrying amount of real estate assets sold/written off		(1,167)	(577)
Net gain/(loss) on disposal		11,950	12,726
Financial assets			
Proceeds from disposal/redemptions/maturities – financial assets		97,600	51,500
Less: carrying amount of financial assets sold/redeemed/matured		(97,600)	(51,500)
Net gain/(loss) on disposal		–	–
NET GAIN/(LOSS) ON DISPOSAL OF ASSETS		12,350	12,351

Bathurst Regional Council

Notes to the Financial Statements
for the year ended 30 June 2017

Note 6a. – Cash assets and Note 6b. – investments

		2017	2017	2016	2016
\$ '000	Notes	Actual Current	Actual Non-current	Actual Current	Actual Non-current
Cash and cash equivalents (Note 6a)					
Cash on hand and at bank		5,407	–	5,393	–
Total cash and cash equivalents		5,407	–	5,393	–
Investments (Note 6b)					
– Long term deposits		49,000	14,700	36,500	9,300
– NCD's, FRN's (with maturities > 3 months)		5,000	17,800	5,000	18,800
Total investments		54,000	32,500	41,500	28,100
TOTAL CASH ASSETS, CASH EQUIVALENTS AND INVESTMENTS		59,407	32,500	46,893	28,100
Cash, cash equivalents and investments were classified at year end in accordance with AASB 139 as follows:					
Cash and cash equivalents					
a. 'At fair value through the profit and loss'		5,407	–	5,393	–
Investments					
a. 'Held to maturity'		54,000	32,500	41,500	28,100
Investments		54,000	32,500	41,500	28,100

Refer to Note 27. Fair value measurement for information regarding the fair value of investments held.

Bathurst Regional Council

Notes to the Financial Statements
for the year ended 30 June 2017

Note 6c. Restricted cash, cash equivalents and investments – details

\$ '000	2017 Actual Current	2017 Actual Non-current	2016 Actual Current	2016 Actual Non-current
Total cash, cash equivalents and investments	59,407	32,500	46,893	28,100
attributable to:				
External restrictions (refer below)	39,027	32,500	31,678	28,100
Internal restrictions (refer below)	20,296	–	15,095	–
Unrestricted	84	–	120	–
	59,407	32,500	46,893	28,100

2017 \$ '000	Opening balance	Transfers to restrictions	Transfers from restrictions	Closing balance
-----------------	--------------------	------------------------------	--------------------------------	--------------------

Details of restrictions

External restrictions – included in liabilities

Specific purpose unexpended loans – general (A)	4,773	4,300	(4,916)	4,157
Specific purpose unexpended loans – water (A)	–	5,000	(116)	4,884
External restrictions – included in liabilities	4,773	9,300	(5,032)	9,041

External restrictions – other

Developer contributions – general (D)	11,494	3,473	(43)	14,924
Developer contributions – water fund (D)	9,413	1,752	(5,490)	5,675
Developer contributions – sewer fund (D)	12,024	1,844	(796)	13,072
Specific purpose unexpended grants (F)	2,766	3,905	(1,705)	4,966
Specific purpose unexpended grants-water fund (F)	7	–	–	7
Water supplies (G)	7,646	5,094	(2,858)	9,882
Sewerage services (G)	9,989	5,220	(3,040)	12,169
Domestic waste management (G)	1,666	317	(192)	1,791
External restrictions – other	55,005	21,605	(14,124)	62,486
Total external restrictions	59,778	30,905	(19,156)	71,527

A Loan moneys which must be applied for the purposes for which the loans were raised.

D Development contributions which are not yet expended for the provision of services and amenities in accordance with contributions plans (refer Note 17).

F Grants which are not yet expended for the purposes for which the grants were obtained. (refer Note 1 (b))

G Water, sewerage, domestic waste management (DWM) and other special rates/levies/charges are externally restricted assets and must be applied for the purposes for which they were raised.

Bathurst Regional Council

Notes to the Financial Statements
for the year ended 30 June 2017

Note 6c. Restricted cash, cash equivalents and investments – details (continued)

2017 \$ '000	Opening balance	Transfers to restrictions	Transfers from restrictions	Closing balance
Internal restrictions				
Administration	14	280	(34)	260
Building maintenance and improvements	190	694	(701)	183
Carry over works	1,701	2,241	(1,072)	2,870
Cultural and community services	110	558	(205)	463
Environmental	105	179	(65)	219
Land development	227	1,859	(2,001)	85
Plant and vehicle replacement	413	4,534	(4,848)	99
SES plant	22	–	–	22
Depot maintenance	25	–	–	25
Solid waste depot general reserve	10,481	3,701	(468)	13,714
Strategic planning	36	85	(99)	22
Tourism	–	16	(9)	7
Waste management	1,682	556	–	2,238
Waste employee leave entitlements	89	–	–	89
Waste services – internal restrictions	–	3,358	(3,358)	–
Total internal restrictions	15,095	18,061	(12,860)	20,296
TOTAL RESTRICTIONS	74,873	48,966	(32,016)	91,823

Bathurst Regional Council

Notes to the Financial Statements
for the year ended 30 June 2017

Note 7. Receivables

\$ '000	Notes	2017		2016	
		Current	Non-current	Current	Non-current
Purpose					
Rates and annual charges		1,345	151	1,251	159
Interest and extra charges		908	–	904	–
User charges and fees		3,762	–	3,636	–
Accrued revenues					
– Interest on investments		334	–	372	–
– Other income accruals		380	–	1,044	–
Deferred debtors		40	504	34	531
Government grants and subsidies		1,460	–	459	–
Net GST receivable		502	–	1,219	–
Sundry debtors		1,129	–	1,290	–
Other debtors		2	–	1	–
Total		9,862	655	10,210	690
Less: provision for impairment					
User charges and fees		(11)	–	(25)	–
Other debtors		(15)	–	(7)	–
Total provision for impairment – receivables		(26)	–	(32)	–
<u>TOTAL NET RECEIVABLES</u>		<u>9,836</u>	<u>655</u>	<u>10,178</u>	<u>690</u>
Externally restricted receivables					
Water supply					
– Specific purpose grants		8	–	16	–
– Rates and availability charges		127	53	123	55
– Other		3,395	–	3,333	–
Sewerage services					
– Specific purpose grants		2	–	4	–
– Rates and availability charges		461	30	461	34
– Other		487	–	384	–
Total external restrictions		4,480	83	4,321	89
Nil					
Unrestricted receivables		5,356	572	5,857	601
TOTAL NET RECEIVABLES		9,836	655	10,178	690

Notes on debtors above:

- (i) Rates and annual charges outstanding are secured against the property.
- (ii) Doubtful rates debtors are provided for where the value of the property is less than the debt outstanding.
An allowance for other doubtful debts is made when there is objective evidence that a receivable is impaired.
- (iii) Interest was charged on overdue rates and charges at 8.00% (2016 8.50%).
Generally all other receivables are non-interest bearing.
- (iv) Please refer to Note 15 for issues concerning credit risk and fair value disclosures.

Bathurst Regional Council

Notes to the Financial Statements
for the year ended 30 June 2017

Note 8. Inventories and other assets

\$ '000	Notes	2017		2016	
		Current	Non-current	Current	Non-current
(a) Inventories					
(i) Inventories at cost					
Real estate for resale (refer below)		1,091	10,554	2,209	10,555
Stores and materials		553	–	541	–
Trading stock		223	–	234	–
Total inventories at cost		1,867	10,554	2,984	10,555
(ii) Inventories at net realisable value (NRV)					
Nil					
TOTAL INVENTORIES		1,867	10,554	2,984	10,555
(b) Other assets					
Prepayments		617	–	324	–
TOTAL OTHER ASSETS		617	–	324	–
Externally restricted assets					
Water					
Prepayments		4	–	–	–
Total water		4	–	–	–
Sewerage					
Prepayments		20	–	23	–
Total sewerage		20	–	23	–
Domestic waste management					
Nil					
Other					
Nil					
Total externally restricted assets		24	–	23	–
Total unrestricted assets		2,460	10,554	3,285	10,555
TOTAL INVENTORIES AND OTHER ASSETS		2,484	10,554	3,308	10,555

Bathurst Regional Council

Notes to the Financial Statements
for the year ended 30 June 2017

Note 8. Inventories and other assets (continued)

\$ '000	2017		2016	
	Current	Non-current	Current	Non-current
Other disclosures				
Details for real estate development				
Residential	382	7,197	1,505	7,795
Industrial/commercial	709	3,357	704	2,760
Total real estate for resale	1,091	10,554	2,209	10,555
(Valued at the lower of cost and net realisable value)				
Represented by:				
Acquisition costs	1,013	10,554	1,533	10,555
Development costs	78	–	676	–
Total costs	1,091	10,554	2,209	10,555
Total real estate for resale	1,091	10,554	2,209	10,555
Movements:				
Real estate assets at beginning of the year	2,209	10,555	2,043	5,407
– Purchases and other costs	78	–	676	5,215
– Transfers in from (out to) Note 9	(30)	–	–	–
– WDV of sales (expense)	(1,167)	–	(577)	–
– Transfer between current/non-current	1	(1)	67	(67)
Total real estate for resale	1,091	10,554	2,209	10,555

Bathurst Regional Council

Notes to the Financial Statements
for the year ended 30 June 2017

Note 9a. Infrastructure, property, plant and equipment

Asset class \$ '000	as at 30/6/2016			Asset movements during the reporting period						as at 30/6/2017		
	Gross carrying amount	Accumulated depreciation and impairment	Net carrying amount	Additions renewals	Additions new assets	Carrying value of disposals	Depreciation expense	Tfrs from/(to) real estate assets (Note 8)	Revaluation increments to equity (ARR)	Gross carrying amount	Accumulated depreciation and impairment	Net carrying amount
Plant and equipment	25,207	14,481	10,726	2,235	32	(305)	(2,368)	–	–	25,673	15,353	10,320
Office equipment	2,923	2,507	416	90	85	–	(162)	–	–	3,098	2,669	429
Furniture and fittings	1,270	1,202	68	–	69	–	(15)	–	–	1,339	1,217	122
Land:												
– Operational land	63,508	–	63,508	–	4,298	(316)	–	30	–	67,520	–	67,520
– Community land	17,984	–	17,984	–	–	(244)	–	–	–	17,740	–	17,740
– Land under roads (post 30/6/08)	172	–	172	–	–	–	–	–	–	172	–	172
Land improvements – depreciable	19,720	3,733	15,987	233	665	–	(403)	–	–	20,618	4,136	16,482
Infrastructure:												
– Buildings	133,226	24,604	108,622	–	5,151	(190)	(1,709)	–	–	138,173	26,299	111,874
– Other structures	18,598	6,028	12,570	–	2,425	–	(563)	–	–	21,023	6,591	14,432
– Roads	425,984	142,388	283,596	2,246	6,447	–	(9,340)	–	–	434,677	151,728	282,949
– Bridges	37,758	15,602	22,156	723	–	–	(403)	–	–	38,481	16,005	22,476
– Footpaths	14,234	5,032	9,202	–	274	–	(178)	–	–	14,508	5,210	9,298
– Bulk earthworks (non-depreciable)	120,015	–	120,015	1,611	1,227	–	–	–	–	122,853	–	122,853
– Stormwater drainage	152,645	38,341	114,304	6,452	123	–	(1,775)	–	–	159,220	40,116	119,104
– Water supply network	305,042	137,457	167,585	881	9,762	–	(3,556)	–	44,712	332,795	113,411	219,384
– Sewerage network	201,055	109,579	91,476	442	2,858	–	(2,877)	–	50,142	214,193	72,152	142,041
– Swimming pools	13,836	1,227	12,609	–	–	–	(137)	–	–	13,836	1,364	12,472
Other assets:												
– Other	39,250	11,989	27,261	263	291	–	(324)	–	–	39,804	12,313	27,491
Reinstatement, rehabilitation and restoration assets (refer Note 26):												
– Tip assets	1,434	20	1,414	–	–	–	(20)	–	–	1,434	40	1,394
TOTAL INFRASTRUCTURE, PROPERTY, PLANT AND EQUIP.	1,593,861	514,190	1,079,671	15,176	33,707	(1,055)	(23,830)	30	94,854	1,667,157	468,604	1,198,553

Renewals are defined as the replacement of existing assets (as opposed to the acquisition of new assets).

Refer to Note 27. Fair value measurement for information regarding the fair value of other infrastructure, property, plant and equipment.

Bathurst Regional Council

Notes to the Financial Statements
for the year ended 30 June 2017

Note 9b. Externally restricted infrastructure, property, plant and equipment

\$ '000 Class of asset	Actual 2017			Actual 2016		
	Gross carrying amount	Accumulated depn. and impairment	Net carrying amount	Gross carrying amount	Accumulated depn. and impairment	Net carrying amount
Water supply						
Plant and equipment	1,381	819	562	1,353	590	763
Office equipment	29	21	8	29	14	15
Furniture and fittings	3	3	—	3	3	—
Land						
– Operational land	4,753	—	4,753	4,753	—	4,753
– Community land	165	—	165	165	—	165
– Improvements – depreciable	1,075	168	907	1,075	151	924
Buildings	11,662	440	11,222	11,668	392	11,276
Other structures	444	109	335	410	93	317
Infrastructure	332,795	113,411	219,384	305,042	137,457	167,585
Total water supply	352,307	114,971	237,336	324,498	138,700	185,798
Sewerage services						
Plant and equipment	899	486	413	899	364	535
Office equipment	11	11	—	11	9	2
Land						
– Operational land	1,297	—	1,297	1,188	—	1,188
– Improvements – depreciable	123	65	58	123	60	63
Buildings	2,308	44	2,264	1,490	28	1,462
Other structures	374	59	315	374	51	323
Infrastructure	214,193	72,152	142,041	201,055	109,579	91,476
Total sewerage services	219,205	72,817	146,388	205,140	110,091	95,049
Domestic waste management						
Plant and equipment	1,590	526	1,064	1,554	364	1,190
Other assets	938	631	307	836	589	247
Total DWM	2,528	1,157	1,371	2,390	953	1,437
TOTAL RESTRICTED I,PP&E	574,040	188,945	385,095	532,028	249,744	282,284

Note 9c. Infrastructure, property, plant and equipment – current year
impairments

Council has recognised no impairment losses during the reporting period nor reversed any prior period losses.

Bathurst Regional Council

Notes to the Financial Statements
for the year ended 30 June 2017

Note 10a. Payables, borrowings and provisions

\$ '000	Notes	2017		2016	
		Current	Non-current	Current	Non-current
Payables					
Goods and services – operating expenditure		4,214	–	4,062	–
Accrued expenses:					
– Borrowings		24	–	35	–
– Other expenditure accruals		544	–	782	–
Security bonds, deposits and retentions		1,715	1,068	2,294	1,053
Total payables		6,497	1,068	7,173	1,053
Income received in advance					
Payments received in advance		1,063	–	1,074	–
Total income received in advance		1,063	–	1,074	–
Borrowings					
Loans – secured ¹		4,040	22,972	3,741	17,712
Total borrowings		4,040	22,972	3,741	17,712
Provisions					
Employee benefits:					
Annual leave		2,930	–	2,960	–
Long service leave		7,582	103	7,867	113
Sub-total – aggregate employee benefits		10,512	103	10,827	113
Asset remediation/restoration (future works)	26	24	1,457	23	1,436
Other		101	–	120	–
Total provisions		10,637	1,560	10,970	1,549
TOTAL PAYABLES, BORROWINGS AND PROVISIONS					
		22,237	25,600	22,958	20,314
(i) Liabilities relating to restricted assets					
		2017		2016	
		Current	Non-current	Current	Non-current
Externally restricted assets					
Water		1,335	4,829	1,211	2
Sewer		592	4	515	1
Liabilities relating to externally restricted assets		1,927	4,833	1,726	3
Internally restricted assets					
Nil					
Total liabilities relating to restricted assets		1,927	4,833	1,726	3
Total liabilities relating to unrestricted assets		20,310	20,767	21,232	20,311
TOTAL PAYABLES, BORROWINGS AND PROVISIONS		22,237	25,600	22,958	20,314

¹ Loans are secured over the general rating income of Council

Disclosures on liability interest rate risk exposures, fair value disclosures and security can be found in Note 15.

Bathurst Regional Council

Notes to the Financial Statements
for the year ended 30 June 2017

Note 10a. Payables, borrowings and provisions (continued)

	Actual 2017	Actual 2016
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(ii) Current liabilities not anticipated to be settled within the next twelve months

The following liabilities, even though classified as current, are not expected to be settled in the next 12 months.

Provisions – employees benefits	7,898	8,263
	7,898	8,263

Note 10b. Description of and movements in provisions

Class of provision	2016	2017				Closing balance as at 30/6/17
	Opening balance as at 1/7/16	Additional provisions	Decrease due to payments	Remeasurement effects due to discounting	Unused amounts reversed	
Annual leave	2,960	1,925	(1,940)	(15)	–	2,930
Long service leave	7,980	950	(940)	(305)	–	7,685
Asset remediation	1,459	–	–	22	–	1,481
Other	120	101	(120)	–	–	101
TOTAL	12,519	2,976	(3,000)	(298)	–	12,197

- Employees leave entitlements and on-costs represents those benefits accrued and payable and an estimate of those that will become payable in the future as a result of past service.
- Asset remediation, reinstatement and restoration provisions represent the present value estimate of future costs Council will incur in order to remove, restore and remediate assets and/or activities as a result of past operations.
- Other provisions represent accrued wages owing to staff for work performed in excess of their rostered hours.

Bathurst Regional Council

Notes to the Financial Statements
for the year ended 30 June 2017

Note 11. Statement of cash flows – additional information

\$ '000	Notes	Actual 2017	Actual 2016
(a) Reconciliation of cash assets			
Total cash and cash equivalent assets	6a	5,407	5,393
Less bank overdraft	10	–	–
Balance as per the Statement of Cash Flows		5,407	5,393
(b) Reconciliation of net operating result to cash provided from operating activities			
Net operating result from Income Statement		35,511	14,417
Adjust for non-cash items:			
Depreciation and amortisation		23,830	22,793
Net losses/(gains) on disposal of assets		(12,350)	(12,351)
Non-cash capital grants and contributions		(17,732)	(1,378)
Losses/(gains) recognised on fair value re-measurements through the P&L:			
– Investment properties		(203)	(100)
Unwinding of discount rates on reinstatement provisions		22	25
+/- Movement in operating assets and liabilities and other cash items:			
Decrease/(increase) in receivables		362	(1,497)
Increase/(decrease) in provision for doubtful debts		(6)	(2)
Decrease/(increase) in inventories		(1)	19
Decrease/(increase) in other assets		(293)	(134)
Increase/(decrease) in payables		152	1,253
Increase/(decrease) in accrued interest payable		(11)	(6)
Increase/(decrease) in other accrued expenses payable		(238)	387
Increase/(decrease) in other liabilities		(575)	602
Increase/(decrease) in employee leave entitlements		(325)	864
Increase/(decrease) in other provisions		(19)	–
Net cash provided from/(used in) operating activities from the Statement of Cash Flows		28,124	24,892

Bathurst Regional Council

Notes to the Financial Statements
for the year ended 30 June 2017

Note 11. Statement of cash flows – additional information (continued)

\$ '000	Notes	Actual 2017	Actual 2016
(c) Non-cash investing and financing activities			
Other dedications		17,732	1,378
Total non-cash investing and financing activities		17,732	1,378
(d) Financing arrangements			
(i) Unrestricted access was available at balance date to the following lines of credit:			
Bank overdraft facilities ⁽¹⁾		650	650
Credit cards/purchase cards		115	90
Total financing arrangements		765	740

1. The bank overdraft facility may be drawn at any time and may be terminated by the bank without notice.
Interest rates on overdrafts are interest rates on loans and other payables are disclosed in Note 15.

(ii) Secured loan liabilities

Loans are secured by a mortgage over future years rate revenue only.

(e) Bank guarantees

Nil

Bathurst Regional Council

Notes to the Financial Statements
for the year ended 30 June 2017

Note 12. Commitments for expenditure

\$ '000	Notes	Actual 2017	Actual 2016
(a) Capital commitments (exclusive of GST)			
Capital expenditure committed for at the reporting date but not recognised in the financial statements as liabilities:			
Property, plant and equipment			
Buildings		739	1,642
Roads		—	275
Sewer		54	885
Stormwater Drainage		497	—
Structures		1,973	1,093
Water		1,786	4,835
Land		—	180
Investment property			
— Buildings		—	114
Total commitments		5,049	9,024
These expenditures are payable as follows:			
Within the next year		5,049	9,024
Total payable		5,049	9,024
Sources for funding of capital commitments:			
Unrestricted general funds		1,555	1,743
Future grants and contributions		1,028	6,579
Sect 64 and 94 funds/reserves		1,786	—
Unexpended loans		680	702
Total sources of funding		5,049	9,024

(b) Finance lease commitments

Nil

(c) Operating lease commitments (non-cancellable)**a. Commitments under non-cancellable operating leases at the reporting date, but not recognised as liabilities are payable:**

Within the next year	476	443
Later than one year and not later than 5 years	736	754
Later than 5 years	—	—
Total non-cancellable operating lease commitments	1,212	1,197

b. Non-cancellable operating leases include the following assets:

Computer equipment and associated software

Photocopiers

Contingent rentals may be payable depending on the condition of items or usage during the lease term.

Conditions relating to operating leases:

— All operating lease agreements are secured only against the leased asset.

— No lease agreements impose any financial restrictions on Council regarding future debt etc.

Bathurst Regional Council

Notes to the Financial Statements
for the year ended 30 June 2017

Note 13a. Statement of performance measurement – indicators (consolidated)

\$ '000	Amounts 2017	Indicator 2017	Prior periods 2016	2015	Benchmark
Local government industry indicators – consolidated					
1. Operating performance ratio					
Total continuing operating revenue ⁽¹⁾ excluding capital grants and contributions less operating expenses	(4,809)	-5.45%	-6.91%	-1.26%	>0.00%
Total continuing operating revenue ⁽¹⁾ excluding capital grants and contributions	88,260				
2. Own source operating revenue ratio					
Total continuing operating revenue ⁽¹⁾ excluding all grants and contributions	72,399	62.40%	75.73%	77.04%	>60.00%
Total continuing operating revenue ⁽¹⁾	116,027				
3. Unrestricted current ratio					
Current assets less all external restrictions ⁽²⁾	28,196	2.27x	1.88x	2.55x	>1.5x
Current liabilities less specific purpose liabilities ^(3, 4)	12,412				
4. Debt service cover ratio					
Operating result ⁽¹⁾ before capital excluding interest and depreciation/impairment/amortisation	20,176	4.12x	3.95x	4.10x	>2x
Principal repayments (Statement of Cash Flows) plus borrowing costs (Income Statement)	4,896				
5. Rates, annual charges, interest and extra charges outstanding percentage					
Rates, annual and extra charges outstanding	2,404	5.68%	5.85%	6.63%	< 5% Metro
Rates, annual and extra charges collectible	42,313				<10% Rural
6. Cash expense cover ratio					
Current year's cash and cash equivalents plus all term deposits	69,107	10.02 mths	8.4 mths	9.4 mths	> 3 mths
Payments from cash flow of operating and financing activities	6,896				

Notes

⁽¹⁾ Excludes fair value adjustments and reversal of revaluation decrements, net gain/(loss) on sale of assets and the net share of interests in joint ventures and associates.

⁽²⁾ Refer Notes 6-8 inclusive.

Also excludes any real estate and land for resale not expected to be sold in the next 12 months.

⁽³⁾ Refer to Note 10(a).

⁽⁴⁾ Refer to Note 10(a)(ii) – excludes all payables and provisions not expected to be paid in the next 12 months (incl. ELE).

Bathurst Regional Council

Notes to the Financial Statements
for the year ended 30 June 2017

Note 13b. Statement of performance measurement – indicators (by fund)

\$ '000	Water 2017	Sewer 2017	General ⁵ 2017	Benchmark
Local government industry indicators – by fund				
1. Operating performance ratio				
Total continuing operating revenue ⁽¹⁾ excluding capital grants and contributions less operating expenses	2.09%	6.68%	-9.56%	>0.00%
Total continuing operating revenue ⁽¹⁾ excluding capital grants and contributions	prior period: 4.40%	4.08%	-11.91%	
2. Own source operating revenue ratio				
Total continuing operating revenue ⁽¹⁾ excluding all grants and contributions	75.80%	74.29%	56.80%	>60.00%
Total continuing operating revenue ⁽¹⁾	prior period: 91.96%	87.86%	69.24%	
3. Unrestricted current ratio				
Current assets less all external restrictions ⁽²⁾	10.05x	22.19x	2.27x	>1.5x
Current liabilities less specific purpose liabilities ^(3, 4)	prior period: 9.18x	21.09x	1.88x	
4. Debt service cover ratio				
Operating result ⁽¹⁾ before capital excluding interest and depreciation/impairment/amortisation	1051.25x	0.00	2.49x	>2x
Principal repayments (Statement of Cash Flows) plus borrowing costs (Income Statement)	prior period: 0.00x	0.00x	2.31x	
5. Rates, annual charges, interest and extra charges outstanding percentage				
Rates, annual and extra charges outstanding	6.34%	6.01%	5.54%	< 5%
Rates, annual and extra charges collectible	prior period: 6.65%	6.50%	5.61%	Metro <10% Rural
6. Cash expense cover ratio				
Current year's cash and cash equivalents plus all term deposits	15.53 mths	20.04 mths	7.90 mths	> 3 mths
Payments from cash flow of operating and financing activities	prior period: 8.76 mths	16.84 mths	7.20 mths	

Notes

(1) - (4) Refer to Notes at Note 13a(i) above.

(5) General fund refers to all of Council's activities except for its water and sewer activities which are listed separately.

Bathurst Regional Council

Notes to the Financial Statements
for the year ended 30 June 2017

Note 14. Investment properties

\$ '000	Notes	Actual 2017	Actual 2016
(a) Investment properties at fair value			
<u>Investment properties on hand</u>		<u>10,996</u>	<u>10,660</u>
Reconciliation of annual movement:			
Opening balance		10,660	9,976
– Acquisitions		133	584
– Net gain/(loss) from fair value adjustments		203	100
CLOSING BALANCE – INVESTMENT PROPERTIES		<u>10,996</u>	<u>10,660</u>

(b) Valuation basis

The basis of valuation of investment properties is fair value, being the amounts for which the properties could be exchanged between willing parties in arms length transaction, based on current prices in an active market for similar properties in the same location and condition and subject to similar leases.

The 2017 revaluations were based on independent assessments made by:
CBRE Ltd

(c) Contractual obligations at reporting date

Refer to Note 12 for disclosures relating to any capital and service obligations that have been contracted.

(d) Leasing arrangements – Council as lessor

Details of leased investment properties are as follows;

Future minimum lease payments receivable under non-cancellable investment property operating leases not recognised in the financial statements are receivable as follows:

Within 1 year	550	986
Later than 1 year but less than 5 years	1,086	1,199
Later than 5 years	930	1,181
Total minimum lease payments receivable	<u>2,566</u>	<u>3,366</u>

(e) Investment property income and expenditure – summary

Rental income from investment properties:		
– Minimum lease payments	791	738
Direct operating expenses on investment properties:		
– that generated rental income	(298)	(264)
Net revenue contribution from investment properties	<u>493</u>	<u>474</u>
plus:		
Fair value movement for year	<u>203</u>	<u>100</u>
Total income attributable to investment properties	<u>696</u>	<u>574</u>

Refer to Note 27. Fair value measurement for information regarding the fair value of investment properties held.

Bathurst Regional Council

Notes to the Financial Statements for the year ended 30 June 2017

Note 15. Financial risk management

\$ '000

Risk management

Council's activities expose it to a variety of financial risks including **(1)** price risk, **(2)** credit risk, **(3)** liquidity risk and **(4)** interest rate risk.

The Council's overall risk management program focuses on the unpredictability of financial markets and seeks to minimise potential adverse effects on the financial performance of the Council.

Council does not engage in transactions expressed in foreign currencies and is therefore not subject to foreign currency risk.

Financial risk management is carried out by Council's finance section under policies approved by the Council.

The fair value of Council's financial assets and financial liabilities approximates their carrying amount.

Fair value is determined as follows:

- **Cash** and **cash equivalents, receivables, payables** – are estimated to be the carrying value that approximates market value.
- **Borrowings** and **held-to-maturity** investments – are based upon estimated future cash flows discounted by the current mkt interest rates applicable to assets and liabilities with similar risk profiles, unless quoted market prices are available.
- Financial assets classified (i) '**at fair value through profit and loss**' or (ii) '**available-for-sale**' – are based upon quoted market prices (in active markets for identical investments) at the reporting date or independent valuation.

Refer to Note 27. Fair value measurement for information regarding the fair value of financial assets and liabilities.

Bathurst Regional Council

Notes to the Financial Statements

for the year ended 30 June 2017

Note 15. Financial risk management (continued)

\$ '000

Council's objective is to maximise its return on cash and investments whilst maintaining an adequate level of liquidity and preserving capital.

Council has an investment policy which complies with the *Local Government Act 1993* and Minister's investment order. This policy is regularly reviewed by Council and its staff and an investment report is tabled before Council on a monthly basis setting out the portfolio breakup and its performance.

The risks associated with the investments held are:

- **Price risk** – the risk that the capital value of Investments may fluctuate due to changes in market prices, whether there changes are caused by factors specific to individual financial instruments or their issuers or are caused by factors affecting similar instruments traded in a market.
- **Interest rate risk** – the risk that movements in interest rates could affect returns and income.
- **Credit risk** – the risk that the investment counterparty will not complete their obligations particular to a financial instrument, resulting in a financial loss to Council – be it of a capital or income nature.

Council manages these risks (amongst other measures) by diversifying its portfolio and only purchasing investments with high credit ratings or capital guarantees.

(a) Market risk – price risk and interest rate risk

The following represents a summary of the sensitivity of Council's Income Statement and accumulated surplus (for the reporting period) due to a change in either the price of a financial asset or the interest rates applicable.

It is assumed that the change in interest rates would have been constant throughout the reporting period.

	Increase of values/rates		Decrease of values/rates	
	Profit	Equity	Profit	Equity
2017				
Possible impact of a 1% movement in interest rates	375	375	(375)	(375)
2016				
Possible impact of a 1% movement in interest rates	779	779	(779)	(779)

Bathurst Regional Council

Notes to the Financial Statements
for the year ended 30 June 2017

Note 15. Financial risk management (continued)

\$ '000

(b) Credit risk

Council's major receivables comprise (i) rates and annual charges and (ii) user charges and fees.

The major risk associated with these receivables is credit risk – the risk that debts due and payable to Council may not be repaid in full.

Council manages this risk by monitoring outstanding debt and employing stringent debt recovery procedures. It also encourages ratepayers to pay their rates by the due date through incentives.

Credit risk on rates and annual charges is minimised by the ability of Council to secure a charge over the land relating to the debts – that is, the land can be sold to recover the debt. Council is also able to charge interest on overdue rates and annual charges at higher than market rates which further encourages the payment of debt.

There are no significant concentrations of credit risk, whether through exposure to individual customers, specific industry sectors and/or regions.

There are no material receivables that have been subjected to a re-negotiation of repayment terms.

A profile of Council's receivables credit risk at balance date follows:

		2017	2017	2016	2016
		Rates and annual charges	Other receivables	Rates and annual charges	Other receivables
(i) Ageing of receivables – %					
Current (not yet overdue)		0%	97%	0%	88%
Overdue		100%	3%	100%	12%
		100%	100%	100%	100%
(ii) Ageing of receivables – value					
Rates and annual charges	Other receivables	Rates and annual charges	Other receivables	Rates and annual charges	Other receivables
Current	Current	–	8,775	–	8,310
< 1 year overdue	0 – 30 days overdue	593	200	443	974
1 – 2 years overdue	31 – 60 days overdue	903	16	967	99
2 – 5 years overdue	61 – 90 days overdue	–	6	–	29
> 5 years overdue	> 91 days overdue	–	24	–	78
		1,496	9,021	1,410	9,490
(iii) Movement in provision for impairment of receivables				2017	2016
Balance at the beginning of the year				32	34
+ new provisions recognised during the year				8	5
– amounts already provided for and written off this year				(14)	(7)
Balance at the end of the year				26	32

Bathurst Regional Council

Notes to the Financial Statements
for the year ended 30 June 2017

Note 15. Financial risk management (continued)

\$ '000

(c) Liquidity risk

Payables and borrowings are both subject to liquidity risk – the risk that insufficient funds may be on hand to meet payment obligations as and when they fall due.

Council manages this risk by monitoring its cash flow requirements and liquidity levels and maintaining an adequate cash buffer.

Payment terms can (in extenuating circumstances) also be extended and overdraft facilities utilised as required.

The contractual undiscounted cash outflows (ie. principal and interest) of Council's payables and borrowings are set out in the maturity table below:

\$ '000	Subject to no maturity	payable in:						Total cash outflows	Actual carrying values
		≤ 1 Year	1-2 Yrs	2-3 Yrs	3-4 Yrs	4-5 Yrs	> 5 Yrs		
2017									
Trade/other payables	2,783	4,782	—	—	—	—	—	7,565	7,565
Loans and advances	—	5,213	5,172	4,310	3,637	2,750	11,371	32,453	27,012
Total financial liabilities	2,783	9,995	5,172	4,310	3,637	2,750	11,371	40,018	34,577
2016									
Trade/other payables	3,347	4,879	—	—	—	—	—	8,226	8,226
Loans and advances	—	4,817	4,360	4,319	3,571	2,784	5,359	25,210	21,453
Total financial liabilities	3,347	9,696	4,360	4,319	3,571	2,784	5,359	33,436	29,679

Borrowings are also subject to interest rate risk – the risk that movements in interest rates could adversely affect funding costs and debt servicing requirements. Council manages this risk through the diversification of borrowing types, maturities and interest rate structures.

The following interest rates were applicable to Council's borrowings at balance date:

	2017		2016	
	Carrying value	Average interest rate	Carrying value	Average interest rate
Trade/other payables	7,565	0.00%	8,226	0.00%
Loans and advances – fixed interest rate	27,012	4.90%	21,453	5.76%
	<u>34,577</u>		<u>29,679</u>	

Loan agreement breaches

Nil

Bathurst Regional Council

Notes to the Financial Statements
for the year ended 30 June 2017

Note 16. Material budget variations

\$ '000

Council's original financial budget for 16/17 was adopted by the Council on 15 June 2016.

While the Income Statement included in this General Purpose Financial Report must disclose the original budget adopted by Council, the *Local Government Act 1993* requires Council to review its financial budget on a quarterly basis, so that it is able to manage the various variations between actuals versus budget that invariably occur throughout the year.

This note sets out the details of **material variations** between Council's original budget and its actual results for the year as per the Income Statement – even though such variations may have been adjusted for during each quarterly budget review.

Note that for variations* of budget to actual :

Material variations represent those variances that amount to **10%** or more of the original budgeted figure.

F = Favourable budget variation, **U** = Unfavourable budget variation

\$ '000	2017 Budget	2017 Actual	2017 Variance*		
REVENUES					
Rates and annual charges	39,346	39,819	473	1%	F
User charges and fees	22,477	25,978	3,501	16%	F
A very hot and dry summer saw water consumption increase over budget by nearly 30% (\$2.5 million). Non-domestic waste income was 70% (\$1.2 million) over budget due to increased usage of Bathurst Waste Management Centre.					
Interest and investment revenue	4,370	2,403	(1,967)	(45%)	U
Council's budget was constructed on the cash rate remaining steady, which did not happen. Major capital works were completed ahead of time, changing the portfolio structure towards shorter terms with lower rate investments.					
Other revenues	4,581	4,402	(179)	(4%)	U
Operating grants and contributions	13,379	15,861	2,482	19%	F
Council received \$3 million in advance from the Federal Government for Financial Assistance Grants pertaining to the 2018 financial year. Offsetting this increase was a reduction in State Government road funding of \$400,000.					
Capital grants and contributions	30,254	27,767	(2,487)	(8%)	U
Net gains from disposal of assets	21,117	12,350	(8,767)	(42%)	U
Delays in construction of two land development subdivisions resulted in sales not being achieved in this financial year.					

Bathurst Regional Council

Notes to the Financial Statements
for the year ended 30 June 2017

Note 16. Material budget variations (continued)

\$ '000	2017 Budget	2017 Actual	2017 Variance*		
EXPENSES					
Employee benefits and on-costs	28,466	29,613	(1,147)	(4%)	U
Borrowing costs	1,262	1,155	107	8%	F
Materials and contracts	30,419	29,165	1,254	4%	F
Depreciation and amortisation	20,010	23,830	(3,820)	(19%)	U
Road revaluations in the previous year were greater than anticipated and therefore the depreciation budget was less than the actual expense. The budgets are set in April for the coming year, whereas the revaluation is completed two months later in June.					
Other expenses	10,764	9,306	1,458	14%	F
Savings have been achieved in electricity, street lighting, telephones and printing / stationery costs in an attempt to reduce non-essential expenditure. Council elections were also deferred to the next financial year, saving \$250,000 from the budget.					

Budget variations relating to Council's Cash Flow Statement include:

Cash flows from operating activities	43,496	28,124	(15,372)	(35.3%)	U
Council's budget included \$15 million in Capital Grants for the Mount Panorama project. Whilst the funds have been secured for the project, they will not be physically received until the project actually commences. As noted above Financial Assistance Grants for 2018 of \$3 million were received in advance, offsetting the other grants not received.					
Cash flows from investing activities	(56,213)	(33,669)	22,544	(40.1%)	F
As above, Council's land subdivision sales were impeded by construction delays. Also contributing to this variance was the increase in invested funds that occurred at year end due to the receipt of \$9.3 million in loan funds at the end of June.					
Cash flows from financing activities	8,365	5,559	(2,806)	(33.5%)	U
Council's budget for loan funding was \$12 million, of which only \$9.3 million was required due to delays in capital construction works, which have been deferred to later budgets.					

Bathurst Regional Council

Notes to the Financial Statements
for the year ended 30 June 2017

Note 17. Statement of developer contributions

\$ '000

Council recovers contributions, raises levies and enters into planning agreements on development works that are subject to a development consent issued by Council. All contributions must be spent/utilised for the specific purpose they were levied and any interest applicable to unspent funds must be attributed to remaining funds.

The following tables detail the receipt, interest and use of the above contributions and levies and the value of all remaining funds which are 'restricted' in their future use.

SUMMARY OF CONTRIBUTIONS AND LEVIES

PURPOSE	Opening balance	Contributions received during the year		Interest earned in year	Expenditure during year	Internal borrowing (to)/from	Held as restricted asset	Cumulative internal borrowings due/(payable)
Drainage	3,616	327	-	47	-	-	3,990	-
Roads	701	500	-	15	-	-	1,216	-
Parking	686	-	-	3	(6)	-	683	-
Open space	234	325	-	5	(10)	-	554	-
Community facilities	3,347	1,409	-	52	-	-	4,808	-
S94 contributions – under a plan	8,584	2,561	-	122	(16)	-	11,251	-
Total S94 revenue under plans	8,584	2,561	-	122	(16)	-	11,251	-
S94 not under plans	2,910	758	-	32	(27)	-	3,673	-
S64 contributions	21,437	3,395	-	201	(6,286)	-	18,747	-
Total contributions	32,931	6,714	-	355	(6,329)	-	33,671	-

Bathurst Regional Council

Notes to the Financial Statements
for the year ended 30 June 2017

Note 17. Statement of developer contributions (continued)

\$ '000

S94 CONTRIBUTIONS – UNDER A PLAN

CONTRIBUTION PLAN - Jordan Creek Stormwater Drainage Management

PURPOSE	Opening balance	Contributions received during the year		Interest earned in year	Expenditure during year	Internal borrowing (to)/from	Held as restricted asset	Cumulative internal borrowings due/(payable)
		Cash	Non-cash					
Drainage	639	18	-	9	-	-	666	-
Total	639	18	-	9	-	-	666	-

CONTRIBUTION PLAN - Raglan Creek Stormwater Drainage

PURPOSE	Opening balance	Contributions received during the year		Interest earned in year	Expenditure during year	Internal borrowing (to)/from	Held as restricted asset	Cumulative internal borrowings due/(payable)
		Cash	Non-cash					
Drainage	1,894	215	-	28	-	-	2,137	-
Total	1,894	215	-	28	-	-	2,137	-

CONTRIBUTION PLAN - Sawpit Creek Drainage

PURPOSE	Opening balance	Contributions received during the year		Interest earned in year	Expenditure during year	Internal borrowing (to)/from	Held as restricted asset	Cumulative internal borrowings due/(payable)
		Cash	Non-cash					
Drainage	473	44	-	3	-	-	520	-
Total	473	44	-	3	-	-	520	-

Bathurst Regional Council

Notes to the Financial Statements
for the year ended 30 June 2017

Note 17. Statement of developer contributions (continued)

\$ '000

S94 CONTRIBUTIONS – UNDER A PLAN

CONTRIBUTION PLAN - Reconstruct Hereford Street

PURPOSE	Opening balance	Contributions received during the year		Interest earned in year	Expenditure during year	Internal borrowing (to)/from	Held as restricted asset	Cumulative internal borrowings due/(payable)
		Cash	Non-cash					
Roads	347	68	-	6	-	-	421	-
Total	347	68	-	6	-	-	421	-

CONTRIBUTION PLAN - Central Carparking Strategies

PURPOSE	Opening balance	Contributions received during the year		Interest earned in year	Expenditure during year	Internal borrowing (to)/from	Held as restricted asset	Cumulative internal borrowings due/(payable)
		Cash	Non-cash					
Parking	686	-	-	3	(6)	-	683	-
Total	686	-	-	3	(6)	-	683	-

CONTRIBUTION PLAN - Community Facilities & Services Bathurst

PURPOSE	Opening balance	Contributions received during the year		Interest earned in year	Expenditure during year	Internal borrowing (to)/from	Held as restricted asset	Cumulative internal borrowings due/(payable)
		Cash	Non-cash					
Community facilities	3,347	1,409	-	52	-	-	4,808	-
Total	3,347	1,409	-	52	-	-	4,808	-

Bathurst Regional Council

Notes to the Financial Statements
for the year ended 30 June 2017

Note 17. Statement of developer contributions (continued)

\$ '000

S94 CONTRIBUTIONS – UNDER A PLAN

CONTRIBUTION PLAN - Robin Hill Drainage

PURPOSE	Opening balance	Contributions received during the year		Interest earned in year	Expenditure during year	Internal borrowing (to)/from	Held as restricted asset	Cumulative internal borrowings due/(payable)
		Cash	Non-cash					
Drainage	454	(1)	-	6	-	-	459	-
Total	454	(1)	-	6	-	-	459	-

CONTRIBUTION PLAN - Eglinton Open Space & Drainage

PURPOSE	Opening balance	Contributions received during the year		Interest earned in year	Expenditure during year	Internal borrowing (to)/from	Held as restricted asset	Cumulative internal borrowings due/(payable)
		Cash	Non-cash					
Drainage	156	51	-	1	-	-	208	-
Open space	177	57	-	2	-	-	236	-
Total	333	108	-	3	-	-	444	-

CONTRIBUTION PLAN - Bathurst Regional Open Space

PURPOSE	Opening balance	Contributions received during the year		Interest earned in year	Expenditure during year	Internal borrowing (to)/from	Held as restricted asset	Cumulative internal borrowings due/(payable)
		Cash	Non-cash					
Open space	57	268	-	3	(10)	-	318	-
Total	57	268	-	3	(10)	-	318	-

Bathurst Regional Council

Notes to the Financial Statements
for the year ended 30 June 2017

Note 17. Statement of developer contributions (continued)

\$ '000

S94 CONTRIBUTIONS – UNDER A PLAN

CONTRIBUTION PLAN - Roadworks - New Residential Subdivisions (Area 4 Kelso)

PURPOSE	Opening balance	Contributions received during the year		Interest earned in year	Expenditure during year	Internal borrowing (to)/from	Held as restricted asset	Cumulative internal borrowings due/(payable)
		Cash	Non-cash					
Roads	354	432	-	9	-	-	795	-
Total	354	432	-	9	-	-	795	-

S94 CONTRIBUTIONS – NOT UNDER A PLAN

PURPOSE	Opening balance	Contributions received during the year		Interest earned in year	Expenditure during year	Internal borrowing (to)/from	Held as restricted asset	Cumulative internal borrowings due/(payable)
		Cash	Non-cash					
Roads	2,550	676	-	27	(5)	-	3,248	-
Other	360	82	-	5	(22)	-	425	-
Total	2,910	758	-	32	(27)	-	3,673	-

Bathurst Regional Council

Notes to the Financial Statements for the year ended 30 June 2017

Note 18. Contingencies and other assets/liabilities not recognised

\$ '000

The following assets and liabilities do not qualify for recognition in the Statement of Financial Position, but their knowledge and disclosure is considered relevant to the users of Council's financial report.

LIABILITIES NOT RECOGNISED:

1. Guarantees

(i) Defined benefit superannuation contribution plans

Council participates in an employer-sponsored defined benefit superannuation scheme, and makes contributions as determined by the superannuation scheme's trustees.

Member councils bear responsibility of ensuring there are sufficient funds available to pay out the required benefits as they fall due.

The schemes most recent full actuarial review indicated that the net assets of the scheme were not sufficient to meet the accrued benefits of the schemes defined benefit member category with member councils required to make significantly higher contributions in future years.

The Local Government Superannuation Scheme however is unable to provide Council with an accurate estimate of its share of the net deficit and accordingly Council has not recorded any net liability from it's defined benefit scheme obligations in accordance with AASB 119.

Future contributions made to the defined benefit scheme to rectify the net deficit position will be recognised as an expense when they become payable – similar to the accounting for defined contributions plans.

(ii) Statewide Limited

Council is a member of Statewide Mutual, a mutual pool scheme providing liability insurance to local government.

Membership includes the potential to share in either the net assets or liabilities of the fund depending on its past performance. Council's share of the net assets or liabilities reflects Council's contributions to the pool and the result of insurance claims within each of the fund years.

The future realisation and finalisation of claims incurred but not reported to 30/6 this year may result in future liabilities or benefits as a result of past events that Council will be required to fund or share in respectively.

(iii) StateCover Limited

Council is a member of StateCover Mutual Limited and holds a partly paid share in the entity.

StateCover is a company providing workers compensation insurance cover to the NSW local government industry and specifically Council.

Council has a contingent liability to contribute further equity in the event of the erosion of the company's capital base as a result of the company's past performance and/or claims experience or as a result of any increased prudential requirements from APRA.

These future equity contributions would be required to maintain the company's minimum level of net assets in accordance with its licence requirements.

(iv) Other guarantees

Council has provided no other guarantees other than those listed above.

Bathurst Regional Council

Notes to the Financial Statements for the year ended 30 June 2017

Note 18. Contingencies and other assets/liabilities not recognised (continued)

\$ '000

LIABILITIES NOT RECOGNISED (continued):

2. Other liabilities

(i) Third party claims

The Council is involved from time to time in various claims incidental to the ordinary course of business including claims for damages relating to its services.

Council believes that it is appropriately covered for all claims through its insurance coverage and does not expect any material liabilities to eventuate.

(ii) S94 plans

Council levies section 94/94A contributions upon various development across the Council area through the required contributions plans.

As part of these plans, Council has received funds for which it will be required to expend the monies in accordance with those plans.

As well, these plans indicate proposed future expenditure to be undertaken by Council, which will be funded by making levies and receipting funds in future years or where a shortfall exists by the use of Council's general funds.

These future expenses do not yet qualify as liabilities as of the reporting date, but represent Council's intention to spend funds in the manner and timing set out in those plans.

(iii) Potential land acquisitions due to planning restrictions imposed by Council

Council has classified a number of privately owned land parcels as local open space or bushland.

As a result, where notified in writing by the various owners, Council will be required to purchase these land parcels.

At reporting date, reliable estimates as to the value of any potential liability (and subsequent land asset) from such potential acquisitions has not been possible.

(iv) Somerville collection

The Council is a member of a company Limited by Guarantee called the Somerville Collection.

The company was established to manage & maintain the Somerville Collection (made up of fossils, minerals and other features) which are exhibited in Bathurst at the Australian Fossil and Mineral Museum. The Company is a non profit entity.

In the event that the Company is wound up, Council's liability is limited to a maximum of \$100.

Bathurst Regional Council

Notes to the Financial Statements for the year ended 30 June 2017

Note 18. Contingencies and other assets/liabilities not recognised (continued)

\$ '000

2. Other Liabilities (continued)

(v) Gasworks Site Remediation

The former Bathurst Gasworks site located at 71 Russell Street was declared a Remediation Site under the Contaminated Land Management Act 1997 by the NSW Environment Protection Authority (EPA) in August 2004.

As the operator of the gasworks BRC is responsible for remediation of the site. Stages 1 and 2 of the remediation have been completed with assistance from the NSW Environmental Trust.

On 12 June 2015 the NSW Environment Protection Authority issued a notice declaring that the identified works agreed in the Remediation Action Plan had been completed.

A second notice was issued on 12 June 2015 declaring that the land was no longer a "remediation site" (now known as "significantly contaminated land" under the Act), and therefore no longer subject to regulation by the NSW Environment Protection Authority.

Therefore, the Council will not be required to undertake any further remediation works on the site. The site is owned by the Crown and subject to a special lease with a private company, and therefore ongoing maintenance and other activities on the site are the responsibility of the lessee.

The cost of remediation works in Stage 1 and 2 was over \$700 000 including funds from the NSW Environmental Trust.

ASSETS NOT RECOGNISED:

(i) Land under roads

As permitted under AASB 1051, Council has elected not to bring to account land under roads that it owned or controlled up to and including 30/6/08.

(ii) Infringement notices/fines

Fines and penalty income, the result of Council issuing infringement notices is followed up and collected by the Infringement Processing Bureau.

Council's revenue recognition policy for such income is to account for it as revenue on receipt.

Accordingly, at year end, there is a potential asset due to Council representing issued but unpaid infringement notices.

Due to the limited information available on the status, value and duration of outstanding notices, Council is unable to determine the value of outstanding income.

Bathurst Regional Council

Notes to the Financial Statements for the year ended 30 June 2017

Note 19. Interests in other entities

\$ '000

Council's objectives can and in some cases are best met through the use of separate entities and operations.

These operations and entities range from 100% ownership and control through to lower levels of ownership and control via co-operative arrangements with other councils, bodies and other outside organisations.

The accounting and reporting for these various entities, operations and arrangements varies in accordance with accounting standards, depending on the level of council's (i) interest and (ii) control and the type (form) of entity/operation, as follows;

Controlled entities (subsidiaries)

Note 19(a)

Operational arrangements where Council's control (but not necessarily interest) exceeds 50%.

Joint ventures and associates

Note 19(b)

Joint ventures are operational arrangements where the parties that have joint control have rights to the net assets of the arrangement.

Associates are separate entities where Council has significant influence over the operations (but neither controls nor jointly controls them).

Joint operations

Note 19(c)

Operational arrangements where the parties that have joint control have rights to specific assets and obligations for specific liabilities relating to the arrangement rather than a right to the net assets of the arrangement.

Unconsolidated structured entities

Note 19(d)

Unconsolidated structured entities represent "special vehicles" that Council has an interest in but which are not controlled by Council and therefore not consolidated as a subsidiary, joint arrangement or associate. Attributes of structured entities include restricted activities, a narrow and well-defined objective and insufficient equity to finance its activities without financial support.

Subsidiaries, joint arrangements and associates not recognised

Note 19(e)

Bathurst Regional Council

Notes to the Financial Statements
for the year ended 30 June 2017

Note 19. Interests in other entities (continued)

\$ '000

(a) Controlled entities (subsidiaries) – being entities and operations controlled by Council

Council's consolidated financial statements incorporate the assets, liabilities and results of the following subsidiaries in accordance with AASB 10 and the accounting policy described in Note 1(c).

Name of operation/entity	Principal activity	Ownership		Voting rights	
The Somerville Collection Ltd	Australian Fossil and Mineral Museum 224 Howick Street, Bathurst	2017	2016	2017	2016
Interests in Subsidiary					
Council's interest in Subsidiary		0%	0%	20%	20%

The nature and extent of significant restrictions relating to the Subsidiary

The specimen collection is owned by the Australian Museum Trust.

The fixtures and fittings are owned by The Somerville Collection Limited, a company limited by guarantee.

The building is owned by the NSW Government.

The nature of risks associated with Council's interests in the Subsidiary

Council controls the day to day operations of the museum including the receipt of its income, payment of its expenses and employment of staff, including the liability for the leave entitlements of those staff.

Council has resolved, to support the operations of the museum to a maximum subsidy of \$250,000 each year into the future.

Other disclosures

Although Council's voting rights are only 20% and it owns none of the assets, because of the support of the day to day operations, Council considers that it has control over the operations.

Reporting dates of Subsidiary

The Somerville Collection balance date is 30/June.

Summarised financial information for the Subsidiary**Summarised statement of comprehensive income**

	2017	2016
Revenue	405	377
Expenses	(439)	(399)
Profit for the period	(34)	(22)

Summarised statement of financial position

Current assets	113	110
Non-current assets	224	248
Total assets	337	358
Current liabilities	18	5
Total liabilities	18	5
Net assets	319	353

Summarised statement of cash flows

Cash flows from operating activities	8	1
Net increase (decrease) in cash and cash equivalents	8	1

Bathurst Regional Council

Notes to the Financial Statements
for the year ended 30 June 2017

Note 19. Interests in other entities (continued)

\$ '000

(b) Joint ventures and associates

(i) Individually immaterial joint ventures

Nil

(ii) Individually immaterial associates	2017	2016
Upper Macquarie County Council		
Aggregate carrying amount of individually immaterial associates	<u>223</u>	<u>151</u>
Aggregate amounts of Council's share of individually immaterial:		
Profit/(loss) from continuing operations	<u>14</u>	<u>(26)</u>
Total comprehensive income – individually immaterial associates	<u>14</u>	<u>(26)</u>

The nature and extent of significant restrictions relating to joint ventures and associates

Nil

(c) Joint operations

Council has no interest in any joint operations.

(d) Unconsolidated structured entities

Council has no unconsolidated structured entities

(e) Subsidiaries, joint arrangements and associates not recognised

None.

Bathurst Regional Council

Notes to the Financial Statements
for the year ended 30 June 2017

Note 20. Retained earnings, revaluation reserves, changes in accounting policies, changes in accounting estimates and errors

\$ '000	Notes	Actual 2017	Actual 2016
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(a) Retained earnings

Movements in retained earnings were as follows:

Balance at beginning of year (from previous years audited accounts)	621,774	607,357
a. Net operating result for the year	35,511	14,417
Balance at end of the reporting period	657,285	621,774

(b) Revaluation reserves

(i) Reserves are represented by:

– Infrastructure, property, plant and equipment revaluation reserve	619,863	525,009
Total	619,863	525,009

(ii) Reconciliation of movements in reserves:**Infrastructure, property, plant and equipment revaluation reserve**

– Opening balance	525,009	511,069
– Revaluations for the year	94,854	13,940
– Balance at end of year	619,863	525,009
TOTAL VALUE OF RESERVES	619,863	525,009

(iii) Nature and purpose of reserves**Infrastructure, property, plant and equipment revaluation reserve**

– The infrastructure, property, plant and equipment revaluation reserve is used to record increments/decrements of non-current asset values due to their revaluation.

(c) Correction of error/s relating to a previous reporting period

Council made no correction of errors during the current reporting period.

(d) Voluntary changes in accounting policies

Council made no voluntary changes in any accounting policies during the year.

Bathurst Regional Council

Notes to the Financial Statements
for the year ended 30 June 2017

Note 21. Financial result and financial position by fund

Income Statement by fund \$ '000	Actual 2017	Actual 2017	Actual 2017
Continuing operations	Water	Sewer	General¹
Income from continuing operations			
Rates and annual charges	2,790	8,138	28,891
User charges and fees	12,614	2,492	10,872
Interest and investment revenue	161	308	1,934
Other revenues	51	24	4,327
Grants and contributions provided for operating purposes	98	107	15,656
Grants and contributions provided for capital purposes	4,888	3,687	19,192
Other income			
Net gains from disposal of assets	—	—	12,350
Total income from continuing operations	20,602	14,756	93,222
Expenses from continuing operations			
Employee benefits and on-costs	3,283	2,941	23,389
Borrowing costs	4	—	1,151
Materials and contracts	6,973	3,853	18,339
Depreciation and amortisation	3,873	3,028	16,929
Impairment	—	—	—
Other expenses	1,155	494	7,657
Total expenses from continuing operations	15,288	10,316	67,465
Operating result from continuing operations	5,314	4,440	25,757
Discontinued operations			
Net profit/(loss) from discontinued operations	—	—	—
Net operating result for the year	5,314	4,440	25,757
Net operating result attributable to each council fund	5,314	4,440	25,757
Net operating result attributable to non-controlling interests	—	—	—
Net operating result for the year before grants and contributions provided for capital purposes	426	753	6,565

¹ General fund refers to all Council's activities other than Water and Sewer.

NB. All amounts disclosed above are gross – that is, they include internal charges and recoveries made between the funds.

Bathurst Regional Council

Notes to the Financial Statements
as at 30 June 2017

Note 21. Financial result and financial position by fund (continued)

Statement of Financial Position by fund \$ '000	Actual 2017	Actual 2017	Actual 2017
ASSETS	Water	Sewer	General¹
Current assets			
Cash and cash equivalents	14,773	12,169	–
Investments	–	–	32,465
Receivables	3,530	950	5,356
Inventories	–	–	1,867
Other	4	20	593
Total current assets	18,307	13,139	40,281
Non-current assets			
Investments	5,675	13,072	13,753
Receivables	53	30	572
Inventories	–	–	10,554
Infrastructure, property, plant and equipment	237,336	146,388	814,829
Investment property	–	–	10,996
Total non-current assets	243,064	159,490	850,704
TOTAL ASSETS	261,371	172,629	890,985
LIABILITIES			
Current liabilities			
Payables	457	300	5,740
Income received in advance	–	–	1,063
Borrowings	173	–	3,867
Provisions	705	292	9,640
Total current liabilities	1,335	592	20,310
Non-current liabilities			
Payables	–	–	1,068
Borrowings	4,827	–	18,145
Provisions	2	4	1,554
Total non-current liabilities	4,829	4	20,767
TOTAL LIABILITIES	6,164	596	41,077
Net assets	255,207	172,033	849,908
EQUITY			
Retained earnings	136,849	82,362	438,074
Revaluation reserves	118,358	89,671	411,834
Council equity interest	255,207	172,033	849,908
Total equity	255,207	172,033	849,908

¹ General Fund refers to all Council's activities other than Water and Sewer.

NB. All amounts disclosed above are gross – that is, they include internal receivables and payables between the funds.

Bathurst Regional Council

Notes to the Financial Statements for the year ended 30 June 2017

Note 22. 'Held for sale' non-current assets and disposal groups

\$ '000

Council did not classify any non-current assets or disposal groups as 'held for sale'.

Note 23. Events occurring after the reporting date

Events that occur between the end of the reporting period (30 June 2017) and the date when the financial statements are 'authorised for issue' have been taken into account in preparing these statements.

Council has adopted the date of receipt of the Auditors' Report as the applicable 'authorised for issue' date relating to these General Purpose Financial Statements.

Accordingly, the 'authorised for issue' date is 23/10/17.

Events that occur after the reporting period represent one of two types:

(i) Events that provide evidence of conditions that existed at the reporting period

These financial statements (and the figures therein) incorporate all 'adjusting events' that provided evidence of conditions that existed at 30 June 2017.

(ii) Events that provide evidence of conditions that arose after the reporting period

These financial statements (and figures therein) do not incorporate any 'non-adjusting events' that have occurred after 30 June 2017 and which are only indicative of conditions that arose after 30 June 2017.

Council is unaware of any material or significant 'non-adjusting events' that should be disclosed.

Note 24. Discontinued operations

Council has not classified any of its operations as 'discontinued'.

Note 25. Intangible assets

Intangible assets represent identifiable non-monetary assets without physical substance.

Council is unaware of any control over intangible assets that warrant recognition in the financial statements, including either internally generated and developed assets or purchased assets.

Bathurst Regional Council

Notes to the Financial Statements
for the year ended 30 June 2017

Note 26. Reinstatement, rehabilitation and restoration liabilities

\$ '000

Council has legal/public obligations to make restore, rehabilitate and reinstate the following assets/operations:

Asset/operation	Estimated year of restoration	NPV of provision	
		2017	2016
Bathurst solid waste disposal centre	2086	1,481	1,459
Balance at end of the reporting period	10(a)	<u>1,481</u>	<u>1,459</u>

Under AASB 116 – Property, Plant and Equipment, where the use of an asset results in the obligation to dismantle or remove the asset and restore the site on which the asset stands, an estimate of such costs is required to be included in the cost of the asset.

An equivalent liability must be recognised under AASB 137 – Provisions, Contingent Liabilities and Contingent Assets.

The provision has been calculated by determining the present value of the future expenditures expected to be incurred. The discount rate used is the risk free borrowing rate applicable to Council.

Reconciliation of movement in provision for year:

Balance at beginning of year	1,459	1,434
Amortisation of discount (expensed to borrowing costs)	22	25
Total – reinstatement, rehabilitation and restoration provision	<u>1,481</u>	<u>1,459</u>

Provisions for close down and restoration and for environmental clean up costs – tips and quarries**Restoration**

Close down and restoration costs include the dismantling and demolition of infrastructure and the removal of residual materials and remediation of disturbed areas. Estimated close down and restoration costs are provided for in the accounting period when the obligation arising from the related disturbance occurs, whether this occurs during the development or during the operation phase, based on the net present value of estimated future costs.

Rehabilitation

The ultimate cost of environmental remediation is uncertain and cost estimates can vary in response to many factors including changes to the relevant legal requirements, the emergence of new restoration techniques or experience at other locations. The expected timing of expenditure can also change, for example in response to changes in quarry reserves or production rates. As a result there could be significant adjustments to the provision for close down and restoration and environmental clean up, which would affect future financial results.

Bathurst Regional Council

Notes to the Financial Statements
for the year ended 30 June 2017

Note 27. Fair value measurement

\$ '000

The Council measures the following asset and liability classes at fair value on a recurring basis:

- Infrastructure, property, plant and equipment
- Investment property

The fair value of assets and liabilities must be estimated in accordance with various accounting standards for either recognition and measurement requirements or for disclosure purposes.

AASB 13 Fair Value Measurement requires all assets and liabilities measured at fair value to be assigned to a 'level' in the fair value hierarchy as follows:

Level 1: Unadjusted quoted prices in active markets for identical assets or liabilities that the entity can access at the measurement date.

Level 2: Inputs other than quoted prices included within level 1 that are observable for the asset or liability, either directly or indirectly.

Level 3: Inputs for the asset or liability that are not based on observable market data (unobservable inputs).

(1) The following table presents all assets and liabilities that have been measured and recognised at fair values:

Fair value measurement hierarchy					
2017		Level 1	Level 2	Level 3	Total
	Date of latest valuation	Quoted prices in active mkts	Significant observable inputs	Significant unobservable inputs	
Recurring fair value measurements					
Investment properties					
230 Howick Street, Bathurst	30/06/17	—	—	10,996	10,996
Total investment properties		—	—	10,996	10,996
Infrastructure, property, plant and equipment					
Plant and equipment	30/06/17	—	—	10,320	10,320
Office equipment	30/06/17	—	—	429	429
Furniture and fittings	30/06/17	—	—	122	122
Operational land	30/06/13	—	—	67,520	67,520
Community land	30/06/16	—	—	17,740	17,740
Land under roads (post 30/6/08)	30/06/17	—	—	172	172
Land improvements – depreciable	30/06/17	—	—	16,482	16,482
Buildings – non-specialised	30/06/13	—	—	111,874	111,874
Other structures	30/06/16	—	—	14,432	14,432
Roads	30/06/15	—	—	282,949	282,949
Bridges	30/06/15	—	—	22,476	22,476
Footpaths	30/06/15	—	—	9,298	9,298
Bulk earthworks (non-depreciable)	30/06/15	—	—	122,853	122,853
Stormwater drainage	30/06/15	—	—	119,104	119,104
Water supply network	30/06/17	—	—	219,384	219,384
Sewerage network	30/06/17	—	—	142,041	142,041
Swimming pools	30/06/13	—	—	12,472	12,472
Other assets	30/06/17	—	—	27,491	27,491
Tip	30/06/17	—	—	1,394	1,394
Total infrastructure, property, plant and equipment		—	—	1,198,553	1,198,553

Bathurst Regional Council

Notes to the Financial Statements
for the year ended 30 June 2017

Note 27. Fair value measurement (continued)

\$ '000

(1) The following table presents all assets and liabilities that have been measured and recognised at fair values: (continued)

Fair value measurement hierarchy					
Level 1	Level 2	Level 3	Total		
Quoted prices in active mkts	Significant observable inputs	Significant unobservable inputs			
2016					
Date of latest valuation					
Recurring fair value measurements					
Investment properties					
230 Howick Street, Bathurst	30/06/16	—	—	10,660	10,660
Total investment properties		—	—	10,660	10,660
Infrastructure, property, plant and equipment					
Plant and equipment	30/06/16	—	—	10,726	10,726
Office equipment	30/06/16	—	—	416	416
Furniture and fittings	30/06/16	—	—	68	68
Operational land	30/06/13	—	—	63,508	63,508
Community land	30/06/16	—	—	17,984	17,984
Land under roads (post 30/6/08)	30/06/16	—	—	172	172
Land improvements – depreciable	30/06/16	—	—	15,987	15,987
Buildings – non-specialised	30/06/13	—	—	60,561	60,561
Buildings – specialised	30/06/13	—	—	48,061	48,061
Other structures	30/06/16	—	—	12,570	12,570
Roads	30/06/15	—	—	283,596	283,596
Bridges	30/06/15	—	—	22,156	22,156
Footpaths	30/06/15	—	—	9,202	9,202
Bulk earthworks (non-depreciable)	30/06/15	—	—	120,015	120,015
Stormwater drainage	30/06/15	—	—	114,304	114,304
Water supply network	30/06/16	—	—	167,585	167,585
Sewerage network	30/06/16	—	—	91,476	91,476
Swimming pools	30/06/16	—	—	12,609	12,609
Other assets	30/06/16	—	—	27,261	27,261
Tip	30/06/16	—	—	1,414	1,414
Total infrastructure, property, plant and equipment		—	—	1,079,671	1,079,671

(2) Transfers between level 1 and level 2 fair value hierarchies

During the year, there were no transfers between level 1 and level 2 fair value hierarchies for recurring fair value measurements.

Bathurst Regional Council

Notes to the Financial Statements for the year ended 30 June 2017

Note 27. Fair value measurement (continued)

(3) Valuation techniques used to derive Level 2 and Level 3 Fair Values

Where Council is unable to derive Fair Valuations using quoted market prices of identical assets (ie. Level 1 inputs), Council instead utilises a spread of both observable inputs (Level 2 inputs) and unobservable inputs (Level 3 inputs).

The Fair Valuation techniques Council has employed while utilising Level 2 and Level 3 inputs are as follows:

Investment Properties

The investment property at 230 Howick Street, Bathurst was valued by CBRE Ltd in June 2013 using the cost approach. The approach estimated the replacement cost for the building by componentising it into significant parts with different useful lives and taking into account a range of factors. While buildings were physically inspected and the unit rates based on square metres could be supported from market evidence (Level 2) other inputs (such as estimates of residual value and pattern of consumption) required extensive professional judgement and impacted significantly on the final determination of fair value. As such, these assets were classified as having been valued using Level 3 valuation inputs.

Infrastructure, Property, Plant and Equipment

Land and Buildings

The buildings asset class includes any 'enclosable' roofed structure (4 walls), otherwise assets are classified as Other Structures. Land is classified as either operational or community by Council when acquired. Operational land includes those parcels that are used or earmarked for future use in Council's operations. Community land typically includes road and drainage reserves and open space areas.

Community land is valued at the current valuation provided by the Valuer General of NSW in 2016 and does not have an active market. As such, these assets were classified as having been valued using level 3 valuation inputs.

Operational land and buildings were valued by CBRE Ltd in June 2013 using the cost approach. The approach estimated the replacement cost for each building by componentising the buildings into significant parts with different useful lives and taking into account a range of factors. While buildings were physically inspected and the unit rates based on square metres could be supported from market evidence (Level 2) other inputs (such as estimates of residual value and pattern of consumption) required extensive professional judgement and impacted significantly on the final determination of fair value. As such, these assets were classified as having been valued using Level 3 valuation inputs.

During the financial year Council completed the construction of a number of buildings. While the costs were current and the impact of depreciation was negligible, buildings have been classified as Level 3 as they were immaterial in relation to the overall value of this asset class. There has been no change to the valuation process during the reporting period.

Other Structures

This asset class includes any non-enclosable roofed or non-roofed structure (fewer than 4 walls). Other Structures were revalued in 2016 using the cost approach. This was derived via a number of methods, depending on the information available (historical cost, actual quotes/tenders, published component rates). Due to the highly varied nature of this asset class, only very small subsets of assets can be valued using the same basis. Consequently a high degree of professional judgement is required in establishing replacement cost and this asset class is classified as Level 3. There has been no change to the valuation process during the reporting period.

Bathurst Regional Council

Notes to the Financial Statements for the year ended 30 June 2017

Note 27. Fair value measurement (continued)

Roads

This asset class comprises the Road Carriageway, Guardrails, Kerb and Gutter, Signs and Traffic facilities. The road carriageway is defined as the trafficable portion of a road, between but not including the kerb and gutter or other roadside drainage. The 'Cost Approach' using Level 3 inputs was used to value the road carriageway and other road infrastructure.

Roads were revalued by Council staff on 30 June 2015. Valuations for the road carriageway, comprising surface, pavement and formation earthworks were based on calculations carried out by the Assets Team, utilising internal cost rates and the detailed asset information residing in Council's Asset Management System - "Confirm". Other Road Infrastructure was valued the same way.

The cost approach was utilised and while the unit rates based on square metres, linear metres or similar could be supported from market evidence (Level 2) other inputs (such as estimates pattern of consumption, residual value, asset condition and useful life) required extensive professional judgement and impacted significantly on the final determination of fair value. Additionally due to limitations in the historical records of very long lived assets there is some uncertainty regarding the actual design, specifications and dimensions of some assets. Consequently a high degree of professional judgement is required in establishing replacement cost and this asset class is classified as Level 3. There has been no change to the valuation process during the reporting period.

Bridges

Bridges were valued in 2012 by Garry Dennis from Bridge Check Australia Pty Ltd using the cost approach and also included a condition assessment. The approach estimated the replace for each bridge in its entirety; deck, approaches, railings and abutments.

All bridges were physically inspected and an assessment made of the component condition. Unit rates based on deck areas could be supported from market evidence (level 2) however other inputs (pattern of consumption, site-specific technical design issues) require extensive professional judgement and impact on the final determination of fair value. Consequently a high degree of professional judgement is required in establishing replacement cost and this asset class is classified as Level 3. No change has been made to the valuation process during the reporting period.

Footpaths

Footpaths were revalued by Council Staff on 30 June 2015 using the cost approach using internal unit cost inputs (Level 3). Footpaths are inspected on either an annual or semi-annul basis for defects and condition and the results are included in the asset register (Confirm) system. There has been no change to the valuation process during the reporting period.

Parking areas

Parking areas are valued and assessed on the same basis as roads.

Bus Shelters

Bus Shelters are valued and assessed on the same basis as Other Structures.

Aerodrome

This comprises the infrastructure assets that form the aerodrome. Equivalent asset classes have been valued using the same conditions and parameters as described above (runway surface, pavement and earthworks as for roads; parking areas, other structures and drainage like for like). Revalued by Council staff on 30 June 2015. Substantial professional judgement has been required to undertake this work and this class is therefore classified as Level 3. No change has been made to the valuation process during the reporting period.

Bathurst Regional Council

Notes to the Financial Statements for the year ended 30 June 2017

Note 27. Fair value measurement (continued)

Water Supply network

Assets within this class comprise the infrastructure to supply a reticulated potable drinking water service to Bathurst and adjoining suburbs/villages. There is also a small non-potable service at Hillview Estate Napoleon Reef and a raw-water supply from Winburndale Dam used for irrigation of parks and playing fields in town.

In Bathurst, there is the Filtration Plant, Pump Stations, Reservoirs and reticulation pipe network. A revaluation was made as at 30 June 2017; the reticulation network valued on the basis outlined in the DPI NSW Reference Rates Manual and all other assets were revalued as part of a CENTROC-wide contract with Australis Valuers. While this provides some degree of observability, a substantial amount of professional judgement is required due to limitations in the historical records of very long lived assets as there is some uncertainty regarding the actual design, specifications and dimensions of some assets. Consequently a high degree of professional judgement is required in establishing replacement cost and this asset class is classified as Level 3. Apart from the use of a different external valuer, there has been no change to the valuation process during the reporting period.

Sewerage network

Assets within this class comprise the infrastructure to supply a reticulated waste water (sewerage) service to Bathurst and adjoining suburbs/villages. This is the Reticulation Pipe Network, Pump Stations and Treatment Plant. A revaluation was made as at 30 June 2017; the reticulation network valued on the basis outlined in the DPI NSW Reference Rates Manual and all other assets were revalued as part of a CENTROC-wide contract with Australis Valuers. While this provides some degree of observability, a substantial amount of professional judgement is required due to limitations in the historical records of very long lived assets as there is some uncertainty regarding the actual design, specifications and dimensions of some assets. Consequently a high degree of professional judgement is required in establishing replacement cost and this asset class is classified as Level 3. Apart from the use of a different external valuer, there has been no change to the valuation process during the reporting period.

Stormwater Drainage

Assets within this class comprise pits, pipes, open channels, headwalls and various types of water quality devices.

Drainage assets were revalued by Council staff on 30 June 2015. The 'Cost Approach' estimated the replacement cost for each asset by componentising the assets into significant parts with different useful lives and taking into account a range of factors.

While the unit rates based on linear metres of certain diameter pipes and prices per pit or similar could be supported from market evidence (Level 2) other inputs (such as estimates of pattern of consumption, residual value, asset condition and useful life) required extensive professional judgement and impacted significantly on the final determination of fair value.

Additionally due to limitations in the historical records of very long lived assets there is uncertainty regarding the actual design, specifications and dimensions of some assets. Consequently a high degree of professional judgement is required in establishing replacement cost and this asset class is classified as Level 3. There has been no change to the valuation process during the reporting period.

Bathurst Regional Council

Notes to the Financial Statements
for the year ended 30 June 2017

Note 27. Fair value measurement (continued)

\$ '000

(4). Fair value measurements using significant unobservable inputs (level 3)

a. The following tables present the changes in level 3 fair value asset classes.

	Investment property	Land and buildings	Infra- structure assets	Other assets	Total
Opening balance – 1/7/15	9,976	199,196	827,165	28,121	1,064,458
Purchases (GBV)	584	10,483	20,104	4,920	36,091
Disposals (WDV)	–	(813)	–	(652)	(1,465)
Depreciation and impairment	–	(1,988)	(17,481)	(3,324)	(22,793)
FV gains – other comprehensive income	–	(605)	3,725	10,820	13,940
FV gains – Income Statement ¹	100	–	–	–	100
Closing balance – 30/6/16	10,660	206,273	833,513	39,885	1,090,331
Purchases (GBV)	133	10,347	35,471	3,065	49,016
Disposals (WDV)	–	(750)	–	(305)	(1,055)
Depreciation and impairment	–	(2,112)	(18,829)	(2,889)	(23,830)
FV gains – other comprehensive income	–	–	94,854	–	94,854
FV gains – Income Statement ¹	203	–	–	–	203
Transfer from Real Estate Assets	–	30	–	–	30
Closing balance – 30/6/17	10,996	213,788	945,009	39,756	1,209,549
¹ FV gains recognised in the Income Statement relating to assets still on hand at year end total:					
YE 15/16	100	–	–	–	100
YE 16/17	203	–	–	–	203

b. Information relating to the transfers into and out of the level 3 fair valuation hierarchy (as disclosed in the table above) includes:

Nil

Bathurst Regional Council

Notes to the Financial Statements
for the year ended 30 June 2017

Note 27. Fair value measurement (continued)

(4). Fair value measurements using significant unobservable inputs (level 3)

c. Significant unobservable valuation inputs used (for level 3 asset classes) and their relationship to fair value.

The following table summarises the quantitative information relating to the significant unobservable inputs used in deriving the various level 3 asset class fair values.

Investment properties

Class	Fair value (30/6/17) \$'000	Valuation technique/s	Unobservable inputs
230 Howick Street, Bathurst	10,996	Independent Market Valuation	CPI Adjustments between valuations

I,PP&E

Class	Fair value (30/6/17) \$'000	Valuation technique/s	Unobservable inputs
Land & Buildings	213,788	Independent Market Valuation	CPI Adjustments between valuations
Infrastructure	945,009	Internal Valuation	Based on actual costs and indexed where required. Estimation of remaining asset lives where infrastructure is below ground.
Other Assets	39,756	Internal Valuation and Independent Market Valuation where available	Based on actual costs and indexed where required.

d. The Valuation Process for Level 3 Fair Value Measurements

For the period ending 30/6/2017 the Water & Sewer systems were revalued in accordance with DLG Fair Valuation - Infrastructure, Property, Plant and Equipment Circular(s). The reticulation systems were revalued using unit rates in line with the NSW Reference Rates Manual. Dams, Pump Stations (Water & Sewerage), Reservoir, Treatment works (Water & Sewerage) were revalued by external professional valuers, as part of a CENTROC-wide contract with Australis Valuers.

Bathurst Regional Council

Notes to the Financial Statements for the year ended 30 June 2017

Note 28. Related party disclosures

\$ '000

a. Key management personnel

Key management personnel (KMP) of the council are those persons having the authority and responsibility for planning, directing and controlling the activities of the council, directly or indirectly.

The aggregate amount of KMP compensation included in the Income Statement is:

	Actual 2017
Compensation:	
Short-term benefits	1,472
Post-employment benefits	85
Other long-term benefits	28
Total	1,585

b. Other transactions with KMP and their related parties

Council has determined that transactions at arm's length between KMP and Council as part of Council delivering a public service objective (e.g. access to library or Council swimming pool by KMP) will not be disclosed.

c. Other related party transactions

Nil

Bathurst Regional Council

Notes to the Financial Statements
for the year ended 30 June 2017

Note 29. Financial review

\$ '000

Key financial figures of Council over the past 5 years

Financial performance figures	2017	2016	2015	2014	2013
Inflows:					
Rates and annual charges revenue	39,819	36,844	34,686	32,874	31,177
User charges revenue	25,978	24,908	22,884	23,980	21,183
Interest and investment revenue (losses)	2,403	2,503	3,232	3,246	3,605
Grants income – operating and capital	15,977	13,465	11,040	13,352	18,178
Total income from continuing operations	128,580	102,611	87,652	91,701	85,979
Sale proceeds from I,PP&E	14,572	14,393	1,647	9,452	7,258
New loan borrowings and advances	9,300	3,000	3,000	3,000	–
Outflows:					
Employee benefits and on-cost expenses	29,613	29,789	27,156	26,359	26,890
Borrowing costs	1,155	1,281	1,427	1,474	1,182
Materials and contracts expenses	29,165	24,795	23,814	24,703	21,304
Total expenses from continuing operations	93,069	88,194	80,629	77,770	76,205
Total cash purchases of I,PP&E	31,151	34,129	31,323	20,910	21,213
Total loan repayments (incl. finance leases)	3,741	3,373	3,320	2,903	2,867
Operating surplus/(deficit) (excl. capital income)	7,744	6,752	(1,344)	5,134	5,196
Financial position figures	2017	2016	2015	2014	2013
Current assets	71,727	60,379	66,499	73,207	73,256
Current liabilities	22,237	22,958	19,466	17,286	18,923
Net current assets	49,490	37,421	47,033	55,921	54,333
Available working capital (Unrestricted net current assets)	2,102	2,564	3,359	3,742	4,658
Cash and investments – unrestricted	84	120	374	588	622
Cash and investments – internal restrictions	20,296	15,095	18,557	26,170	18,693
Cash and investments – total	91,907	74,993	76,596	87,009	74,613
Total borrowings outstanding (Loans, advances and finance leases)	27,012	21,453	21,826	22,146	22,049
Total value of I,PP&E (excl. land and earthworks)	1,458,872	1,392,182	1,350,292	1,406,656	1,377,799
Total accumulated depreciation	468,604	514,190	486,349	438,169	417,283
Indicative remaining useful life (as a % of GBV)	68%	63%	64%	69%	70%

Source: published audited financial statements of Council (current year and prior year)

Bathurst Regional Council

Notes to the Financial Statements for the year ended 30 June 2017

Note 30. Council information and contact details

Principal place of business:

158 Russell Street
BATHURST NSW 2795

Contact details**Mailing address:**

Private Mail Bag 17
BATHURST NSW 2795

Opening hours:

General Office, Departments and Cashiers
8.30am to 4.45pm weekdays

Telephone: 02 6333 6111

Facsimile: 02 6331 7211

Internet: www.bathurst.nsw.gov.au

Email: council@bathurst.nsw.gov.au

Officers**GENERAL MANAGER**

David Sherley

RESPONSIBLE ACCOUNTING OFFICER

Aaron Jones

PUBLIC OFFICER

Aaron Jones

AUDITORS

Audit Office NSW
Level 15, 1 Margaret Street
Sydney NSW 2000, Australia

Elected members as at 30 June 2017**MAYOR**

Graeme Hanger

COUNCILLORS

Warren Aubin
Bobby Bourke
Michael Coote
Monica Morse
Ian North
Greg Westman

Other information

ABN: 42 173 522 302



INDEPENDENT AUDITOR'S REPORT

Report on the general purpose financial statements

Bathurst Regional Council

To the Councillors of Bathurst Regional Council

Opinion

I have audited the accompanying financial statements of Bathurst Regional Council (the Council), which comprise the statement of financial position as at 30 June 2017, the income statement, the statement of comprehensive income, statement of changes in equity and statement of cash flows for the year then ended, notes comprising a summary of significant accounting policies and other explanatory information, and the Statement by Councillors and Management.

In my opinion,

- the Council's accounting records have been kept in accordance with the requirements of the *Local Government Act 1993*, Chapter 13, Part 3, Division 2 (the Division)
- the financial statements:
 - have been presented, in all material respects, in accordance with the requirements of this Division
 - are consistent with the Council's accounting records
 - present fairly, in all material respects, the financial position of the Council as at 30 June 2017, and of its financial performance and its cash flows for the year then ended in accordance with Australian Accounting Standards
- all information relevant to the conduct of the audit has been obtained
- no material deficiencies in the accounting records or financial statements have come to light during the audit.

My opinion should be read in conjunction with the rest of this report.

Basis for Opinion

I conducted my audit in accordance with Australian Auditing Standards. My responsibilities under the standards are described in the 'Auditor's Responsibilities for the Audit of the Financial Statements' section of my report.

I am independent of the Council in accordance with the requirements of the:

- Australian Auditing Standards
- Accounting Professional and Ethical Standards Board's APES 110 'Code of Ethics for Professional Accountants' (APES 110).

I have fulfilled my other ethical responsibilities in accordance with APES 110.

Parliament promotes independence by ensuring the Auditor-General and the Audit Office of New South Wales are not compromised in their roles by:

- providing that only Parliament, and not the executive government, can remove an Auditor-General
- mandating the Auditor-General as auditor of councils
- precluding the Auditor-General from providing non-audit services.

I believe the audit evidence I have obtained is sufficient and appropriate to provide a basis for my audit opinion.

Other Matter

The financial statements of the Council for the year ended 30 June 2016 were audited by another auditor who expressed an unmodified opinion on that financial statement on 14 October 2016.

The Councillors' Responsibility for the Financial Statements

The Councillors are responsible for the preparation and fair presentation of the financial statements in accordance with Australian Accounting Standards and the *Local Government Act 1993*, and for such internal control as the Councillors determine is necessary to enable the preparation and fair presentation of the financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Councillors must assess the Council's ability to continue as a going concern except where the Council will be dissolved or amalgamated by an Act of Parliament. The assessment must disclose, as applicable, matters related to going concern and the appropriateness of using the going concern basis of accounting.

Auditor's Responsibility for the Audit of the Financial Statements

My objectives are to:

- obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error
- issue an Independent Auditor's Report including my opinion.

Reasonable assurance is a high level of assurance, but does not guarantee an audit conducted in accordance with Australian Auditing Standards will always detect material misstatements. Misstatements can arise from fraud or error. Misstatements are considered material if, individually or in aggregate, they could reasonably be expected to influence the economic decisions users take based on the financial statements.

A description of my responsibilities for the audit of the financial statements is located at the Auditing and Assurance Standards Board website at: www.auasb.gov.au/auditors_responsibilities/ar3.pdf. The description forms part of my auditor's report.

My opinion does *not* provide assurance:

- that the Council carried out its activities effectively, efficiently and economically
- on the Original Budget information included in the Income Statement, Statement of Cash Flows, Note 2(a) and Note 16 budget variation explanations
- on the attached Special Schedules
- about the security and controls over the electronic publication of the audited financial statements on any website where they may be presented
- about any other information which may have been hyperlinked to/from the financial statements.

A handwritten signature in black ink, appearing to read 'C. Clayton', with a large, stylized loop at the end.

Chris Clayton
Director, Financial Audit Services

23 October 2017
SYDNEY



Councillor Graeme Hanger
Mayor
Bathurst Regional Council
Private Mail Bag 17
BATHURST NSW 2795

Contact: Chris Clayton
Phone no: 02 9275 7248
Our ref: D1726775/1688

23 October 2017

Dear Mayor

Report on the Conduct of the Audit for the year ended 30 June 2017 Bathurst Regional Council

I have audited the general purpose financial statements of Bathurst Regional Council (the Council) for the year ended 30 June 2017 as required by s415 of the *Local Government Act 1993* (the Act).

I expressed an unmodified opinion on the Council's general purpose financial statements.

This Report on the Conduct of the Audit (the Report) for the Council for the year ended 30 June 2017 is issued in accordance with section 417 of the Act. This Report should be read in conjunction with my audit opinion on the general purpose financial statements issued under section 417(2) of the Act.

INCOME STATEMENT

Operating result

	2017	2016	Variance
	\$m	\$m	%
Rates and annual charges revenue	39.8	36.8	8.2 ↑
Grants and contributions revenue	43.6	21.9	99.1 ↑
Operating result for the year	35.5	14.4	146.5 ↑
Net operating result before capital amounts	7.7	6.8	13.2 ↑

The growth in rates and annual charges is partly attributable to the rate pegging of 1.8 per cent, combined with continued growth in the number of rateable properties within the region. However, the main contributor was an increase in Domestic Waste Management charges as a result of the introduction of Council's Food and Garden (Green) Waste collection service in July 2016. There is a corresponding increase in materials and contracts expenditure as a result of this new service.

Operating grants and contributions were higher at \$15.9 million (\$14.2 million in 2015-16), mainly due to advanced receipt of 2017-18 financial assistance grant instalments from the Commonwealth Government in 2016-17.

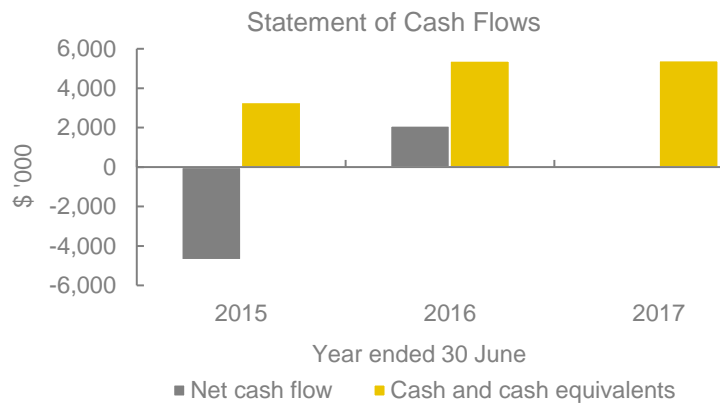
Council received \$17.7 million in non-cash dedications during the year, increasing capital grants and contributions from \$7.7 million in 2015-16 to \$27.8 million in 2016-17. Whilst it is not uncommon for Council to receive contributions of this nature, the current year has been impacted by the recognition of \$10.8 million in assets (primarily stormwater drainage) relating to works conducted by the RMS on the Great Western Highway at Kelso.

The General, Water and Sewer Funds all contributed positively to the operating result.

STATEMENT OF CASH FLOWS

The net cash inflow for the year ended 30 June 2017 was \$14,000 (inflow of \$2.1 million for the year ended 30 June 2016).

During the year, Council transferred a net total of \$16.9 million into investments which attract a higher rate of return (2015-16: \$3.7 million transferred out of investments).



FINANCIAL POSITION

Cash and Investments

Restricted Cash and Investments	2017	2016	Commentary
	\$m	\$m	
External restrictions	71.5	59.8	Externally restricted balances include unexpended developer contributions, water, sewer and domestic waste management charges. Balances are internally restricted due to Council policy or decisions for forward plans including works program.
Internal restrictions	20.3	15.1	
Unrestricted	0.1	0.1	
Cash and investments	91.9	75.0	Unrestricted balances provide liquidity for day-to-day operations.

Debt

At 30 June 2017, Council recognised \$27.0 million in loans (30 June 2016: \$21.5 million). The increase includes \$9.3 million new loans related to Council's capital works program, including \$5.0 million for works commencing on Winburndale Dam. Council's loans are secured over the general rating income of Council.

At 30 June 2017, Council also had access to a \$650,000 (30 June 2016: \$650,000) bank overdraft facility. This facility was unused at year end.

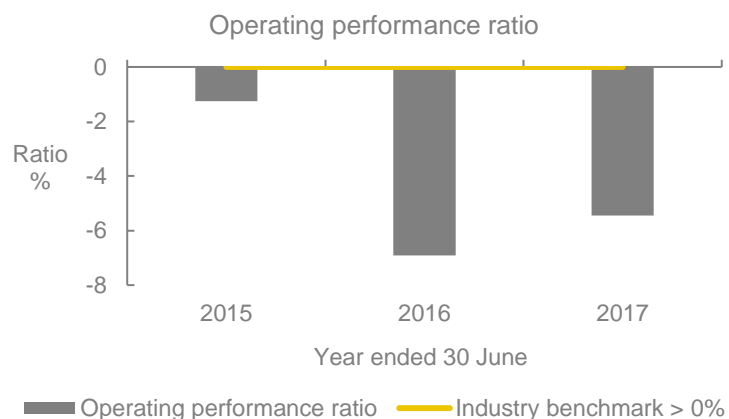
PERFORMANCE RATIOS

The definition of each ratio analysed below (except for the 'building and infrastructure renewals ratio') is included in Note 13 of the Council's audited general purpose financial statements. The 'building and infrastructure renewals ratio' is defined in Council's unaudited Special Schedule 7.

Operating performance ratio

The 'operating performances ratio' measures how well council contained operating expenditure within operating revenue (excluding capital grants and contributions, fair value adjustments, and reversal of revaluation decrements). The benchmark set by the Office of Local Government (OLG) is greater than zero per cent.

Council considers its net profit on the sale of real estate assets as a key source of operating revenue, however this figure is excluded from the calculation of this indicator. In 2016-17, Council recognised \$12.0 million of net profit on the sale of real estate assets (2015-16: \$12.7 million).

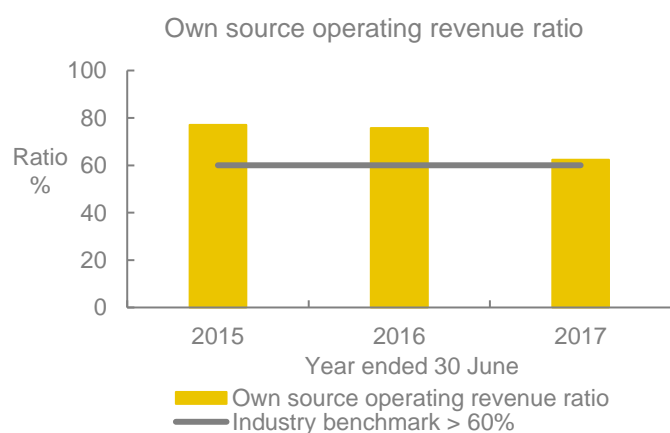


Own source operating revenue ratio

Council's own source operating revenue ratio exceeded the industry benchmark over the past three years.

The increased level of operating and capital grants and contributions impacts Council's own source revenue ratio.

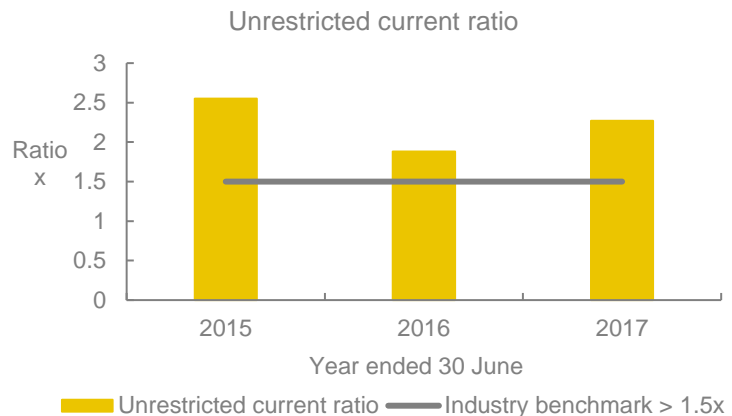
The 'own source operating revenue ratio' measures council's fiscal flexibility and the degree to which it relies on external funding sources such as operating grants and contributions. The benchmark set by OLG is greater than 60 per cent.



Unrestricted current ratio

Council's unrestricted current ratio exceeded the industry benchmark over the past three years. This indicates Council has sufficient liquidity to meet its current liabilities as and when they fall due.

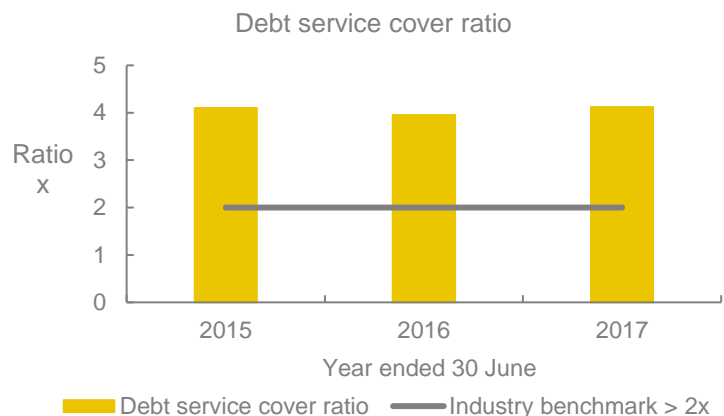
The 'unrestricted current ratio' is specific to local government and represents council's ability to meet its short-term obligations as they fall due. The benchmark set by OLG is greater than 1.5 times.



Debt service cover ratio

Council's debt service cover ratio exceeded the industry benchmark over the past three years. The ratio indicates Council has adequate revenue to cover the principal repayments and borrowing costs of its debt.

The 'debt service cover ratio' measures the operating cash to service debt including interest, principal and lease payments. The benchmark set by OLG is greater than two times.

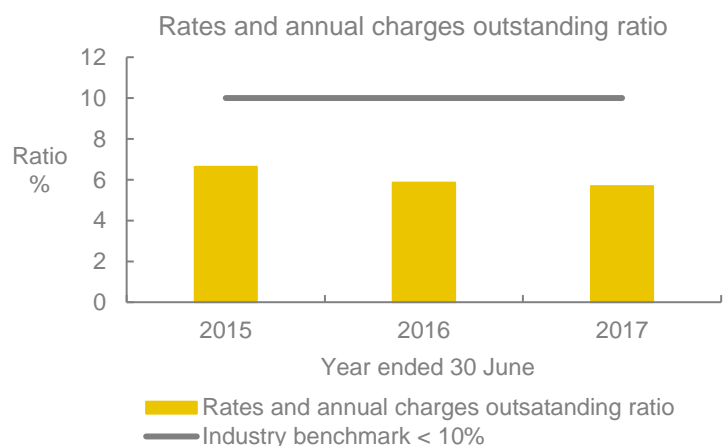


Rates and annual charges outstanding ratio

Council's rates and annual charges outstanding ratio is better than the benchmark for rural councils over the past three years. Council attributes this to a sustained effort to effectively manage recovery of rates and annual charges.

The 'rates and annual charges outstanding ratio' assesses the impact of uncollected rates and annual charges on council's liquidity and the adequacy of debt recovery efforts.

The benchmark set by OLG is greater than 10 per cent for rural councils.

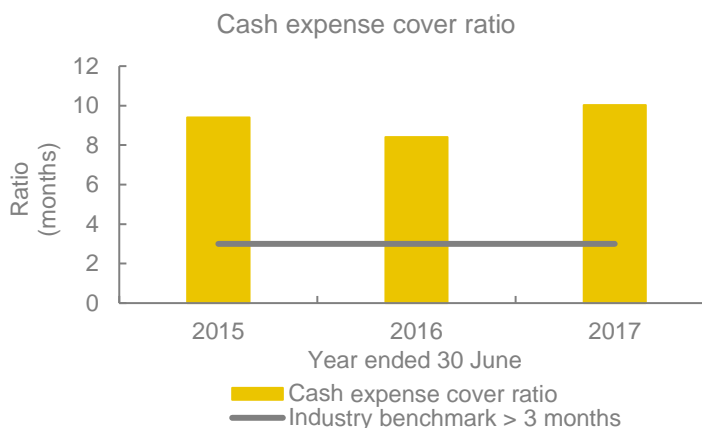


Cash expense cover ratio

As at 30 June 2017, Council had the capacity to cover 10 months of cash expenditure without additional cash inflows.

Council's high levels of liquidity means its cash expense cover ratio far exceeded the industry benchmark over the past three years.

This liquidity ratio indicates the number of months the council can continue paying for its immediate expenses without additional cash inflow. The benchmark set by OLG is greater than three months.

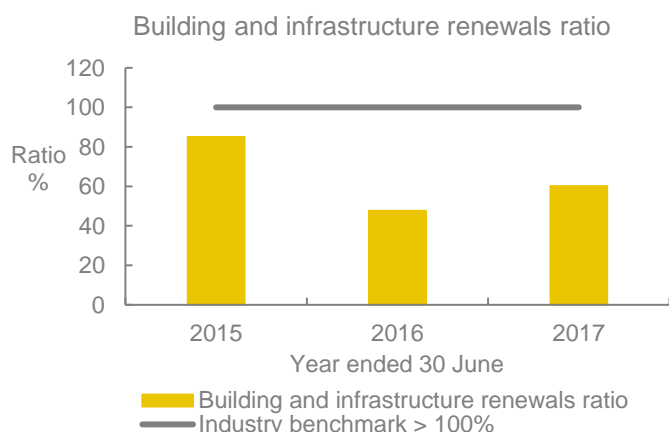


Building and infrastructure renewals ratio

The building and infrastructure renewals ratio can fluctuate from year to year, depending on the nature of the projects being undertaken by Council. The continued growth in the Bathurst region has meant that a significant number of projects relate to new services. Similarly, the non-cash dedications received by Council relate to new services, rather than renewals.

The 'building and infrastructure renewals ratio assesses the rate at which these assets are being renewed against the rate at which they are depreciating. The benchmark set by OLG is greater than 100 per cent.

This ratio is sourced from council's Special Schedule 7 which has not been audited.



OTHER MATTERS

Valuation of water and sewerage assets

Council revalued its water and sewer infrastructure assets in 2016-17 resulting in a \$94.9 million increment. I assessed:

- the effectiveness and reliability of processes to determine the fair value of assets
- the reasonableness of useful lives and depreciation assumptions
- the qualifications and experience of experts used.

New accounting standards implemented

AASB 124 'Related Party Disclosures'

Effective for annual reporting periods beginning on or 1 July 2016

AASB 2015-6 extended the scope of AASB 124 to not-for-profit public sector entities. As a result, Council's financial statements disclosed the:

- compensation paid to their key management personnel
- nature of related party relationships
- amount and nature of related party transactions, outstanding balances and commitments and outstanding balances (including commitments).

Council Entities

Council's interest in 'council entities' include:

- The Somerville Collection Limited
- Upper Macquarie County Council
- Statewide Limited
- StateCover Limited

Alternate external audits arrangements are in place for the above 'council entities'. I have obtained sufficient audit evidence to be satisfied Council's general purpose financial statements materially reflect Council's interest in the entities.

Legislative compliance

My audit procedures did not identify any instances of non-compliance with legislative requirements or a material deficiency in the Council's accounting records or financial reports. The Council's:

- accounting records were maintained in a manner and form to allow the general purpose financial statements to be prepared and effectively audited
- staff provided all accounting records and information relevant to the audit.



Chris Clayton
 Director Financial Audit Services

cc: Mr David Sherley, General Manager
 Mr Andrew Fletcher, Chair of the Audit and Risk Management Committee
 Mr Tim Hurst, Acting Chief Executive of the Office of Local Government

Bathurst Regional Council

SPECIAL PURPOSE FINANCIAL STATEMENTS
for the year ended 30 June 2017

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



Bathurst Regional Council

Special Purpose Financial Statements for the year ended 30 June 2017

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Background

- (i) These Special Purpose Financial Statements have been prepared for the use by both Council and the Office of Local Government in fulfilling their requirements under National Competition Policy.
 - (ii) The principle of competitive neutrality is based on the concept of a 'level playing field' between persons/entities competing in a market place, particularly between private and public sector competitors.

Essentially, the principle is that government businesses, whether Commonwealth, state or local, should operate without net competitive advantages over other businesses as a result of their public ownership.
 - (iii) For Council, the principle of competitive neutrality and public reporting applies only to declared business activities.

These include **(a)** those activities classified by the Australian Bureau of Statistics as business activities being water supply, sewerage services, abattoirs, gas production and reticulation, and **(b)** those activities with a turnover of more than \$2 million that Council has formally declared as a business activity (defined as Category 1 activities).
 - (iv) In preparing these financial statements for Council's self-classified Category 1 businesses and ABS-defined activities, councils must **(a)** adopt a corporatisation model and **(b)** apply full cost attribution including tax-equivalent regime payments and debt guarantee fees (where the business benefits from Council's borrowing position by comparison with commercial rates).
-

Bathurst Regional Council

Special Purpose Financial Statements for the year ended 30 June 2017

Statement by Councillors and Management made pursuant to the Local Government Code of Accounting Practice and Financial Reporting

The attached Special Purpose Financial Statements have been prepared in accordance with:


- the NSW Government Policy Statement 'Application of National Competition Policy to Local Government',
- the Division of Local Government Guidelines 'Pricing and Costing for Council Businesses – A Guide to Competitive Neutrality',
- the Local Government Code of Accounting Practice and Financial Reporting,
- the NSW Office of Water Best-Practice Management of Water and Sewerage Guidelines.

To the best of our knowledge and belief, these financial statements:

- present fairly the operating result and financial position for each of Council's declared business activities for the year, and
- accord with Council's accounting and other records.

We are not aware of any matter that would render these statements false or misleading in any way.

Signed in accordance with a resolution of Council made on 27 September 2017.



Graeme Hanger
Mayor



Robert Bourke
Councillor



David Sherley
General Manager



Aaron Jones
Responsible Accounting Officer

Bathurst Regional Council

Income Statement of Council's Water Supply Business Activity
for the year ended 30 June 2017

\$ '000	Actual 2017	Actual 2016
Income from continuing operations		
Access charges	2,790	2,631
User charges	12,443	11,762
Fees	171	176
Interest	161	214
Grants and contributions provided for non-capital purposes	98	111
Profit from the sale of assets	–	12
Other income	51	76
Total income from continuing operations	15,714	14,982
Expenses from continuing operations		
Employee benefits and on-costs	3,283	3,119
Borrowing costs	4	–
Materials and contracts	6,973	6,331
Depreciation, amortisation and impairment	3,873	3,736
Calculated taxation equivalents	98	109
Debt guarantee fee (if applicable)	–	–
Other expenses	1,155	1,028
Total expenses from continuing operations	15,386	14,323
Surplus (deficit) from continuing operations before capital amounts	328	659
Grants and contributions provided for capital purposes	4,888	1,189
Surplus (deficit) from continuing operations after capital amounts	5,216	1,848
Surplus (deficit) from discontinued operations	–	–
Surplus (deficit) from all operations before tax	5,216	1,848
Less: corporate taxation equivalent (30%) [based on result before capital]	(98)	(198)
SURPLUS (DEFICIT) AFTER TAX	5,118	1,650
Plus opening retained profits	131,535	129,591
Plus/less: prior period adjustments	–	(13)
Plus adjustments for amounts unpaid:		
– Taxation equivalent payments	98	109
– Debt guarantee fees	–	–
– Corporate taxation equivalent	98	198
Less:		
– Tax equivalent dividend paid	–	–
– Surplus dividend paid	–	–
Closing retained profits	136,849	131,535
Return on capital %	0.1%	0.4%
Subsidy from Council	5,317	3,373
Calculation of dividend payable:		
Surplus (deficit) after tax	5,118	1,650
Less: capital grants and contributions (excluding developer contributions)	(3,192)	(266)
Surplus for dividend calculation purposes	1,926	1,384
Potential dividend calculated from surplus	963	692

Bathurst Regional Council

Income Statement of Council's Sewerage Business Activity
for the year ended 30 June 2017

\$ '000	Actual 2017	Actual 2016
Income from continuing operations		
Access charges	8,138	7,578
User charges	1,797	1,627
Liquid trade waste charges	535	558
Fees	160	157
Interest	308	319
Grants and contributions provided for non-capital purposes	107	107
Other income	24	23
Total income from continuing operations	11,069	10,369
Expenses from continuing operations		
Employee benefits and on-costs	2,941	2,831
Materials and contracts	3,853	3,792
Depreciation, amortisation and impairment	3,028	2,808
Calculated taxation equivalents	14	13
Other expenses	494	496
Total expenses from continuing operations	10,330	9,940
Surplus (deficit) from continuing operations before capital amounts	739	429
Grants and contributions provided for capital purposes	3,687	1,311
Surplus (deficit) from continuing operations after capital amounts	4,426	1,740
Surplus (deficit) from discontinued operations	—	—
Surplus (deficit) from all operations before tax	4,426	1,740
Less: corporate taxation equivalent (30%) [based on result before capital]	(222)	(129)
SURPLUS (DEFICIT) AFTER TAX	4,204	1,611
Plus opening retained profits	77,922	76,169
Plus adjustments for amounts unpaid:		
– Taxation equivalent payments	14	13
– Corporate taxation equivalent	222	129
Less:		
– Tax equivalent dividend paid	—	—
– Surplus dividend paid	—	—
Closing retained profits	82,362	77,922
Return on capital %	0.5%	0.5%
Subsidy from Council	2,745	1,634
Calculation of dividend payable:		
Surplus (deficit) after tax	4,204	1,611
Less: capital grants and contributions (excluding developer contributions)	(1,988)	(486)
Surplus for dividend calculation purposes	2,216	1,125
Potential dividend calculated from surplus	1,108	563

Bathurst Regional Council

Income Statement of Council's Waste Management Business Activity

for the year ended 30 June 2017

	Waste	
	Category 1	
\$ '000	Actual 2017	Actual 2016
Income from continuing operations		
Access charges	5,937	4,299
Fees	5,775	5,840
Interest	161	157
Grants and contributions provided for non-capital purposes	17	150
Profit from the sale of assets	7	—
Other income	4	1
Total income from continuing operations	11,901	10,447
Expenses from continuing operations		
Employee benefits and on-costs	2,520	2,339
Borrowing costs	28	37
Materials and contracts	5,862	4,639
Depreciation, amortisation and impairment	527	476
Loss on sale of assets	(16)	202
Calculated taxation equivalents	79	80
Other expenses	58	489
Total expenses from continuing operations	9,058	8,262
Surplus (deficit) from continuing operations before capital amounts	2,843	2,185
Grants and contributions provided for capital purposes	—	—
Surplus (deficit) from continuing operations after capital amounts	2,843	2,185
Surplus (deficit) from discontinued operations	—	—
Surplus (deficit) from all operations before tax	2,843	2,185
Less: corporate taxation equivalent (30%) [based on result before capital]	(853)	(656)
SURPLUS (DEFICIT) AFTER TAX	1,990	1,530
Plus opening retained profits	23,937	21,672
Plus adjustments for amounts unpaid:		
– Taxation equivalent payments	79	80
– Corporate taxation equivalent	853	656
Add:		
– Subsidy paid/contribution to operations	—	—
Less:		
– TER dividend paid	—	—
– Dividend paid	—	—
Closing retained profits	26,859	23,937
Return on capital %	26.3%	19.8%
Subsidy from Council	—	—

Bathurst Regional Council

Statement of Financial Position – Council's Water Supply Business Activity
as at 30 June 2017

	Actual 2017	Actual 2016
\$ '000		
ASSETS		
Current assets		
Cash and cash equivalents	14,773	7,653
Receivables	3,530	3,472
Other	4	–
Total current assets	18,307	11,125
Non-current assets		
Investments	5,675	9,413
Receivables	53	55
Infrastructure, property, plant and equipment	237,336	185,798
Total non-current assets	243,064	195,266
TOTAL ASSETS	261,371	206,391
LIABILITIES		
Current liabilities		
Payables	457	495
Borrowings	173	–
Provisions	705	716
Total current liabilities	1,335	1,211
Non-current liabilities		
Borrowings	4,827	–
Provisions	2	2
Total non-current liabilities	4,829	2
TOTAL LIABILITIES	6,164	1,213
NET ASSETS	255,207	205,178
EQUITY		
Retained earnings	136,849	131,535
Revaluation reserves	118,358	73,643
Council equity interest	255,207	205,178
TOTAL EQUITY	255,207	205,178

Bathurst Regional Council

Statement of Financial Position – Council's Sewerage Business Activity
as at 30 June 2017

	Actual 2017	Actual 2016
\$ '000		
ASSETS		
Current assets		
Cash and cash equivalents	12,169	9,989
Receivables	950	849
Other	20	23
Total current Assets	13,139	10,861
Non-current assets		
Investments	13,072	12,024
Receivables	30	34
Infrastructure, property, plant and equipment	146,388	95,049
Total non-current assets	159,490	107,107
TOTAL ASSETS	172,629	117,968
LIABILITIES		
Current liabilities		
Payables	300	182
Provisions	292	333
Total current liabilities	592	515
Non-current liabilities		
Provisions	4	1
Total non-current liabilities	4	1
TOTAL LIABILITIES	596	516
NET ASSETS	172,033	117,452
EQUITY		
Retained earnings	82,362	77,922
Revaluation reserves	89,671	39,530
Council equity interest	172,033	117,452
TOTAL EQUITY	172,033	117,452

Bathurst Regional Council

Statement of Financial Position – Council's Waste Management Business Activity
as at 30 June 2017

	Waste	
	Category 1	
\$ '000	Actual 2017	Actual 2016
ASSETS		
Current assets		
Cash and cash equivalents	21,217	17,993
Receivables	757	678
Other	5	–
Total Current Assets	21,979	18,671
Non-current assets		
Receivables	253	319
Infrastructure, property, plant and equipment	10,924	11,234
Total non-current assets	11,177	11,553
TOTAL ASSETS	33,156	30,224
LIABILITIES		
Current liabilities		
Payables	93	69
Borrowings	38	72
Provisions	437	398
Total current liabilities	568	539
Non-current liabilities		
Borrowings	–	38
Provisions	1,460	1,440
Total non-current liabilities	1,460	1,478
TOTAL LIABILITIES	2,028	2,017
NET ASSETS	31,128	28,207
EQUITY		
Retained earnings	26,859	23,937
Revaluation reserves	4,269	4,270
Council equity interest	31,128	28,207
TOTAL EQUITY	31,128	28,207

Bathurst Regional Council

Special Purpose Financial Statements for the year ended 30 June 2017

Contents of the notes accompanying the financial statements

Note	Details	Page
1	Summary of significant accounting policies	10
2	Water Supply Business Best-Practice Management disclosure requirements	13
3	Sewerage Business Best-Practice Management disclosure requirements	15

Bathurst Regional Council

Notes to the Special Purpose Financial Statements for the year ended 30 June 2017

Note 1. Significant accounting policies

A statement summarising the supplemental accounting policies adopted in the preparation of the Special Purpose Financial Statements (SPFS) for National Competition Policy (NCP) reporting purposes follows.

These financial statements are SPFS prepared for use by Council and the Office of Local Government. For the purposes of these statements, the Council is a non-reporting not-for-profit entity.

The figures presented in these Special Purpose Financial Statements have been prepared in accordance with the recognition and measurement criteria of relevant Australian Accounting Standards, other authoritative pronouncements of the Australian Accounting Standards Board (AASB) and Australian Accounting Interpretations.

The disclosures in these Special Purpose Financial Statements have been prepared in accordance with the Local Government Act 1993 (NSW), the Local Government (General) Regulation, and the Local Government Code of Accounting Practice and Financial Reporting.

The statements are prepared on an accruals basis. They are based on historic costs and do not take into account changing money values or, except where specifically stated, current values of non-current assets. Certain taxes and other costs, appropriately described, have been imputed for the purposes of the National Competition Policy.

National Competition Policy

Council has adopted the principle of 'competitive neutrality' in its business activities as part of the National Competition Policy which is being applied throughout Australia at all levels of government.

The framework for its application is set out in the June 1996 NSW government policy statement titled 'Application of National Competition Policy to Local Government'.

The Pricing and Costing for Council Businesses, A Guide to Competitive Neutrality issued by the Office of Local Government in July 1997 has also been adopted.

The pricing and costing guidelines outline the process for identifying and allocating costs to

activities and provide a standard for disclosure requirements.

These disclosures are reflected in Council's pricing and/or financial reporting systems and include taxation equivalents, Council subsidies, return on investments (rate of return), and dividends paid.

Declared business activities

In accordance with *Pricing and Costing for Council Businesses – A Guide to Competitive Neutrality*, Council has declared that the following are to be considered as business activities:

Category 1

(where gross operating turnover is over \$2 million)

a. Bathurst Regional Council Water Supplies

Council's water supply activities (established as separate Special Rate Funds) servicing the region of Bathurst

b. Bathurst Regional Council Sewerage Service

Council's sewerage reticulation & treatment activities (established as a Special Rate Fund) servicing the region of Bathurst

c. Bathurst Regional Council Waste Services

Council's domestic waste service & solid waste depot activities servicing the region of Bathurst

Category 2

(where gross operating turnover is less than \$2 million)

Council has no Category 2 businesses.

Monetary amounts

Amounts shown in the financial statements are in Australian currency and rounded to the nearest thousand dollars, except for Note 2 (Water Supply Best-Practice Management Disclosures) and Note 3 (Sewerage Best-Practice Management Disclosures).

As required by the NSW Office of Water (Department of Primary Industries) the amounts shown in Note 2 and Note 3 are disclosed in whole dollars.

Bathurst Regional Council

Notes to the Special Purpose Financial Statements for the year ended 30 June 2017

Note 1. Significant accounting policies (continued)

(i) Taxation-equivalent charges

Council is liable to pay various taxes and financial duties. Where this is the case, they are disclosed as a cost of operations just like all other costs.

However, where Council does not pay some taxes which are generally paid by private sector businesses, such as income tax, these equivalent tax payments have been applied to all Council-nominated business activities and are reflected in Special Purpose Financial Statements.

For the purposes of disclosing comparative information relevant to the private sector equivalent, the following taxation equivalents have been applied to all Council-nominated business activities (this does not include Council's non-business activities):

Notional rate applied (%)

Corporate income tax rate – 30%

Land tax – the first **\$549,000** of combined land values attracts **0%**. For the combined land values in excess of \$549,001 up to \$3,357,000 the rate is **1.6% + \$100**. For the remaining combined land value that exceeds \$3,357,000 a premium marginal rate of **2.0%** applies.

Payroll tax – **5.45%** on the value of taxable salaries and wages in excess of \$750,000.

In accordance with the Department of Primary Industries Water (DPIW), a payment for the amount calculated as the annual tax equivalent charges (excluding income tax) must be paid from water supply and sewerage business activities.

The payment of taxation equivalent charges, referred to in the NSW Office of Water Guidelines to as a 'dividend for taxation equivalent', may be applied for any purpose allowed under the *Local Government Act, 1993*.

Achievement of substantial compliance to the NSW Office of Water Guidelines is not a prerequisite for the payment of the tax equivalent charges, however the payment must not exceed \$3 per assessment.

Income tax

An income tax equivalent has been applied on the profits of the business activities.

Whilst income tax is not a specific cost for the purpose of pricing a good or service, it needs to be taken into account in terms of assessing the rate of return required on capital invested.

Accordingly, the return on capital invested is set at a pre-tax level - gain/(loss) from ordinary activities before capital amounts, as would be applied by a private sector competitor. That is, it should include a provision equivalent to the corporate income tax rate, currently 30%.

Income tax is only applied where a gain/ (loss) from ordinary activities before capital amounts has been achieved.

Since the taxation equivalent is notional – that is, it is payable to Council as the 'owner' of business operations - it represents an internal payment and has no effect on the operations of the Council. Accordingly, there is no need for disclosure of internal charges in the SPFS.

The rate applied of 30% is the equivalent company tax rate prevalent at reporting date. No adjustments have been made for variations that have occurred during the year.

Local government rates and charges

A calculation of the equivalent rates and charges payable on all category 1 businesses has been applied to all land assets owned or exclusively used by the business activity.

Loan and debt guarantee fees

The debt guarantee fee is designed to ensure that council business activities face 'true' commercial borrowing costs in line with private sector competitors.

In order to calculate a debt guarantee fee, Council has determined what the differential borrowing rate would have been between the commercial rate and Council's borrowing rate for its business activities.

Bathurst Regional Council

Notes to the Special Purpose Financial Statements for the year ended 30 June 2017

Note 1. Significant accounting policies (continued)

(ii) Subsidies

Government policy requires that subsidies provided to customers, and the funding of those subsidies, must be explicitly disclosed.

Subsidies occur when Council provides services on a less-than-cost-recovery basis. This option is exercised on a range of services in order for Council to meet its community service obligations.

Accordingly, 'subsidies disclosed' (in relation to National Competition Policy) represents the difference between revenue generated from 'rate of return' pricing and revenue generated from prices set by Council in any given financial year.

The overall effect of subsidies is contained within the Income Statement of each reported business activity.

Local government water supply and sewerage businesses are permitted to pay an annual dividend from its water supply or sewerage business surplus.

Each dividend must be calculated and approved in accordance with the DPIW guidelines and must not exceed:

- I. 50% of this surplus in any one year, or
- II. the number of water supply or sewerage assessments at 30 June 2017 multiplied by \$30 (less the payment for tax equivalent charges, not exceeding \$3 per assessment).

In accordance with the DPIW guidelines a Dividend Payment form, Statement of Compliance, Unqualified Independent Financial Audit Report and Compliance Audit Report are required to be submitted to the DPIW.

(iii) Return on investments (rate of return)

The NCP policy statement requires that councils with Category 1 businesses 'would be expected to generate a return on capital funds employed that is comparable to rates of return for private businesses operating in a similar field'.

Such funds are subsequently available for meeting commitments or financing future investment strategies.

The actual rate of return achieved by each business activity is disclosed at the foot of each respective Income Statement.

The rate of return is calculated as follows:

Operating result before capital income + interest expense

Written down value of I,PP&E as at 30 June

As a minimum, business activities should generate a return equal to the Commonwealth 10 year bond rate which is 2.38% at 30/6/17.

(iv) Dividends

Council is not required to pay dividends to either itself (as owner of a range of businesses) or to any external entities.

Bathurst Regional Council

Notes to the Special Purpose Financial Statements
for the year ended 30 June 2017Note 2. Water supply business
best-practice management disclosure requirements

Dollars amounts shown below are in whole dollars (unless otherwise indicated)

2017

1. Calculation and payment of tax-equivalents

[all local government local water utilities must pay this dividend for tax equivalents]

(i)	Calculated tax equivalents	98,000
(ii)	Number of assessments multiplied by \$3/assessment	46,803
(iii)	Amounts payable for tax equivalents [lesser of (i) and (ii)]	46,803
(iv)	Amounts actually paid for tax equivalents	—

2. Dividend from surplus

(i)	50% of surplus before dividends [calculated in accordance with Best-Practice Management for Water Supply and Sewerage Guidelines]	962,800
(ii)	Number of assessments multiplied by \$30/assessment, less tax equivalent charges/assessment	421,227
(iii)	Cumulative surplus before dividends for the 3 years to 30 June 2017, less the cumulative dividends paid for the 2 years to 30 June 2016 and 30 June 2015	4,800,900

2017 Surplus	1,925,600	2016 Surplus	1,384,300	2015 Surplus	1,491,000
		2016 Dividend	—	2015 Dividend	—

(iv)	Maximum dividend from surplus [least of (i), (ii) and (iii) above]	421,227
(v)	Dividend actually paid from surplus [refer below for required pre-dividend payment criteria]	—
(vi)	Are the overhead reallocation charges to the water business fair and reasonable? ^a	YES

3. Required outcomes for 6 criteria

[to be eligible for the payment of a 'dividend from surplus', all the criteria below need a 'YES']

(i)	Completion of strategic business plan (including financial plan)	YES
(ii)	Full cost recovery, without significant cross subsidies [refer item 2 (a) in table 1 on page 22 of the Best-Practice Guidelines]	YES
	– Complying charges [item 2 (b) in table 1]	YES
	– DSP with commercial developer charges [item 2 (e) in table 1]	YES
	– If dual water supplies, complying charges [item 2 (g) in table 1]	YES
(iii)	Sound water conservation and demand management implemented	YES
(iv)	Sound drought management implemented	YES
(v)	Complete performance reporting form (by 15 September each year)	YES
(vi)	a. Integrated water cycle management evaluation	YES
	b. Complete and implement integrated water cycle management strategy	YES

Bathurst Regional Council

Notes to the Special Purpose Financial Statements
for the year ended 30 June 2017Note 2. Water supply business
best-practice management disclosure requirements (continued)

Dollars amounts shown below are in whole dollars (unless otherwise indicated)

2017

National Water Initiative (NWI) financial performance indicators

NWI F1	Total revenue (water) Total income (w13) – grants for the acquisition of assets (w11a) – interest income (w9) – Aboriginal Communities W&S Program income (w10a)	\$'000	20,490
NWI F4	Revenue from residential usage charges (water) Income from residential usage charges (w6b) x 100 divided by the sum of [income from residential usage charges (w6a) + income from residential access charges (w6b)]	%	78.76%
NWI F9	Written down replacement cost of fixed assets (water) Written down current cost of system assets (w47)	\$'000	219,384
NWI F11	Operating cost (OMA) (water) Management expenses (w1) + operational and maintenance expenses (w2)	\$'000	10,674
NWI F14	Capital expenditure (water) Acquisition of fixed assets (w16)	\$'000	10,699
NWI F17	Economic real rate of return (water) [total income (w13) – interest income (w9) – grants for acquisition of assets (w11a) – operating costs (NWI F11) – current cost depreciation (w3)] x 100 divided by [written down current cost of system assets (w47) + plant and equipment (w33b)]	%	2.50%
NWI F26	Capital works grants (water) Grants for the acquisition of assets (w11a)	\$'000	–

- Notes:
- References to w (e.g. w12) refer to item numbers within Special Schedules 3 and 4 of Council's Annual Financial Statements.
 - The NWI performance indicators are based upon the National Performance Framework Handbook for Urban Performance Reporting Indicators and Definitions.
- a refer to 3.2 (2) on page 15 of the Best-Practice Management of Water Supply and Sewerage Guidelines, 2007

Bathurst Regional Council

Notes to the Special Purpose Financial Statements
for the year ended 30 June 2017Note 3. Sewerage business
best-practice management disclosure requirements

Dollars amounts shown below are in whole dollars (unless otherwise indicated)

2017

1. Calculation and payment of tax-equivalents

[all local government local water utilities must pay this dividend for tax equivalents]

(i)	Calculated tax equivalents	14,000
(ii)	Number of assessments multiplied by \$3/assessment	45,363
(iii)	Amounts payable for tax equivalents [lesser of (i) and (ii)]	14,000
(iv)	Amounts actually paid for tax equivalents	—

2. Dividend from surplus

(i)	50% of surplus before dividends [calculated in accordance with Best-Practice Management for Water Supply and Sewerage Guidelines]	1,108,150
(ii)	Number of assessments x (\$30 less tax equivalent charges per assessment)	439,630
(iii)	Cumulative surplus before dividends for the 3 years to 30 June 2017, less the cumulative dividends paid for the 2 years to 30 June 2016 and 30 June 2015	4,710,600

2017 Surplus	2,216,300	2016 Surplus	1,125,300	2015 Surplus	1,369,000
		2016 Dividend	—	2015 Dividend	—

(iv)	Maximum dividend from surplus [least of (i), (ii) and (iii) above]	439,630
(v)	Dividend actually paid from surplus [refer below for required pre-dividend payment criteria]	—
(vi)	Are the overhead reallocation charges to the sewer business fair and reasonable? ^a	YES

3. Required outcomes for 4 criteria

[to be eligible for the payment of a 'dividend from surplus', all the criteria below need a 'YES']

(i)	Completion of strategic business plan (including financial plan)	YES
(ii)	Pricing with full cost-recovery, without significant cross subsidies [refer item 2 (a) in table 1 on page 22 of the Best-Practice Guidelines]	YES
	Complying charges (a) Residential [item 2 (c) in table 1]	YES
	(b) Non-residential [item 2 (c) in table 1]	YES
	(c) Trade waste [item 2 (d) in table 1]	YES
	DSP with commercial developer charges [item 2 (e) in table 1]	YES
	Liquid trade waste approvals and policy [item 2 (f) in table 1]	YES
(iii)	Complete performance reporting form (by 15 September each year)	YES
(iv)	a. Integrated water cycle management evaluation	YES
	b. Complete and implement integrated water cycle management strategy	YES

Bathurst Regional Council

Notes to the Special Purpose Financial Statements
for the year ended 30 June 2017Note 3. Sewerage business
best-practice management disclosure requirements (continued)

Dollars amounts shown below are in whole dollars (unless otherwise indicated)

2017

National Water Initiative (NWI) financial performance indicators

NWI F2	Total revenue (sewerage) Total income (s14) – grants for acquisition of assets (s12a) – interest income (s10) – Aboriginal Communities W&S Program income (w10a)	\$'000	14,481
NWI F10	Written down replacement cost of fixed assets (sewerage) Written down current cost of system assets (s48)	\$'000	142,041
NWI F12	Operating cost (sewerage) Management expenses (s1) + operational and maintenance expenses (s2)	\$'000	7,288
NWI F15	Capital expenditure (sewerage) Acquisition of fixed assets (s17)	\$'000	3,878
NWI F18	Economic real rate of return (sewerage) [total income (s14) – interest income (s10) – grants for acquisition of assets (s12a) – operating cost (NWI F12) – current cost depreciation (s3)] x 100 divided by [written down current cost (i.e. WDCC) of system assets (s48) + plant and equipment (s34b)]	%	2.85%
NWI F27	Capital works grants (sewerage) Grants for the acquisition of assets (12a)	\$'000	–

National Water Initiative (NWI) financial performance indicators
Water and sewer (combined)

NWI F3	Total income (water and sewerage) Total income (w13 + s14) + gain/loss on disposal of assets (w14 + s15) minus grants for acquisition of assets (w11a + s12a) – interest income (w9 + s10)	\$'000	34,971
NWI F8	Revenue from community service obligations (water and sewerage) Community service obligations (NWI F25) x 100 divided by total income (NWI F3)	%	0.59%
NWI F16	Capital expenditure (water and sewerage) Acquisition of fixed assets (w16 + s17)	\$'000	14,577
NWI F19	Economic real rate of return (water and sewerage) [total income (w13 + s14) – interest income (w9 + s10) – grants for acquisition of assets (w11a + s12a) – operating cost (NWI F11 + NWI F12) – current cost depreciation (w3 + s3)] x 100 divided by [written down replacement cost of fixed assets (NWI F9 + NWI F10) + plant and equipment (w33b + s34b)]	%	2.63%
NWI F20	Dividend (water and sewerage) Dividend paid from surplus (2 (v) of Note 2 + 2 (v) of Note 3)	\$'000	–
NWI F21	Dividend payout ratio (water and sewerage) Dividend (NWI F20) x 100 divided by net profit after tax (NWI F24)	%	0.00%

Bathurst Regional Council

Notes to the Special Purpose Financial Statements
for the year ended 30 June 2017

Note 3. Sewerage business

best-practice management disclosure requirements (continued)

Dollars amounts shown below are in whole dollars (unless otherwise indicated)

2017

National Water Initiative (NWI) financial performance indicators
Water and sewer (combined)

NWI F22	Net debt to equity (water and sewerage) Overdraft (w36 + s37) + borrowings (w38 + s39) – cash and investments (w30 + s31) x 100 divided by [total assets (w35 + s36) – total liabilities (w40 + s41)]	%	-9.52%
NWI F23	Interest cover (water and sewerage) Earnings before interest and tax (EBIT) divided by net interest Earnings before interest and tax (EBIT): 10,108 Operating result (w15a + s16a) + interest expense (w4a + s4a) – interest income (w9 + s10) – gain/loss on disposal of assets (w14 + s15) + miscellaneous expenses (w4b + w4c + s4b + s4c) Net interest: - 383 Interest expense (w4a + s4a) – interest income (w9 + s10)		> 100
NWI F24	Net profit after tax (water and sewerage) Surplus before dividends (w15a + s16a) – tax equivalents paid (Note 2-1 (iv) + Note 3-1 (iv))	\$'000	9,754
NWI F25	Community service obligations (water and sewerage) Grants for pensioner rebates (w11b + s12b)	\$'000	205

- Notes:
- References to w (eg. s12) refer to item numbers within Special Schedules 5 and 6 of Council's Annual Financial Statements.
 - The NWI performance indicators are based upon the National Performance Framework Handbook for Urban Performance Reporting Indicators and Definitions.
 - refer to 3.2 (2) on page 15 of the Best-Practice Management of Water Supply and Sewerage Guidelines, 2007



INDEPENDENT AUDITOR'S REPORT

Report on the special purpose financial statement

Bathurst Regional Council

To the Councillors of Bathurst Regional Council

Opinion

I have audited the accompanying special purpose financial statements (the financial statements) of Bathurst Regional Council's (the Council) Declared Business Activities, which comprise the statement of financial position of each Declared Business Activity as at 30 June 2017, the income statement of each Declared Business Activity for the year then ended, notes comprising a summary of significant accounting policies and other explanatory information for the Business Activities declared by Council, and the Statement by Councillors and Management.

The Declared Business Activities of the Council are:

- Water Supply
- Sewerage
- Waste Management.

In my opinion, the financial statements present fairly, in all material respects, the financial position of the Council's declared Business Activities as at 30 June 2017, and their financial performance for the year then ended, in accordance with the Australian Accounting Standards described in Note 1 and the Local Government Code of Accounting Practice and Financial Reporting (LG Code).

My opinion should be read in conjunction with the rest of this report and in particular, the Emphasis of Matter referring to the basis of accounting.

Basis for Opinion

I conducted my audit in accordance with Australian Auditing Standards. My responsibilities under the standards are described in the 'Auditor's Responsibilities for the Audit of the Financial Statements' section of my report.

I am independent of the Council in accordance with the requirements of the:

- Australian Auditing Standards
- Accounting Professional and Ethical Standards Board's APES 110 'Code of Ethics for Professional Accountants' (APES 110).

I have fulfilled my other ethical responsibilities in accordance with APES 110.

Emphasis of Matter - Basis of Accounting

Without modifying my opinion, I draw attention to Note (1) to the financial statements which describes the basis of accounting. The financial statements have been prepared for the purpose of fulfilling Council's financial reporting responsibilities under the LG Code. As a result, the financial statements may not be suitable for another purpose.

Other Matter

The financial statements of the Council for the year ended 30 June 2016 were audited by another auditor who expressed an unmodified opinion on that financial statement on 14 October 2016.

The Councillors' Responsibility for the Financial Statements

The Councillors are responsible for the preparation and fair presentation of the financial statements and for determining that the accounting policies, described in Note 1 to the financial statements, are appropriate to meet the requirements in the LG Code. The Councillors' responsibility also includes such internal control as the Councillors determine is necessary to enable the preparation and fair presentation of the financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Councillors must assess the Council's ability to continue as a going concern except where the Council will be dissolved or amalgamated by an Act of Parliament. The assessment must disclose, as applicable, matters related to going concern and the appropriateness of using the going concern basis of accounting, as it affects the Council's Declared Business Activities.

Auditor's Responsibility for the Audit of the Financial Statements

My objectives are to:

- obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error
- issue an Independent Auditor's Report including my opinion.

Reasonable assurance is a high level of assurance, but does not guarantee an audit conducted in accordance with Australian Auditing Standards will always detect material misstatements. Misstatements can arise from fraud or error. Misstatements are considered material if, individually or in aggregate, they could reasonably be expected to influence the economic decisions users take based on the financial statements.

A description of my responsibilities for the audit of the financial statements is located at the Auditing and Assurance Standards Board website at:

http://www.auasb.gov.au/auditors_responsibilities/ar4.pdf.

The description forms part of my auditor's report.

My opinion does not provide assurance:

- that the Council carried out its activities effectively, efficiently and economically
- about the security and controls over the electronic publication of the audited financial statements on any website where they may be presented
- about any other information which may have been hyperlinked to/from the financial statements.



Chris Clayton
Director, Financial Audit Services

23 October 2017
SYDNEY

Bathurst Regional Council

SPECIAL SCHEDULES
for the year ended 30 June 2017

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



Bathurst Regional Council

Special Schedules

for the year ended 30 June 2017

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¹ Special Schedules are not audited (with the exception of Special Schedule 8).

Background

(i) These Special Schedules have been designed to meet the requirements of special purpose users such as;

- the NSW Grants Commission
- the Australian Bureau of Statistics (ABS),
- the NSW Office of Water (NOW), and
- the Office of Local Government (OLG).

(ii) The financial data is collected for various uses including;

- the allocation of Financial Assistance Grants,
- the incorporation of Local Government financial figures in national statistics,
- the monitoring of loan approvals,
- the allocation of borrowing rights, and
- the monitoring of the financial activities of specific services.

Bathurst Regional Council

Special Schedule 1 – Net Cost of Services

for the year ended 30 June 2017

\$'000

Function or activity	Expenses from continuing operations	Income from continuing operations		Net cost of services
		Non-capital	Capital	
Governance	2,142	–	–	(2,142)
Administration	13,002	1,049	–	(11,953)
Public order and safety				
Fire service levy, fire protection, emergency services	1,138	277	1,699	838
Enforcement of local government regulations	187	230	–	43
Animal control	388	78	–	(310)
Total public order and safety	1,713	585	1,699	571
Health	–	–	–	–
Environment				
Noxious plants and insect/vermin control	215	–	–	(215)
Other environmental protection	918	246	–	(672)
Solid waste management	5,787	9,067	–	3,280
Street cleaning	495	–	–	(495)
Drainage	2,202	89	6,170	4,057
Stormwater management	377	–	510	133
Total environment	9,994	9,402	6,680	6,088
Community services and education				
Children's services	2,779	2,760	–	(19)
Total community services and education	2,779	2,760	–	(19)
Housing and community amenities				
Public cemeteries	27	8	–	(19)
Public conveniences	190	–	–	(190)
Street lighting	1,070	108	–	(962)
Town planning	1,327	16	–	(1,311)
Other community amenities	5	30	–	25
Total housing and community amenities	2,619	162	–	(2,457)
Water supplies	11,370	14,647	4,888	8,165
Sewerage services	7,754	10,826	3,688	6,760

Bathurst Regional Council

Special Schedule 1 – Net Cost of Services (continued)

for the year ended 30 June 2017

\$'000

Function or activity	Expenses from continuing operations	Income from continuing operations		Net cost of services
		Non-capital	Capital	
Recreation and culture				
Public libraries	1,463	174	–	(1,289)
Museums	1,035	425	100	(510)
Art galleries	978	142	113	(723)
Community centres and halls	523	94	–	(429)
Performing arts venues	1,590	693	–	(897)
Other cultural services	997	2	–	(995)
Sporting grounds and venues	877	14	50	(813)
Swimming pools	706	–	–	(706)
Parks and gardens (lakes)	3,995	196	3,339	(460)
Other sport and recreation	3,693	3,206	–	(487)
Total recreation and culture	15,857	4,946	3,602	(7,309)
Fuel and energy	–	–	–	–
Agriculture	–	–	–	–
Mining, manufacturing and construction				
Building control	1,240	957	–	(283)
Other mining, manufacturing and construction	4	–	–	(4)
Total mining, manufacturing and const.	1,244	957	–	(287)
Transport and communication				
Urban roads (UR) – local	7,938	2,636	6,473	1,171
Sealed rural roads (SRR) – local	5,401	–	–	(5,401)
Sealed rural roads (SRR) – regional	374	2,636	–	2,262
Unsealed rural roads (URR) – local	2,331	114	–	(2,217)
Bridges on UR – local	26	–	–	(26)
Bridges on SRR – local	5	23	390	408
Parking areas	75	–	–	(75)
Footpaths	908	1	160	(747)
Aerodromes	666	484	187	5
Other transport and communication	2,082	565	–	(1,517)
Total transport and communication	19,806	6,459	7,210	(6,137)
Economic affairs				
Other economic affairs	4,789	14,672	–	9,883
Total economic affairs	4,789	14,672	–	9,883
Totals – functions	93,069	66,465	27,767	1,163
General purpose revenues ⁽¹⁾		34,348		34,348
Share of interests – joint ventures and associates using the equity method	–	–		–
NET OPERATING RESULT ⁽²⁾	93,069	100,813	27,767	35,511

(1) Includes: rates and annual charges (including ex gratia, excluding water and sewer), non-capital general purpose

(2) As reported in the Income Statement

grants, interest on investments (excluding externally restricted assets) and interest on overdue rates and annual charges

Bathurst Regional Council

Special Schedule 2(a) – Statement of Long Term Debt (all purpose)
for the year ended 30 June 2017

\$'000

Classification of debt	Principal outstanding at beginning of the year			New loans raised during the year	Debt redemption during the year		Transfers to sinking funds	Interest applicable for year	Principal outstanding at the end of the year		
	Current	Non-current	Total		From revenue	Sinking funds			Current	Non-current	Total
Loans (by source)											
NSW Treasury Corporation	–	–	–	9,300	–	–	–	8	547	8,753	9,300
Financial institutions	3,741	17,712	21,453	–	3,741	–	–	1,125	3,493	14,219	17,712
Other	–	–	–	–	–	–	–	–	–	–	–
Total loans	3,741	17,712	21,453	9,300	3,741	–	–	1,133	4,040	22,972	27,012
Total debt	3,741	17,712	21,453	9,300	3,741	–	–	1,133	4,040	22,972	27,012

Notes: excludes (i) internal loans and (ii) principal inflows/outflows relating to loan re-financing.

This schedule is prepared using the **face value** of debt obligations, rather than **fair value** (which are reported in the GPFS).

Bathurst Regional Council

Special Schedule 3 – Water Supply Income Statement

Includes all internal transactions, i.e. prepared on a gross basis
for the year ended 30 June 2017

	Actuals 2017	Actuals 2016
\$'000		
A Expenses and income		
Expenses		
1. Management expenses		
a. Administration	1,417	1,461
b. Engineering and supervision	1,715	1,528
2. Operation and maintenance expenses		
– dams and weirs		
a. Operation expenses	334	433
b. Maintenance expenses	321	315
– Mains		
c. Operation expenses	1,143	1,081
d. Maintenance expenses	1,790	1,319
– Reservoirs		
e. Operation expenses	16	18
f. Maintenance expenses	78	166
– Pumping stations		
g. Operation expenses (excluding energy costs)	10	15
h. Energy costs	148	134
i. Maintenance expenses	2	26
– Treatment		
j. Operation expenses (excluding chemical costs)	1,847	1,757
k. Chemical costs	442	539
l. Maintenance expenses	1,408	898
– Other		
m. Operation expenses	3	2
n. Maintenance expenses	–	–
o. Purchase of water	–	–
3. Depreciation expenses		
a. System assets	3,556	3,452
b. Plant and equipment	317	284
4. Miscellaneous expenses		
a. Interest expenses	4	–
b. Revaluation decrements	–	–
c. Other expenses	737	786
d. Impairment – system assets	–	–
e. Impairment – plant and equipment	–	–
f. Aboriginal Communities Water and Sewerage Program	–	–
g. Tax equivalents dividends (actually paid)	–	–
5. Total expenses	15,288	14,214

Bathurst Regional Council

Special Schedule 3 – Water Supply Income Statement (continued)

Includes all internal transactions, i.e. prepared on a gross basis
for the year ended 30 June 2017

	Actuals 2017	Actuals 2016
\$'000		
Income		
6. Residential charges		
a. Access (including rates)	2,044	1,925
b. Usage charges	7,579	7,188
7. Non-residential charges		
a. Access (including rates)	746	706
b. Usage charges	4,864	4,574
8. Extra charges	49	45
9. Interest income	112	169
10. Other income	222	252
10a. Aboriginal Communities Water and Sewerage Program	–	–
11. Grants		
a. Grants for acquisition of assets	–	–
b. Grants for pensioner rebates	98	111
c. Other grants	–	–
12. Contributions		
a. Developer charges	1,696	923
b. Developer provided assets	3,192	266
c. Other contributions	–	–
13. Total income	20,602	16,159
14. Gain (or loss) on disposal of assets	–	12
15. Operating result	5,314	1,957
15a. Operating result (less grants for acquisition of assets)	5,314	1,957

Bathurst Regional Council

Special Schedule 3 – Water Supply Income Statement (continued)

Includes all internal transactions, i.e. prepared on a gross basis
for the year ended 30 June 2017

	Actuals 2017	Actuals 2016
\$'000		
B Capital transactions		
Non-operating expenditures		
16. Acquisition of fixed assets		
a. New assets for improved standards	14	1,362
b. New assets for growth	9,748	2,757
c. Renewals	881	1,097
d. Plant and equipment	56	62
17. Repayment of debt	–	–
18. Totals	10,699	5,278
Non-operating funds employed		
19. Proceeds from disposal of assets	–	29
20. Borrowing utilised	5,000	–
21. Totals	5,000	29
C Rates and charges		
22. Number of assessments		
a. Residential (occupied)	13,511	13,403
b. Residential (unoccupied, ie. vacant lot)	538	414
c. Non-residential (occupied)	1,378	1,366
d. Non-residential (unoccupied, ie. vacant lot)	174	170
23. Number of ETs for which developer charges were received	313 ET	186 ET
24. Total amount of pensioner rebates (actual dollars)	\$ 256,166	\$ 256,665

Bathurst Regional Council

Special Schedule 4 – Water Supply Statement of Financial Position

Includes internal transactions, i.e. prepared on a gross basis
as at 30 June 2017

\$'000	Actuals Current	Actuals Non-current	Actuals Total
ASSETS			
25. Cash and investments			
a. Developer charges	–	5,675	5,675
b. Special purpose grants	7	–	7
c. Accrued leave	–	–	–
d. Unexpended loans	4,884	–	4,884
e. Sinking fund	–	–	–
f. Other	9,882	–	9,882
26. Receivables			
a. Specific purpose grants	8	–	8
b. Rates and availability charges	127	53	180
c. User charges	3,395	–	3,395
d. Other	–	–	–
27. Inventories	–	–	–
28. Property, plant and equipment			
a. System assets	–	219,384	219,384
b. Plant and equipment	–	17,952	17,952
29. Other assets	4	–	4
30. Total assets	18,307	243,064	261,371
LIABILITIES			
31. Bank overdraft	–	–	–
32. Creditors	457	–	457
33. Borrowings	173	4,827	5,000
34. Provisions			
a. Tax equivalents	–	–	–
b. Dividend	–	–	–
c. Other	705	2	707
35. Total liabilities	1,335	4,829	6,164
36. NET ASSETS COMMITTED	16,972	238,235	255,207
EQUITY			
37. Accumulated surplus			136,849
38. Asset revaluation reserve			118,358
39. Other reserves			–
40. TOTAL EQUITY			255,207
Note to system assets:			
41. Current replacement cost of system assets			332,795
42. Accumulated current cost depreciation of system assets			(113,411)
43. Written down current cost of system assets			219,384

Bathurst Regional Council

Special Schedule 5 – Sewerage Service Income Statement

Includes all internal transactions, i.e. prepared on a gross basis
for the year ended 30 June 2017

	Actuals 2017	Actuals 2016
\$'000		
A Expenses and income		
Expenses		
1. Management expenses		
a. Administration	2,912	2,852
b. Engineering and supervision	188	176
2. Operation and maintenance expenses		
– mains		
a. Operation expenses	183	65
b. Maintenance expenses	662	599
– Pumping stations		
c. Operation expenses (excluding energy costs)	549	477
d. Energy costs	51	58
e. Maintenance expenses	142	99
– Treatment		
f. Operation expenses (excl. chemical, energy, effluent and biosolids management costs)	1,346	1,632
g. Chemical costs	–	6
h. Energy costs	439	430
i. Effluent management	–	–
j. Biosolids management	18	8
k. Maintenance expenses	798	717
– Other		
l. Operation expenses	–	–
m. Maintenance expenses	–	–
3. Depreciation expenses		
a. System assets	2,877	2,668
b. Plant and equipment	151	140
4. Miscellaneous expenses		
a. Interest expenses	–	–
b. Revaluation decrements	–	–
c. Other expenses	–	–
d. Impairment – system assets	–	–
e. Impairment – plant and equipment	–	–
f. Aboriginal Communities Water and Sewerage Program	–	–
g. Tax equivalents dividends (actually paid)	–	–
5. Total expenses	10,316	9,927

Bathurst Regional Council

Special Schedule 5 – Sewerage Service Income Statement (continued)

Includes all internal transactions, i.e. prepared on a gross basis
for the year ended 30 June 2017

	Actuals 2017	Actuals 2016
\$'000		
Income		
6. Residential charges (including rates)	6,750	6,269
7. Non-residential charges		
a. Access (including rates)	1,388	1,309
b. Usage charges	1,797	1,627
8. Trade waste charges		
a. Annual fees	31	30
b. Usage charges	504	528
c. Excess mass charges	—	—
d. Re-inspection fees	—	—
9. Extra charges	33	33
10. Interest income	275	286
11. Other income	184	180
11a. Aboriginal Communities Water and Sewerage Program	—	—
12. Grants		
a. Grants for acquisition of assets	—	—
b. Grants for pensioner rebates	107	107
c. Other grants	—	—
13. Contributions		
a. Developer charges	1,699	825
b. Developer provided assets	1,988	337
c. Other contributions	—	149
14. Total income	14,756	11,680
15. Gain (or loss) on disposal of assets	—	—
16. Operating result	4,440	1,753
16a. Operating result (less grants for acquisition of assets)	4,440	1,753

Bathurst Regional Council

Special Schedule 5 – Sewerage Service Income Statement (continued)

Includes all internal transactions, i.e. prepared on a gross basis
for the year ended 30 June 2017

	Actuals 2017	Actuals 2016
\$'000		
B Capital transactions		
Non-operating expenditures		
17. Acquisition of fixed assets		
a. New assets for improved standards	44	98
b. New assets for growth	2,814	1,291
c. Renewals	442	619
d. Plant and equipment	578	360
18. Repayment of debt	–	–
19. Totals	3,878	2,368
Non-operating funds employed		
20. Proceeds from disposal of assets	–	–
21. Borrowing utilised	–	–
22. Totals	–	–
C Rates and charges		
23. Number of assessments		
a. Residential (occupied)	13,176	12,907
b. Residential (unoccupied, ie. vacant lot)	393	393
c. Non-residential (occupied)	1,378	1,366
d. Non-residential (unoccupied, ie. vacant lot)	174	170
24. Number of ETs for which developer charges were received	323 ET	210 ET
25. Total amount of pensioner rebates (actual dollars)	\$ 250,062	\$ 248,449

Bathurst Regional Council

Special Schedule 6 – Sewerage Service Statement of Financial Position

Includes internal transactions, i.e. prepared on a gross basis
as at 30 June 2017

\$'000	Actuals Current	Actuals Non-current	Actuals Total
ASSETS			
26. Cash and investments			
a. Developer charges	—	13,072	13,072
b. Special purpose grants	—	—	—
c. Accrued leave	—	—	—
d. Unexpended loans	—	—	—
e. Sinking fund	—	—	—
f. Other	12,169	—	12,169
27. Receivables			
a. Specific purpose grants	2	—	2
b. Rates and availability charges	461	30	491
c. User charges	459	—	459
d. Other	28	—	28
28. Inventories	—	—	—
29. Property, plant and equipment			
a. System assets	—	142,041	142,041
b. Plant and equipment	—	4,347	4,347
30. Other assets	20	—	20
31. Total assets	13,139	159,490	172,629
LIABILITIES			
32. Bank overdraft	—	—	—
33. Creditors	300	—	300
34. Borrowings	—	—	—
35. Provisions			
a. Tax equivalents	—	—	—
b. Dividend	—	—	—
c. Other	292	4	296
36. Total liabilities	592	4	596
37. NET ASSETS COMMITTED	12,547	159,486	172,033
EQUITY			
38. Accumulated surplus			82,362
39. Asset revaluation reserve			89,671
40. Other reserves			—
41. TOTAL EQUITY			172,033
Note to system assets:			
42. Current replacement cost of system assets			214,193
43. Accumulated current cost depreciation of system assets			(72,152)
44. Written down current cost of system assets			142,041

Bathurst Regional Council

Notes to Special Schedules 3 and 5 for the year ended 30 June 2017

Administration ⁽¹⁾

(item 1a of Special Schedules 3 and 5) comprises the following:

- Administration staff:
 - Salaries and allowance
 - Travelling expenses
 - Accrual of leave entitlements
 - Employment overheads.
- Meter reading
- Bad and doubtful debts
- Other administrative/corporate support services

Engineering and supervision ⁽¹⁾

(item 1b of Special Schedules 3 and 5) comprises the following:

- Engineering staff:
 - Salaries and allowance
 - Travelling expenses
 - Accrual of leave entitlements
 - Employment overheads.
- Other technical and supervision staff:
 - Salaries and allowance
 - Travelling expenses
 - Accrual of leave entitlements
 - Employment overheads.

Operational expenses (item 2 of Special Schedules 3 and 5) comprise the day to day operational expenses excluding maintenance expenses.

Maintenance expenses (item 2 of Special Schedules 3 and 5) comprise the day to day repair and maintenance expenses. (Refer to Section 5 of the Local Government Asset Accounting Manual regarding capitalisation principles and the distinction between capital and maintenance expenditure).

Other expenses (item 4c of Special Schedules 3 and 5) includes all expenses not recorded elsewhere.

Revaluation decrements (item 4b of Special Schedules 3 and 5) is to be used when I,PP&E decreases in FV.

Impairment losses (item 4d and 4e of Special Schedules 3 and 5) are to be used when the carrying amount of an asset exceeds its recoverable amount (refer to page D-31).

Aboriginal Communities Water and Sewerage Program (item 4f of Special Schedules 3 and 5) is to be used when operation and maintenance work has been undertaken on behalf of the Aboriginal Communities Water and Sewerage Program. Similarly, income for item 11a of Special Schedule 3 and item 12a of Special Schedule 5 are for services provided to the Aboriginal Communities Water and Sewerage Program and is not part of Council's water supply and sewerage revenue.

Residential charges ⁽²⁾ (items 6a, 6b and item 6 of Special Schedules 3 and 5 respectively) include all income from residential charges. Item 6 of Schedule 3 should be separated into 6a access charges (including rates if applicable) and 6b usage charges.

Non-residential charges ⁽²⁾ (items 7a, 7b of Special Schedules 3 and 5) include all income from non-residential charges separated into 7a access charges (including rates if applicable) and 7b usage charges.

Trade waste charges (item 8 of Special Schedule 5) include all income from trade waste charges separated into 8a annual fees, 8b usage charges and 8c excess mass charges and 8d re-inspection fees.

Other income (items 10 and 11 of Special Schedules 3 and 5 respectively) include all income not recorded elsewhere.

Other contributions (items 12c and 13c of Special Schedules 3 and 5 respectively) including capital contributions for water supply or sewerage services received by Council under Section 565 of the *Local Government Act*.

Notes:

⁽¹⁾ Administration and engineering costs for the development of capital works projects should be reported as part of the capital cost of the project and not as part of the recurrent expenditure (ie. in item 16 for water supply and item 17 for sewerage, and **not** in items 1a and 1b).

⁽²⁾ To enable accurate reporting of **residential revenue from usage charges**, it is essential for councils to accurately separate their residential (item 6) charges and non-residential (item 7) charges.

Bathurst Regional Council

Special Schedule 7 – Report on Infrastructure Assets as at 30 June 2017

\$'000

Asset class	Asset category	Estimated cost to bring assets to satisfactory standard	Estimated cost to bring to the agreed level of service set by Council	2016/17 Required maintenance ^a	2016/17 Actual maintenance	Net carrying amount	Gross replacement cost (GRC)	Assets in condition as a percentage of gross replacement cost				
								1	2	3	4	5
Buildings	Buildings	710	–	452	928	111,874	138,173	57%	31%	10%	1%	1%
	Sub-total	710	–	452	928	111,874	138,173	57.0%	31.0%	10.0%	1.0%	1.0%
Other structures	Other structures	1,010	279	201	227	14,432	21,023	22%	43%	20%	13%	2%
	Sub-total	1,010	279	201	227	14,432	21,023	22.0%	43.0%	20.0%	13.0%	2.0%
Roads	Sealed roads	45,976	8,571	8,342	7,439	274,835	418,222	17%	26%	30%	25%	2%
	Unsealed roads	1,502	351	395	1,916	8,114	16,455	10%	9%	51%	27%	3%
	Bridges	3,571	1,166	1,393	120	22,476	38,481	18%	32%	44%	4%	2%
	Footpaths	618	48	203	730	9,298	14,508	37%	17%	34%	12%	0%
	Bulk earthworks	–	–	–	–	122,853	122,853	32%	25%	29%	10%	4%
	Sub-total	51,667	10,136	10,333	10,205	437,576	610,519	20.4%	25.5%	31.3%	20.4%	2.4%
Water supply network	Water supply network	12,921	223	3,087	8,368	219,384	332,795	11%	55%	23%	9%	2%
	Sub-total	12,921	223	3,087	8,368	219,384	332,795	11.0%	55.0%	23.0%	9.0%	2.0%
Sewerage network	Sewerage network	8,075	33	2,324	4,848	142,041	214,193	19%	44%	25%	11%	1%
	Sub-total	8,075	33	2,324	4,848	142,041	214,193	19.0%	44.0%	25.0%	11.0%	1.0%

Bathurst Regional Council

Special Schedule 7 – Report on Infrastructure Assets as at 30 June 2017 (continued)

\$'000

Asset class	Asset category	Estimated cost to bring assets to satisfactory standard	Estimated cost to bring to the agreed level of service set by Council	2016/17 Required maintenance ^a	2016/17 Actual maintenance	Net carrying amount	Gross replacement cost (GRC)	Assets in condition as a percentage of gross replacement cost				
								1	2	3	4	5
Stormwater drainage	Stormwater drainage	1,644	27	1,358	2,910	119,104	159,220	37%	31%	31%	1%	0%
	Sub-total	1,644	27	1,358	2,910	119,104	159,220	37.0%	31.0%	31.0%	1.0%	0.0%
Open space recreational assets	Swimming pools	–	–	–	705	12,472	13,836	100%	0%	0%	0%	0%
	Sub-total	–	–	–	705	12,472	13,836	100.0%	0.0%	0.0%	0.0%	0.0%
	TOTAL – ALL ASSETS	76,027	10,698	17,755	28,191	1,056,883	1,489,759	24.0%	35.9%	26.1%	12.3%	1.7%

Notes:

^a Required maintenance is the amount identified in Council's asset management plans.

Infrastructure asset condition assessment 'key'

1	Excellent	No work required (normal maintenance)
2	Good	Only minor maintenance work required
3	Average	Maintenance work required
4	Poor	Renewal required
5	Very poor	Urgent renewal/upgrading required

Bathurst Regional Council

Special Schedule 7 – Report on Infrastructure Assets (continued)
for the year ended 30 June 2017

\$ '000	Amounts 2017	Indicator 2017	Benchmark	Prior periods 2016	2015
Infrastructure asset performance indicators * consolidated					
1. Infrastructure renewals ratio					
Asset renewals ⁽¹⁾	12,355	60.16%	>= 100%	47.65%	84.95%
Depreciation, amortisation and impairment	20,538				
2. Infrastructure backlog ratio					
Estimated cost to bring assets to a satisfactory standard	76,027	8.00%	< 2%	9.89%	6.02%
Net carrying amount of infrastructure assets	950,512				
3. Asset maintenance ratio					
Actual asset maintenance	28,191	1.59	> 1.00	0.52	0.54
Required asset maintenance	17,755				
4. Cost to bring assets to agreed service level					
Estimated cost to bring assets to an agreed service level set by Council	10,698	0.72%		3.67%	3.60%
Gross replacement cost	1,489,759				

Notes

* All asset performance indicators are calculated using the asset classes identified in the previous table.

⁽¹⁾ Asset renewals represent the replacement and/or refurbishment of existing assets to an equivalent capacity/performance as opposed to the acquisition of new assets (or the refurbishment of old assets) that increases capacity/performance.

Bathurst Regional Council

Special Schedule 7 – Report on Infrastructure Assets (continued)
for the year ended 30 June 2017

\$ '000	Benchmark	Water 2017	Sewer 2017	General ⁽¹⁾ 2017
Infrastructure asset performance indicators by fund				
1. Infrastructure renewals ratio				
Asset renewals ⁽²⁾				
Depreciation, amortisation and impairment	>= 100%	24.78%	15.36%	78.21%
	prior period:	31.78%	23.20%	56.57%
2. Infrastructure backlog ratio				
Estimated cost to bring assets to a satisfactory standard				
Net carrying amount of infrastructure assets	< 2%	5.89%	5.68%	9.34%
	prior period:	18.17%	30.03%	4.31%
3. Asset maintenance ratio				
Actual asset maintenance				
Required asset maintenance	> 1.00	2.71	2.09	1.21
	prior period:	0.60	0.46	0.50
4. Cost to bring assets to agreed service level				
Estimated cost to bring assets to an agreed service level set by Council				
Gross replacement cost		0.07%	0.02%	1.11%
	prior period:	7.17%	6.67%	1.85%

Notes

(1) General fund refers to all of Council's activities except for its water and sewer activities which are listed separately.

(2) Asset renewals represent the replacement and/or refurbishment of existing assets to an equivalent capacity/performance as opposed to the acquisition of new assets (or the refurbishment of old assets) that increases capacity/performance.

Bathurst Regional Council

Special Schedule 8 – Permissible Income Calculation
for the year ended 30 June 2018

\$'000		Calculation 2016/17	Calculation 2017/18
Notional general income calculation ⁽¹⁾			
Last year notional general income yield	a	23,663	24,457
Plus or minus adjustments ⁽²⁾	b	392	366
Notional general income	c = (a + b)	24,055	24,823
Permissible income calculation			
Special variation percentage ⁽³⁾	d	0.00%	0.00%
Or rate peg percentage	e	1.80%	1.50%
Or crown land adjustment (incl. rate peg percentage)	f	0.00%	0.00%
Less expiring special variation amount	g	—	—
Plus special variation amount	h = d x (c – g)	—	—
Or plus rate peg amount	i = c x e	433	372
Or plus Crown land adjustment and rate peg amount	j = c x f	—	—
Sub-total	k = (c + g + h + i + j)	24,488	25,195
Plus (or minus) last year's carry forward total	l	(2)	29
Less valuation objections claimed in the previous year	m	—	—
Sub-total	n = (l + m)	(2)	29
Total permissible income	o = k + n	24,486	25,224
Less notional general income yield	p	24,457	25,203
Catch-up or (excess) result	q = o – p	29	21
Plus income lost due to valuation objections claimed ⁽⁴⁾	r	—	—
Less unused catch-up ⁽⁵⁾	s	—	—
Carry forward to next year	t = q + r – s	29	21

Notes

- (1) The notional general income will not reconcile with rate income in the financial statements in the corresponding year. The statements are reported on an accrual accounting basis which include amounts that relate to prior years' rates income.
- (2) Adjustments account for changes in the number of assessments and any increase or decrease in land value occurring during the year. The adjustments are called 'supplementary valuations' as defined in the *Valuation of Land Act 1916*.
- (3) The 'special variation percentage' is inclusive of the rate peg percentage and where applicable Crown land adjustment.
- (4) Valuation objections are unexpected changes in land values as a result of land owners successfully objecting to the land value issued by the Valuer-General. Councils can claim the value of the income lost due to valuation objections in any single year.
- (5) Unused catch-up amounts will be deducted if they are not caught up within 2 years. Usually councils will have a nominal carry forward figure. These amounts can be adjusted for in setting the rates in a future year.
- (6) Carry forward amounts which are in excess (an amount that exceeds the permissible income) require ministerial approval by order published in the *NSW Government Gazette* in accordance with section 512 of the *Local Government Act 1993*. The OLG will extract these amounts from Council's Special Schedule 8 in the financial data return (FDR) to administer this process.



INDEPENDENT AUDITOR'S REPORT

Special Schedule No. 8

Bathurst Regional Council

To the Councillors of Bathurst Regional Council

Opinion

I have audited the accompanying special purpose financial statement comprising the reconciliation of total permissible general income (Special Schedule No. 8) of Bathurst Regional Council (the Council) for the year ending 30 June 2018.

In my opinion, Special Schedule No. 8 of Bathurst Regional Council for 30 June 2018 is prepared, in all material respects in accordance with the requirements of the Local Government Code of Accounting Practice and Financial Reporting (LG Code) issued by the Office of Local Government (OLG), and is in accordance with the books and records of the Council.

My opinion should be read in conjunction with the rest of this report, and in particular the Emphasis of Matter paragraph, which describes the basis of accounting.

Basis for Opinion

I conducted my audit in accordance with Australian Auditing Standards. My responsibilities under the standards are described in the 'Auditor's Responsibilities for the Audit of Special Schedule No.8' section of my report.

I am independent of the Council in accordance with the requirements of the:

- Australian Auditing Standards
- ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 'Code of Ethics for Professional Accountants' (APES 110).

I have fulfilled my other ethical responsibilities in accordance with APES 110.

Parliament promotes independence by ensuring the Auditor-General and the Audit Office of New South Wales are not compromised in their roles by:

- providing that only Parliament, and not the executive government, can remove an Auditor-General
- mandating the Auditor-General as auditor of councils
- precluding the Auditor-General from providing non-audit services.

I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my audit opinion.

Emphasis of Matter - Basis of Accounting

Without modifying my opinion, I draw attention to the notes and explanations in Special Schedule No. 8 that instruct councils in its preparation so it complies with OLG's requirements as described in the LG Code. As a result, Special Schedule No. 8 may not be suitable for another purpose.

Other Matter

Special Schedule No.8 of the Council for the year ended 30 June 2017 was audited by another auditor who expressed an unmodified opinion on Special Schedule No. 8 on 14 October 2016.

Councillors' Responsibility for Special Schedule No. 8

The Councillors of the Council are responsible for the preparation of Special Schedule No. 8 in accordance with the LG Code. The Councillors' responsibility also includes such internal control as the Councillors determine is necessary to enable the preparation of Special Schedule No. 8 that is free from material misstatement, whether due to fraud or error.

In preparing Special Schedule No.8, the Councillors must assess the Council's ability to continue as a going concern except where the Council will be dissolved or amalgamated by an Act of Parliament. The assessment must disclose, as applicable, matters related to going concern and the appropriateness of using the going concern basis of accounting.

Auditor's Responsibility for the Audit of Special Schedule No. 8

My objectives are to:

- obtain reasonable assurance whether Special Schedule No. 8 as a whole is free from material misstatement, whether due to fraud or error
- issue an Independent Auditor's Report including my opinion.

Reasonable assurance is a high level of assurance, but does not guarantee an audit conducted in accordance with Australian Auditing Standards will always detect material misstatements. Misstatements can arise from fraud or error. Misstatements are considered material if, individually or in aggregate, they could reasonably be expected to influence the economic decisions users take based on Special Schedule No.8.

A description of my responsibilities for the audit of Special Schedule No.8 is located at the Auditing and Assurance Standards Board website at http://www.auasb.gov.au/auditors_responsibilities/ar8.pdf. The description forms part of my auditor's report.

My opinion does not provide assurance:

- that the Council carried out its activities effectively, efficiently and economically
- about the security and controls over the electronic publication of the audited Special Schedule No.8 on any website where they may be presented
- about any other information which may have been hyperlinked to/from Special Schedule No 8.



Chris Clayton
Director, Financial Audit Services

23 October 2017
SYDNEY



The Morgan Owners Club of Australia

Established 1958

Chairman 60th Anniversary Committee
 1 / 2-4 Ravenswood Avenue
 Gordon NSW 2072
 M: 0408 60 80 02
 E: ozmogman@bigpond.com
 30 August 2017

General Manager
 David Sherley.
 Bathurst Regional Council
 158 Russell Street
 Bathurst 2795

Dear Mr Sherley,

60th Anniversary celebrations

We are intending to celebrate the 60th National Anniversary of the founding of the Morgan Owners Club of Australia in Bathurst and seek Council's assistance and support for the event.

I have previously written and received a reply from your

- Aaron Jones, Acting Director Corporate Services & Finances
- Robyn Doig, Director Corporate Services & Finance Assistant
- and met with your Events Manager Hannah Welch who has suggested I write to you.

The dates we would like to be in Bathurst will be from:

- Thursday 18 October 2018 to Sunday 21 October 2018

We intend having a Welcome gathering and Dinner at the National Motor Racing Museum on Thursday 18 October 2018.

- We would appreciate it if the Mayor would be present and welcome the Morgan Owners Club of Australia and guests to Bathurst for our Diamond Jubilee at that function. Approximate timing would be 6:00pm
- On Saturday 20 October 2018, we would like to hold a street display of our Morgan Motor Cars in Russell Street in front of the Council and other historic buildings (between William & George Street)
- It is envisaged that we would have approximately 100 Morgans present. Time from say 8:00am until 2:30pm with the street closed to through traffic during that period.
- To apply and allow a Coffee Cart to be placed in the Russell street area near our cars, on the display day, to enable those people viewing / visiting the cars, to obtain some light refreshment.
- To erect, near our cars, in Russell Street, a small temporary "pop-up" gazebo type structure to enable us to display items from / about our Club and Morgans; also to sell some small items of Morgan regalia. If approved, would Council be able to provide such a structure ?

I look forward to a favourable response as soon as practicable so that we can finalise arrangements.

By way of history, we celebrated in 2001 Muster and also our 50th Anniversary in Bathurst with excellent Council support, hence our desire to return.

Thank you in anticipation for your time taken to accommodate and assist with our event.

Regards

Stan Jodeikin
 Ordinary Meeting



ESTABLISHED 1895

BATHURST REGIONAL COUNCIL

- 4 OCT 2017

REF 18.00004-33/072

BATHURST CITY MEN'S BOWLING CLUB

PO BOX 124 Bathurst NSW 2795

The General Manager
 Bathurst Regional Council
 PMB17
 BATHURST NSW
 19th September 2017

Re: Carillion City Fours

Dear Sir.

The Bathurst City Men's Bowling Club will be again conducting the Carillion Fours tournament on the 2nd and 3rd of December 2017.

Bathurst Regional Council has in the past been a major sponsor of this event which is enjoyed by bowlers from various centres across NSW. We are asking for \$2,500.00 from Bathurst Regional Council as sponsors of this event

Applications are being sent to every Bowling Club in NSW/ACT with the Bathurst Regional Council as the major sponsor of this event.

It is envisaged that we will attract over 50 teams resulting in over 200 players competing for the prize money.

With such an important event as this many visitors to our city will be utilizing our hotels, motels clubs and business houses will benefit.

As in the past couple of years the Bathurst Regional Council has sent a representative to the opening of this event and also to the closing and awarding of trophies and prize monies, it is hoped that this tradition will continue.

We wait for your favorable reply in this matter.

Regard & Thanks

Mick Sewell

President: Ross James.

Secretary: Mick Sewell.

Treasurer: Denis Oxley



BATHURST REGIONAL COUNCIL

16 OCT 2017

REF 18.00004-33/075

12th October 2017

Mr David Sherley
General Manager
Bathurst City Council
158 Russell Street
Bathurst NSW 2795

Dear Mr Sherley

Re International Day of People with Disability (IDPWD) – 3rd December 2017**Background**

IDPWD is a United Nations sanctioned day that is celebrated internationally. It aims to increase public awareness, understanding and acceptance of people with disability and celebrate the achievements and contributions of people with disability.

Each year there is a different theme to observe for International Day of People with Disability. The annual theme provides an overarching focus on how society can strive for inclusivity through the removal of physical, technological and attitudinal barriers for people with disability. This has been occurring since 1992 when the General Assembly proclaimed 3 December as the International Day of Disabled Persons.

The theme for 2017 International Day of People with Disability is “Transformation towards sustainable and resilient society for all”. The overarching principle of this theme is to ‘leave no one behind’ and empowers people with disability to be active contributors of society.

In Australia, the National Disability Strategy 2010–2020 commits all governments to a nationwide approach aimed at improving the lives of people with disability, their families and carers. The Strategy’s ten-year national framework for reform focuses on better inclusion for people with disability and seeks to create a society that enables people with disability to fulfil their potential as equal citizens.

DCSF-R ✓

DES
MRwww.alo.org.au

369 Stewart Street | PO Box 9242 | Bathurst NSW 2795 | P 02 6338 2345 | F 02 6332 5844 | E contact@alo.org.au
ABN 28 715 347 557



Accessible Living Options Inc (ALO)

ALO is a community-based organisation who specialises in developing programs, services and opportunities for people living within the Central West, who need targeted support to remain living in their homes.

ALO provides expert co-ordination and linkages, as well as community base activities to maximise wellbeing and social participation, and work in partnership to build vibrant communities

Our vision "A Community where passion for ability means endless opportunity". Through this vision we strive to:

INSPIRE people to reach their full potential by CREATING systems, solutions and Networks to CONNECT people and resources

We are an Approved NDIS Provider and an Approved Aged Care Provider, offering a variety of services – Lifestyle Hub, Flexible Respite, Individual Care, Carer Respite, Community Participation, and Home Care Packages – to support our Vision.

The Idea

Accessible Living Options would like to hold a free event to celebrate IDPwD on **Sunday 3rd December 2017**.

Access All Areas Film Festival (AAAFF) is a touring Festival of quality short films that reflect the lived experience of people with disability and the issues of relevance to them.

AAAFF has two goals:

1. To share perspectives of people with disability with the wider community so that everyone can enjoy the Festival as an enriching cultural experience.
2. To raise awareness of the contribution people with disability make to our community every day

The festival is in its 10th year and promotes access to film for everyone. The accessible features include films with open captions and audio descriptions, the content is suitable for a wide audience within the community. There is no cost to access the films to be shown.

We would like to hold the event in Bathurst and suggest the following two possible venues:

- Outdoor Adventure Playground
- Machattie Park

We would like to make the event an inclusive family afternoon/evening commencing at around 6pm with the film commencing on dusk. We hope to have some activities for everyone to participate in ie Outdoor oversized games like Chess, Face Painting, Food outlets etc prior to the movie.

To this end we are also seeking sponsorship to assist with the outgoings we will incur to host the event.

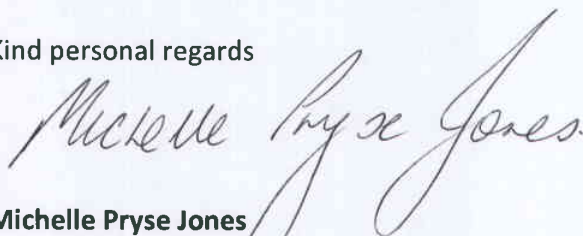
Our Request

1. We seek permission to hold the event at one of the above venues
2. Could you please provide some guidance and advice around Council requirements, or offered assistance, around the areas of:
 - a. Traffic Control & Management
 - b. Rubbish
 - c. Access for vehicles
 - d. Road Closures (if required)
3. We seek Sponsorship. Whilst the AAAFF has no cost attached to the hiring of their films there will be other costs to enable us to hold the event:
 - a. Hire of the Outdoor screen
 - b. Advertising. Whilst we will be able to attract community advertising in both paper and on radio, we will need to print and distribute flyers, undertake some commercial advertising
 - c. Hire of Outdoor Beanbags
 - d. Hire of Outdoor Games

In short we would love if the Council could partner with us to put on a great event. We believe the event will help raise public awareness of the issues that living with disability has for many people in our community. This understanding will help increase tolerance and respect for this very special group within our population.

I look forward to your response and would love the opportunity to discuss the event further with you.

Kind personal regards



Michelle Pryse Jones
Corporate Services Support



Civic Centre
158 Russell Street
Private Mail Bag 17
Bathurst NSW 2795

Telephone 02 6333 6111
Facsimile 02 6331 7211
council@bathurst.nsw.gov.au
www.bathurst.nsw.gov.au

25 October 2017

Ms M Pryse Jones
Corporate Services Support
Accessible Living Options
PO Box 9242
BATHURST NSW 2795

Dear Ms Pryse Jones

International Day of People with Disability – 3 December 2017

Thank you for your letter of 12 October 2017 regarding the above matter.

In relation to your request, and noting the urgency in requiring a response, under delegation Council can provide the following:

1. Access to the Adventure Playground precinct on 3 December 2017. Please note a tentative booking has now been placed for your event. Council's contribution can be to waive the hire fees associated with the use of this facility and to provide additional bins at no charge.
2. Should you require funding support or sponsorship from Council, a report will need to be presented to the November Council meeting for consideration.

It would be appreciated if you could indicate your acceptance of the above so appropriate processes can be put in place.

Should you require any further information please do not hesitate to contact me on the telephone number below.

Yours faithfully

A Jones
**DIRECTOR
CORPORATE SERVICES & FINANCE**

Reference: AJ:RD:18.00004-33/075
Enquiries: Mr Aaron Jones 02 6333 6257

BATHURST REGION... FULL OF LIFE

Proud to be an 



2nd November 2017

Mr Aaron Jones
Director of Corporate Services & Finance
Bathurst Regional Council
158 Russell Street
Bathurst NSW 2795

Dear Mr Jones

Re International Day of People with Disability (IDPWD) – 3rd December 2017

Thank you for your letter dated 25th October 2017. I have responded by email and gratefully accept the Council's support in allowing us to use the Adventure Playground as the venue for our Community Event.

As per your letter we are now seeking sponsorship support for our event and would greatly appreciate if you could take the following proposal to the November Council Meeting for their approval.

SPONSORSHIP PROPOSAL

We are seeking financial support to cover the cost of the Outdoor Movie Screen. The screen is supplied by Outdoor Movies a Sydney based business. The cost of the screen (delivered) is \$ 1485.00 inc GST

The goal of our event is to raise Community awareness through a free, inclusive family event to celebrate the International Day of People with Disability.

We wish to make this free event a great outing to include not only the movies but some over-sized outdoor games, music performances from the Vivability Choir, food outlets, face painting etc.

We will be approaching other local business to provide sponsorship to ensure we cover a large proportion of our costs.

Following is an outline of the background to the event, some information about ALO and the reasons why this is such an important day to celebrate. We look forward to working in

www.alo.org.au

369 Stewart Street | PO Box 9242 | Bathurst NSW 2795 | P 02 6338 2345 | F 02 6332 5844 | E contact@alo.org.au
ABN 28 715 347 557



partnership with the Bathurst Regional Council, for what is a very important community initiative.

Background to the Event

IDPwD is a United Nations sanctioned day that is celebrated internationally. It aims to increase public awareness, understanding and acceptance of people with disability and celebrate the achievements and contributions of people with disability.

Each year there is a different theme to observe for International Day of People with Disability. The annual theme provides an overarching focus on how society can strive for inclusivity through the removal of physical, technological and attitudinal barriers for people with disability. This has been occurring since 1992 when the General Assembly proclaimed 3 December as the International Day of Disabled Persons.

The theme for 2017 International Day of People with Disability is “Transformation towards sustainable and resilient society for all”. The overarching principle of this theme is to ‘leave no one behind’ and empowers people with disability to be active contributors of society.

In Australia, the National Disability Strategy 2010–2020 commits all governments to a nationwide approach aimed at improving the lives of people with disability, their families and carers. The Strategy’s ten-year national framework for reform focuses on better inclusion for people with disability and seeks to create a society that enables people with disability to fulfil their potential as equal citizens.

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Accessible Living Options would like to hold a free event to celebrate IDPWD on **Sunday 3rd December 2017**.

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AAAFF has two goals:

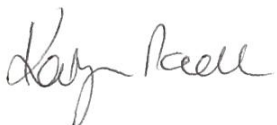
1. To share perspectives of people with disability with the wider community so that everyone can enjoy the Festival as an enriching cultural experience.
2. To raise awareness of the contribution people with disability make to our community every day

The festival is in its 10th year and promotes access to film for everyone. The accessible features include films with open captions and audio descriptions, the content is suitable for a wide audience within the community. There is no cost to access the films to be shown.

Thank you for your consideration. We have a strong commitment to raising public awareness of the issues that living with disability has for many people in our community. This understanding will help increase tolerance and respect for this very special group within our population.

I look forward to your response

Kind personal regards

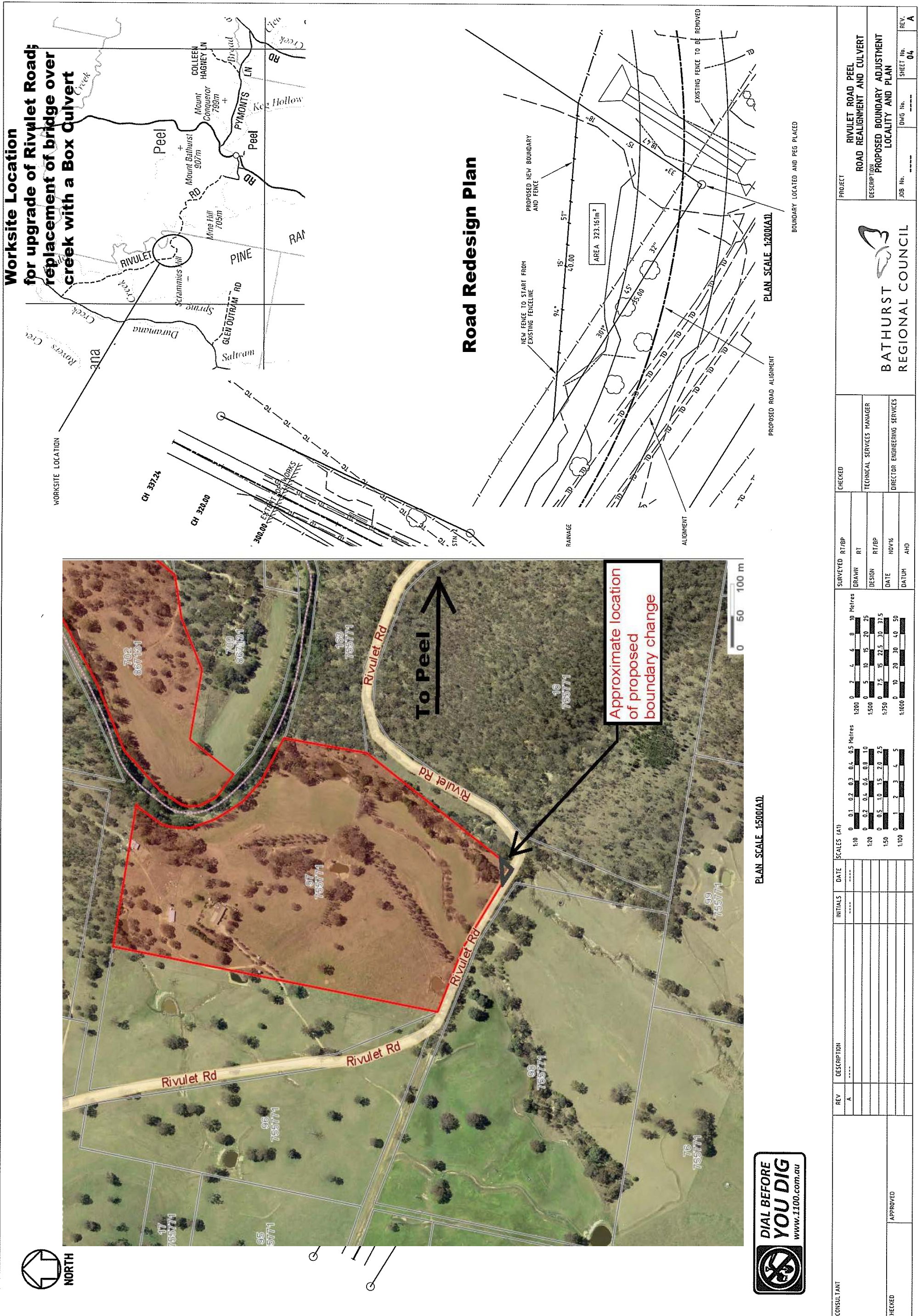


Kathryn Parnell
Community Development Manager

DIRECTOR ENGINEERING SERVICES' REPORT - ATTACHMENTS

ORDINARY MEETING OF BATHURST REGIONAL COUNCIL

15 NOVEMBER 2017



**DIRECTOR CULTURAL & COMMUNITY SERVICES' REPORT -
ATTACHMENTS**

ORDINARY MEETING OF BATHURST REGIONAL COUNCIL

15 NOVEMBER 2017

Youth Council Conference Day 1

Conference Opening

After arriving at Macquarie University, we registered and received our welcome packs. The Conference was officially opened by His Excellency General The Honourable David Hurley AC DSC (Ret'd), Governor of NSW, who talked about the importance of helping others through leadership.

We then heard from the conference hosts, Ryde Youth Council, who spoke about the conference theme 'Make It Happen'. Our hosts talked about the ways that technology can be used to our advantage.

Afternoon Session

The first speaker for the afternoon session was Lily Lyons, a 15 year old girl who advocates for young people who have been sexually abused. As a survivor of abuse herself, Lily now has her own radio program, in which she speaks out and stands up for young people who have experienced abuse. She told us that she does this to help young people recognise that they are not alone.

We then heard from The Hon. John Alexander OAM MP, Federal Member for Ryde, who talked about the impacts of technology, both good and bad, on our ability to connect with others.

The next speaker was The Hon. Victor Dominello MP, State Member for Ryde and Minister for Finance, Services and Property, who talked about leadership.

The Hon. Ray Williams MP, Minister for Multiculturalism and Minister for Disability Services, then addressed the conference. He spoke about the causes and effects of youth suicide, and the importance of hearing young people's opinions.

The last guest speaker for the afternoon was Dr. Mehreen Faruqi, Greens NSW MP, who talked about the barriers that exist for young people who want to engage in politics, and why it is important that young people have the ability to speak up. She suggested that young people have a unique understanding of today's issues, and can see things from a more modern perspective.

Q and A

A Q and A session was held with The Hon. John Alexander MP and The Hon. Victor Dominello MP. Some issues that were raised included transport issues for those on the outskirts of the city, the need for regional universities, access to employment opportunities and housing affordability.

Evening Activities

We attended the 'Youth Council Games' at Macquarie University Oval which included foot darts, lazer tag, archery and zorb soccer. Members were each given a number and split into

teams consisting of members from a range of Youth Councils, this allowed us to socialise with other Youth Council members and engage in some great team building activities.

Youth Council Conference Day 2

Morning Session

Our first guest speaker for day 2 was Jesse Slok, who started the Bawurra Foundation. Jesse talked about how he was able to use technology to create a digital library of Aboriginal dreamtime stories, and how this has helped engage many young students in education.

We then heard from Rae Johnson, a well-known journalist, who told us her story. Rae was a single, Aboriginal, teenage mum who faced constant judgement throughout her teenage years, however she worked hard to secure a future for herself and her son, and is now incredibly successful in her field. Rae's advice to us was "never hope harder than you work".

We were then treated to a performance from the Ryde Youth Theatre.

Following this, we heard from Andrew Johnson, NSW Advocate for Children and Young People, who talked about the role of the Youth Advisory Council.

Afternoon Session

In the afternoon we heard from Neel Kolhatkar, a comedian and social media personality, who talked about building his following through social media.

We also heard from Claire Madden, a social researcher and media commentator, who talked about the importance of using technology to create connections.

Afternoon Workshops

We then participated in a series of workshops:

- Create NSW
 - Workshop around creating short films
- Spoken Word Poetry
 - Workshop around using spoken poetry to share opinions, challenge stereotypes, help individuals facing issues related to identity, racism and bullying
- State of the Arts Media
 - Workshop around using arts and culture to your advantage
- Designing a Community Project
 - Workshop around how to use problem solving steps to design projects that solve social issues

Evening Activity

The conference organisers arranged a harbour cruise into the city. On board we had mocktails and pizza's, and we danced and played games with other Youth Council members

we had befriended over the past two days. We saw famous landmarks such as the Sydney Harbour Bridge and the Opera House. After two hot days it was great to sit on the upper deck of the boat and take in the sea breeze.

Youth Council Conference Day 3

Morning Session

Our first speaker for the morning was Kerrie Major from World Wildlife Fund Australia. Kerrie talked about climate change, and the importance of making small simple changes to do our part for the environment.

We then heard from The Frank Team who talked about their upcoming PitchIt! Competition. The competition involves filming a short pitch on a smartphone to enter the draw to win cash.

A number of Youth Councils then gave presentations on the projects they had recently been involved in. Dubbo Youth Council talked about their recent project which involved re-opening an outdoor cinema. Eurobodalla Youth Council also shared a presentation on their 'Back2bush' project.

We then heard from Blacktown, Lake Macquarie and Gunnedah who pitched to host the next Youth Council conference in 2019. Blacktown was voted in as the winner.

Conference Close

Ryde Youth Council thanked all those who had contributed to a successful conference, and the conference was officially closed.

**MINUTES OF THE TOURISM REFERENCE GROUP MEETING HELD
AT 5.30PM MONDAY 3 JULY 2017**

PRESENT: Janelle Middleton (Acting Director Cultural & Community Services) (Chair), Lucy White (Destination Development Manager), Hannah Madden, Fiona McWilliam, Ray Pickard, Christine LeFevre, Christopher Morgan.

IN ATTENDANCE: Alison Armstrong (Minute Taker).

1. APOLOGIES

RESOLVED that the apologies from Cr Graeme Hanger OAM, Tony McBurney, Mark Renzaglia, Shawn Pyne, Fran White and Alan Cattermole (Director Cultural & Community Services) be accepted.

MOVED: Christine LeFevre

SECONDED:

Fiona McWilliam.

2. PREVIOUS MINUTES

RESOLVED that the minutes from the previous meeting held on 5 June 2017 be noted as a true record of the meeting.

MOVED: Ray Pickard

SECONDED:

Hannah Madden.

3. DECLARATIONS OF INTEREST

RESOLVED that there were no declarations of interest noted.

MOVED: Christine LeFevre

SECONDED:

Fiona McWilliam.

4. DESTINATION MANAGEMENT PLAN, INCLUDING TERMS OF REFERENCE - REVIEW

The Destination Management Plan, including Terms of Reference for the Tourism Reference Group were discussed.

RESOLVED to continue with monthly meetings of the Tourism Reference Group.

MOVED: Ray Pickard

SECONDED:

Christopher Morgan.

RESOLVED to incorporate accessibility and inclusion details in the Destination Management Plan.

MOVED: Christopher Morgan

SECONDED:

Ray Pickard.

5. DESTINATION DEVELOPMENT MANAGER'S REPORT

The Destination Development Manager's report was discussed with the Group noting details and updates on:

- Destination Brand Development
- Marketing and Communications Plan
- Autumn Colours Program of Events
- Bathurst Artisan Trades Trail 2018
- Bathurst Winter Festival

**MINUTES OF THE TOURISM REFERENCE GROUP MEETING HELD
AT 5.30PM MONDAY 3 JULY 2017**

- Regional Events Conference
- Australian Regional Tourism Network
- Central NSW Tourism – RTO update
- Publicity

A discussion and review of the 'short term' priorities of the Destination Management Plan was undertaken.

RESOLVED that the report provided by the Destination Development Manager be noted including review and update of 'short term' priorities of the Destination Management Plan.

MOVED: Hannah Madden

SECONDED: Christopher Morgan.

6. GENERAL BUSINESS

- (a) Harness Racing NSW Conference – Fiona McWilliam advised of conference being held 28, 29 and 30 July 2017 for delegates of Harness Racing NSW. Event is held regionally every second year.
- (b) Winter Festival – Christine LeFevre expressed how amazing the Winter Festival events held on Saturday 1 July 2017 were. It was suggested that this acknowledgement be provided to Council's Events Team.
- (c) Abercrombie House, Facebook Page – Christopher Morgan advised grateful of facebook exposure for Winter Festival, undertaken by Adloyalty.
- (d) Antique Dealers Association – Christopher Morgan advised of possible event being held at Abercrombie House.
- (e) Chamber Music Festival – Christopher Morgan advised of proposed three day high-end Chamber Music Festival to be held on the third weekend in March 2018 at Abercrombie House.
- (f) Tesla Charging Station – Christopher Morgan advised that although use of the charging station is not huge, it is very effective in bringing people to Bathurst.
- (g) Meteorite Exhibition at Australian Fossil & Mineral Museum – Ray Pickard advised of exhibition being installed at the Australian Fossil & Mineral Museum, will be participating in opening of exhibition in July and the Somerville Lecture in August. Exhibition will continue through Science Week for two months. Also mentioned of negotiations with owners of rare meteorite found in Queensland to display in Bathurst.
- (h) Bathurst Observatory Location - Ray Pickard still looking for a new location for the Bathurst Observatory.
- (i) Bathurst Regional Council Events Team – Lucy White advised that she will invite staff from Bathurst Regional Council's Events Team to attend the next meeting of the Tourism Reference Group.

7. NEXT MEETING

**MINUTES OF THE TOURISM REFERENCE GROUP MEETING HELD
AT 5.30PM MONDAY 3 JULY 2017**

RESOLVED: To note that the next meeting will be held on Monday 7 August 2017 at 5.30pm.

There being no further business the meeting was closed at 6.32pm.

COUNCILLORS/ DELEGATES REPORTS - ATTACHMENTS

ORDINARY MEETING OF BATHURST REGIONAL COUNCIL

15 NOVEMBER 2017

**MINUTES OF AUSTRALIA DAY WORKING PARTY MEETING
HELD TUESDAY 24 OCTOBER 2017**

PRESENT: Cr Graeme Hanger OAM (Chair), Peter Cosgrove, Lesley Buchan, Jeff Cox, Cr Alex Christian, Cr Ian North.

IN ATTENDANCE: 2 x Events & Promotions Officers

ABSENT: Hugh Gould, Bob Pardy

1. APOLOGIES Phil Cole, Christine Sweeney

MOVED: Jeff Cox **SECONDED:** Peter Cosgrove

RESOLVED: That the apologies as listed be accepted.

2. PREVIOUS MINUTES

MOVED: Peter Cosgrove **SECONDED:** Lesley Buchan

RESOLVED: That the minutes of the Australia Day Working Party meeting held 21 February 2017 be adopted.

3. DIRECTOR CORPORATE SERVICES & FINANCE REPORT

Item 1: EVENT OVERVIEW

- *Eglinton BBQ Breakfast*
 - To remain the same
- *Citizenship Ceremony & Award Ceremony*
 - To combine ceremonies in Machattie Park (William Street side)
 - Citizenship to start at 9.30am
 - Award ceremony 10.30am for an 11.00am start
 - Welcome to country dance to commence at 9.15am
 - Intermission and refreshments between ceremonies
- *Australia Day by the Pool*
 - No official ceremony, jumping castle, or BRC staff to attend
 - Remain free entry to the public
 - No BBQ required

Item 2: EVENT OF THE YEAR

- Bathurst City Life to come on board as the sponsor for the two categories
- Nomination form has been combined into one and the committee will determine what category the nominees fall under.

Item 3: AMBASSADOR UPDATE

- Council have nominated for an Ambassador
- Recommended that a Military Ambassador be requested

4. GENERAL BUSINESS

- Girl Guides to participate in the Award Ceremony by ushering people to their seat
- Peter Cosgrove and Jeff Cox to present the winners of the Event of the year (Destination & Community)

5. MEETING CLOSE – 4.45pm

6. NEXT MEETING – 21 November 2017 at 4:00pm