

## ORDINARY MEETING OF BATHURST REGIONAL COUNCIL

9 November 2022

His Worship the Mayor & Councillors

### **Notice of Ordinary Meeting of Bathurst Regional Council – Wednesday 16 November 2022**

I have to advise that an Ordinary Meeting of Bathurst Regional Council will be held in the Council Chambers on Wednesday 16 November 2022 commencing at 6:00 PM or immediately following the conclusion of the Public Forum session.

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

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

D J Sherley

**GENERAL MANAGER**

**MINUTES OF THE ORDINARY MEETING OF  
BATHURST REGIONAL COUNCIL  
HELD ON Wednesday 16 November 2022**

**1 PUBLIC FORUM**

**MINUTE**

**Harvey Lew - various reports**

- Spoke to the report that are being presented to Council later this evening.
- Youth Council has partnered with headspace Bathurst to promote healthy minds.

**Jenn Arnold - Panorama Punish**

- Co-organiser of the Panorama Punish.
- 938 entries for the 5th running of the event.
- Bathurst Parkrun 332 entries on Saturday morning.
- 110 attended the dinner before the event
- 20:44 new record set
- 700+ were from outside postcode 2795 area
- 500 room nights were taken up during the weekend
- Many out of the area participants spent the weekend in Bathurst
- Thanked BRC for their support for the event

**Vanessa Russell - Raglan playground**

- Swamp between the carpark and the playground equipment - concerned that this presents a safety risk
- The two access points the playground needs pipes to divert water away
- Mowing of the playground is really dangerous. Snakes are now present in the area. Area needs to be moved regularly
- Survey pegs have been placed between the tennis courts and the playground - what are these for?
- **Director Engineering Services** - advised that is is a possible location of the grand funded half-court project
- Is this new project able to be moved to the eastern side of the playground, being closer to the shaded area?

**Lisa Mallard - Resident of Crown Road, Wattle Flat**

- Road is now impassable with the recent storm events
- Now unable to drive to residence, and delivery drivers are not attending

- Ambulance drivers have attended the area recently and have commented on how bad the road is
- Seeking Council to take over the management of the road

#### Gordon Crisp - Ratepayer

- Submitted a formal request to the Mayor to "look into" matters concerning the General Manager
- Acknowledged the Mayor has refused to do so
- Disclosed that he has been an informant to the Australian Taxation Office
- Claims to have been subject to actions which are not lawful as they are personally against him
- Has reported the unlawful actions that have been taken against him to the ATO;
- Waiting to see what happens to his submission on Council's accounts
- If he experiences any prejudices against him, he will instruct the ATO to take action against the Council.

#### Stuart Pearson - Submission hearing

- With regards to the submission hearing on Monday, Mr Pearson was unable to attend, and would like to address Council on this matter - Mayor approved.
- Mr Pearson presented his submission
- Concerns that the proposed development will not protect nor preserve the heritage environment of the CBD. The proposed amendments to the LEP should be rejected.
- Focus should be on the current redevelopment plans of the hospital

#### Lorraine Sargeant - Submission hearing

- Attended the submission hearing on Monday
- Has been contacted by a number of those who were not able to attend due to the floods, and asked if a follow-up meeting date has been set. **Director Environmental Planning and Building Services** - advised that these will be available via Council's Your-Say website next week.
- Acknowledged former Mayor Bruce Bolam who was a heritage warrior/advocate for Bathurst. He Believes that Former Mayor Bolan would bot support the proposed amendments.
- Noted that the heritage of Bathurst is high on the agenda for tourists visiting our region.
- It would be poor planning work if the LEP was allowed to be changed.

### **Bob Trimming** - Submission hearing and other matters

- Corner Howick & George streets was a Bruce Bolam project;
- Sought an update on the positive/negative numbers breakup from Monday evening's submission hearing
- **Director Environmental Planning & Building Services-** advised that these details will be made known next week
- Spoke to his observations from the speakers who addressed the hearing on Monday.
- Russell Street footpaths - the cable layers have left sites in poor conditions
- Adult change room at Peace Park - seeking an answer on why this location was chosen, and what consultation occurred during this selection process. Considers Machattie Park is a better location.
- Has the accessible toilet at the Library been put aside again. D advised that the project is on track to be completed mid next year.

## **2 RECORDING OF MEETINGS**

## **3 MEETING COMMENCES**

### **MINUTE**

Meeting commenced at 6.35pm.

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

## **4 PRAYER AND ACKNOWLEDGEMENT OF COUNTRY**

## **5 APOLOGIES OR ATTENDANCE BY AUDIO-VISUAL LINK**

### **MINUTE**

**MOVED: Cr I North SECONDED: Cr K Burke**

**RESOLVED:**

Nil

## 6 MINUTES

### 6.1 CONFIRMATION OF MINUTES - ORDINARY MEETING OF BATHURST REGIONAL COUNCIL HELD 19 OCTOBER 2022

**File No:** 11.00005

#### **RECOMMENDATION:**

That the Minutes of the Ordinary Meeting of Bathurst Regional Council held on 19 October 2022 be adopted.

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#### **REPORT:**

The Minutes of the Ordinary Meeting of Bathurst Regional Council held on 19 October 2022 are attached.

#### **FINANCIAL IMPLICATIONS:**

Nil

#### **BATHURST COMMUNITY STRATEGIC PLAN – OBJECTIVES AND STRATEGIES:**

**Objective 6:** Community leadership and collaboration.

Strategy 6.4 Meet legislative and compliance requirements.

#### **COMMUNITY ENGAGEMENT:**

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

#### **ATTACHMENTS:**

1. 191022 ordinary minutes only [6.1.1 - 18 pages]

#### **MINUTE**

**RESOLUTION NUMBER: ORD2022-376**

**MOVED: Cr I North SECONDED: Cr A Smith**

#### **RESOLVED:**

That the Minutes of the Ordinary Meeting of Bathurst Regional Council held on 19 October 2022 be adopted.

## **7 DECLARATION OF INTEREST**

### **Declaration of Interest**

#### **MINUTE**

**RESOLUTION NUMBER: ORD2022-377**

**MOVED: Cr K Burke SECONDED: Cr A Smith**

**RESOLVED: Nil**

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

### **8.1 GENERAL MANAGER'S REPORT**

#### **8.1.1 CENTRAL NSW JOINT ORGANISATION (CNSWJO) BOARD MEETING HELD 12 & 13 OCTOBER 2022 (SYDNEY)**

**File No: 07.00017**

#### **RECOMMENDATION:**

That the Report on the Central NSW Joint Organisation Board Meeting held on 12 October, and the roundtable with Ministers held 13 October be noted.

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#### **REPORT:**

The CNSWJO Board met in Sydney in the LGNSW Boardroom on 12 October 2022, and the following Shadow Ministers joined via zoom:

- Mr Greg Warren, MP, Member for Campbelltown, Shadow Minister for Local Government, Shadow Minister for Veterans, and Shadow Minister for Western Sydney
- Ms Jenny Aitchison, MP, Member for Maitland, Shadow Minister for Regional Transport and Roads
- The Hon. Mick Veitch, MLC, Shadow Minister for Regional NSW, Shadow Minister for Agriculture, and Shadow Minister for Western NSW
- The Hon Rose Jackson, MLC, Shadow Minister for Water, Housing and Homelessness

The day included an address from Mr Scott Phillips Chief Executive of Local Government NSW. Follow up with the various portfolios is underway with a suggested round table be undertaken in the region in preparedness before the State election.

The CNSWJO Board met at Parliament on 13 October 2022 for its eighth round table discussion with State Ministers, hosted by local Member for Bathurst, The Hon Paul Toole Deputy Premier. Ministers included:

- The Hon Bronnie Taylor MLC, Minister for Women, Regional Health and Mental Health
- The Hon Kevin Anderson, Minister for Lands and Water, Hospitality and Racing and Member for Tamworth
- The Hon Paul Toole, Deputy Premier Minister for Regional New South Wales and Police and Member for Bathurst

- The Hon Sam Farraway MLC, Minister for Regional Transport and Roads
- The Hon James Griffin, Minister for Environment and Heritage, Member for Manly
- The Hon Steph Cooke MP, Minister for Emergency Services and Resilience, Flood Recovery and Member for Cootamundra
- The Hon Wendy Tuckerman MP, Minister for Local Government and Member for Goulburn
- The Hon Dugald Saunders, MP, Minister for Agriculture, Western New South Wales and Member for Dubbo

Advocacy over both days was for the NSWJO Board's policy position leading into the upcoming State election including:

- On the ground help with roads given the consistent and ongoing rain damage;
- Flood mitigation, air space and future water security at Wyangala,
- Biosecurity offsets and the flow on affect for development in region- General Managers will have a workshop with Departmental representatives
- NSW Treasury Common Plan assumptions and their negative impacts on building NSW Government hospitals, schools and associated services as the population data is much smaller than actual population in region;
- Essential Energy;
- Red Fleet and other legislation that makes little or no sense but has significant impacts on Local Government;
- Flexibility from government given delays on grant delivery due to skills shortages, escalating costs and supply chains; and
- A safe swift and secure link between Central NSW and Sydney.

## **Review of the CNSWJO Strategy**

Under the Local Government Act, CNSWJO must review its strategy each term. The mandated Statement of Strategic Regional Priority is due in December 2022. The Draft Statement of Strategic Regional Priority (SSRP) is included in this report.

## **The Regional PlaceMat**

Members will recall the Community Strategic Plan (CSP) project with the Regional Leadership Executive (RLE) seeking better engagement with State agencies including better data to inform Council strategic work. An ongoing program of making improvements has been implemented. A component of this project has been "Our PlaceMat."

Our PlaceMats have been designed with member Councils, to assist in having informed, (benchmarked) conversations with communities. Repeating the process every Council term will show trends.

The Regional PlaceMat is benchmarked against NSW data and will be used as advocacy collateral and a data source for key stakeholders. The Regional PlaceMat the Board approved is detailed below.



Photo credit: Bathurst Regional Council

**CENTRAL NSW  
JOINT ORGANISATION**

## Statement of Strategic Regional Priorities

Our Vision for the  
Central NSW  
region

Prosperous communities, dynamic local government, a collaborative and strong region –  
when one Council succeeds, we all succeed.

Principal functions  
- how we will  
deliver our  
priorities

Strategic planning and priority setting  
Intergovernmental collaboration  
Leadership and advocacy

Who we are

Member councils: Bathurst Regional Council, Blayney Shire Council, Cabonne Council,  
Cowra Shire Council, Forbes Shire Council, Lachlan Shire Council, Oberon Council,  
Orange City Council, Parkes Shire Council, and Weddin Shire Council.

Associate members: Central Tablelands Water, Upper Macquarie County Council,  
Regional Development Australia – Central West, Regional NSW

Strategic alignment

Our priorities align with the following:

- [Community Strategic Plans](#) and [Local Strategic Planning Statements](#) of member councils
- NSW Government 20 Year Regional Economic Vision and Regional Economic Development Strategies
- Regional Plan: NSW Government Central West and Orana Regional Plan
- Central West and Orana Regional Transport Plan
- The Regional Water Strategies for the Lachlan and Macquarie
- The Central West Destination Management Plan
- The Central West Food and Fibre Strategy

For more detail on strategic alignment please go to [www.centraljo.nsw.gov.au/reports-policies/](https://www.centraljo.nsw.gov.au/reports-policies/)

Please go to <https://www.centraljo.nsw.gov.au/reports-policies/> for more detail on the region's priorities and programs we will be putting in place to implement them.

## Our key strategic initiatives

### Priority One: Leveraging our successful collaboration

- 1.1 Driving efficiencies and effectiveness saving Councils money
- 1.2 Building capacity across our Councils
- 1.3 Working well with other peak agencies

### Priority Two: Regional prosperity through better infrastructure and services

- 2.1 Initiatives to grow population and increase the visitor economy in the context of locational preference factors
- 2.2 Regional industry and population growth planning
- 2.3 Advocacy and initiatives on skills and housing shortages
- 2.4 Leveraging the region's endowments and opportunities:
  - a. Critical minerals and mining
  - b. Circular economy and net zero
  - c. Activation precincts including Parkes SAP
  - d. Inland Rail
  - e. Pattern of settlement; liveability, proximity to capital cities and ports
  - f. Agriculture

### Priority Three: Advocate for better infrastructure and services in health and ageing

### Priority Four: Telecommunications

### Priority Five: Regional Transport Planning and Infrastructure Prioritisation

- 5.1 Transport connectivity planning
- 5.2 Infrastructure prioritisation including the CNSWJO Matrix

### Priority Six: Regional Water Security and Productive Water

- 6.1 Regional Water network planning and best practice skills development
- 6.2 Productive Water

### Priority Seven: Transition to a sustainable, secure, and affordable energy future

- 7.1 Energy Efficiency and Emissions Reduction
- 7.2 Circular Economy
- 7.3 Environment
- 7.4 Understanding our energy (fuel and electricity) security, capacity and scalability.

### Key Stakeholders

#### Key regional partners:

NSW and National Farmers, Business NSW, Arts OutWest, Destination Network Central West, and Charles Sturt University

#### Key stakeholders in the other tiers of government we seek to collaborate with in our delivery:

Agencies and regulators within the NSW and Federal governments that manage local government, planning, heritage, energy, health, education, regional economic development and tourism, water, infrastructure, and transport. Local members of parliament across the region.

#### Key Local Government industry stakeholders:

Our member councils, Local Government NSW, Country Mayors, Australian Local Government Association, and other JOs.

Photo credit: Geagle Productions - Weddin Mountains Region



[www.centraljo.nsw.gov.au](http://www.centraljo.nsw.gov.au)



## CENTRAL NSW REGION OUR STATISTICAL SNAPSHOT 2022

### ABOUT THIS SNAPSHOT OF CENTRAL NSW

This Snapshot provides a non-exhaustive summary of information about the Central NSW Region (CNSW) at a point in time. It helps our local community, government and other decision-makers to understand where some of the opportunities and challenges exist in the region.

It is intended that this Snapshot will be updated with contemporary data ahead of each local government election (usually every four years) to provide a state comparison and will be available to the region to inform the review of the Statement of Strategic Regional Priority. Information on how to read this document is provided on the back page.



**CENTRAL NSW  
JOINT ORGANISATION**

**Central NSW Joint Organisation (CNSWJO) provides strong cohesive leadership that aligns all tiers of government to deliver our region's community derived strategic priorities. CNSWJO has co-ordinated this project.**

Our member councils Bathurst Regional Council, Blayney Shire Council, Cabonne Council, Cowra Shire Council, Forbes Shire Council, Lachlan Shire Council, Oberon Council, Orange City Council, Parkes Shire Council, and Weddin Shire Council all have unique strengths and weaknesses which shape their individual opportunities and challenges, as does the region.

# KEY



Lower result which is positive



Higher result which is positive



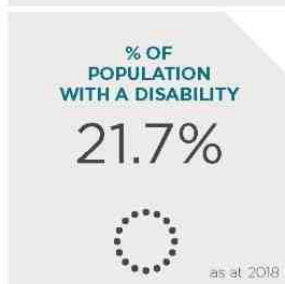
Lower result which is negative



Higher result which is negative



data is comparable





## HOW TO READ THIS DOCUMENT

The data included has been collated under four themes which reflect the quadruple bottom line: community, economy, urban and natural environment, and community leadership.

For the purposes of this analysis the Central NSW region includes the ten local government areas of Bathurst, Blayney, Cabonne, Cowra, Forbes, Lachlan, Oberon, Orange, Parkes and Weddin has been compared to the same data for NSW.

The data included for CNSW is reflected as follows:



Indicates CNSW data is comparable with the state as a whole (or a comparison is not useful).



CNSW data shows a **higher result** which is **positive** compared to the state average.



CNSW data shows a **lower result** which is **positive** compared to the state average.



CNSW data shows a **higher result** which is **negative** compared to the state average.



CNSW data shows a **lower result** which is **negative** compared to the state average.

## SOURCING THE DATA

This Snapshot relies on data from a number of sources. These data sets are updated with varying frequency. The most recent and up-to-date data is included in the summary (and the date of its publication is provided in each data cell). This means that some data is older than others. The primary sources of data used in this Snapshot include:

- Australian Bureau of Statistics
- NSW Bureau of Crime Statistics and Research
- Transport for NSW road safety statistics
- SnapshotClimate.com.au
- NSW Health
- NSW Electoral Commission
- Destination NSW
- NSW Office of Local Government Comparative Report.

HOMELESSNESS  
RATE (PER 10,000)

19.5%

NSW 50.5%



as at 2016



**FOR EXAMPLE:** This data tile demonstrates there is a much lower rate of homelessness in CNSW which is a **positive** result compared to the rate of homelessness per 100,00 people in NSW.

## **Other Matters**

### **Water**

The Town Water Risk Reduction Program (TWRRP) has sought to work in partnership with the Local Water Utility (LWU) sector to reform the regulatory framework and, in response to a report by the NSW Auditor General, its management of this framework in support of LWUs.

As previously reported, the CNSWJO and some member Councils have been actively engaged throughout the course of this 2-year program to try and shape a fit-for-purpose framework that will deliver on the requirements of Councils and their communities as well as the state government and its regulatory agencies in the delivery of local water utility services. There has been a huge amount of work leading up to the release in July of the new Regulatory and Assurance Framework. With this completed, DPE Water are now focusing their efforts on the development of guidance to support the implementation of the new framework and on finalising reports from pilot projects including the CNSWJO pilot to codesign a potential regional approach to local water utility strategic planning.

The CNSWJO, together with Mayor Bill West representing LGNSW, have continued to participate in the TWRRP Stakeholder Advisory Panel and through this, discussions on various aspects of the program including the development of guidance notes, strategies on training and skills and an alternate funding model.

Concurrently, the state government continues to work on its suite of strategic water management plans including the development of the Regional Water Strategies for the Lachlan and Macquarie -Castlereagh catchments and on the rollout of actions from its 20-year State Water Strategy. This includes the release of a public consultation draft NSW Groundwater Strategy and work with the CNSWJO on a regional water loss management program under its Water Efficiency Program and Framework.

The Board endorsed the submission made through the Executive on the Draft NSW Groundwater Strategy and for the final report on the CNSWJO Town Water Risk Reduction Program pilot to codesign a potential regional approach to local water utility strategic planning approved under the hand of the Chair.

Discussion was also held on the CNSWJO Regional Water Loss Management Centres Project to codesign with DPE, a JO level Regional Water Loss Management Centres approach to reduce non-revenue water and achieve greater water efficiencies for communities.

## Regional Submissions

Members have forwarded requests for the JO to lodge submissions, where all advice provided is within existing policy.

The Board has approved and/or endorsed submissions for the

- Town Water Risk Reduction Program (TWRRP) proposed incident and emergency management framework for local water utilities, the TWRRP Quality Assurance framework for the department's regulation and assurance of local water and the DPE Water Draft NSW Groundwater Strategy;
- Town Water Risk Reduction Program pilot to codesign a potential regional approach to local water utility strategic planning
- AEMO on the region's discontent regarding unaccounted for energy where the current trajectory sees an increase in member councils' electricity bills of a total close to \$300k per year.

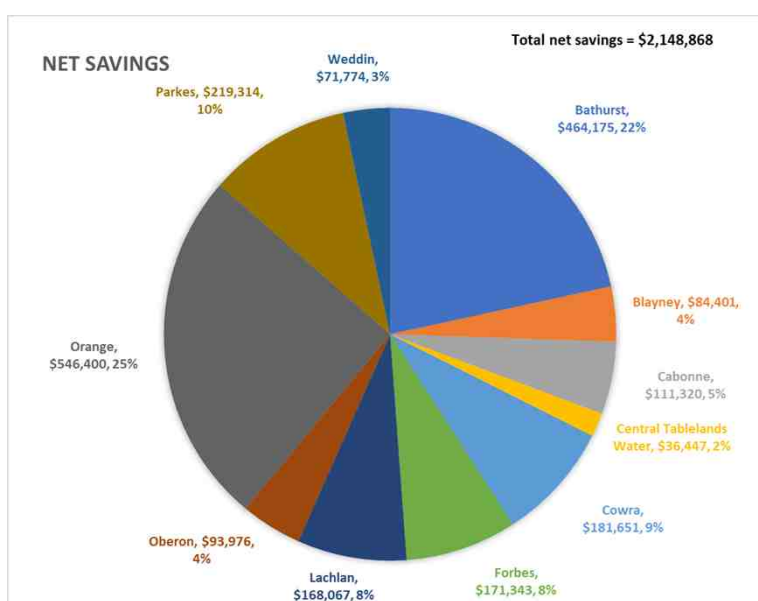
## Value to members

A snapshot of the value to members of the various activities undertaken by the JO for their members in the context of the CNSWJO Strategic Plan follows.

VALUE FOR MEMBERS	2020/2021	FY 19/20	FY 20/21	FY 21/22	FY 22/23
SUBMISSIONS		20	23	16	4
PLANS, STRATEGIES AND COLLATERAL		26	12	3	4
GRANTS SEEKING		3	3	0	
GRANT FUNDING RECEIVED		\$215k	\$736k	0	\$1.7m
COMPLIANCE		13	9	11	1
DATA		6	3	1	11
MEDIA INCLUDING SOCIAL MEDIA		13	18	25	2
COST SAVINGS		\$1.87m	\$2.2m	\$2.1m	
REPRESENTATION		147	159	210	33
OPPORTUNITIES COUNCILS HAVE BEEN AFFORDED		35	102	101	30

## Savings

The following chart shows the savings achieved by member councils through aggregated procurement and programming net of JO costs. An explanation of the meaning of each column has been reported previously and is available on request. The chart reflects the total savings for the 21/22 financial year.



## **FINANCIAL IMPLICATIONS:**

Funding for this item is contained within existing budgets

## **BATHURST COMMUNITY STRATEGIC PLAN – OBJECTIVES AND STRATEGIES:**

### **Objective 4: Sustainable and balanced growth.**

Strategy 4.5      Work with partners to improve public transport, and passenger and freight transport connections to and from the region.

### **Objective 6: Community leadership and collaboration.**

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

Strategy 6.2      Work with our partners and neighbouring councils to share skills, knowledge and resources and find ways to deliver services more efficiently.

Strategy 6.3      Advocate for our community.

## **COMMUNITY ENGAGEMENT:**

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

## **ATTACHMENTS:**

Nil

## **MINUTE**

**RESOLUTION NUMBER: ORD2022-378**

**MOVED: Cr I North    SECONDED: Cr B Fry**

### **RESOLVED:**

That the Report on the Central NSW Joint Organisation Board Meeting held on 12 October, and the roundtable with Ministers held 13 October be noted.

## 8.2 DIRECTOR ENVIRONMENTAL PLANNING AND BUILDING SERVICES REPORT

### 8.2.1 SECTION 4.15 OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

**File No:** 03.00053

#### RECOMMENDATION:

That the information be noted.

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#### REPORT:

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

#### 4.15 Evaluation (cf previous s 79C)

- (1) **Matters for consideration—general** In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application—
  - (a) the provisions of—
    - (i) any environmental planning instrument, and
    - (ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and
    - (iii) any development control plan, and
    - (iiia) any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and
    - (iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph),
    - (v) (Repealed)that apply to the land to which the development application relates,
  - (b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,
  - (c) the suitability of the site for the development,
  - (d) any submissions made in accordance with this Act or the regulations,
  - (e) the public interest.
- (2) **Compliance with non-discretionary development standards—development other than complying development** If an environmental planning instrument or a regulation contains non-discretionary development standards and development, not

being complying development, the subject of a development application complies with those standards, the consent authority—

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

and the discretion of the consent authority under this section and section 4.16 is limited accordingly.

- (3) If an environmental planning instrument or a regulation contains non-discretionary development standards and development the subject of a development application does not comply with those standards—
  - (a) subsection (2) does not apply and the discretion of the consent authority under this section and section 4.16 is not limited as referred to in that subsection, and
  - (b) a provision of an environmental planning instrument that allows flexibility in the application of a development standard may be applied to the non-discretionary development standard.

**Note—**

The application of non-discretionary development standards to complying development is dealt with in section 4.28(3) and (4).

- (3A) **Development control plans** If a development control plan contains provisions that relate to the development that is the subject of a development application, the consent authority—
  - (a) if those provisions set standards with respect to an aspect of the development and the development application complies with those standards—is not to require more onerous standards with respect to that aspect of the development, and
  - (b) if those provisions set standards with respect to an aspect of the development and the development application does not comply with those standards—is to be flexible in applying those provisions and allow reasonable alternative solutions that achieve the objects of those standards for dealing with that aspect of the development, and
  - (c) may consider those provisions only in connection with the assessment of that development application.

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

- (4) **Consent where an accreditation is in force** A consent authority must not refuse to grant consent to development on the ground that any building product or system relating to the development does not comply with a requirement of the *Building Code of Australia* if the building product or system is accredited in respect of that requirement in accordance with the regulations.
- (5) A consent authority and an employee of a consent authority do not incur any liability as a consequence of acting in accordance with subsection (4).
- (6) **Definitions** In this section—

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

## **FINANCIAL IMPLICATIONS:**

Nil

## **BATHURST COMMUNITY STRATEGIC PLAN – OBJECTIVES AND STRATEGIES:**

**Objective 6: Community leadership and collaboration.**

Strategy 6.4 Meet legislative and compliance requirements.

## **COMMUNITY ENGAGEMENT:**

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

## **ATTACHMENTS:**

Nil

## **MINUTE**

**RESOLUTION NUMBER: ORD2022-379**

**MOVED: Cr K Burke SECONDED: Cr M Hogan**

## **RESOLVED:**

That the information be noted.

## **8.2.2 GENERAL REPORT**

**File No: 03.00053**

### **RECOMMENDATION:**

That the information be noted.

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### **REPORT:**

The following reports are provided for Council's information.

- (a) Applications approved using authority delegated to the Director Environmental Planning & Building Services during October 2022 (**attachment 1**).
- (b) Applications refused during October 2022 (**attachment 2**).
- (c) Applications under assessment as at the date of compilation of this report (**attachment 3**).
- (d) Applications pending determination for greater than 40 days as at the date of compilation of this report (**attachment 4**).
- (e) Applications with variations to development standards under Clause 4.6 of Bathurst Regional LEP 2014 approved in October 2022 (**attachment 5**).
- (f) No political disclosure statements have been received in relation to any "planning applications" being considered at this meeting.

### **FINANCIAL IMPLICATIONS:**

Nil

### **BATHURST COMMUNITY STRATEGIC PLAN – OBJECTIVES AND STRATEGIES:**

#### **Objective 4: Sustainable and balanced growth.**

Strategy 4.6 Plan for, assess and regulate development activity.

#### **Objective 6: Community leadership and collaboration.**

Strategy 6.4 Meet legislative and compliance requirements.

### **COMMUNITY ENGAGEMENT:**

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

## **ATTACHMENTS:**

1. DAs approved [8.2.2.1 - 1 page]
2. DAs refused [8.2.2.2 - 1 page]
3. DAs pending [8.2.2.3 - 3 pages]
4. Over 40 days [8.2.2.4 - 2 pages]
5. Variations [8.2.2.5 - 1 page]

## **MINUTE**

**RESOLUTION NUMBER: ORD2022-380**

**MOVED: Cr K Burke SECONDED: Cr J Jennings**

## **RESOLVED:**

That the information be noted.

**8.2.3 DEVELOPMENT APPLICATION 2022/388 - PROPOSED SECONDARY DWELLING (GRANNY FLAT), 3 WIGMORE DRIVE, ROBIN HILL. OWNER, M & S FENTON. APPLICANT, MR ADAM HART.**

**File No: 2022/388**

**RECOMMENDATION:**

That Council:

- (a) as consent authority, grant consent pursuant to Section 4.16 of the Environmental Planning and Assessment Act 1979 to Development Application No.2022/388, subject to conditions able to be imposed pursuant to Section 4.17 of the Environmental Planning and Assessment Act 1979, as amended, including;
  - 1. Landscaping as indicated on the landscape plan is to be implemented prior to any Occupation Certificate being issued.
  - 2. 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.
  - 3. In the event that access to the secondary dwelling is from the existing access in the south western corner of the property it is to be upgraded to include:
    - a) a gate or stock grid set back a minimum distance of ten metres from the boundary of the land with the public road.
    - b) a minimum 4.0 metre wide sealed footway crossing, extending from the edge of the bitumen seal on the public road to the entrance gate or stock grid.
    - c) a 150 mm thick 3.0 metre wide concrete dish drain or 450 mm minimum diameter reinforced concrete pipe culvert with headwalls, aligned with the table drain in the public road.
- (b) notify those that made submissions of its decision; and
- (c) call a division.

---

**SUMMARY:**

Council has received a Development Application for the construction of a secondary dwelling at 3 Wigmore Drive, Robin Hill. The proposal has been the subject of public consultation generating public submissions which remain unresolved. It is therefore referred to Council for determination.

**REPORT:**

## Site

The property is at 3 Wigmore Drive, formally known as Lot: 17 DP: 803873, a 7928m<sup>2</sup> lot located in the Robin Hill rural residential area. The allotment is located on the corner of McDiarmid Street and Wigmore Drive. Access to the property is from Wigmore Drive.

McDiarmid Street is constructed from the Mid Western Highway through to Links Place. Council's long term strategic documents make provision for the extension of McDiarmid Street from the Mid Western Highway through to the Mitchell Highway and with connection to the Service Trade Centre.

The Robin Hill rural residential area is predominantly larger rural residential lots ranging from 4000 sqm (being the historical minimum lot size) through to larger lots of several hectares. It is provided with reticulated water but not reticulated sewer.

The property currently contains a dwelling, covered outdoor area, shed, and vegetation.

A location plan is provided at **attachment 1**.

## Proposed development

The proposal seeks consent for a secondary dwelling (granny flat) on the land. The secondary dwelling is proposed to be 59.7m<sup>2</sup> and contain 2 bedrooms. The secondary dwelling is to be constructed of weatherboard with colorbond roofing.

The secondary dwelling is to be located at the southern corner of the property fronting Wigmore Drive, 8m from the front boundary and 8m the common boundary with 1 Morrow Place. There are a number of established trees in the vicinity of the secondary dwelling which are to be retained and augmented by additional plantings as detailed in the landscape plan.

The Site Plan is at **attachment 2**, and the floor plan and elevations at **attachment 3**.

The Statement of Environmental Effects is at **attachment 4**.

## Summary of Attachments

Attachment No.	Description
1	Location Map
2	Site Plan
3	Secondary Dwelling Plans
4	Statement of Environmental Effects
5	Geotechnical report.
6	Landscape Plan
7	Submissions
8	Minutes from Discussion meeting

## Planning Context

*State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004*

The application was supported by a BASIX Certificate (Certificate Number 1313465\_02) in accordance with the State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004.

### *State Environmental Planning Policy (Housing) 2021*

For the purposes of SEPP (Housing), land within the R5 Large Lot Residential zone is considered as a “residential zone”.

Clause 53 of the State Environmental Planning Policy (Housing) 2021 sets out two non-discretionary development standards that prevent the consent authority from requiring more onerous standards.

The Clause provides for a minimum site area of 450m<sup>2</sup> for secondary dwellings. The site area therefore complies.

The Clause also requires that there is no reduction in the number of parking spaces provided on the site. The area to be utilized for the dwelling is not currently used for parking of vehicles.

### *Bathurst Regional Local Environmental Plan 2014*

#### Zone

The land is zoned Zone R5 Large Lot Residential. The objectives of the zone are as follows:

- *To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.*
- *To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.*
- *To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*

The proposal is considered to be a secondary dwelling meaning a self contained dwelling that:

- (a) *is established in conjunction with another dwelling (the principal dwelling), and*
- (b) *is on the same lot of land as the principal dwelling, and*
- (c) *is located within, or is attached to, or is separate from, the principal dwelling.*

A secondary dwelling is permissible with consent on the land. The proposal is consistent with the objectives of the zone.

#### **4.3 Height of buildings**

The maximum height for buildings on the land is 9m

The secondary dwelling is proposed to be 4.27m in height.

The development complies with the required height limit.

#### **5.4 Controls relating to miscellaneous permissible uses**

Clause 5.4 provides development controls for different types of developments inclusive of secondary dwellings.

- (9) **Secondary dwellings on land other than land in a rural zone** *If development for the purposes of a secondary dwelling is permitted under this Plan on land other than land in a rural zone, the total floor area of the dwelling, excluding any area used for parking, must not exceed whichever of the following is the greater—*
- (a) 60 square metres,
  - (b) 20% of the total floor area of the principal dwelling.

The secondary dwelling is proposed to be 59.7m<sup>2</sup> in area. The development is less than the maximum permitted floor area.

## 7.5 Essential services

Service	Availability
Water,	Water is provided to the site from Council infrastructure.
Electricity,	Electricity is available on site.
Sewage disposal/management	The Robin Hill Estate is not connected to reticulated sewer and is dependent upon on site effluent disposal.  The submitted geotechnical report indicates that an appropriately sized and sited effluent disposal area is possible on the site. The geotechnical report can be found at <b>attachment 5</b> .
Stormwater	Stormwater is to be collected and conveyed to street drains.
Access.	Access is afforded via the existing driveway.

## Bathurst Development Control Plan 2014

### Chapter 6 – Rural and rural lifestyle development

Clause 6.2.4 of the DCP provides for setbacks from boundaries as indicated in the table below:

## 6.2 Siting

Setback	Permissible	Proposed	Compliance
Front	8m	8m	Yes
Side (nearest side)	8m	8m	Yes
Rear	8m	42m	Yes

The proposal therefore complies with the locational criteria in Clause 6.2.4 of the DCP. Clause 6.6.2 provides for general development standards for buildings to ensure they are in keeping with and sympathetic to the rural character of the area.

The respective standards are considered below:

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

Comment: The materials chosen (weatherboard and colorbond) are considered appropriate within the rural residential area.

- 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.*

Comment; The proposal is single storey and not significant in terms of its bulk and

scale. Generally, it sits lower relative to the properties to the south west and south. It will not have any significant visual impact to and from those properties or from other locations in the City.

- 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.*

Comment: The proposal is single storey and is not located near any significant ridge line.

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

Comment: The design of the dwelling is not out of character with other residential buildings in the locality.




- e) *Rural structures such as outbuildings must be adequately screened with vegetation and setback from any road (refer to section 6.2.4).*

Whilst the building is not an outbuilding, it is set back the required distance from Wigmore Drive and the existing trees on the site filter the views of the dwelling from the Street and adjoining properties.

The property is affected by a number of features shown on DCP Map No. 15 – Robin Hill illustrated below.



Where:

Feature	Key
	Major Road Buffer
	Density Restriction – refer to LEP CI 4.1
	Access Restriction

#### **Major Road Buffer (hatched red)**

The Major Road Buffer is an area 40m wide which runs parallel to McDiarmid Street. The Major Road Buffer excludes buildings from occurring within this area to protect existing and subsequent development from the future continuation and upgrade of McDiarmid St.

The proposed secondary dwelling is sited outside the Major Road Buffer and therefore complies.

#### **Density Restriction (yellow)**

Not applicable to this application as no further subdivision is proposed.

#### **Access Restriction (aqua)**

The provision restricts access to streets other than McDiarmid. The proposal relies upon access from Wigmore Drive.

#### Chapter 9 – Environmental considerations

The proposed secondary dwelling complies with the requirements of Chapter 9.

#### Chapter 13 – Landscaping and greening

In response to submissions made by surrounding land owners, the owner has prepared a landscape plan designed to minimise any impact of the visual amenity of the area and the privacy of adjoining land. The proposal includes the establishment of hedging along the common boundary with 1 Morrow Place. The hedging is to consist of Pittosporum hedging with a mature height of 3 m

The landscape plan can be found at **attachment 6**.

#### Chapter 14 – Parking

No parking is proposed under this Development Application. There is no direct requirement to provide parking under SEPP (Housing) as outlined above. That said, the size of the allotment means there is adequate opportunity to provide on site parking.

#### Chapter 16 – Earthworks

The submitted Statement of Environmental Effects (**attachment 4**) indicates that earthworks will not exceed 1m, do not involve retaining walls and do not directly adjoin the

property boundary.

## Community Participation

Council's Community Participation Plan does not require the proposal to be notified or advertised. However, during assessment, objections from three (3) parties were received. These objections can be viewed at **attachment 7** and are summarised in the table below:

Name	Matters
Wayne & Helen Burden 10 Wigmore Dr	<ul style="list-style-type: none"><li>• Position of the secondary dwelling</li><li>• Loss of privacy</li><li>• Visual amenity</li></ul>
Dennis & Wendy Stanford 1 Morrow Pl	<ul style="list-style-type: none"><li>• Loss of privacy</li><li>• Visual amenity</li><li>• Non-compliance with the DCP and Urban Strategy 2007 standards</li><li>• Rural character</li></ul>
Paul Gough and Allen Davis 16 Wigmore Dr	<ul style="list-style-type: none"><li>• Visual amenity</li><li>• Position of the secondary dwelling</li></ul>
Consolidated submission by all three parties	<ul style="list-style-type: none"><li>• Visual Amenity</li><li>• Non-compliance with a standard from the Urban Strategy 2007.</li><li>• Landscaping suggestions</li><li>• Second entrance gate</li><li>• Colour scheme</li></ul>

### Discussion meeting

As a result of the submissions received, a discussion meeting was held on Wednesday 19 October 2022 to discuss the proposed secondary dwelling. The minutes are provided in **attachment 8**. Additional submissions were received after the hearing and are included for assessment purposes.

The issues raised are addressed below:

#### 1. Position of secondary dwelling

The location of the secondary dwelling is compliant with the relevant setbacks set out in section 6.2.4 of the Bathurst Regional Development Control Plan 2014.

1 Morrow Place is the property immediately adjoining to the south west. The dwelling on 1 Morrow is located approximately 90m from the proposed secondary dwelling.

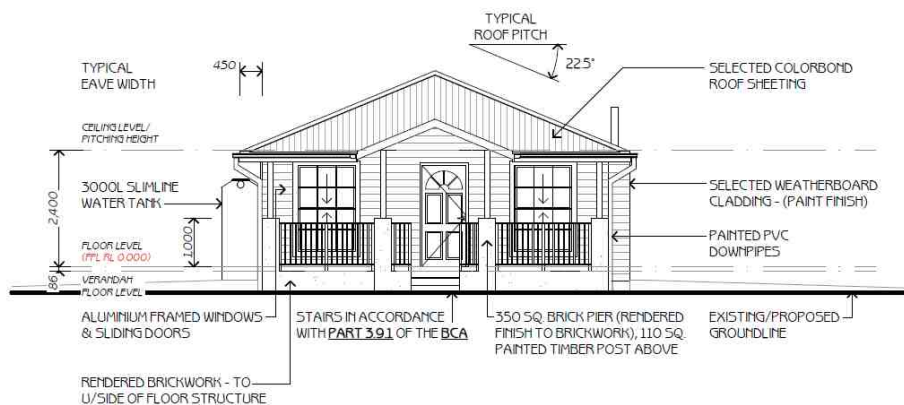
The properties on the southern side of Wigmore Drive (notably 10 and 16 Wigmore) are located approximately 60-70m away from the proposal.

Whilst the proposal will be visible from the adjoining properties, it will not have any significant impact on those properties in terms of views to and from or privacy.

## 2. Loss of Privacy

The submissions cite a loss of privacy as a major concern arising from the position of the secondary dwelling. The secondary dwelling is orientated towards Wigmore Drive and with a side elevation orientated towards 1 Morrow Place.

The 'front' elevation towards Wigmore Drive is illustrated below:



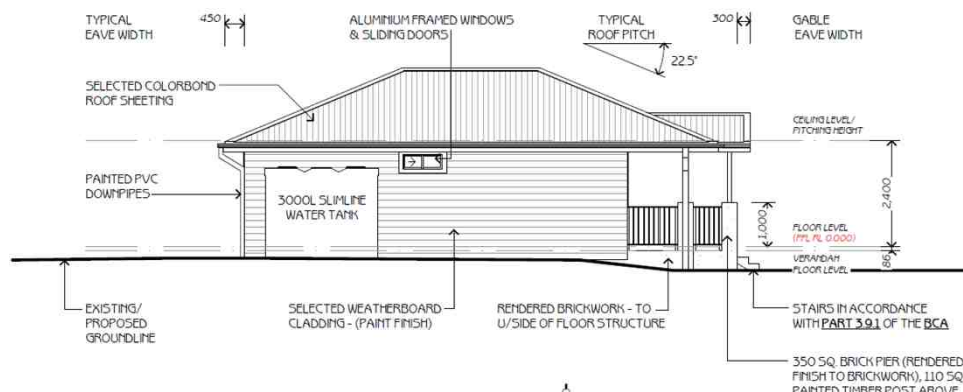
The two windows fronting Wigmore Drive are from bedroom 2 (left) and the family/dining room (right). The front door opens into the family/dining room.

Two submissions raise concerns regarding views to and from this elevation. The secondary dwelling is:

- Separated from 10 and 16 Wigmore Drive, by Wigmore Drive, and
- More than 60 metres from the nearest dwelling on an adjacent lot (10 Wigmore Drive), and
- Generally "lower" than the adjoining and adjacent properties.

There will be no significant impact on privacy for those properties opposite in Wigmore Drive

The side elevation towards 1 Morrow Place is largely a blank wall, with the exception of a high window which opens from the bathroom. A section of the front verandah also adjoins this boundary:



The proposed landscape plan includes a row of plantings (*Pittosporum Tenuiflorum*) along this elevation having a mature height of 3m. This screening is considered to

significantly reduce any loss of privacy from this elevation.

Having regard to 1 Wigmore Drive the secondary dwelling is:

- Located approximately 90m from 1 Wigmore Drive.
- Generally located below 1 Wigmore Drive.
- Does not adjoin any established private open space areas, and
- Will be adequately screened by landscaping.

There will be no significant impact on privacy for 1 Wigmore Drive.

### 3. Loss of Visual Amenity and Rural Character

Robin Hill is characterised by large residential lots. The locality features large homes set in open and treed spaces. The introduction of the proposed secondary dwelling at this location is not considered to significantly impact the rural character of the area given:

- The R5 zone is predominantly for residential purposes, in which secondary dwellings are permissible,
- Secondary dwellings are by their nature limited in size,
- The location of the proposed secondary dwelling is compliant with the requirements of section 6.2.4 of the DCP,
- A secondary dwelling near the front boundary, if appropriately screened as proposed in the landscape plan (**attachment 6**) will not detract from the visual amenity of the area, and
- The proposed secondary dwelling is not considered to disrupt or block any significant views or vistas from adjoining land.

### 4. Colour Scheme

Plans and documentation indicate that the proposed secondary dwelling will have:

- External wall material of *selected weatherboard cladding*,
- Roof material of *selected colourbond roof sheeting*.

The materials are acceptable materials, the colours of which can be controlled through conditions of consent.

### 5. Non-compliance with a standard from the Urban Strategy 2007 (Streetscape)

The reference to enhancing the existing streetscape qualities from the Urban Strategy 2007 is noted. The Urban Strategy forms part of the formative documents used for the preparation of Council's planning regulations inclusive of the DCP.

The passage cited forms part of the Urban Strategy 2007's *Management Options and Development Control Mechanisms that Protect and Enhance Residential Amenity*, and reads as follows:

#### (h) *Streetscape and Aesthetics*

- *To encourage appropriate and attractive building design that enhances the existing streetscape qualities and the character of individual localities.*

*Examples of development control provisions for Streetscape and Aesthetics could include the following:*

- *Standards for building setbacks, and standards for height, building form, scale, bulk and materials.*
- *Stringent requirements for new development within the Heritage Conservation Area or on lands in proximity to Heritage Items.*

Chapter 6 of the DCP contains the provisions by which a Development Application should be assessed. As noted above the proposal complies with the applicable setbacks including to Wigmore Drive, the building form and design standards in section 6.6, and the land management controls for the area (Major Road Buffer).

#### 6. Second front gate

The submissions note an existing secondary access located in the south western corner of the site adjoining 1 Morrow Place. The primary constructed access to the property remains to the east. That said there is generally no limitation on properties having multiple entrances within Robin Hill. For example, 1 Morrow Place has 2 accesses.

In the event that access to the secondary driveway is proposed to be used for the secondary dwelling it would be appropriate for it to be upgraded to current standards. The access shall include:

- a) a gate or stock grid set back a minimum distance of ten metres from the boundary of the land with the public road.
- b) a minimum 4.0 metre wide sealed footway crossing, extending from the edge of the bitumen seal on the public road to the entrance gate or stock grid.
- c) a 150 mm thick 3.0 metre wide concrete dish drain or 450 mm minimum diameter reinforced concrete pipe culvert with headwalls, aligned with the table drain in the public road.

NOTE 1: Any new vehicular access points are to be located such that all RTA stopping sight distances are achieved.

### **CONCLUSION:**

Council has received a Development Application for the construction of a secondary dwelling at 3 Wigmore Drive, Robin Hill. The proposal has been the subject of public consultation and is the subject of a number of public submissions which raise issues surrounding the suitability of the site and the impact on the adjoining properties.

The proposal is consistent with Council adopted planning controls and has no significant impact on the adjoining properties. It is therefore recommended that the application be approved as proposed, subject to conditions able to be imposed under section 4.17 of the Environmental Planning and Assessment Act, 1979.

### **FINANCIAL IMPLICATIONS:**

N/A

## **BATHURST COMMUNITY STRATEGIC PLAN – OBJECTIVES AND STRATEGIES:**

### **Objective 4: Sustainable and balanced growth.**

Strategy 4.6 Plan for, assess and regulate development activity.

### **Objective 6: Community leadership and collaboration.**

Strategy 6.4 Meet legislative and compliance requirements.

## **COMMUNITY ENGAGEMENT:**

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

## **ATTACHMENTS:**

1. Location plan [8.2.3.1 - 1 page]
2. Site plan [8.2.3.2 - 1 page]
3. Secondary dwelling plans [8.2.3.3 - 12 pages]
4. Statement of Environmental Effects [8.2.3.4 - 18 pages]
5. Geotechnical report [8.2.3.5 - 7 pages]
6. Landscape plan [8.2.3.6 - 1 page]
7. Submissions [8.2.3.7 - 6 pages]
8. Minutes of discussion meeting [8.2.3.8 - 4 pages]

## **MINUTE**

### **RESOLUTION NUMBER: ORD2022-381**

### **MOVED: Cr I North SECONDED: Cr K Burke**

### **RESOLVED:**

That Council:

- (a) As consent authority, grant consent pursuant to Section 4.16 of the Environmental Planning and Assessment Act 1979 to Development Application No.2022/388, subject to conditions able to be imposed pursuant to Section 4.17 of the Environmental Planning and Assessment Act 1979, as amended, including;
  1. Landscaping as indicated on the landscape plan is to be implemented prior to any Occupation Certificate being issued.
  2. 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.
  3. In the event that access to the secondary dwelling is from the existing access in the south western corner of the property it is to be upgraded to include:
    - a) a gate or stock grid set back a minimum distance of ten metres from the

boundary of the land with the public road.

- b) a minimum 4.0 metre wide Error! Bookmark not defined.sealed footway crossing, extending from the edge of the bitumen seal on the public road to the entrance gate or stock grid.
- c) a 150 mm thick 3.0 metre wide concrete dish drain or 450 mm minimum diameter reinforced concrete pipe culvert with headwalls, aligned with the table drain in the public road.

(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 K Burke, Cr B Fry, Cr J Jennings, Cr G Hanger, Cr M Hogan, Cr I North, Cr A Smith and Cr R Taylor

Against the Motion - Nil

Absent - Nil

Abstain - Nil

**8.2.4 DEVELOPMENT APPLICATION NO. 2022/0378  
GARAGE AT 11 KEMP STREET, EGLINTON.  
APPLICANT: MR K P COSGROVE**

**File No: 2022/378**

**RECOMMENDATION:**

That Council:

- (a) as the consent authority, grant consent pursuant to section 80 of the Environmental Planning and Assessment Act 1979 to Development Application No. 2022/378, 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.
- 

**REPORT:**

The Site

Council has received a Development Application (DA) for construction of a garage at 11 Kemp Street, Eglinton, described as Lot 320, DP 1228406.

A location plan and aerial photo are provided at **attachment 1**.

The site currently contains a single storey detached dwelling, shed and swimming pool. The proposed garage will replace the current shed on the allotment with a larger structure but in a similar location.

The site has an area of 900.8sqm.

Land surrounding the property comprises residential properties fronting Kemp Street and Saltram Circuit.

The 2 properties adjoining to the east (24 Saltram Circuit and 26 Saltram Circuit) were constructed as a dual occupancy. As a result they are generally smaller in size than surrounding properties. The orientation of the allotments is such that the rear yards of 24 and 26 Saltram adjoin the side boundary of 11 Kemp Street.

The proposal

The proposal involves the removal of the existing 6 metre x 7 metre shed and the erection of a 13 metres x 7 metres garage. The existing shed is 2.4m to the eave and the proposed garage is 3.2m to the eave and 4.14m to the apex of the roof.

See plan of proposed development at **attachment 2**.

The garage is located behind the existing dwelling on the property in the North East corner of the allotment.

The garage is to be located 1.5m off the common eastern boundary with 26 Saltram Circuit. The proposal is 0.9m at its closest point to Northern (rear) boundary to 24 Saltram Circuit.

The garage will be constructed of colorbond steel and include 1 roller door on the front facade.

No significant changes in ground levels are proposed.

### **Summary of Attachments**

<b>Attachment No.</b>	<b>Description</b>
1	Location Plan
2	Plans of proposed development
3	Submission
4	Minutes from Discussion meeting

### **Planning Context**

#### ***Bathurst Regional Local Environmental Plan 2014***

The subject site is zoned R1 General Residential under the provisions of the *Bathurst Regional Local Environmental Plan 2014*. While not specifically defined, the proposed garage is ancillary to the dwelling on the property and is permissible with consent in the R1 General Residential zone. The proposal is consistent with the objectives of the zone.

#### ***Clause 4.3 Height of buildings***

The Height of Buildings Map indicates that the maximum building height for the property is 9 metres. The proposed garage will have an overall height of 4.14m and therefore complies with Clause 4.3 Height of buildings.

#### ***Bathurst Regional Development Control Plan 2014***

#### **Clause 4.4 – General Siting Considerations**

Section 4.4.1 of the DCP outlines the general siting considerations for all residential development. The objectives outlined in Section 4.4.1 include:

- *To enhance and/or maintain residential streetscape and character and to provide for landscaping in front of buildings.*
- *To provide access and fire protection, to maximise solar access and privacy, to minimise possible adverse impacts on adjoining properties, and to facilitate flexible site planning.*
- *To reduce the visual dominance of garages, vehicle access, carports and parking spaces in streetscape.*

The DCP does not contain any specific provisions in relation to the overall height (beyond the general height of buildings limitations, i.e. 9m) and size for residential sheds.

For comparative purposes, sheds less than 60 square metres in area may be considered

exempt development (i.e. development not requiring a development application) with maximum height of 4.5 metres (the proposal is 4.14m) and a maximum wall height of 3.3 metres (the proposal being 3.2m).

Setbacks from boundaries are in accordance with the provisions of Chapter 4 as noted below.

<b>Development Standard</b>	<b>Permissible</b>	<b>Proposed</b>	<b>Complies</b>
Front building line setback	Minimum distance of 6m	N/A as behind existing dwelling	Yes
Side setback	As per National Construction Code (NCC	1.5m	Yes
Rear setback	As per National Construction Code (NCC	0.9m	Yes

#### Public Notification

#### Submissions

In accordance with the Bathurst Regional Community Participation Plan, the Development Application was notified to adjoining property owners between 19 September 2022 and 29 September 2022. During the notification period one submission was received from the owner of 24 Saltram Circuit (see submission at **attachment 3**).

Following receipt of the submission an internal discussion meeting was held with the landowners and Council officers. The minutes of the discussion meeting are provided at **attachment 4**.

The issues raised in the submission relate to visual impact, shading, the size and location of the garage.

#### *Visual Impact and size*

The proposed shed replaces an existing shed. When viewed from 24 Saltram (to the north) the impact is limited albeit the shed is somewhat higher than the existing shed. When viewed from 26 Saltram the shed will be taller and extend over a greater proportion of the common boundary between the two properties.

The adjoining property at 26 Saltram (being a former dual occupancy) is located on a smaller allotment and, due to its orientation, the rear yard and private open space is impacted by the shed. Some impact already exists to a certain extent but the impact will be greater because of the increased height and length of the proposed garage in comparison to the existing shed. The rear of the dwelling at 26 Saltram contains bedrooms and a living room and outdoor area on the north east corner.

Opportunities to reduce the overall height of the shed have been examined as part of the assessment process and at the submission hearing but were ultimately not adopted by the applicant. This is because of their desire to retain a higher wall and eave height to accommodate vehicles such as caravans, the roof pitch being the minimum possible for such an eave height.

Whilst the shed will be visible from the rear of 26 Saltram it does not impact upon significant views from the property.

#### *Overshadowing*

The proposed shed is located to the west of the dwelling and open space at 26 Saltram. The shed is single storey only and as such does not warrant the production of shadow diagram consistent with the DCP. That said, the orientation of the land and its location to the west of 26 Saltram means that it will not impact the property until later in the day and it will continue to maintain more than the minimum 2 hours of sunlight to indoor and outdoor living areas at 26 Saltram as required by Council's planning controls.

### **CONCLUSION:**

Council has received an application for a 13 metres x 7 metres garage with an eave height of 3.2 metres and an overall height of 4.14 metres at 11 Kemp Street, Eglinton. The proposal was notified in accordance with the Bathurst Regional Community Participation Plan. During the notification period one submission was received. Issues raised in the submission have been addressed in this report and the proposal is recommended for approval with conditions.

### **FINANCIAL IMPLICATIONS:**

Nil

### **BATHURST COMMUNITY STRATEGIC PLAN – OBJECTIVES AND STRATEGIES:**

#### **Objective 4: Sustainable and balanced growth.**

Strategy 4.6        Plan for, assess and regulate development activity.

#### **Objective 6: Community leadership and collaboration.**

Strategy 6.4        Meet legislative and compliance requirements.

### **COMMUNITY ENGAGEMENT:**

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

### **ATTACHMENTS:**

1.    Location plan [8.2.4.1 - 1 page]
2.    Development plans [8.2.4.2 - 3 pages]
3.    Submission [8.2.4.3 - 1 page]
4.    Minutes of discussion meeting [8.2.4.4 - 2 pages]

## MINUTE

**RESOLUTION NUMBER: ORD2022-382**

**MOVED: Cr K Burke    SECONDED: Cr M Hogan**

**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. 2022/378, 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 K Burke, Cr B Fry, Cr J Jennings, Cr G Hanger, Cr M Hogan, Cr I North, Cr A Smith and Cr R Taylor

Against the Motion - Nil

Absent - Nil

Abstain - Nil

## 8.2.5

### **BATHURST REGIONAL LOCAL ENVIRONMENTAL PLAN 2014 AMENDMENT – SCHEDULE 5 ENVIRONMENTAL HERITAGE**

**File No: 20.00344**

#### **RECOMMENDATION:**

That Council:

- a) adopt the Bathurst Regional Local Environmental Plan amendment as outlined in this report;
  - b) forward the Bathurst Regional Local Environmental Plan – Schedule 5 Environmental Heritage Planning Proposal to the NSW Department of Planning and Environment for gazettal;
  - c) notify those who lodged a submission of Council's decision; and
  - d) call a division.
- 

#### **REPORT:**

Council, at its meeting held 21 July 2021, resolved to prepare a Planning Proposal to update Schedule 5 - Environmental Heritage of Bathurst Regional Local Environmental Plan 2014 to include an additional 42 heritage items of local significance. Council is intending to add the items to the heritage list to ensure that each item's significance is recognised and they can be appropriately protected.

Council's Local Strategic Planning Statement (LSPS), known as Vision Bathurst 2040, specifically highlights the region's heritage as being of significant value and the LSPS identifies several actions to maintain and achieve appropriate heritage actions, including:

Action 10.1 Maintain an up-to-date Heritage Plan.

Action 10.3 Continue to review the extent of heritage conservation areas within the Bathurst Regional LGA and the identification of new heritage items.

The Bathurst Region Heritage Plan (2021 – 2025) includes actions in relation to protecting the region's heritage:

Action 2.2.1 Undertake regular review of the Local Environmental Plan in relation to listed heritage items and heritage conservation areas and heritage provisions to manage, protect and enhance our heritage buildings, streetscapes, vistas, natural environments, and objects.

Action 2.4.1 Continue to research and record information in relation to the Bathurst Region Heritage assets and update the State Heritage Inventory

database.

To support the actions of both Council's Local Strategic Planning Statement and the Bathurst Region Heritage Plan, Council staff have been developing a database of sites through site visits with Council's Heritage Advisor, BCAMS mapping and information from members of the public. As a result, a Planning Proposal has been prepared to update Schedule 5 - Environmental Heritage of Bathurst Regional Local Environmental Plan (LEP) 2014. The Planning Proposal, as exhibited, sought to list an additional 42 items as heritage items of local significance on the Bathurst Regional Local Environmental Plan 2014, including:

<b>Item Name</b>	<b>Address</b>	<b>Suburb</b>	<b>Proposed Item Number</b>
Milltown Public School (Former)	28-34 Bant Street	Bathurst	360
St Barnabas' Rectory	14 Brilliant Street	Bathurst	361
Mount View	183 Brilliant Street	Bathurst	362
Georgian Workers Terrace	93 Durham Street	Bathurst	363
Georgian Workers Terrace	95 Durham Street	Bathurst	363
Georgian Workers Terrace	97 Durham Street	Bathurst	363
Georgian Residence	99 Durham Street	Bathurst	364
Commercial Hotel	135 George Street	Bathurst	365
Messener House	137 George Street	Bathurst	366
Attached Residence	142 George Street	Bathurst	367
Attached Residence	144 George Street	Bathurst	367
Healy's General Store (Former)	153A Havannah Street	Bathurst	368
Victorian Residence	169 Havannah Street	Bathurst	369
Victorian Terrace	16 Henry Street	Bathurst	370
Victorian Terrace	18 Henry Street	Bathurst	370
Matron's Cottage (Former)	170 Howick Street	Bathurst	371
Residence	296 Howick Street	Bathurst	372
Clonlara	15 Keppel Street	Bathurst	373
Tattersalls Hotel	35 Keppel Street	Bathurst	374
Attached Residence	17 Morrisset Street	Bathurst	375
Attached Residence	19 Morrisset Street	Bathurst	375
Early Victorian Residence	79 Piper Street	Bathurst	376
Corner Shop and Residence	22 Rankin Street	Bathurst	377
Terrace Residences	24 Rankin Street	Bathurst	378
Terrace Residences	26 Rankin Street	Bathurst	378
Terrace Residences	28 Rankin Street	Bathurst	378
Corner Shop and Residence	140 Rankin Street	Bathurst	379
Werona	62 Rocket Street	Bathurst	380
Attached Residence	102 Russell Street	Bathurst	381
Attached Residence	104 Russell Street	Bathurst	381
Fintona	163 Russell Street	Bathurst	382
Victorian Cottage	58 Seymour Street	Bathurst	383
Attached Residence	144 Seymour Street	Bathurst	384
Attached Residence	146 Seymour Street	Bathurst	384
Victorian Cottage	168 Seymour Street	Bathurst	385

Commercial Building	124 William Street	Bathurst	386
Cambewarra	7 Cambewarra Court	Kelso	387
King William Inn (Former)	5-7 Lee Street	Kelso	388
Kelso Police Station and Lockup (former)	72 Sydney Road	Kelso	389
Victorian Cottage	126 Sydney Road	Kelso	390
Osborne	257 Freemantle Road	Mount Rankin	391
Wardell	1080 Trunkey Road	Perthville	392
St James Anglican Church	44 Christie Street	Raglan	393
Raglan Hall (And Former School)	58 Christie Street	Raglan	394
Residence	14 Melrose Avenue	Raglan	395
Sofala Police Station (Former)	7 Barkley Street	Sofala	396
Attached Residence	12 Busby Street	South Bathurst	397
Federation House	238 Havannah Street, Bathurst	South Bathurst	398
Federation House	8 Spencer Street	Bathurst	399
Chinese Pig Oven	Tambaroora Pig Oven	Tambaroora	400
	267 Grove Creek Road	Trunkey Creek	401
Former Scout Hall and Department of Works Office	18 Alamein Walk	West Bathurst	402

The update also includes the following amendments to existing heritage items:

Bathurst Uniting Church	State Significance	Bathurst	Item 78
Howards Bridge	Include Marker Tree	Duramana	Item 101
Chifley Memorial Park	Include Bust of Chifley	West Bathurst	Item 283

The Planning Proposal does not involve a review of the existing heritage items currently within Schedule 5 of the LEP.

The explanation document outlining the Planning Proposal as it was exhibited is provided at **Attachment 1**.

The Planning Proposal was exhibited for a period of 28 days from 5 September 2022 to 4 October 2022.

All property owners, relevant interest groups and agencies were notified of the Planning Proposal. As a result of the public exhibition period, five (5) submissions were received. A response from Heritage NSW was received after the exhibition period had closed which raised no objection to the Planning Proposal. No response has been received from Crown Lands. A copy of each of the submissions is provided at **Attachment 2**.

A summary of the submissions received and a recommended response to each submission is provided at **Attachment 3**.

Following the public exhibition process and consideration of the matters raised in the submissions, it is recommended that the following properties be excluded from the final list of new heritage items:

93 - 97 Durham Street, Bathurst (exhibited item 363)  
296 Howick Street, Bathurst (exhibited item 372)  
18 Alamein Walk, West Bathurst (exhibited item 402)

A copy of the final Planning Proposal (post public exhibition) recommended for adoption by Council is provided at **Attachment 4**. The final Planning Proposal recommends the listing of 39 new heritage items (47 properties in total).

Note that the final local environmental plan mapping that sits with the Planning Proposal is currently being finalised. The mapping is being updated to reflect the exclusion of the items mentioned above.

The Planning Proposal is consistent with the actions of Council's Local Strategic Planning Statement and Council's Heritage Plan. It is recommended that Council adopt the amendment to the Local Environmental Plan as outlined in this report.

## **FINANCIAL IMPLICATIONS**

Funding for this item is contained within existing budgets.

## **BATHURST COMMUNITY STRATEGIC PLAN – OBJECTIVES AND STRATEGIES:**

### **Objective 1: Our sense of place and identity.**

Strategy 1.2      Protect, enhance and promote the region's Non-Indigenous heritage assets and character.

## **COMMUNITY ENGAGEMENT:**

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

## **ATTACHMENTS:**

1. Explanation Document [8.2.5.1 - 8 pages]
2. Combined Submissions [8.2.5.2 - 44 pages]
3. Submission Summary [8.2.5.3 - 2 pages]
4. Planning Proposal [8.2.5.4 - 367 pages]

## MINUTE

**RESOLUTION NUMBER: ORD2022-383**

**MOVED: Cr I North SECONDED: Cr M Hogan**

**RESOLVED:**

That Council:

- a) adopt the Bathurst Regional Local Environmental Plan amendment as outlined in this report;
- b) forward the Bathurst Regional Local Environmental Plan – Schedule 5 Environmental Heritage Planning Proposal to the NSW Department of Planning and Environment for gazettal;
- c) notify those who lodged a submission of Council’s decision; and
- d) call a division.

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

**The result of the division was:**

In favour of the motion - Cr W Aubin, Cr K Burke, Cr B Fry, Cr J Jennings, Cr G Hanger, Cr M Hogan, Cr I North, Cr A Smith and Cr R Taylor

Against the Motion - Nil

Absent - Nil

Abstain - Nil

## **8.2.6**

## **2022 CAREERS EXPO**

**File No: 20.00305**

### **RECOMMENDATION:**

That the information be noted.

---

### **SUMMARY:**

Bathurst Jobs Expo was first held in 2014 with the aim of providing school students and job seekers direct access to employment providers and educational institutions, both locally based and statewide.

The name was changed to Bathurst Careers Expo in 2021 to better reflect the opportunities available in Bathurst for a career not just a job.

After COVID cancellations in 2020 and 2021, the 2022 Expo was held on Tuesday 9 August 2022. Along with a name change the event was also moved to the Charles Sturt University gymnasium, having outgrown BMEC in 2019.

### **REPORT:**

Bathurst Regional Council successfully held the 7<sup>th</sup> Bathurst Careers Expo on Tuesday 9 August 2022 at a new location, the Charles Sturt University gym.

Council once again partnered with the Central West Careers Advisors Association (CWCAA) and welcomed the continued major sponsorship of Charles Sturt University along with TAFE NSW as the support sponsor. B-Rock once again partnered with Council as the media sponsor.

After two cancellations in 2020 and 2021 due to COVID, exhibitors were welcomed in greater numbers to this year's Expo, with 75 registering for the event, up from 64 in 2019. The greater space offered by the new venue easily accommodated these additional exhibitors, with sufficient space to offer more booths in 2023.

The Expo was attended by all Bathurst Secondary Schools, with over 700 students having the opportunity to discuss their career/study options with the exhibitors. The number of job seekers was down on 2019, reflecting the current low unemployment rate in Bathurst and the wider Central West economy.

A jobs board was added this year to assist exhibitors find suitable job seekers and was well attended by those looking for a new career.

The Bathurst Careers Expo provides numerous social and economic benefits by:

1. Directly linking job seekers and school leavers to employment and career opportunities in the Bathurst Region and neighbouring areas.
2. Providing a mechanism for local businesses to advertise available roles, attract

- candidates and find the skills that they are looking for.
3. Helping to retain school leavers, CSU students and other skilled individuals within the Bathurst workforce.

Job seekers travelled from Orange, Mudgee, Oberon, Blayney, Portland and Lithgow to attend the event.

The exhibitors at the Expo represented a diverse range of businesses, educational institutions, government agencies and not-for-profit organisations from across NSW. These included Charles Sturt University, TAFE NSW, the Australian Defence Force, NSW Police, McDonalds, University of Wollongong, Bathurst Hospital, NAB, Glenray and Woolworths to name a few.

## **CONCLUSION:**

The 2022 Bathurst Careers Expo was the largest to date. The move to a new venue has allowed for the increase in exhibitor numbers in a space that is easily accessible by all members of the community.

The feedback from exhibitors was extremely positive with one commenting that this was the best run Expo he had been involved with. Planning for the 2023 Bathurst Careers Expo has commenced.

## **FINANCIAL IMPLICATIONS:**

Funding for this item is contained within existing budgets

## **BATHURST COMMUNITY STRATEGIC PLAN – OBJECTIVES AND STRATEGIES:**

### **Objective 2: A smart and vibrant economy.**

- |              |  |
|--------------|--|
| Strategy 2.1 | Support local business and industry.   |
| Strategy 2.2 | Grow local employment, investment and attract new businesses skills by nurturing and supporting entrepreneurs, partnerships and local skill development. |

## **COMMUNITY ENGAGEMENT:**

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

## **ATTACHMENTS:**

Nil

**MINUTE**

**RESOLUTION NUMBER: ORD2022-384**

**MOVED: Cr B Fry SECONDED: Cr M Hogan**

**RESOLVED:**

That the information be noted.

## **8.2.7            BIZMONTH 2022**

**File No:        20.00071**

### **RECOMMENDATION:**

That the information be noted.

---

### **SUMMARY:**

BizMonth commenced in 2015 as BizWeek and expanded to a month-long event in 2017 as interest in the event grew.

BizMonth is coordinated by Council in collaboration with the Bathurst Business Chamber.

After two years of disruption due to COVID, BizMonth 2022 returned to its traditional timeslot of September.

### **REPORT:**

This year's activities included many different styles of events ranging from lectures, working groups, forums and the highlight, the BizMonth Business Lunch.

A summary of the events conducted is as follows:

- BizMonth Launch Event
- Rotary Corporate Duck Race
- BizMonth Business Lunch
- Networking and Prosper Seminar
- Grant Writing Workshop

A full report on the campaign is provided at **Attachment 1**.

### **CONCLUSION:**

BizMonth provides the Bathurst community with the opportunity to celebrate and recognise the success of our local businesses in a collective campaign. The return of Bizmonth in 2022 was warmly welcomed with a series of successful events.

### **FINANCIAL IMPLICATIONS:**

Funding for this item is contained within existing budgets

## **BATHURST COMMUNITY STRATEGIC PLAN – OBJECTIVES AND STRATEGIES:**

**Objective 2: A smart and vibrant economy.**

- Strategy 2.1      Support local business and industry.  
Grow local employment, investment and attract new businesses skills  
Strategy 2.2      by nurturing and supporting entrepreneurs, partnerships and local skill  
development.  
Strategy 2.3      Develop Bathurst as a Smart City.

**Objective 4: Sustainable and balanced growth.**

- Strategy 4.1      Facilitate development in the region that considers the current and  
future needs of our community.

**Objective 5: Community health, safety and well being.**

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

**Objective 6: Community leadership and collaboration.**

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

**COMMUNITY ENGAGEMENT:**

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

**ATTACHMENTS:**

1. BizMonth Report 2022 [8.2.7.1 - 11 pages]

**MINUTE**

**RESOLUTION NUMBER: ORD2022-385**

**MOVED: Cr A Smith    SECONDED: Cr B Fry**

**RESOLVED:**

That the information be noted.

## 8.3 DIRECTOR CORPORATE SERVICES AND FINANCE'S REPORT

### 8.3.1 STATEMENT OF INVESTMENTS

**File No:** 16.00001

#### RECOMMENDATION:

That the information be noted.

---

#### REPORT:

\$96,230,000 was invested at 31 October 2022 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>
<b><u>Short Term 1 – 365 Days</u></b> (comprising Commercial Bills, Term Deposits, Debentures and Certificates of Deposits):			
National Australia Bank Limited	A-1+	\$10,500,000	1.11%
CBA	A-1+	\$22,500,000	3.21%
Suncorp	A-1	\$9,000,000	1.84%
AMP	A2	\$3,000,000	1.52%
Bank of Queensland Limited	A2	\$9,000,000	1.91%
Bendigo & Adelaide	A2	\$3,000,000	3.65%
IMB	A2	\$3,000,000	2.70%
Members Equity Bank	A2	\$3,000,000	1.57%
Maritime, Mining & Power Credit Union Ltd	ADI	\$1,500,000	3.82%
		<b>\$64,500,000</b>	<b>2.35%</b>
<b><u>Long Term &gt; 365 Days</u></b> (comprising Commercial Bills, Term Deposits, Debentures and Bonds):			
National Australia Bank Limited	A-1+	\$12,000,000	1.11%
		<b>\$76,500,000</b>	
<b><u>Long Term &gt; 365 Days</u></b> (comprising Commercial Bills, Term Deposits, Debentures and Bonds):			
<b><u>Floating Rate Term Deposits</u></b>			
Westpac Coupon Select 2	AA-	\$1,500,000	4.50%
Westpac Fixed Term deposit	AA-	\$1,500,000	1.25%
Westpac Green Tailored Deposit	AA-	\$1,500,000	1.20%
Maritime Mining & Power Credit Union Ltd	ADI	\$1,230,000	1.20%
		<b>\$5,730,000</b>	<b>2.08%</b>
<b><u>Floating Rate Notes</u></b>			
CBA Green	AA-	\$1,500,000	2.15%
Commonwealth Bank of Aust 2	AA-	\$500,000	3.23%

National Australia Bank	AA-	\$700,000	1.90%
National Australia Bank 1	AA-	\$1,200,000	2.80%
National Australia Bank 2	AA-	\$1,000,000	3.37%
HSBC Sydney	AA-	\$1,500,000	3.85%
Westpac	AA-	\$1,000,000	3.40%
Macquarie Bank	A+	\$1,500,000	3.09%
UBS AG Australian	A+	\$650,000	3.96%
Suncorp Metway Ltd	A+	\$500,000	2.84%
Suncorp Metway Ltd	A+	\$1,550,000	3.23%
Suncorp Metway Ltd	A+	\$500,000	3.28%
Sumitomo Mitsui Banking Corp	A	\$1,000,000	3.69%
Bendigo & Adelaide Ltd 4	BBB+	\$900,000	3.01%
		<b>\$14,000,000</b>	<b>3.13%</b>

<b>Total Investments</b>		<b>\$96,230,000</b>	<b>2.15%</b>
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***These funds were held as follows:***

Reserves Total (includes unexpended loan funds)	\$49,637,066
Grants held for specific purposes	\$1,198,308
Section 7.11 Funds held for specific purposes	\$45,394,626
Unrestricted Investments	0
<b>Total Investments</b>	<b>\$96,230,000</b>

<b>Total Interest Revenue to 31 October 2022</b>	<b>699,504.80</b>	<b>2.15%</b>
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**A Jones**  
Responsible Accounting Officer

## FINANCIAL IMPLICATIONS:

There are no financial implications resulting from this report.

## BATHURST COMMUNITY STRATEGIC PLAN – OBJECTIVES AND STRATEGIES:

### Objective 6: Community leadership and collaboration.

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

## COMMUNITY ENGAGEMENT:

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

## ATTACHMENTS:

1. Investments 30 October 2022 [8.3.1.1 - 2 pages]

**MINUTE**

**RESOLUTION NUMBER: ORD2022-386**

**MOVED: Cr W Aubin SECONDED: Cr J Jennings**

**RESOLVED:**

That the information be noted.

### 8.3.2

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

**File No:** 16.00187

### RECOMMENDATION:

That the information be noted.

---

### REPORT:

Bathurst Regional Council has in place the Our Region Our Future Community Strategic Plan which aims to inform the community about the major directions and programs Council is undertaking in shaping the future of the Bathurst Region. These directions are summarised as objectives and strategies in the Community Strategic Plan which was adopted by Council on 15 June 2022. The Plan is available for viewing at the council offices at 158 Russell Street or can be downloaded from the Public Documents section of Council's website, [www.bathurst.nsw.gov.au/council/plans-policies/community-strategic-plan](http://www.bathurst.nsw.gov.au/council/plans-policies/community-strategic-plan). A listing of the Objectives and Strategies from the Community Strategic Plan can be found within the Plan commencing from page 18.

At **attachment 1** is an update of Council's progress towards achieving the Strategies and Objectives for the 2022-2026 Delivery Plan and the Annual Operational Plan 2022-2023. The Local Government (General) Regulation 2005 has been amended by inserting clause 413A to make it the duty of the General Manager to give timely information to Councillors about any fines or penalty notices from agencies such as the Australian Taxation Office, the Roads and Maritime Services or the Environment Protection Authority, or where a court or tribunal makes a costs order against a council. Fines or penalty notices this month - Refer to **attachment 1**.

### FINANCIAL IMPLICATIONS:

Nil

### BATHURST COMMUNITY STRATEGIC PLAN – OBJECTIVES AND STRATEGIES:

**Objective 6: Community leadership and collaboration.**

Strategy 6.4 Meet legislative and compliance requirements.

### COMMUNITY ENGAGEMENT:

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

### ATTACHMENTS:

1. Operational Plan Review Oct 2022 [8.3.2.1 - 65 pages]

**MINUTE**

**RESOLUTION NUMBER: ORD2022-387**

**MOVED: Cr I North SECONDED: Cr M Hogan**

**RESOLVED:**

That the information be noted.

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

**File No: 18.00004**

#### **RECOMMENDATION:**

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

---

#### **REPORT:**

At **attachment 1** is a list of Sundry Section 356 Donations, Bathurst Memorial Entertainment Centre Community Use Subsidies and Mount Panorama Fee Subsidies granted by Council for the period ending 31 October 2022 including a report on annual Rental Subsidies granted by Council.

#### **FINANCIAL IMPLICATIONS:**

Council's Sundry Section 356 Donations and Bathurst Memorial Entertainment Centre Community Use Subsidies and Mount Panorama Fee Subsidies are included in the current budget, which currently have a balance as follows:

Section 356:	\$ 17,993.52 **
BMEC Community use:	\$ 189.46
Mount Panorama:	\$ 30,000.00

\*\* The above amount includes donations already committed but not yet paid. After allowing for the committed donations the remaining balance is \$17,993.52.

#### **BATHURST COMMUNITY STRATEGIC PLAN – OBJECTIVES AND STRATEGIES:**

**Objective 6: Community leadership and collaboration.**

Strategy 6.4 Meet legislative and compliance requirements.

#### **COMMUNITY ENGAGEMENT:**

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

#### **ATTACHMENTS:**

1. 356 Council Report Oct 2022 [**8.3.3.1** - 2 pages]

**MINUTE**

**RESOLUTION NUMBER: ORD2022-388**

**MOVED: Cr A Smith SECONDED: Cr K Burke**

**RESOLVED:**

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

### 8.3.4 POWER OF ATTORNEY

**File No:** 11.00007

#### **RECOMMENDATION:**

That the information be noted.

---

#### **REPORT:**

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

<b>Purchaser</b>	<b>Address</b>	<b>Lot &amp; DP</b>	<b>Agreement Type</b>
St John Ambulance	58 Christie St Raglan	Lot 193 DP821845	Owners Consent
Eglinton District Tennis Club	32 Park St Eglinton	Part Lot 72 DP1136842	Sporting License Agreement
D. Crum, B. Harvey, G. Mortimer	16 Windsock Way	Lot 12 DP1041715	Client Authorisation

#### **General Items**

Nil

#### **FINANCIAL IMPLICATIONS:**

Nil

#### **BATHURST COMMUNITY STRATEGIC PLAN – OBJECTIVES AND STRATEGIES:**

##### **Objective 4: Sustainable and balanced growth.**

Strategy 4.6 Plan for, assess and regulate development activity.

#### **COMMUNITY ENGAGEMENT:**

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

#### **ATTACHMENTS:**

Nil

**MINUTE**

**RESOLUTION NUMBER: ORD2022-389**

**MOVED: Cr I North SECONDED: Cr M Hogan**

**RESOLVED:**

That the information be noted.

### **8.3.5                      TRANSFER OF COMMUNICATIONS LEASES – MULTIPLE SITES**

**File No:                      22.00041**

#### **RECOMMENDATION:**

That Council approves the transfer of Communications Leases from Optus Mobile Pty Ltd to Australia Tower Network for the following sites:

- a) part Lot 1 DP234893, Water Reservoir, Boundary Road, Mitchell
- b) part Lot 1 DP774489, 230 Howick Street, Bathurst (two leases)
- c) part Lot 211 DP748686, Water Reservoir, Great Western Highway, Raglan
- d) part Lot A DP398238, Pit Straight, Mount Panorama
- e) part Lot 2 DP1140980, Walmer Park, Bradwardine Road, Windradyne

as detailed in the report.

---

#### **REPORT:**

Council has received correspondence from Optus Mobile Pty Ltd advising that a sister company, Australia Tower Network (ATN), has been established and that Optus are commencing the transfer of site assets and assignment of all relevant leases and licenses to ATN.

Optus currently has several leases with Council, and a Deed of Assignment will need to be executed on the following sites:

- a) part Lot 1 DP234893, Water Reservoir, Boundary Road, Mitchell
- b) part Lot 1 DP774489 , 230 Howick Street, Bathurst (two leases)
- c) part Lot 211 DP748686, Water Reservoir, Great Western Highway, Raglan
- d) part Lot A DP398238, Pit Straight, Mount Panorama
- e) part Lot 2 DP1140980, Walmer Park, Bradwardine Road, Windradyne

Council has had a Deed of Assignment drafted that brings to affect the assignment of existing leases from Optus Mobile Pty Ltd to Australia Tower Network Pty Ltd. It is noted that the terms of the existing leases remain in force, and are not proposed to be amended by this assignment.

It is recommended that Council approve the transfer of the existing leases as identified above from Optus Mobile Pty Ltd to Australia Tower Network Pty Ltd.

#### **FINANCIAL IMPLICATIONS:**

Nil

## **BATHURST COMMUNITY STRATEGIC PLAN – OBJECTIVES AND STRATEGIES:**

### **Objective 6: Community leadership and collaboration.**

Strategy 6.4      Meet legislative and compliance requirements.

## **COMMUNITY ENGAGEMENT:**

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

## **ATTACHMENTS:**

Nil

## **MINUTE**

**RESOLUTION NUMBER: ORD2022-390**

**MOVED: Cr W Aubin   SECONDED: Cr A Smith**

### **RESOLVED:**

That Council approves the transfer of Communications Leases from Optus Mobile Pty Ltd to Australia Tower Network for the following sites:

- a) part Lot 1 DP234893, Water Reservoir, Boundary Road, Mitchell
- b) part Lot 1 DP774489, 230 Howick Street, Bathurst (two leases)
- c) part Lot 211 DP748686, Water Reservoir, Great Western Highway, Raglan
- d) part Lot A DP398238, Pit Straight, Mount Panorama
- e) part Lot 2 DP1140980, Walmer Park, Bradwardine Road, Windradyne as detailed in the report.

### 8.3.6

## ANNUAL FINANCIAL STATEMENTS 2022

**File No:** 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 2022.

In accordance with Section 418 (3) the audited Financial Statements and the Auditor's Reports for the year ending 30 June 2022 are presented to Council, shown at attachment 1.

In accordance with Section 420 of the Local Government Act, the public are invited to make submissions on the Audited Financial Statements until 4 pm on Friday, 25 November 2022.

### FINANCIAL IMPLICATIONS:

There are no financial implications resulting from this report.

### BATHURST COMMUNITY STRATEGIC PLAN – OBJECTIVES AND STRATEGIES:

#### Objective 6: Community leadership and collaboration.

- |              |   |
|--------------|---|
| Strategy 6.1 | Communicate and engage with the community, government and business groups on important matters affecting the Bathurst region. |
| Strategy 6.4 | Meet legislative and compliance requirements.   |
| Strategy 6.6 | Manage our money and our assets to be sustainable now and into the future.  |

### COMMUNITY ENGAGEMENT:

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

### ATTACHMENTS:

1. Bathurst Regional Council – Financial Statements – 2021-22 [8.3.6.1 - 110 pages]

**MINUTE**

**RESOLUTION NUMBER: ORD2022-391**

**MOVED: Cr M Hogan SECONDED: Cr K Burke**

**RESOLVED:**

That the information be noted.

### **8.3.7 INCLUSION OF WIRADJURI COUNTRY IN COUNCIL'S ADDRESS**

**File No: 11.00025**

#### **RECOMMENDATION:**

That Council include "Wiradjuri Country" in Council's postal address block, as detailed within this report.

---

#### **REPORT:**

Council has received a request to include "Wiradjuri Country" in Council's postal address block. For example, Council's address would appear as follows:

Bathurst Regional Council  
Wiradjuri Country  
Private Mail Bag 17  
BATHURST NSW 2795

In considering this request, feedback has been sought from our local Indigenous groups on this inclusion. Of the three groups, one provided their support, one made the request, and the remaining has not responded and thus it is assumed that they have no objections. The request for feedback provided that if no response was provided, then it will be assumed they have no objections to the proposal.

Information has also been obtained from Australia Post which supports the inclusion as presented in the example provided above.

Should Council resolve in accordance with the recommendation of this report, this inclusion will be introduced as soon as practicable, and after existing pre-printed base stock has been exhausted.

#### **FINANCIAL IMPLICATIONS:**

Nil

#### **BATHURST COMMUNITY STRATEGIC PLAN – OBJECTIVES AND STRATEGIES:**

##### **Objective 1: Our sense of place and identity.**

- |              |   |
|--------------|---|
| Strategy 1.2 | Protect, enhance and promote the region's Non-Indigenous heritage assets and character. |
| Strategy 1.3 | Enhance the cultural vitality of the region.  |

#### **COMMUNITY ENGAGEMENT:**

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

**ATTACHMENTS:**

Nil

**MINUTE**

**RESOLUTION NUMBER: ORD2022-392**

**MOVED: Cr B Fry   SECONDED: Cr K Burke**

**RESOLVED:**

That Council include "Wiradjuri Country" in Council's postal address block, as detailed within this report.

Cr Warren Aubin moved an amendment "That Council include "Wiradjuri Country" and "Home of Motorsport" in Council's postal address block, as detailed within this report" As the Amendment did not receive a seconder the Amendment lapsed.

## 8.4 DIRECTOR ENGINEERING SERVICES' REPORT

### 8.4.1 PROPOSED LAND ACQUISITION - PART LOT 2 IN DP1075169 - TARANA ROAD, GEMALLA

**File No:** 25.00290

#### RECOMMENDATION:

That Council:

- a) Approve the proposed acquisition of part of Lot 2 in DP1075169 at Tarana Road, Gemalla, for road widening purposes.
- b) Approve the proposed actions as outlined in the Director Engineering Services' report.

---

#### REPORT:

Council is proposing to replace the Tarana Road bridge over Eusdale Creek at Gemalla under the Federal Government's Bridges Renewal Program.

The project will include the realignment of road approaches to the new bridge, necessitating the acquisition of approximately 1,300m<sup>2</sup> of land from Lot 2 in DP1075169. The proposed acquisition area, as indicated in **attachment 1** is subject to survey by a registered surveyor.

The landowners impacted by the proposed works have been consulted and have provided their consent to proceed, subject to Council's approval of the following actions, to be documented in a deed of agreement between Council and the landowners.

The conditions consented to include that Council:

- 1) Engage a registered surveyor to undertake a formal survey and prepare a suitable plan for registration at NSW Land Registry Services.
- 2) Negotiate compensation with the landowner for lost land, pursuant to the Land Acquisition (Just Terms Compensation) Act 1991.
- 3) Arrange for fencing along the new boundary as required.
- 4) Pay the landowner's reasonable legal costs and bank consent fees.

These conditions are considered reasonable, and it is recommended that Council proceed accordingly.

## **FINANCIAL IMPLICATIONS:**

The cost of acquiring the land including survey, legal and compensation costs is estimated at \$20,000.00. Funding for this item is contained within existing budgets.

## **BATHURST COMMUNITY STRATEGIC PLAN – OBJECTIVES AND STRATEGIES:**

### **Objective 4: Sustainable and balanced growth.**

Strategy 4.2      Provide safe and efficient road, cycleway and pathway networks to improve accessibility.

## **COMMUNITY ENGAGEMENT:**

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

## **ATTACHMENTS:**

1. Plan Showing Proposed Acquisition [8.4.1.1 - 1 page]

## **MINUTE**

**RESOLUTION NUMBER: ORD2022-393**

**MOVED: Cr K Burke    SECONDED: Cr M Hogan**

### **RESOLVED:**

That Council:

- a) Approve the proposed acquisition of part of Lot 2 in DP1075169 at Tarana Road, Gemalla, for road widening purposes.
- b) Approve the proposed actions as outlined in the Director Engineering Services' report.

## **8.4.2 PROPOSED ROAD OPENING AND ROAD CLOSURE - LOT 30 IN DP755805 - MOUNT HOMER ROAD, YETHOLME**

**File No: 25.00637**

### **RECOMMENDATION:**

That Council:

- a) Approve the proposed widening / opening of Mount Homer Road affecting Lot 30 in DP755805 at Yetholme and dedicate the road to the public.
- b)
- c) Approve the partial closure of Mount Homer Road, Yetholme and following closure, transfer the land to the owner of Lot 30 in DP755805.
- d)
- e) Approve the terms proposed as detailed in the Director Engineering Services' report.

---

### **REPORT:**

The owner of Lot 30 in DP755805 at Yetholme (the applicant) has engaged with staff from the Council's Engineering and Planning departments about a proposal to subdivide their property into two lots. As part of the proposed subdivision, the applicant wishes to use the existing fence line either side of the constructed position of Mount Homer Road as the approximate position of the new boundary.

An assessment of the site has revealed that only part of Mount Homer Road has been constructed within the dedicated road reserve. To correct the public record, it is proposed that where the road has been constructed outside the dedicated road reserve, that the land be acquired by incorporating these sections of road in the proposed plan of subdivision and dedicating the land to the public as public road pursuant to Section 9 of the Roads Act 1993.

Where no road construction has been undertaken within the dedicated road reserve in the vicinity of Lot 30, it is proposed that this section of road reserve be formally closed in accordance with the requirements of Part 4, Division 3 of the Roads Act 1993 and that the land be given to the applicant in accordance with Section 44 of the Roads Act 1993 as compensation for the acquired land.

The areas of the proposed road opening and road closure are shown in **attachment 1**.

It is proposed that Council enters into an agreement with the applicant, the terms of which will include details about the land swap and the applicant being responsible for all survey work. The applicant will be required to meet all costs associated with the road closure and the subdivision, including survey and legal costs.

It is therefore recommended that Council:

- 1) Approves the proposed widening / opening of Mount Homer Road affecting Lot 30 in DP755805 at Yetholme and dedicate the road to the public.
- 2) Approves the partial closure of Mount Homer Road, Yetholme and following closure, transfer the land to the owner of Lot 30 in DP755805.
- 3) Approves the terms proposed as detailed in the Director Engineering Services' report.

## **FINANCIAL IMPLICATIONS:**

Should Council support the recommendation then there are no financial implications to Council.

## **BATHURST COMMUNITY STRATEGIC PLAN – OBJECTIVES AND STRATEGIES:**

### **Objective 4: Sustainable and balanced growth.**

Strategy 4.2      Provide safe and efficient road, cycleway and pathway networks to improve accessibility.

## **COMMUNITY ENGAGEMENT:**

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

## **ATTACHMENTS:**

1. Plan Showing Proposed Changes [8.4.2.1 - 1 page]

## **MINUTE**

**RESOLUTION NUMBER: ORD2022-394**

**MOVED: Cr I North    SECONDED: Cr A Smith**

### **RESOLVED:**

That Council:

- a) Approve the proposed widening / opening of Mount Homer Road affecting Lot 30 in DP755805 at Yetholme and dedicate the road to the public.
- b) Approve the partial closure of Mount Homer Road, Yetholme and following closure, transfer the land to the owner of Lot 30 in DP755805.
- c) Approve the terms proposed as detailed in the Director Engineering Services' report.

## 8.4.3 WATER SUPPLY UPDATE

**File No:** 32.00017

### **RECOMMENDATION:**

That the information be noted.

---

### **REPORT:**

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

As at Tuesday 1 November 2022, Chifley Dam was at 108.6%, with 32,675ML in storage. Refer **attachment 1** for a graph of Chifley Dam storage levels. Chifley Dam has been at capacity or overflowing for more than 25 months.

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

Winburndale Dam was at 95.4% on Tuesday 1 November 2022 and overflowed later that day. The level is 0.38m below the crest level and there is 1,622ML in storage.

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

In Bathurst, the estimated residential water usage varies from week to week but remains around the target for Level 6 water restrictions. Over the last 4 weeks, the average estimated residential water usage is 9.7ML/d. Refer **attachment 2** for details of consumption.

### **FINANCIAL IMPLICATIONS:**

Nil

### **BATHURST COMMUNITY STRATEGIC PLAN – OBJECTIVES AND STRATEGIES:**

**Objective 3: Environmental stewardship.**

Strategy 3.2 Develop Bathurst as a Smart City.

### **COMMUNITY ENGAGEMENT:**

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

### **ATTACHMENTS:**

1. Chifley Dam Monthly Storage graph- November [8.4.3.1 - 1 page]
2. Estimated Residential Water Usage graph- November [8.4.3.2 - 1 page]

**MINUTE**

**RESOLUTION NUMBER: ORD2022-395**

**MOVED: Cr B Fry SECONDED: Cr I North**

**RESOLVED:**

That the information be noted.

#### 8.4.4

### POTENTIAL TRANSFER OF CROWN ROAD TO COUNCIL OWNERSHIP - WATTLE FLAT

**File No:** 25.00161

#### RECOMMENDATION:

For determination by the Council.

---

#### REPORT:

Council has received a request from the owners of four properties at Wattle Flat for Council to take control of a portion of unconstructed Crown Road. A meeting was held with these owners to discuss their concerns. Please refer **attachment 1** for minutes of the meeting held, **attachment 2** for location of the Crown Road, and subsequent correspondence at **attachment 3**.

Since the amalgamation of Evans Shire and Bathurst City Councils, Bathurst Regional Council has reviewed road status within the villages, with Crown roads taken over by Council where they serve 3 or more residential properties and are within the Village Boundary (identified by Planning Zone RU5 / R5). In this particular case, the Crown Road is outside of the village boundary, which is why it was not transferred in the previous review.

Councillors are well aware of the asset backlog and the current funding pressures on the Annual Operating Plan to fund essential maintenance of assets under Council ownership. It is important to note that upon transfer of the Crown Road to Council, financial assistance will not be provided by the NSW State Government to bring this road to a suitable and acceptable standard, should Council resolve to take the Crown Road into its control. In addition, the "as-built" location of the road is not within the "paper" position, which in the future potentially will result in additional legal and acquisition costs to the Council to correct.

Council has two options available for consideration, as follows:-

##### Option 1

*That Council not take over the Crown Road.*

Financial implications of this option – NIL.

##### Option 2

*That Council seek transfer of the portion of Crown Road identified into its ownership.*

Should Council seek to take ownership of the Crown Road, initial costs to bring the road to an acceptable standard is estimated to be \$75,000, with ongoing annual maintenance costs of \$5,000. Council will need to determine a funding source for these costs should this option be adopted.

## **FINANCIAL IMPLICATIONS:**

Should Council support Option 1, the recommendation then there are no financial implications to Council.

Should Council support Option 2, Council will need to determine a suitable funding source.

## **BATHURST COMMUNITY STRATEGIC PLAN – OBJECTIVES AND STRATEGIES:**

### **Objective 3: Environmental stewardship.**

Strategy 3.3      Minimise the City's environmental footprint, live more sustainably and use resources more wisely.

### **Objective 4: Sustainable and balanced growth.**

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

### **Objective 6: Community leadership and collaboration.**

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

Strategy 6.6      Manage our money and our assets to be sustainable now and into the future.

## **COMMUNITY ENGAGEMENT:**

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

## **ATTACHMENTS:**

1. File note from Meeting 28 September 2022 [**8.4.4.1** - 1 page]
2. Location of Crown Road [**8.4.4.2** - 1 page]
3. Attachment 3 Letter Wattle Flat [**8.4.4.3** - 4 pages]

## **MINUTE**

**RESOLUTION NUMBER: ORD2022-396**

**MOVED: Cr G Hanger   SECONDED: Cr I North**

## **RESOLVED:**

That Council defer consideration of this item until after the matter has been discussed at a future working party.

## **8.5 DIRECTOR CULTURAL AND COMMUNITY SERVICES' REPORT**

### **8.5.1 BATHURST REGIONAL YOUTH COUNCIL - OCTOBER MENTAL HEALTH MONTH INITIATIVE**

**File No: 11.00020**

#### **RECOMMENDATION:**

That the information be noted.

---

#### **REPORT:**

The Bathurst Youth Instagram page was launched in September 2022 following requests from the Bathurst Regional Youth Council. The Instagram page was created in response to the Youth Council's belief that Instagram has become the most relevant social media channel for communicating with young people.

The Bathurst Regional Youth Council acknowledged Mental Health Month throughout October 2022 by posting images and videos on the Bathurst Youth Instagram page with tips about how to look after your mental health.

As part of the Youth Council's Mental Health Month initiative, the Youth Council partnered with headspace Bathurst to promote healthy minds and lifestyles through an Instagram takeover.

For a 24-hour period commencing on Thursday 27 October, headspace took over the Bathurst Youth Instagram page to answer questions via video messages on managing mental health.

The focus of the project included coping strategies, day-to-day life, psychoeducation, what anxiety and depression feel like, normalising feelings, how to access help, how to help friends, exam stress and explanation of therapies.

The Youth Council will continue to share relevant, informative information through their Instagram page with the aim of benefitting young people in the Bathurst region.

#### **FINANCIAL IMPLICATIONS:**

There are no financial implications resulting from this report.

#### **BATHURST COMMUNITY STRATEGIC PLAN – OBJECTIVES AND STRATEGIES:**

**Objective 4: Sustainable and balanced growth.**

Strategy 4.1 Facilitate development in the region that considers the current and future needs of our community.

**Objective 5: Community health, safety and well being.**

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

Strategy 5.4 Make our public places safe and welcoming.

**Objective 6: Community leadership and collaboration.**

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

**COMMUNITY ENGAGEMENT:**

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

**ATTACHMENTS:**

Nil

**MINUTE**

**RESOLUTION NUMBER: ORD2022-397**

**MOVED: Cr B Fry SECONDED: Cr K Burke**

**RESOLVED:**

That the information be noted.

## 8.5.2 NATIONAL MOTOR RACING MUSEUM - REPCO BATHURST 1000, 1-10 OCTOBER 2022 - ACTIVITY REPORT

**File No: 21.00005**

### **RECOMMENDATION:**

That the information be noted.

---

The 2022 Repco Bathurst 1000 was a very successful event for the National Motor Racing Museum.

In keeping with excellent attendance figures for the overall event, the NMRM saw an 163% increase in museum visitation over 2021 figures from 1 October to 10 October, with a total of 5,510 visitors. Retail sales, excluding entry fee revenue, during this period were also up over the same time as follows:

<b>Year</b>	<b>Retail Total</b>	<b>2022 % Increase</b>
2022	\$50,869.36	N/A
2021	\$23,065.80	121% (some COVID-19)
2020	\$8,896.15	472% (COVID-19)
2019	\$35,094.90	45%
2018	\$38,411.65	32%

For the 2022 event, a special exhibition focusing on the 100<sup>th</sup> Anniversary of Repco was developed in conjunction with Repco, and this project was intended to complement the Repco Garage and Track Store activations in the Harris Park precinct. Significant promotion of the Repco exhibition through various social media channels was complemented by specialist media coverage, with great response to the exhibition content.

This exhibition will be ongoing until January 2023, and further promotion will aim to continue to grow Museum visitation in response to this content, including display vehicle changes planned during the life of this exhibition.

The cars displayed during race week in this exhibition are as follows:

- 1966 Brabham BT-19 Formula 1 car – loan
- 1968 Matich SR4 Sports Car – loan
- 1976 Matich A53 Formula 5000 car - loan
- 1976 L34 Torana – loan
- 1975 HDT Torana Sports Sedan - loan
- 1979 HDT Repco trial Commodore – loan
- 1995 Chevrolet Monte Carlo NASCAR - loan
- 2000 VT Commodore – loan

Additionally, the NMRM Museum Coordinator was able to utilise the event period to

develop relationships with teams, media and other organisations with a view to future collaborations for museum development and exhibition content. Organisations and individuals included Supercars, Repco, General Motors Specialty Vehicles, PremiAir Racing, Brad Jones Racing, Matt Chahda Motorsport, Caltex Australia, Chevron Publishing, V8 Sleuth, Authentic Collectables, Biant Model Cars, AME Management, Speedcafe, and several collectors and vehicle owners.

#### Social Media Engagement

- NMRM Facebook posts had a reach of 965,380 during the race week period, with 782 new page likes gained, and a reach of 1,737,080 and 1,458 new page likes during the 28-day period to 10 October 2022.

Other activities relating to the NMRM during the race period included:

- One (1) car on display during the Super Wednesday event in the Bathurst CBD 5 Oct.
- NMRM branding on the Legendary Moments Dinner held at Rydges on 6 Oct.
- NMRM hosted a sell-out V8 Sleuth Open Night event – 200 guests for a Q & A format evening with Greg Murphy on 6 Oct.
- After hours tour for winners of Ultimate Motorsport Prize raffle coordinated by Speedcafe.com
- NMRM loan vehicle (1972 Torana XU-1) in Supercars Hino Hub studio.
- NMRM Mini Cooper in Bathurst Library during lead up period and race weekend.

#### Media engagements

- Excellent coverage of Repco exhibition content via Supercars media, Repco Garage web and social media, V8Sleuth.com.au, Chevron/Australian Muscle Car Magazine social media and theracertorque.com.
- Radio interviews on 2BS during lead up and race week
- GM PR filming with Craig Lowndes and Bev Brock which was circulated via GMSV Motorsport and Supercars social media channels and included in weekend television broadcast packages
- Supercars Media feature story during telecast with Neil Crompton and Brad Jones in NMRM with 1972 Torana (NMRM loan vehicle)

### **FINANCIAL IMPLICATIONS:**

Funding for this item is contained within existing budgets

### **BATHURST COMMUNITY STRATEGIC PLAN – OBJECTIVES AND STRATEGIES:**

#### **Objective 1: Our sense of place and identity.**

Strategy 1.3 Enhance the cultural vitality of the region.

#### **Objective 2: A smart and vibrant economy.**

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

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

## **COMMUNITY ENGAGEMENT:**

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

## **ATTACHMENTS:**

Nil

## **MINUTE**

**RESOLUTION NUMBER: ORD2022-398**

**MOVED: Cr A Smith   SECONDED: Cr B Fry**

## **RESOLVED:**

That the information be noted.

### 8.5.3 2022/2023 RURAL VILLAGE IMPROVEMENT PROGRAM - UPDATE

**File No: 16.00104**

#### **MINUTE**

**RESOLUTION NUMBER: ORD2022-399**

**MOVED: Cr B Fry SECONDED: Cr I North**

#### **RESOLVED:**

That Council further distribute the 2022/2022 Rural Village Improvement Program funding as follows:

<b>Name of Association</b>	<b>Project Requested</b>	<b>Total Requested</b>
Hill End & District Volunteer Bushfire Brigade	Purchase and install lockers for community use	\$2,850
Trunkey Creek Progress Association	Purchase and install sport net and posts for use on sportsground	\$2,850
TOTAL AMOUNT		\$5,700.00

## **9 REPORTS OF OTHER COMMITTEES**

### **9.1 TRAFFIC COMMITTEE REPORT - 1 NOVEMBER 2022**

**File No: 07.00006**

#### **MINUTE**

**RESOLUTION NUMBER: ORD2022-400**

**MOVED: Cr B Fry SECONDED: Cr A Smith**

#### **RESOLVED:**

That the recommendations of the Traffic Committee Meeting of Bathurst Regional Council held on 1 November 2022 be adopted.

## 10 NOTICES OF MOTION

### 10.1 COUNCILLOR FRY - NSW DPIE MACQUARIE - CASTLEREAGH DRAFT WATER STRATEGY SUBMISSION

**File No:** 11.00004

#### RECOMMENDATION:

That Council make an independent submission to the NSW Department of Planning and Environment's draft Macquarie-Castlereagh Water Strategy, stating:

1. That Bathurst's water security risk is Very High,
2. The need for further infrastructural upgrades to increase secure yield of the Bathurst city proper, including:
  - i. the delivery of a replacement pipeline from Winburndale Dam to Bathurst Water Treatment Plant,
  - ii. stage II of the Stormwater Harvesting Scheme, and
  - iii. the investigation of a new dam within the Upper Macquarie system.
3. That the NSW government should investigate the use of water from the Fish and Cocks' River systems to boost yield,
4. That the NSW government should investigate options around water sharing and related infrastructure from the Lachlan Valley.
5. Should the NSW government give consideration for the alteration of environmental water releases from any water source, that it also consider the impact upon; environmental, landholder, critical human needs and water infrastructure.
6. That the NSW government look to increase requirements for water-saving technologies and requirements through the Building Sustainability Index.

---

#### REPORT:

Councillor Fry submitted the following Notice of Motion in relation to the NSW DPIE Macquarie – Castlereagh Draft Water Strategy Submissions.

Bathurst Regional Council has the opportunity to submit feedback on the NSW Department of Planning and Environment's draft Macquarie- Castlereagh Water Strategy. The NSW Government is preparing the regional water strategy that relates to the Upper Macquarie catchment, which brings together the best and latest climate evidence with a wide range of tools and solutions to plan and manage our region's water needs over the next 20 to 40 years. Key topics that have already emerged during the first consultation exercise on this draft include groundwater, climate and modelling, Aboriginal knowledge and cultural heritage, entitlement reliability and risk management, new and existing infrastructure, water security, and environmental and ecosystem health - the latter three being the most topical and relevant to the Upper Macquarie Catchment at this time. The region in which the Macquarie-Castlereagh strategy covers is growing. Over the next 20 years, the region's population is expected to increase by about 10%. Bathurst's identification as a key growth city, combined with the recent record-low inflow events

experienced, means we must plan and deliver appropriate infrastructure and water policies to suit that growth. While a CNSWJO submission has been made, Bathurst Regional Council should make a more granular, detailed submission, outlining our priorities in these spaces. The motion aims to form and submit our position on 6 main points that speak to the strategy and its contents: Point 1 speaks to Council's self-recognition of its vulnerability in the water security environment. Points 2i and 2ii speak to existing funded, or partly-funded projects that can have a short term impact on increasing Bathurst's secure yield. Points 2iii and 4 encourage the NSW government's investigation of new dams and relevant infrastructure in the region, that could boost Bathurst's water supply in the mid-long term. Points 3, 5 and 6 speak to the legislation/policies that; could help boost secure yield in dry times, acknowledge the Bathurst region's agricultural and environmental stakeholders on regional and rural riparian systems, and the development of higher standards in BASIX systems that would require more water-efficient house design requirements in the Macquarie-Castlereagh system, respectively.

## **ATTACHMENTS:**

Nil

**The item was withdrawn.**

**10.2**

**COUNCILLOR JENNINGS - REQUEST UPDATE  
OF BATHURST BYPASS**

**File No: 11.00004**

**RECOMMENDATION:**

That Council be updated on progress of the Bathurst Bypass project at the December Ordinary Meeting (2022).

---

**REPORT:**

Councillor Jennings submitted the following Notice of Motion in relation to the Bathurst Bypass.

**MOTION:**

That Council be updated on progress of the Bathurst Bypass project at the December Ordinary Meeting (2022)

**ATTACHMENTS:**

Nil

**MINUTE**

**RESOLUTION NUMBER: ORD2022-401**

**MOVED: Cr J Jennings SECONDED: Cr A Smith**

**RESOLVED:**

That Council be updated on progress of the Bathurst Bypass project at the December Ordinary Meeting (2022).

## 11 COUNCILLORS / DELEGATES REPORTS

### 11.1 MINUTES - BATHURST REGIONAL YOUTH COUNCIL - 11 OCTOBER 2022

**File No:** 11.00020

#### **RECOMMENDATION:**

That the information be noted.

---

#### **REPORT:**

The Youth Council considered a number of items at their meeting held on Tuesday 11 October 2022, including the following:

- Development of new Youth Council logo – initial concept planning
- Project Update: Mental Health Month
- Christmas Project Planning
- Project Planning for the remainder of the 2022/2023 term.

Minutes of the Youth Council Meeting held on Tuesday 11 October 2022 are attached.

#### **FINANCIAL IMPLICATIONS:**

There are no financial implications resulting from this report.

#### **BATHURST COMMUNITY STRATEGIC PLAN – OBJECTIVES AND STRATEGIES:**

##### **Objective 4: Sustainable and balanced growth.**

Strategy 4.1 Facilitate development in the region that considers the current and future needs of our community.

##### **Objective 5: Community health, safety and well being.**

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

Strategy 5.4 Make our public places safe and welcoming.

##### **Objective 6: Community leadership and collaboration.**

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

## **COMMUNITY ENGAGEMENT:**

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

## **ATTACHMENTS:**

1. Minutes 11 October 2022 (1) [11.1.1 - 4 pages]

## **MINUTE**

**RESOLUTION NUMBER: ORD2022-402**

**MOVED: Cr B Fry SECONDED: Cr M Hogan**

## **RESOLVED:**

That the information be noted.

## 11.2 MINUTES - COUNCILLORS MEETING WITH COMMUNITY GROUPS/REPRESENTATIVES - 12 OCTOBER 2022

**File No:** 11.00019

### RECOMMENDATION:

That the information be noted.

---

### REPORT:

**Present:** Cr B Fry, Cr K Burke, Cr G Hanger, Cr M Hogan, Cr J Jennings (via teams), Cr W Aubin (via teams)

**Apologies:** Cr I North, Mayor R Taylor

- 1.** Senior Citizens Centre – Dianne Barnes, Peter Vernan, Graham Hill
  - Provided the background and an update on the group
  - Have been established in Bathurst for over 50 Years.
  - The centre is used by a number of other community groups including the Bathurst Family History Group, exercise classes, seniors events, community training such as CPR/Defibrillator.
  - Discussed the required maintenance for the building, particularly the roof. Now penetrating the interior of the building, causing further damage.
  - A recent quote for the replacement of the roof has been received, and not actioned due to lack of budget.
  - Discussed the recent application for Stronger Communities Fund.
  - Seeking support from Council if not successful in receiving the grant funding.
  - Discussed the option to include the project in the Council budget if the grant funding is not successful.
- 2.** White Rock Progress Association – Michael Fogarty, Max Wilson
  - Provided the background and an update on the organisation
  - Discussed the recent formation of a local Landcare group
  - Main concern is for the safety of the local residents due to increase in housing as well as volume of traffic. Discussed safety concerns with lack of street lighting, and lack of safe passing bays.
  - Discussed the increase in vegetable production and resultant agricultural machinery.
  - Discussed the increase in timber exporting at the rail terminal in Lee Street.
  - Seeking support from Council with vehicle counter, review of the speed limit on White Rock Road and maintaining the sides of the roads.
  - Discussion about Alec Lamberton Field. Suggests that a similar approach to that happening at Centennial Park as a staged development. Offered that the Association can assist with obtaining grant funding.

- 3.** Bathurst Business Chamber – Paul Jones, Sharn McIntosh, Nathan Pearce
- Provided the background and an update on the program
  - Discussed the strategic directions and issues as identified by the Chamber and the local business community.
  - Transport – identified a number of areas such as road, air and rail connections to Sydney, local roads, cycling and parking.
  - Identity & Branding – identified a number of issues including Motor racing, museums, a destination, sporting.
  - Land development – identified the supply of land as concerning, medium to high density, robotic manufacturing, technology park
  - Water – identified long term security
  - Sporting facilities – sporting facilities are well provided. Identified athletics track, national and regional events, building on what facilities that we have already.
  - Health – Identified areas such as hospital, BIMC, attraction and retention of specialists and allied health.
  - Cultural – Identified areas such as Aboriginal cultural centre, youth scholarship program, employment with identified positions.
  - Suggestions about Council partnering with Chamber and businesses to promote the City during the major events hosted by Council.

## **FINANCIAL IMPLICATIONS:**

Nil

## **BATHURST COMMUNITY STRATEGIC PLAN – OBJECTIVES AND STRATEGIES:**

**Objective 6: Community leadership and collaboration.**

Strategy 6.4      Meet legislative and compliance requirements.

## **COMMUNITY ENGAGEMENT:**

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

## **ATTACHMENTS:**

Nil

## **MINUTE**

**RESOLUTION NUMBER: ORD2022-403**

**MOVED: Cr B Fry   SECONDED: Cr K Burke**

## **RESOLVED:**

That the information be noted and that the minutes be amended to record Cr Smith's attendance.

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

### **12.0 RESOLVE INTO CONFIDENTIAL COMMITTEE OF THE WHOLE**

#### **MINUTE**

**RESOLUTION NUMBER: ORD2022-404**

**MOVED: Cr K Burke    SECONDED: Cr A Smith**

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

**There were no representation from the public.**

#### **RESOLVED:**

That:

Council resolve into closed Council to consider business identified, together with any late reports tabled at the meeting.

- (b) Pursuant to section 10A(1)-(3) of the Local Government Act 1993, the media and public be excluded from the meeting on the basis that the business to be considered is classified confidential under the provisions of section 10A(2) as outlined above.
- (c) Correspondence and reports relevant to the subject business be withheld from access.

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

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

## 12.1 DIRECTOR CORPORATE SERVICES AND FINANCE'S REPORT

### 12.1.1 RENEWAL OF COMMERCIAL LEASE AGREEMENT - PART LOT 10 DP 1157553 -DURHAM STREET CARPARK

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

This item relates to the renewal of the commercial lease agreement for Durham Street carpark.

#### MINUTE

**RESOLUTION NUMBER: CONF2022-83**

**MOVED: Cr W Aubin    SECONDED: Cr K Burke**

#### **RESOLVED:**

That Council approve the renewal of the commercial lease agreement for part Lot 10 DP1157553, known as Durham Street carpark, for a period of twelve (12) months as detailed in the report, and subject to special conditions.

## 12.2 DIRECTOR ENGINEERING SERVICES' REPORT

### 12.2.1 TENDER 36.00799 - SUPPLY AND DELIVERY OF ROADBASE MATERIAL

**Reason:** 10A (2) (d) (i) Contains commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it. Discussion of the matter in open council would, on balance, be contrary to the public interest as it would prejudice the commercial position of the person who supplied it.

This item relates to the proposed tender for the Supply and Delivery of Roadbase Materials from 1 January 2023 to 31 December 2024.

#### MINUTE

**RESOLUTION NUMBER: CONF2022-84**

**MOVED: Cr A Smith SECONDED: Cr W Aubin**

#### RESOLVED:

That Council accept tenders from:-

- a) Oberon Quarries for the Supply and Delivery of Roadbase Materials; and
- b) Hothams Sand Soil and Gravel Pty Ltd for the supply of 'Natural Gravel'

from 1 January 2023 to 31 December 2024, as and when required, as listed in the Director Engineering Services' report.

### 12.2.2 TENDER 36.00796 - SUPPLY & DELIVERY OF CONCRETE

**Reason:** 10A (2) (d) (i) Contains commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it. Discussion of the matter in open Council would, on balance, be contrary to the public interest as it would prejudice the commercial position of the person who supplied it.

This item relates to the proposed tender for Supply and Delivery of Concrete from 1 January 2023 to 31 December 2024.

#### MINUTE

**RESOLUTION NUMBER: CONF2022-85**

**MOVED: Cr A Smith SECONDED: Cr B Fry**

#### RESOLVED:

That Council accept the tender from Ever-Ready Concrete for the supply of ready-mix concrete from 1 January 2023 to 31 December 2024.

### **12.2.3 TENDER 36.00795 - HIRE OF PLANT**

**Reason:** 10A (2) (d) (i) Contains commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it. Discussion of the matter in open Council would, on balance, be contrary to the public interest as it would prejudice the commercial position of the person who supplied it.

This item relates to the proposed tender for the Hire of Plant from 1 January 2023 to 31 December 2024.

#### **MINUTE**

**RESOLUTION NUMBER: CONF2022-86**

**MOVED: Cr I North SECONDED: Cr A Smith**

#### **RESOLVED:**

That Council accept the tenders for the Hire of Plant for 2023 and 2024, as listed in the Director Engineering Services' report, subject to submission of complete information being supplied for casual hire, and in accordance with the General Conditions for the Hire of Plant.

### **12.2.4 TENDER 36.00798 - HIRE OF TRUCKS/WATERCARTS**

**Reason:** 10A (2) (d) (i) Contains commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it. Discussion of the matter in open Council would, on balance, be contrary to the public interest as it would prejudice the commercial position of the person who supplied it.

This item relates to the proposed tender for the Hire of Truck / Watercarts from 1 January 2023 to 31 December 2024.

#### **MINUTE**

**RESOLUTION NUMBER: CONF2022-87**

**MOVED: Cr I North SECONDED: Cr M Hogan**

#### **RESOLVED:**

That Council accept the tenders for the Hire of Trucks/Watercarts for 2023 and 2024, as listed in the Director Engineering Services' report, subject to submission of complete information being supplied for casual hire, and in accordance with the General Conditions for the Hire of Trucks/Watercarts.

### **12.2.5 TENDER 36.00794 - DESIGN, CONSTRUCTION AND INSTALLATION OF A GRAVITY DRAINAGE DECK AND BIOSOLIDS BELT PRESS**

**Reason:** 10A (2) (d) (i) Contains commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it. Discussion of the matter in open council would, on balance, be contrary to the public interest as it would prejudice the commercial position of the person who supplied it.

This item relates to the proposal for the design, construction and installation of a gravity drainage deck and biosolids belt press.

#### **MINUTE**

**RESOLUTION NUMBER: CONF2022-88**

**MOVED: Cr M Hogan SECONDED: Cr A Smith**

#### **RESOLVED:**

That Council accepts the tender from Alto Valves & Fittings Pty Ltd, for the design, construction and installation of a gravity drainage deck and biosolids belt press in the amount of \$788,700 (incl GST), subject to adjustments and provisional items.

## **13 RESOLVE INTO OPEN COUNCIL**

#### **MINUTE**

**RESOLUTION NUMBER: CONF2022-89**

**MOVED: Cr W Aubin SECONDED: Cr K Burke**

**RESOLVED:** That Council resume open Council.

## **14 ADOPT REPORT OF THE COMMITTEE OF THE WHOLE**

#### **MINUTE**

**RESOLUTION NUMBER: ORD2022-405**

**MOVED: Cr B Fry SECONDED: Cr K Burke**

#### **RESOLVED:**

That the Report of the Committee of the Whole, resolution numbers Conf2022-83 to Conf2022-89 be adopted.

## **15 MEETING CLOSE**

### **MINUTE**

The Meeting closed at 7:16pm.

### **CHAIR:**

---

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**MINUTES OF THE ORDINARY MEETING OF  
BATHURST REGIONAL COUNCIL  
HELD ON Wednesday 19 October 2022**

**1 PUBLIC FORUM**

**MINUTE**

**John Hollis** - 10th Anniversary of the Bathurst Bullet Railway service - This Friday 21/10/22, is the 10th anniversary of the Bathurst Bullet Railway Service. Noted how council and the community worked together to get the benefits to the region of this service.

**Stuart Pearson** - History of the rail service in the region - Spoke to the history of the rail service in the region re how this opened up the region to the economic boom that followed. Bathurst became a railway town with it being a major employer. With cars the railway declined, but momentum to develop again has come in the last 10 years. Spoke to the future vision for rail re the precinct in Bathurst. There is a rail renaissance occurring. Noted 150th anniversary is coming.

**Ingrid Pearson** - Thanks to the Mayor and Planners - Thanks to the mayor for attending the combined Probus Club meeting. Thanked planners for the presentation on the BIMC proposal.

**Gordon Crisp** - GM performance appraisal - Referred to Item 11.1.1 - General Manager's Appraisal. Noted this is a confidential matter re he has made two submissions to council on the issue. Feels the general manager should be out of the room as he has a pecuniary interest in the matter. Raised concerns about a matter that involves \$12 million of misappropriated funds, referred to a letter he claims he has, which said actions to do with water are unlawful.

**Bob Trimming** - Thanked Planning Department - Thanked Planning Department for assistance at recent meeting he wasn't able to attend re providing information. Noted accessible access standards re inaction of state government. Referred to possibility of Bathurst Regional Council putting out an advice document to all builders which includes suggestions that could be adopted at minimal costs. Referred to floods occurring across Australia and asked what maintenance occurs on the levees.

**Director of Engineering Services** - provided advice on inspections re maintenance regimes. The levee was built to the Council's adopted flood plan management plan. A review of the plan is currently occurring.

**2 RECORDING OF MEETINGS**

### 3 MEETING COMMENCES

#### MINUTE

Meeting commenced at 6.30pm.

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

The Mayor noted the recent passing of former Mayor Peta Gurdon-O'Meara and that of Historian Robin McLachlan and paused for a minute of silence.

### 4 PRAYER AND ACKNOWLEDGEMENT OF COUNTRY

### 5 APOLOGIES OR ATTENDANCE BY AUDIO-VISUAL LINK

#### MINUTE

**MOVED: Cr I North SECONDED: Cr B Fry**

**RESOLVED:**

That the attendance via audio-visual link of Cr J Jennings be accepted.

### 6 MINUTES

#### 6.1 CONFIRMATION OF MINUTES - ORDINARY MEETING OF BATHURST REGIONAL COUNCIL HELD 21 SEPTEMBER 2022

**File No: 11.00005**

#### MINUTE

**RESOLUTION NUMBER: ORD2022-352**

**MOVED: Cr W Aubin SECONDED: Cr K Burke**

**RESOLVED:**

That the Minutes of the Ordinary Meeting of Bathurst Regional Council held on 21 September 2022 be adopted.

## **7 DECLARATION OF INTEREST**

### **Declaration of Interest**

#### **MINUTE**

**RESOLUTION NUMBER: ORD2022-353**

**MOVED: Cr I North SECONDED: Cr W Aubin**

**RESOLVED:** That the Declaration of Interest be noted.

Cr A Smith declared a non-pecuniary significant interest in item 11.3.1 of the DES Confidential Report.

Reason: Wife and Councillor Smith are involved with Bathurst Junior Rugby Club in senior roles which are part of the Bathurst Rugby Club.

General Manager David Sherley declared a pecuniary interest in item 11.1.2 of the Mayors Confidential Minute.

Reason: The report deals with the General Manger's performance review.

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

### **8.1 DIRECTOR ENVIRONMENTAL PLANNING AND BUILDING SERVICES REPORT**

#### **8.1.1 SECTION 4.15 OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

**File No: 03.00053**

#### **MINUTE**

**RESOLUTION NUMBER: ORD2022-354**

**MOVED: Cr M Hogan SECONDED: Cr A Smith**

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

**8.1.2 GENERAL REPORT**

**File No: 03.00053**

**MINUTE**

**RESOLUTION NUMBER: ORD2022-355**

**MOVED: Cr I North SECONDED: Cr B Fry**

**RESOLVED:**

That the information be noted.

**8.1.3 BATHURST REGIONAL DEVELOPMENT  
CONTROL PLAN 2014 – AMENDMENT –  
PERTHVILLE LEVEE**

**File No: 20.00355**

**MINUTE**

**RESOLUTION NUMBER: ORD2022-356**

**MOVED: Cr I North SECONDED: Cr K Burke**

**RESOLVED:**

That Council:

- a) adopt the Bathurst Regional Development Control Plan amendment as outlined in this report;
- b) notify those who lodged submissions of its decision;
- c) give public notice of Council's decision in accordance with the requirements of the *Environmental Planning and Assessment Act 1979*, and
- d) call a division.

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

**The result of the division was:**

In favour of the motion - Cr W Aubin, Cr K Burke, Cr B Fry, Cr J Jennings, Cr G Hanger, Cr M Hogan, Cr I North, Cr A Smith and Cr R Taylor

Against the Motion - Nil

Absent - Nil

Abstain - Nil

## **8.2 DIRECTOR CORPORATE SERVICES AND FINANCE'S REPORT**

### **8.2.1 STATEMENT OF INVESTMENTS**

**File No: 16.00001**

#### **MINUTE**

**RESOLUTION NUMBER: ORD2022-357**

**MOVED: Cr K Burke SECONDED: Cr A Smith**

#### **RESOLVED:**

That the information be noted.

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

**File No: 16.00187**

#### **MINUTE**

**RESOLUTION NUMBER: ORD2022-358**

**MOVED: Cr I North SECONDED: Cr K Burke**

#### **RESOLVED:**

That the information be noted.

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

**File No: 18.00004**

**MINUTE**

**RESOLUTION NUMBER: ORD2022-359**

**MOVED: Cr W Aubin SECONDED: Cr B Fry**

**RESOLVED:**

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

**8.2.4 POWER OF ATTORNEY**

**File No: 11.00007**

**MINUTE**

**RESOLUTION NUMBER: ORD2022-360**

**MOVED: Cr K Burke SECONDED: Cr A Smith**

**RESOLVED:**

That the information be noted.

**8.2.5 CODE OF CONDUCT COMPLAINTS - 1  
SEPTEMBER 2021 TO 31 AUGUST 2022**

**File No: 07.00088**

**MINUTE**

**RESOLUTION NUMBER: ORD2022-361**

**MOVED: Cr I North SECONDED: Cr K Burke**

**RESOLVED:**

That the information be noted.

**8.2.6 CARRYOVER WORKS**

**File No: 16.00187**

**MINUTE**

**RESOLUTION NUMBER: ORD2022-362**

**MOVED: Cr B Fry SECONDED: Cr K Burke**

**RESOLVED:**

That the items as identified on the lists of Revote works as at 30 June 2022 be approved and the Carryover works be noted, and added to the Operational Plan for 2022/ 2023.

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

**File No: 11.00006**

**MINUTE**

**RESOLUTION NUMBER: ORD2022-363**

**MOVED: Cr W Aubin SECONDED: Cr K Burke**

**RESOLVED:**

That Council:

- (a) adopt the following Policies as amended:
  - i) Mount Panorama – Overtrack Signs
- (b) repeal the following Policies:
  - i) Webcasting of Council Meetings Policy

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

**File No: 07.00096**

**MINUTE**

**RESOLUTION NUMBER: ORD2022-364**

**MOVED: Cr I North SECONDED: Cr G Hanger**

**RESOLVED:**

That Council appoint Mr Michael O'Connor from 1 November 2022 as an Independent member on the Bathurst Audit & Risk Management Committee (ARMC).

**8.3 DIRECTOR ENGINEERING SERVICES' REPORT**

**8.3.1 APPROVAL TO CONDUCT JET ADVENTURE  
JOY FLIGHTS**

**File No: 21.00008**

**MINUTE**

**RESOLUTION NUMBER: ORD2022-365**

**MOVED: Cr I North SECONDED: Cr A Smith**

**RESOLVED:**

That Council approve the request from Fastjet Adventure Flights Pty Ltd to conduct adventure joy flights from the Bathurst Aerodrome for a period of five years, subject to conditions outlined in the Director Engineering Services' report.

**8.3.2 WATER SUPPLY UPDATE**

**File No: 32.00017**

**MINUTE**

**RESOLUTION NUMBER: ORD2022-366**

**MOVED: Cr M Hogan SECONDED: Cr B Fry**

**RESOLVED:**

That the information be noted.

**8.4 DIRECTOR CULTURAL AND COMMUNITY SERVICES' REPORT****8.4.1 2022/2023 RURAL VILLAGE IMPROVEMENT PROGRAM**

**File No: 16.00104**

**MINUTE**

**RESOLUTION NUMBER: ORD2022-367**

**MOVED: Cr K Burke SECONDED: Cr G Hanger**

**RESOLVED:**

That Council distribute the 2022/2023 Rural Village Improvement Program funding as follows:

<b>Name of Association</b>	<b>Project Requested</b>	<b>Total Requested</b>
Hill End & District Volunteer Bushfire Brigade	<i>No project provided at time of report, further request to be provided to Council at a later meeting.</i>	{resolution}
Rockley & District Community Association	Construct and install Rockley Street Library	\$1,425
Rockley Sportsground and Hall Management Committee	Purchase of Automatic External Defibrillator (AED) for Sportsground	\$1,425
Sofala and District Agricultural & Horticultural Show Society Inc	Update cooking and food preparation area at the Sofala Showground (clean, prepare, paint and purchase new BBQ)	\$1,425
Sofala Progress Association Inc	Purchase items for Sofala Hall: 1. Commercial vacuum cleaner 2. Trestle tables x 6 3. Gazebo for cake stalls 4. Banner 5. Square EFTPOS 6. Heaters 7. Seat cushions for hall	\$1,425
Sunny Corner & District Progress Association Inc	Repair and improve canteen shed at Sunny Corner Recreation Ground	\$2,850
Trunk Creek Progress Association	<i>No project provided at time of report, further request to be provided to Council at a later meeting</i>	{resolution}
Wattle Flat Heritage Lands Land Manager	Purchase road base and crusher for repairs to walking paths at Thompson Street and Solitary Mine Site facilities	\$1,425

Name of Association	Project Requested	Total Requested
Wattle Flat Progress Association	Purchase and install heavy duty, external timber picnic setting in shelter adjacent to multipurpose sports courts at the Recreation Ground	\$1,425
Yetholme Progress Association	Purchase and fit three small range hood motors for Yetholme Community Hall kitchen	\$2,850
<b>TOTAL AMOUNT</b>		<b>\$14,250.00</b>

#### 8.4.2 CENTRAL TABLELANDS COLLECTIONS FACILITY - OPENING OF FACILITY, FRIDAY 16 SEPTEMBER 2022

**File No: 21.00150**

##### MINUTE

**RESOLUTION NUMBER: ORD2022-368**

**MOVED: Cr B Fry SECONDED: Cr K Burke**

##### RESOLVED:

That the information be noted.

#### 8.4.3 KELSO COMMUNITY HUB QUARTERLY UPDATE REPORT - SEPTEMBER 2022

**File No: 09.00026**

##### MINUTE

**RESOLUTION NUMBER: ORD2022-369**

**MOVED: Cr I North SECONDED: Cr G Hanger**

##### RESOLVED:

That the information be noted.

**8.4.4 COOPERATIVE MARKETING CAMPAIGN WITH  
DESTINATION NSW AND BATHURST REGION TOURISM**

**File No: 21.00041**

**MINUTE**

**RESOLUTION NUMBER: ORD2022-370**

**MOVED: Cr K Burke SECONDED: Cr B Fry**

**RESOLVED:**

That the information be noted.

**9 REPORTS OF OTHER COMMITTEES**

**9.1 TRAFFIC COMMITTEE REPORT - 4 OCTOBER 2022**

**File No: 07.00006**

**MINUTE**

**RESOLUTION NUMBER: ORD2022-371**

**MOVED: Cr K Burke SECONDED: Cr B Fry**

**RESOLVED:**

That the recommendations of the Traffic Committee Meeting of Bathurst Regional Council held on 4 October 2022 be adopted.

## 10 COUNCILLORS / DELEGATES REPORTS

### 10.1 MINUTES - BATHURST REGIONAL COMMUNITY SAFETY COMMITTEE - 29 SEPTEMBER 2022

File No: 07.00107

MINUTE

RESOLUTION NUMBER: ORD2022-372

MOVED: Cr B Fry SECONDED: Cr M Hogan

RESOLVED:

RECOMMENDATION:

That the information be noted.

### 10.2 MINUTES - COUNCILLORS MEETING WITH COMMUNITY GROUPS/REPRESENTATIVES - 12 OCTOBER 2022

File No: 11.00019

MINUTE

RESOLUTION NUMBER: ORD2022-373

MOVED: Cr K Burke SECONDED: Cr B Fry

RESOLVED:

That the information be noted.

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

### **11.0 RESOLVE INTO CONFIDENTIAL COMMITTEE OF THE WHOLE**

#### **MINUTE**

**RESOLUTION NUMBER: ORD2022-374**

**MOVED: Cr M Hogan SECONDED: Cr K Burke**

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

**Mr Crisp made a submission that confidential mayoral minute 11.1.1 should be in open council.**

**Mr Crisp was advised the reason for confidentiality was noted as it related to personal matters.**

#### **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.

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

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

## 11.1 MAYOR'S REPORT

### 11.1.1 GENERAL MANAGER'S APPRAISAL 2021-2022

**Reason:** 10A (2) (a) Deals with personnel matters concerning particular individuals (other than Councillors) disclosure of which would not be in the public interest as it would reveal personal details of the individuals concerned

This item relates to the General Manager's appraisal 2021/2022 and contains personal information.

**General Manager David Sherley declared a pecuniary interest in item 11.1.1 of the Mayors Confidential Minute.**

**Reason:** The report deals with the General Manger's performance review.

#### MINUTE

**RESOLUTION NUMBER: CONF2022-76**

**MOVED: Cr B Fry SECONDED: Cr M Hogan**

#### RESOLVED:

That:

- (a) Council note the performance review of the General Manager, which was rated as more than satisfactory;
- (b) Council note that the General Manager's employment package has been set at \$407,169.
- (c) Alter the structure of the Performance Review Committee to include a Councillor nominated by the Council.
- (d) Council nominated members should receive training.

## 11.2 GENERAL MANAGER'S REPORT

### 11.2.1 SUPREME COURT MATTER WTOCWAC V BATHURST REGIONAL COUNCIL

**Reason:** 10A (2) (g) Contains advice concerning litigation, or advice that would otherwise be privileged from production in legal proceedings on the ground of legal professional privilege

This item relates the WTOCWAC v Bathurst Regional Council court matter.  
**MINUTE**

**RESOLUTION NUMBER: CONF2022-77**

**MOVED: Cr K Burke SECONDED: Cr A Smith**

**RESOLVED:**

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

### 11.3 DIRECTOR ENGINEERING SERVICES' REPORT

#### 11.3.1 TENDER 36.00791 - CONSTRUCTION OF EXTENSION TO BULLDOGS RUGBY CLUBHOUSE

**Reason:** 10A (2) (d) (i) Contains commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it. Discussion of the matter in open council would, on balance, be contrary to the public interest as it would prejudice the commercial position of the person who supplied it.

This item relates to Tender 36.00791 for the construction of an extension to the existing Bulldogs Rugby Clubhouse at 69 Hereford Street, Bathurst

**Cr A Smith declared a non-pecuniary significant interest in item 11.3.1 of the DES Confidential Report.**

**Reason: Wife and Councillor Smith are involved with Bathurst Junior Rugby Club in senior roles which are part of the Bathurst Rugby Club.**

**MINUTE**

**RESOLUTION NUMBER: CONF2022-78**

**MOVED: Cr I North SECONDED: Cr K Burke**

**RESOLVED:**

That Council accept the tender from Easy Line Constructions in the amount of \$530,649.00 (including GST), subject to provisional items and variations.

#### 11.3.2 PROPOSED LICENCE AGREEMENT - PART OF LOT 701 IN DP1231391 (CROWN RESERVE 190063) - ELIZABETH STREET CAR

**PARK, BATHURST**

**Reason:** 10A (2) (d) (i) Contains commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it. Discussion of the matter in open council would, on balance, be contrary to the public interest as it would prejudice the commercial position of the person who supplied it.

This item relates to the proposed Licence Agreement – Part of Lot 701 in DP 1231391 (Crown Reserve 190063) – Elizabeth Street Car Park, Bathurst.

**MINUTE**

**RESOLUTION NUMBER: CONF2022-79**

**MOVED: Cr I North SECONDED: Cr A Smith**

**RESOLVED:**

That Council:

- (a) Approves entering into a licence agreement with Fast Cities Australia Pty Ltd for occupation of part of Crown reserve 190063 located at Lot 701 in DP1231391 for a term of ten (10) years plus a ten (10) year option, and
- (b) Approves submitting the licence agreement to the Department of Planning & Environment – Crown Lands for landowner's consent, as detailed in the Director Engineering Services' report.

**11.3.3 TENDER 36.00792 - CONSTRUCTION OF WINDRADYNE 1100 RESIDENTIAL SUBDIVISION**

**Reason:** 10A (2) (d) (i) Contains commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it. Discussion of the matter in open council would, on balance, be contrary to the public interest as it would prejudice the commercial position of the person who supplied it.

This item relates to Tender 36.00792 for the Construction of Windradyne 1100 Residential Subdivision.

**MINUTE**

**RESOLUTION NUMBER: CONF2022-80**

**MOVED: Cr A Smith SECONDED: Cr B Fry**

**RESOLVED:**

That Council accepts the tender from Devcon Civil Pty Ltd for the Construction of Windradyne 1100 Subdivision in the amount of \$24,247,926.30 (incl. GST) subject to provisional items and variations.

#### **11.3.4 TENDER 36.00793 - CONSTRUCTION OF HAMPDEN PARK STAGE 1B INDUSTRIAL SUBDIVISION**

**Reason:** 10A (2) (d) (i) Contains commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it. Discussion of the matter in open council would, on balance, be contrary to the public interest as it would prejudice the commercial position of the person who supplied it.

This item relates to Tender 36.00793 for the Construction of Hampden Park Stage 1B Industrial Subdivision.

##### **MINUTE**

**RESOLUTION NUMBER: CONF2022-81**

**MOVED: Cr B Fry SECONDED: Cr M Hogan**

##### **RESOLVED:**

That Council accept the tender from Motive Civil and Plant Hire Pty Ltd for the construction of Hampden Park Stage 1b Industrial Subdivision in the amount of \$3,368,523.00 (incl. GST), subject to provisional items and variations.

#### **12. RESOLVE INTO OPEN COUNCIL**

##### **MINUTE**

**RESOLUTION NUMBER: CONF2022-82**

**MOVED: Cr K Burke SECONDED: Cr B Fry**

**RESOLVED:** That Council resume open Council.

#### **13 ADOPT REPORT OF THE COMMITTEE OF THE WHOLE**

**MINUTE**

**RESOLUTION NUMBER: ORD2022-375**

**MOVED: Cr B Fry   SECONDED: Cr M Hogan**

**RESOLVED:**

That the Report of the Committee of the Whole, resolution numbers Conf2022-76 to Conf2022-81 be adopted.

**14 MEETING CLOSE**

**MINUTE**

The Meeting closed at 7.20pm.

**CHAIR:**

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Type	Year	No.	Value	Description	Address	Date Determine
10	2021	497	\$30,000	Replace retaining wall and install new 7x3m swimming pool and barrier	30 Jarrah Court KELSO	11/10/2022
10	2022	89	\$665,000	Single storey dwelling with attached garage	343 Wells Access Road WATTLE FLAT	4/10/2022
10	2022	204	\$170,000	Alterations and additions of existing dwelling	180 Piper Street BATHURST	4/10/2022
10	2022	272	\$70,000	Second storey addition to commercial premises	15 Bradwardine Road ROBIN HILL	10/10/2022
10	2022	308	\$628,990	Dual occupancy and 2 lot subdivision	12 Carrol Avenue EGLINTON	6/10/2022
10	2022	311	\$45,000	Alterations to existing dwelling and detached carport	138A Stewart Street BATHURST	4/10/2022
10	2022	312	\$25,000	Alterations to existing dwelling & use of enclosed verandah as sunroom	138 Stewart Street BATHURST	4/10/2022
10	2022	324	\$907,500	Partial demolition, additions & alterations, tree removal	225 Lambert Street BATHURST	6/10/2022
10	2022	330	\$1,000,000	Demolition existing dwellings, boundary adjustment & dual occupancy	53 Piper Street BATHURST	4/10/2022
10	2022	335	\$93,500	secondary dwelling and shed	18 Cardinia Avenue ROBIN HILL	6/10/2022
10	2022	343	\$110,000	single storey dwelling	170 Upper Turon Road SOFALA	20/10/2022
10	2022	362	\$16,100	Use of existing 8m x 7m Extension to shed and new open sided 21m x 8m	54 Wylchris Lane MOUNT RANKIN	4/10/2022
10	2022	368	\$5,400	Construction of a garage	32 Bassett Drive WEST BATHURST	7/10/2022
10	2022	371	\$650,000	Single storey dwelling with attached garage	2 Appledore Drive KELSO	28/10/2022
10	2022	380	\$500	Change of use to beauty salon and signage	102 William Street BATHURST	7/10/2022
10	2022	381	\$15,000	Retaining walls	11 Gell Place ABERCROMBIE	4/10/2022
10	2022	383	\$4,483,490	28 x Light industrial units and consolidation of 2 lots	13 Ingersole Drive KELSO	11/10/2022
10	2022	386	\$717,920	Single storey rural dwelling with attached garage	1745 Freemantle Road WATTON	6/10/2022
10	2022	396	\$6,900	Construction of a carport	34 College Road SOUTH BATHURST	18/10/2022
10	2021	36	\$1,733,141	MOD - Two storey dwelling with attached garage & swimming pool	235 Bentinck Street BATHURST	31/10/2022
10	2022	399	\$91,200	Farm shed	1120 Rockley Road FOSTERS VALLEY	7/10/2022
10	2022	400	\$205,222	secondary dwelling	61 Kabbera Boulevard KELSO	6/10/2022
10	2022	403	\$540,000	Dual occupancy and two lot residential subdivision	27 Brennan Drive KELSO	10/10/2022
10	2022	407	\$40,000	Alterations and additions to existing commercial premises	67 Corporation Avenue ROBIN HILL	17/10/2022
10	2021	525	\$0	MOD - Alterations and additions to existing clubhouse	69 Hereford Street KELSO	5/10/2022
10	2022	408	\$700,000	Single storey dwelling with attached garage and associated earthworks	55 Basalt Way KELSO	5/10/2022
10	2022	409	\$15,000	Construction of a shed	9 Jones Lane WATTLE FLAT	20/10/2022
10	2022	410	\$0	2 lot subdivision	3733 O'Connell Road KELSO	17/10/2022
18	2022	152	\$50,000	alterations and additions to sporting facility	34 Alexander Street WEST BATHURST	7/10/2022
10	2022	413	\$35,000	Alterations and additions to existing dwelling	26 Henry Street BATHURST	28/10/2022
10	2021	230	\$75,000	Mod - Single storey dwelling and separate shed	55 Denison Street SOFALA	4/10/2022
10	2022	424	\$12,000	Alterations and additions to existing shed	2455 Mid Western Highway FITZGERALDS MC4/10/2022	
10	2016	457	\$0	MOD - Alterations to store, change of use to bulky goods & signage	3 Pat O'Leary Drive KELSO	20/10/2022
18	2022	164	\$150,000	Detached habitable room	462 Brewongle Lane GLANMIRE	19/10/2022
18	2022	165	\$30,000	Alterations to existing commercial premises	96 Bentinck Street BATHURST	7/10/2022
10	2022	214	\$29,000	MOD - detached habitable rooms and shed	24 Country Way ABERCROMBIE	11/10/2022
10	2022	384	\$85,000	MOD alterations & additions-nine hotel short term accommodation rooms	7 Keppel Street BATHURST	20/10/2022
10	2022	353	\$47,680	MOD - addition to dwelling (patio cover)	31 Jagoe Drive KELSO	11/10/2022
18	2022	167	\$10,000	Alteration to existing dwelling- Conversion of alfresco to habitable r	11 Coates Drive KELSO	13/10/2022
10	2022	448	\$20,000	Conversion of garage to habitable room	3 Cangoura Street WINDRADYNE	24/10/2022
18	2022	171	\$374,351	Construction of a single storey dwelling with attached garage	25 Granite Rise KELSO	19/10/2022
18	2022	173	\$42,500	Inground swimming pool and safety barrier	37 Sapphire Crescent KELSO	21/10/2022



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Type	Year	No.	Value	Description	Address	Date Determine
10	2021	577	\$906,422	1. Demolition of Existing Dwelling House 2. Construction of Multi Dwel	169 Stewart Street BATHURST	11/10/2022

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Type	Year	No.	Value	Description	Address
10	2021	72	\$303,537	Single storey dwelling	7 Bolton Street KELSO
10	2021	75	\$10,000	Intensification of existing mining facility	Trunkey Road CALOOLA
10	2021	21	\$320,000	Second storey extension to existing residential dwelling	208 Boundary Road ROBIN HILL
10	2021	293	\$500,000	Demolition of existing dwelling and construction of 3 commercial units	124 Bentinck Street BATHURST
10	2021	429	\$1,155,000	Six two bedroom units & six lot community title subdivision	38A Stanley Street BATHURST
18	2021	277	\$350,000	Alterations and additions to existing dwelling	255 College Road ORTON PARK
10	2022	29	\$406,000	1. Demolition of Existing Dwelling House 2. Construction of Single-sto	163 Sydney Road KELSO
10	2020	272	\$20,000	MOD - Construction of garage	5 Delaware Crescent ROBIN HILL
10	2022	115	\$380,500	New single dwelling with two lot subdivision (boundary adjustment)	266 Havannah Street SOUTH BATHURST
10	2022	141	\$3,437,090	Warehouse and Service Station	57 Hampden Park Road KELSO
18	2022	64	\$74,823	In ground swimming pool and safety barrier	67 George Thomas Close THE LAGOON
10	2022	166	\$48,475	Two lot subdivision, demolition, tree removal and dividing fence	42 Lloyds Road SOUTH BATHURST
10	2022	228	\$2,656,500	6 two storey dwellings, 8 lot strata subdivision, 1 tree removal	135 Durham Street BATHURST
18	2022	99	\$36,000	inground swimming pool with safety barrier	12 Sunbright Road KELSO
10	2022	252	\$150,000	Five lot subdivision	Toronto Street KELSO
10	2022	275	\$0	Demolition of Stony Creek Bridge & Eusdale Creek Bridge	22 Gemalla Scout Camp Road GEMALLA
10	2021	241	\$0	MOD - retaining wall	26 Sunbright Road KELSO
10	2022	293	\$750,000	Single storey dwelling with attached garage	1552 Freemantle Road WATTON
10	2022	302	\$10,000	Construction of a carport	21 Freeman Circuit LLANARTH
10	2022	310	\$576,000	Two double storey residential units and three lot subdivision	185 Havannah Street BATHURST
10	2022	317	\$240,000	Relocation of existing shed on block	4 Lee Street KELSO
10	2020	194	\$36,300	MOD Alterations & additions to pub including new comms room and office	250 Stewart Street BATHURST
10	2022	348	\$8,000	Installation of an illuminated pillar sign	92 Durham Street BATHURST
10	2022	350	\$1,300,000	Demolish existing dwelling, erect 6 new dwell, 6 lot strata subd	177 Seymour Street BATHURST
10	2022	359	\$494,780	Construction of a single storey dwelling	59 Arthur Street TRUNKEY CREEK
10	2022	361	\$0	Subdivision (4 lots)	112 Church Street PEEL
10	2022	363	\$6,000	Installation of above ground plunge pool and safety barrier	63 Brilliant Street BATHURST
10	2022	370	\$0	Four lot subdivision	465 Mount Rankin Road MOUNT RANKIN
10	2022	372	\$0	Change of use to recreation facility	4/31 Corporation Avenue ROBIN HILL
10	2022	373	\$1,500,000	1.42 lot subdivision, bulk earthworks, drainage channel improvement	Marsden Lane KELSO
10	2022	378	\$25,000	construction of a shed	11 Kemp Street EGLINTON
10	2022	382	\$244,500	Secondary dwelling (earth wall)	3902 Sofala Road WATTLE FLAT
10	2022	388	\$222,602	Construction of a secondary dwelling	3 Wigmore Drive ROBIN HILL
10	2022	391	\$9,220	Construction of a verandah and cafe signage	107 William Street BATHURST
10	2022	405	\$619,332	Removal of fuel tanks, fill points, pavement & demolish of structures	53 Durham Street BATHURST
10	2022	406	\$891,000	alterations and additions to dwelling + 3 new dwellings & 5 lot strata	78 Stanley Street BATHURST
10	2022	416	\$750,000	Construction of a single storey dwelling	2361 Tarana Road TARANA
10	2022	418	\$1,650,000	2 lot subdivision, 1 x two storey dwelling & 1 x child care centre	102 Esrom Street WEST BATHURST
10	2022	421	\$20,000	Alterations and additions to existing commercial premises	171 Howick Street BATHURST
10	2022	422	\$211,734	Change of use from shed to second rural dwelling	46 Crescent Orchard Road LOCKSLEY
10	2022	423	\$43,000	Hay shed and addition to existing manure shed	Evans Plains Road EVANS PLAINS
10	2022	425	\$49,060	Alterations to existing commercial premises	73 William Street BATHURST
10	2022	426	\$24,721	Retaining wall and associated earthworks	38 Brennan Drive KELSO
10	2022	427	\$40,000	replace tiled roof with colorbond roof	87 Lorimer Street LLANARTH
10	2022	429	\$230,000	Alterations and additions to existing dwelling	12 Clements Street BATHURST
18	2022	161	\$19,210	Construction of a retaining wall	88 George Thomas Close THE LAGOON
10	2022	315	\$369,000	Partial demolition, alterations and additions to existing dwelling	279 Eleven Mile Drive EGLINTON
10	2022	306	\$0	Two lot rural subdivision	29 Whalans Lane EGLINTON
10	2022	288	\$0	Alterations to commercial premises - painting and signage	110 William Street BATHURST
18	2022	100	\$53,239	inground swimming pool with safety barrier	24 Cheviot Drive KELSO

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Type	Year	No.	Value	Description	Address
10	2022	246	\$0	22 lot residential subdivision, drainage channel works and new road	3 Poplar Place KELSO
10	2022	62	\$552,590	Demolition of existing & construction of a single storey dwelling	19 River Road KELSO
18	2022	17	\$0		3 Beavis Place LLANARTH
10	2021	75	\$10,000	Intensification of existing mining facility	Trunkey Road CALOOLA
10	2020	314	\$15,000	Change of use from garage to habitable rooms	1336 Limekilns Road CLEAR CREEK
10	2022	430	\$19,820	Garage	Sofala Road WATTLE FLAT
10	2022	431	\$0	Two lot subdivision	17 Bowen Street SOFALA
10	2022	432	\$25,773	Construction of a carport	6 Glenhaven Crescent PERTHVILLE
10	2022	433	\$0	Two lot rural boundary adjustment	145 Sinclairs Lane THE LAGOON
10	2022	435	\$30,000	Construction of a shed	492 Hill End Road CRUDINE
10	2022	436	\$0	Demolition, two storey alterations and additions to existing dwelling	168 George Street BATHURST
10	2021	475	\$52,120	Enclosed Sun Room addition and Patio	17 Bathurst Street PERTHVILLE
10	2022	437	\$35,000	Alterations and additions to existing dwelling	12 Keppel Street BATHURST
10	2022	438	\$492,000	Demolition of existing dwelling and construction of single storey dwe	946 Turondale Road DURAMANA
10	2022	439	\$250,500	Dwelling house	47 Denison Street SOFALA
10	2022	440	\$19,000	Constuction of retaining wall	136 Vittoria Street MITCHELL
10	2022	441	\$260,300	Two-storey dwelling house	217 Eusdale Road YETHOLME
10	2022	442	\$1,282,600	Alterations to existing commercial premises, painting and associated s	171 Howick Street BATHURST
10	2022	443	\$250,000	Construction of warehouse	100 Lee Street KELSO
10	2022	444	\$7,200	conversion of garage to habitable space	14 Brennan Drive KELSO
10	2022	445	\$8,500	Replacment of existing retaining wall	12 Pryce Parade ABERCROMBIE
10	2022	446	\$424,600	Single storey dwelling with attached garage	92 McManus Road MEADOW FLAT
10	2022	447	\$14,000	Replace existing boundary fences	22 West Street WEST BATHURST
10	2022	449	\$500,000	4 x industrial units	44 Hampden Park Road KELSO
10	2022	452	\$560,000	Two storey dwelling with attached garage	73 Wentworth Drive KELSO
10	2022	453	\$75,844	Demolition of existing shed an construction of new shed	21 Kessey Place ROBIN HILL
10	2021	346	\$180,000	Alterations and additions to dwelling	14 Wellington Street PEEL
10	2022	454	\$885,990	Relocatable dwelling and four tourist and visitor accommodation cabins	374 Clear Creek Road CLEAR CREEK
18	2022	170	\$32,000	Construction of a toilet block	5475 Great Western Highway RAGLAN
10	2022	455	\$110,000	Inground swimming pool with safety barrier, detached habitable rooms	5 Blaxland Drive LLANARTH
10	2022	456	\$1,111,100	Eight commercial units and two lot consolidation	34 Corporation Avenue ROBIN HILL
10	2022	457	\$300,000	1. Proposed Recreation Facility (Indoor) 2. Installation of Signage 3.	42 Hampden Park Road KELSO
10	2022	459	\$8,000	Carport	14 Wellesley Court RAGLAN
10	2008	741	\$0	MOD - Alterations & additions to a dwelling & a swimming pool and deck	36 Church Street TRUNKEY CREEK
10	2022	460	\$63,636	Alterations and additions to existing dwelling	34 Hassall Grove KELSO
10	2022	461	\$0	Two lot subdivision (boundary adjustment)	2011 Sofala Road PEEL
10	2022	462	\$40,000	Construction of a shed	2 Stephens Lane KELSO
10	2022	463	\$300,000	Storage Shed	105 Sydney Road KELSO
10	2022	464	\$0	Two lot residential subdivision	43 Wellington Street EGLINTON
10	2022	465	\$220,000	Alterations and additions to an existing industrial factory	6 Toronto Street KELSO
10	2022	466	\$20,000	Change of use of garage to kiosk	2 Stephens Lane KELSO
10	2022	467	\$5,000,000	rural industry development	Mitchell Highway VITTORIA
10	2022	468	\$1,500,000	split level dwelling and garage with studio	98 McIntosh Road FREEMANTLE
10	2022	253	\$25,000	MOD - front fence, patio and vergola	270A Havannah Street SOUTH BATHURST
10	2022	470	\$29,790	shed and retaining wall	131 Hartwood Avenue ROBIN HILL
10	2022	472	\$45,638	Alterations and additios to an existing dwelling	6 Bonnor Street KELSO
10	2022	473	\$5,000	Two lot subdivision	37 Locke Street RAGLAN
10	2022	475	\$1,655,000	Industrial building	16A Kirkcaldy Street SOUTH BATHURST
10	2022	476	\$45,000	Alterations to existing commercial premises	287A Brilliant Street BATHURST
10	2022	477	\$22,000	Constuction of a garage	4 Jarrah Court KELSO
10	2022	478	\$0	6 lot residential subdivision	Campbell Close LLANARTH
10	2022	479	\$3,000	Alterations and additions to an existing dwelling	308 William Street BATHURST
10	2022	480	\$0	Commercial signage	10 Corporation Avenue ROBIN HILL
10	2022	481	\$220,000	Alterations and additions to existing dwelling	66 Morrisset Street BATHURST



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Type	Year	No.	Value	Description	Address
10	2022	474	\$50,000	Minor demolition, alterations and additions to existing dwelling	41 Vittoria Street WEST BATHURST
10	2022	471	\$609,248	alterations and additions to existing dwelling	2464 Limekilns Road LIMEKILNS

## Applications Over 40 Days

## Attachment 8.2.2.4



LIVE

App Type	Year	No.	Description	Address	Application Date	Days Open	Stop Days	Reason
10	2020	194	MOD Alterations & additions to pub including new comms	250 Stewart Street BATHURST	12/08/2022	81		Under assessment
10	2020	272	MOD - Construction of garage	5 Delaware Crescent ROBIN HILL	22/02/2022	252	250	Awaiting additional information
10	2020	314	Change of use from garage to habitable rooms	1336 Limekilns Road CLEAR CREEK	8/09/2020	784	777	Under assessment
10	2021	75	Intensification of existing mining facility	Trunkey Road CALOOLA	24/02/2021	615	589	TfNSW requested additional information
10	2021	241	MOD - retaining wall	26 Sunbright Road KELSO	12/07/2022	112	97	Amended site plan to be submitted
10	2021	293	Demolition of existing dwelling and construction of 3	124 Bentinck Street BATHURST	24/06/2021	495	454	Amended plans requested
10	2021	429	Six two bedroom units & six lot community title subdivision	38A Stanley Street BATHURST	24/08/2021	434		Waiting on Office of Water
10	2022	29	1. Demolition of Existing Dwelling House 2. Construction	163 Sydney Road KELSO	7/02/2022	267	191	Additional information requested
10	2022	62	Demolition of existing & construction of a single storey	19 River Road KELSO	14/02/2022	260		Under assessment
10	2022	115	New single dwelling with two lot subdivision (boundary	266 Havannah Street SOUTH BATHURST	9/03/2022	237		Awaiting additional information
10	2022	141	Warehouse and Service Station	57 Hampden Park Road KELSO	29/04/2022	186		Waiting comments from TfNSW + NSW Police
10	2022	166	Two lot subdivision, demolition, tree removal and dividing fence	42 Lloyds Road SOUTH BATHURST	6/04/2022	209	168	Waiting on additional information
10	2022	228	6 two storey dwellings, 8 lot strata subdivision, 1 tree	135 Durham Street BATHURST	9/06/2022	145	68	Additional information requested
10	2022	246	22 lot residential subdivision, drainage channel works and	3 Poplar Place KELSO	3/06/2022	151	59	Waiting on GTAs from DPE - Water
10	2022	252	Five lot subdivision	Toronto Street KELSO	22/07/2022	102	76	Preliminary Contamination Report requested
10	2022	275	Demolition of Stony Creek Bridge & Eusdale Creek Bridge	22 Gemalla Scout Camp Road GEMALLA	30/06/2022	124		Awaiting additional information
10	2022	288	Alterations to commercial premises - painting and	110 William Street BATHURST	21/09/2022	41		Under assessment
10	2022	293	Single storey dwelling with attached garage	1552 Freemantle Road WATTON	6/09/2022	56	14	Under assessment
10	2022	302	Construction of a carport	21 Freeman Circuit LLANARTH	7/07/2022	117	105	Awaiting additional information
10	2022	306	Two lot rural subdivision	29 Whalans Lane EGLINTON	11/07/2022	113		Awaiting addresses
10	2022	310	Two double storey residential units and three lot subdivision	185 Havannah Street BATHURST	13/07/2022	111	69	Amended plans requested
10	2022	315	Partial demolition, alterations and additions to existing	279 Eleven Mile Drive EGLINTON	18/07/2022	106	53	Additional information requested
10	2022	317	Relocation of existing shed on block	4 Lee Street KELSO	18/07/2022	106	82	Under assessment
10	2022	348	Installation of an illuminated pillar sign	92 Durham Street BATHURST	12/08/2022	81		Awaiting additional information
10	2022	350	Demolish existing dwelling, erect 6 new dwell, 6 lot strata	177 Seymour Street BATHURST	11/08/2022	82	44	Additional information requested
10	2022	359	Construction of a single storey dwelling	59 Arthur Street TRUNKEY CREEK	22/08/2022	71		Waiting for RFS
10	2022	361	Subdivision (4 lots)	112 Church Street PEEL	24/08/2022	69		Under assessment
10	2022	363	Installation of above ground plunge pool and safety barrier	63 Brilliant Street BATHURST	19/08/2022	74	46	Under assessment
10	2022	370	Four lot subdivision	465 Mount Rankin Road MOUNT RANKIN	8/09/2022	54		Under assessment
10	2022	372	Change of use to recreation facility	4/31 Corporation Avenue ROBIN HILL	24/08/2022	69		Under assessment
10	2022	373	1.42 lot subdivision, bulk earthworks, drainage channel	Marsden Lane KELSO	12/09/2022	50		Waiting on GTAs from DPE - Water

## Attachment 8.2.2.4

10	2022	378	construction of a shed	11 Kemp Street EGLINTON	12/09/2022	50		Report to November Council meeting
10	2022	382	Secondary dwelling (earth wall)	3902 Sofala Road WATTLE FLAT	29/08/2022	64		Waiting for RFS
10	2022	388	Construction of a secondary dwelling	3 Wigmore Drive ROBIN HILL	9/09/2022	53		Going to November Council meeting
10	2022	391	Construction of a verandah and cafe signage	107 William Street BATHURST	16/09/2022	46	35	Additional information requested
10	2022	405	Removal of fuel tanks, fill points, pavement & demolish of	53 Durham Street BATHURST	9/09/2022	53		Under assessment
10	2022	406	Alterations and additions to dwelling + 3 new dwellings & 5	78 Stanley Street BATHURST	12/09/2022	50		Neighbour notification underway
10	2022	416	Construction of a single storey dwelling	2361 Tarana Road TARANA	21/09/2022	41		Under assessment
10	2022	421	Alterations and additions to existing commercial premises	171 Howick Street BATHURST	19/09/2022	43		Under assessment
10	2022	422	Change of use from shed to second rural dwelling	46 Crescent Orchard Road LOCKSLEY	21/09/2022	41		Under assessment
10	2022	423	Hay shed and addition to existing manure shed	Evans Plains Road EVANS PLAINS	21/09/2022	41		Under assessment

Printed: 3/11/2022 8:39:23AM

Council	DA	Lot	DP	Street	No	Street Name	Suburb	Postcode	Category	Environmental Planning Instrument	Zoning Of Land	Development Standard To Be Varied	Justification Of Variation	Extent Of Variation	Concurring Authority	Date Determined
---------	----	-----	----	--------	----	-------------	--------	----------	----------	--------------------------------------	----------------	--------------------------------------	----------------------------	------------------------	-------------------------	--------------------

NIL



**BATHURST REGIONAL COUNCIL**

Bathurst Regional Council  
PMB 17  
158 Russell Street  
BATHURST NSW 2795  
Telephone: 02 6333 6111  
Fax: 02 6331 7211  
Email: [council@bathurst.nsw.gov.au](mailto:council@bathurst.nsw.gov.au)

#### 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:

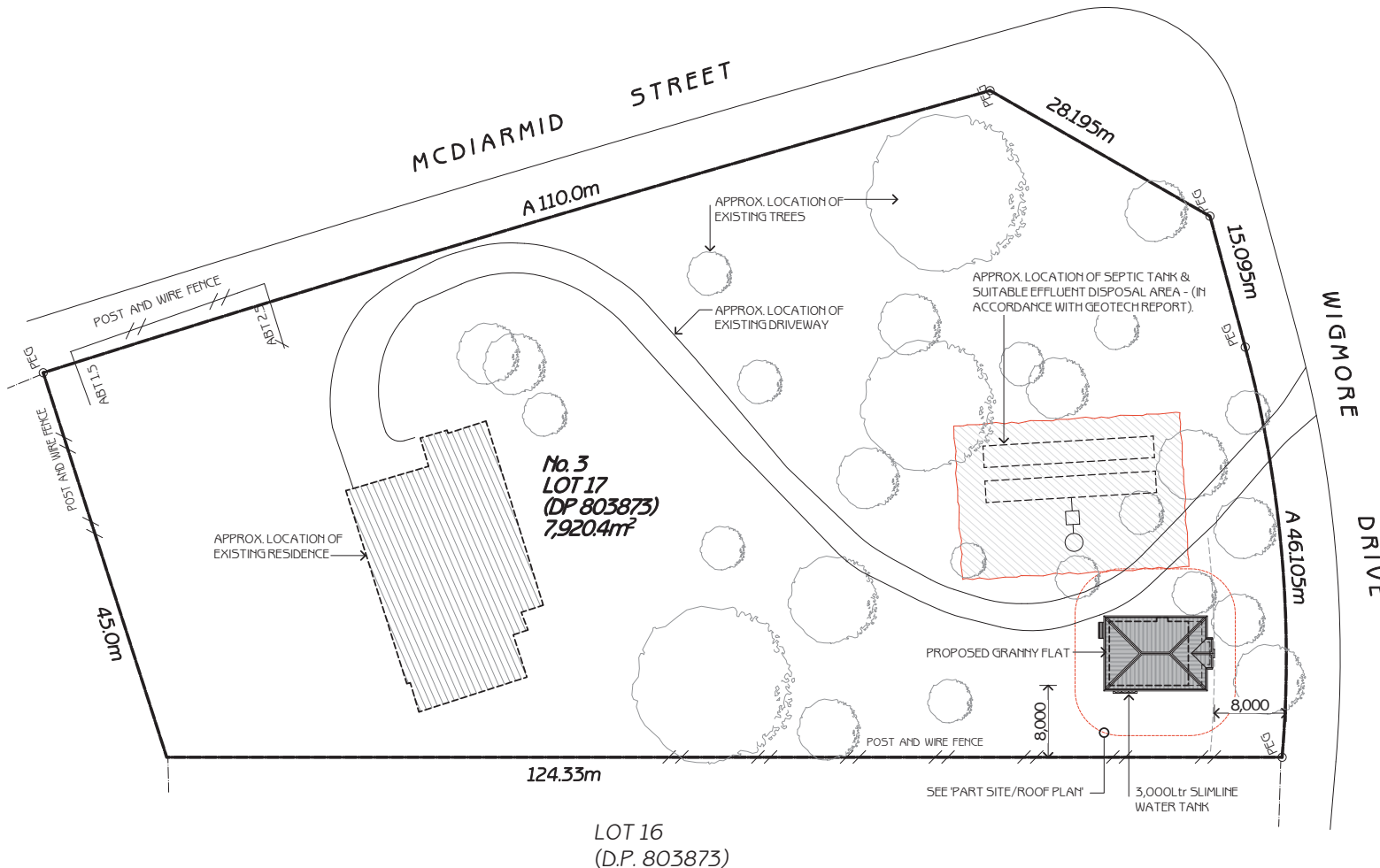
Date: 3/11/2022

Projection: GDA94 / MGA zone 55

Map Scale: 1:1757 @ A4

**Site Notes:****General:**

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- Clothesline type & location to be confirmed with owner prior to installation.
- Maximum total area of watered garden and lawn allowed for tank size specified must be in accordance with **BASIX details** (refer to specification sheet for further details).



CENTRAL WEST  
SURVEYING PTY LTD  
PO BOX 938 BATHURST  
DATE: 13.04.2022  
REFERENCE: 2271



AARON SCHUMACHER DRAFTING

(P) - 0407 737 288

(E) - aaron@as-drafting.com

ASD



**SITE PLAN**  
Scale 1:500

AARON SCHUMACHER DRAFTING

**Gross Floor Areas (GFA):**

Total GFA 59.7 m<sup>2</sup>

**Total Building Area Schedule:**

Living	62.6 m <sup>2</sup>
Verandah	13.2 m <sup>2</sup>
Total Building Area	75.8 m <sup>2</sup>
Site	7,920.4 m <sup>2</sup>

Legend	
General:	
FW	Floor Waste
DP	Downpipe
FFL	Finished Floor Level
CL	Ceiling Level
FL	Floor Level
RL	Reduced Level
REF	Refrigerator
CSD	Cavity Sliding Door
SC	Solid Core
HC	Hollow Core
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OG	Obscure Glass
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RV	Roof Ventilator
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Issue	Date	Amendment Description
C	09/08/22	ISSUED FOR SUBMISSION
B	28/06/22	ISSUED FOR COMMENT
A	18/05/22	ISSUED FOR COMMENT



Client:  
**MAX FENTON**

Project:  
**PROPOSED GRANNY FLAT**  
Lot 17 (DP 803873)  
3 WIGMORE DRIVE, ROBIN HILL, NSW. 2795.

**SITE PLAN**

**DACC**

Issue: C

Scale: 1:500 @ A3

Sheet: 02

Date: 09/08/2022

Job No: 12921

31 of 714

## DESCRIPTION:

# PROPOSED GRANNY FLAT

Lot 17 (DP 803873)

3 WIGMORE DRIVE, ROBIN HILL, NSW. 2795.

## CLIENT:

MAX FENTON

## CONTENTS:

DACC	01	COVER PAGE
DACC	02	SITE PLAN
DACC	03	PART SITE/ROOF PLAN
DACC	04	EROSION & SEDIMENT CONTROL PLAN
DACC	05	GROUND FLOOR PLAN
DACC	06	ELEVATIONS 1 & 2
DACC	07	ELEVATIONS 3 & 4
DACC	08	SECTIONS AA & BB
DACC	09	SLAB SETOUT PLAN
DACC	10	BASIX 1
DACC	11	BASIX 2
DACC	12	SPECIFICATION/BASIX

## SUBJECT SITE:

Lot 17 (DP 803873)  
3 WIGMORE DRIVE, ROBIN  
HILL, NSW. 2795.



GENERIC PERSPECTIVE

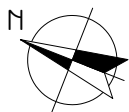
AARON SCHUMACHER DRAFTING

## COVER PAGE

## DACC

Issue: C  
Sheet: 01  
Date: 09/08/2022  
Job No: 12921

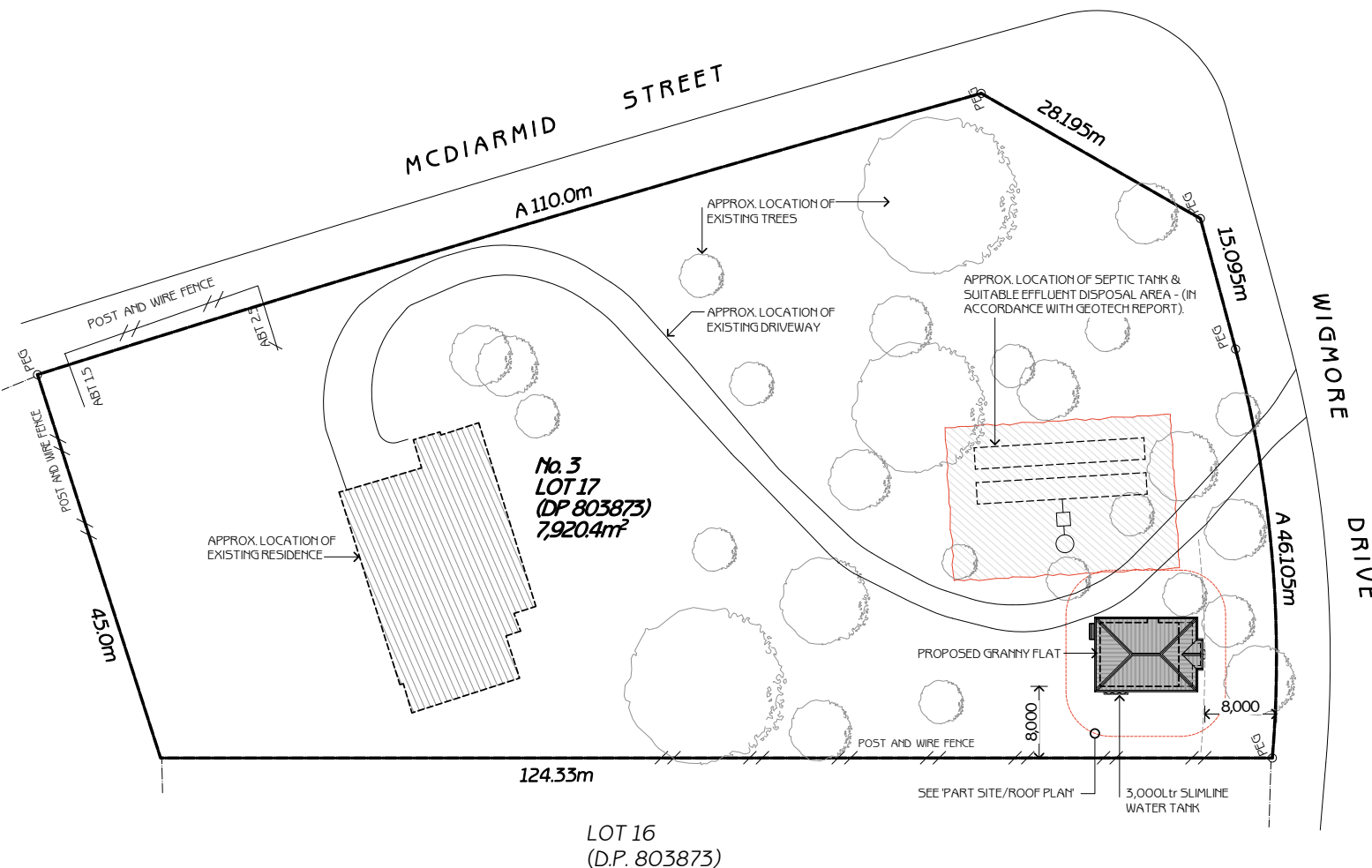
32 of 714

**Site Notes:****General:**

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**Attachment 8.2.3.3****Legend**

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CENTRAL WEST  
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AARON SCHUMACHER DRAFTING

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(E) - aaron@as-drafting.com

ABN 15 620 123 456



**SITE PLAN**  
Scale 1:500

AARON SCHUMACHER DRAFTING

**Gross Floor Areas (GFA):**

Total GFA 59.7 m<sup>2</sup>

**Total Building Area Schedule:**

Living	62.6 m <sup>2</sup>
Verandah	13.2 m <sup>2</sup>
Total Building Area	75.8 m <sup>2</sup>
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Client:

MAX FENTON

Project:

PROPOSED GRANNY FLAT

Lot 17 (DP 803873)

3 WIGMORE DRIVE, ROBIN HILL, NSW. 2795.

**SITE PLAN**

DACC

Issue: C

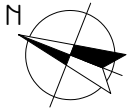
Scale: 1:500 @ A3

Sheet: 02

Date: 09/08/2022

Job No: 12921

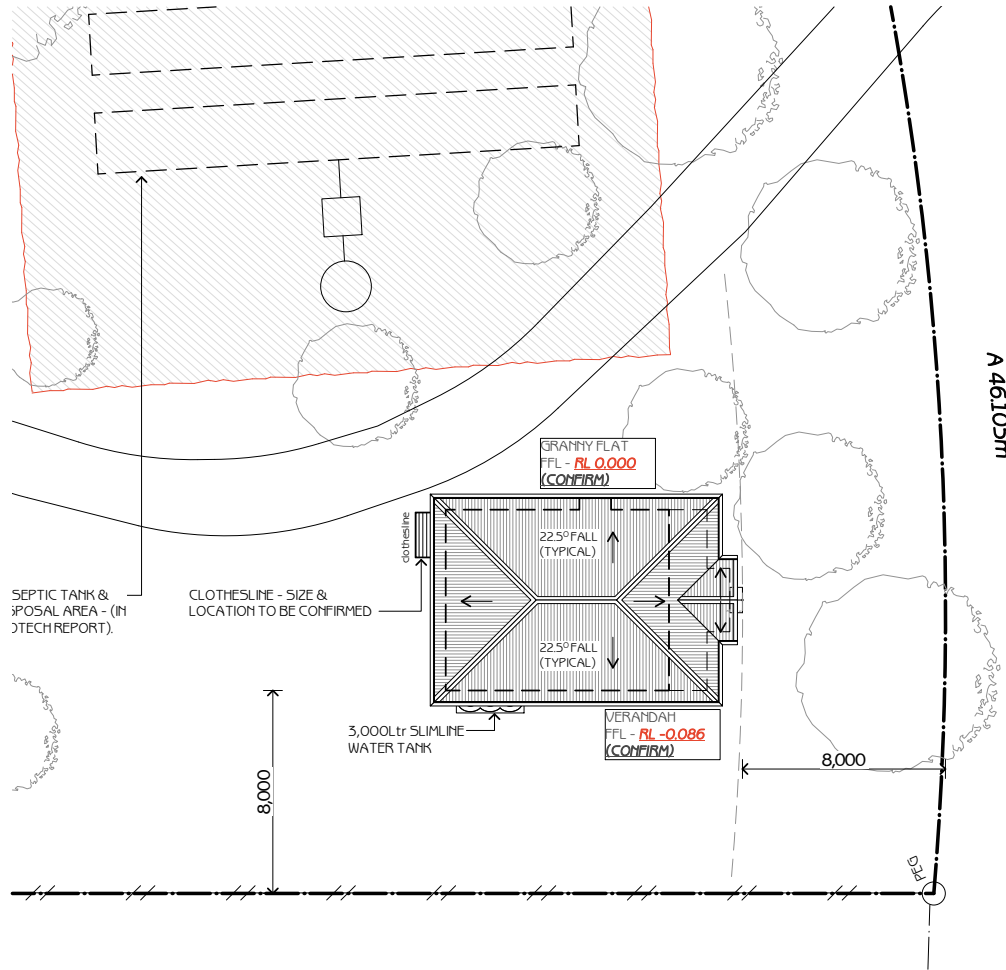
33 of 714



### Site Notes:

#### General:

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Total GFA 59.7 m<sup>2</sup>

#### Total Building Area Schedule:

Living 62.6 m<sup>2</sup>  
 Verandah 13.2 m<sup>2</sup>  
 Total Building Area 75.8 m<sup>2</sup>  
 Site 7,920.4 m<sup>2</sup>



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### PART SITE/ROOF PLAN

Scale 1:200

AGENDA Ordinary Meeting of Council 16 November 2022 Attachments

AARON SCHUMACHER DRAFTING



## Attachment 8.2.3.3

Legend  
General

FW	-	Floor Waste
DP	-	Downpipe
PH	-	Manhole
PFL	-	Finished Floor Level
CL	-	Ceiling Level
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Issue	Date	Amendment Description
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B	28/06/22	ISSUED FOR COMMENT
A	18/05/22	ISSUED FOR COMMENT



Client:

MAX FENTON

Project:

PROPOSED GRANNY FLAT

Lot 17 (DP 803873)

3 WIGMORE DRIVE, ROBIN HILL, NSW. 2795.

### PART SITE/ROOF PLAN

DACC

Issue: C

Scale: 1:200 @ A3

Sheet: 03

Date: 09/08/2022

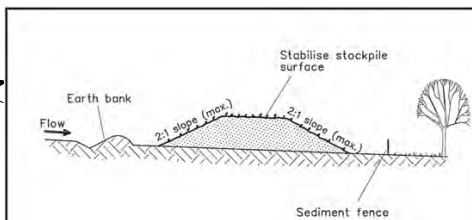
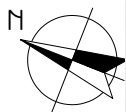
Job No: 12921

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#### FLOOR LEVEL NOTES:

- FLOOR LEVELS SHOWN ARE INDICATIVE ONLY AND ARE TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION

EXISTING NATURAL GROUND RL (NGL) - NGL - RL XXXXX  
 PROPOSED FINISHED GROUND RL (FGL) - FGL - RL XXXXX

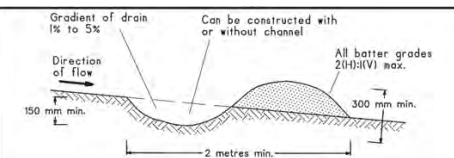


#### Construction Notes

- Where possible, locate stockpile at least 5 metres from existing vegetation, concentrated water flows, roads and hazard areas.
- Construct on the contour as a low, flat, elongated mound.
- Where there is sufficient area, topsoil stockpiles shall be less than 2 metres in height.
- Rehabilitate in accordance with the SWMP/ESCP.
- Construct earth bank (Standard Drawing 5-5) on the upslope side to divert run off around the stockpile and a sediment fence (Standard Drawing 6-6) 1 to 2 metres downslope of stockpile.

TOPSOIL STOCKPILE

SD 4-1

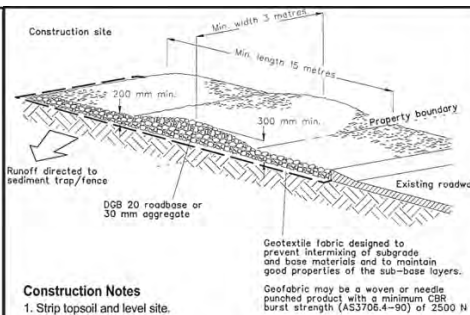


#### Construction Notes

- Construct with gradient of 1 per cent to 5 per cent.
- Avoid removing trees and shrubs if possible.
- Drains to be of circular, parabolic or trapezoidal cross section not V-shaped.
- Earth banks to be adequately compacted in order to prevent failure.
- Permanent or temporary stabilisation of the earth bank to be completed within 10 days of construction.
- All outlets from disturbed lands are to feed into a sediment basin or similar.
- Discharge runoff collected from undisturbed lands onto either a stabilised or an undisturbed disposal site within the same subcatchment area from which the water originated.
- Compact bank with a suitable implement in situations where they are required to function for more than five days.
- Earth banks to be free of projections or other irregularities that will impede normal flow.

EARTH BANK (LOW FLOW)

SD 5-5



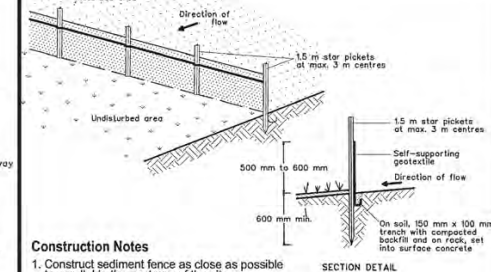
#### Construction Notes

- Strip topsoil and level site.
- Compact subgrade.
- Cover area with needle-punched geotextile.
- Construct 200 mm thick pad over geotextile using roadbase or 30 mm aggregate. Minimum length 15 metres or to building alignment. Minimum width 3 metres.
- Construct hump immediately within boundary to divert water to a sediment fence or other sediment trap.

STABILISED SITE ACCESS

SD 6-14

## Attachment 8.2.3.3



#### Construction Notes

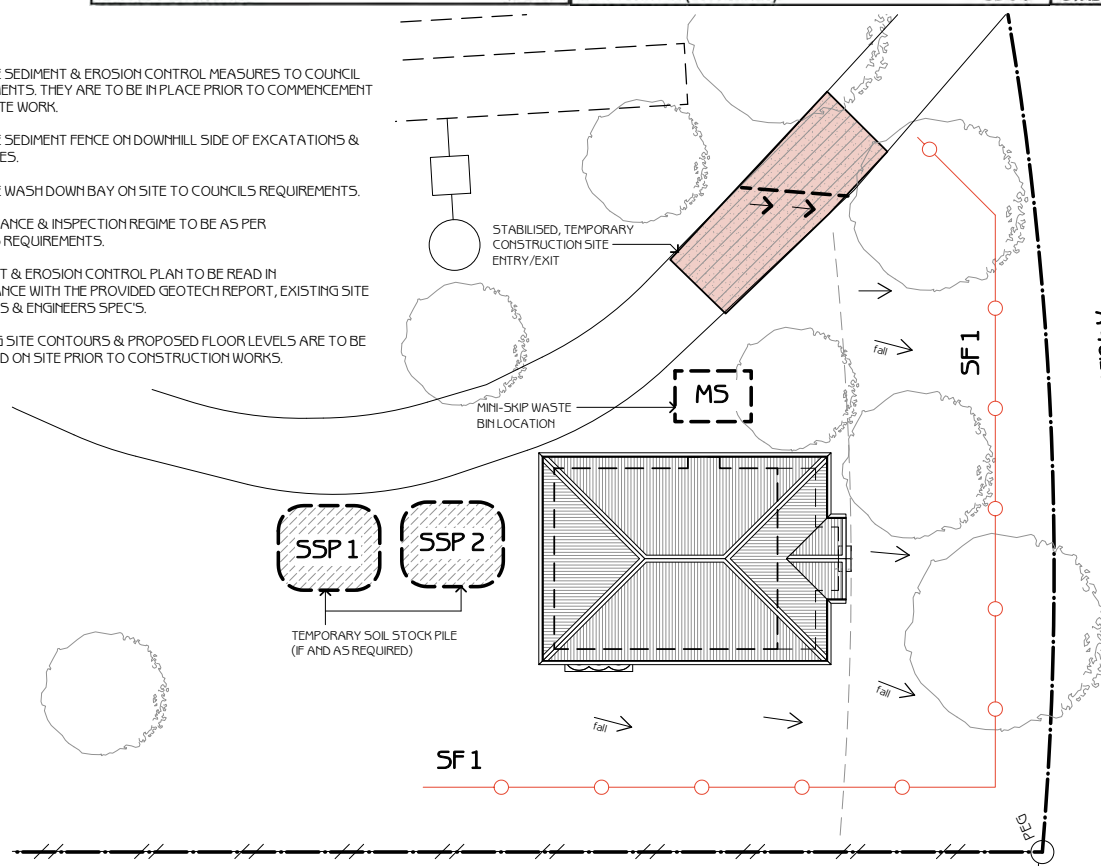
- Construct sediment fence as close as possible to parallel to the contours of the site.
- Drive 1.5 metre long star pickets into ground, 2.5 metres apart (max.).
- Dig a 150 mm deep trench along the upslope side of the fence for the bottom of the fabric to be entrenched.
- Fix self-supporting geotextile to upslope side of posts with wire ties or as recommended by geotextile manufacturer.
- Join sections of fabric at a support post with a 150 mm overlap.
- Backfill the trench over the base of the fabric and compact it thoroughly over the geotextile.

SEDIMENT FENCE

SD 6-8

#### Notes:

- PROVIDE SEDIMENT & EROSION CONTROL MEASURES TO COUNCIL REQUIREMENTS. THEY ARE TO BE IN PLACE PRIOR TO COMMENCEMENT OF ANY SITE WORK.
- PROVIDE SEDIMENT FENCE ON DOWNHILL SIDE OF EXCAVATIONS & STOCKPILES.
- PROVIDE WASH DOWN BAY ON SITE TO COUNCILS REQUIREMENTS.
- MAINTENANCE & INSPECTION REGIME TO BE AS PER COUNCILS REQUIREMENTS.
- SEDIMENT & EROSION CONTROL PLAN TO BE READ IN ACCORDANCE WITH THE PROVIDED GEOTECH REPORT, EXISTING SITE CONTOURS & ENGINEERS SPEC'S.
- EXISTING SITE CONTOURS & PROPOSED FLOOR LEVELS ARE TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION WORKS.



WIGMORE DRIVE

A 46105m

#### Legend



- STABILISED TEMPORARY CONSTRUCTION SITE ENTRY/EXIT



- APPROX. LOCATION OF TEMPORARY SOIL STOCK-PILE LOCATION



- APPROX. LOCATION OF MINI-SKIP, WASTE BIN LOCATION DURING CONSTRUCTION



- EXISTING/PROPOSED SITE FALL DURING/AFTER CONSTRUCTION



- APPROX. LOCATION OF SEDIMENT CONTROL FENCE

Issue	Date	Amendment Description
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Client:

MAX FENTON

Project:

PROPOSED GRANNY FLAT

Lot 17 (DP 803873)

3 WIGMORE DRIVE, ROBIN HILL, NSW. 2795.

#### EROSION & SEDIMENT CONTROL PLAN

DACC

Sheet: 04

Issue: C

Date: 09/08/2022

Scale: 1:200 @ A3

Job No: 12921

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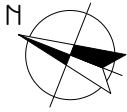


#### EROSION & SEDIMENT CONTROL PLAN

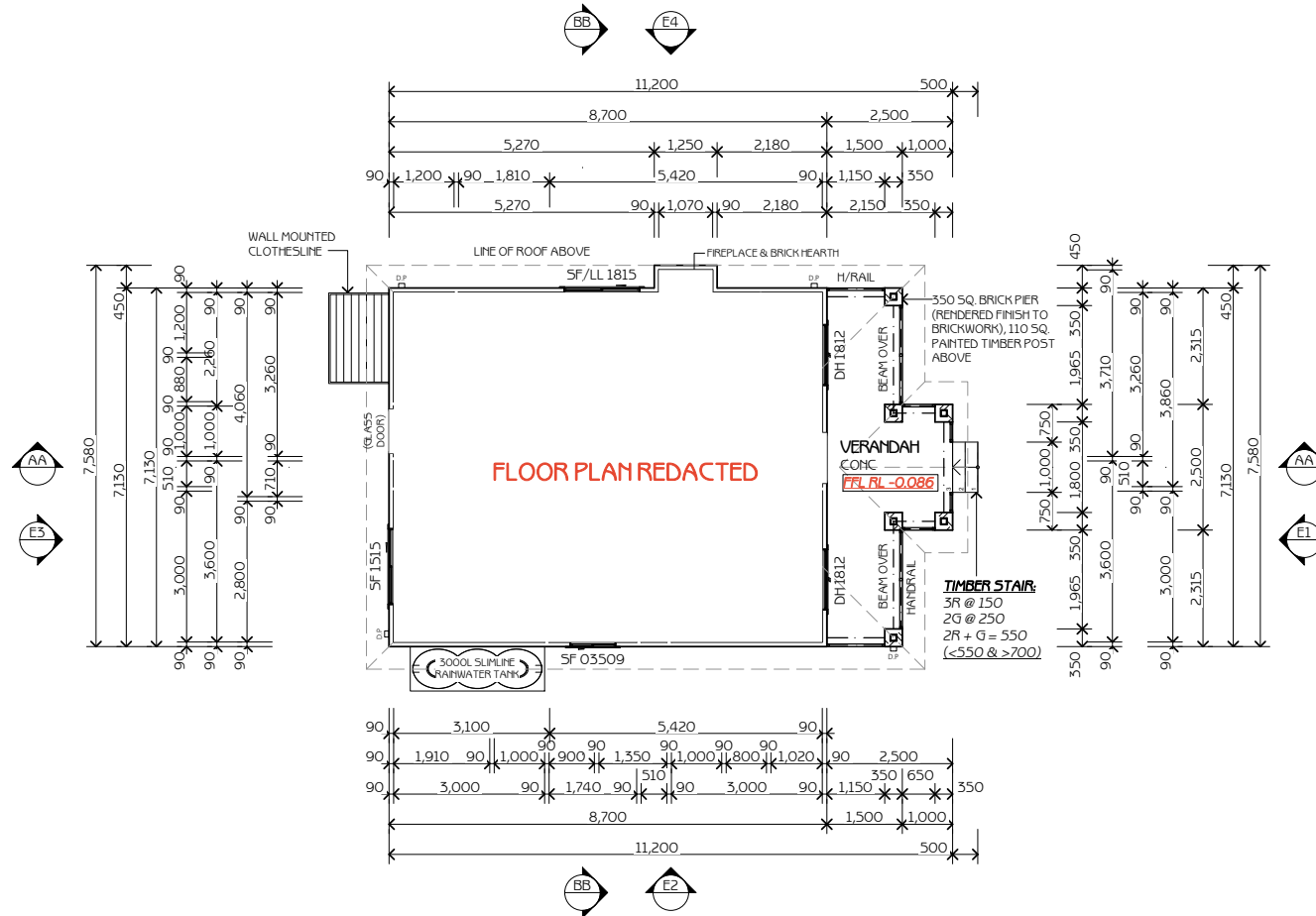
Scale 1:200

AARON SCHUMACHER DRAFTING



**NOTE:**

ALL NEW POSTS, BEAMS & FOOTINGS ARE TO BE IN ACCORDANCE WITH THE PROVIDED ENGINEERING DOCUMENTATION, BUILDER TO CONFIRM ALL ENGINEERING DETAILS PRIOR TO CONSTRUCTION.

**BUILT IN FIREPLACE NOTE:**

DOMESTIC SOLID-FUEL BURNING APPLIANCE IS TO BE INSTALLED IN ACCORDANCE WITH **PART 3.10.7.2 OF THE BCA**

**LAUNDRY NOTES:**

- MECHANICAL VENTILATION IS TO BE INSTALLED IN ACCORDANCE WITH **PART 3.8.5 OF THE BCA**

**Legend**

FW	-	Floor Waste
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**GROUND FLOOR PLAN**

DACC

Issue: C

Scale: 1:100 @ A3

Sheet: 05

Date: 09/08/2022

Job No: 12921

36 of 714

SD Hard Wired Smoke Detectors in accordance with part 3.7.5 of the BCA & complying with AS 3786.

Plans to be read in accordance with the provided BASIX Certificate. Refer to specification sheet for all BASIX Requirements



AARON SCHUMACHER DRAFTING

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(E) - aaron@as-drafting.com



GROUND FLOOR PLAN

Scale 1:100

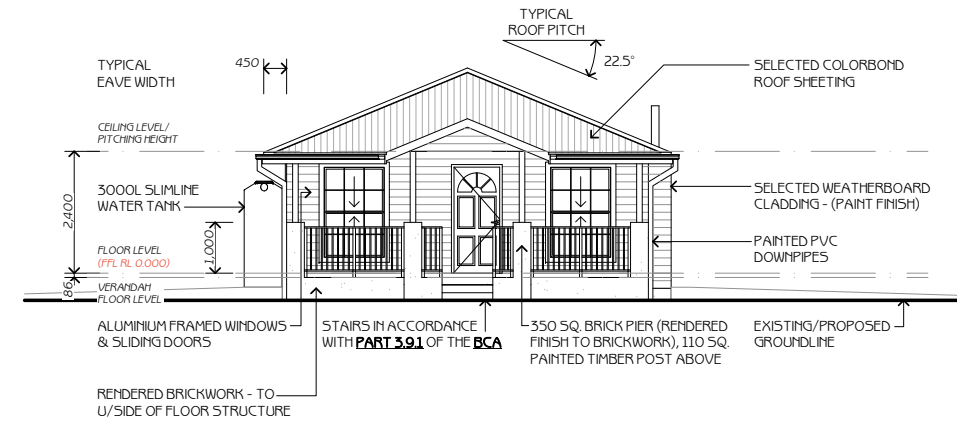
AARON SCHUMACHER DRAFTING



# Attachment 8.2.3.3

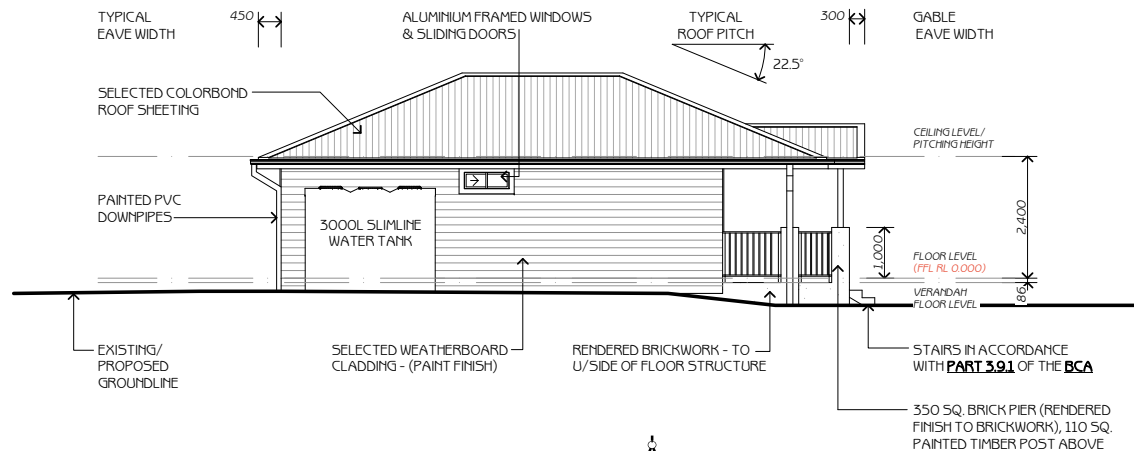
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**ELEVATION 1**  
Scale 1:100

AARON SCHUMACHER DRAFTING



**ELEVATION 2**  
Scale 1:100

AARON SCHUMACHER DRAFTING

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## ELEVATIONS 1 & 2

**DACC**  
Issue: C  
Scale: 1:100 @ A3  
Sheet: 06  
Date: 09/08/2022  
Job No: 12921  
37 of 714

Plans to be read in accordance with the provided BASIX Certificate. Refer to specification sheet for all BASIX Requirements



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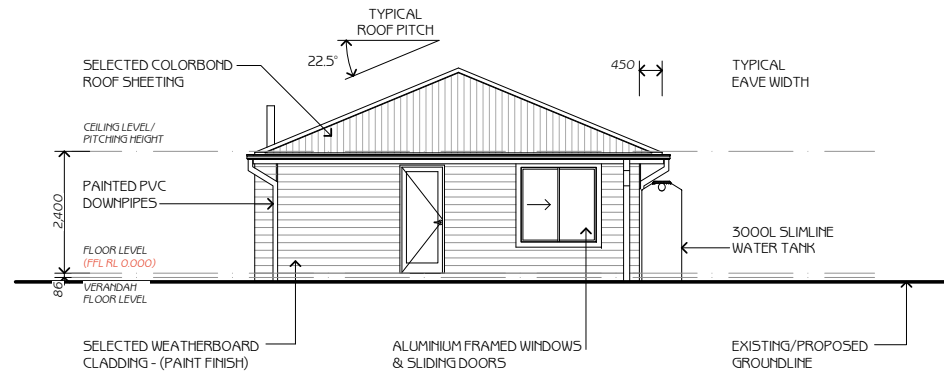


AGENDA Ordinary Meeting of Council 16 November 2022 Attachments

# Attachment 8.2.3.3

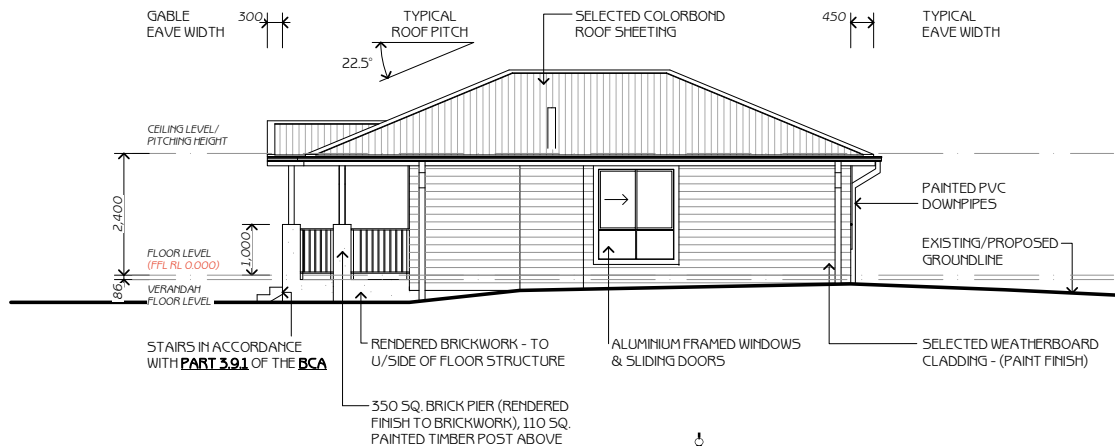
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A	-	Aluminium
AW	-	Awning Window
OG	-	Obscure Glass
ST	-	Solar Tube
SL	-	Skylight
RV	-	Roof Ventilator
EF	-	Exhaust Fan



**ELEVATION 3**  
Scale 1:100

AARON SCHUMACHER DRAFTING



**ELEVATION 4**  
Scale 1:100

AARON SCHUMACHER DRAFTING

Client:  
**MAX FENTON**

Project:  
**PROPOSED GRANNY FLAT**  
Lot 17 (DP 803873)  
3 WIGMORE DRIVE, ROBIN HILL, NSW. 2795.

## ELEVATIONS 3 & 4

**DACC**  
Issue: C  
Scale: 1:100 @ A3  
Sheet: 07  
Date: 09/08/2022  
Job No: 12921  
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Plans to be read in accordance with the provided BASIX Certificate. Refer to specification sheet for all BASIX Requirements



AARON SCHUMACHER DRAFTING

(P) - 0407 737 288

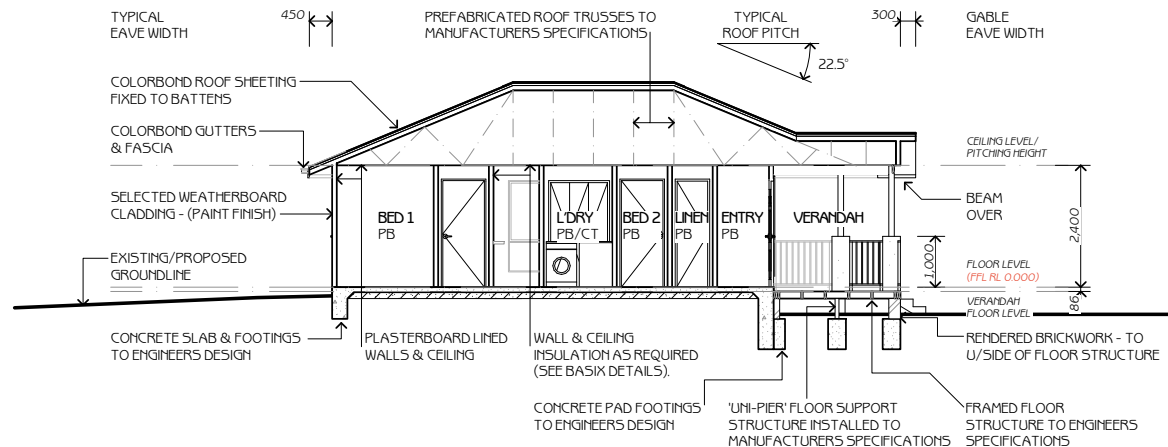
(E) - aaron@as-drafting.com

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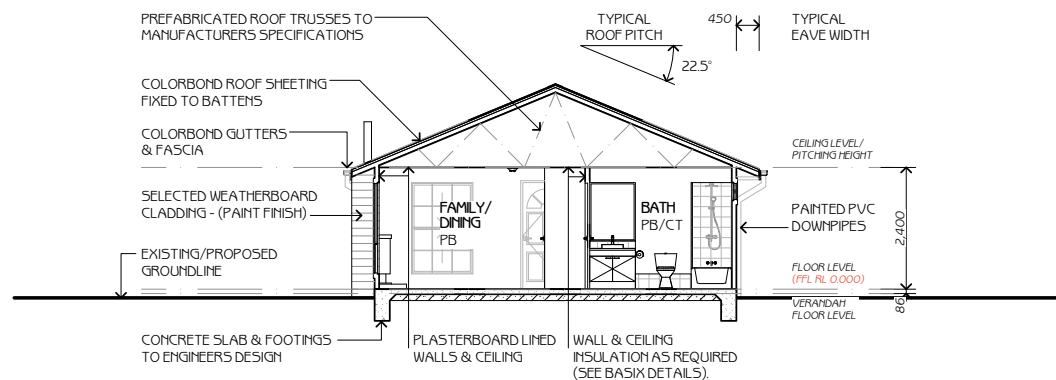
AGENDA Ordinary Meeting of Council 16 November 2022 Attachments

# Attachment 8.2.3.3



**SECTION AA**  
Scale 1:100

AARON SCHUMACHER DRAFTING



**SECTION BB**  
Scale 1:100

AARON SCHUMACHER DRAFTING

General		
FW	-	Floor Waste
DP	-	Downpipe
PH	-	Manhole
FFL	-	Finished Floor Level
CL	-	Ceiling Level
FL	-	Floor Level
RL	-	Reduced Level
REF	-	Refrigerator
CSD	-	Cavity Sliding Door
SC	-	Solid Core
HC	-	Hollow Core
T	-	Tub
WM	-	Washing Machine
HWS	-	Hot Water Service
EMB	-	Electrical Meter Board
PB	-	Plasterboard
FB	-	Face Brickwork
CT	-	Ceramic Tile
CPT	-	Carpet
CONC	-	Concrete
F	-	Fixed glass Panel
S	-	Sliding Window Plane
SD	-	Sliding Door
X	-	Sliding glass Panel
DH	-	Double Hung
A	-	Aluminium
AW	-	Awning Window
OG	-	Obscure Glass
ST	-	Solar Tube
SL	-	Skylight
RV	-	Roof Ventilator
EF	-	Exhaust Fan

Issue	Date	Amendment Description
C	09/08/22	ISSUED FOR SUBMISSION
B	28/06/22	ISSUED FOR COMMENT
A	18/05/22	ISSUED FOR COMMENT



Client:  
**MAX FENTON**

Project:  
**PROPOSED GRANNY FLAT**  
Lot 17 (DP 803873)  
3 WIGMORE DRIVE, ROBIN HILL, NSW. 2795.

**SECTIONS AA & BB**  
**DACC**  
Issue: C  
Scale: 1:100 @ A3  
Sheet: 08  
Date: 09/08/2022  
Job No: 12921  
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AARON SCHUMACHER DRAFTING

(P) - 0407 737 288

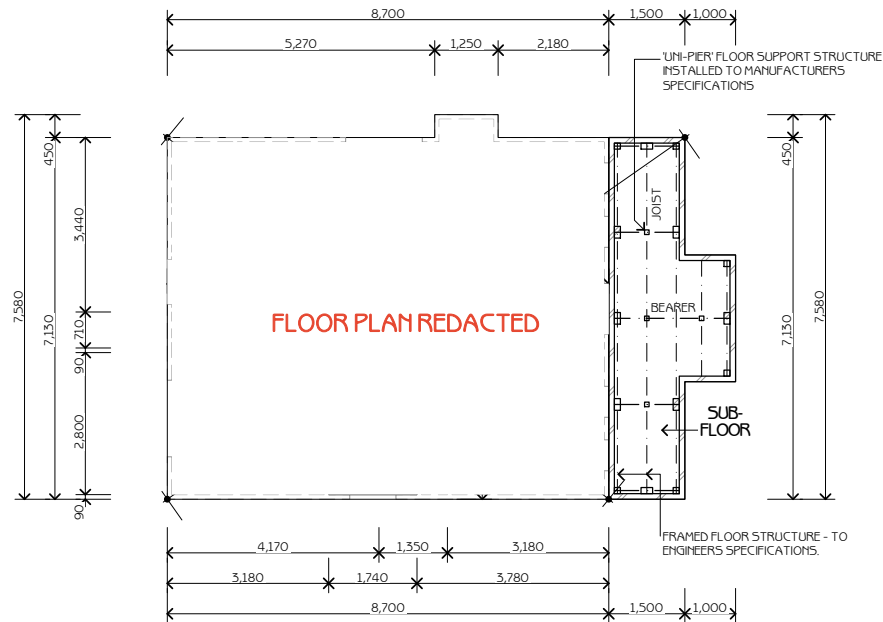
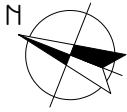
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ABN 15 620 442 111



AGENDA Ordinary Meeting of Council 16 November 2022 Attachments

Plans to be read in accordance with the provided BASIX Certificate. Refer to specification sheet for all BASIX Requirements



### Notes:

1. Slab edge rebate to be level where possible. Where not possible on sloping sites, extend edge rebate depth as required, maintaining the full brick coursing gauge and engineering requirements to slab/footings.
2. This plan to be read in conjunction with Floor Plan before pouring concrete.
3. Confirm all measurements on site with Floor Plan before pouring concrete.
4. 40mm setback for floor tiles.
5. Shower Falls: provide additional falls to showers. Minimum slab thickness to engineers details to be maintained.
6. Fixture Waste Locations: Confirm specification and setout waste from technical data.



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SLAB SETOUT PLAN

Scale 1:100

AARON SCHUMACHER DRAFTING



## Attachment 8.2.3.3

Legend

FW	-	Floor Waste
DP	-	Downpipe
MH	-	Manhole
FFL	-	Finished Floor Level
CL	-	Ceiling Level
FL	-	Floor Level
RL	-	Reduced Level
REF	-	Refrigerator
CSD	-	Cavity Sliding Door
SC	-	Solid Core
HC	-	Hollow Core
T	-	Tub
WM	-	Washing Machine
HWS	-	Hot Water Service
EMB	-	Electrical Meter Board
PB	-	Plasterboard
FB	-	Face Brickwork
CT	-	Ceramic Tile
CPT	-	Carpet
CONC	-	Concrete
F	-	Fixed glass Panel
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AW	-	Awning Window
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SL	-	Skylight
RV	-	Roof Ventilator
EF	-	Exhaust Fan

Issue	Date	Amendment Description
C	09/08/22	ISSUED FOR SUBMISSION
B	28/06/22	ISSUED FOR COMMENT
A	18/05/22	ISSUED FOR COMMENT



Client:

MAX FENTON

Project:

PROPOSED GRANNY FLAT

Lot 17 (DP 803873)

3 WIGMORE DRIVE, ROBIN HILL, NSW. 2795.

SLAB SETOUT PLAN

DACC

Issue: C

Scale: 1:100 @ A3

Sheet: 09

Date: 09/08/2022

Job No: 12921

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## BASIX Certificate

Building Sustainability Index www.basix.nsw.gov.au




### Single Dwelling

Certificate number: 13134655\_02

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary  
Date of issue: Tuesday, 09 August 2022  
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project summary			
Project name	12921 - Max Fenton_02		
Street address	3 Wigmore Drive Robin Hill 2795		
Local Government Area	Bathurst Regional Council		
Plan type and plan number	deposited 803873		
Lot no.	17		
Section no.	-		
Project type	separate dwelling house - secondary dwelling		
No. of bedrooms	2		
Project score			
Water		40	Target 40
Thermal Comfort		Pass	Target Pass
Energy		35	Target 35

#### Certificate Prepared by

Name / Company Name: Aaron Schumacher Drafting  
ABN (if applicable): 98466039052

BASIX Planning, Industry & Environment www.basix.nsw.gov.au Version: 3.0 / DARWINA\_3\_20\_0 Certificate No.: 13134655\_02 Tuesday, 09 August 2022 page 1/9

## Attachment 8.2.3.3

### Description of project

Project address		Assessor details and thermal loads	
Project name	12921 - Max Fenton_02	Assessor number	n/a
Street address	3 Wignore Drive Robin Hill 2795	Certificate number	n/a
Local Government Area	Bathurst Regional Council	Climate zone	n/a
Plan type and plan number	Deposited Plan 803873	Area adjusted cooling load (MJ/m <sup>2</sup> .year)	n/a
Lot no.	17	Area adjusted heating load (MJ/m <sup>2</sup> .year)	n/a
Section no.	-	Ceiling fan in at least one bedroom	n/a
Project type		Ceiling fan in at least one living room or other conditioned area	n/a
Project type	separate dwelling house - secondary dwelling	Project score	
No. of bedrooms	2	Water	40 Target 40
Site details		Thermal Comfort	Pass Target Pass
Site area (m <sup>2</sup> )	7920	Energy	35 Target 35
Roof area (m <sup>2</sup> )	92		
Conditioned floor area (m <sup>2</sup> )	54.1		
Unconditioned floor area (m <sup>2</sup> )	4.9		
Total area of garden and lawn (m <sup>2</sup> )	100		
Roof area (m <sup>2</sup> ) of the existing dwelling	438		
No. of bedrooms in the existing dwelling	5		

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#### Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<b>Landscape</b>			
The applicant must plant indigenous or low water use species of vegetation throughout 40 square metres of the site.	✓	✓	
<b>Fixtures</b>			
The applicant must install showerheads with a minimum rating of 3 star (> 7.5 but <= 9 L/min) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 3 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 3 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 3 star in each bathroom in the development.		✓	
<b>Alternative water</b>			
<b>Rainwater tank</b>			
The applicant must install a rainwater tank of at least 3000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓
The applicant must configure the rainwater tank to collect rain runoff from at least 92.3 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✓	✓
The applicant must connect the rainwater tank to:			
• all toilets in the development		✓	✓
• the cold water tap that supplies each clothes washer in the development		✓	✓
• at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply)		✓	✓

BASIX Planning, Industry & Environment www.basix.nsw.gov.au Version: 3.0 / DARWINA\_3\_20\_0 Certificate No.: 13134655\_02 Tuesday, 09 August 2022 page 3/9

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<b>General features</b>			
The dwelling must not have more than 2 storeys.	✓	✓	✓
The conditioned floor area of the dwelling must not exceed 300 square metres.	✓	✓	✓
The dwelling must not contain open mezzanine area exceeding 25 square metres.	✓	✓	✓
The dwelling must not contain third level habitable attic room.	✓	✓	✓
<b>Floor, walls and ceiling/roof</b>			
The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.	✓	✓	✓
Construction	Additional insulation required (R-Value)	Other specifications	
floor - concrete slab on ground	nil		
external wall - framed (weatherboard, fibre cement, metal clad)	2.40 (or 2.80 including construction)		
ceiling and roof - flat ceiling / pitched roof	ceiling: 4 (up), roof: foil/sarking	unventilated; dark (solar absorbance > 0.70)	
Note	Insulation specified in this Certificate must be installed in accordance with Part 3.12.1.1 of the Building Code of Australia.		
Note	In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.		

BASIX Planning, Industry & Environment www.basix.nsw.gov.au Version: 3.0 / DARWINA\_3\_20\_0 Certificate No.: 13134655\_02 Tuesday, 09 August 2022 page 4/9

## BASIX 1 DACC

Issue: C  
Sheet: 10  
Date: 09/08/2022  
Job No: 12921



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AGENDA Ordinary Meeting of Council 16 November 2022 Attachments

Thermal Comfort Commitments				Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<b>Windows, glazed doors and skylights</b>						
The applicant must install the windows, glazed doors and shading devices described in the table below, in accordance with the specifications listed in the table. Relevant overshadowing specifications must be satisfied for each window and glazed door.				✓	✓	✓
The dwelling may have 1 skylight (<0.7 square metres) which is not listed in the table.				✓	✓	✓
The following requirements must also be satisfied in relation to each window and glazed door:				✓	✓	✓
• For the following glass and frame types, the certifier check can be performed by visual inspection.						✓
- Aluminium single clear						
- Aluminium double (air) clear						
- Timber/UPVC/fibreglass single clear						
- Timber/UPVC/fibreglass double (air) clear						

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
<b>North facing</b>					
Bed 1	1500	1500	aluminium, single, clear	eave 600 mm, 0 mm above head of window or glazed door	not overshadowed
Kitchen	2100	820	aluminium, single, clear	eave 600 mm, 0 mm above head of window or glazed door	not overshadowed
<b>East facing</b>					
Family/Dining	1800	1500	aluminium, single, clear	eave 600 mm, 0 mm above head of window or glazed door	not overshadowed
<b>South facing</b>					
Bed 2	1800	1200	aluminium, single, clear	eave 2100 mm, 0 mm above head of window or glazed door	not overshadowed
Entry	2100	920	timber/UPVC/fibreglass, single, clear	eave 2800 mm, 0 mm above head of window or glazed door	not overshadowed

BASIX

Planning, Industry & Environment

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Version: 3.0 / DARWINIA\_3\_0\_0

Certificate No.: 13134655\_02

Tuesday, 09 August 2022

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BASIX Planning, Industry & Environment www.basix.nsw.gov.au Version: 3.0 / DARWINA\_3\_20\_0 Certificate No.: 13134655\_02 Tuesday, 09 August 2022 page 5/9

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
Family/Dining	1800	1200	aluminium, single, clear	eave 2100 mm, 0 mm above head of window or glazed door	not overshadowed
<b>West facing</b>					
Bathroom	350	900	aluminium, single, clear	eave 600 mm, 0 mm above head of window or glazed door	not overshadowed

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Energy Commitments				Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<b>Hot water</b>						
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 6 stars.				✓	✓	✓
<b>Cooling system</b>						
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning; Energy rating: EER 3.0 - 3.5					✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning; Energy rating: EER 3.0 - 3.5					✓	✓
<b>Heating system</b>						
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: wood heater; Energy rating: n/a					✓	✓
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning; Energy rating: EER 3.0 - 3.5					✓	✓
The wood heater must have a compliance plate confirming that it complies with the relevant Australian standards, and must be installed in accordance with the requirements of all applicable regulatory authorities.						✓
<b>Ventilation</b>						
The applicant must install the following exhaust systems in the development:						
At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/off					✓	✓
Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off					✓	✓
Laundry: individual fan, not ducted; Operation control: manual switch on/off					✓	✓
<b>Natural lighting</b>						
The applicant must install a window and/or skylight in 1 bathroom(s)/toilet(s) in the development for natural lighting.				✓	✓	✓
<b>Other</b>						
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.					✓	

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Energy Commitments				Show on DA plans	Show on CC/CDC plans & specs	Certifier check
The applicant must install a fixed outdoor clothes drying line as part of the development.					✓	

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
**BASIX 2**  
**DACC**


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Sheet: 11  
Date: 09/08/2022  
Job No: 12921


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#### Legend

In these commitments, "applicant" means the person carrying out the development.

Commitments identified with a  in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).

Commitments identified with a  in the "Show on CO/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.

Commitments identified with a  in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate (either interim or final) for the development may be issued.

BASIX Planning, Industry & Environment www.basix.nsw.gov.au Version: 3.0 / DARWINA\_3\_20\_0 Certificate No: 1313485S\_02 Tuesday, 08 August 2022 page 9/9

## Specification Notes

### General:

- Drawings prepared from information supplied by the owner and/or builder.
- All dimensions are in millimetres & shall be verified on site.
- **DO NOT SCALE FROM DRAWING** - If in doubt ask.
- All dimensions & all floor levels provided are to be confirmed prior to construction.
- It is the responsibility of the builder to verify documents as to their accuracy and suitability.
- These plans are to be read in conjunction with Engineer's details.
- **BCA** refers to the Building Code of Australia - Volume 2, Housing Provisions.

### Statutory Requirements:

- All work to be carried out in accordance with the BCA, conditions imposed by the local authority and the commitments outlined in the relevant **BASIX** Certificate.
- The builder is to comply with the requirements of all legally constituted authorities having jurisdiction over the building works and the provisions of the Home Building ACT.
- Prior to the commencement of building work, the builder shall provide temporary toilet facilities for the use of subcontractors. Where the local authority requires the temporary toilet to be connected to sewer mains, the additional cost shall be borne by the owner.
- On completion the builder shall remove the amenity.

### BCA Requirements:

- All earthworks shall be in accordance with the engineer's details and **Part 3.1.1** of **BCA**.
- All excavations and underfloor fill shall be in accordance with the engineer's details and **Part 3.2.2** of **BCA**.
- Primary building elements are to be protected from subterranean termites in accordance with **Part 3.1.4** of **BCA**.
- Provide adequate cross ventilation to space under suspended ground floors in accordance with **Part 3.4.1** of **BCA**. Sub Floor access to be provided as indicated on plan.
- Stormwater drainage shall be carried out in accordance with **Part 3.1.3** of **BCA**.
- All timber framework shall comply with **Part 3.4.3** of **BCA** or **AS1684**.
- Roof trusses shall be designed in accordance with **AS1720**, and erected, fixed and braced in accordance with manufacturer's instructions.
- Strip and sheet flooring shall be installed in accordance with **AS1684**.
- All metal fittings used in structural timber joints and bracing must have corrosion protection.
- Steel framing shall be in accordance with manufacturer's recommendation and **Part 3.4.2** of **BCA**.
- Concrete slab & footings to be designed in accordance with **AS2870**.
- All structural elements are to be designed by a practicing structural engineer.
- All roof cladding shall comply with **Part 3.5.1** of **BCA** and be installed in accordance with manufacturer's recommendations.
- Gutters and downpipes shall be in accordance with **Part 3.5.3** of **BCA**.
- Sarking shall comply with **Part 3.5.2.4** of **BCA**.
- Flashings shall comply with **Part 3.5.2.3** of **BCA**.
- Clay brickwork shall comply with **Part 3.3** of **BCA**, **A5/N254455**, **A5/N254456** & **A53700**.
- Concrete blockwork shall be constructed in accordance with **Part 3.3** of **BCA**.
- Autoclaved aerated concrete products shall be installed in accordance with manufacturer's product specification.
- Damp proof courses shall comply with **Part 3.5.5.2** of **BCA**.
- Cavity ventilation must be provided in accordance with **Part 3.5.5.6** of **BCA**.
- Mortar shall comply with **Part 3.5.5.3** of **BCA** and joint tolerances shall be in accordance with **A55700**.
- Masonry accessories shall comply with **Part 3.3.3** of **BCA**. Appropriate ties shall be provided to articulated masonry joints.
- Lintels used to support brickwork over wall openings shall comply with **Part 3.3.3** of **BCA** and protected from corrosion in accordance **Part 3.5.5.12** of **BCA**.
- Engaged piers in single leaf masonry walls shall be constructed in accordance with Table 9.2 Pier spacings for one way spanning walls, of Australian Standard **A5473.1-2010** Masonry in small buildings. Refer to the table extract below for details.
- Internal wet areas and balconies over habitable rooms to be waterproofed in accordance with **Part 3.8.1** of **BCA**. Wet area wall lining is to be fixed in accordance with manufacturer's recommendations.
- All timber doors and door sets shall be manufactured in accordance with **A52688** & **A52689** unless listed otherwise in schedule of works.
- Windows and doors shall be manufactured and installed in accordance with **A52047**.
- All glazing shall comply with **Part 3.6** of **BCA**.
- Where a pliable building membrane is installed in an external wall it must be installed in accordance with **Part 3.8.7.2** of the **BCA** & Comply with **A5/N2 4200.1**.
- An exhaust system installed in a Kitchen, bathroom, Sanitary compartment or Laundry must comply with the minimum flow rates as specified in **Part 3.8.7.3(a) of the BCA** & Be discharged in accordance with **Part 3.8.7.3(b) of the BCA**.
- Ventilation of roof spaces must be in accordance with **Part 3.8.7.4 of the BCA**.
- Stair and ramp construction shall be in accordance with **Part 3.9.1** of **BCA**.
- Slip-Resistance treatment to stair treads, ramps & landings shall be in accordance with **Part 3.9.1.4** of **BCA**.
- Balustrades & Handrails shall be in accordance with **Part 3.9.2** of **BCA**.
- Protection of openable windows shall be in accordance with **Part 3.9.2.6** of **BCA**.
- All plumbing shall comply with the requirements of the relevant supply authority and **A53500**, and be carried out by a licensed plumber.
- All gas installations shall comply with the requirements of the relevant supply authority and be carried out by a licensed gas fitter.
- Provide and install hard wired interconnected smoke alarms in accordance with **A53786** and **Part 3.7.5** of **BCA**.
- Installation of wall and floor tiles shall be in accordance with **A53958.1**.
- Building is to be sealed to the requirements of **Part 3.12.3** of **BCA**, including chimneys, flues, roof lights, external windows and doors, exhaust fans, roof, walls and floors.
- Services are to be installed to the requirements of **HSW Part 3.12.5** of **BCA**, including hot water supply, insulation of services, central heating water piping and heating and cooling ductwork.
- Mechanical ventilation is to be installed in accordance with **Part 3.8.5** of **BCA**.
- Inward swinging WC doors are to be fitted with lift off hinges to comply with **Part 3.8.3.3** of **BCA** if indicated on plans.
- Fireplace, Chimney & Flue Construction to be in accordance with **Part 3.10.7** of **BCA**.

Table 9.2 (Extract)  
Pier spacings for one way spanning walls

Wall Thickness (T) - (mm)	Pier Thickness (A) - (mm)	Pier Width (B) - (mm)	N1	N2	N2 with tie down (see note 1)	N3 with tie down (see note 1)
<b>Wall Height 2400mm</b>						
110	230	230	1320	840	4200	1200
110	230	350	2040	1320	6360	1920
110	350	230	3240	2160	23640	8400
110	350	350	4920	3360	36000	9600
<b>Wall Height 2700mm</b>						
110	230	230	960	600	2160	720
110	230	350	1440	960	3360	1080
110	350	230	2520	1680	13440	5400
110	350	350	3840	2520	20640	8160
<b>Wall Height 3000mm</b>						
110	230	230	720	480	1320	
110	230	350	1080	720	2040	
110	350	230	1920	1320	8760	3600
110	350	350	3000	2040	13520	5520

### Notes:

1. Piers with tie-downs shall include one full height N10, N12 or M10 reinforcing bar tied to the footing and positively attached to the top plate (in accordance with Clause 6.7.2)
2. Tie stable applies to walls with no openings. For piers at the edge of major openings, such as garage doors, see Clause 6.7.2

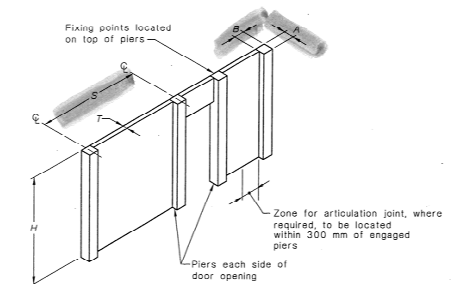


FIGURE 9.1 ENGAGED PIERS IN EXTERNAL SINGLE-LEAF WALLS

### 9.3 Internal Walls:

Internal single leaf masonry walls shall be at least supported at the top in accordance with clause 6.4 & shall be dimensioned in accordance with Table 9.3

Table 9.3 (Extract)  
Maximum wall heights for single-leaf internal walls (mm)

Wall Thickness (mm)	Wall Height (mm)
90	2400
110	3000
140	3800
190	5200

## SPECIFICATION/BASIX

### DACC

Issue: C  
Sheet: 12  
Date: 09/08/2022  
Job No: 12921

43 of 714



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ASD



AGENDA Ordinary Meeting of Council 16 November 2022 Attachments



# STATEMENT OF ENVIRONMENTAL EFFECTS

*3 Wigmore Drive, Robin Hill  
LOT 17 DP 803873  
Proposed Secondary Dwelling*

*Submitted to Bathurst Regional Council*

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## 1.0 INTRODUCTION

### 1.0 Introduction

This Statement of Environmental Effects (SEE) is submitted to **BATHURST REGIONAL COUNCIL** as part of a Development Application (DA) for the proposed **SECONDARY DWELLING**. This SEE describes the site, its environs, the proposed development, and provides an assessment of the proposal in terms of the matters for consideration under Section 4.15 of the *Environmental Planning and Assessment Act 1979 (EP&A Act)*. Within this report, references to “the site” mean the land to which this DA relates.

#### 1.1 SUBJECT SITE

The site of the proposed development is at **No. 3 Wigmores Drive, Robin Hill** and can be legally identified as **Lot 17 in DP 803873**.

#### 1.2 DESCRIPTION OF THE PROPOSED

The DA seeks development consent for the construction of a secondary dwelling on the site as defined by *Bathurst Regional Local Environmental Plan 2014*:

***secondary dwelling** means a self-contained dwelling that—*

- (a) is established in conjunction with another dwelling (the principal dwelling), and*
- (b) is on the same lot of land as the principal dwelling, and*
- (c) is located within, or is attached to, or is separate from, the principal dwelling.*

**Note: This Statement is to be read in conjunction with the submitted Plans set.**

#### 1.3 APPLICABLE STATUTORY & NON-STATUTORY PLANS/POLICIES

**State Environmental Planning Policy (Housing) 2021**

**Bathurst Regional Local Environmental Plan (LEP) 2014**

**Bathurst Regional Development Control Plan (DCP) 2014**

## 2.0 SITE ANALYSIS

### 2.0 Site Analysis

#### 2.1 DESCRIPTION OF THE SUBJECT SITE

The subject site is commonly known as **No. 3 Wigmore Drive, Robin Hill**. The site is a corner lot and is rectangular in shape. The lot has a primary road frontage to McDiarmid Street and a secondary road frontage to Wigmore Drive (see **Figure 1** below). The site is approximately 129m wide and 64 deep for a total site area of 7920.4m<sup>2</sup>. The site is located to the west of McDiarmid Street approximately 257m northwest of the intersection with Mid Western Highway. A Major Road Buffer extends for 40m from McDiarmid Street to within the eastern portion of the site; therefore, vehicle access is provided to the site via Wigmore Drive. The site presently accommodates a dwelling house and various trees and shrubs.



**FIGURE 1:** Aerial view of subject site showing the shape and orientation of the lot.  
(Source: SIX Maps, NSW Government. Accessed 22.08.2022)

## 2.0 SITE ANALYSIS

### 2.2 ADJOINING LAND USE & LOCALITY CHARACTER

The site is an R5 Large Lot Residential land use zone. The immediate area can be described as semi-rural consisting of low-density residential development. Adjoining properties incorporate large expanses of, well-manicured, cleared land spotted with trees and shrubs. Boundary vegetation/plantings are common and act to visually separate properties and serve to enhance visual privacy between adjoining lots (see **Figure 2** below). Development in the area consists of relatively large footprint, single storey dwellings and ancillary development predominantly constructed of neutral toned, brick and Colorbond steel roofing.

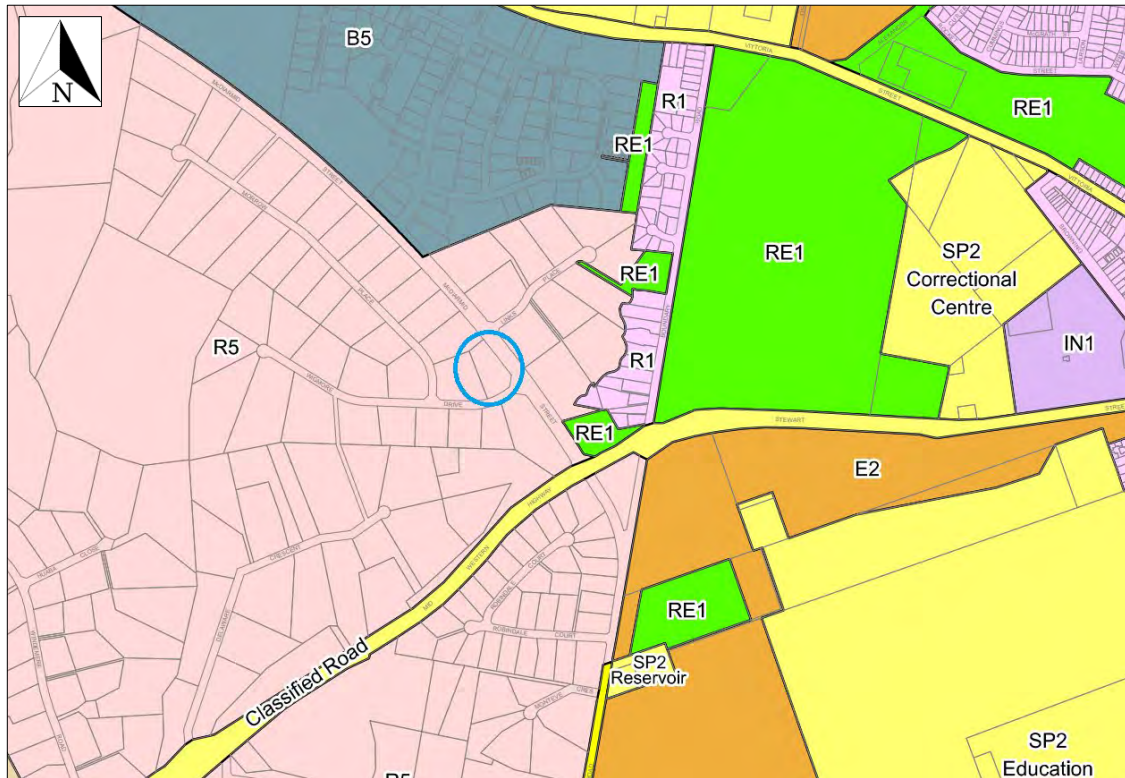


**FIGURE 2:** Aerial view of land surrounding the subject site (highlighted in yellow with red border).  
 [Source: SIX Maps, NSW Government. Accessed 22.08.2022]

## 2.0 SITE ANALYSIS

### 2.3 ZONING

#### ZONING MAP



**FIGURE 3:** Bathurst Regional LEP Land Zoning Map Land shows the subject site in zone R5 Large Lot Residential – site identified by blue circle.

(Source: Land Zoning Map - Sheet LZN\_011B, Bathurst Regional LEP 2014. Accessed 22.08.2022)

The site is within **Zone R5 Large Lot Residential**. The proposed development is permitted with consent in the zone, and complimentary to the objectives of said zone:

#### **R5 Large Lot Residential**

##### **1 Objectives of zone**

- To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.
- To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.
- To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.

## 2.0 SITE ANALYSIS

- To minimise conflict between land uses within this zone and land uses within adjoining zones.

### **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**

Agricultural produce industries; Bed and breakfast accommodation; Cellar door premises; Dwelling houses; Farm stay accommodation; Home industries; Kiosks; Markets; Oyster aquaculture; Plant nurseries; Pond-based aquaculture; **Secondary dwellings**; Tank-based aquaculture; Waste or resource transfer stations; Any other development not specified in item 2 or 4

### **4 Prohibited**

Air transport facilities; Amusement centres; Boat building and repair facilities; Cemeteries; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Exhibition villages; Extractive industries; Forestry; Freight transport facilities; Heavy industrial storage establishments; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Intensive livestock agriculture; Local distribution premises; Mortuaries; Open cut mining; Passenger transport facilities; Public administration buildings; Residential accommodation; Restricted premises; Rural industries; Sex services premises; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste or resource management facilities; Wholesale supplies

## 3.0 MATTERS FOR CONSIDERATION

### 3.0 Matters for Consideration

This chapter contains the assessment of the environmental effects of the proposed development as required under Section 4.15 of the *EP&A Act 1979*. In determining a development application, the consent authority must take in to account a range of matters relevant to the development including: the provisions of Environmental Planning Instruments (EPIs); impacts to the built and natural environment; social and economic impacts of the development; the suitability of the site; and whether there are to be any considerations relating to Public Interest.

#### 3.1 RELEVANT STRATEGIC AND STATUTORY PLANS AND POLICIES

##### Summary of compliance

##### 3.1.1 State Environmental Planning Policy (Housing) 2021

##### Chapter 3 Diverse Housing

##### Part 1 Secondary dwellings

##### 52 Development may be carried out with consent

(1) Development to which this Part applies may be carried out with consent.

(2) Development consent must not be granted for development to which this Part applies unless—

(a) no dwellings, other than the principal dwelling and the secondary dwelling, will be located on the land, and

**Comment:** No dwellings other than the principal dwelling and secondary dwelling will be located on the land.

(b) the total floor area of the principal dwelling and the secondary dwelling is no more than the maximum floor area permitted for a dwelling house on the land under another environmental planning instrument, and

**Comment:** The total floor area of the principal dwelling and the secondary dwelling is no more than the maximum floor area permitted for a dwelling house on the land under the *Bathurst Regional LEP 2014*.

### 3.0 MATTERS FOR CONSIDERATION

(c) *the total floor area of the secondary dwelling is—*

*(i) no more than 60m<sup>2</sup>, or*

*(ii) if a greater floor area is permitted for a secondary dwelling on the land under another environmental planning instrument—the greater floor area.*

**Comment:** The proposed dwelling has a total floor area of 59.7m<sup>2</sup>. This floor area is taken from the internal face of the external walls of the proposed secondary dwelling in accordance with the definition of Gross Floor Area:

**gross floor area** *means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes—*

*(a) the area of a mezzanine, and*

*(b) habitable rooms in a basement or an attic, and*

*(c) any shop, auditorium, cinema, and the like, in a basement or attic,*

*but excludes—*

*(d) any area for common vertical circulation, such as lifts and stairs, and*

*(e) any basement—*

*(i) storage, and*

*(ii) vehicular access, loading areas, garbage and services, and*

*(f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and*

*(g) car parking to meet any requirements of the consent authority (including access to that car parking), and*

*(h) any space used for the loading or unloading of goods (including access to it), and*

*(i) terraces and balconies with outer walls less than 1.4 metres high, and*

*(j) voids above a floor at the level of a storey or storey above.*

#### **53 Non-discretionary development standards—the Act, s 4.15**

*(1) The object of this section is to identify development standards for particular matters relating to development for the purposes of a secondary dwelling that, if complied with, prevent the consent authority from requiring more onerous standards for the matters.*

### 3.0 MATTERS FOR CONSIDERATION

(2) *The following are non-discretionary development standards in relation to the carrying out of development to which this Part applies—*

(a) *for a detached secondary dwelling—a minimum site area of 450m<sup>2</sup>,*

**Comment:** The site area exceeds the minimum site area of 450m<sup>2</sup>.

(b) *the number of parking spaces provided on the site is the same as the number of parking spaces provided on the site immediately before the development is carried out.*

**Comment:** Noted

#### 3.1.2 Table 1 – Compliance with *Bathurst Regional LEP 2014*

Requirements/Applicable Clause	Comments/Proposed
<b>Part 4 Principal development standards</b>	
<b>4.3 Height of buildings</b>  (2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map (9m).	The height of the proposed secondary dwelling will not exceed the maximum height limit of 9m.  The dwelling will be approximately 4.4m above existing ground level.
<b>Part 5 Miscellaneous provisions</b>	
<b>5.4 Controls relating to miscellaneous permissible uses</b>  (9) <b>Secondary dwellings on land other than land in a rural zone</b> If development for the purposes of a secondary dwelling is permitted under this Plan on land other than land in a rural zone, the total floor area of the dwelling, excluding any area used for parking, must not exceed whichever of the following is the greater—  (a) 60 square metres, (b) 20% of the total floor area of the principal dwelling.	The proposed dwelling has a total floor area of 59.7m <sup>2</sup> . This floor area is taken from the internal face of the external walls of the proposed secondary dwelling in accordance with the definition of Gross Floor Area.
<b>5.16 Subdivision of, or dwellings on, land in certain rural, residential or conservation zones</b>  (1) The objective of this clause is to minimise potential land use conflict between existing and proposed development on land in the rural,	The proposed secondary dwelling is compatible with the existing land use of the site and in the vicinity of the development.  The proposed is a residential use which is the preferred and

### 3.0 MATTERS FOR CONSIDERATION

<p>residential or conservation zones concerned (particularly between residential land uses and other rural land uses).</p> <p>(4) The following matters are to be taken into account—</p> <p>(a) the existing uses and approved uses of land in the vicinity of the development,</p> <p>(b) whether or not the development is likely to have a significant impact on land uses that, in the opinion of the consent authority, are likely to be preferred and the predominant land uses in the vicinity of the development,</p> <p>(c) whether or not the development is likely to be incompatible with a use referred to in paragraph (a) or (b),</p> <p>(d) any measures proposed by the applicant to avoid or minimise any incompatibility referred to in paragraph (c).</p>	<p>predominant land use in the vicinity of the proposed development.</p>
<p><b>Part 7 Additional local provisions</b></p>	
<p><b>7.5 Essential services</b></p> <p>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—</p> <p>(a) the supply of water,</p> <p>(b) the supply of electricity,</p> <p>(c) the disposal and management of sewage,</p> <p>(d) stormwater drainage or on-site conservation,</p> <p>(e) suitable vehicular access.</p>	<p>The proposed will utilise existing utility access provisions for water and electricity.</p> <p>Sewage/wastewater will be managed on-site per submitted Geotechnical Investigation completed by Calare Civil, dated 9 June 2022.</p> <p>Roof water will be directed to a 3000L water tank for re-use as outlined in BASIX commitments.</p> <p>Suitable vehicle access is provided via the existing driveway from Wigmore Drive.</p> <p>Therefore, services that are essential for the development are available or adequate arrangements have been made to make them available when required.</p>

## 3.0 MATTERS FOR CONSIDERATION

### 3.1.3 Table 2 – Compliance with *Bathurst Regional DCP 2014*

Requirements/Applicable Controls	Comments/Proposed	
6 RURAL AND RURAL LIFESTYLE DEVELOPMENT		
6.2 SITING		
<p>6.2.4 Minimum setbacks – Zone R5 – Large Lot Residential</p> <p><u>Development Standards:</u></p> <p>a) Council must only grant consent to the erection of buildings within the building envelope, if shown on the Deposited Plan for the lot, or</p> <p>b) Where no building envelope is shown on the Deposited Plan for the lot, Council must only grant consent to the erection of buildings where the front, side and rear setbacks comply with the standards outlined in the table below.</p> <table border="1"><tr><td><p><b>Minimum Front Side and Rear Setbacks</b></p><ul style="list-style-type: none"><li>8m to minor road or adjoining property boundary, or</li><li>40m to major road or highway.</li></ul></td></tr></table>	<p><b>Minimum Front Side and Rear Setbacks</b></p> <ul style="list-style-type: none"><li>8m to minor road or adjoining property boundary, or</li><li>40m to major road or highway.</li></ul>	<p>The proposed secondary dwelling is set back approximately 70m from McDiarmid Street and is not sited within the Major Road Buffer.</p> <p>The Major Road Buffer has heavily influenced the siting of the proposed development. The proposed is set back 8m from both the boundary to the south and southwest of the dwelling (i.e., the side and rear boundary of the property, respectively).</p>
<p><b>Minimum Front Side and Rear Setbacks</b></p> <ul style="list-style-type: none"><li>8m to minor road or adjoining property boundary, or</li><li>40m to major road or highway.</li></ul>		
6.6 BUILDING FORM AND DESIGN		
<p>6.6.1 Objectives</p> <p>a) To ensure that the design of buildings and other structures are in keeping with and sympathetic to the rural character of the area.</p> <p>6.6.2 Development standards</p> <p>a) The materials used must be naturally textured and coloured, sympathetic to the natural environment and must be non-reflective.</p> <p>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.</p> <p>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</p>	<p>The proposed secondary dwelling will have a neutral toned (grey), weatherboard cladding finish and Colorbond roof.</p> <p>The bulk and scale of the building will not adversely impact on the visual amenity from neighbouring properties or the visual amenity from other significant locations in the City or Region. The proposed is relatively small in scale and will be partly obscured or screened by existing trees and shrubs within the site and on the property boundary.</p> <p>The proposed has been carefully designed to be in keeping with the rural character of the area as can be seen through the design of the roof (e.g., pitch), external materials and</p>	

### 3.0 MATTERS FOR CONSIDERATION

<p>and the overall building height sits below any ridgeline/s.</p> <p>d) The design of the building must be in keeping with the rural character of the area.</p>	<p>finishes selected, and the portico entry/verandah area consistent with development in the vicinity.</p> <p>The proposed is in keeping with and sympathetic to the rural character of the area.</p>
<b>6.7 SOIL AND WATER MANAGEMENT</b>	
<p><b>6.7.1 Objectives</b></p> <p>a) To achieve a standard of control that results in minimal impact on both onsite and off-site soil resources and surface water quality.</p> <p><b>6.7.2 Development standards</b></p> <p>a) For developments with a disturbance area of less than 2500m<sup>2</sup>, development must comply with Council's <i>Erosion and Sediment Control Guidelines for Building and Work Sites</i>.</p>	<p>A sediment and erosion control measure (i.e., sediment fence) will be constructed below the construction area before works commence.</p> <p>For additional measures to be implemented please refer to Sheet 4 of Plans Set – <i>Erosion and Sediment Control Plan</i>.</p>
<b>6.13 RESIDENTIAL ACCOMMODATION AND MINIMUM LOT SIZE – ZONE R5 LARGE LOT RESIDENTIAL</b>	
<p><b>6.13.1 Objectives</b></p> <p>a) To ensure adequate site area is available for the erection of dwelling houses, secondary dwellings (granny flats) in zone R5 Large Lot Residential.</p> <p><b>6.13.2 Development standards</b></p> <p>a) Council shall not consent to development for the purposes of a dwelling house or secondary dwelling (granny flat) unless Council is satisfied that on-site effluent disposal can be provided for each dwelling in accordance with <b>Section 7.3 – Onsite Effluent Disposal</b> of this Plan.</p>	<p>An Effluent Disposal Investigation (Geotechnical Report) was completed by Calare Civil, dated 9 June 2022.</p> <p>The report concludes that for the subject development, on-site disposal of primary treated effluent from a septic tank using conventional absorption beds is considered appropriate. Neutral effects on groundwater are predicted due to moderate percolation rates and large buffer zones.</p> <p>The approximate location of the septic tank and suitable effluent disposal area is shown on Sheet 2 of Plans Set – <i>Site Plan</i>.</p> <p>Please refer to report submitted with development application.</p>

## 3.0 MATTERS FOR CONSIDERATION

### 9 ENVIRONMENTAL CONSIDERATIONS

#### 9.9 SUSTAINABLE BUILDING DESIGN AND ENERGY EFFICIENCY

##### 9.9.1 Objectives

- a) To encourage environmentally sustainable building design and energy efficient housing opportunities.
- b) To encourage planning for climate change and reductions in CO2 emissions.

##### 9.9.2 Development standards

- a) All new residential development is to comply with BASIX requirements as required by the NSW Department of Planning and Infrastructure, where applicable.

A BASIX Certificate has been attached to the Plans Set (Sheets 10-12) and commitments have been included on Plans.

### 14 PARKING

#### Number of car parking spaces

- a) Car parking spaces are to be provided for development in accordance with the following table.

Development	Minimum Standard
Single dwelling house	1 covered car parking space.
Granny flat	1 car parking space (additional to the principle dwelling).

The provisions of *State Environmental Planning Policy (Housing) 2021* allow the delivery of a secondary dwelling on the site without having to provide additional parking:

*Chapter 3 Diverse Housing  
Part 1 Secondary dwelling  
Division 2 Secondary dwellings  
permitted with consent  
Clause 53 Non-discretionary  
development standards – the Act, s 4.15*

The proposed development satisfies this Clause. As per the *EPA Act 1979 – 4.15 Clause 2* the application must not be refused if the proposal complies with those standards.

The number of parking spaces provided on the site will be the same as the number of parking spaces provided on the site immediately before the development is carried out.

## 3.0 MATTERS FOR CONSIDERATION

16 EARTHWORKS	
6.3 CHANGING THE LEVEL OF LAND (PREPARING TO BUILD, DURING OR POST CONSTRUCTION)	
<p><b>16.3.1 Objectives</b></p> <p>a) To ensure adequate information is submitted with a Development Application (DA) to determine the impact of future development by means of changes in levels of land.</p> <p>b) To reduce streetscapes dominated by retaining walls and fences.</p> <p><b>16.3.2 Development standards</b></p> <p>a) The developer is to ensure that there is no more than 1 metre change in level at the boundary (either by filling or cutting).</p>	<p>No excavation or fill is proposed at the property boundary.</p> <p>No excavation or fill will exceed 1m.</p> <p>Ground modifications are minor in nature and no retaining walls are proposed.</p>

### 3.2 CONTEXT AND SETTING

The proposed secondary dwelling is compatible with the context and setting as the site is within a residential land use zone. The proposed provides residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality. The design and siting of the proposed is complementary to existing development on the site and the character of the locality.

### 3.3 ACCESS TRAFFIC & UTILITIES

The proposed development does not unreasonably increase the demand for public services or public facilities. The subject site and the proposed secondary dwelling are not envisaged to impart any notable impacts on traffic conditions for the locality and will utilise existing access provisions. All required utilities are provided, or will be provided, to the site and the proposed is envisaged to impart a negligible impact or strain on these services.

### 3.4 ENVIRONMENTAL IMPACTS

No significant environmental constraints have been identified on the site; no adverse effects are envisaged in this regard. No impacts to visual and acoustic privacy are envisaged for adjoining properties to the west (and south). The siting of the proposed has been heavily influenced by

## 3.0 MATTERS FOR CONSIDERATION

the Major Road Buffer and it is anticipated that the existing vegetation on the site will act as a screen to preserve the visual amenity of the area.

### 3.5 FLORA AND FAUNA IMPACTS

No significant ecological communities have been identified on the subject site and minimal disturbance to any existing flora or fauna is envisaged.

### 3.6 NATURAL & TECHNOLOGICAL HAZARDS

The preliminary assessment of the available information has not identified any natural or technological hazards.

### 3.7 WASTE MANAGEMENT

All demolition and construction waste are to be appropriately treated per submitted *Waste Management Plan*.

### 3.8 SOCIAL & ECONOMIC IMPACTS

The proposed secondary dwelling is not expected to be the source of any undesired social or economic impacts for the locality. The proposed is expected to be the source of social and economic uplift for the site and adjoining properties. The proposed increases the stock of diverse housing options in the area to meet the housing needs of the community.

### 3.9 ACOUSTIC IMPACTS

The proposed will not generate any unreasonable acoustic impacts for the existing development on the site or adjoining properties.

### 3.10 HERITAGE IMPACTS

Consideration to the site's historical and archeological aspects are not applicable for the proposed development. The subject site has no such aspects associated with it, as outlined in the Planning Certificate under Section 10.7 (2) of the *EP&A Act 1979* produced by Council, and no indicative features have been identified to warrant further consideration.

## 3.0 MATTERS FOR CONSIDERATION

### 3.11 PUBLIC INTEREST

The proposed secondary dwelling is not expected to be the source of any public interest contestation. The proposed is thought to be in the public interest as it provides an alternative housing option to help meet the housing needs of the community.

## 4.0 CONCLUSION

### 4.0 Conclusion

This Statement of Environmental Effects (SEE) is submitted to **BATHURST REGIONAL COUNCIL** in the belief that consent be granted for the proposed **SECONDARY DWELLING**.

The development is permissible under the zoning as specified in the relevant planning instruments and successfully achieves the desired outcomes and objectives. At all stages the development appears compliant with the performance criteria specified. Specifically, the proposed has been assessed against the **Bathurst Regional LEP 2014** and **Bathurst Regional DCP 2014**.

The proposed development, if approved, will form an exemplary figure in the area for the holistic and thorough application of planning principles, implemented through the consideration and application of Council's development controls.



20211787  
9 June, 2022

Maxwell Fenton  
3 Wigmore Drive  
Robin Hill NSW 2795

Attention: Maxwell Fenton

Dear Maxwell

RE: Effluent Disposal Investigation - 3 Wigmore Drive, Robin Hill 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 Current Recommended Practice (CRP) documents:

- AS/NZS 1547:2012 On-site Domestic Wastewater Management (Standards Australia 2012)
- On-site Sewage Management for Single Households (Office of Local Government 1998)
- Designing & Installing On-Site Wastewater Systems (Sydney Catchment Authority 2019)
- The New South Wales Feedlot Manual (NSW DPI / Agriculture 1998)
- Septic Tank and Collection Well Accreditation Guideline (NSW Health 2001)

#### LOCATION

The site is located on a large residential lot along Wigmore Drive, in Robin Hill. The lot is approximately 0.792ha 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 disposal site as revealed by the soil pit comprised typically of the following:

0mm-200mm: Brown, slightly moist, sandy loam, with very few fine gravels, moderately structured  
 200mm-600mm: Light brown, slightly moist, silty clay, with few fine gravels, strongly structured  
 600mm-1200mm: Grey yellow, slightly moist, silty clay, with common fine gravels, strongly structured  
 EOP 1200mm

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  
Fax: 02 6331 8210  
Email: bathurst@calare-civil.com.au  
Web: www.calare-civil.com.au

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Image 1: Subsoil investigation at the proposed development site

### DISPOSAL OF EFFLUENT

#### General

For the subject development, on-site disposal of primary treated effluent from a septic tank using conventional absorption beds is considered appropriate. Neutral effects on groundwater are predicted due to moderate percolation rates and large 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.

Relevant sections of the CRP documents have been reviewed with respect to the subject site and reveal that the limiting feature for absorption disposal is soil permeability, imposing major limitation.

Potential restrictive site & soil features located relative to the proposed disposal site are:

- Proposed granny flat approximately 13m W. Minor limitation.
- Drainage depression approximately 15m N. Minor limitation.
- No intermittent waterway within 500m of site. Minor limitation.
- Closest Bore GW054884 approximately 216m E. Minor limitation.
- Closest property boundary approximately 12m S. Minor limitation.
- Strongly structured Category 5 Light Clay soil. Major limitation.

The following buffer distances should be adhered to:

- 6m from building or property boundary at higher elevation
- 12m from building or property boundary at lower elevation
- 40m from intermittent water course or dam
- 100m from permanent surface waters (eg rivers)

Design Effluent Flow

The proposed development comprises of a 2-bedroom granny flat and is to be supplied by reticulated water.

Potential Bedrooms	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 + 150 L/d per additional bedroom	800 + 100 L/d per additional bedroom

**Qd = 2 bedrooms = 600 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 5 (Light Clay). 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 absorption beds. We have adopted an indicative permeability ( $k_{sat}$ ) of 0.5m/d with an associated Design Loading Rate (DLR) of 6 mm/d.

Sizing of Bed

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 **89.5m<sup>2</sup>** 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 m <sup>2</sup>
January	210.80	158	69.60	52	186	292	18600	64
February	159.60	120	55.60	42	168	246	16800	68
March	139.50	105	50.70	38	186	253	18600	74
April	87.00	65	43.30	32	180	213	18000	85
May	52.70	40	43.30	32	186	193	18600	96
June	33.00	25	44.10	33	180	172	18000	105
July	37.20	28	49.30	37	186	177	18600	105
August	55.80	42	50.00	38	186	190	18600	98
September	84.00	63	46.30	35	180	208	18000	86
October	127.10	95	60.60	45	186	236	18600	79
November	162.00	122	57.40	43	180	258	18000	70
December	201.50	151	63.40	48	186	290	18600	64

DEPTH OF STORED EFFLUENT  
DLR 6 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)
December	89.50							
January		208	292	-84	-280	0	-280	0
February		188	246	-58	-194	0	-194	0
March		208	253	-45	-149	0	-149	0
April		201	213	-12	-39	0	-39	0
May		208	193	15	49	0	49	49
June		201	172	29	98	49	98	147
July		208	177	31	103	147	103	250
August		208	190	17	58	250	58	309
September		201	208	-7	-24	309	-24	285
October		208	236	-28	-94	285	-94	191
November		201	258	-57	-191	191	-191	0
December		208	290	-82	-273	0	-273	0

From AS1547:2012, the total required bed length is calculated as follows:

$$L = A_e/B_e$$

Where  $A_e = 89.50\text{m}^2$  (required area)

$B_e = 2.4\text{m}$  (wetted base of 2.4m wide bed)

n.b. a nominal depth of bed of 0.45m is adopted from  $0.309\text{m} + 0.05\text{m}$  freeboard, rounded up to 0.45m.

Then:  $L = 89.50/2.4$

$$= 37.3\text{m (say 37.5m)}$$

In summary, for the dwelling, adopt **two beds each 19.0m long x 2.4m wide x 0.45m deep**, adjacent to each other and 2.0m spacing between the beds side wall to side wall (see attached sketch).

With reference to AS/NZ 1547:2012 section L6, individual bed lengths should be limited to around 20m. A longer bed is possible if the installer can guarantee a level bottom over the entire length.

Effluent delivery to all beds should be even via a distribution box or similar and preferably delivered into the centre of the beds through the top of the self-supporting arches (see attached sketch).

**The septic tank shall be a minimum 3000L.** Make and model of septic tank is to be selected by installer and must be NSW Health approved (a full list of approved tanks is available on the NSW Health website). Final location of septic tank is to be determined by the installer with consideration given to the drainage plan of the house and site limitations to ensure all plumbing meets the required minimum grades specified in AS3500.2.

If site conditions (ie slope restrictions) are greater than 10% then a 1200mm wide bed can be utilised ensuring that the same Required Area ( $A_e$ ) is achieved (i.e. halving the width will double the required length of the bed) or regrade the site to achieve the required grade of 10%.

### PREPARATION AND MAINTENANCE OF DISPOSAL AREAS

#### General

We note that the bed 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 disposal area is to be stock and vehicle free.

#### Excavation Techniques

The following excavation techniques recommended in AS1547:2012 shall be observed so as to minimize the risk of damage to the soil.

- Plan to excavate only when the weather is fine.
- 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 absorption beds:

- If rain is forecast then cover any open beds, to protect them from rain damage.
- Excavate perpendicular to the line of fall or parallel to the contour of sloping ground.
- Ensure that the inverts are horizontal.

#### Disposal Site Cover

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. Also small trees with non-intrusive root systems planted below the disposal area will improve transpiration and uptake 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 3/4.5 litre dual flush toilets.
- Avoid placing fats, oils or food waste into the system.
- Reducing peak hydraulic loading by reducing shower time and washing laundry over several days as opposed to completing multiple cycles in one day

### REACTIVITY CLASSIFICATION TO AS2870

One soil-observation pit was dug at the proposed dwelling site using an excavator. The site stratigraphy at the proposed dwelling site as revealed by the soil pit comprised typically of the following:

0mm-200mm: Brown, silty loam topsoil  
200mm-800mm: Brown grey, wet, silty sand  
800mm-1200mm: Grey yellow, silty clay, with common fine gravels  
EOP 1200mm

Samples retrieved from site were assessed for reactivity by laboratory analysis and visual/tactile methods.

The following linear shrinkage value was obtained for the underlying subsoil profile:

- 0.8-1.2m – LS=13.0%

These results indicate subsoil has high potential for shrink/swell behaviour. Taking into account the depth and distribution of clay within the profile, we have therefore classified the site as CLASS 'H1' (Highly Reactive,  $Y_s=40-60\text{mm}$ ) in accordance with AS2870.2011. (The Code specification reflects minimum requirements based on all site treatment being properly attended throughout, i.e drainage etc.)

#### Site preparation

Remove all grass, vegetation and root fibre from the site. Filling used in the construction of the slab shall be placed and compacted in accordance with Section 6 of AS2870-2011.

#### Site and building management

The building site must be carefully managed to minimise moisture changes by proper attention to tree planting, drainage, and garden watering. The following advisory notes make recommendations that must be followed by the owner/occupier of the building:

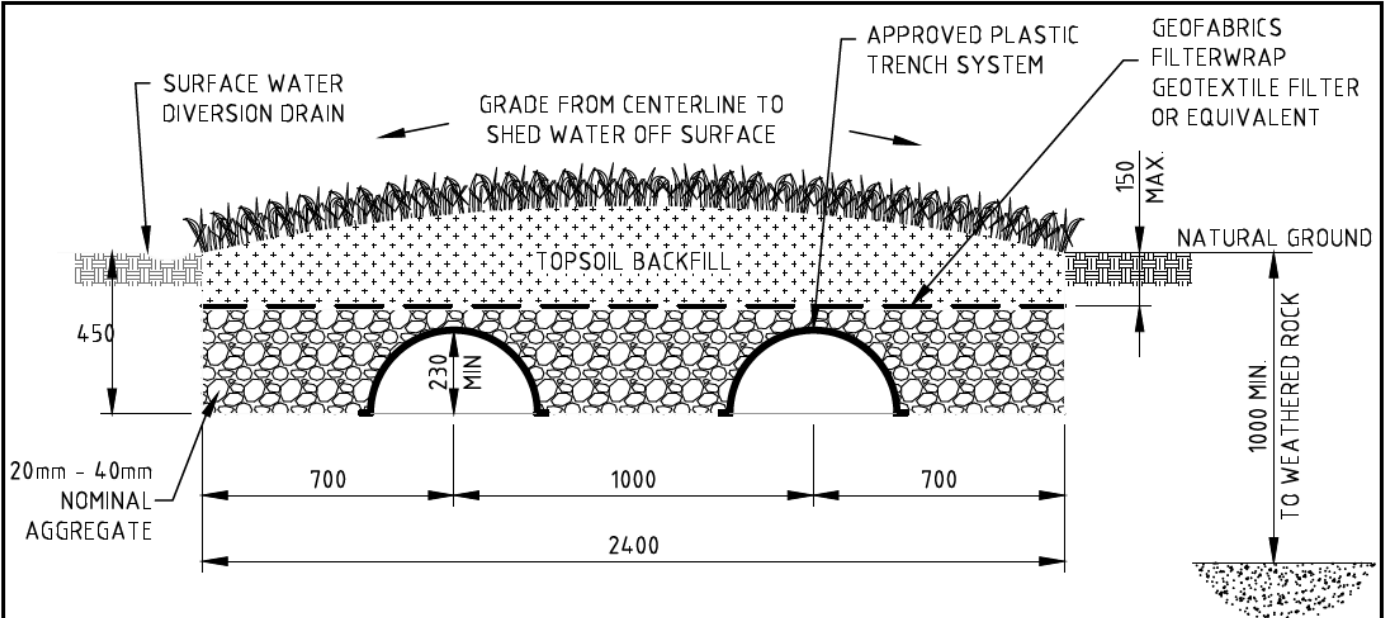
- Trees should be planted at least the mature height away from the building and consider the installation of a root barrier to prevent roots impacting moisture conditions under slabs and footings and prevent roots heaving or lifting slabs and footings
- Avoid garden beds adjacent to footings as this will cause shrink/swell behaviour from irrigation and evapotranspiration of water in the soil adjacent to the footings
- The site should drain away from footings on all sides and dish or grate drains should be installed if necessary
- Installation of apron slabs to the building will help regulate the moisture content of the soil adjacent to the footings and therefore reduce shrink and swell behaviour of the soil. All apron slabs should be dowelled to the footings to prevent movement of the slab away from the building
- Moisture conditions should be consistent around the footings, presence of paved surfaces on some sides of the building and garden beds directly adjacent to footings will cause differential movement from varying moisture contents of the soil.

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



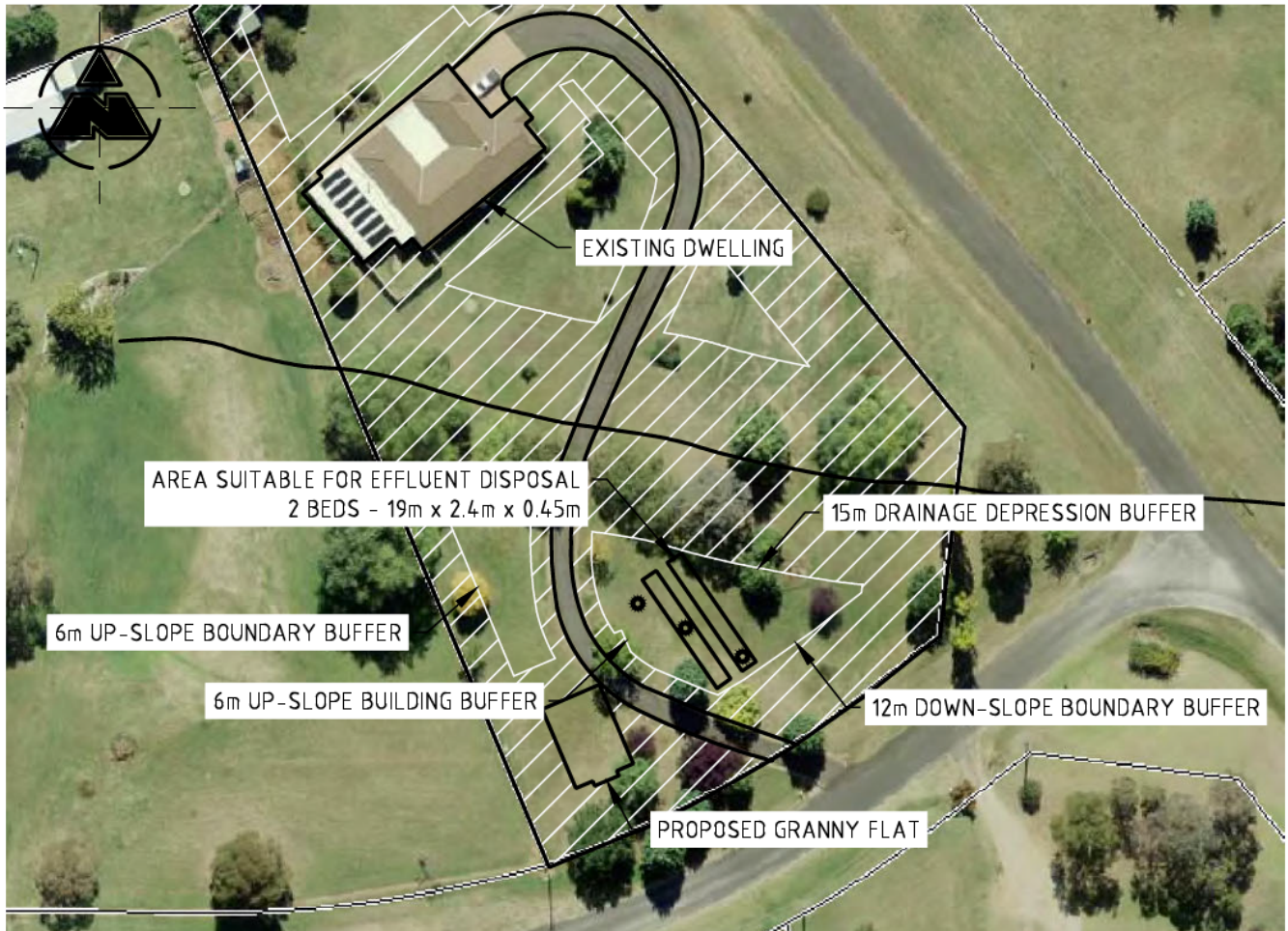
Sean Johnson  
BE MIEAust.



## EVAPOTRANSPIRATION/ABSORPTION TRENCH DETAIL

NOT TO SCALE

SUITABLE FOR LEVEL SITE TO SLOPING SITE LESS THAN 10%



LOCATION OF PROPOSED DEVELOPMENT AND DISPOSAL AREA ARE INDICATIVE ONLY.  
FINAL LOCATION DETERMINED BY INSTALLER PENDING SUITABILITY.

### REFERENCE

● TEST HOLE LOCATION

### SITE PLAN

SCALE 1:1000

DWG. No.: E1	Rev.: A	Drawn: DB
		Date: 09-06-22
JOB No.: 21.1787		Scales: AS SHOWN
		Approved: S.J.

EFFLUENT DISPOSAL REPORT  
3 WIGMORE DRIVE  
ROBIN HILL NSW 2795  
MAXWELL FENTON

**CALARE CIVIL**  
CONSULTING ENGINEERS

170 RANKIN STREET,  
BATHURST, N.S.W. 2795  
Tel: (02) 63323343 Fax: (02) 63318210

**LEGEND:**

SYMBOL:

DESCRIPTION:



**BOTANICAL NAME:** 'MAGNOLIA GRANDIFLORA'  
**COMMON NAME:** LITTLE GEM  
**MATURE HEIGHT:** 6m H x 3m W  
**QUANTITY:** 5



**BOTANICAL NAME:** 'PITTOSPORUM TENUIFOLIUM'  
**COMMON NAME:** 'GREEN PILLAR'  
**POT SIZE:** 40cm  
**MATURE HEIGHT:** 3m H x 3m W  
**QUANTITY:** 25



**BOTANICAL NAME:** 'AGAPANTHUS AFRICANUS'  
**COMMON NAME:** AFRICAN LILY  
**MATURE HEIGHT:** 1m H x 0.8m W  
**QUANTITY:** 64



EXISTING TREES (TO REMAIN)

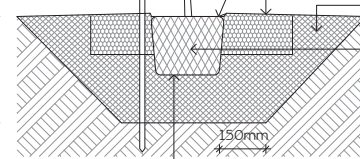


HARDWOOD STAKE DRIVEN FIRMLY INTO SOIL, UNTILL FIRM.

SELECTED PLANT, WATER PLANT BEFORE & AFTER PLANTING

50mm TIE CROSSED TO FORM A FIXTURE & STAPLED TO STAKE

300mm Min



MOUNDED WATER BASIN

80mm MINIMUM THICK MULCH, 150mm BEYOND FOLAGE.

SELECTED BACKFILL

MOIST ROOT BALL

REMOVE CONTAINER FROM ROOTBALL. ALL NON BIO DEGRADABLE MATERIAL TO BE COMPLETELY REMOVED

**TREE & SHRUB PLANTING IN GARDEN BED DETAILS**

Scale: NTS

AARON SCHUMACHER DRAFTING

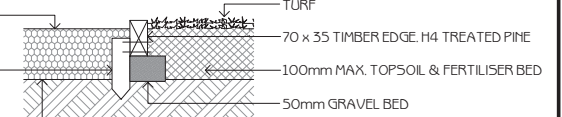


**Attachment 8.2.3.6**

100mm DEPTH MULCH

70 x 35 TIMBER PEGS @ 1200 CENTERS H4 TREATED PINE.

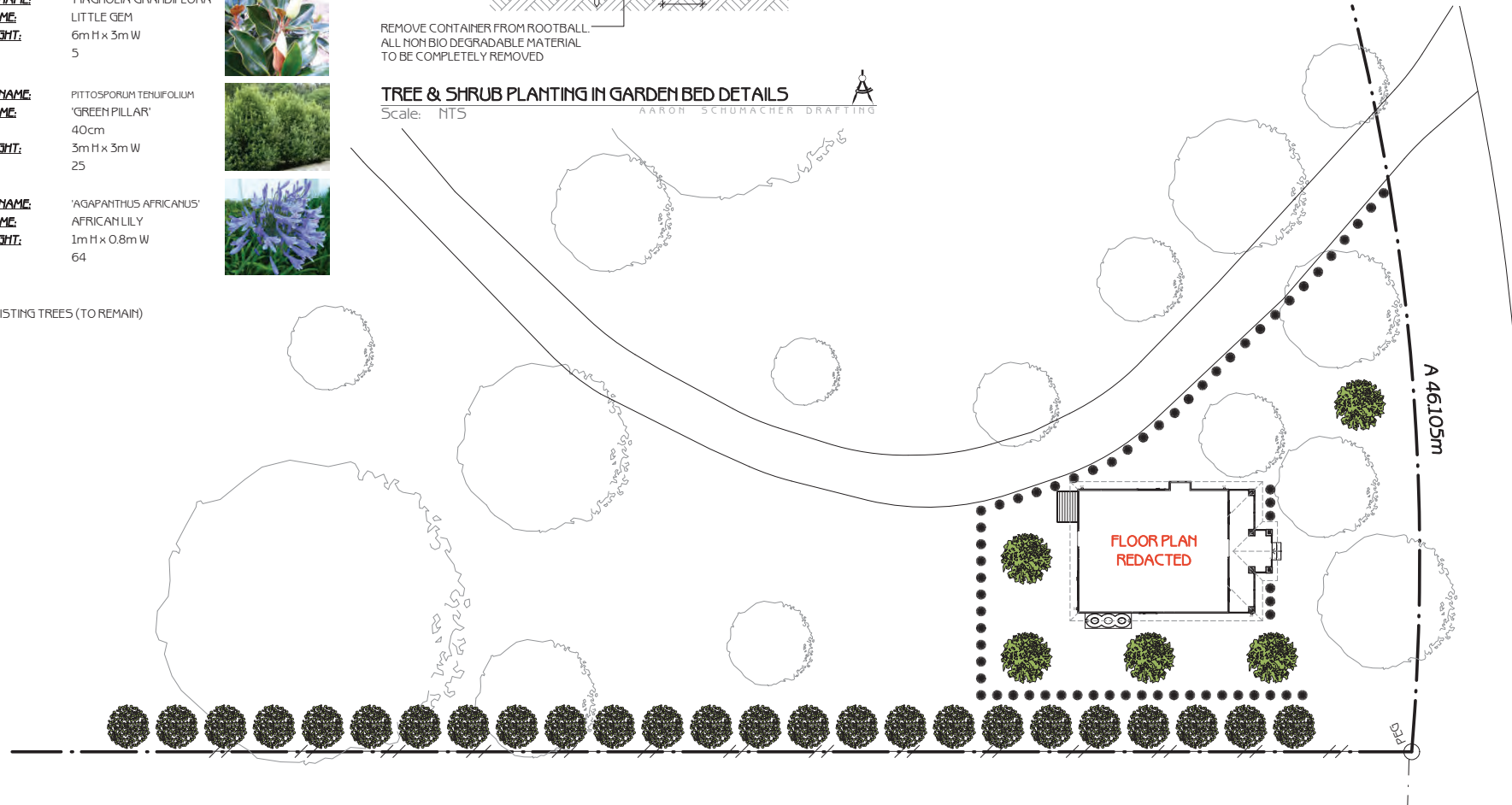
SUB-SOIL, GROUND LEVEL TO BE GRADED TOWARDS SUB-SOIL DRAIN.



**TURF & GARDEN EDGE DETAIL**

Scale: NTS

AARON SCHUMACHER DRAFTING



WIGMORE DRIVE

A 46105m

95°

**LANDSCAPE PLAN  
DACC**

Issue: D  
Sheet: 05  
Date: 24/10/2022  
Job No: 12921

69 of 714



AARON SCHUMACHER DRAFTING

(P) - 0407 737 288

(E) - aaron@as-drafting.com



**LANDSCAPE PLAN**

Scale 1:250

AARON SCHUMACHER DRAFTING



**From:** [hackburden hackburden](#)  
**To:** [Lewis Wilde](#)  
**Subject:** DA - 10 - 2022 - 388 - 1  
**Date:** Tuesday, 13 September 2022 10:33:06 AM

---

**CAUTION:** This email originated from outside BRC. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Sir,

I am writing in regard to a proposed DA for a Granny Flat to be constructed at 3 Wigmore Drive Robin Hill.

My objection to this proposal is not of the Granny Flat itself but of its positioning on the block.

The proposal has the building positioned as close as allowable to both the side boundary and the front boundary to the footpath of Wigmore Drive, this is much closer to the road than all other buildings on the estate.

As our house frontage is facing Wigmore Drive we will be finding ourselves looking directly at the proposed residence from all 5 front rooms, which i believe will take away our rural outlook.

I refer to Development Standards 6.6.2 stating that a building must not adversely impact on the visual amenity from neighbouring properties.

I would therefor ask Council to consider this when assessing the DA.

Looking forward to your response.

Wayne and Helen Burden  
10 Wigmore Drive  
Robin Hill. 2795  
0407951096

To The General Manager / Planning Department

13-9-2022

Bathurst City Council

We write to you in regards to the DA submission 10-2022-388-1 currently under review for 3 Wigmore Drive Robin Hill.

While we are not opposed to any one having a Granny flat located on their property,

We are opposed to the position in which the 2<sup>nd</sup> dwelling is to be located and offer this as a formal objection.

The estate was designed with a rural residential lifestyle in mind and I find the location selected is not consistent or sympathetic with the immediate existing neighborhood, or any other large residential block estate within the Bathurst region in relationship to the proposed setback.

As a direct neighbor we will look directly into their rear and side yards while utilizing our recreational areas.

I was informed in a previous discussion with the neighbor that the location selected was so he could not see it from his recreational areas.

Natural plant screenings of the proposed structure would be difficult within their property without deliberate planting to encroach on our property given the proposed location.

Alternatively we would need to bare the cost of planting trees on our property to act as a screen. Which I would be hesitant to do considering our water supply line comes directly through this area.

Below are a number of excerpts from the council website DCP which supports our objection to the proposed location..

### 6.6.2 Development standards

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

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. Bathurst Regional Development Control Plan 2014 97

~~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.~~

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

e) Rural structures such as outbuildings must be adequately screened with vegetation and setback from any road (refer to section 6.2.4).

(h) Streetscape and Aesthetics • To encourage appropriate and attractive building design that enhances the existing streetscape qualities and the character of individual localities. Examples of development control provisions for Streetscape and Aesthetics could include the following: Urban Strategy 2007 204 • Standards for building setbacks, and standards for height, building form, scale, bulk and materials.

With the above in mind I would ask council to consider rejecting the DA in regards to the current positioning.

I look forward to your response

Regards  
Dennis and Wendy Stanford  
1 Morrow place.  
Bathurst Robin Hill 2795

[Dstanford548@gmail.com](mailto:Dstanford548@gmail.com) 0499 287 038

**From:** [Allen](#)  
**To:** [Lewis Wilde](#)  
**Cc:** [hackburden@bigpond.com](mailto:hackburden@bigpond.com)  
**Subject:** DA-10-2022-388-1  
**Date:** Thursday, 20 October 2022 6:20:58 PM

---

CAUTION: This email originated from outside BRC. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear sir

We own 16 wigmore drive robin hill

And have been informed by our neighbours about the proposed DA for a granny flat to be built at no 3 wigmore drive robin hill

Although we were not included in the original neighbour notifications we will be viewing the structure from all of our front windows and veranda and feel that the location of the proposed build on the site will spoil our rural outlook one of the main reasons we purchased the property

We do not object to the granny flat being built but it's positioning on the property and are very hopeful council will object to the proposed location and reposition the structure in another area on the large property which is a more suitable position that will not impact our rural outlook and also that of our other 2 neighbours

Yours sincerely

Paul Gough & Allen Davis

To Bathurst city Council Planning department

Lewis, Neil

In regards to the DA submission 2022/388 by Max Fenton we as immediate and localised neighbours

Dennis and Wendy Stanford of 1 Morrow Place

Helen and Hack Burden of 10 Wigmore Drive

Paul Gough and Allen Davis of 16 Wigmore drive

Wish to maintain our objection to the positioning of the second dwelling at 3 Wigmore drive.

Our objection maintains that the proposed dwelling does not maintain or enhance the existing aesthetics established in White Gate Estate. Thus creating a sizable visual impact to the afore mentioned parties and is not sympathetic in relationship to setbacks of all established dwellings within the estate ( DCP guidelines).

*(h) Streetscape and Aesthetics • To encourage appropriate and attractive building design that enhances the existing streetscape qualities and the character of individual localities. “Urban Strategy 2007 204 • Standards for building setbacks.*

The positioning of the second dwelling was selected by M.Fenton as not to impose any visual impairment to himself from his recreational area, However he is happy that his three neighbours incur the visual impairment.

A recent meeting at council chambers with a number of the involved parties, had asked us all to see if a compromise could be reached and a mutual outcome could be agreed. Council also indicated in such circumstances the re-positioning of the dwelling may be possible although not fully compliant with the DCP.

Despite a number of communications with MF he is not willing to compromise on the positioning of the dwelling or the total screening which is the basis for our objection due to the visual impairment. M.Fenton has offered a number of various screening options which does not remove the visual impairment, both immediate or when the screening is established to a number of the affected dwellings and has not offered a compromise to this,

**Despite visiting our properties on the 24-10-2022 and agreeing that it is a visual impairment.**

While limited in opportunities for positioning of the dwelling there are other areas in which the construction could occur along with alternative sewerage disposal system techniques. These areas would assist in reducing the visual impact and disguising it somewhat in regards to setbacks.

M. Fenton has adopted a “not in my backyard approach” and fails to consider localised residents and the existing aesthetics of the estate and is unwilling to even reconsider a relocation of an intended parking space to enable complete screening from the closest resident to the second dwelling.

We would urge Council to therefore reject the DA in its current position and maintain and protect a standard for all large residential lot estate both in White gate and all the other estates of similar rural residential designated areas.

If council were to approve the construction in its current position we would ask that the following conditions would apply.

The use of established plants (nominated height) to reduce the 3-4 year growth requirements to fully screen the walls to a height of 3 mtrs.

A condition of the Certificate of Occupancy being that the **existing and proposed** screening be maintained and become an ongoing condition of occupancy.

The second entrance ( rural gate) be screened to remove the major visual impact from both 10 and 16 Wigmore drive and an alternate and safer entrance be established along with an alternative allocated parking position.

Council should consider an access that allows for safe ingress and egress from the residence. In its current position the entrance fails to provide this, due to existing blind spot (trees) and proposed hedging, along with the nature of the road design in both width and path it takes.

Wall colours be restricted to non-reflective ( less visually noticeable) options until hedging/screening was established to full height.

The above objection is provided and submitted on behalf of the three residences that are affected by its position and reflects all of our collective views.

Regards

Dennis and Wendy Stanford, Helen and Hack Burden, Paul Gough and Allen Davis

27/10/2022

*Footnote*

*A canvassing of a number of the residents in the estate are in agreeance that the position of the dwelling is not consistent with the intended design or aesthetics of the estate.*

*End*

## DISCUSSION MEETING MINUTES

DETAILS: DISCUSSION FORUM REGARDING DEVELOPMENT  
APPLICATION 2022/388 FOR A SECONDARY DWELLING AT 3  
WIGMORE DR, ROBIN HILL. HELD AT THE BATHURST  
REGIONAL COUNCIL CIVIC CENTRE

DATE: 19 OCTOBER 2022

PRESENT: NEIL SOUTHORN – DIRECTOR ENVIRONMENTAL, PLANNING  
& BUILDING SERVICES  
LEWIS WILDE – DEVELOPMENT CONTROL PLANNER  
MAX FENTON – OWNER/PROPONENT  
HELEN BURDEN – OBJECTOR  
DENNIS STANFORD – OBJECTOR  
WENDY STANFORD - OBJECTOR

FILE: 2022/388

---

Meeting Opened: 12:00pm

- NS – Opened the meeting with formalities and outline of DA process and community consultation, made introductions and set out aims of the meeting. Asked Helen Burden to discuss her concerns.
- HB – Secondary dwelling on Wigmore Dr road frontage, in direct view from her property, which does not align with the semi-rural nature of the area.
- NS – Clarified that her concern is about the visual impacts.
- HB – Confirmed concern is about the visual impacts.
- NS – Asked Dennis and Wendy Stanford to discuss their concerns.
- DS – Also object to position of granny flat, cited that it is not what was the intended use of the estate. Also cited additional value invested to live the lifestyle offered by the estate. Acknowledged that 8m setback requirements are complied with, however noted the approximately 30 metre set backs established from front boundaries, which would be required to be consistent with similar developments. Also addressed the rural lifestyle established in the area. Raises concern that screening the granny flat from their house may not be practical given the 8 metre setback provided.
- NS – Asked if Wendy has any additional concerns.
- WS – Confirmed that Dennis has covered concerns.
- NS – Clarified that a concern arises from the setback proposed to Wigmore.

- DS – Explained his interpretation that the proposal is inconsistent with the DCP requirement for setbacks to comply with those established.
- NS – Refer discussion to Max, to explain his proposal.
- MF – Handed out material including plans and documentation (LEP, DCP excerpts). Explained that he has reviewed the development standards within Council's requirements including the minimum setbacks, permissible land uses, and explains 40m major road setback.
- DS – Points out that the existing house on 3 Wigmore crosses into the 40m Major Road Buffer, and questions if this is permissible.
- LW – Explains that there are a number of reasons this development control was not observed, including timing of the introduction of the development control, or the whether the dwelling was constructed as Complying Development. This aspect has not been investigated as it does not bear relevance to the present application.
- MF – Confirmed that this area was not considered as it is excluded by the Major Road Buffer. Continued to explain that the land falls from 1 Morrow PI to 3 Wigmore Dr. Also provided a draft landscaping plan which aims to serve as a barrier between 1 Morrow and 3 Wigmore. Also provided photos of different aspects, and explained the additional gate at the street frontage.
- DS – It will take between 4 and 5 years to establish hedging and vegetation, during which time they will be impacted. Stated that he didn't want to see the granny flat from his house.
- NS – Made a quick recap that in addition to the Major Road Buffer, the other planning restrictions relate to drainage and the existing layout of the site, and asked what scope there may be to relocate the granny flat to mitigate impacts.
- MF – Indicated that he would be willing to acquire more mature plants.
- NS – Acknowledged that the screening will take time to correctly establish, and should be of appropriately selected species.
- MF – Spoke to the time, finance and consideration involved in preparing the DA documentation.
- DS – Asked whether it was permissible to have multiple septic systems or to subdivide the land.
- LW – Explained that as long as a report from an appropriately qualified geotechnical engineer supports the location and function of a septic, the system was permissible, and that subdivision was not possible.
- NS – Asked objectors whether they considered that the offer of landscaping would work to resolve their concerns.
- DS – Indicated they would not be able to make a decision without seeing the plan, and asked what other locations would Council consider on the lot.

- NS – Stated that there was potential for other locations but that a change in location would ultimately be up to Max.
- MF – Restated the reason that location had been chosen, adding that the granny flat had not been proposed closer to the existing dwelling so as to maintain its back yard.
- General discussion around water and run off.
- WS & DF – Outlined that they had filled in their dam and undertaken works to manage drainage.
- DS – Restates their concerns around privacy and overlooking.
- NS – Clarified the different points of consideration around privacy matters and overlooking, and asked that it is Max's preference that the Granny Flat remain in the location proposed, and that landscape plan be drawn up to address privacy concerns.
- MF – Confirmed that that is the case, as the site is constrained, and that the location for the septic is determined by geotechnical report, and is constrained due to soil conditions.
- DS – Stated that there was an old riverbed that crossed the site.
- NS – Asked whether Max would consider moving the granny flat further back in the block.
- MF – Indicated that he may consider pushing it further back into the lot, but this will depend on the location of the driveway and its impacts.
- NS – Qualified that this means there may be limited scope.
- MF – Confirmed.
- DS – Asked whether the driveway could be moved to accommodate the granny flat.
- MF – Indicated that this may be cost prohibitive, and asked where the Stanford's would place the granny flat.
- DS & WS – Indicated that they would place it behind the existing dwelling.
- HB – Reiterated that this would be a better location as it would be further from the road frontage and her property too.
- MF – Indicated that he would need to remove sheds and vegetation in that location which would impact on screening in that location too.
- NS – Offered that an option to move forward is for MF to design a landscaping plan and consider a minor relocation to allow for the establishment of the barrier.
- MF – Stated that he was satisfied with this option, but asked that an end date be set to receive comments from neighbours.

- NS & LW – Stated that a resolution would be required by next Friday if the application is to be put to the November Council meeting.
- DS – Asked for clarification if the reason the granny flat could not be relocated is the location of the driveway.
- MF – Clarified that there were multiple reasons, including costs, the location of the septic area and drainage.
- HD – Queried the location and use of the secondary gate accessing 3 Wigmore,
- MF – Explained that the gate will remain.
- HB – Explained that her house location is directly across from driveway.
- DS – Stated that the gate couldn't be screened.
- HB – Asked whether the gate would be used for access, raising concerns that heavy and trade vehicles may damage the verge at the front of her property.
- MF – Stated that the gate would be locked and construction would be carried out through the main gate and driveway.
- DS & HB – indicated that the corner can be dangerous to navigate.
- NS – This access restriction and management of vehicles will be stipulated in a Construction Plan of Management.
- MF – Agreed to lock the secondary gate to ensure construction access would be through the primary formed access.
- HB – Acknowledged and agreed with this method.
- NS – Drew the meeting to a close, outlining that:
1. Max Fenton will prepare a landscape plan and examine the possibility of a minor relocation of the granny flat to address the concerns of his neighbours.
  2. Wendy, Dennis and Helen will review the plan and indicate whether they are satisfied that the plan resolves their concerns.
  3. If a resolution is reached the application can be determined.
  4. If no resolution is reached, then the application will be referred to the November meeting of Council for decision by vote.

Meeting Closed: 12:44pm



N Southorn  
**DIRECTOR**  
**ENVIRONMENTAL, PLANNING & BUILDING SERVICES**



**BATHURST REGIONAL COUNCIL**

Bathurst Regional Council  
PMB 17  
158 Russell Street  
BATHURST NSW 2795  
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#### Important Notice!

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Drawn By:

Date: 3/11/2022

Projection: GDA94 / MGA zone 55

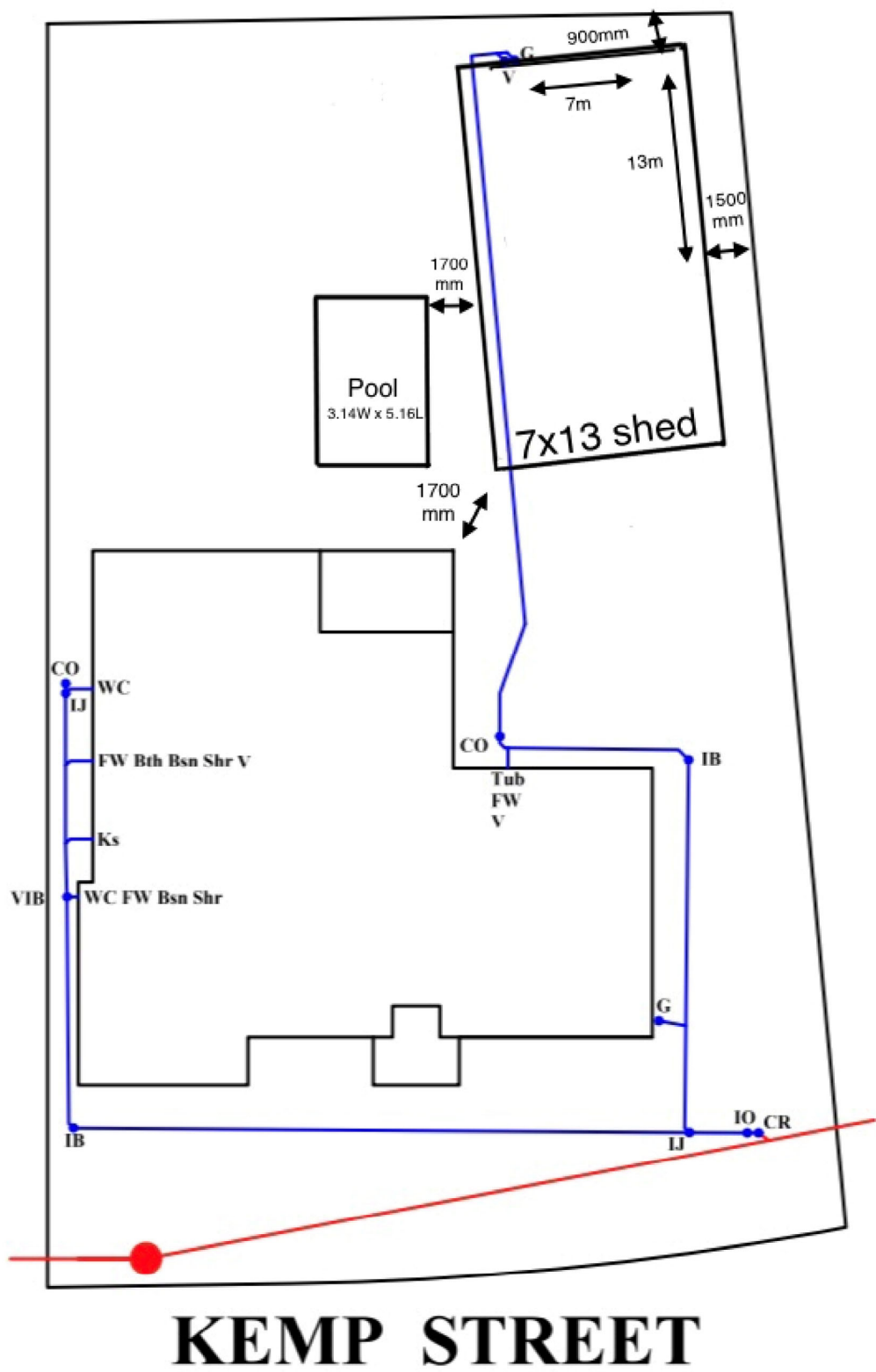
Map Scale: 1:1049 @ A4

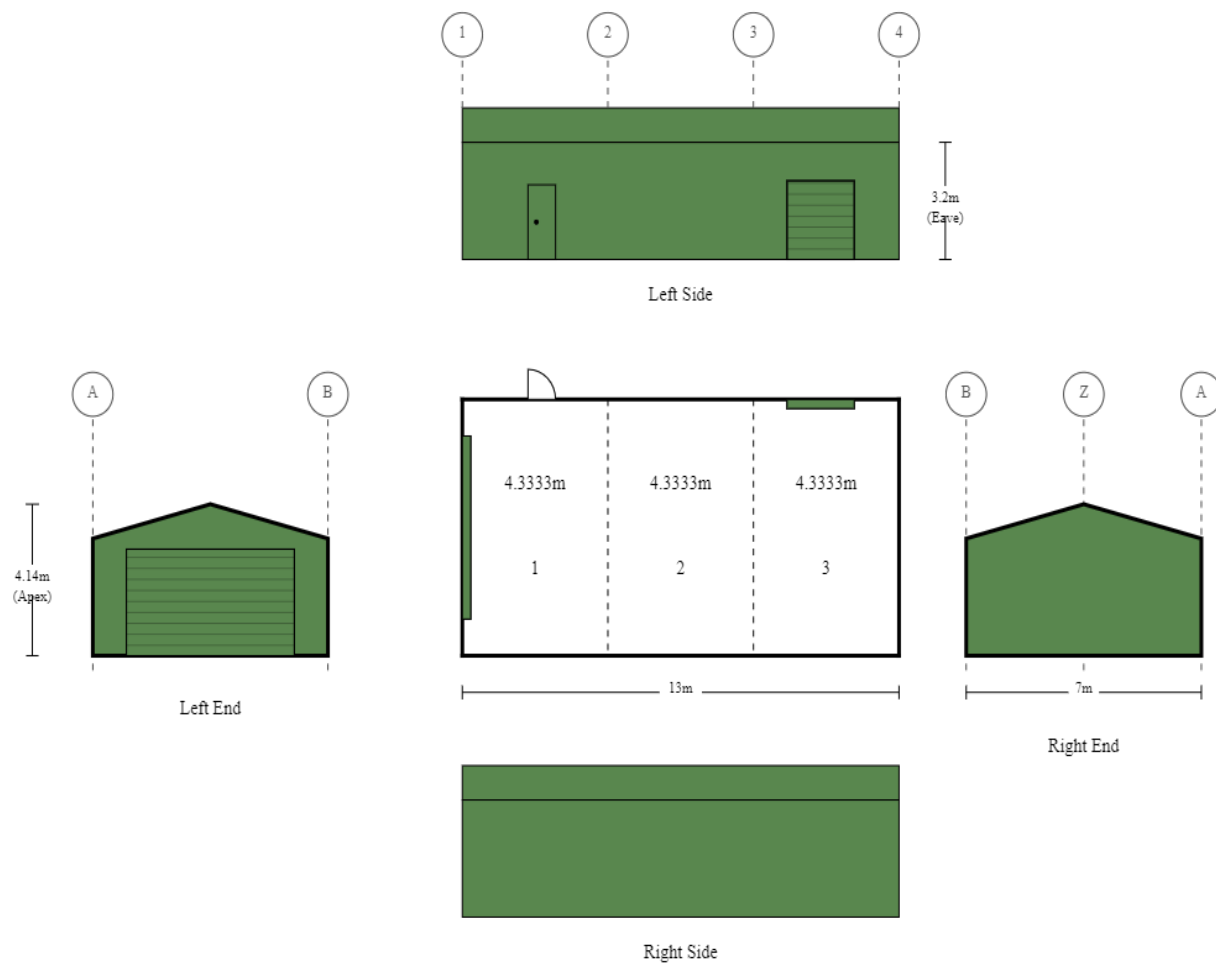
Attachment 8.2.4.2

**BATHURST REGIONAL COUNCIL - SEWER DRAINAGE PLAN**

Address: 11 Kemp Street

Bathurst Regional Council disclaims all liabilities for errors or omissions of any kind whatsoever, or for any loss, damage or other consequence which may arise from any person relying on information comprised in this plan. Legend: Red Lines - Sewer Blue Lines - House Drainage Green Lines - Trade Waste





Purchaser Name: Kevin Cosgrove

Site Address: Kemp St Eglinton NSW 2795 Australia

Drawing # SBAT223018 - 3

Print Date: 02/08/22

**Layout**  
**NOT FOR CONSTRUCTION**  
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Seller: Sheds n Homes Bathurst  
 BDA Steel Pty Ltd  
 Phone: (02) 6334 4855  
 Fax: (02) 6331 0097  
 Email: bathurst@shedsnhomes.com.au

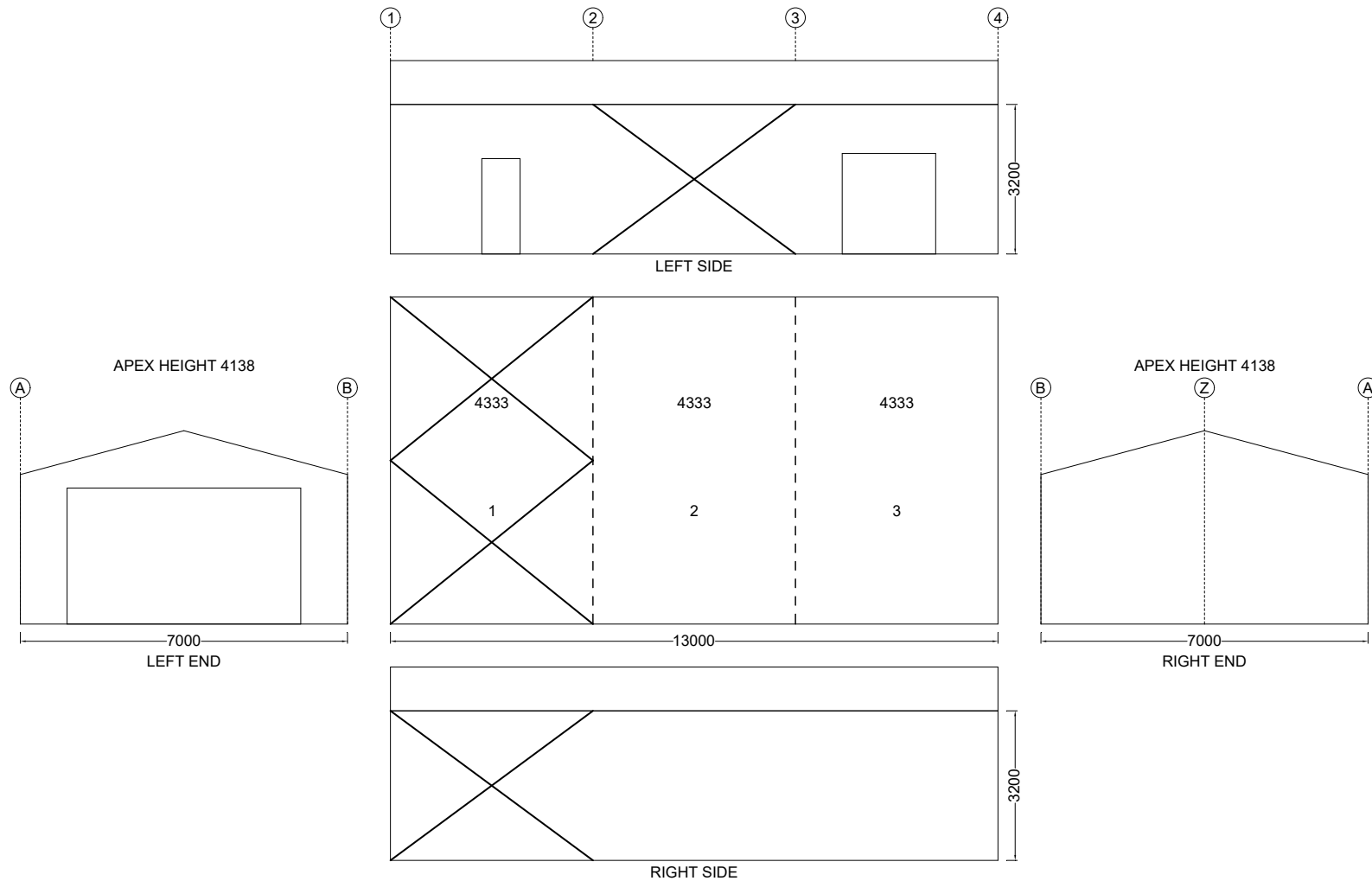
Apex Engineering Group PTY LTD  
 ACN 632 588 562  
 ME Aust. (Registered NER Structural) 5276680  
 QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T. : 303557ES;  
 Practising Professional Structural & Civil Engineers

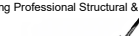
Signature:

John Ronaldson

Date: 02/08/22

Cross Bracing is achieved with 1.2mm Strap. Refer to Connection Details.



Revision	Date	Initial			<div>Bracing</div> <div>NOT FOR CONSTRUCTION</div> <div>NOT TO SCALE</div> <div>Page 1 of 1</div> <div>©Copyright Steelx IP Pty Ltd</div>	<div>Seller: Sheds n Homes Bathurst</div> <div>Name: BDA Steel Pty Ltd</div> <div>Phone: (02) 6334 4855</div> <div>Fax: (02) 6331 0097</div> <div>Email: bathurst@shedsnhomes.com.au</div>	<div>Apex Engineering Group PTY LTD</div> <div>ACN 632 588 562</div> <div>MIE Aust. (Registered NER Structural) 5276680</div> <div>QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T : 303557ES;</div> <div>Practising Professional Structural &amp; Civil Engineers</div> <div>Signature:  John Ronaldson</div> <div>Date: 02/08/22</div>
			Purchaser Name: Kevin Cosgrove				
			Site Address: Kemp St Eglinton NSW 2795 Australia				
			Drawing # SBAT223018 - 5	Print Date: 2/08/2022			

**From:** Liz Walker <[liz.heather.walker@gmail.com](mailto:liz.heather.walker@gmail.com)>  
**Sent:** Friday, 30 September 2022 8:33 AM  
**To:** Andrew Ballard <[Andrew.Ballard@bathurst.nsw.gov.au](mailto:Andrew.Ballard@bathurst.nsw.gov.au)>  
**Subject:** Re: 2022/ 378 11 Kemp Street Shed

**CAUTION:** This email originated from outside BRC. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Thanks so much Andrew,

**Application number: 10 - 2022 - 378 - 1**

To whom it may concern,

In regards to the shed application of 11 Kemp Street, Eglinton we are very concerned of the impact it will have on our residence at 26 Saltram Circuit, Eglinton.

As the height of the shed will be increased, this will block a significant amount of sunlight and sky to the rear of our property where our clothesline and grass area is.

This will reduce the already filtered amount that we currently have as a result of the shed in existence.

The shed in existence is already an eyesore for us, very close to the bordering fence line and blocks a great amount of light; more height would create an even more negative impact for growth of plants, grass, dry area's and our childrens wellbeing with no exposure to sunlight.

Please consider at least keeping the height of the shed that already exists.

Thankyou,

Sincerely,

Elizabeth Anlezark

## DISCUSSION MEETING MINUTES

DETAILS: DEVELOPMENT APPLICATION 2022/378, 11 KEMP STREET, EGLINTON. ERECTION OF A SHED. MEETING HELD AT BATHURST REGIONAL COUNCIL CIVIC CENTRE

DATE: 20 OCTOBER 2022

PRESENT: RICHARD DENYER, MANAGER DEVELOPMENT ASSESSMENT  
ANDREW BALLARD, ENVIRONMENTAL HEALTH & BUILDING SURVEYOR  
KEVIN COSGROVE (APPLICANT)  
JAKE ANLEZARK (OBJECTOR)

FILE: 2022/378

---

Meeting Opened: 12.05 pm

Process and format of meeting explained to attendees by Mr Denyer

JA: Proposals potential impact described (overshadowing, lifestyle and visual impact)

KC: Reasoning behind the size and height of the proposed shed (useability in relation to size of vehicles and hoist).

RD: Planning requirements for shadowing and height limit described.

JA: Understanding of the rules but concerned in relation to the human aspect of the effect of the development.

Discussion on impact of the addition height of the proposed shed.

KC: Offer to reduce pitch of roof and length of shed from 13m to 12m and whatever the lowest pitch can occur would have to check with shed company.

JA: Acknowledgment of the compromise but would prefer the shed remain the same length to not impact its use but if the ridge height (pitch) reduction could be investigated.

KC: Offer to allow choice of colour.

JA: Acknowledged the offer but would not have an input on colour.

Discussion that the reduction of pitch would be investigated by Mr Cosgrove and he would indicate to Mr Ballard the results. This will then be referred to Mr Anlezark for consideration.

JA: Acknowledged that the proposal is within the rules but would like the human aspect to be considered.

Meeting Closed: 12.38 pm

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

R Denyer

**MANAGER DEVELOPMENT ASSESSMENT**

### **Bathurst Regional Local Environmental Plan 2014 Update Schedule 5 Environmental Heritage Explanation Document**

#### **Why is Council amending the Bathurst Regional Local Environmental Plan (LEP) 2014?**

Council has prepared a Planning Proposal to amend the ***Bathurst Regional Local Environmental Plan (LEP) 2014*** to heritage list an additional 53 sites of local heritage significance, resulting in new 42 heritage items under Schedule 5 of the Bathurst Regional LEP 2014. Council is intending to add the items to the heritage list to ensure that the items are protected and are not relocated or lost to the region.

#### **What is the intent of the proposed amendment?**

This amendment relates to Part 1, Chapter 5 of the LEP and will add 42 additional items and amend 3 existing items to the list of heritage items.

The planning proposal can be downloaded from  
<https://yoursay.bathurst.nsw.gov.au/LEPAmendments>

The proposed heritage items are outlined below.

#### **28 - 34 Bant Street, Bathurst, Milltown Public School**

Reason for proposed listing:

Milltown Public School highlights the growth of the area known as Milltown as the railway arrived in Bathurst in 1876 and the area expanded. The Milltown Public School was built in Bant Street in 1879 and had notable pupils such as Elizabeth Chifley (wife of Ben Chifley).

#### **14 Brilliant Street, Bathurst St Barnabas' Rectory**

Reason for proposed listing:

A well defined and maintained late Victorian residence, which contributes to the streetscape. Also has additional cultural significance as St Barnabas' Rectory.

#### **183 Brilliant Street, Bathurst Mount View**

Reason for proposed listing:

A substantial late Victorian residence in Bathurst Polychrome brick. Associated with Mr Peter Hancock. Harry 'Breaker' Morant and his colleague Peter Handcock made history by being the first and only Australian service personnel to be executed by an Allied power.

#### **93 - 97 Durham Street, Bathurst Georgian Workers Terrace**

Reason for proposed listing:

A generally intact vernacular Georgian workers terrace. Part of a group of Georgian houses, survivors of early Bathurst, the significance of which is enhanced by their own prominent location.

#### **99 Durham St, Bathurst Georgian Residence**

Reason for proposed listing:

A classic, vernacular Georgian residence, one of a group of early Bathurst residences along Durham Street, the significance of which is enhanced by its prominent location. Original front rooms only.

### **135 George Street, Bathurst Commercial Hotel**

Reason for proposed listing:

An historic building formerly the Daniel O'Connell Inn, dating from 1846 pleasantly refurbished with reconstructed verandah. A building dating from the colonial period and at one time owned by Dr. Machattie, as was the adjoining building. Simple styled well-proportioned colonial façade with reconstructed verandah similar to the original. It is one of the city's earliest inns still currently trading.

### **137 George Street, Bathurst Messener House**

Reason for proposed listing:

A building dating from the Colonial period and built c. 1846 for Dr. Machattie, as was the adjoining building. Simple styled, well proportioned colonial facade with detail still intact from original.

### **142-144 George Street, Bathurst Attached Residence**

Reason for proposed listing:

A rare example of an early Victorian two storey attached terrace with single storey concave verandah. Simple, symmetrical façade with decorate brick corbelling and parapet.

### **153A Havannah Street, Bathurst Healy's General Store**

Reason for proposed listing:

A good example of an Edwardian corner shop of larger than usual scale. Well maintained and with original detail intact. An important streetscape element which adds diversity to the streetscape and defines the street corner. Has cultural value also in its former role as 'The corner shop.'

### **169 Havannah Street, Bathurst Victorian Residence**

Reason for proposed listing:

A substantial late Victorian residence in Bathurst Polychrome brick. Contributes variety of scale to a predominantly single storey streetscape. Associated with Francis Crago, his family home within proximity of his mill, a practice favoured by many early British industrialists.

### **16-18 Henry Street, Bathurst Victorian Terrace**

Reason for proposed listing:

Simple but intact early Victorian terraces, located in one of the earliest parts of Bathurst.

### **170 Howick Street, Bathurst Matron's Cottage (Former)**

Reason for proposed listing:

Simple but unusually intact late Georgian cottage with unusual (for a small cottage) detached rear wing. The scalloped valance is also a rare surviving feature in Bathurst. One of a group of three early cottages reputedly having a historical connection with the former convict hospital.

### **296 Howick Street, Bathurst Residence**

Reason for proposed listing:

A relatively large two storey residence in the colonial Georgian style, dating to circa 1840. The bald faced style (without single or two storeyed verandah or porch) is rare in Bathurst. The fact that this building is sited either on or close to the front boundary appears to indicate it never had a verandah.

### **15 Keppel Street, Bathurst Clonlara**

Reason for proposed listing:

Built in 1920 for a Ms Matilda Taylor, 'Clonlara' is a well designed single storied cottage in good original condition. Extravagant detailing includes deep curved brackets to the front verandah, rendered and banded walls, with matching chimney; a tiled hipped roof, with a decorative gambrel roof to the streetscape. Below this a window with bracketed awning.

### **35 Keppel Street, Bathurst Tattersalls Hotel**

Reason for proposed listing:

One of the oldest hotels in Bathurst this was built 1849 as Dominique Popolarie's 'Elephant & Castle'. A substantial, fairly unusual mid/late Victorian hotel in a prominent corner location. Important for its social significance in relation to the drinking habits of the 19th Century mill workers and also for its contribution to the historic streetscape of lower Keppel Street. An excellent example of the late Georgian style the building retains original face brickwork on the upper floor and original multi-pane double hung windows with rendered surrounds.

### **17-19 Morrisset Street, Bathurst Attached Residences**

Reason for proposed listing:

A well detailed building of simple Georgian proportions. A good example of the Bathurst Polychrome' style which makes a significant contribution to the streetscape.

### **79 Piper Street, Bathurst Early Victorian Residence**

Reason for proposed listing:

A Victorian brick dwelling with symmetrical façade and bullnose verandah. Attached is a brick structure with hipped roof and single window to the street. Early Victorian structures likely built prior to 1862. Site has a long history of being used as a bakehouse.

### **22 Rankin Street, Bathurst Corner Shop and Residence**

Reason for proposed listing:

A Victorian cottage and shop, located in one of the earliest parts of Bathurst.

### **24-28 Rankin Street, Bathurst Terrace Residences**

Reason for proposed listing:

Simple but intact early Victorian terraces, located in one of the earliest parts of Bathurst.

### **140 Rankin Street, Bathurst Corner Shop and Residence**

Reason for proposed listing:

An interesting and slightly unusual example of a Victorian corner shop & residence. Provides interest and definition to the street corner. Generally intact except for removal of verandah over footpath which could easily be reinstated. An important streetscape element.

### **62 Rocket Street, Bathurst Werona**

Reason for proposed listing:

A late Victorian brick cottage with front gable and a well proportioned decorative window and elaborate timber gable infill. Built by reputable Bathurst builder Frederick Jones.

### **102-104 Russell Street, Bathurst Attached Residences**

Reason for proposed listing:

A pair of simple vernacular, Georgian residences. A type which is becoming increasingly rare in central Bathurst. Part of a group of varied 19th Century buildings in this part of Russell Street.

### **163 Russell Street, Bathurst Fintona**

Reason for proposed listing:

An elaborately detailed single storey Victorian residence which makes a significant contribution to the streetscape. Owned and occupied by prominent Bathurst resident Alfred Gordon Thompson

### **58 Seymour Street, Bathurst Victorian Cottage**

Reason for proposed listing:

An intact Victorian cottage.

### **144-146 Seymour Street, Bathurst Attached Residences**

Reason for proposed listing:

A pair of simple vernacular, Georgian residences. A type which is becoming increasingly rare in Bathurst. Part of a group of varied 19th Century buildings in close proximity to the former Lachlan Inn on the corner of Seymour and Lambert Streets.

### **168 Seymour Street, Bathurst Victorian Cottage**

Reason for proposed listing:

A late Victorian brick cottage with decorative front gable and unusual circular timber work on the timber posted verandah.

### **124 William Street, Bathurst Commercial Building**

Reason for proposed listing:

A small, very early infill two storied shop of circa 1850s, contributing to the streetscape and effectively bridging the visual gap between two larger neighbours.

### **7 Cambewarra Court, Kelso Cambewarra**

Reason for proposed listing:

Cambewarra designed by John Job Copeman, is in excellent condition within a wonderful garden setting watered by an early well. The site has a long standing agricultural and social history.

### **5-7 Lee Street, Kelso King William Inn (Former)**

Reason for proposed listing:

An important early inn dating from the 1830's, the third on the Bathurst plains, situated on what was originally the main approach road to Bathurst. Built by Richard Mills, who was granted one of the first 10 land grants at Kelso.

### **72 Sydney Street, Kelso Kelso Police Station and Lockup (Former)**

Reason for proposed listing:

Important intact example of a Late Victorian Police Station and Lock Up.

### **126 Sydney Street, Kelso Victorian Cottage**

Reason for proposed listing:

A Late Victorian dwelling that appears to have been purpose built given its unusual floor plan. The dwelling retains its garden setting and is an important element in the streetscape and entrance into Bathurst.

### **257 Freemantle Road, Mount Rankin Osborne**

Reason for proposed listing:

Relatively intact homestead, likely designed by J.J. Copeman. Located on a large 500ac parcel overlooking Bathurst retaining its agricultural setting.

### **1080 Trunkey Road, Perthville Wardell**

Reason for proposed listing:

An early rammed earth homestead (c1877) built on the original Western Road at the time of the railway. The building has a long standing association with the original owners, the Hamer Family. It is a very good intact example of a rammed earth building in great condition with early 20th century additions that are representative of their period. The homestead is located in a commanding position, with vistas to and from and is unencumbered by development.

### **44 Christie Street, Raglan St James Anglican Church**

Reason for proposed listing:

The original church on the site was consecrated on 14 October 1873 by the first Bishop of Bathurst – Bishop Samuel Marsden. During the mid 1950s the building was declared beyond repair as it was so badly cracked. The current church on the site was rebuilt in 1959 from the original building, the bricks cleaned and stacked and the church rebuilt exactly as it was before, except for the addition of a vestry. A good example of a full brick country church with gable ended rood, extended porch and vestry.

### **58 Christie Street, Raglan Raglan Hall (And Former School**

Reason for proposed listing:

Raglan Public School commenced in 1870 as a half time school with Glanmire, that is of two schools that were paired under a teacher who spend half his week at each. It became fulltime in December 1870. When the railway reached Raglan, enrolments reached a peak in 1874 with 86 pupils. By 1911 enrolments had declined and the school was closed for a period of 2 years.

Needing an additional airfield to house the overflow of military planes from the Richmond Air Base, the government opened a military airfield at Raglan in 1942. At the end of the Second World War, in 1945, the need for a civil aerodrome was recognised and the Bathurst Air Field opened at Raglan in 1946. Since then Raglan has continued to develop into what is now a thriving village community and Bathurst satellite suburb.

The former school is a typical Government school building from the Victorian period. It is important for its long history as a school and now as a place of community meetings and events.

### **14 Melrose Drive, Raglan Residence**

Reason for proposed listing:

Dwelling is a fine example of modest turn of the Century architecture displaying quality craftsmanship and a move towards internal bathroom and kitchen facilities.

### **7 Barkley Street, Sofala Sofala Police Station (Former)**

Reason for proposed listing:

Good example of late Victorian government with symmetrical façade, elaborate chimneys, a gambrel roof and brick walls on painted plinth with painted tuck pointed arches over windows. Typical of many similar Government Architect police stations of the period, demonstrating a continued police presence.

### **12 Busby Street, South Bathurst Attached Residence**

Reason for proposed listing:

12 Busby Street, a mirror image of Chifley Home, although now used as an education centre in association with the Chifley Home Museum, it is within the curtilage of the State Heritage Listed, Chifley Home. The front façade and front three rooms of this terrace have been extensively restored as original and it helps in contributing positively to the streetscape of Busby Street along with other terraces of a similar period. The front of the site has high heritage significance for not only its original and restored condition but also its contribution it makes to the protection and visual amenity it provides to Chifley cottage at 10 Busby Street.

### **238 Havannah Street, South Bathurst Federation House**

Reason for proposed listing:

A substantially intact Federation brick cottage.

### **8 Spencer Street, South Bathurst Federation House**

Reason for proposed listing:

A substantially intact Federation brick cottage with dutch gable roof and unusual decorative timber frieze.

### **Tambaroora Pig Oven, Tambaroora**

Reason for proposed listing:

This stone structure on the Tambaroora Common is an early example of a Chinese pig oven built on the Tambaroora goldfield likely around the late 1850s to mid-1860s when there were large numbers of Chinese working on the Tambaroora gold fields. The structure is located on old diggings off Andersons Road at Washing Gully west of Hill End. There are only 91 documented pig ovens identified in Australia.

The oven at Tambaroora is constructed of stones arranged in an oval shape with an opening at the top and an aperture at the bottom. Evidence of clay lining can be seen on the inside of the oven. It stands at about one metre and is in relatively good condition. The ovens were constructed by Chinese migrants for the purpose of roasting pork, usually on Chinese feast days.

### **267 Grove Creek Road, Trunkey Creek Mulgunnia Station**

Reason for proposed listing:

An impressive early vernacular collection of buildings, well cared for, displaying styles from primitive slab construction to present.

### **18 Alamein Walk, West Bathurst Former Scout Hall and Department of Works Office**

Reason for proposed listing:

The Department of Works office overseeing construction of the Duration Cottages in Bathurst was located in front of the wooden Scout Hall at No. 18 Alamein Walk and is still present on this site.

### **Amend existing item (i78) Bathurst Uniting Church**

Amend the significance of the item to State. The Bathurst City Uniting Church and Chapel (including William Davidson pipe organ) and its setting was recently listed on the State Heritage Register - SHR No. 02058, gazetted 17 March 2022.

### **Amend existing item (i101) The Bridle Track**

A survey marker tree is present on the western side of the southern approach to Howards Bridge dating to when the road alignment for the Bridle Track was being surveyed in the 1870's. It has the inscription R D below the NSW Government Survey mark of the three arrows.

### **Amend existing item (i283) Chifley Memorial Park and Bronze Bust**

Amend the existing item to include the bust of Chifley. The bronze bust within the Chifley Memorial Park commemorates former Prime Minister Ben Chifley's wish to be remembered through the provision of public housing. After his death a housing estate was built and a bust of Chifley installed. The words beneath the bust say: 'The right hon. J.B.Chifley PC Prime Minister of Australia, 13/7/45 to 10/12/49'. The bronze portrait bust is mounted on a sandstone pillar and is important to the nearby community, and to the community as a whole in its remembrance of the work of Ben Chifley.

The Planning Proposal will not involve a review of the existing heritage items currently under Schedule 5 of the LEP.

### **How might the LEP Amendment affect me?**

All properties that are located within a heritage conservation area and/or are listed as a heritage item under Bathurst Regional Local Environmental Plan 2014 are subject to the requirements of **Clause 5.10 Heritage Conservation** of the Bathurst Regional Local Environmental Plan 2014. The key objective of clause 5.10 is to conserve the environmental heritage of the Bathurst Region.

The clause requires property owners to obtain development consent for the following development:

- Demolition of building, work, relic or tree (greater than 9m)
- Altering the exterior of a building work, relic or tree (greater than 9m)
- Making structural changes to the interior of a building
- Disturbing or excavating archaeology
- Erecting a new building
- Subdividing land

It should be noted that in many instances development approval from Council would still be required for these activities even if your property was not located in a heritage conservation area or listed as a heritage item including:

- Demolition of a building greater than 50 years of age
- Making structural changes to its interior
- Disturbing or excavating archaeology (a permit is required under the Heritage Act)

- Erecting a new building that is otherwise not exempt from the need for approval (e.g. a new dwelling house would require an approval).
- Subdividing land.

The key difference is that under a future heritage listing would now need to consider the likely heritage impact of your proposal in addition to the range of matters it must already consider.

For properties that are derelict or in need of major conservation works the Local Environmental Plan allows Council to be able to consider the approval of a change of use of a building that is heritage listing even if that use might otherwise be prohibited in the land use zone.

### **Exempt Development**

Under the Bathurst Regional Local Environmental Plan there will continue to be an exemption from the need for approval for a range of minor developments. A heritage listing will allow Council to consider further possible exemptions (beyond those currently available to you) where it considers that the minor development will not impact on the heritage significance of your property.

### **Assistance**

Council has in place a number of programs to support property owners of buildings/sites that are heritage listed. These include access to a free heritage advisory service and a small maintenance grants program under the Bathurst Region Local Heritage Fund.

### **How can I participate or find out more information?**

Council is exhibiting the amendment to the Bathurst Regional Local Environmental Plan (LEP) 2014 for a period of 28 days. See Council's YourSay page for exhibition dates:  
<https://yoursay.bathurst.nsw.gov.au/LEPAmendments>

Copies of the full Planning Proposal documentation and maps that Council provided to the NSW Department of Planning, Industry and Environment and the Department's authorisation to proceed with public exhibition are available on Council's YourSay page.

Council welcomes submissions in respect of the Planning Proposal. If you have any queries please contact Council on 02 6333 6211.

**From:** [Ashlee Cutter](#)  
**To:** [Council Out Mail](#)  
**Subject:** FW: Anonymous User completed Heritage Amendment 2022 (20.00344)  
**Date:** Monday, 26 September 2022 5:23:11 PM  
**Attachments:** [~WRD0564.jpg](#)  
[ATT00001.png](#)  
[ATT00002.jpg](#)

---

Records,

Please register submission from Bathurst Heritage Matters Inc on 20.00344

Thanks

Ash

**Ashlee Cutter**  
Senior Heritage Planner (Mon-Wed)  
Bathurst Regional Council  
158 Russell Street Bathurst 2795  
P: 02 6333 6130  
W: [www.bathurst.nsw.gov.au](http://www.bathurst.nsw.gov.au)



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**From:** Your Say Bathurst Region <notifications@engagementhq.com>  
**Sent:** Friday, 9 September 2022 1:17 PM  
**To:** Ashlee Cutter <Ashlee.Cutter@bathurst.nsw.gov.au>; Council <council@bathurst.nsw.gov.au>  
**Subject:** Anonymous User completed Heritage Amendment 2022 (20.00344)  
**CAUTION:** This email originated from outside BRC. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Anonymous User just made a submission 'Heritage Amendment 2022' with the responses below.

**Name**

Bathurst Heritage Matters Inc

---

**What is your preferred contact method?**

Email

---

**Your email address**

heritagebathurst@gmail.com

---

**Please outline your submission**

Bathurst Heritage Matters Inc supports the heritage listing of all these items, and thanks Council staff for all the work to bring them on to our heritage register

---

**Have you made a reportable political donation within the meaning of the Environmental Planning and Assessment Act 1979 within the last two years to any local Councillor of the Council or any gifts to any local Councillor or employee of that Council.**

I have not made a reportable political donation

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|

**From:** Ashlee Cutter  
**Sent:** Monday, 26 September 2022 5:17 PM  
**To:** Council Out Mail  
**Subject:** FW: Anonymous User completed Heritage Amendment 2022 (20.00344)

Hi Records,

Please register submission from Mrs Shannon Urza on 20.00344

Thanks

Ash

**Ashlee Cutter**  
Senior Heritage Planner (Mon-Wed)  
Bathurst Regional Council  
158 Russell Street Bathurst 2795  
P: 02 6333 6130  
W: [www.bathurst.nsw.gov.au](http://www.bathurst.nsw.gov.au)



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**From:** Your Say Bathurst Region <notifications@engagementhq.com>  
**Sent:** Sunday, 25 September 2022 2:30 PM  
**To:** Ashlee Cutter <Ashlee.Cutter@bathurst.nsw.gov.au>; Council <council@bathurst.nsw.gov.au>  
**Subject:** Anonymous User completed Heritage Amendment 2022 (20.00344)

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Anonymous User just made a submission 'Heritage Amendment 2022' with the responses below.

**Name**

Shannon Urza

---

**What is your preferred contact method?**

Email

---

**Your email address**

shannonlouise23@hotmail.com

---

**Please outline your submission**

We are writing in regards to the inclusion of 18 Alamein Walk as a local heritage item. We wish to advise that what is known as the Scout Hall is not in original condition. An exterior wall has been removed to open the space up to create an outdoor entertaining area. The exterior and interior has also been painted. An interior wall has been erected to split the space into a storage area and an entertaining area. Plasterboard has been erected to create a roof with lights and fan attached. This plasterboard is currently quite water damaged as a result of the original roof leaking. We need to address this issue asap. All of these amendments were carried out by previous owners, we purchased as is. Attached is a photo found of a 2017 real estate listing where it appears intact. Second photo is of the listing from when we purchased the property which shows changes made. Third photo shows water damage.

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**Would you like to upload a document?**

[https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/3c6f54ae6003a23add07adc38b3858658ea3d03e/original/1664080116/d98631f7940eb57ce3d7d2220d428ea9\\_18\\_Alamein\\_Walk.docx?1664080116](https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/3c6f54ae6003a23add07adc38b3858658ea3d03e/original/1664080116/d98631f7940eb57ce3d7d2220d428ea9_18_Alamein_Walk.docx?1664080116)

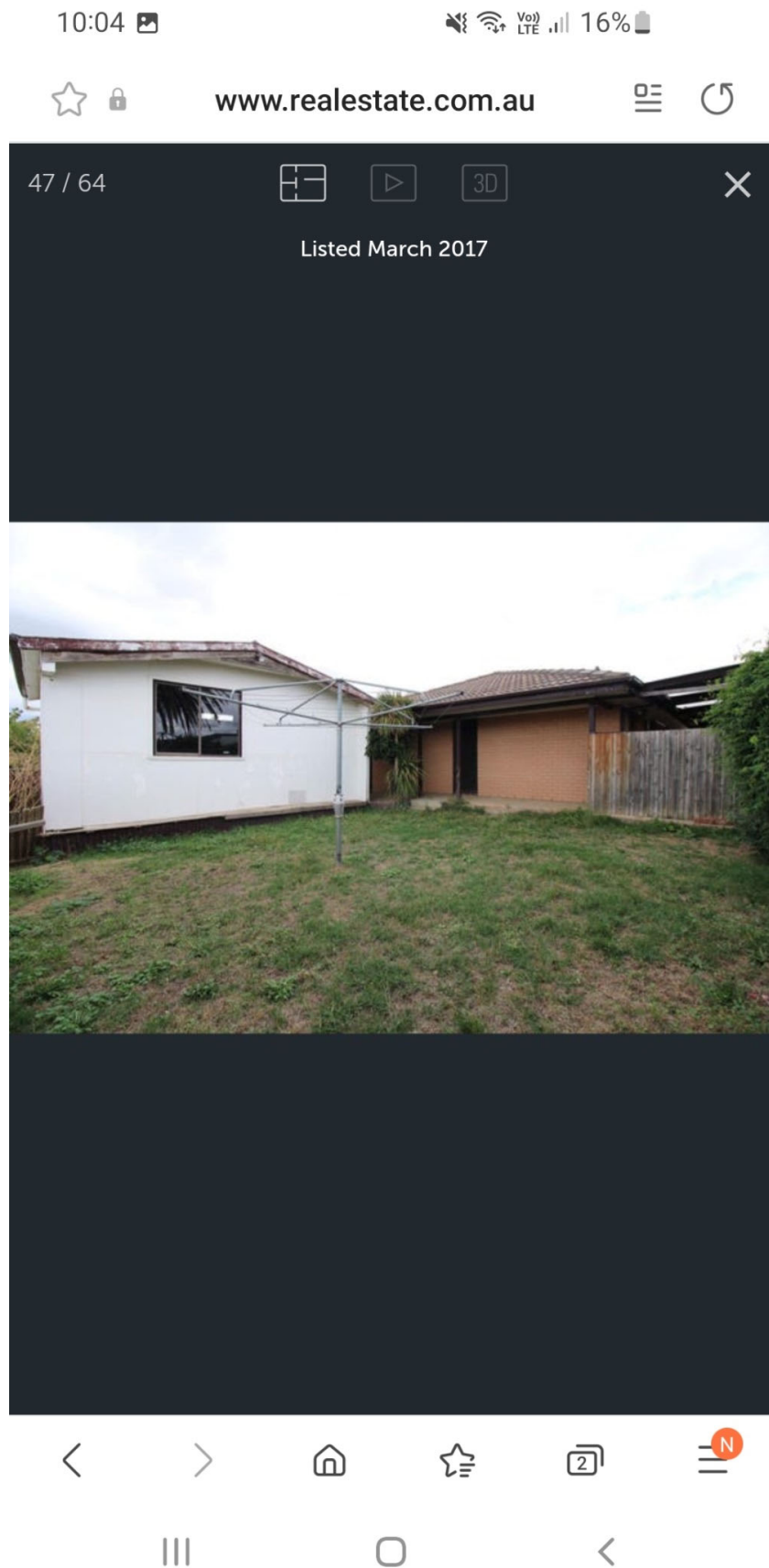
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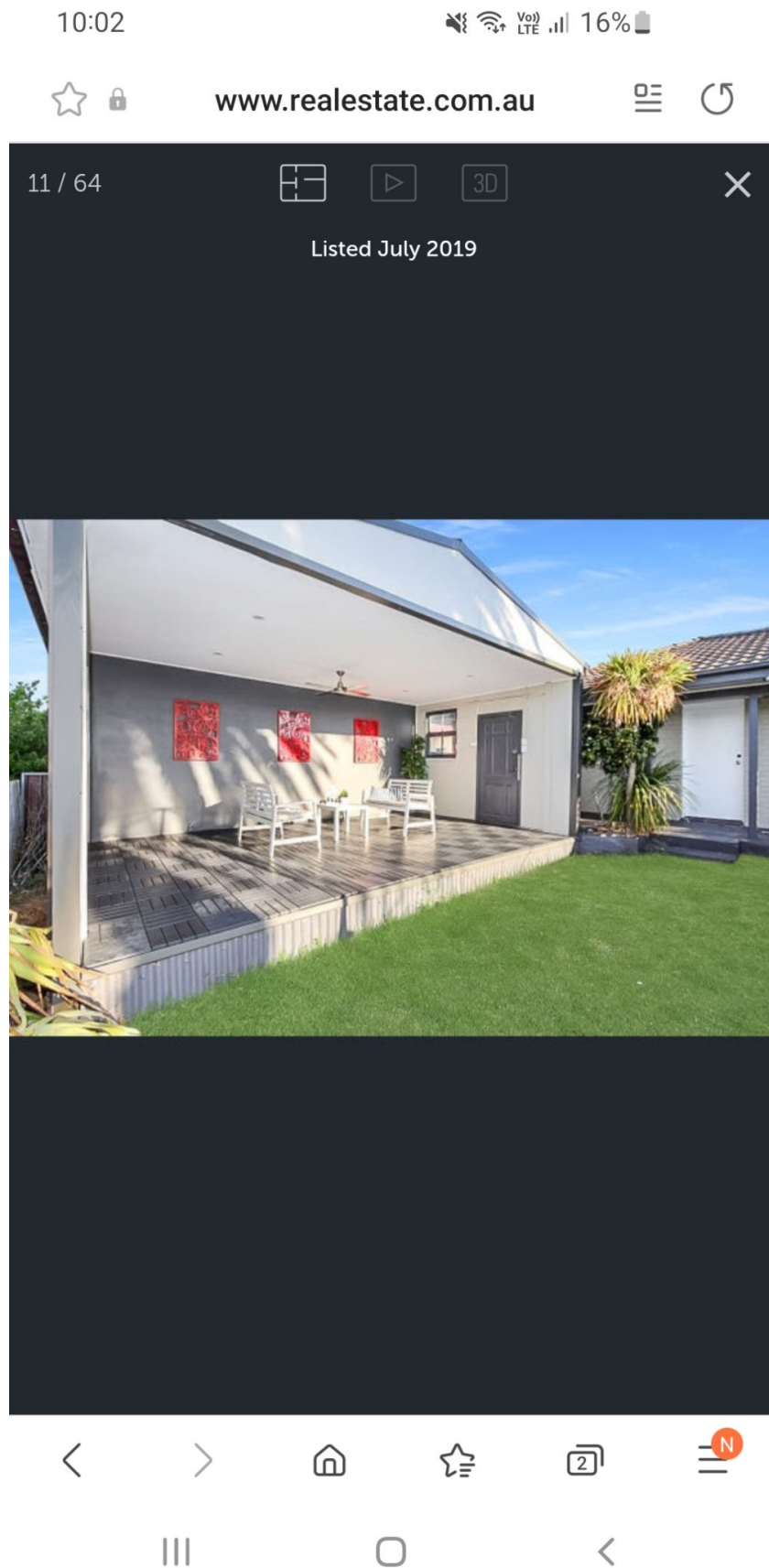
**Have you made a reportable political donation within the meaning of the Environmental Planning and Assessment Act 1979 within the last two years to any local Councillor of the Council or any gifts to any local Councillor or employee of that Council.**

I have not made a reportable political donation

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▪









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Our Ref: 2020-040

26 September 2022

The General Manager  
Bathurst Regional Council  
Private Mail Bag 17  
Bathurst NSW 2795

Attention: Janet Bingham

Dear Janet

**RE: BATHURST REGIONAL LOCAL ENVIRONMENTAL PLAN AMENDMENT  
UPDATE SCHEDULE 5 ENVIRONMENTAL HERITAGE**

Reference is made to Council's letter of the 29 August 2022.

This submission is made on behalf of Natmap Pty Ltd, the owners of 93-97 Durham Street, Bathurst which has been identified for inclusion in the updated Schedule 5 of the Bathurst Regional Local Environmental Plan.

The reason for the proposed listing is as follows:

*"A generally intact vernacular Georgian workers terrace. Part of a group of Georgian houses, survivors of early Bathurst, the significance of which is enhanced by their own prominent location".*

It is noted that the owners don't have an objection for the inclusion of 95 & 97 Durham Street in the schedule, but do object to the inclusion of 93 Durham Street.

95 & 97 Durham Street dwellings are generally intact and are occupied as a result of a recent injection of funds by the owners. The owners intend to continue the upkeep and maintenance of these two dwellings as they see the heritage significance of their retention into the future. The dwelling at 93 Durham Street is however in very poor condition and is inhabitable. A building inspection report prepared by Calare Civil at the time concluded that:

*"The building has suffered major damage throughout due to reactive clay movement, unsuitable building techniques and general weathering/deterioration due to lack of maintenance over a long period of time."*

The report estimated that in 2019 it would cost in the order of over \$220,000 in remedial works to try and fix the issues – this is not feasible (the figure would be substantially more based on 2022 building costs).

It is the owner's intention in the short term to apply to Bathurst Regional Council to demolish 93 Durham Street as part of a redevelopment of the rear of the site.

A Statement of Heritage Impact prepared by Ray Christison of High Ground Consulting has provided the following specific comments relating to 93 Durham Street:

### **6. Proposed works**

*It is proposed to demolish the 93 Durham Street, which is in extremely poor condition and appears to be quite unsound. Both 95 and 97 Durham Street will be restored as part of a proposed short stay accommodation development. Both residences will be incorporated into a larger complex of apartments.*

*Have all options for retention and adaptive re-use been explored?*

*93 Durham Street appears to have been unoccupied for a very long time. This building shows signs of extreme movement and cracking. The walls and floors are in such a condition as to require an almost total rebuild. Demolition is considered a reasonable option for this part of the terrace.*

*Is demolition essential at this time or can it be postponed in case future circumstances make its retention and conservation more feasible?*

*It is not feasible for the proponent to consider retention of the building at this time. The proposed development is not viable unless this section of the terrace is demolished.*

### **6.3 The following sympathetic solutions have been considered and discounted for the following reasons:**

*The property could be left as is and 95-97 Durham Street returned to the rental market. These dwellings have recently been occupied by squatters and require investment to make them ready for return to the rental market. 93 Durham Street is unfit for habitation.*

*The proposal to restore 95-97 Durham Street as part of a larger development for short-stay accommodation provides an opportunity to undertake restoration works on the remaining significant elements of these dwellings.*

Should you have any questions with respect to this matter, please contact the office on 63624523.

Yours faithfully

**Anthony Daintith Town Planning Pty Ltd**

A handwritten signature in black ink, appearing to read 'ADaintith', is positioned above the printed name.

Anthony Daintith  
**Principal**

# Statement of Heritage Impact for Restoration & development 93-97 Durham Street, Bathurst



View west along the row of terraces. 93 Durham Street is closest.

**Date:** 27 January 2021

**Address and property description:**

Lots 4, 5 & 6 DP 38448  
93-97 Durham Street  
BATHURST NSW 2795

**Prepared by:**

Ray Christison  
High Ground Consulting  
PO Box 3020  
Bowenfels NSW 2790  
0419 438609

**For:**

David Taylor

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## 1. Introduction

### 1.1 Outline of tasks required to be undertaken in brief

David Taylor has prepared proposals for the development of serviced apartments in an existing row of single storey terrace houses located at 93-97 Durham Street, Bathurst. Following structural assessment of the building the following has been proposed:

- Restoration of the terraces located at 95 and 97 Durham Street,
- Demolition of the terrace located at 93 Durham Street.

Ray Christison of High Ground Consulting has been engaged to prepare an assessment of Significance and Statement of Heritage Impact to assist with decision making.

### 1.2 Definition of study area

The study area is located at 93-97 Durham Street, Bathurst. The property is identified as Lots 4, 5 & 6 DP 38448.



Figure 1.1: Aerial view of Lots 4, 5 & 6 DP 38448 showing the boundary of the property.

### 1.3 Methodology

This study has been undertaken in consultation with Anthony Daintith of Anthony Daintith Town Planning and David Taylor.

The process has been guided by:

- *NSW Heritage Manual*, 1999
- *The Burra Charter*, 1999
- *Assessing Heritage Significance*, 2000
- *Statements of Heritage Impact*

The Bathurst Historical Society were approached for assistance with research of the property as they hold comprehensive records of most places within the former City of Bathurst. Their research has been incorporated into the Outline History of the property.

### **1.4 Identification of authors**

This report was written by Ray Christison MPHA BA (Hons.), heritage consultant of High Ground Consulting, Lithgow. Jennifer Christison assisted with site recording and the street survey.

### **1.5 Limitations of study**

Historical research has been limited to publicly available records.

## 2. Documentary evidence

An outline history of the property has been prepared from available sources. Assistance with research was provided by Howard Sinclair and Dianne Hanrahan of Bathurst District Historical Society

### 2.1 Outline history

The buildings covered by this report were originally constructed on Lot 8 Section 19A Town of Bathurst. This parcel, amounting to two roods, was originally granted to Richard Kelaheer on 30 November 1847. Kelaheer paid £12 for the land. According to family history sources Richard Kelaheer was born in Cork County, Ireland in 1802 and joined the 28<sup>th</sup> Regiment of Foot on 9 January 1825. Kelaheer and his wife Margaret migrated to Australia on the convict ship “Monarch” in 1836. By the mid 1840s the couple were living in Bathurst where Richard was granted two roods of land on his retirement from the military. He traded as a bootmaker until his death on 20 November 1852. Margaret lived until 23 April 1881.<sup>1</sup>

Richard Kelaheer’s son John Richard Kelaheer was a prominent member of Bathurst’s Roman Catholic community in the 1870s and 1880s. J.R. Kelaheer was an elected member of the Council of the Municipality of Bathurst from 1879 to 1883. In 1880 J. Kelaheer was Vice-President of the Our Boys Club, a local football club, and on 2 September 1889 he was elected a director of the Bathurst National Advocate. The Bathurst National Advocate was founded in June 1889 as “a newspaper ... in Bathurst in the interests of protection and good government”. Kelaheer’s fellow directors in this venture included successful business people and pastoralists such as James Rutherford, F.B. Suttor, F. Halliday, W. Mugridge, J. Knight and P.V. Ryan.<sup>2</sup>

Another son, James Kelaheer chaired a meeting held in Bathurst on 21 September 1882 in support of land reform in Ireland. This meeting, attended by 600 people, affirmed the right of the Irish people to have fair and equitable access to land. It also affirmed the need for changes in the way land was allocated and leased, and an end to what was described as ‘Landlord Oppression’.

It appears that a house had been built on the property before 1875 and at this time the property was under the ownership of Jane Kelaheer. Yearly rate book entries for the property show a chain of occupants and changes to the property from 1875 onwards. These entries are summarized below.

93 Durham Street, Bathurst			
Year	Owner	Occupant	Description of building
1875	Jane Kelaheer	John Simpson	House
1876	“	Charles Loder	Brick house with three rooms
1877	“	John Shanahan	“
1878	“	Empty	Brick house with four rooms
1879	“	Edward Rowen	“
1880-1881	“	Jane Kelaheer	Brick house with three rooms
1882-1883	Arthur Jacques Pulbrook	Bridget Gunn	“
1884		James Hasson	Brick house with four rooms
1885		A. Fanning	House with four rooms
1886		Mrs A. Waters	“
1887-		Mrs W.A. Waters	“

<sup>1</sup> P4597-62 Town of Bathurst, Parish of Bathurst LTO Charting Maps; New South Wales Land Grants 1788-1963 101 Sydney District - Town Lot; Sinclair, H. & Hanrahan, D., 2020. Heritage Building Reports 93-97 Durham Street, Bathurst NSW 2795

<sup>2</sup> Sloman, C., 1994. *The History of Bathurst 1815-1915*. pp.35, 251, 291

93 Durham Street, Bathurst			
Year	Owner	Occupant	Description of building
1888			
1889-1890		George Evans	"
1891-1898		Mrs Bridget Gunn	"
1899		John Sheldon	"
1900		William McKenna	"
1901-1905		Richard Doyle	House
1906-1913		Albert Ricketts	House with four rooms
1914-1916		Winterbottom	"
1917-1925		Robert Lamrock	Brick house with four rooms
1926-1940	Estate of Arthur Jacques Pulbrook	Robert Lamrock	
1947-1950	Donald Wallace Owen	Cuthbert William Lamrock, Douglas Weit Lamrock & Julia Grace Lamrock	
1969-1996		Cuthbert William Lamrock	

95 Durham Street, Bathurst			
Year	Owner	Occupant	Description of building
1875	Jane Kelaher	John Smith	House
1876	"	Schneider	Brick house with three rooms
1877-1878	"	William Schneider	"
1879	"	Mrs Schneider	"
1880	"	William Schneider	"
1881	"	James Cashman	"
1882-1883	Arthur Jacques Pulbrook	"	"
1884-1896		James Ryan	Brick house with four rooms
1897		Mrs Prosper	House with four rooms
1898		John Prosper	"
1899-1916		Daniel James Kenna	"
1923-1925		John Leslie	Brick house with three rooms
1926-1928	Estate of Arthur Jacques Pulbrook	"	Brick house with four rooms
1929-1932		James Pateman	Brick house with four rooms, a kitchen and weatherboard bathroom
1947		Herbert John North & Loraine Grace North	
1950	Herbert John North & Loraine Grace North	"	
1969		Leah Rae Isobel Phillips	

97 Durham Street, Bathurst			
Year	Owner	Occupant	Description of building
1875	Jane	James Connor	House

97 Durham Street, Bathurst			
Year	Owner	Occupant	Description of building
	Kelaher		
1876	“	Howard	Brick house with four rooms
1877-1881	“	William Studden	“
1882	Arthur Jacques Pulbrook	“	“
1883		N. Studden	Brick house with four rooms
1884-1886		Patrick Ryan	House with five rooms
1887-1889		A. Rigby	“
1890-1891		John William	“
1892-1896		Fredrick Martin	“
1897-1901		James Ryan	“
1902-1904		Mrs Honora O'Donnell	“
1905-1922		Christopher O'Donnell	“
1923-1925		James Hill	Brick house with four rooms
1926-1928	Estate of Arthur Jacques Pulbrook	John Chalmers	Brick house with four rooms, a kitchen and weatherboard bathroom
1929-1932		William John Flanagan	Brick house with four rooms, a kitchen and weatherboard bathroom
1947		Herbert John Flanagan & Valerie Rose Flanagan	
1952	??	Mr & Mrs Hoolahan	

It appears that there was some dispute regarding ownership of the properties that played until 1890. Arthur Jacques Pulbrook, who held title to the properties from 1882, was a saddler who operated from premises in William Street, Bathurst. After Arthur's death in 1925 the property was managed by his son Arthur Jacques Pulbrook. William Pulbrook continued to operate the saddlery business.<sup>3</sup>

A civil case brought against Arthur Pulbrook in 1897 provides an indication of the extent of his real estate investment portfolio. In December that year a hearing was held in Bathurst regarding the upkeep of an illegitimate child. Dressmaker Catherine Frances Studden, daughter of William Studden, claimed that around 1888-1889 Pulbrook, the father of her child, “had furnished a house where he had seduced her” then abandoned her. Catherine's father William had rented 97 Durham Street from Pulbrook between 1877 and 1882. Evidence provided to the court noted that Pulbrook owned “a

<sup>3</sup> Sinclair, H. & Hanrahan, D., 2020. Heritage Building Reports 93-97 Durham Street, Bathurst NSW 2795; “A.J. Pulbrook” in National Advocate 21 April 1928 p.2; “Mr A.J. Pulbrook” in The Daily Telegraph 25 June 1925 p.7; “£100 Bequest of the late A.J. Pulbrook to the two Bathurst hospitals: in The Bathurst Times 26 October 1925 p.2

saddlery business, 12 houses and had recently bought two more”. His saddlery business employed eight men, including two apprentices.<sup>4</sup>

Another interesting case relating to the property came before the courts in 1924. Following a number of backyard disputes an order of eviction was handed down by the Bathurst Police Court against Constable Robert Lamrock, who had been tenant of 93 Durham Street since 1917. Despite this order Lamrock remained in the property until 1940 and his descendants subsequently resided there until 1996.<sup>5</sup>

In March 1926 a fire destroyed the roofs of 93-97 Durham Street, causing damage to the value of £400. Repairs were funded through insurance on the premises. It appears that this fire was started “by a spark from the flue attached to the kitchen stove in Mr. Leslie’s premises” (95 Durham Street), which quickly set the ceiling on fire. A report on firefighting efforts noted that: “Before the firemen could bring the water to play on the burning roofs, they had to prize(sic) off the galvanised iron sheets from the shingling underneath which was feeding the blaze”. This indicates that the buildings had originally been constructed with wooden shingle roofs. Extensive damage to ceilings and their subsequent replacement explains the presence of early 20<sup>th</sup> century building materials in the ceilings. It also explains the presence of a brick party wall between the ceilings of 93 and 95 Durham Streets.<sup>6</sup>

In 1950 the houses from 89 to 97 Durham Street were advertised for sale by auction. They were withdrawn from the auction after an offer of £850 was made on the properties.<sup>7</sup>

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<sup>4</sup> “An affiliation case: Studden v. Pulbrook” in National Advocate 18 December 1897 p.2

<sup>5</sup> “Neighbours Protest against policeman tenant” in National Advocate 24 August 1924 p.2

<sup>6</sup> “Cottage ablaze. Three roofs destroyed” in National Advocate 4 March 1926 p.2

<sup>7</sup> Sinclair, H. & Hanrahan, D., 2020. Heritage Building Reports 93-97 Durham Street, Bathurst NSW 2795

### 3. Description

The property identified as 93-97 Durham Street Bathurst contains a row of three single-storey terrace houses constructed in the mid 1870s. All houses have undergone substantial modification. All appear to have been built with two front rooms with the front door opening directly into a lounge room. Behind these were another two rooms, one serving as a kitchen. Newspaper reports from the 1920s indicate that the buildings were originally roofed with wooden shingles and later clad over with corrugated galvanized iron. In 1926 a fire burning in the roof cavity destroyed most of the ceilings, requiring their replacement.

The houses identified as 93 and 95 Durham Street may have originally been constructed as a duplex. They were constructed in face brick laid in English bond, and their verandahs roofed in ogee pattern corrugated galvanised iron. Original internal linings found in 93 Durham Street indicate a simple level of original finishes with the following evident:

- Internal plastered brick walls,
- Original doorways are quite low.
- Simple, unadorned fireplaces,
- Ceilings in the front rooms lined with lath and plaster,
- Ceilings in the back rooms lined with milled boards,
- Timber floors laid on joists sitting directly on the ground.

97 Durham Street was constructed at the western end of the duplex. Its face brickwork is laid in Colonial bond on a granite footing.

Modifications to the buildings evident from the site inspection are as follows:

**93 Durham Street** – this residence is in the most original condition and appears to have been vacant for decades.

- Construction of a brick balustrade on the front verandah and concreting of the verandah floor.
- Rendering of outside walls.
- Construction of a timber-framed partition to create a hallway from the front door.
- Replacement of the ceilings in the western front room and hallway.
- Construction of a laundry/toilet at the rear of the house.

**95 Durham Street**

- Construction of a brick balustrade on the front verandah and concreting of the verandah floor.
- Replacement of the original front step.
- Replacement of all ceilings.
- Opening up of the back rooms.
- Demolition of the original rear verandah.
- Construction of a large family room extension at the rear of the dwelling.
- Installation of a modern bathroom, kitchen and laundry.
- Opening a doorway connecting to 97 Durham Street.

**97 Durham Street**

- Construction of a brick balustrade on the front verandah and concreting of the verandah floor.
- Replacement of all ceilings.
- Demolition of the original rear verandah
- Construction of a family room at the rear of the dwelling.
- Installation of modern bathroom, kitchen and laundry.



**Plate 3.1:** View from the west along the row of houses. 97 Durham Street is in the foreground.



**Plate 3.2:** The eastern wall of 93 Durham Street.



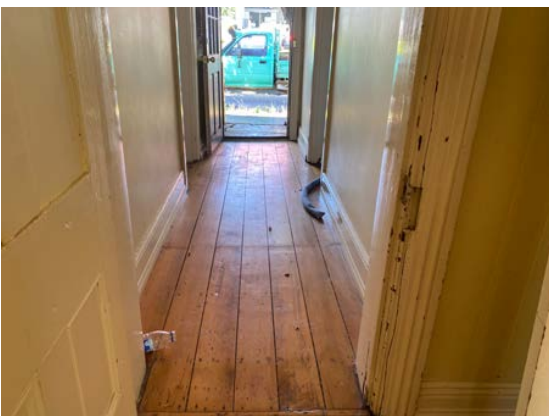
**Plate 3.3:** The western wall of 97 Durham Street.



**Plate 3.4:** Former kitchen 93 Durham Street.



**late 3.5:** Sitting room 93 Durham Street.



**Plate 3.6:** Hallway within 97 Durham Street showing original pine floorboards.

Condition assessments of each of the buildings were undertaken by Calare Civil in November 2019. The key findings of these assessments are as follows:

**93 Durham Street** – The building has suffered major damage due to reactive clay movement. Essential remedial works were estimated to cost approximately \$203,000.00.

- Roof is in poor condition.
- External walls are badly cracked and damaged.
- External timberwork is in poor condition.
- Major damage is evident in every part of the interior. Floors have collapsed and there is evidence of ongoing structural movement.

**95 Durham Street** – The building has suffered major damage due to reactive clay movement. Essential remedial works were estimated to cost approximately \$193,000.00.

- Roof is in poor condition.
- External walls are badly cracked and damaged.
- External timberwork is in poor condition.
- There is evidence of ongoing structural movement.

**97 Durham Street** – The building has suffered major damage due to reactive clay movement. Essential remedial works were estimated to cost approximately \$152,500.00.

- Roof is in poor condition.
- External walls are badly cracked and damaged.
- External timberwork is in poor condition.
- There is evidence of ongoing structural movement.

93-97 Durham Street, Bathurst	Condition of Structural Elements
<b>93 Durham Street</b>	
Brick footings & walls	Poor condition
Painted signage on eastern wall	Poor condition
Chimneys & fireplaces	Poor condition
Roof structure	Poor condition
Roof cladding	Poor condition
Guttering & downpipes	Poor condition
Ogee pattern verandah roof	Poor condition
Brick verandah balustrade	Poor condition
Verandah timber structure	Poor condition
Laundry/bathroom extension	Poor condition
Floors	Poor condition
Ceilings	Poor condition
Internal timber curtain wall	Poor condition
Windows & doors	Poor condition
Kitchen fittings	Poor condition
Bathroom fittings	Poor condition
Plumbing services	Should be tested for safe operation
Electrical services & fittings	Should be tested for safe operation
<b>95 Durham Street</b>	
Brick footings & walls	Fair to poor condition
Chimneys & fireplaces	Fair to poor condition
Roof structure	Fair to poor condition
Roof cladding	Poor condition
Guttering & downpipes	Poor condition
Skillion verandah roof	Poor condition
Brick verandah balustrade	Fair to poor condition
Verandah timber structure	Poor condition
Family room/bathroom extension	Appear to be generally sound
Floors	Appear to be generally sound
Ceilings	Appear to be generally sound
Windows & doors	Appear to be generally sound

Kitchen fittings	Appear to be generally sound
Bathroom fittings	Appear to be generally sound
Plumbing services	Should be tested for safe operation
Electrical services & fittings	Should be tested for safe operation
<b>97 Durham Street</b>	
Stone footings	Appear to be generally sound
Brick walls	Fair to poor condition
Chimneys & fireplaces	Fair to poor condition
Roof structure	Poor condition
Roof cladding	Poor condition
Guttering & downpipes	Poor condition
Ogee pattern verandah roof	Poor condition
Brick verandah balustrade	Appears to be generally sound
Verandah timber structure	Poor condition
Family room/bathroom extension	Appear to be generally sound
Floors	Appear to be generally sound
Ceilings	Appear to be generally sound
Windows & doors	Appear to be generally sound
Kitchen fittings	Appear to be generally sound
Bathroom fittings	Appear to be generally sound
Plumbing services	Should be tested for safe operation
Electrical services & fittings	Should be tested for safe operation

## 4. Comparative analysis

In order to obtain some understanding of the rarity of single-storey terraces such as those at 93-97 Durham Street a street survey was conducted on 22 January 2021. This survey was restricted to an area bounded by Stanley Street, Stewart Street, Russell Street and Seymour Street/Bentick Street. This survey identified numerous duplex dwellings of late 19<sup>th</sup> century origin and a number of larger complexes of single-storey terraces. There appears to be a concentration of such buildings in area north from Durham Street. This concentration includes:

- 93-97 Durham Street
- 96-102 Durham Street
- 129-131 Durham Street
- 24-28 Rankin Street
- 29-31 Rankin Street
- 30-32 Rankin Street
- 32-42 Rankin Street
- 30-32 Morrisset Street
- 29-31 George Street
- 10-14 Henry Street
- 16-18 Henry Street
- 30-32 Henry Street



129-131 Durham Street, Bathurst



96-102 Durham Street, Bathurst



29-31 Rankin Street, Bathurst



32-42 Rankin Street, Bathurst



10-14 Henry Street,  
Bathurst

Examples were also noted in Howick Street and Russell Street. These are:

- 192-196 Howick Street
- 198-202 Howick Street
- 269-271 Howick Street
- 133-135 Russell Street
- 137-139 Russell Street
- 141-143 Russell Street



Terraces in Howick Street, Bathurst. 193-196 Howick Street on the left and 198-202 Howick Street on the right. These have been adaptively re-used as commercial and retail premises.



137-139 Russell Street, Bathurst



141-143 Russell Street, Bathurst

### 4.1 Discussion

The 1870s and 1880s were periods of economic growth in Australia. An expanding population, increasing demand for minerals and manufactured products supported an unusually high level of growth in the market for residential real estate. Expansion of townships and settlements in the Central Tablelands was supported by extension of the Main Western Railway across the Blue Mountains and into the region. The railway reached Bathurst on 4 April 1876, bringing new business opportunities, new workers and more people seeking low-cost accommodation.

The business community of Bathurst appears to have been well placed to meet this demand and searches of records show that many established entrepreneurs made investments in speculative in building and construction of rental premises. It is likely that most of Bathurst's single-storey terraces were built in this era of expansion.

The terrace located at 93-97 Durham Street is one of many examples of low-cost housing built by real estate investors during the 1870s and 1880s. It is clear from research of this property that its long-term owner Arthur Jacques Pulbrook owned at least 12 other properties in Bathurst and Sydney. This complex appears to be one of the most neglected of the properties surveyed for this report. It is by no means unique and better examples exist in neighbouring streets.

## 5. Assessment of Cultural Significance

This section includes assessments of the cultural heritage significance of each of the features covered by this report. Cultural heritage significance has been assessed using the guidelines prepared by the Heritage Branch, Office of Environment and Heritage and articulated in the publication Assessing Heritage Significance. The criteria applied to assessing cultural heritage significance are listed below.

The NSW heritage assessment criteria encompass the four values in the Australia ICOMOS Burra Charter, which are commonly accepted as generic values by Australian heritage agencies and professional consultants:

- historical significance
- aesthetic significance
- scientific significance
- social significance

The values are expressed as criteria in a more detailed form than this to:

- maintain consistency with the criteria of other Australian heritage agencies;
- minimise ambiguity during the assessment process; and
- avoid the legal misinterpretation of the completed assessments of listed items.

They are based on the criteria used by the Australian Heritage Commission for the assessment of potential items for the Register of the National Estate and are in line with the standard criteria adopted by other state heritage agencies.

State significance means significance to the people of NSW. Local significance means significance within the local government area. Some items of local significance may have values that extend beyond the local government area or need a wider contextual consideration. Where this is the case these values should be included in the statement of heritage significance.

### NSW Heritage Assessment Criteria

<b>Criterion (a)</b>	An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).
<b>Criterion (b)</b>	An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area).
<b>Criterion (c)</b>	An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).
<b>Criterion (d)</b>	An item has a strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons.
<b>Criterion (e)</b>	An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area).
<b>Criterion (f)</b>	An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).
<b>Criterion (g)</b>	An item is important in demonstrating the principal characteristics of a class of NSW's <ul style="list-style-type: none"> <li>• Cultural or natural places; or</li> <li>• Cultural or natural environments</li> </ul> (or a class of the local area's <ul style="list-style-type: none"> <li>• Cultural or natural places; or</li> <li>• Cultural or natural environments.)</li> </ul>

### Gradings of Significance

Grading	Justification	Status
<b>Exceptional</b>	Rare or outstanding item of local or State significance. High degree of intactness. Item can be interpreted relatively easily.	Fulfils criteria for local or State listing.
<b>High</b>	High degree of original fabric.	Fulfils criteria for local or State

Grading	Justification	Status
	Demonstrates a key element of the item's significance. Alterations do not detract from significance.	listing.
<b>Moderate</b>	Altered or modified elements. Elements with little heritage value, but which will contribute to the overall significance of the item.	Fulfils criteria for local or State listing.
<b>Little</b>	Alterations detract from significance. Difficult to interpret.	Does not fulfil criteria for local or State listing.
<b>Intrusive</b>	Damaging to the item's heritage significance.	Does not fulfil criteria for local or State listing.

## 5.1 Cultural Heritage Significance

NSW Heritage Assessment Criterion	Significance	Reasons
<b>Historical significance</b> Criterion (a)	Local	The row of houses located at 93-97 Durham Street, Bathurst is an element of the development of the town after the arrival of the railway in the 1870s. The group appears to have been constructed in two phases to serve as workers' accommodation. The construction and style of the buildings reflects boom periods in the history of Bathurst.
<b>Historical association significance</b> Criterion (b)	Local	The property has associations with Bathurst business owners Richard Kelaher and Arthur Jacques Pulbrook.
<b>Aesthetic significance</b> Criterion (c)	-	-
<b>Social significance</b> Criterion (d)	-	-
<b>Technical/ Research significance</b> Criterion (e)	-	-
<b>Rarity</b> Criterion (f)	-	-
<b>Representativeness</b> Criterion (g)	Local	These buildings were constructed at times of economic and population growth in Bathurst and, in particular, are representative of the development of the town in the late 19 <sup>th</sup> century.
<b>Integrity</b> Criterion (h)	The buildings have been heavily modified over time, are in relatively poor condition, and have little integrity.	

### 5.1.1 Summary Statement of Significance

The significance of the row of houses is summarised as follows:

The row of houses located at 93-97 Durham Street, Bathurst is an element of the development of the town after the arrival of the railway in the 1870s. The group appears to have been constructed in two phases to serve as workers' accommodation. The construction and style of the buildings reflects boom periods in the history of Bathurst. It has associations with Bathurst business owners Richard Kelaher and Arthur Jacques Pulbrook. It has local historical significance and representativeness.

## 5.2 Gradings of significance

The grading of significance of each element of the place has been assessed in accordance with its integrity, interpretations of its function within the site, and its relationship with other features. Gradings of significance have been assessed using NSW Heritage Office criteria contained in the NSW Heritage Manual Update Assessing Heritage Significance. According to this publication, 'Different components of a place make a different relative contribution to its heritage value. Loss of integrity or condition may diminish significance'<sup>8</sup>.

Gradings of significance reflect the relative contribution of an item or its components to the significance of the whole.

93-97 Durham Street, Bathurst	Grading of Significance				
	Exceptional	High	Moderate	Little	Intrusive
<b>93 Durham Street</b>					
Brick footings & walls				X	
Painted signage on eastern wall					X
Chimneys & fireplaces				X	
Roof structure				X	
Roof cladding				X	
Guttering & downpipes				X	
Ogee pattern verandah roof				X	
Brick verandah balustrade				X	
Verandah timber structure				X	
Laundry/bathroom extension				X	
Floors				X	
Ceilings				X	
Internal timber curtain wall				X	
Windows & doors				X	
Kitchen fittings				X	
Bathroom fittings					X
Plumbing services					X
Electrical services & fittings					X
<b>95 Durham Street</b>					
Brick footings & walls			X		
Chimneys & fireplaces			X		
Roof structure			X		
Roof cladding				X	
Guttering & downpipes				X	
Skillion verandah roof				X	
Brick verandah balustrade				X	
Verandah timber structure				X	
Family room/bathroom extension					X
Floors			X		
Ceilings			X		
Windows & doors			X		
Kitchen fittings					X
Bathroom fittings					X

<sup>8</sup> NSW Heritage Office, 2001. Assessing heritage significance. p.11

93-97 Durham Street, Bathurst	Grading of Significance				
	Exceptional	High	Moderate	Little	Intrusive
Plumbing services					X
Electrical services & fittings					X
<b>97 Durham Street</b>					
Stone footings			X		
Brick walls			X		
Chimneys & fireplaces			X		
Roof structure				X	
Roof cladding				X	
Guttering & downpipes				X	
Ogee pattern verandah roof			X		
Brick verandah balustrade				X	
Verandah timber structure				X	
Family room/bathroom extension					X
Floors			X		
Ceilings			X		
Windows & doors			X		
Kitchen fittings					X
Bathroom fittings					X
Plumbing services					X
Electrical services & fittings					X

## 6. Proposed works

It is proposed to demolish the 93 Durham Street, which is in extremely poor condition and appears to be quite unsound. Both 95 and 97 Durham Street will be restored as part of a proposed short stay accommodation development. Both residences will be incorporated into a larger complex of apartments.

The following questions from the NSW Heritage Council guideline Statements of Heritage Impact relating to demolition are considered below:

- **Have all options for retention and adaptive re-use been explored?**  
93 Durham Street appears to have been unoccupied for a very long time. This building shows signs of extreme movement and cracking. The walls and floors are in such a condition as to require an almost total rebuild. Demolition is considered a reasonable option for this part of the terrace.
- **Is demolition essential at this time or can it be postponed in case future circumstances make its retention and conservation more feasible?**  
It is not feasible for the proponent to consider retention of the building at this time. The proposed development is not viable unless this section of the terrace is demolished.
- **Has the advice of a heritage consultant been sought? Have the consultant's recommendations been implemented? If not, why not?**  
Heritage consultant Ray Christison of High Ground Consulting was engaged to prepare a Statement of Significance and Statement of Heritage Impact for the bungalow. Ray's recommendations are included in this report.

### 6.1 The following aspects of the proposal respect or enhance the heritage significance of the item for the following reasons:

The terrace has some local heritage significance, and the owners are keen to retain as much of the existing fabric as possible. Plans for redevelopment of the property include proposals for adaptive re-use of 95 and 97 Durham Street, which appear to be structurally sound. Retention of these residences respects the heritage significance of the place and will assist in retaining the streetscape contribution of the existing building.

93 Durham Street appears to be beyond redemption and demolition will permit construction of a new building at the eastern end of the terrace. The new structure should reflect the form and scale of the existing dwellings. This will also respect the significance of the place.

### 6.2 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:

Demolition of 93 Durham Street will remove one of the original elements of the terrace, which could potentially impact on heritage significance. In taking into consideration the condition of this dwelling it been judged to have low to intrusive gradings of significance. In its current condition it adds little to the significance of the property and is potentially a threat to the rest of the complex. It is considered that demolition of this part of the structure will not have detrimental impact on the significance of the whole.

### **5.3 The following sympathetic solutions have been considered and discounted for the following reasons:**

The property could be left as is and 95-97 Durham Street returned to the rental market. These dwellings have recently been occupied by squatters and require investment to make them ready for return to the rental market. 93 Durham Street is unfit for habitation.

The proposal to restore 95-97 Durham Street as part of a larger development for short-stay accommodation provides an opportunity to undertake restoration works on the remaining significant elements of these dwellings.

## 7. References

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*A History of Bathurst. Volume 1: The Early Settlement to 1862*. Crawford House Press,  
 Bathurst.
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 “£100 Bequest of the late A.J. Pulbrook to the two Bathurst hospitals: 26 October 1925 p.2
- Calare Civil Consulting Engineers. 2019.  
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 Building condition survey – 95 Durham Street, Bathurst NSW 2795. Prepared for David  
 Taylor.  
 Building condition survey – 97 Durham Street, Bathurst NSW 2795. Prepared for David  
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 “Mr A.J. Pulbrook” 25 June 1925 p.7
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- Land Titles Records  
 P4597-62 Town of Bathurst, Parish of Bathurst LTO Charting Maps  
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 “An affiliation case: Studden v. Pulbrook” 18 December 1897 p.2  
 “Neighbours Protest against policeman tenant” 24 August 1924 p.2  
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*The History of Bathurst 1815-1915*. The Runciman Press, Manly.



20191219  
11 November, 2019

David Taylor  
C/- Anthony Daintith Town Planning  
PO Box 1975  
ORANGE NSW 2800

Attention: David Taylor

Dear David

**RE: Building Condition Survey - 93 Durham Street, Bathurst 2795**



**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

### 1. Introduction

The purpose of this survey is to examine and document the existing condition of the buildings at the above address.

DATE OF INSPECTION: 11-11-19  
INSPECTION CARRIED OUT BY: Mr Arthur Sonter  
PROPERTY DETAILS: 93 Durham Street Bathurst NSW 2795  
BUILDING CLASS: Dwelling  
BUILDING OWNER: David Taylor  
Prepared by: Calare Civil Pty. Ltd. 170 Rankin Street, Bathurst. N.S.W.

Note: All descriptions are given as viewed looking towards the detail. Inspections were not carried out behind fixed or heavy furnishings or other immovable objects.

### 2. General Description

The building is located on the eastern side of the road.

The building is of single storey full masonry semi-detached construction, as defined in AS 2870-“Residential Slabs and Footings” Code. The building has most likely been constructed on masonry footings with a suspended timber floor and an iron clad timber framed roof.

### 3. External Inspection

Roof iron was in poor condition at the time of the inspection with severely damaged/leaking roof guttering and downpipes.

External walls of dwelling are badly cracked and damaged.

External timber (structural and non-structural) and eaves displayed weather damage at the time of the inspection. There is a possibility of asbestos being used in some construction. An inspection by a licenced assessor is recommended.

The external bathroom and laundry is badly damaged due to exposure and weathering.

### 4. Internal Inspection

The internal inspection revealed major damage through every part of the building.

There was evidence of long term movement patterns (e.g. doors out of alignment, old cracks etc.)

There is major damage to the floors in all areas, mostly from water. The floors in the main areas of the building have collapsed.

### DISCUSSION

Our inspection revealed that the building has suffered major damage throughout due to reactive clay movement, unsuitable building techniques and general weathering/deterioration due to lack of maintenance over a long period of time.

### Remedial Works and cost estimate excluding GST

#### 1. Essential Work (to ensure structural soundness and safety of building)

a) Repair external timber and eaves	\$5,000
b) Replace iron roof	\$15,000
c) Replace all gutters and downpipes and ensure connection to in ground system	\$5,000
d) Repair sub floor bearers and joists and replace floor throughout	\$40,000
e) Remove all asbestos and replace internal walls and ceilings (If Applicable)	\$70,000
f) Repair external cracked and damaged masonry	\$9,000
g) Replace all internal plumbing	\$6,000
h) Repair all stormwater drainage	\$4,000
i) Replace bathroom/laundry	\$20,000
j) Replace kitchen	\$15,000
k) Replace all electrical wiring	\$11,000
l) Paint throughout	\$3,000

Cost estimate ex GST                      \$203,000

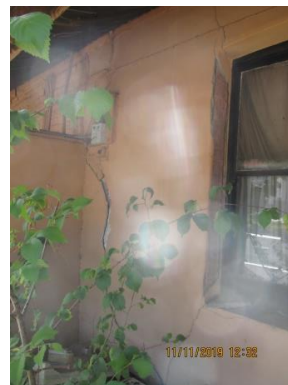
We trust that this information meets your requirements. Please do not hesitate to contact the undersigned should you require any further information.

Yours faithfully,  
CALARE CIVIL PTY LTD

A handwritten signature in black ink, appearing to read 'Arthur', with a long horizontal stroke extending to the right.

Mr Arthur Sonter  
Structural Engineer  
FIEAust, Adv.Dip Civil Structural Eng.

Appendix A:  
Photographs



## Attachment 8.2.5.2



## Attachment 8.2.5.2





PO Box 201  
Bathurst NSW 2795  
febs4@bigpond.net.au  
www.nationaltrust.org.au

Mr David Sherley  
General Manager  
Bathurst Regional Council  
Russell Street Bathurst

September 28, 2022

**Re: Planning Proposal to update Schedule 5 - Environmental Heritage of Bathurst Regional Local Environmental Plan 2014**

Dear David,

The Local branch of the Trust welcomes the opportunity to comment on this Planning Proposal now on public exhibition.

The NT Branch fully supports Councils draft LEP to include additional items of heritage in the Bathurst Regional LEP. The expansion of the Schedule of Heritage items ensures that Bathurst Regional Council continues to identify and protect heritage items for the benefit of the community and for the further economic benefits of heritage tourism and lifestyle opportunities.

Please pass our congratulations and thanks onto the hard-working and committed heritage staff who have researched, categorised and prepared these additional 53 sites of local heritage significance, resulting in 42 new heritage items added to the LEP listings.

It is particularly pleasing to see the inclusion of many small and humble buildings in this list and we would encourage this trend moving forward to further listings in the future.

Once again, our support and thanks for this excellent work.

Yours Sincerely,

Wayne Feebrey  
Chair,  
Bathurst and District Branch of the National Trust

***The Bathurst & District Branch of the National Trust - A Local Voice for Heritage***

The National Trust of Australia (New South Wales) ABN 82 491 958 802

Tania and Russell Cowgill  
296 Howick Street  
BATHURST NSW 2795  
01/10/2022

The General Manager  
Bathurst Regional Council  
158 Russell Street  
BATHURST NSW 2795

Dear The General Manager:

Bathurst Regional Local Environmental Plan Amendment Update Schedule 5 Environmental Heritage. Planning Proposed listing: 296 Howick Street BATHURST.

Thank you for the opportunity to provide a submission on the Planning Proposal to list our home in Schedule 5 Environmental Heritage.

We wish to object to the Proposal listing our home for the following reasons:

- 1) Gateway determination report – PP-2022-2417. 2 Need for the planning proposal, Q2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?
  - a. Yes. Council can consult on our purpose of use prior to the Planning Proposal. Since purchasing the property in 2014, we are actively conserving its heritage value and consequently fulfilling the objectives of the Bathurst Region Heritage Plan. We recommend that specific heritage listing should only be considered a fall back process to protect the house's heritage value where purpose of use by future owners is inconsistent with the Heritage Plan and Bathurst Heritage Conservation Area.
  - b. Council has answered that our home's current status within the Bathurst Regional Heritage Plan does not have appropriate heritage protection. However in their advisory letter to us, the Council notes that our home is already subject to similar conservation clauses. Elsewhere, the Evaluation criteria comments that as a privately owned asset the likelihood of development on our land is minimal. The Planning Proposal to list our home is therefore ubiquitous. Seemingly, Council's proposed action is primarily instigated to meet regional heritage and urban design target numbers.
  - c. Our home is within the Bathurst Heritage Conservation Area and is already subject to special development consideration regarding heritage significance. Additional and specific heritage listing is therefore superfluous.
  - d. Our home is greater than 50 years of age and therefore subject to special consideration regarding exterior alterations, interior structural changes, demolition and land subdivision. Additional and specific heritage listing is therefore superfluous.
- 2) Planning Proposal for Bathurst Regional Local Environmental Plan 2014 Amendment No 19 (20.00344). Update to Schedule 5 Environmental Heritage. Part 3 Justification, Section A. 1. Is the Planning Proposal a result of any strategic study or report?

- e. The Planning Proposal does not provide more information than issued in previous studies and reports on our home.
- I. Hughes Trueman Ludlow, Bathurst City Council Heritage Study, 1990.
  - II. Hickson in assoc with BRC, BRC City Conservation Area Heritage Review, 2006.
  - III. Bathurst Conservation Area, Within a conservation area on an LEP, 2014.
  - IV. Bathurst Regional Council: Data first entered 03/08/2000; Data updated 08/12/2020.
- 3) Planning Proposal for Bathurst Regional Local Environmental Plan 2014 Amendment No 19 (20.00344). Update to Schedule 5 Environmental Heritage. Part 3 Justification, Section A. 2. Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?
- f. Please refer to same comments for clause 1) above.
- 4) Planning Proposal for Bathurst Regional Local Environmental Plan 2014 Amendment No 19 (20.00344). Update to Schedule 5 Environmental Heritage. Part 3 Justification, Section C. 9. Has the Planning Proposal adequately addressed any social and economic effects.
- g. The Proposal has not described the likely increase in property/house insurance cover and payments required for our home if added specifically to Schedule 5.
  - h. The Proposal has not identified the likely increase in costs incurred to prepare Development Applications for our conservation and restoration projects. Refer to Table 2 for our planned conservation and restoration projects.
  - i. The Proposal has not identified the likely increase in total Development Application fees due to additional items of consideration for our conservation and restoration projects.
  - j. The Proposal has not advised the likely cost increase for conservation and restoration work complying with the Statement of Significance.

The following tables demonstrate our commitment to preserving this wonderful colonial era home.

Table 1. Conservation and restoration work conducted in the last eight years.

Item	Conservation and restoration work
Rising damp	Dryrod chemical treatment of ground level exterior and interior walls – 80% complete. We spent considerable time researching this product. Tableland Builders contacted us to enquire about the product as it has been successful in treating the rising damp in our home.
Interior decayed plaster walls	Stripped old plaster, replaced with various conservation layers and painted to stabilise wall integrity – 80% completed.
Decayed window cavities	Temporarily filled and repaired all window cavities to weather proof.
Severely weathered window frames	Temporarily filled and repaired all window frames.
Weathered window panels	Fixed deteriorated parts and thoroughly repainted.
Window and door sills	Temporarily fixed and thoroughly repainted.
Eaves, facias and gutters	Partly replaced, fixed and thoroughly repainted.

Ivy	Removed all ivy growing on outer walls.
Descending damp	Fixed deteriorated external upper floor brick works where exposed to rain.
Rear exterior gable	Removed rotten gable, replaced and painted.
Broken window panes	Replaced 6 broken windows.
Internal rear staircase	Refurbished wooden steps.

Table 2. Proposed conservation and restoration work.

Item	Conservation and restoration work
Rising damp - study	Complete dry chemical rod treatment.
Rising damp – bathroom and laundry	Expose internal double sided tile wall and stabilise brick works including a new lintel.
Bathroom lower	Combine bathroom and laundry into a single room to optimally manage zone of highest risk rising damp that is affecting internal stability.
Bathroom upper	Replace recent combination bath/shower with shower cubicle only to manage risk of internal descending damp.
Windows and doors.	Long term restoration and replacement of any heavily weathered lintels, sills, frames, panels and panes.
Gutters, eaves and fascias	Likely replacement in 10 years.
Chimneys'	Stabilise deteriorating brickwork.
Front of house gates	Replace broken eastern gate. Re-instate removed western gate.
Side fence	Replace section of broken fence.

As the home owners, we consider that our deliberate purchase of 296 Howick Street within the Bathurst Heritage Conservation Area and tender loving care is adequate to maintain the heritage integrity of the place and streetscape. Specific listing in Schedule 5 will not change our aptitude to protect the property though will likely cause unnecessary stress, additional financial cost and compounded bureaucratic process for no better positive outcome.

Yours sincerely,



Tania and Russell Cowgill



Our ref: HMS ID 1442, DOC22/839379-4  
Your ref: REF-1593 - PP-2022-2417 - Bathurst Regional

J E Bingham  
Manager, Strategic Planning  
Bathurst Regional Council  
[council@bathurst.nsw.gov.au](mailto:council@bathurst.nsw.gov.au)

Attention: Ashlee Cutter,  
[council@bathurst.nsw.gov.au](mailto:council@bathurst.nsw.gov.au)

### **Bathurst Regional Heritage Review**

Dear Ms Cutter

Thank you for the opportunity to comment on the proposal to amend the Bathurst Regional Local Environmental Plan (LEP) 2014 (the Proposal). We understand that the Proposal includes listing of a number of new local heritage items under Schedule 5 of the LEP and a number of heritage related housekeeping amendments to the LEP.

#### **Aboriginal cultural heritage considerations under the National Parks and Wildlife Act 1974**

Based on the information provided, we understand that there are no identified impacts on Aboriginal objects or places protected under the National Parks and Wildlife Act 1974.

#### **State heritage considerations under the Heritage Act 1977**

We have reviewed the planning proposal and associated documents and make the following comments:

- A new local heritage item 'Attached Residence' located at 12 Busby Street, South Bathurst is proposed to be listed under Schedule 5 of the LEP 2014. This is located partially within the curtilage of an existing State Heritage Register (SHR) listed item 'Chifley Home' located at 10 Busby Street, South Bathurst (SHR 01657). The proposed new local listing will introduce an additional layer of heritage protection to the existing item and this approach is considered appropriate. Care should be taken to ensure that the new listing should not result in any impact to the SHR listed item.
- A housekeeping amendment is proposed to amend the significance of the existing heritage item 'Bathurst Uniting Church' (I78) from Local to State under Schedule 5 of the LEP 2014. This change reflects this item's listing on the State Heritage Register (SHR) which was gazetted on 17 March 2022 (SHR 02058) and is considered an appropriate approach.

#### **Local heritage considerations under the Environmental Planning and Assessment Act 1979**

We also note that the planning proposal includes the following amendments in relation to Local heritage protected under the Environmental Planning and Assessment Act 1979:

Level 6, 10 Valentine Ave Parramatta NSW 2150  Locked Bag 5020 Parramatta NSW 2124  
P: 02 9873 8500  E: [heritagemailbox@environment.nsw.gov.au](mailto:heritagemailbox@environment.nsw.gov.au)

- Heritage listing an additional 53 sites of local heritage significance, resulting in 42 new heritage items and 3 amendments to existing items under Schedule 5 of the LEP 2014.

**As local heritage items and Heritage Conservation Areas are protected under Council's LEP, and the Environmental Planning and Assessment Act 1979, Council is the consent authority, and as such listing of new local heritage, and amendments to existing local heritage, rests with Council.**

While we encourage the listing of local heritage and amendments to LEPs for greater accuracy and better protection of local heritage, we note that the Heritage Council of NSW, and Heritage NSW as its Delegate, do not have a role in the approval of new or changes to local heritage listings to LEPs. As such, we do not provide advice on the listing of local heritage or local heritage housekeeping amendments.

As we do not have a legislative role in the approval of local heritage listings, we do not require further referral or consultation on these parts of the Proposal.

If you have any questions please contact Lara Goldstein, Senior Heritage Planning Officer at Heritage NSW by phone on 02 9895 6408 or by email at [lara.goldstein@environment.nsw.gov.au](mailto:lara.goldstein@environment.nsw.gov.au).

Yours sincerely

T. Appel

**Tracy Appel**  
**A/ Manager, Heritage Assessments**  
**Heritage NSW**  
14 October 2022

**Bathurst Regional Local Environmental Plan Amendment**  
**Update Schedule 5 Environmental Heritage**

<b>Submission</b>	<b>Matters Raised</b>	<b>Response</b>
Bathurst Heritage Matters Inc.	<ul style="list-style-type: none"> <li>Supports the listing of additional items of heritage significance.</li> </ul>	No amendments made to Planning Proposal.
Shannon Urza (property owner)	<ul style="list-style-type: none"> <li>Does not support the listing of the structure at the rear of the 18 Alamein Walk, West Bathurst. The structure was constructed as the Department of Works office building during the construction of the Duration cottages. Structure has recently been substantially altered by previous owners and is no longer intact.</li> </ul>	That 18 Alamein Walk, West Bathurst be removed from proposed LEP listing.
Anthony Daintith on behalf of property owner (Natmap Pty Ltd - David Taylor)	<ul style="list-style-type: none"> <li>Does not support the listing 93-97 Durham Street, Bathurst, given poor condition of 93 Durham Street.</li> </ul>	That 93-97 Durham Street, Bathurst be removed from proposed LEP listing. Council to undertake further investigations regarding the condition of site separate to the Planning Proposal process. Council could reconsider listing in the future.
National Trust – Bathurst Branch	<ul style="list-style-type: none"> <li>Supports the listing of additional items of heritage significance.</li> </ul>	No amendments made to Planning Proposal.
Russell and Tania Cowgill (property owners)	<ul style="list-style-type: none"> <li>Does not support the listing of the 296 Howick Street, Bathurst. Acknowledges the heritage features of the site. However, the sites existing inclusion within the Heritage Conservation Area should be sufficient.</li> </ul>	The dwelling possibly dates back to the 1840's, making the original part of the dwelling one of the oldest remaining in Bathurst and its' two storey nature makes it quite rare. The intention of listing the site as a heritage item is to highlight the age and rarity of the building and ensure the property owner can access maximum grant funding available under Council's Local Heritage Fund to assist in maintaining the building. Notwithstanding, the property is afforded heritage protection by already being within the Heritage Conservation Area and the robust clauses in Council's development control plan require further assessment to be undertaken as part of any proposed works on the site.

### Attachment 8.2.5.3

		An amendment to the Planning Proposal is to be made to not include this property as an item of local heritage significance. Council could reconsider listing in the future.
Heritage NSW	<ul style="list-style-type: none"><li>• Supports the listing of additional items of heritage significance.</li></ul>	No amendments made to Planning Proposal.



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**PLANNING PROPOSAL**

**FOR**

**BATHURST REGIONAL LOCAL  
ENVIRONMENTAL PLAN 2014  
AMENDMENT No 19  
(20.00344)**

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**Update Schedule 5 Environmental Heritage**

**List of Attachments**

<b>Attachment Number</b>	<b>Name</b>
1	Council Report and Minute to proceed with the Planning Proposal
2	Statements of heritage significance for each proposed item
3	List of proposed administrative updates
4	Gateway Determination issued 22 July 2022
5	Copy of submissions and summary response

## Relevant Planning Authority Details

<b>Relevant Planning Authority:</b>	Bathurst Regional Council
<b>Contact Person:</b>	Janet Bingham Manager Strategic Planning
<b>Contact Phone Number:</b>	02 6333 6214
<b>Contact email address:</b>	Janet.bingham@bathurst.nsw.gov.au

## Background

Council, at its meeting held 21 July 2021, resolved to prepare a Planning Proposal to update Schedule 5 - Environmental Heritage of Bathurst Regional Local Environmental Plan 2014 to include an additional 42 heritage items of local significance. Council is intending to add the items to the heritage list to ensure that the items significance is recognised and they can be appropriately protected.

Council's Local Strategic Planning Statement (LSPS), known as Vision Bathurst 2040, specifically highlights the regions heritage as being of significant value and the LSPS identifies several actions to maintain and achieve appropriate heritage actions, including:

Action 10.1 - Maintain an up-to-date Heritage Plan.

Action 10.3 - Continue to review the extent of heritage conservation areas within the Bathurst Regional LGA and the identification of new heritage items.

The Bathurst Region Heritage Plan (2021 – 2025) includes actions in relation to protecting the region's heritage:

Action 2.2.1 - Undertake regular review of the Local Environmental Plan in relation to listed heritage items and heritage conservation areas and heritage provisions to manage, protect and enhance our heritage buildings, streetscapes, vistas, natural environments and objects.

Action 2.4.1 - Continue to research and record information in relation to the Bathurst Region Heritage assets and update the State Heritage Inventory database.

The purpose of this Planning Proposal is to update Schedule 5 Environmental Heritage of Bathurst Regional Local Environmental Plan (LEP) 2014 to include an additional 53 sites of local heritage significance, resulting in 42 new heritage items. The Planning Proposal aims to consider heritage listing the following items:

Item Name	Address	Suburb	Proposed Item Number
Milltown Public School (Former)	28-34 Bant Street	Bathurst	360
St Barnabas' Rectory	14 Brilliant Street	Bathurst	361
Mount View	183 Brilliant Street	Bathurst	362
Georgian Workers Terrace	93 Durham Street	Bathurst	363
Georgian Workers Terrace	95 Durham Street	Bathurst	363
Georgian Workers Terrace	97 Durham Street	Bathurst	363
Georgian Residence	99 Durham Street	Bathurst	364
Commercial Hotel	135 George Street	Bathurst	365
Messener House	137 George Street	Bathurst	366
Attached Residence	142 George Street	Bathurst	367
Attached Residence	144 George Street	Bathurst	367
	153A Havannah		
Healy's General Store (Former)	Street	Bathurst	368
Victorian Residence	169 Havannah Street	Bathurst	369

Victorian Terrace	16 Henry Street	Bathurst	370
Victorian Terrace	18 Henry Street	Bathurst	370
Matron's Cottage (Former)	170 Howick Street	Bathurst	371
Residence	296 Howick Street	Bathurst	372
Clonlara	15 Keppel Street	Bathurst	373
Tattersalls Hotel	35 Keppel Street	Bathurst	374
Attached Residence	17 Morrisset Street	Bathurst	375
Attached Residence	19 Morrisset Street	Bathurst	375
Early Victorian Residence	79 Piper Street	Bathurst	376
Corner Shop and Residence	22 Rankin Street	Bathurst	377
Terrace Residences	24 Rankin Street	Bathurst	378
Terrace Residences	26 Rankin Street	Bathurst	378
Terrace Residences	28 Rankin Street	Bathurst	378
Corner Shop and Residence	140 Rankin Street	Bathurst	379
Werona	62 Rocket Street	Bathurst	380
Attached Residence	102 Russell Street	Bathurst	381
Attached Residence	104 Russell Street	Bathurst	381
Fintona	163 Russell Street	Bathurst	382
Victorian Cottage	58 Seymour Street	Bathurst	383
Attached Residence	144 Seymour Street	Bathurst	384
Attached Residence	146 Seymour Street	Bathurst	384
Victorian Cottage	168 Seymour Street	Bathurst	385
Commercial Building	124 William Street	Bathurst	386
Cambewarra	7 Cambewarra Court	Kelso	387
King William Inn (Former)	5-7 Lee Street	Kelso	388
Kelso Police Station and Lockup (former)	72 Sydney Road	Kelso	389
Victorian Cottage	126 Sydney Road	Kelso	390
Osborne	257 Freemantle Road	Mount Rankin	391
Wardell	1080 Trunkey Road	Perthville	392
St James Anglican Church	44 Christie Street	Raglan	393
Raglan Hall (And Former School)	58 Christie Street	Raglan	394
Residence	14 Melrose Avenue	Raglan	395
Sofala Police Station (Former)	7 Barkley Street	Sofala	396
Attached Residence	12 Busby Street	South Bathurst	397
Federation House	238 Havannah Street, Bathurst	South Bathurst	398
Federation House	8 Spencer Street	South Bathurst	399
Chinese Pig Oven	Tambaroora Pig Oven	Tambaroora	400
Mulgunnia Station	267 Grove Creek Road	Trunkey Creek	401
Former Scout Hall and Department of Works Office	18 Alamein Walk	West Bathurst	402

The update also includes the following amendments to existing heritage items:

Bathurst Uniting Church	State Significance	Bathurst	Item 78
Howards Bridge	Include Marker Tree	Duramana	Item 101
Chifley Memorial Park	Include Bust of Chifley	West Bathurst	Item 283

The Planning Proposal will not involve a review of the existing heritage items currently under Schedule 5 of the LEP.

A copy of the Council minute to proceed with the Planning Proposal is provided at **Attachment 1**.

The Gateway Determination provides that Council is authorised as the local plan-making authority to exercise functions under section 3.36(2) of the Act and is provided at **Attachment 4**.

**Following the public exhibition process, the Planning Proposal includes the listing of 39 new items (on 47 properties in total) and the amendment of 3 existing heritage items. The following 3 items being excluded from the Planning Proposal post exhibition:**

**93 - 97 Durham Street, Bathurst**  
**296 Howick Street, Bathurst**  
**18 Alamein Walk, West Bathurst**

The Planning Proposal has been prepared in accordance with Section 55 of *the Environmental Planning and Assessment Act 1979* (the Act) and the relevant Department of Planning Guidelines, including *A Guide to Preparing Local Environmental Plans* and *A Guide to Preparing Planning Proposals*.

## **Part 1 Objectives or intended outcomes**

### **1.1 Introduction**

The purpose of this Planning Proposal is to update Schedule 5 Environmental Heritage of Bathurst Regional Local Environmental Plan (LEP) 2014 to include 53 sites of local heritage significance, resulting in 42 new heritage items. The Planning Proposal aims to consider heritage listing the following items:

#### **28 - 34 Bant Street, Bathurst, Milltown Public School – Proposed Item No. 360**

Milltown Public School highlights the growth of the area known as Milltown as the railway arrived in Bathurst in 1876 and the area expanded. The Milltown Public School was built in Bant Street in 1879 and had notable pupils such as Elizabeth Chifley (wife of Ben Chifley).

#### **14 Brilliant Street, Bathurst, St Barnabas' Rectory – Proposed Item No. 361**

A well defined and maintained late Victorian residence, which contributes to the streetscape. Also has additional cultural significance as St Barnabas' Rectory.

#### **183 Brilliant Street, Bathurst – Proposed Item No. 362**

A substantial late Victorian residence in Bathurst Polychrome brick. Associated with Mr Peter Hancock. Harry 'Breaker' Morant and his colleague Peter Handcock made history by being the first and only Australian service personnel to be executed by an Allied power.

### **93 - 97 Durham Street, Bathurst - Proposed Item No. 363**

A generally intact vernacular Georgian workers terrace. Part of a group of Georgian houses, survivors of early Bathurst, the significance of which is enhanced by their own prominent location.

### **99 Durham St, Bathurst – Proposed Item No. 364**

A classic, vernacular Georgian residence, one of a group of early Bathurst residences along Durham Street, the significance of which is enhanced by its prominent location. Original front rooms only.

### **135 George Street, Bathurst – Proposed Item No. 365**

An historic building formerly the Daniel O'Connell Inn, dating from 1846 pleasantly refurbished with reconstructed verandah. A building dating from the colonial period and at one time owned by Dr. Machattie, as was the adjoining building. Simple styled well-proportioned colonial façade with reconstructed verandah similar to the original. It is one of the city's earliest inns still currently trading.

### **137 George Street, Bathurst – Proposed Item No. 366**

A building dating from the Colonial period and built c. 1846 for Dr. Machattie, as was the adjoining building. Simple styled, well proportioned colonial facade with detail still intact from original.

### **142-144 George Street, Bathurst – Proposed Item No. 367**

A rare example of an early Victorian two storey attached terrace with single storey concave verandah. Simple, symmetrical façade with decorate brick corbelling and parapet.

### **153A Havannah Street, Bathurst – Proposed Item No. 368**

A good example of an Edwardian corner shop of larger than usual scale. Well maintained and with original detail intact. An important streetscape element which adds diversity to the streetscape and defines the street corner. Has cultural value also in its former role as 'The corner shop'.

### **169 Havannah Street, Bathurst – Proposed Item No. 369**

A substantial late Victorian residence in Bathurst Polychrome brick. Contributes variety of scale to a predominantly single storey streetscape. Associated with Francis Crago, his family home within proximity of his mill, a practice favoured by many early British industrialists.

### **16-18 Henry Street, Bathurst – Proposed Item No. 370**

Simple but intact early Victorian terraces, located in one of the earliest parts of Bathurst.

### **170 Howick Street, Bathurst – Proposed Item No. 371**

Simple but unusually intact late Georgian cottage with unusual (for a small cottage) detached rear wing. The scalloped valance is also a rare surviving feature in Bathurst. One of a group of three early cottages reputedly having a historical connection with the former convict hospital.

### **296 Howick Street, Bathurst – Proposed Item No. 372**

A relatively large two storey residence in the colonial Georgian style, dating to circa 1840. The bald faced style (without single or two storeyed verandah or porch) is rare

in Bathurst. The fact that this building is sited either on or close to the front boundary appears to indicate it never had a verandah.

### **15 Keppel Street, Bathurst – Proposed Item No. 373**

Built in 1920 for a Ms Matilda Taylor, 'Clonlara' is a well designed single storied cottage in good original condition. Extravagant detailing includes deep curved brackets to the front verandah, rendered and banded walls, with matching chimney; a tiled hipped roof, with a decorative gambrel roof to the streetscape. Below this a window with bracketed awning.

### **35 Keppel Street, Bathurst – Proposed Item No. 374**

One of the oldest hotels in Bathurst this was built 1849 as Dominique Popolarie's 'Elephant & Castle'. A substantial, fairly unusual mid/late Victorian hotel in a prominent corner location. Important for its social significance in relation to the drinking habits of the 19th Century mill workers and also for its contribution to the historic streetscape of lower Keppel Street. An excellent example of the late Georgian style the building retains original face brickwork on the upper floor and original multi-pane double hung windows with rendered surrounds.

### **17-19 Morrisset Street, Bathurst – Proposed Item No. 375**

A well detailed building of simple Georgian proportions. A good example of the Bathurst Polychrome' style which makes a significant contribution to the streetscape.

### **79 Piper Street, Bathurst – Proposed Item No. 376**

A Victorian brick dwelling with symmetrical façade and bullnose verandah. Attached is a brick structure with hipped roof and single window to the street. Early Victorian structures likely built prior to 1862. Site has a long history of being used as a bakehouse.

### **22 Rankin Street, Bathurst – Proposed Item No. 377**

A Victorian cottage and shop, located in one of the earliest parts of Bathurst.

### **24-28 Rankin Street, Bathurst – Proposed Item No. 378**

Simple but intact early Victorian terraces, located in one of the earliest parts of Bathurst.

### **140 Rankin Street, Bathurst – Proposed Item No. 379**

An interesting and slightly unusual example of a Victorian corner shop & residence. Provides interest and definition to the street corner. Generally intact except for removal of verandah over footpath which could easily be reinstated. An important streetscape element.

### **62 Rocket Street, Bathurst – Proposed Item No. 380**

A late Victorian brick cottage with front gable and a well proportioned decorative window and elaborate timber gable infill. Built by reputable Bathurst builder Frederick Jones.

### **102-104 Russell Street, Bathurst – Proposed Item No. 381**

A pair of simple vernacular, Georgian residences. A type which is becoming increasingly rare in central Bathurst. Part of a group of varied 19th Century buildings in this part of Russell Street.

### **163 Russell Street, Bathurst – Proposed Item No. 382**

An elaborately detailed single storey Victorian residence which makes a significant contribution to the streetscape. Owned and occupied by prominent Bathurst resident Alfred Gordon Thompson.

**58 Seymour Street, Bathurst – Proposed Item No. 383**

An intact Victorian cottage.

**144-146 Seymour Street, Bathurst – Proposed Item No. 384**

A pair of simple vernacular, Georgian residences. A type which is becoming increasingly rare in Bathurst. Part of a group of varied 19th Century buildings in close proximity to the former Lachlan Inn on the corner of Seymour and Lambert Streets.

**168 Seymour Street, Bathurst – Proposed Item No. 385**

A late Victorian brick cottage with decorative front gable and unusual circular timber work on the timber posted verandah.

**124 William Street, Bathurst – Proposed Item No. 386**

A small, very early infill two storied shop of circa 1850s, contributing to the streetscape and effectively bridging the visual gap between two larger neighbours.

**7 Cambewarra Court, Kelso – Proposed Item No. 387**

Cambewarra designed by John Job Copeman, is in excellent condition within a wonderful garden setting watered by an early well. The site has a long standing agricultural and social history.

**5-7 Lee Street, Kelso – Proposed Item No. 388**

An important early inn dating from the 1830's, the third on the Bathurst plains, situated on what was originally the main approach road to Bathurst. Built by Richard Mills, who was granted one of the first 10 land grants at Kelso.

**72 Sydney Street, Kelso – Proposed Item No. 389**

Important intact example of a Late Victorian Police Station and Lock Up.

**126 Sydney Street, Kelso – Proposed Item No. 390**

A Late Victorian dwelling that appears to have been purpose built given its unusual floor plan. The dwelling retains its garden setting and is an important element in the streetscape and entrance into Bathurst.

**257 Freemantle Road, Mount Rankin – Proposed Item No. 391**

Relatively intact homestead 'Osborne', likely designed by J.J. Copeman. Located on a large 500ac parcel overlooking Bathurst retaining its agricultural setting.

**1080 Trunkey Road, Perthville – Proposed Item No. 392**

An early rammed earth homestead (c1877) built on the original Western Road at the time of the railway. The building has a long standing association with the original owners, the Hamer Family. It is a very good intact example of a rammed earth building in great condition with early 20th century additions that are representative of their period. The homestead is located in a commanding position, with vistas to and from and is unencumbered by development.

**44 Christie Street, Raglan St James Anglican Church – Proposed Item No. 393**

The original church on the site was consecrated on 14 October 1873 by the first Bishop of Bathurst – Bishop Samuel Marsden. During the mid 1950s the building was declared beyond repair as it was so badly cracked. The current church on the site

was rebuilt in 1959 from the original building, the bricks cleaned and stacked and the church rebuilt exactly as it was before, except for the addition of a vestry. A good example of a full brick country church with gable ended rood, extended porch and vestry. Important socially for worship and events.

### **58 Christie Street, Raglan Raglan Hall (And Former School) – Proposed Item No. 394**

Raglan Public School commenced in 1870 as a half time school with Glanmire, that is of two schools that were paired under a teacher who spent half his week at each. It became fulltime in December 1870. When the railway reached Raglan, enrolments reached a peak in 1874 with 86 pupils. By 1911 enrolments had declined and the school was closed for a period of 2 years.

Needing an additional airfield to house the overflow of military planes from the Richmond Air Base, the government opened a military airfield at Raglan in 1942. At the end of the Second World War, in 1945, the need for a civil aerodrome was recognised and the Bathurst Air Field opened at Raglan in 1946. Since then Raglan has continued to develop into what is now a thriving village community and Bathurst satellite suburb.

The former school is a typical Government school building from the Victorian period. It is important for its long history as a school and now as a place of community meetings and events.

### **14 Melrose Drive, Raglan – Proposed Item No. 395**

Dwelling is a fine example of modest turn of the Century architecture displaying quality craftsmanship and a move towards internal bathroom and kitchen facilities.

### **7 Barkley Street, Sofala – Proposed Item No. 396**

Good example of late Victorian government with symmetrical façade, elaborate chimneys, a gambrel roof and brick walls on painted plinth with painted tuck pointed arches over windows. Typical of many similar Government Architect police stations of the period, demonstrating a continued police presence.

### **12 Busby Street, South Bathurst – Proposed Item No. 397**

12 Busby Street, a mirror image of Chifley Home, although now used as an education centre in association with the Chifley Home Museum, it is within the curtilage of the State Heritage Listed, Chifley Home. The front façade and front three rooms of this terrace have been extensively restored as original and it helps in contributing positively to the streetscape of Busby Street along with other terraces of a similar period. The front of the site has high heritage significance for not only its original and restored condition but also the contribution it makes to the protection and visual amenity it provides to Chifley cottage at 10 Busby Street.

### **238 Havannah Street, South Bathurst – Proposed Item No. 398**

A substantially intact Federation brick cottage.

### **8 Spencer Street, South Bathurst – Proposed Item No. 399**

A substantially intact Federation brick cottage with dutch gable roof and unusual decorative timber frieze.

### **Tambaroora Pig Oven, Tambaroora – Proposed Item No. 400**

The stone structure on the Tambaroora Common is an early example of a Chinese pig oven built on the Tambaroora goldfield likely around the late 1850s to mid-1860s when there were large numbers of Chinese working on the Tambaroora gold fields.

The structure is located on old diggings off Andersons Road at Washing Gully west of Hill End. There are only 91 documented pig ovens identified in Australia. The oven at Tambaroora is constructed of stones arranged in an oval shape with an opening at the top and an aperture at the bottom. Evidence of clay lining can be seen on the inside of the oven. It stands at about one metre and is in relatively good condition. The ovens were constructed by Chinese migrants for the purpose of roasting pork, usually on Chinese feast days.

### **267 Grove Creek Road, Trunkey Creek – Proposed Item No. 401**

An impressive early vernacular collection of buildings known as ‘Mulgunnia Station’, well cared for, displaying styles from primitive slab construction to present.

### **18 Alamein Walk, West Bathurst – Proposed Item No. 402**

The Department of Works office overseeing construction of the Duration Cottages in Bathurst was located in front of the wooden Scout Hall at No. 18 Alamein Walk and is still present on this site.

### **Amend existing item (i78) Bathurst Uniting Church**

Amend the significance of the item to State. The Bathurst City Uniting Church and Chapel (including William Davidson pipe organ) and its setting was recently listed on the State Heritage Register - SHR No. 02058, gazetted 17 March 2022.

### **Amend existing item (i101) The Bridle Track**

A survey marker tree is present on the western side of the southern approach to Howards Bridge dating to when the road alignment for the Bridle Track was being surveyed in the 1870's. It has the inscription R D below the NSW Government Survey mark of the three arrows.

### **Amend existing item (i283) Chifley Memorial Park and Bronze Bust**

Amend the existing item to include the bust of Chifley. The bronze bust within the Chifley Memorial Park commemorates former Prime Minister Ben Chifley's wish to be remembered through the provision of public housing. After his death a housing estate was built and a bust of Chifley installed. The words beneath the bust say: 'The right hon. J.B.Chifley PC Prime Minister of Australia, 13/7/45 to 10/12/49'. The bronze portrait bust is mounted on a sandstone pillar and is important to the nearby community, and to the community as a whole in its remembrance of the work of Ben Chifley.

The Planning Proposal will not involve a review of the existing heritage items currently under Schedule 5 of the LEP.

**Following the public exhibition process, the following properties have been excluded from the list of new heritage items and will be reviewed by Council for listing at a later date:**

**93 - 97 Durham Street, Bathurst  
296 Howick Street, Bathurst  
18 Alamein Walk, West Bathurst**

Note: The exclusion of the above 3 properties will result in the proposed item numbers being updated.

## **1.2 The subject land**

The subject lands affected by the Planning Proposal are indicated in Part 2.

## Part 2 Explanation of Provisions

### 2.1 Introduction

The Schedule 5 Environmental Heritage Planning Proposal involves an amendment to Part 1 of Schedule 5 of Bathurst Regional Local Environmental Plan 2014. This is to be achieved by:

- 1) Amending Part 1 of Schedule 5 of the Bathurst Regional LEP 2014 as shown in Attachment 4 to amend the significance and item name of existing listed heritage items where applicable (no amendments are required to the heritage maps).
- 2) Include additional sites as heritage items in Schedule 5 of the Bathurst Regional LEP 2014 as shown in **Attachment 3**. (Note the next item is 360, following completion of Amendment 20 of the Bathurst Regional Local Environmental Plan 2014).

## PART 3 Justification

### Section A – Need for the Planning Proposal

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

Yes, the Bathurst Regional Heritage Study (2007) and the Bathurst Region Heritage Plan 2021-2025 recommend that Council continue to review and update heritage items where more information comes to light about places or items that illustrate history and significance. This is the case for these additional sites, where more information has come to light through site inspections with Council's Heritage Advisor or through members of the public.

Council subsequently resolved on 21 July 2021 to prepare a planning proposal to include the subject items as items of heritage significance under the Bathurst Regional Local Environmental Plan 2014.

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

The Planning Proposal is the best means of achieving the protection of heritage and the intended outcomes of the Planning Proposal. The only avenue available to insert additional items in Schedule 5 of the LEP is via a Planning Proposal.

### Section B – Relationship to strategic planning framework

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

The following table addresses the evaluation criteria for the consistency with the regional and sub-regional strategies, as required by the guidelines for preparing a Planning Proposal.

Evaluation criteria	Y/N	Comment
<p>Does the proposal have strategic merit and:</p> <ul style="list-style-type: none"> <li>◇ Is consistent with a relevant local strategy endorsed by the Director General; or</li> <li>◇ Is consistent with the relevant regional strategy or Metropolitan Plan; or</li> <li>◇ Can it demonstrate strategic merit, giving consideration to the relevant section 117 directions applying to the site and other strategic considerations (e.g. proximity to existing urban areas , public transport and infrastructure accessibility, providing jobs closer to home etc)</li> </ul>	Yes	<p>The Planning Proposal is consistent with the recommendations of the Bathurst Regional Heritage Study 2007.</p> <p>The Planning Proposal is consistent with the Central West and Orana Regional Plan.</p> <p>The Planning Proposal is consistent with the relevant Section 9.1 directions of the Minister. They are explained later in this Planning Proposal documentation.</p> <p>The Planning Proposal achieves actions 10.3 &amp; 10.4 of the Vision Bathurst 2040: Bathurst Regional Local Strategic Planning Statement.</p> <p>The Planning Proposal achieves the strategies (strategy 1.2) of the Bathurst Community Strategic Plan 2022.</p> <p>The Planning Proposal achieves the actions (action 2.2.1) of the Bathurst Region Heritage Plan 2021-2025.</p>
<p>Does the proposal have site specific merit and is it compatible with the surrounding land uses, having regard to the following:</p> <ul style="list-style-type: none"> <li>◇ The natural environment (including known significant environmental values, resources or hazards) and</li> <li>◇ The existing uses, approved uses and likely future uses of the land in the vicinity of the proposal; and</li> <li>◇ The services and infrastructure that are or will be available to meet the demands arising from the proposal and any proposed financial arrangements for infrastructure provision.</li> </ul>	Yes	<p>The majority of the above mentioned sites are privately owned assets. The likelihood of development occurring on the land associated with these features is minimal but additional recognition and protection of their heritage significance is warranted.</p>

4. Is the Planning Proposal consistent with a Council's local strategy or other local strategic Plan?

Yes, the Bathurst Regional Heritage Study (2007) and the Bathurst Region Heritage Plan 2021-2025 recommend that Council continue to review and update heritage items where more information comes to light about places or items that illustrate history and significance. Upon further inspection and research, a number of these sites warranted heritage protection to ensure that Council is continuing to protect historical building stock and features.

**5. Is the Planning Proposal consistent with applicable State Environmental Planning Policies?**

Council has undertaken a review to determine whether or not the Planning Proposal is consistent with the State Environmental Planning Policies. There are no SEPP's which are relevant to the Planning Proposal.

**6. Is the Planning Proposal consistent with applicable Ministerial Directions (s. 117 directions)?**

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

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

<b>Section 9.1 Ministerial Direction</b>	<b>Consistency</b>
<b>1. Planning Systems</b>	
1.1 Implementation of the Minister's Planning Principles	Not applicable. <b>Council is satisfied that the planning proposal is consistent with the requirements of the direction.</b>
1.2 Implementation of Regional Plans	Not applicable. <b>Council is satisfied that the planning proposal is consistent with the requirements of the direction.</b>
1.3 Development of Aboriginal Land Council land	Not applicable. <b>Bathurst Regional Council not within the land specified on the Land Application Map.</b>
1.4 Approval and Referral Requirements	Not applicable. <b>Council is satisfied that the planning proposal is consistent with the requirements of the direction.</b>
1.5 Site Specific Provisions	Not applicable. <b>Council is satisfied that the planning proposal is consistent with the requirements of the direction.</b>
<b>1. Planning Systems – Place Based</b>	
1.6 to 1.17	These Directions are not applicable to Bathurst Regional Council
<b>2. Design and Place</b>	
Nil	
<b>3. Biodiversity and Conservation</b>	
3.1 Conservation Zones	Not applicable. <b>Council is satisfied that the planning proposal is consistent with the requirements of the direction.</b>
3.2 Heritage Conservation	Applicable. The Planning Proposal aims to protect additional items of heritage significance. The ongoing protection of the region's heritage is supported by Council's adopted

Section 9.1 Ministerial Direction	Consistency
	Heritage Plan. <b>Council is satisfied that the planning proposal is consistent with the requirements of the direction, is of minor significance and should be supported.</b>
3.3 Sydney Drinking Water Catchments	Not applicable. <b>Bathurst Regional Council is not within Sydney Drinking Water Catchment.</b>
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	Not applicable. <b>Bathurst Regional Council not within the applicable local government areas.</b>
3.5 Recreation Vehicle Areas	Not applicable. <b>Council is satisfied that the planning proposal is consistent with the requirements of the direction.</b>
<b>4. Resilience and Hazards</b>	
4.1 Flooding	The Planning Proposal includes some lands that may be identified as being flood liable land as identified either by Council's computer based flood model or the Bathurst Floodplain Management Policy. <b>Council is satisfied that the planning proposal is consistent with the requirements of the direction.</b>
4.2 Coastal Management	Not applicable. <b>Council is satisfied that the planning proposal is consistent with the requirements of the direction.</b>
4.3 Planning for Bushfire Protection	The Planning Proposal includes some lands that may be identified as being Bushfire Prone Land. <b>Council is satisfied that the planning proposal is consistent with the requirements of the direction.</b>
4.4 Remediation of Contaminated Land	Not applicable. <b>Council is satisfied that the planning proposal is consistent with the requirements of the direction.</b>
4.5 Acid Sulfate Soils	The Bathurst Region does not include any land identified on Acid Sulfate Soils Planning maps held by the Department. <b>Council is satisfied that the planning proposal is consistent with the requirements of the direction.</b>
4.6 Mine Subsidence and Unstable Land	The Bathurst Region does not include any land identified under the Coal Mine Subsidence Compensation Act 2017. <b>Council is satisfied that the planning proposal is consistent with the requirements of the direction.</b>
<b>5. Transport and Infrastructure</b>	
5.1 Integrating Land Use and Transport	Not applicable. <b>Council is satisfied that the planning proposal is consistent with the requirements of the direction.</b>
5.2 Reserving Land for Public Purposes	The Planning Proposal does not relate to reserving land for public purposes. <b>Council is satisfied that the planning proposal is consistent with the requirements of the direction.</b>
5.3 Development Near Regulated Airports and	The proposal does not alter or remove a provision relating to land in the vicinity of a licensed aerodrome.

<b>Section 9.1 Ministerial Direction</b>	<b>Consistency</b>
Defence Airfields	<b>Council is satisfied that the planning proposal is consistent with the requirements of the direction.</b>
5.4 Shooting Ranges	The proposal does not affect land adjacent or adjoining an existing shooting range. <b>Council is satisfied that the planning proposal is consistent with the requirements of the direction.</b>
<b>6. Housing</b>	
6.1 Residential Zones	Not applicable. <b>Council is satisfied that the planning proposal is consistent with the requirements of the direction.</b>
6.2 Caravan Parks and Manufactured Home Estates	Not applicable. <b>Council is satisfied that the planning proposal is consistent with the requirements of the direction.</b>
<b>7. Industry and Employment</b>	
7.1 Business and Industrial Zones	Not applicable. <b>Council is satisfied that the planning proposal is consistent with the requirements of the direction.</b>
7.2 Reduction in non-hosted short-term rental accommodation period	Not applicable. <b>Bathurst Regional Council not within the applicable local government area.</b>
7.3 Commercial and Retail Development along the Pacific Highway, North Coast	Not applicable. <b>Bathurst Regional Council not within the applicable local government areas.</b>
<b>8. Resources and Energy</b>	
8.1 Mining, Petroleum Production and Extractive Industries	Not applicable. <b>Council is satisfied that the planning proposal is consistent with the requirements of the direction.</b>
<b>9. Primary Production</b>	
9.1 Rural Zones	Not applicable. <b>Council is satisfied that the planning proposal is consistent with the requirements of the direction.</b>
9.2 Rural Lands	Not applicable. <b>Council is satisfied that the planning proposal is consistent with the requirements of the direction.</b>
9.3 Oyster Aquaculture	Not applicable. <b>The Bathurst Region does not include any land identified as an oyster aquaculture area.</b>
9.4 Farmland of State and Regional Significance on the NSW Far North Coast	Not applicable. <b>Bathurst Regional Council not within the applicable local government areas.</b>

### ***Section C – Environmental , social and economic impact***

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

Council is satisfied that, as a result of the Planning Proposal, critical habitat, threatened species, populations or ecological communities will not be adversely affected.

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

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

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

Social Impacts

The Planning Proposal will have positive social impacts. The Planning Proposal aims to provide protection to areas and specific sites which the Bathurst community recognise as having heritage value.

Economic Impacts

All properties located which are listed items under the Bathurst Regional LEP 2014 are eligible for economic assistance under Councils Heritage Assistance Programs:

- Local Heritage Assistance Fund; and
- Main Street Improvement Fund.

## **Section D State and Commonwealth interests**

10. Is there adequate public infrastructure for the Planning Proposal?

The Planning Proposal does not impact on any existing or future public infrastructure.

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

In accordance with the Gateway determination, Council consulted with:

1. Crown Lands
2. Department of Planning and Environment – Heritage NSW.

As a result of the public exhibition period, five (5) submissions were received from the public.

A response was received from Heritage NSW which raised no objection to the Planning Proposal. No response was received from Crown Lands.

A copy of the submissions, as well as a summary and response in relation to the comments made is at **Attachment 5**.

Following the public exhibition process, 3 properties have been excluded from the list of new heritage items as proposed under this Planning Proposal.

## **Part 4 Mapping**

Proposed maps to be amended as part of this planning proposal (currently being prepared).

Map Sheet	Map Identifier
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HER_003A	0470 COM HER_003A_020_20200511
HER_005C	0470 COM HER_005C_020_20140320
HER_007	0470 COM HER_007_080_20140320
HER_009B	0470 COM HER_009B_020_20200511
HER_009C	0470 COM HER_009C_020_20160602
HER_011	0470 COM HER_011_080_20200511
HER_011BA	0470 COM HER_011BA_010_20201217
HER_011BB	0470 COM HER_011BB_010_20201217
HER_011F	0470 COM HER_011F_020_20160602
HER_012AA	0470 COM HER_012AA_020_20140320

## Part 5 Community Consultation

Consultation was undertaken as follows.

The Planning Proposal was placed on public exhibition for 28 days from 5 September 2022 to 4 October 2022. All property owners and relevant interest groups were notified of the Planning Proposal.

The Gateway Determination required consultation with relevant Government authorities/organisations (see above).

Council placed notification of the public exhibition in the Western Advocate on 3 September 2022.

The Gateway Determination did not require a Public Hearing to be held in relation to the Planning Proposal.

As a result of the public exhibition period, 5 (five) submissions were received from the public. A copy of the submissions, as well as a summary and response in relation to the comments made is at **Attachment 5**.

As outlined above, as a result of the consultation process, the Planning Proposal has been altered to exclude the following properties from the list of new heritage items:

93 - 97 Durham Street, Bathurst.

296 Howick Street, Bathurst.

18 Alamein Walk, West Bathurst.

The final Planning Proposal recommends the listing of 39 new heritage items (47 properties in total) of local significance under Bathurst Regional Local Environmental Plan 2014 and updating 3 existing heritage items.

## Part 6 Project timeframe

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

Step	Criteria	Project timeline
1	Anticipated commencement date (date of Gateway determination)	August 2022
2	Anticipated timeframe for the completion of required technical information	August 2022
3	Commencement and completion dates for public	September 2022

## Attachment 8.2.5.4

	exhibition period	
4	Dates for public hearing (if required)	October 2022
5	Timeframe for consideration of submissions	October 2022
6	Timeframe for the consideration of a proposal post exhibition	November 2022
7	Date of submission to the department to finalise the LEP	December 2022
8	Anticipated date RPA will make the plan (if delegated)	February 2023
9	Anticipated date RPA will forward to the department for notification.	February 2023

**Attachment 1 Council Minute**

Bathurst Regional Council Ordinary Meeting 21 July 2021

**9.2.5 PLANNING PROPOSAL – SCHEDULE 5  
ENVIRONMENTAL HERITAGE**

**File No: 20.00344**

**RECOMMENDATION:**

That Council:

- (a) prepare a Planning Proposal in accordance with the NSW Department of Planning, Industry and Environment Guidelines to update Schedule 5 Environmental Heritage of Bathurst Regional Local Environmental Plan 2014;
  - (b) forward the Planning Proposal to the NSW Department of Planning, Industry and Environment requesting a Gateway Determination;
  - (c) accept any delegations from the NSW Department of Planning, Industry and Environment in relation to this Planning Proposal; and
  - (d) call a division.
- 

**REPORT:**

The Bathurst Region Heritage Plan (2017 – 2020) includes actions in relation to the region's heritage:

- Action 2.2.1 - Undertake regular reviews of the local environmental plan in relation to listed heritage items and heritage conservation areas and heritage provisions.
- Action 2.2.3 - Implement the recommendations of Council's Studies into Council's planning controls, where appropriate.
- Action 2.6.1 - Continue to maintain and update the Council's Heritage Inventory Database as new items of significance are discovered.

To support these actions Council staff have been developing a database of additional sites within the Bathurst Region of heritage significance through site visits with Council's Heritage Advisor, Bathurst Conservation Area Management (BCAMS) mapping and information from members of the public. For each item, Council staff have undertaken research to assess their heritage significance.

It is recommended that a Planning Proposal be prepared to update Schedule 5 - Environmental Heritage of Bathurst Regional Local Environmental Plan (LEP) 2014 to include an additional 53 sites that warrant individual heritage listing. A summary of significance of each of the proposed items is provided at **attachment 1**.

The Planning Proposal aims to consider heritage listing the following sites:

Address	Suburb	Item Name
28-34 Bant Street	Bathurst	Milltown Public School (Former)
14 Brilliant Street	Bathurst	St Barnabas' Rectory
183 Brilliant Street	Bathurst	Mount View
93 Durham Street	Bathurst	Georgian Workers Terrace
95 Durham Street	Bathurst	Georgian Workers Terrace
97 Durham Street	Bathurst	Georgian Workers Terrace
99 Durham Street	Bathurst	Georgian Residence
135 George Street	Bathurst	Commercial Hotel
137 George Street	Bathurst	Messener House
142 George Street	Bathurst	Attached Residence
144 George Street	Bathurst	Attached Residence
153A Havannah Street	Bathurst	Healy's General Store (Former)
169 Havannah Street	Bathurst	Victorian Residence
16 -18 Henry Street	Bathurst	Victorian Terrace
170 Howick Street	Bathurst	Matron's Cottage (Former)
296 Howick Street	Bathurst	Residence
15 Keppel Street	Bathurst	Clonlara
35 Keppel Street	Bathurst	Tattersalls Hotel
17 Morrisset Street	Bathurst	Attached Residence
19 Morrisset Street	Bathurst	Attached Residence
79 Piper Street	Bathurst	Early Victorian Residence
22 Rankin Street	Bathurst	Cottage
24 Rankin Street	Bathurst	Terrace Residences
26 Rankin Street	Bathurst	Terrace Residences
28 Rankin Street	Bathurst	Terrace Residences
140 Rankin Street	Bathurst	Corner Shop and Residence
62 Rocket Street	Bathurst	Werona
102 Russell Street	Bathurst	Attached Residence
104 Russell Street	Bathurst	Attached Residence
163 Russell Street	Bathurst	Fintona
58 Seymour Street	Bathurst	Victorian Cottage
144 Seymour Street	Bathurst	Attached Residence
146 Seymour Street	Bathurst	Attached Residence
168 Seymour Street	Bathurst	Victorian Cottage
124 William Street	Bathurst	Commercial Building
Howards Bridge Marker Tree	Duramana	Amend i101
7 Cambewarra Court	Kelso	Cambewarra
5-7 Lee Street	Kelso	King William Inn (Former)
72 Sydney Road	Kelso	Kelso Police Station and Lockup (Former)
126 Sydney Road	Kelso	Victorian Cottage
257 Freemantle Road	Mount Rankin	Osborne
1080 Trunkey Road	Perthville	Wardell

44 Christie Street	Raglan	St James Anglican Church
58 Christie Street	Raglan	Raglan Hall (and Former School)
14 Melrose Avenue	Raglan	Residence
7 Barkley Street	Sofala	Sofala Police Station (Former)
12 Busby Street	South Bathurst	Attached Residence
238 Havannah Street	South Bathurst	Federation House
8 Spencer Street	South Bathurst	Federation House
Tambaroora Pig Oven	Tambaroora	Chinese Pig Oven
267 Grove Creek Road	Trunkey Creek	Mulgunnia Station
Bust of Chifley	West Bathurst	Amend i283
18 Alamein Walk	West Bathurst	Former Scout Hall and Dept of Works office

The listing of a site as a heritage item on the Local Environmental Plan will assist property owners in applying for Council's Heritage Assistance Funds as well as State Government grants.

The abovementioned list is not an exhaustive list of heritage in the region but has identified new sites worthy of listing at this time. It is envisaged that future planning proposals would expand on this listing. The Planning Proposal will not involve a review of the existing 344 heritage items currently under Schedule 5 of the LEP, with gazettal imminent of 9 moveable heritage items previously approved by Council.

The Planning Proposal will be publicly exhibited and owners notified. A further report will then be presented to Council to enable Council to consider submissions and make a final decision about each item.

## FINANCIAL IMPLICATIONS:

The Planning Proposal will be prepared within existing budgets.

## BATHURST COMMUNITY STRATEGIC PLAN – OBJECTIVES AND STRATEGIES:

**Objective 1: Our sense of place and identity.**

Strategy 1.2 Protect, enhance and promote the region's European heritage assets and character.

## COMMUNITY ENGAGEMENT:

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

## ATTACHMENTS:

1. Summary of significance [9.2.5.1 - 8 pages]

## MINUTE

**RESOLUTION NUMBER: ORD2021-243**

**MOVED: Cr W Aubin   SECONDED: Cr J Rudge**

**RESOLVED:**

That Council:

- (a) prepare a Planning Proposal in accordance with the NSW Department of Planning, Industry and Environment Guidelines to update Schedule 5 Environmental Heritage of Bathurst Regional Local Environmental Plan 2014;
- (b) forward the Planning Proposal to the NSW Department of Planning, Industry and Environment requesting a Gateway Determination;
- (c) accept any delegations from the NSW Department of Planning, Industry and Environment in relation to this Planning Proposal; 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 and Cr J Rudge

Against the Motion - Nil

Absent - Nil

Abstain - Nil

**Attachment 2 Statements of Heritage Significance**

*Bathurst Regional Council*SHI number  
**5067004**  
Study number**Item name:** Milltown Public School**Location:** 28 - 34 Bant Street Bathurst 2795

Bathurst Regional

**Address:** 28 - 34 Bant Street**Planning:** Southern & Western**Suburb/nearest town:** Bathurst 2795**Local govt area:** Bathurst Regional**Parish:****State:** NSW**County:****Other/former names:****Area/group/complex:****Group ID:****Aboriginal area:****Curtilage/boundary:****Item type:** Built**Group:** Education**Category:****Owner:****Admin codes:****Code 2:****Code 3:****Current use:** Carillon Theatrical Society**Former uses:** School**Assessed significance:** Local**Endorsed significance:****Statement of significance:** Milltown Public School highlights the growth of the area known as Milltown as the railway arrived in Bathurst in 1876 and the area expanded. The Milltown Public School was built in Bant Street in 1879 and had notable pupils such as Elizabeth Chifley (wife of Ben Chifley).**Historical notes of provenance:** South Bathurst was originally known as Milltown and was considered the railway man's town. The railway arrived in Bathurst in 1876. The Milltown Public School was built in Bant Street in 1879 and renamed South Bathurst Public School in 1908. Following a fire the school was rebuilt in Havannah Street and opened in 1968.**Themes:** National theme

State theme

Local theme

**Designer:****Builder:****Year started:****Year completed:** 1880**Circa:** No**Physical description:****Physical condition level:** Good**Physical condition:****Archaeological potential level:****Archaeological potential Detail:****Modification dates:** Alterations undertaken as reported in the National Advocate (24 July 1908) including both school, buildings and the residence were renovated, the classroom of the senior department enlarged, gallery in the infants department removed and room divided in 2 sections by a glass and wooden partition with sliding doors, a large window at the end of the building in the infants department has been transferred the back and shingle roofs replaced with corrugated iron.**Recommended management:****Management:** Management category

Management name

Date: 27/04/2021

Full report

Page 1 of 8

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***Bathurst Regional Council***SHI number  
**5067004**  
Study number**Item name:** Milltown Public School**Location:** 28 - 34 Bant Street Bathurst 2795

Bathurst Regional

**Further comments:** The curtilage of the site has been reduced and modern buildings located now where the headmasters house, other school buildings and structures were located. Pan toilets were located along the fence adjacent to the playground and railway line.**Criteria a):**  
[Historical  
significance]**Criteria b):**  
[Historical  
association  
significance]**Criteria c):**  
[Aesthetic/  
Technical  
significance]**Criteria d):**  
[Social/Cultural  
significance]**Criteria e):**  
[Research  
significance]**Criteria f):**  
[Rarity]**Criteria g):**  
[Representative]**Intactness/Integrity:**

References:	Author	Title	Year
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Studies:	Author	Title	Number	Year
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Parcels:	Parcel code	Lot number	Section number	Plan code	Plan number
	LOT	2		DP	846171

**Latitude:****Longitude:****Location validity:****Spatial accuracy:****Map name:****Map scale:****AMG zone:****Easting:****Northing:**

Date: 27/04/2021

**Full report**

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***Bathurst Regional Council***SHI number  
**5067004**  
Study number**Item name:** Milltown Public School**Location:** 28 - 34 Bant Street Bathurst 2795

Bathurst Regional

<b>Listing:</b>	<b>Name</b>	<b>Title</b>	<b>Number</b>	<b>ListingDate</b>
	Bathurst Heritage Conservation Ar	Within a conservation area on an LEP		19/11/2014

**Data entry:** Data first entered: 26/06/2019

Data updated: 05/01/2021

Status: Basic

# *Bathurst Regional Council*

SHI number  
**5067004**  
Study number

**Item name:** Milltown Public School

**Location:** 28 - 34 Bant Street Bathurst 2795

Bathurst Regional

**Image:**



**Caption:** Milltown Public School

**Copy right:**

**Image by:** BRC

**Image date:** 25/06/2015

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/3457e6644671c7b4dd69d77a5605592310c.JPG>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb\\_test3457e6644671c7b4dd69d77a5605592310c.JPG](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb_test3457e6644671c7b4dd69d77a5605592310c.JPG)

**Image:**

# *Bathurst Regional Council*

SHI number  
**5067004**  
Study number

**Item name:** Milltown Public School

**Location:** 28 - 34 Bant Street Bathurst 2795

Bathurst Regional



**Caption:** Milltown Public School

**Copy right:**

**Image by:** BRC

**Image date:** 01/11/2020

**Image number:**

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**Image:**

***Bathurst Regional Council***SHI number  
**5067004**  
Study number**Item name:** Milltown Public School**Location:** 28 - 34 Bant Street Bathurst 2795

Bathurst Regional

**Caption:** Milltown Public School**Copy right:****Image by:** BRC**Image date:** 01/11/2020**Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/345669992a426f84e4bb951b0c64aee1fac.jpg>**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb\\_test345669992a426f84e4bb951b0c64aee1fac.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb_test345669992a426f84e4bb951b0c64aee1fac.jpg)**Image:**

# *Bathurst Regional Council*

SHI number  
**5067004**  
Study number

**Item name:** Milltown Public School

**Location:** 28 - 34 Bant Street Bathurst 2795

Bathurst Regional



**Caption:** Milltown Public School

**Copy right:**

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**Image date:** 01/11/2020

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/3452a5815968435459da22b1830b06304a7.jpg>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb\\_test3452a5815968435459da22b1830b06304a7.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb_test3452a5815968435459da22b1830b06304a7.jpg)

**Image:**

# *Bathurst Regional Council*

SHI number  
**5067004**  
Study number

**Item name:** Milltown Public School

**Location:** 28 - 34 Bant Street Bathurst 2795

Bathurst Regional



**Caption:** Milltown Public School

**Copy right:**

**Image by:** BRC

**Image date:** 01/11/2020

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/345257f1267017a4d1c9d2a6ce484256311.jpg>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb\\_test345257f1267017a4d1c9d2a6ce484256311.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb_test345257f1267017a4d1c9d2a6ce484256311.jpg)

*Bathurst Regional Council*SHI number  
**1080025**  
Study number  
**A780****Item name:** St Barnabas' Rectory**Location:** 14 Brilliant Street Bathurst 2795

Bathurst Regional

**Address:** 14 Brilliant Street**Planning:** Southern & Western**Suburb/nearest town:** Bathurst 2795**Local govt area:** Bathurst Regional**Parish:** Bathurst**State:** NSW**County:** Bathurst**Other/former names:****Area/group/complex:****Group ID:****Aboriginal area:****Curtilage/boundary:****Item type:** Built**Group:** Religion**Category:** Presbytery/Rectory/ Vicarage/Manse**Owner:** Religious Organisation**Admin codes:****Code 2:****Code 3:****Current use:** Rectory**Former uses:** Rectory**Assessed significance:** Local**Endorsed significance:****Statement of significance:** A well defined and maintained late Victorian residence, which contributes to the streetscape. Also has additional cultural significance as St Barnabas' Rectory.**Historical notes of provenance:** Constructed circa 1890 and owned by a Walter Naylor, the building was noted in the rates books as having 5 rooms. By 1904, the building was in the ownership of the Trustees of the Church of England and used as a rectory with 8 rooms. In 1914 the building was no longer owned by the Church. Information courtesy of Bathurst District Historical Society.**Themes:** **National theme**  
8. Culture**State theme**  
Religion**Local theme**  
Anglican**Designer:****Builder:****Year started:****Year completed:** 1890**Circa:** Yes**Physical description:** A full brick face brick Victorian residence which has a memorial plague in sandstone on the front. It finishes with a date a Roman date. A single storey face brick residence generally in Flemish bond with a hipped and gabled roof clad in corrugated iron. A decorative gable faces the street which is finished with an elaborate barge board and fretwork in timber. Separately supported verandah roof extends around one side and has a straight iron roof supported on cast iron Corinthian columns with iron lacework and brackets. Windows are generally timber framed double hung with the foremost windows in a pair with multi lights coloured lights upper sashes. Sills are generally rendered and the house has an elaborate and detailed face brick chimney. The house has no front fence except a low painted masonry retaining wall.**Physical condition level:** Good**Physical condition:****Archaeological potential level:****Archaeological potential Detail:****Modification dates:**

**Bathurst Regional Council**SHI number  
**1080025**  
Study number  
**A780****Item name:** St Barnabas' Rectory**Location:** 14 Brilliant Street Bathurst 2795

Bathurst Regional

**Recommended  
management:****Management:** Management category**Management name****Further comments:****Criteria a):**  
[Historical  
significance]**Criteria b):**  
[Historical  
association  
significance]**Criteria c):**  
[Aesthetic/  
Technical  
significance]**Criteria d):**  
[Social/Cultural  
significance]**Criteria e):**  
[Research  
significance]**Criteria f):**  
[Rarity]**Criteria g):**  
[Representative]**Intactness/Integrity:** Substantially intact

References:	Author	Title	Year
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Studies:	Author	Title	Number	Year
	Hickson in assoc. with Ba	Bathurst Regional Council Heritage Review	A780	2005
	Hughes Trueman Ludlow	Bathurst City Council Heritage Study		1990

Parcels:	Parcel code	Lot number	Section number	Plan code	Plan number
	LOT	1 & 2	116	DP	1529

**Latitude:****Longitude:****Location validity:****Spatial accuracy:****Map name:****Map scale:**

Date: 08/12/2020

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***Bathurst Regional Council***

SHI number

**1080025**

Study number

**A780****Item name:** St Barnabas' Rectory**Location:** 14 Brilliant Street Bathurst 2795

Bathurst Regional

**AMG zone:****Easting:****Northing:****Listing: Name**

Bathurst Conservation Area

**Title**Within a conservation area on an LEP  
Heritage study**Number**

A780

**ListingDate**19/11/2014  
28/07/1990**Data entry:** Data first entered: 19/06/2000

Data updated: 14/11/2020

Status: Basic

*Bathurst Regional Council*

SHI number

**1080025**

Study number

**A780****Item name:** St Barnabas' Rectory**Location:** 14 Brilliant Street Bathurst 2795

Bathurst Regional

**Image:****Caption:** St Barnabas' Rectory**Copy right:** Bathurst Regional Council**Image by:** B.J. Hickson**Image date:** 25/01/2007**Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/1080025b1.jpg>**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t\\_1080025b1.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t_1080025b1.jpg)**Image:****Caption:** St Barnabas' Rectory**Copy right:** Bathurst Regional Council**Image by:** Hughes Trueman Ludlow

*Bathurst Regional Council*

SHI number

1080025

Study number

A780

**Item name:** St Barnabas' Rectory**Location:** 14 Brilliant Street Bathurst 2795

Bathurst Regional

**Image date:** 28/07/1990**Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/1080025b2.jpg>**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t\\_1080025b2.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t_1080025b2.jpg)**Image:****Caption:** St Barnabas' Rectory**Copy right:** Bathurst Regional Council**Image by:** BRC**Image date:** 11/11/2020**Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345b58435c0dabb4dc9bad08d6df30056d1.png>**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb\\_test345b58435c0dabb4dc9bad08d6df30056d1.png](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345b58435c0dabb4dc9bad08d6df30056d1.png)

*Bathurst Regional Council*SHI number  
**5067595**  
Study number**Item name:** Mount View**Location:** 183 Brilliant Street Bathurst 2795

Bathurst Regional

**Address:** 183 Brilliant Street**Planning:** Southern & Western**Suburb/nearest town:** Bathurst 2795**Local govt area:** Bathurst Regional**Parish:****State:** NSW**County:****Other/former names:****Area/group/complex:****Group ID:****Aboriginal area:****Curtilage/boundary:****Item type:** Built**Group:** Residential buildings (private) **Category:** House**Owner:** Private - Individual**Admin codes:****Code 2:****Code 3:****Current use:** Residential**Former uses:** Residential**Assessed significance:** Local**Endorsed significance:****Statement of significance:** A substantial late Victorian residence in Bathurst Polychrome brick. Associated with Mr Peter Hancock. Harry 'Breaker' Morant and his colleague Peter Handcock made history by being the first and only Australian service personnel to be executed by an Allied power in 1902.**Historical notes of provenance:** Patrick Connolly was the original owner of the block and built the residence c. 1884 as a brick house with 6 rooms. In 1900 Mr Peter Hancock occupied the house. Peter Hancock was executed on the 27/02/1902 in Pretoria, South Africa with Harry 'Breaker' Morant are being found guilty of the killing of unarmed Boers during the Boar War. Harry 'Breaker' Morant and his colleague Peter Handcock made history by being the first and only Australian service personnel to be executed by an Allied power. The house was then occupied for a short time by Peter's wife, Bridget Hancock.  
Information courtesy of Bathurst District Historical Society.**Themes:** **National theme**  
4. Settlement**State theme**  
Accommodation**Local theme****Designer:****Builder:****Year started:****Year completed:** 1884**Circa:** Yes**Physical description:** The dwelling is constructed of red face brickwork in Flemish bond with blond brick quoining. The front gable has elaborate timber fretwork and cast iron lacework brackets on the timber posted concave verandah. Well proportioned double hung windows. The dwelling is of substantial scale for a modest dwelling. Front brick fence is not original but contributes well to the setting and streetscape.**Physical condition level:** Good**Physical condition:****Archaeological potential level:****Archaeological potential Detail:****Modification dates:**

**Bathurst Regional Council**SHI number  
**5067595**  
Study number**Item name:** Mount View**Location:** 183 Brilliant Street Bathurst 2795

Bathurst Regional

**Recommended  
management:****Management:** Management category**Management name****Further comments:****Criteria a):** A substantial late Victorian residence in Bathurst Polychrome brick.  
[Historical  
significance]**Criteria b):** Associated with Mr Peter Hancock.  
[Historical  
association  
significance]**Criteria c):**  
[Aesthetic/  
Technical  
significance]**Criteria d):**  
[Social/Cultural  
significance]**Criteria e):**  
[Research  
significance]**Criteria f):**  
[Rarity]**Criteria g):**  
[Representative]**Intactness/Integrity:**

References:	Author	Title	Year
	Julianne T Ryan 18/07/2016	Virtual War Memorials Australia	2016

Studies:	Author	Title	Number	Year

Parcels:	Parcel code	Lot number	Section number	Plan code	Plan number
	LOT	1		DP	783589

**Latitude:****Longitude:****Location validity:****Spatial accuracy:****Map name:****Map scale:**

Date: 08/12/2020

**Full report**

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*Bathurst Regional Council*SHI number  
**5067595**  
Study number**Item name:** Mount View**Location:** 183 Brilliant Street Bathurst 2795

Bathurst Regional

**AMG zone:****Easting:****Northing:****Listing: Name****Title****Number****ListingDate**

Bathurst Heritage Conservation Area Within a conservation area on an LEP

14/11/2014

**Data entry:** Data first entered: 20/11/2020

Data updated: 08/12/2020

Status: Basic

**Image:****Caption:** 183 Brilliant Street**Copy right:** Bathurst Regional Council**Image by:** BRC**Image date:** 01/11/2020**Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345a2a1a8a507db4d55907fdb1b23dc3725.png>**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb\\_test345a2a1a8a507db4d55907fdb1b23dc3725.png](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb_test345a2a1a8a507db4d55907fdb1b23dc3725.png)

*Bathurst Regional Council*SHI number  
**1080050**  
Study number  
**A678****Item name:** Georgian Workers Terrace**Location:** 93 - 97 Durham Street Bathurst 2795

Bathurst Regional

**Address:** 93 - 97 Durham Street**Planning:** Southern & Western**Suburb/nearest town:** Bathurst 2795**Local govt area:** Bathurst Regional**Parish:** Bathurst**State:** NSW**County:** Bathurst**Other/former names:****Area/group/complex:****Group ID:****Aboriginal area:****Curtilage/boundary:****Item type:** Built**Group:** Residential buildings (private) **Category:** Terrace**Owner:** Multiple Owners**Admin codes:****Code 2:****Code 3:****Current use:** Residential**Former uses:** Residential**Assessed significance:** Local**Endorsed significance:****Statement of significance:** A generally intact vernacular Georgian workers terrace. Part of a group of Georgian houses, survivors of early Bathurst, the significance of which is enhanced by their own prominent location.**Historical notes of provenance:****Themes:** **National theme**  
4. Settlement**State theme**  
Accommodation**Local theme**  
Housing -townsfolk and terrace**Designer:****Builder:****Year started:****Year completed:** 1890**Circa:** Yes**Physical description:** Single storey Victorian Georgian workers terrace of painted brick under a hipped iron roof. Full width verandah to front (part bullnosed). Symmetrical fronts with central front doors flanked by 12 paned double-hung sashed windows. Rectangular fan lights to entry doors. Square timber verandah posts on (non-original) brick dwarf wall.**Physical condition level:****Physical condition:**  
**Archaeological potential level:****Archaeological potential Detail:****Modification dates:****Recommended management:****Management:** **Management category****Management name****Further comments:**

Date: 08/12/2020

**Full report**

Page 1 of 7

This report was produced using the State Heritage Inventory application provided by the Heritage Division, Office of Environment and Heritage

**Bathurst Regional Council**SHI number  
**1080050**  
Study number  
**A678****Item name:** Georgian Workers Terrace**Location:** 93 - 97 Durham Street Bathurst 2795

Bathurst Regional

**Criteria a):**  
[Historical  
significance]**Criteria b):**  
[Historical  
association  
significance]**Criteria c):**  
[Aesthetic/  
Technical  
significance]**Criteria d):**  
[Social/Cultural  
significance]**Criteria e):**  
[Research  
significance]**Criteria f):**  
[Rarity]**Criteria g):**  
[Representative]**Intactness/Integrity:** Substantially intact/Ultered unsympathetically/Reversible**References:**

Author	Title	Year
--------	-------	------

Studies:	Author	Title	Number	Year
	Hughes Trueman Ludlow	Bathurst City Council Heritage Study	A678	1990
	Hickson in assoc with BR BRC	City Conservation Area Heritage Review		2006

Parcels:	Parcel code	Lot number	Section number	Plan code	Plan number
	LOT	4 - 6	19A	DP	38448

**Latitude:** **Longitude:****Location validity:** **Spatial accuracy:****Map name:** **Map scale:****AMG zone:** **Easting:** **Northing:**

Listing:	Name	Title	Number	ListingDate
	Bathurst Conservation Area	Within a conservation area on an LEP		19/11/2014
	Bathurst Conservation Area	Within a conservation area on an LEP		19/11/2014
		Heritage study	A678	26/07/1990

**Data entry:** Data first entered: 01/08/2000 Data updated: 17/11/2020 Status: Basic

# *Bathurst Regional Council*

SHI number

**1080050**

Study number

**A678**

**Item name:** Georgian Workers Terrace

**Location:** 93 - 97 Durham Street Bathurst 2795

Bathurst Regional

**Image:**



**Caption:** Georgian Workers Terrace

**Copy right:** Bathurst Regional Council

**Image by:** B.J. Hickson

**Image date:** 10/02/2007

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/1080050b2.jpg>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t\\_1080050b2.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t_1080050b2.jpg)

**Image:**

# *Bathurst Regional Council*

SHI number

1080050

Study number

A678

**Item name:** Georgian Workers Terrace

**Location:** 93 - 97 Durham Street Bathurst 2795

Bathurst Regional



**Caption:** 93 Durham St

**Copy right:** Bathurst Regional Council

**Image by:** BRC

**Image date:** 11/11/2020

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345c1e11be8ea4341879e64b40413dd947c.png>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb\\_test345c1e11be8ea4341879e64b40413dd947c.png](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb_test345c1e11be8ea4341879e64b40413dd947c.png)

**Image:**

*Bathurst Regional Council*

SHI number

**1080050**

Study number

**A678****Item name:** Georgian Workers Terrace**Location:** 93 - 97 Durham Street Bathurst 2795

Bathurst Regional

**Caption:** 95 Durham St**Copy right:****Image by:** BRC**Image date:** 11/11/2020**Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/34510d03b47fcad4fb88758f5361368b7b2.png>**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb\\_test34510d03b47fcad4fb88758f5361368b7b2.png](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb_test34510d03b47fcad4fb88758f5361368b7b2.png)**Image:**

*Bathurst Regional Council*

SHI number

**1080050**

Study number

**A678****Item name:** Georgian Workers Terrace**Location:** 93 - 97 Durham Street Bathurst 2795

Bathurst Regional

**Caption:** Georgian Workers Terrace**Copy right:** Bathurst Regional Council**Image by:** BRC**Image date:** 11/11/2020**Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345cf93eb1c7dc343f38abcbf4282e67f22.png>**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb\\_test345cf93eb1c7dc343f38abcbf4282e67f22.png](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb_test345cf93eb1c7dc343f38abcbf4282e67f22.png)**Image:**

Date: 08/12/2020

**Full report**

Page 6 of 7

This report was produced using the State Heritage Inventory application provided by the Heritage Division, Office of Environment and Heritage

***Bathurst Regional Council***

SHI number

**1080050**

Study number

**A678****Item name:** Georgian Workers Terrace**Location:** 93 - 97 Durham Street Bathurst 2795

Bathurst Regional

**Caption:** Georgian Workers Terrace**Copy right:** Bathurst Regional Council**Image by:** Hughes Trueman Ludlow**Image date:** 26/07/1990**Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/1080050b1.jpg>**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t\\_1080050b1.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t_1080050b1.jpg)

*Bathurst Regional Council*SHI number  
**1080051**  
Study number  
**A679****Item name:** Georgian Residence**Location:** 99 Durham Street Bathurst 2795

Bathurst Regional

**Address:** 99 Durham Street**Planning:** Southern & Western**Suburb/nearest town:** Bathurst 2795**Local govt area:** Bathurst Regional**Parish:** Bathurst**State:** NSW**County:** Bathurst**Other/former names:****Area/group/complex:****Group ID:****Aboriginal area:****Curtilage/boundary:****Item type:** Built**Group:** Residential buildings (private) **Category:** Cottage**Owner:** Private - Individual**Admin codes:****Code 2:****Code 3:****Current use:** Residential**Former uses:** Residential**Assessed significance:** Local**Endorsed significance:****Statement of significance:** A classic, generally intact, vernacular Georgian residence, one of a group of early Bathurst residences along Durham Street, the significance of which is enhanced by their prominent location.**Historical notes of provenance:** 99 Durham Street was built prior to 1875 according to the Rates Books as a brick dwelling with 4 rooms and owned by Mrs Mary Austin. In 1887 the property was owned by Mr Arthur Pulbrook, a sadler, who owned 8 houses in a row, 85 to 99 Durham Street. The property remained in the Pulbrook family until at least 1940.**Themes:** **National theme**  
4. Settlement**State theme**  
Accommodation**Local theme**  
Early settlers cottage**Designer:****Builder:****Year started:****Year completed:** 1890**Circa:** Yes**Physical description:** Simple Victorian Georgian cottage of painted brick under a hipped iron roof. Full width bull nosed verandah to front on square timber posts and( non-original) brick dwarf wall with cast iron brackets and frieze. Symmetrical façade with central front door flanked by 12 paned double-hung sashed windows.**Physical condition level:** Fair**Physical condition:****Archaeological potential level:****Archaeological potential Detail:****Modification dates:** A substantial addition at the rear, that should not form part of the heritage item.**Recommended management:****Management:** Management category**Management name****Further comments:**

**Bathurst Regional Council**SHI number  
**1080051**  
Study number  
**A679****Item name:** Georgian Residence**Location:** 99 Durham Street Bathurst 2795

Bathurst Regional

**Criteria a):**  
[Historical  
significance]**Criteria b):**  
[Historical  
association  
significance]**Criteria c):**  
[Aesthetic/  
Technical  
significance]**Criteria d):**  
[Social/Cultural  
significance]**Criteria e):**  
[Research  
significance]**Criteria f):**  
[Rarity]**Criteria g):**  
[Representative]**Intactness/Integrity:** Substantially intact/Altered unsympathetically/Reversible**References:**

Author	Title	Year
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Studies:	Author	Title	Number	Year
	Hughes Trueman Ludlow	Bathurst City Council Heritage Study	A679	1990
	Hickson in assoc with BR BRC	City Conservation Area Heritage Review		2006

Parcels:	Parcel code	Lot number	Section number	Plan code	Plan number
	LOT	A	19A	DP	157508

**Latitude:** **Longitude:****Location validity:** **Spatial accuracy:****Map name:** **Map scale:****AMG zone:** **Easting:** **Northing:**

Listing:	Name	Title	Number	ListingDate
	Bathurst Conservation Area	Within a conservation area on an LEP		19/11/2014
		Heritage study	A679	26/07/1990

**Data entry:** Data first entered: 01/08/2000 Data updated: 03/03/2021 Status: Basic

# *Bathurst Regional Council*

SHI number

**1080051**

Study number

**A679**

**Item name:** Georgian Residence

**Location:** 99 Durham Street Bathurst 2795

Bathurst Regional

**Image:**



**Caption:** Georgian Residence

**Copy right:** Bathurst Regional Council

**Image by:** B.J. Hickson

**Image date:** 10/02/2007

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/1080051b2.jpg>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t\\_1080051b2.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t_1080051b2.jpg)

**Image:**

*Bathurst Regional Council*

SHI number

**1080051**

Study number

**A679****Item name:** Georgian Residence**Location:** 99 Durham Street Bathurst 2795

Bathurst Regional

**Caption:** 99 Durham St**Copy right:** Bathurst Regional Council**Image by:** BRC**Image date:** 11/11/2020**Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/34530c7f4753a094be2a03f3af3bd2ebc23.png>**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb\\_test34530c7f4753a094be2a03f3af3bd2ebc23.png](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test34530c7f4753a094be2a03f3af3bd2ebc23.png)**Image:**

*Bathurst Regional Council*

SHI number

**1080051**

Study number

**A679****Item name:** Georgian Residence**Location:** 99 Durham Street Bathurst 2795

Bathurst Regional

**Caption:** 99 Durham St**Copy right:** Bathurst Regional Council**Image by:** BRC**Image date:** 11/11/2020**Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345c933e84f4ad44ab0969fc9eabb3ac06d.png>**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb\\_test345c933e84f4ad44ab0969fc9eabb3ac06d.png](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345c933e84f4ad44ab0969fc9eabb3ac06d.png)**Image:**

***Bathurst Regional Council***

SHI number

**1080051**

Study number

**A679****Item name:** Georgian Residence**Location:** 99 Durham Street Bathurst 2795

Bathurst Regional

**Caption:** Georgian Residence**Copy right:** Bathurst Regional Council**Image by:** Hughes Trueman Ludlow**Image date:** 26/07/1990**Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/1080051b1.jpg>**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t\\_1080051b1.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t_1080051b1.jpg)

*Bathurst Regional Council*SHI number  
**1080828**  
Study number**Item name:** Commercial Hotel**Location:** 135 George Street Bathurst 2795

Bathurst Regional

**Address:** 135 George Street**Planning:** Southern & Western**Suburb/nearest town:** Bathurst 2795**Local govt area:** Bathurst Regional**Parish:****State:** NSW**County:****Other/former names:** Daniel O'Connell's Inn**Area/group/complex:****Group ID:****Aboriginal area:****Curtilage/boundary:****Item type:** Built**Group:** Commercial**Category:** Hotel**Owner:** Private - Individual**Admin codes:****Code 2:****Code 3:****Current use:** Hotel**Former uses:** Hotel**Assessed significance:** Local**Endorsed significance:**

**Statement of significance:** An historic building formerly the Daniel O'Connell Inn, dating from 1846 pleasantly refurbished with reconstructed verandah. A building dating from the colonial period and at one time owned by Dr. Machattie, as was the adjoining building. Simple styled well-proportioned colonial façade with reconstructed verandah similar to the original. It is one of the city's earliest inns still currently trading.

**Historical notes:** This building dates from 1849, when William Fowler occupied it as licensee of the Daniel O'Connell Inn.

**of provenance:** Dr R. Machattie bought it in 1853 and the building remained in his family until about 1925, at about which time the verandah was added when Andrew Ouigley was licensee.

The historic picture of Ouigley's hotel appended to this item shows a cast iron filigree ensemble which includes the 'flannel flower' balustrade design, a pattern registered in 1884. Thomas McKell changed the name to the Commercial when he was the publican in 1859. Alterations were made in 1927 and again in 1954.

The owner at that time was the estate of Samuel Sidney Woolf and the work was done under the direction of the architect R.B. Fitzgerald. The verandah was removed in the 1950s as a result of either legislation or safety problems, with buses and trucks allegedly knocking the kerblin posts. Another programme of refurbishment, including the restitution of the verandah ensemble based upon early photographs, has been carried out in recent months, the manager of the hotel being Brendan Cooper. The commercial is one of the city's earliest inns still currently trading.

**Themes:** National theme

3. Economy

**State theme**

Commerce

**Local theme**

Hotel

**Designer:** Unknown original designer, alterations by architect R.B. Fitzgerald.**Builder:****Year started:** 1849**Year completed:****Circa:** No

**Physical description:** A two storeyed brick building fronted by a three bay two level verandah with a hipped bullnose roof decorative brackets and balustrade. There are three openings upstairs, the centre one wider than the others. Downstairs the arrangement of openings is similar to the original but the detailing is different.

**Physical condition level:** Excellent

**Physical condition:** Good.

*Bathurst Regional Council*SHI number  
**1080828**  
Study number**Item name:** Commercial Hotel**Location:** 135 George Street Bathurst 2795

Bathurst Regional

**Archaeological  
potential level:****Archaeological  
potential Detail:**

**Modification dates:** 1849 was the Daniel O'Connell Inn.  
Owned by Dr Machattie in 1853.  
Thomas McKell changed name to the Commercial in 1859. Alterations were made in 1927 and again in 1954.  
Original verandah removed in the 1950s.

**Recommended  
management:****Management:** Management category**Management name****Further comments:**

**Criteria a):** An historic building now refurbished. Dating from 1849.  
[Historical  
significance]

**Criteria b):** Connected with early publicans such as Dan O'Connell and Thomas McKell.  
[Historical  
association  
significance]

**Criteria c):** Important early hotel and contributing to streetscape.  
[Aesthetic/  
Technical  
significance]

**Criteria d):**  
[Social/Cultural  
significance]

**Criteria e):**  
[Research  
significance]

**Criteria f):**  
[Rarity]

**Criteria g):**  
[Representative]

**Intactness/Integrity:** Refurbished exterior.**References:** Author

Title

Year

**Studies:** Author

Title

Number

Year

Hickson in assoc with BR BRC City Conservation Area Heritage Review

2006

Date: 08/12/2020

**Full report**

Page 2 of 6

This report was produced using the State Heritage Inventory application provided by the Heritage Division, Office of Environment and Heritage

***Bathurst Regional Council***SHI number  
**1080828**  
Study number**Item name:** Commercial Hotel**Location:** 135 George Street Bathurst 2795

Bathurst Regional

<b>Parcels:</b>	<b>Parcel code</b>	<b>Lot number</b>	<b>Section number</b>	<b>Plan code</b>	<b>Plan number</b>
	LOT	49		DP	576271

**Latitude:****Longitude:****Location validity:****Spatial accuracy:****Map name:****Map scale:****AMG zone:****Easting:****Northing:****Listing: Name****Title****Number****ListingDate**

Bathurst Conservation Area

Within a conservation area on an LEP  
Heritage study

19/11/2014

**Data entry:** Data first entered: 05/03/2007

Data updated: 26/02/2020

Status: Completed

*Bathurst Regional Council*

SHI number  
1080828  
Study number

**Item name:** Commercial Hotel

**Location:** 135 George Street Bathurst 2795

Bathurst Regional

**Image:**



**Caption:** Commercial Hotel, formerly the Daniel O'Connell's Inn.

**Copy right:** Bathurst Regional Council

**Image by:** B.J. Hickson

**Image date:** 13/04/2007

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/1080828b1.jpg>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t\\_1080828b1.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t_1080828b1.jpg)

**Image:**

***Bathurst Regional Council***SHI number  
**1080828**  
Study number**Item name:** Commercial Hotel**Location:** 135 George Street Bathurst 2795

Bathurst Regional

**Caption:** Commercial Hotel 1925**Copy right:****Image by:** BDHS (negative No. 3029)**Image date:****Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3457f10d84281bb4f57be2c799da784e249.jpeg>**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb\\_test3457f10d84281bb4f57be2c799da784e249.jpeg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test3457f10d84281bb4f57be2c799da784e249.jpeg)**Image:**

*Bathurst Regional Council*

SHI number  
1080828  
Study number

**Item name:** Commercial Hotel

**Location:** 135 George Street Bathurst 2795

Bathurst Regional



**Caption:** Jack Duggan's 2015

**Copy right:**

**Image by:** BRC

**Image date:**

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345f08f901a12344d2e9e8c98a9b78ba2f3.jpg>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb\\_test345f08f901a12344d2e9e8c98a9b78ba2f3.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345f08f901a12344d2e9e8c98a9b78ba2f3.jpg)

*Bathurst Regional Council*SHI number  
5067333  
Study number**Item name:** Messener House**Location:** 137 George Street Bathurst 2795

Bathurst Regional

**Address:** 137 George Street**Planning:** Southern & Western**Suburb/nearest town:** Bathurst 2795**Local govt area:** Bathurst Regional**Parish:****State:** NSW**County:****Other/former names:****Area/group/complex:****Group ID:****Aboriginal area:****Curtilage/boundary:****Item type:** Built**Group:****Category:****Owner:****Admin codes:****Code 2:****Code 3:****Current use:****Former uses:****Assessed significance:** Local**Endorsed significance:****Statement of significance:** A building dating from the Colonial period and built c. 1846 for Dr. Machattie, as was the adjoining building. Simple styled, well proportioned colonial facade with detail still intact from original.**Historical notes** Former Names**of provenance:** Gnooroomba (1903)  
Ngooroomba (1971)  
Machattie House

Dr R. Machattie relinquished this building in 1876 in a notice published in the Bathurst Times of 20 September that year. In the notice he described the premises as 'built and occupied by himself for the last 30 years.' From this it is presumed that the building was erected about 1846. Dr R. Machattie died on 4 October 1876. The house was described as a 'large and commodious, with a good surgery, and every convenience for family occupation.' After Machattie's death it was occupied by a succession of doctors, including Dr T. A. Machattie and Dr H.J. Harries until 1964. The house had a three bay two storey verandah over the footpath with iron columns, brackets, upstairs fringe and balustrading. Upstairs the two inner openings were French doors and the outer ones were double hung windows. Downstairs there were three windows on one side and one of the other of two doorways, one of which was wider than the other. All the windows had doorways had label moulds. In 1965 the house was bought by R.S. Messner & Coy, estate agents who renamed it. Presumably that was the firm responsible for converting the residential treatment into a shopfront ensemble. Information courtesy of Bathurst District Historical Society.

**Themes:** National theme

State theme

Local theme

**Designer:****Builder:****Year started:****Year completed:** 1846**Circa:** Yes**Physical description:** The façade above the suspended awning is stuccoed and the four double hung windows have label moulds with modelled stops. There is a simple moulding below the level parapet. Below the awning the asymmetrical front is tiled and there is a pair of doors in the same location as the winder of the original doorways, leading to the upstairs chambers.**Physical condition level:** Good

Date: 08/12/2020

Full report

Page 1 of 5

This report was produced using the State Heritage Inventory application provided by the Heritage Division, Office of Environment and Heritage

*Bathurst Regional Council*SHI number  
5067333  
Study number**Item name:** Messener House**Location:** 137 George Street Bathurst 2795

Bathurst Regional

**Physical condition:****Archaeological  
potential level:****Archaeological** A 4 stall stable coach house was present from 1877.**potential Detail:****Modification dates:** C. 1965 the residential treatment was converted into shopfronts. 2 Storey verandah has been removed.**Recommended  
management:****Management:** Management category**Management name****Further comments:****Criteria a):**  
[Historical  
significance]**Criteria b):**  
[Historical  
association  
significance]**Criteria c):**  
[Aesthetic/  
Technical  
significance]**Criteria d):**  
[Social/Cultural  
significance]**Criteria e):**  
[Research  
significance]**Criteria f):**  
[Rarity]**Criteria g):**  
[Representative]**Intactness/Integrity:****References:** Author

Title

Year

**Studies:** Author

Title

Number

Year

Date: 08/12/2020

**Full report**

Page 2 of 5

This report was produced using the State Heritage Inventory application provided by the Heritage Division, Office of Environment and Heritage

*Bathurst Regional Council*SHI number  
**5067333**  
Study number**Item name:** Messener House**Location:** 137 George Street Bathurst 2795

Bathurst Regional

<b>Parcels:</b>	<b>Parcel code</b>	<b>Lot number</b>	<b>Section number</b>	<b>Plan code</b>	<b>Plan number</b>
	LOT	38		DP	583235

**Latitude:****Longitude:****Location validity:****Spatial accuracy:****Map name:****Map scale:****AMG zone:****Easting:****Northing:**

<b>Listing:</b>	<b>Name</b>	<b>Title</b>	<b>Number</b>	<b>ListingDate</b>
	Bathurst Heritage Conservation Area	Within a conservation area on an LEP	19/11/2014	

<b>Data entry:</b>	Data first entered: 03/03/2020	Data updated: 03/03/2020	Status: Basic
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*Bathurst Regional Council*

SHI number  
5067333  
Study number

**Item name:** Messener House

**Location:** 137 George Street Bathurst 2795

Bathurst Regional

**Image:**



**Caption:** 137 George Street

**Copy right:**

**Image by:** BRC

**Image date:** 02/10/2017

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3450c54646c91214396b3dbb1e32e7cb4c9.jpg>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb\\_test3450c54646c91214396b3dbb1e32e7cb4c9.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb_test3450c54646c91214396b3dbb1e32e7cb4c9.jpg)

**Image:**

*Bathurst Regional Council*

SHI number  
5067333  
Study number

**Item name:** Messener House

**Location:** 137 George Street Bathurst 2795

Bathurst Regional



**Caption:** Machattie's House 1917

**Copy right:**

**Image by:** BDHS (negative No. 4572)

**Image date:** 01/05/1917

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/34541ee7e011e554cb5bc1c8b545e88e6c1.jpg>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb\\_test34541ee7e011e554cb5bc1c8b545e88e6c1.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test34541ee7e011e554cb5bc1c8b545e88e6c1.jpg)

*Bathurst Regional Council*SHI number  
**5067329**  
Study number**Item name:** Attached Residences**Location:** 142-144 George Street Bathurst 2795

Bathurst Regional

**Address:** 142-144 George Street**Planning:** Southern & Western**Suburb/nearest town:** Bathurst 2795**Local govt area:** Bathurst Regional**Parish:****State:** NSW**County:****Other/former names:****Area/group/complex:****Group ID:****Aboriginal area:****Curtilage/boundary:****Item type:** Built**Group:** Residential buildings (private) **Category:****Owner:****Admin codes:****Code 2:****Code 3:****Current use:****Former uses:****Assessed significance:** Local**Endorsed significance:****Statement of significance:** A rare example of an early Victorian two storey attached terrace with single storey concave verandah. Simple, symmetrical façade with decorate brick corbelling and parapet.**Historical notes of provenance:** 'John De Clouett is listed as the owner of the land as early as 1865. John was born in Ireland and came to NSW in about 1920, by 1875 the site was occupied by a brick building or 7 rooms, 1 stall and coach house. John owned several sections of land in Bathurst and built the Sportmans Arms Hotel in Piper Street, where Bathurst Panthers in now located in 1847. John was Mayor of Bathurst in 1969 and was on the first council when Mr Cousins the first mayor. John was alderman from 1864-1873. Alfred Chappel occupied the house in 1876. Alfred was baker in Howick Street and was the publican of the Club House Hotel on Corner of George and Howick Streets in 1885-1886. Prior to that he had the Chapple's Family Hotel on the corner of Russell and Bentinck Street, now known as the Family Hotel.' Information courtesy of Bathurst District Historical Society**Themes:** National theme

State theme

Local theme

**Designer:****Builder:****Year started:****Year completed:** 1875**Circa:** Yes**Physical description:** A rare example of an early Victorian two storey attached terrace with single storey concave verandah. Simple, symmetrical façade with decorate brick corbelling and parapet. Windows and doors on front facade appear original.**Physical condition level:** Excellent**Physical condition:****Archaeological potential level:****Archaeological potential Detail:** Coachhouse and stall previously existed on site**Modification dates:**

***Bathurst Regional Council***SHI number  
**5067329**  
Study number**Item name:** Attached Residences**Location:** 142-144 George Street Bathurst 2795

Bathurst Regional

**Recommended  
management:****Management:** Management category**Management name****Further comments:****Criteria a):**  
[Historical  
significance]**Criteria b):**  
[Historical  
association  
significance]**Criteria c):**  
[Aesthetic/  
Technical  
significance]**Criteria d):**  
[Social/Cultural  
significance]**Criteria e):**  
[Research  
significance]**Criteria f):**  
[Rarity]**Criteria g):**  
[Representative]**Intactness/Integrity:****References:** Author

Title

Year

**Studies:** Author

Title

Number

Year

**Parcels:** Parcel code

Lot number

Section number

Plan code

Plan number

LOT

32

DP

609720

LOT

31

DP

609720

**Latitude:****Longitude:****Location validity:****Spatial accuracy:****Map name:****Map scale:**

Date: 08/12/2020

**Full report**

Page 2 of 3

This report was produced using the State Heritage Inventory application provided by the Heritage Division, Office of Environment and Heritage

*Bathurst Regional Council*SHI number  
**5067329**  
Study number**Item name:** Attached Residences**Location:** 142-144 George Street Bathurst 2795

Bathurst Regional

**AMG zone:****Easting:****Northing:****Listing: Name****Title****Number****ListingDate**

Bathurst Heritage Conservation Area Within a conservation area on an LEP

19/11/2014

**Data entry:** Data first entered: 26/02/2020

Data updated: 08/12/2020

Status: Basic

**Image:****Caption:** 142-144 George St**Copy right:** Google Maps**Image by:** BRC**Image date:** 01/01/2020**Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3456e68429bc9fd4c5bb917b5319d9e29ed.jpg>**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb\\_test3456e68429bc9fd4c5bb917b5319d9e29ed.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb_test3456e68429bc9fd4c5bb917b5319d9e29ed.jpg)

*Bathurst Regional Council*SHI number  
**1080117**  
Study number  
**A273****Item name:** Healy's General Store (Former)**Location:** 153A Havannah Street Bathurst 2795

Bathurst Regional

**Address:** 153A Havannah Street**Planning:** Southern & Western**Suburb/nearest town:** Bathurst 2795**Local govt area:** Bathurst Regional**Parish:** Bathurst**State:** NSW**County:** Bathurst**Other/former names:****Area/group/complex:****Group ID:****Aboriginal area:****Curtilage/boundary:****Item type:** Built**Group:** Commercial**Category:** Other - Commercial**Owner:** Private - Individual**Admin codes:****Code 2:****Code 3:****Current use:** Commercial**Former uses:** Commercial**Assessed significance:** Local**Endorsed significance:****Statement of significance:** A good example of an Edwardian corner shop of larger than usual scale. Well maintained and with original detail intact. An important streetscape element which adds diversity to the streetscape and defines the street corner. Has cultural value also in its former role as 'The corner shop'.**Historical notes of provenance:** April 1931, a substantial fire damages the stock and store. Owned and operated by messers D, J Healey and Son.**Themes:** National theme  
3. Economy**State theme**  
Commerce**Local theme**  
(none)**Designer:****Builder:****Year started:****Year completed:** 1915**Circa:** Yes**Physical description:** Federation corner shop of rendered brick under an iron skillion roof. Flat brick parapet with recessed rough cast panels with raised lettering. 'Healy General Storekeepers'. These signs are now partly obscured by new signage. Skillion roofed verandah returning along street frontage on square timber posts with art nouveau brackets. Original shopfronts.**Physical condition level:****Physical condition:**  
**Archaeological potential level:****Archaeological potential Detail:****Modification dates:****Recommended management:****Management:** Management category**Management name**

***Bathurst Regional Council***

SHI number

**1080117**

Study number

**A273****Item name:** Healy's General Store (Former)**Location:** 153A Havannah Street Bathurst 2795

Bathurst Regional

**Further comments:**

**Criteria a):**  
[Historical  
significance]

**Criteria b):**  
[Historical  
association  
significance]

**Criteria c):**  
[Aesthetic/  
Technical  
significance]

**Criteria d):**  
[Social/Cultural  
significance]

**Criteria e):**  
[Research  
significance]

**Criteria f):**  
[Rarity]

**Criteria g):**  
[Representative]

**Intactness/Integrity:** Substantially intact

<b>References:</b>	<b>Author</b>	<b>Title</b>	<b>Year</b>
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<b>Studies:</b>	<b>Author</b>	<b>Title</b>	<b>Number</b>	<b>Year</b>
	Hughes Trueman Ludlow	Bathurst City Council Heritage Study	A273	1990
	Hickson in assoc with BR BRC	City Conservation Area Heritage Review		2006

<b>Parcels:</b>	<b>Parcel code</b>	<b>Lot number</b>	<b>Section number</b>	<b>Plan code</b>	<b>Plan number</b>
	LOT	A	84	DP	400029

**Latitude:****Longitude:****Location validity:****Spatial accuracy:****Map name:****Map scale:****AMG zone:****Easting:****Northing:**

<b>Listing:</b>	<b>Name</b>	<b>Title</b>	<b>Number</b>	<b>ListingDate</b>
	Bathurst Conservation Area	Within a conservation area on an LEP		19/11/2014
		Heritage study	A273	21/06/1990

***Bathurst Regional Council***

SHI number

**1080117**

Study number

**A273****Item name:** Healy's General Store (Former)**Location:** 153A Havannah Street Bathurst 2795

Bathurst Regional

**Data entry:** Data first entered: 03/08/2000

Data updated: 05/01/2021

Status: Basic

***Bathurst Regional Council***

SHI number

**1080117**

Study number

**A273****Item name:** Healy's General Store (Former)**Location:** 153A Havannah Street Bathurst 2795

Bathurst Regional

**Image:****Caption:** Healy's General Store**Copy right:** Bathurst Regional Council**Image by:** B.J. Hickson**Image date:** 05/02/2007**Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/1080117b2.jpg>**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t\\_1080117b2.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t_1080117b2.jpg)**Image:**

*Bathurst Regional Council*

SHI number

1080117

Study number

A273

**Item name:** Healy's General Store (Former)**Location:** 153A Havannah Street Bathurst 2795

Bathurst Regional

**Caption:** Healy's General Store (Former)**Copy right:****Image by:** BRC**Image date:** 05/01/2021**Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345e4abb405f2354db68e7f1edd0e75c11b.jpg>**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb\\_test345e4abb405f2354db68e7f1edd0e75c11b.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb_test345e4abb405f2354db68e7f1edd0e75c11b.jpg)**Image:**

*Bathurst Regional Council*

SHI number

1080117

Study number

A273

**Item name:** Healy's General Store (Former)**Location:** 153A Havannah Street Bathurst 2795

Bathurst Regional

**Caption:** Healy's General Store (Former)**Copy right:****Image by:** BRC**Image date:** 05/01/2021**Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/34558e090e497144e0ab9c8da502cee5afd.jpg>**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb\\_test34558e090e497144e0ab9c8da502cee5afd.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test34558e090e497144e0ab9c8da502cee5afd.jpg)**Image:**

***Bathurst Regional Council***

SHI number

**1080117**

Study number

**A273****Item name:** Healy's General Store (Former)**Location:** 153A Havannah Street Bathurst 2795

Bathurst Regional

**Caption:** Healy's General Store**Copy right:** Bathurst Regional Council**Image by:** Hughes Trueman Ludlow**Image date:** 21/06/1990**Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/1080117b1.jpg>**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t\\_1080117b1.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t_1080117b1.jpg)

*Bathurst Regional Council*SHI number  
**1080105**  
Study number  
**A630****Item name:** Victorian Residence**Location:** 169 Havannah Street Bathurst 2795

Bathurst Regional

**Address:** 169 Havannah Street**Planning:** Southern & Western**Suburb/nearest town:** Bathurst 2795**Local govt area:** Bathurst Regional**Parish:** Bathurst**State:** NSW**County:** Bathurst**Other/former names:****Area/group/complex:****Group ID:****Aboriginal area:****Curtilage/boundary:****Item type:** Built**Group:** Residential buildings (private) **Category:** House**Owner:** Private - Individual**Admin codes:****Code 2:****Code 3:****Current use:** Residential**Former uses:** Residential**Assessed significance:** Local**Endorsed significance:**

**Statement of significance:** A substantial late Victorian residence in Bathurst Polychrome brick. Contributes variety of scale to a predominantly single storey streetscape. Associated with Francis Crago a his family home within proximity of his mill, a practice favoured by many early British industrialists.

**Historical notes of provenance:** Francis Crago offers an interesting case study of a late 19th century capitalist, reminiscent of a character from a Victorian 'saga'. His family home at 169 Havannah Street, built in 1883, was within sound of his mill, a practice favoured by many early British industrialists. The Crago Fountain in Machattie Park marks his contribution to the community as an alderman and mayor in the 1890s. An entrepreneurial businessman, he attempted to meet outside competition by opening mills beyond Bathurst, as far distant as Brisbane and Newcastle. He challenged the Sydney-based mills by opening his own mill in Newtown in the late 1890s, a development though that also saw the relocation of his family and the centre of his business operations to Sydney. This move out of Bathurst by Crago is perhaps instructive of what the successful late 19th century Bathurst capitalist had to at least consider in order to survive.

"The Town Map of Bathurst shows that J. Ainsworth was the first owner of portion 12 of section 83. Joseph Ainsworth was born in England 18 October 1808 and is through to have come to NSW as a free settler. The Valuation Book for 1882 shows that this portion was land which was not built on that its annual (rental) value, then, was 4 pounds. The Valuation Books indicate that in 1893 a house was being built on the land for F. Crago. By 1894 this house of 9 rooms was completed and assessed at an annual value of 57 pounds.

Francis Crago was a miller and the founder of F. Crago and Sons, Ltd.. In 1882 Mr Crago took over a flour mill, built on section 83 by Alexander Crilly. In 1905 a new and larger mill was built for the firm adjacent to the Bathurst Railway line. About 1896, previous to building their Bathurst mill, Crago's had built a mill at Newton. Frances Crago moved to Sydney in 1897 to oversee the Newtown mill, he died at Strathfield on the 3 December 1907.

William Henry Crago, known as Harry, was the eldest son of Frances and after his father's death the house in Havannah Street passed into his possession. In 1920, Mr Crago decided not to seek re-election to the Bathurst Municipal Council and to retire, for a time, for other public positions he held. To mark the occasion he gave an evening of entertainment for about 100 guests at his home. Harry Crago died on 23 March 1932. An entry in the Transfer Register indicates that in October 1934, the executors of Mr. Crago's estate sold 169 Havannah Street to Ada Newman. The purchase price shown in the Transfer Register in 700 pounds compared with the Council (1932) valuation of 1,700 pounds. A remarkable variation in value." Information courtesy of Bathurst District Historical Society.

*Bathurst Regional Council*

SHI number

**1080105**

Study number

**A630****Item name:** Victorian Residence**Location:** 169 Havannah Street Bathurst 2795

Bathurst Regional

**Themes:** National theme

4. Settlement

9. Phases of Life

**State theme**

Accommodation

Persons

**Local theme**

Late victorian house

Crago

**Designer:****Builder:****Year started:****Year completed:** 1894**Circa:** Yes

**Physical description:** Two storey Victorian Italianate residence of polychrome brick under a hipped iron roof. Two storey verandah to front with cast iron columns and first floor balustrade, terminated by projecting wing with faceted bay under a hipped roof. Two storey open balcony to side on square timber posts with wooden upper and lower balustrade.

**Physical condition level:** Good

**Physical condition:**

**Archaeological potential level:**

**Archaeological potential Detail:**

**Modification dates:**

**Recommended management:**

**Management:** Management category**Management name****Further comments:**

**Criteria a):**  
[Historical significance]

**Criteria b):**  
[Historical association significance]

**Criteria c):**  
[Aesthetic/Technical significance]

**Criteria d):**  
[Social/Cultural significance]

**Criteria e):**  
[Research significance]

**Criteria f):**  
[Rarity]

Date: 08/12/2020

**Full report**

Page 2 of 6

This report was produced using the State Heritage Inventory application provided by the Heritage Division, Office of Environment and Heritage

**Bathurst Regional Council**

SHI number

**1080105**

Study number

**A630****Item name:** Victorian Residence**Location:** 169 Havannah Street Bathurst 2795

Bathurst Regional

**Criteria g):**  
**[Representative]****Intactness/Integrity:** Substantially intact/Altered unsympathetically/Reversible.

<b>References:</b>	<b>Author</b>	<b>Title</b>	<b>Year</b>
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<b>Studies:</b>	<b>Author</b>	<b>Title</b>	<b>Number</b>	<b>Year</b>
	Hughes Trueman Ludlow	Bathurst City Council Heritage Study	A630	1990
	Hickson in assoc with BR BRC	City Conservation Area Heritage Review		2006

<b>Parcels:</b>	<b>Parcel code</b>	<b>Lot number</b>	<b>Section number</b>	<b>Plan code</b>	<b>Plan number</b>
	LOT	1	83	DP	608393

**Latitude:****Longitude:****Location validity:****Spatial accuracy:****Map name:****Map scale:****AMG zone:****Easting:****Northing:**

<b>Listing:</b>	<b>Name</b>	<b>Title</b>	<b>Number</b>	<b>ListingDate</b>
	Bathurst Conservation Area	Within a conservation area on an LEP		19/11/2014
		Heritage study	A630	21/06/1990

<b>Data entry:</b>	Data first entered: 03/08/2000	Data updated: 25/02/2020	Status: Completed
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# *Bathurst Regional Council*

SHI number

**1080105**

Study number

**A630**

**Item name:** Victorian Residence

**Location:** 169 Havannah Street Bathurst 2795

Bathurst Regional

**Image:**



**Caption:** Victorian Residence

**Copy right:** Bathurst Regional Council

**Image by:** B.J. Hickson

**Image date:** 05/02/2007

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/1080105b2.jpg>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t\\_1080105b2.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t_1080105b2.jpg)

**Image:**

# *Bathurst Regional Council*

SHI number

**1080105**

Study number

**A630**

**Item name:** Victorian Residence

**Location:** 169 Havannah Street Bathurst 2795

Bathurst Regional



**Caption:** 169 Havannah Street

**Copy right:**

**Image by:** BRC

**Image date:** 25/02/2020

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3457fb96ffc0f3d453d8f61abb7384dc38b.png>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb\\_test3457fb96ffc0f3d453d8f61abb7384dc38b.png](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test3457fb96ffc0f3d453d8f61abb7384dc38b.png)

**Image:**

# *Bathurst Regional Council*

SHI number

**1080105**

Study number

**A630**

**Item name:** Victorian Residence

**Location:** 169 Havannah Street Bathurst 2795

Bathurst Regional



**Caption:** Victorian Residence

**Copy right:** Bathurst Regional Council

**Image by:** Hughes Trueman Ludlow

**Image date:** 21/06/1990

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/1080105b1.jpg>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t\\_1080105b1.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t_1080105b1.jpg)

*Bathurst Regional Council*SHI number  
5067332  
Study number**Item name:** Victorian Terraces**Location:** 16-18 Henry Street Bathurst 2795

Bathurst Regional

**Address:** 16-18 Henry Street**Planning:** Southern & Western**Suburb/nearest town:** Bathurst 2795**Local govt area:** Bathurst Regional**State:** NSW**Parish:****County:****Other/former names:****Area/group/complex:****Group ID:****Aboriginal area:****Curtilage/boundary:****Item type:** Built**Group:** Residential buildings (private) **Category:****Owner:****Admin codes:****Code 2:****Code 3:****Current use:** Residential**Former uses:** Residential**Assessed significance:** Local**Endorsed significance:****Statement of significance:** Simple but intact early Victorian terraces, located in one of the earliest parts of Bathurst.**Historical notes of provenance:** 'The semi-detached houses were built in 1887 for William Grant, junior. Mr Grant was a tanner and currier whose business premises and home were at the lower end of Rankin Street. He left Bathurst in 1904 and moved to New Zealand. His houses, 16 and 18 Henry Street, were bought by Henry Lynch. Mr Lynch was the gardener in charge of Machattie Park and he owned the Henry Street houses until 1929 when he sold the pair to Nellie Skardon and Alice Palmer for 700 pounds. The houses remained in Mrs Palmer's estate until 1958.' Information courtesy of Bathurst District Historical Society.**Themes:** **National theme**  
4. Settlement**State theme**  
Accommodation**Local theme****Designer:****Builder:****Year started:****Year completed:** 1887**Circa:** Yes**Physical description:** 16 Henry Street - Originally a brick 4 room semi detached terrace.  
18 Henry Street - Originally a brick 5 room semi detached terrace.**Physical condition level:****Physical condition:** Originally Polychromatic brick. Front Elevation has been painted**Archaeological potential level:****Archaeological potential Detail:****Modification dates:** 16 and 18 Henry Street - Kitchens noted in rates book in 1923**Recommended management:****Management:** **Management category****Management name**

*Bathurst Regional Council*SHI number  
**5067332**  
Study number**Item name:** Victorian Terraces**Location:** 16-18 Henry Street Bathurst 2795

Bathurst Regional

**Further comments:****Criteria a):** Simple but intact early Victorian terraces, located in one of the earliest parts of Bathurst.  
[Historical  
significance]**Criteria b):**  
[Historical  
association  
significance]**Criteria c):**  
[Aesthetic/  
Technical  
significance]**Criteria d):**  
[Social/Cultural  
significance]**Criteria e):**  
[Research  
significance]**Criteria f):**  
[Rarity]**Criteria g):**  
[Representative]**Intactness/Integrity:**

References:	Author	Title	Year
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Studies:	Author	Title	Number	Year
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Parcels:	Parcel code	Lot number	Section number	Plan code	Plan number
	LOT	7		DP	137306
	LOT	8		DP	1044629

**Latitude:****Longitude:****Location validity:****Spatial accuracy:****Map name:****Map scale:****AMG zone:****Easting:****Northing:**

Listing:	Name	Title	Number	ListingDate
	Bathurst Heritage Conservation Area	Within a conservation area on an LEP		19/11/2014

*Bathurst Regional Council*

SHI number  
5067332  
Study number

**Item name:** Victorian Terraces

**Location:** 16-18 Henry Street Bathurst 2795

Bathurst Regional

**Data entry:** Data first entered: 03/03/2020

Data updated: 20/11/2020

Status: Basic

**Image:**



**Caption:** 16-18 Henry Street

**Copy right:**

**Image by:**

**Image date:** 01/08/2019

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3456fb7e318a1e048409c698553de8df8e6.jpg>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb\\_test3456fb7e318a1e048409c698553de8df8e6.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test3456fb7e318a1e048409c698553de8df8e6.jpg)

*Bathurst Regional Council*SHI number  
**1080133**  
Study number  
**A301****Item name:** Matron's Cottage (Former)**Location:** 170 Howick Street Bathurst 2795

Bathurst Regional

**Address:** 170 Howick Street**Planning:** Southern & Western**Suburb/nearest town:** Bathurst 2795**Local govt area:** Bathurst Regional**Parish:** Bathurst**State:** NSW**County:** Bathurst**Other/former names:****Area/group/complex:****Group ID:****Aboriginal area:****Curtilage/boundary:****Item type:** Built**Group:** Residential buildings (private) **Category:** Cottage**Owner:** Private - Individual**Admin codes:****Code 2:****Code 3:****Current use:** Residential**Former uses:** Police**Assessed significance:** Local**Endorsed significance:****Statement of significance:** Simple but unusually intact late Georgian cottage with unusual (for a small cottage) detached rear wing. The scalloped valance is also a rare surviving feature in Bathurst. One of a group of three early cottages reputedly having a historical connection with the former convict hospital.**Historical notes of provenance:** Probably built circa 1850. Reputedly as accommodation for police associated with the convict hospital which formerly stood on the site of the Dairy Farmer's Building, which adjoins at the rear.

"The city map of Bathurst shows the first owner of Section 9, Portion 15 was Thomas Jones, a Chief Constable of Police. Portion 15 was not included in the hospital site.

The next owner was John Marsh, also a Constable of Police. It is possible that John Marsh and family lived on part of Portion 15, now 168 Howick Street in a two roomed slab building as early as 1850. In 1875 all of Portion 15 was owned by John Marsh. In 1876, the house and land were sold to Alfred Hodson, by 1879 Hodson had 2 cottages on this land. One was the original 2 roomed slab house, the other was a four roomed brick house, later numbered 170 Howick Street. Alfred Hodson was a local carpenter or wheelwright.

About 1885 Alfred Hodson either enlarged the 2 room slab house or built a new four room weatherboard house, now 168 Howick Street. The following year he built a new four roomed house, now 172 Howick Street." Information courtesy of Bathurst District Historical Society.

**Themes:** **National theme**  
7. Governing**State theme**  
Welfare**Local theme**  
Matron's cottage**Designer:****Builder:****Year started:****Year completed:** 1850**Circa:** Yes**Physical description:** Single storey Victorian Georgian cottage of face brick under a hipped iron roof. Symmetrical façade with central front door flanked by double hung sash windows. Hip roofed verandah supported by timber posts with decorative scalloped valance. Separate gabled brick (kitchen?) wing at rear. Set on battleaxe block.**Physical condition level:****Physical condition:**

Date: 08/12/2020

Full report

Page 1 of 5

This report was produced using the State Heritage Inventory application provided by the Heritage Division, Office of Environment and Heritage

***Bathurst Regional Council***

SHI number

**1080133**

Study number

**A301****Item name:** Matron's Cottage (Former)**Location:** 170 Howick Street Bathurst 2795

Bathurst Regional

**Archaeological  
potential level:****Archaeological  
potential Detail:****Modification dates:****Recommended  
management:****Management:** Management category**Management name****Further comments:****Criteria a):**  
[Historical  
significance]**Criteria b):**  
[Historical  
association  
significance]**Criteria c):**  
[Aesthetic/  
Technical  
significance]**Criteria d):**  
[Social/Cultural  
significance]**Criteria e):**  
[Research  
significance]**Criteria f):**  
[Rarity]**Criteria g):**  
[Representative]**Intactness/Integrity:** Substantially intact.**References:** Author

Title

Year

**Studies:** Author

Title

Number

Year

Hughes Trueman Ludlow Bathurst City Council Heritage Study

A301

1990

Hickson in assoc with BR BRC City Conservation Area Heritage Review

2006

Date: 08/12/2020

**Full report**

Page 2 of 5

This report was produced using the State Heritage Inventory application provided by the Heritage Division, Office of Environment and Heritage

***Bathurst Regional Council***

SHI number

**1080133**

Study number

**A301****Item name:** Matron's Cottage (Former)**Location:** 170 Howick Street Bathurst 2795

Bathurst Regional

<b>Parcels:</b>	<b>Parcel code</b>	<b>Lot number</b>	<b>Section number</b>	<b>Plan code</b>	<b>Plan number</b>
	LOT	1	9	DP	995899

**Latitude:****Longitude:****Location validity:****Spatial accuracy:****Map name:****Map scale:****AMG zone:****Easting:****Northing:****Listing: Name**

Bathurst Conservation Area

**Title**Within a conservation area on an LEP  
Heritage study**Number**

A301

**ListingDate**

19/11/2014

26/07/1990

**Data entry:** Data first entered: 04/08/2000

Data updated: 25/02/2020

Status: Completed

*Bathurst Regional Council*

SHI number

**1080133**

Study number

**A301****Item name:** Matron's Cottage (Former)**Location:** 170 Howick Street Bathurst 2795

Bathurst Regional

**Image:****Caption:** Police Cottage (former)**Copy right:** Bathurst Regional Council**Image by:** B.J. Hickson**Image date:** 21/01/2007**Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/1080133b2.jpg>**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t\\_1080133b2.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t_1080133b2.jpg)**Image:****Caption:** Police Cottage (former)**Copy right:** Bathurst Regional Council**Image by:** Hughes Trueman Ludlow

***Bathurst Regional Council***

SHI number

**1080133**

Study number

**A301****Item name:** Matron's Cottage (Former)**Location:** 170 Howick Street Bathurst 2795

Bathurst Regional

**Image date:** 26/07/1990**Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/1080133b1.jpg>**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t\\_1080133b1.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t_1080133b1.jpg)

*Bathurst Regional Council*SHI number  
**1080124**  
Study number  
**A293****Item name:** Residence**Location:** 296 Howick Street Bathurst 2795

Bathurst Regional

**Address:** 296 Howick Street**Planning:** Southern & Western**Suburb/nearest town:** Bathurst 2795**Local govt area:** Bathurst Regional**Parish:** Bathurst**State:** NSW**County:** Bathurst**Other/former names:****Area/group/complex:****Group ID:****Aboriginal area:****Curtilage/boundary:****Item type:** Built**Group:** Residential buildings (private) **Category:** House**Owner:** Private - Individual**Admin codes:****Code 2:****Code 3:****Current use:** Residential**Former uses:** Residential**Assessed significance:** Local**Endorsed significance:****Statement of significance:** An early, relatively large two storey residence in the colonial Georgian style. The bald faced style (without single or two storeyed verandah or porch) is rare in Bathurst. The fact that this building is sited either on or close to the front boundary appears to indicate it never had a verandah.**Historical notes of provenance:** Dates probably from C. 1840. The building has often been referred to "Mr Gilchrists' Cabinet Makers Arms." An advert in the Bathurst Free Press 9/1/1861 says Robert Gilchrist's newly erected hotel was on the "corner of Howick and Stewart Streets." The 1862 directory also indicates this. The view from the Bathurst Courthouse (1892) seems to show no building on the corner in question, other than 296 Howick Street.**Themes:** **National theme**  
4. Settlement**State theme**  
Accommodation**Local theme**  
Early Colonial House**Designer:****Builder:****Year started:****Year completed:** 1840**Circa:** Yes**Physical description:** Two storey Victorian Georgian residence of face brick under a hipped iron roof. Symmetrical bald-faced 3 bay façade with central panelled entry door and small rectangular fanlight, flanked by 12 paned double hung sash windows on ground floor. Two windows only to upper façade. Large rear wing with 12 paned windows.**Physical condition level:****Physical condition:****Archaeological potential level:****Archaeological potential Detail:****Modification dates:****Recommended management:****Management:** Management category**Management name**

***Bathurst Regional Council***

SHI number

**1080124**

Study number

**A293****Item name: Residence****Location:** 296 Howick Street Bathurst 2795

Bathurst Regional

**Further comments:**

**Criteria a):**  
[Historical  
significance]

**Criteria b):**  
[Historical  
association  
significance]

**Criteria c):**  
[Aesthetic/  
Technical  
significance]

**Criteria d):**  
[Social/Cultural  
significance]

**Criteria e):**  
[Research  
significance]

**Criteria f):**  
[Rarity]

**Criteria g):**  
[Representative]

**Intactness/Integrity:** Substantially intact.

<b>References:</b>	<b>Author</b>	<b>Title</b>	<b>Year</b>
--------------------	---------------	--------------	-------------

<b>Studies:</b>	<b>Author</b>	<b>Title</b>	<b>Number</b>	<b>Year</b>
	Hughes Trueman Ludlow	Bathurst City Council Heritage Study	A293	1990
	Hickson in assoc with BR BRC	City Conservation Area Heritage Review		2006

<b>Parcels:</b>	<b>Parcel code</b>	<b>Lot number</b>	<b>Section number</b>	<b>Plan code</b>	<b>Plan number</b>
	LOT	H	17	DP	160199

**Latitude:****Longitude:****Location validity:****Spatial accuracy:****Map name:****Map scale:****AMG zone:****Easting:****Northing:**

<b>Listing:</b>	<b>Name</b>	<b>Title</b>	<b>Number</b>	<b>ListingDate</b>
	Bathurst Conservation Area	Within a conservation area on an LEP		19/11/2014
		Heritage study	A293	26/07/1990

Date: 08/12/2020

**Full report**

Page 2 of 6

This report was produced using the State Heritage Inventory application provided by the Heritage Division, Office of Environment and Heritage

***Bathurst Regional Council***

SHI number

**1080124**

Study number

**A293****Item name:** Residence**Location:** 296 Howick Street Bathurst 2795

Bathurst Regional

**Data entry:** Data first entered: 03/08/2000

Data updated: 08/12/2020

Status: Completed

*Bathurst Regional Council*

SHI number

1080124

Study number

A293

**Item name:** Residence**Location:** 296 Howick Street Bathurst 2795

Bathurst Regional

**Image:****Caption:** 296 Howick Street**Copy right:****Image by:****Image date:** 01/08/2019**Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345229f4924740d453a82a6fb349ae6c04e.jpg>**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb\\_test345229f4924740d453a82a6fb349ae6c04e.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb_test345229f4924740d453a82a6fb349ae6c04e.jpg)**Image:**

*Bathurst Regional Council*

SHI number  
**1080124**  
 Study number  
**A293**

**Item name:** Residence

**Location:** 296 Howick Street Bathurst 2795

Bathurst Regional



**Caption:** Residence

**Copy right:** Bathurst Regional Council

**Image by:** B.J. Hickson

**Image date:** 21/01/2007

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/1080124b2.jpg>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t\\_1080124b2.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t_1080124b2.jpg)

**Image:**



**Caption:** Residence

**Copy right:** Bathurst Regional Council

**Image by:** Hughes Trueman Ludlow

**Image date:** 26/07/1990

**Image number:**

***Bathurst Regional Council***

SHI number

**1080124**

Study number

**A293****Item name:** Residence**Location:** 296 Howick Street Bathurst 2795

Bathurst Regional

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/1080124b1.jpg>**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t\\_1080124b1.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t_1080124b1.jpg)

*Bathurst Regional Council*SHI number  
**5067646**  
Study number**Item name:** Clonlara**Location:** 15 Keppel Street Bathurst 2795

Bathurst Regional

**Address:** 15 Keppel Street**Planning:** Southern & Western**Suburb/nearest town:** Bathurst 2795**Local govt area:** Bathurst Regional**Parish:****State:** NSW**County:****Other/former names:****Area/group/complex:****Group ID:****Aboriginal area:****Curtilage/boundary:****Item type:** Built**Group:** Residential buildings (private) **Category:** Cottage**Owner:** Private - Individual**Admin codes:****Code 2:****Code 3:****Current use:** Residential**Former uses:** Residential**Assessed significance:** Local**Endorsed significance:****Statement of significance:** Built in 1920 for a Ms Matilda Taylor, 'Clonlara' is a well designed single storied cottage in good original condition. Extravagant detailing includes deep curved brackets to the front verandah, rendered and banded walls, with matching chimney; a tiled hipped roof, with a decorative gambrel roof to the streetscape. Below this a window with bracketed awning.**Historical notes of provenance:** Built in 1920 for a Ms Matilda Taylor as concrete house with 4 rooms, by 1926 it is listed in the Rates Book as having a kitchen, bathroom and laundry.**Themes:** National theme  
4. Settlement**State theme**  
Accommodation**Local theme****Designer:****Builder:****Year started:****Year completed:** 1920**Circa:** Yes**Physical description:** Relatively intact**Physical condition level:** Good**Physical condition:****Archaeological potential level:****Archaeological potential Detail:****Modification dates:****Recommended management:****Management:** Management category**Management name****Further comments:**

Date: 27/04/2021

**Full report**

Page 1 of 4

This report was produced using the State Heritage Inventory application provided by the Heritage Division, Office of Environment and Heritage

***Bathurst Regional Council***SHI number  
**5067646**  
Study number**Item name:** Clonlara**Location:** 15 Keppel Street Bathurst 2795

Bathurst Regional

**Criteria a):**  
[Historical  
significance]**Criteria b):**  
[Historical  
association  
significance]**Criteria c):**  
[Aesthetic/  
Technical  
significance]**Criteria d):**  
[Social/Cultural  
significance]**Criteria e):**  
[Research  
significance]**Criteria f):**  
[Rarity]**Criteria g):**  
[Representative]**Intactness/Integrity:**

<b>References:</b>	<b>Author</b>	<b>Title</b>	<b>Year</b>
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<b>Studies:</b>	<b>Author</b>	<b>Title</b>	<b>Number</b>	<b>Year</b>
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<b>Parcels:</b>	<b>Parcel code</b>	<b>Lot number</b>	<b>Section number</b>	<b>Plan code</b>	<b>Plan number</b>
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<b>Latitude:</b>		<b>Longitude:</b>	
<b>Location validity:</b>		<b>Spatial accuracy:</b>	
<b>Map name:</b>		<b>Map scale:</b>	
<b>AMG zone:</b>		<b>Easting:</b>	<b>Northing:</b>
<b>Listing:</b>	<b>Name</b>	<b>Title</b>	<b>Number</b>
	Bathurst Heritage Conservation Area	Within a conservation area on an LEP	19/11/2014
<b>Data entry:</b>	Data first entered: 05/01/2021	Data updated: 05/01/2021	Status: Basic

# *Bathurst Regional Council*

SHI number  
**5067646**  
Study number

**Item name:** Clonlara

**Location:** 15 Keppel Street Bathurst 2795

Bathurst Regional

**Image:**



**Caption:** Clonlara

**Copy right:**

**Image by:** BRC

**Image date:** 01/11/2020

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/345b3ab2173520644c4b99898eae12f64bb.png>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb\\_test345b3ab2173520644c4b99898eae12f64bb.png](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb_test345b3ab2173520644c4b99898eae12f64bb.png)

**Image:**

# *Bathurst Regional Council*

SHI number  
5067646  
Study number

**Item name:** Clonlara

**Location:** 15 Keppel Street Bathurst 2795

Bathurst Regional



**Caption:** Clonlara

**Copy right:**

**Image by:** BRC

**Image date:** 01/11/2020

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/3459d61593782644e72a6ba750c5a087e5c.jpeg>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb\\_test3459d61593782644e72a6ba750c5a087e5c.jpeg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb_test3459d61593782644e72a6ba750c5a087e5c.jpeg)

*Bathurst Regional Council*SHI number  
**1080154**  
Study number  
**A114****Item name:** Tattersalls Hotel**Location:** 35 Keppel Street Bathurst 2795

Bathurst Regional

**Address:** 35 Keppel Street**Planning:** Southern & Western**Suburb/nearest town:** Bathurst 2795**Local govt area:** Bathurst Regional**Parish:** Bathurst**State:** NSW**County:** Bathurst**Other/former names:** Dominique Popolarie's Elephant & Castle (1849), Nestor Hansard's Royal Oak +**Area/group/complex:****Group ID:****Aboriginal area:****Curtilage/boundary:****Item type:** Built**Group:** Commercial**Category:** Hotel**Owner:** Private - Individual**Admin codes:****Code 2:****Code 3:****Current use:** Hotel**Former uses:** Hotel**Assessed significance:** Local**Endorsed significance:****Statement of significance:** One of the oldest hotels in Bathurst this was built 1849 as Dominique Popolarie's 'Elephant & Castle'. Later it became the 'Golden Fleece, (1962), the Occidental (1894), and the Tattersall (1937), but today has reverted to its original name.

A substantial, fairly unusual mid/late Victorian hotel in a prominent corner location. Important for its social significance in relation to the drinking habits of the 19th Century mill workers et., and also for its contribution to the historic streetscape of lower Keppel Street. An excellent example of the late Georgian style the building retains original face brickwork on the upper floor and original multi-pane double hung windows with rendered surrounds.

**Historical notes of provenance:** Built 1849 as Dominique Popolarie's Elephant & Castle; in 1850/52 it was Nestor Hansard's Royal Oak; 1853/59 Popolarie's Elephant & Castle. The hotel was offered for auction on 7 January 1859 and was described as having 10 lofty rooms, entrance to bar at angle of two streets and a very wide verandah across the front.

During 1860/62 it was John Drew's Golden Fleece. The inn tenanted by John Drew was offered for auction, under instructions of Mr. Collier, on 21 March 1862. The sale was to include the hotel with 66 ft frontage to Keppel Street and 165 ft frontage to Seymour Street, let at an annual rental of £130.

From 1964/93 the hotel was Robert Hood's Golden Fleece and Mr. Richard Collier again offered it for sale on 13 April 1868. This time it included 4 small cottages. A newspaper article of 15 August 1874 claimed that the 'aged looking edifice had its head knocked off and another storey put on together with a verandah and balcony. In 1893 a wagon drawn by 8 horses knocked down the old swinging 'Golden Fleece' sign. The sign, which was one of the oldest landmarks in the city, was smashed in two'. In 1894 it was John Hade's Occidental. The bar was enlarged to 3 times its size in 1922. In 1937 Osmond Crook called it Tattersall's as it remains today

**Themes:** National theme  
8. Culture**State theme**  
Leisure**Local theme**  
Hotel**Designer:****Builder:****Year started:****Year completed:** 1890**Circa:** Yes**Physical description:** A two storey Victorian Georgian hotel of face brick under a hipped iron roof. Rendered stone 'quoins' and rendered architraves to upper windows with moulded 'keystones'. Bull nosed iron verandah on square timber posts. Double entry doors on corner. Recent timber balustrade to verandah. Rendered wing to rear.

*Bathurst Regional Council*

SHI number

**1080154**

Study number

**A114****Item name:** Tattersalls Hotel**Location:** 35 Keppel Street Bathurst 2795

Bathurst Regional

**Physical condition****level:****Physical condition:****Archaeological****potential level:****Archaeological****potential Detail:****Modification dates:** Rendered wing to rear.**Recommended****management:****Management:** Management category**Management name****Further comments:****Criteria a):**[Historical  
significance]**Criteria b):**[Historical  
association  
significance]**Criteria c):**[Aesthetic/  
Technical  
significance]**Criteria d):**[Social/Cultural  
significance]**Criteria e):**[Research  
significance]**Criteria f):**

[Rarity]

**Criteria g):**

[Representative]

**Intactness/Integrity:** Substantially intact**References:** Author

Freeman Collett and partners

**Title**

Keppel Street Action Group

**Year**

1993

Date: 27/04/2021

**Full report**

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This report was produced using the State Heritage Inventory application provided by the Heritage Division, Office of Environment and Heritage

***Bathurst Regional Council***

SHI number

**1080154**

Study number

**A114****Item name:** Tattersalls Hotel**Location:** 35 Keppel Street Bathurst 2795

Bathurst Regional

Studies:	Author	Title	Number	Year
	Hughes Trueman Ludlow	Bathurst City Council Heritage Study	A114	1990
	Hickson in assoc with BR BRC	City Conservation Area Heritage Review		2006

Parcels:	Parcel code	Lot number	Section number	Plan code	Plan number
	LOT	A	10	DP	389305

**Latitude:****Longitude:****Location validity:****Spatial accuracy:****Map name:****Map scale:****AMG zone:****Easting:****Northing:**

Listing:	Name	Title	Number	ListingDate
	Bathurst Conservation Area	Within a conservation area on an LEP		19/11/2014
		Heritage study	A114	21/06/1990

**Data entry:** Data first entered: 07/08/2000

Data updated: 05/01/2021

Status: Completed

*Bathurst Regional Council*

SHI number

**1080154**

Study number

**A114****Item name:** Tattersalls Hotel**Location:** 35 Keppel Street Bathurst 2795

Bathurst Regional

**Image:****Caption:** Elephant and Castle**Copy right:****Image by:** BRC**Image date:** 01/11/2020**Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3454417c8a6ee80422a92d3201a8ebb37d0.jpg>**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb\\_test3454417c8a6ee80422a92d3201a8ebb37d0.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test3454417c8a6ee80422a92d3201a8ebb37d0.jpg)**Image:**

*Bathurst Regional Council*

SHI number  
**1080154**  
 Study number  
**A114**

**Item name:** Tattersalls Hotel

**Location:** 35 Keppel Street Bathurst 2795

Bathurst Regional



**Caption:** Tattersalls Hotel

**Copy right:** Bathurst Regional Council

**Image by:** B.J. Hickson

**Image date:** 25/01/2007

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/1080154b2.jpg>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t\\_1080154b2.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t_1080154b2.jpg)

**Image:**



**Caption:** Tattersalls Hotel

**Copy right:** Bathurst Regional Council

**Image by:** Hughes Trueman Ludlow

**Image date:** 21/06/1990

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/1080154b1.jpg>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t\\_1080154b1.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t_1080154b1.jpg)

***Bathurst Regional Council***

SHI number

**1080154**

Study number

**A114**

**Item name:** Tattersalls Hotel

**Location:** 35 Keppel Street Bathurst 2795

Bathurst Regional

**Bathurst Regional Council**SHI number  
**1080207**  
Study number  
**A370****Item name: Residences (Attached)****Location:** 17 - 19 Morrisset Street Bathurst 2795

Bathurst Regional

**Address:** 17 - 19 Morrisset Street**Planning:** Southern & Western**Suburb/nearest town:** Bathurst 2795**Local govt area:** Bathurst Regional**Parish:** Bathurst**State:** NSW**County:** Bathurst**Other/former names:****Area/group/complex:****Group ID:** 1080202**Aboriginal area:****Curtilage/boundary:****Item type:** Built**Group:** Residential buildings (private) **Category:** Terrace**Owner:** Multiple Owners**Admin codes:****Code 2:****Code 3:****Current use:** Residential**Former uses:** Residential**Assessed significance:** Local**Endorsed significance:** Local**Statement of significance:** A well detailed building of simple Georgian proportions. A good example of the Bathurst Polychrome' style which makes a significant contribution to the streetscape.**Historical notes:** The attached residences were constructed by Joseph Mills in c 1879, a local builder. He also built:**of provenance:** - The extension of the present courthouse, being the 2 wings, the Post Office and the Telegraph Office in 1878-1874.

- The extension of the School of Arts Hall in Howick Street, Bathurst.

- The Chapel for the Congregational Church and 225 George Street Bathurst in 1873-1874.

17 Morisset Street occupied by Mr Joseph Slack in 1880 as a house with 7 rooms. Slack was a blacksmith and he made the Bathurst Courthouse railings. The Bathurst District Historical Society Museum also holds ones of his wives' dresses.

Information courtesy of Bathurst District Historical Society.

**Themes:** **National theme****State theme****Local theme**

4. Settlement

Accommodation

Housing -townsfolk and terrace

**Designer:****Builder:****Year started:****Year completed:** 1879**Circa:** Yes**Physical description:** Pair of attached Victorian Georgian two storey residences of polychrome brick under a hipped iron roof. Designed to resemble a single residence with four equally spaced double hung sash windows to the upper floor and a full width single two storey ogee-roofed verandah on timber posts with decorative brackets. In face brickwork in English bond generally with timber framed upper hung windows, with slight arches in the upper panes.**Physical condition level:****Physical condition:****Archaeological****potential level:****Archaeological****potential Detail:****Modification dates:**

**Bathurst Regional Council**SHI number  
**1080207**  
Study number  
**A370****Item name:** Residences (Attached)**Location:** 17 - 19 Morrisset Street Bathurst 2795

Bathurst Regional

**Recommended  
management:****Management:** Management category**Management name****Further comments:**

**Criteria a):** A well detailed building of simple Georgian proportions. A good example of the Bathurst Polychrome' style  
[Historical significance] which makes a significant contribution to the streetscape.

**Criteria b):**  
[Historical  
association  
significance]

**Criteria c):**  
[Aesthetic/  
Technical  
significance]

**Criteria d):**  
[Social/Cultural  
significance]

**Criteria e):**  
[Research  
significance]

**Criteria f):**  
[Rarity]

**Criteria g):**  
[Representative]

**Intactness/Integrity:** Substantially intact

References:	Author	Title	Year
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Studies:	Author	Title	Number	Year
	Hughes Trueman Ludlow	Bathurst City Council Heritage Study	A370	1990
	Hickson in assoc with BR BRC	City Conservation Area Heritage Review		2006

Parcels:	Parcel code	Lot number	Section number	Plan code	Plan number
	LOT	1	20A	DP	197194
	LOT	1	20A	DP	998834

**Latitude:****Longitude:****Location validity:****Spatial accuracy:****Map name:****Map scale:**

Date: 08/12/2020

**Full report**

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This report was produced using the State Heritage Inventory application provided by the Heritage Division, Office of Environment and Heritage

***Bathurst Regional Council***

SHI number

**1080207**

Study number

**A370****Item name:** Residences (Attached)**Location:** 17 - 19 Morrisset Street Bathurst 2795

Bathurst Regional

**AMG zone:****Easting:****Northing:****Listing: Name**

Bathurst Conservation Area

**Title**Within a conservation area on an LEP  
Heritage study**Number**

A370

**ListingDate**19/11/2014  
26/07/1990**Data entry:** Data first entered: 09/08/2000

Data updated: 17/11/2020

Status: Basic

*Bathurst Regional Council*

SHI number

**1080207**

Study number

**A370****Item name:** Residences (Attached)**Location:** 17 - 19 Morrisset Street Bathurst 2795

Bathurst Regional

**Image:****Caption:** Attached Residences**Copy right:** Bathurst Regional Council**Image by:** B.J. Hickson**Image date:** 17/12/2006**Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/1080207b2.jpg>**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t\\_1080207b2.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t_1080207b2.jpg)**Image:****Caption:** Attached Residences 17-19 Morrisset Street**Copy right:** Bathurst Regional Council**Image by:** Hughes Trueman Ludlow

*Bathurst Regional Council*

SHI number

**1080207**

Study number

**A370****Item name:** Residences (Attached)**Location:** 17 - 19 Morrisset Street Bathurst 2795

Bathurst Regional

**Image date:** 26/07/1990**Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/1080207b1.jpg>**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t\\_1080207b1.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t_1080207b1.jpg)**Image:****Caption:** 17-19 Morrisset Street**Copy right:** Bathurst Regional Council**Image by:** BRC**Image date:** 01/11/2020**Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345d35fe5c6790447d48efc6ca313fc1647.png>**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb\\_test345d35fe5c6790447d48efc6ca313fc1647.png](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345d35fe5c6790447d48efc6ca313fc1647.png)

*Bathurst Regional Council*SHI number  
**5063485**  
Study number**Item name:** House**Location:** 79 Piper Street Bathurst 2795

Bathurst Regional

**Address:** 79 Piper Street**Planning:** Southern & Western**Suburb/nearest town:** Bathurst 2795**Local govt area:** Bathurst Regional**Parish:****State:** NSW**County:****Other/former names:** Commonwealth Bakery**Area/group/complex:****Group ID:****Aboriginal area:****Curtilage/boundary:****Item type:** Built**Group:** Residential buildings (private) **Category:****Owner:** Private - Individual**Admin codes:****Code 2:****Code 3:****Current use:** Residential**Former uses:** Bakehouse**Assessed significance:** Local**Endorsed significance:****Statement of significance:** Early Victorian. A brick dwelling with symmetrical façade and bullnose verandah. Attached is a brick structure with hipped roof and single window to the street. Structures likely built prior to 1862 and has a long history of being a bakehouse between 1862 and 1923.

*Bathurst Regional Council*SHI number  
**5063485**  
Study number**Item name:** House**Location:** 79 Piper Street Bathurst 2795

Bathurst Regional

**Historical notes of provenance:** The cottage at 79 Piper Street a complicated history. Allotments 11 and 12 of Section 12 was granted to Edward Dormer O'Reilly on 22nd December 1838, under the hand of Sir George Gipps and the seal of the Colony of New South Wales.

On 20 May 1844 John Holdsworth & Elias Carpenter Weekes (as Executors for estate D O'Reilly?) sold the property to Rachel Gainsborg.

On 17 May 1845 Rachel Gainsborg sold to Esther Catherine Hardy.

On 26 July 1849 Aaron Gainsborg and Rachel Gainsborg, Richard Jones and Esther Catherine Jones sold to Thomas Jones 15 pounds.

On 18/3/1850 Thomas Jones of Bathurst in the Colony of NSW, Sheriffs Bailiff sold to John Hall of O'Connell Plains, Labourer for 15 pounds.

On 21 April 1856 John Hall sold to Alexander Crilly of Bathurst, Licensed Victualler for 90 pounds.

On 11th January 1858 Charles Carey Forbes sold to James Lyon Alexander.

On 11th June 1860 Alexander Crilly in the Territory of NSW, Miller 'did grant, bargain, sell, alien, release and confirm' the land to John Nepean McIntosh, a Gentleman as trustee for Catherine Ann Crilly the infant daughter of Alexander. However, John Nepean McIntosh died, so the trustees became his three sons, John Hunter McIntosh, Walter Stewart McIntosh and Harold McIntosh.

Meanwhile, Catherine Ann Crilly married John William Fitch, a Draper on 2nd January 1882. The only child of that marriage was Olive Gertrude Fitch who eventually married Robert Hill Beddie. 79 Piper Street was occupied by T. Duffy, a baker.

25/2/1864 James Lyon Alexander to Alexander Crilly.

Bathurst Council's Assessment (rates) book for 1875 shows that the house was then owned by Alexander Crilly and occupied by George Hulks, a 4 shop bakehouse in 1882 and brick (house) 6 room by 1883. The Bathurst and Western Districts Directory for 1886-7 indicates that Mr Hulk's was a baker and the Council Assessment show that he occupied the site until 1897.

On 31st October 1891 David Gordon sold to Catherine Ann Fitch, widow (this presumably was the transfer by Alexander's executor to his wife on Probate).

Alexander Crilly died and Catherine Ann remarried Frederick William Howe on 26 March 1895.

Then Harold McIntosh died on 24 April 1917, and John Hunter McIntosh died on 8th July 1924. Catherine Ann Howe died intestate on 28 April 1927, so the estate went to her husband Frederick William Howe who sold it to James Maloney for three hundred and five pounds, sixteen shillings and eight pence. (but another conveyance said that Olive Gertrude Beddie inherited the land and then, with William Stewart McIntosh of Sydney, Bank Officer, sold it to James Maloney on 30 November 1928).

On 25 February 1864 James Lyon Alexander sold to Alexander Crilly.

On 3rd October 1891 David Gordon sold to Catherine Ann Fitch.

By 1900 the house was the premises of another baker, Robert W. Kidd, who was there until about 1913. During 1814-1916 the bakery was occupied by A.F. Hayes. The "Back to Bathurst Week" Official Souvenir 1923 has an advertisement for Commonwealth Bakery at 79 Piper Street. The baker there was John Mace.

The land on which 79 Piper Street is built was held in two parcels, one with a frontage to Piper Street of 40' and the other with 22'. In 1928 Both of these parcels were purchased by James Maloney, Labourer.

*Bathurst Regional Council*SHI number  
**5063485**  
Study number**Item name:** House**Location:** 79 Piper Street Bathurst 2795

Bathurst Regional

On 22 May 1929 James Maloney, sold the combined parcels to Patrick Joseph Conroy, Grazier and his wife Catherine Mary Conroy. For 950 pounds.

On 10 March 1932 Patrick Joseph Conroy, Baker and Catherine Mary Conroy his wife sold to James Maloney, Gentleman for 800 pounds.

On 13 November 1928 Frederick William Howe of Trangie, Grazier (as heir to the estate of his wife Catherine Ann nee Fitch) sold to James Malony for 305 pounds, 16/8 pence.

On 28 November 1952 James Maloney, Chemist and Frederick Maloney, Railway Employee as Executors of the Will of James Maloney, Grazier who died on 31 July 1946, sold to Neillie Wallace of Wattle Flat for 900 pounds.

On 41 November 1953 Nellie Wallace of Wattle Flat sold to James Clark of Neville for 1550 pounds.

On 15 November 1956 James Clark sold to Edith Evans, Widow.

Edith Evans appointed Hector Cassell and William George Howard as Executors of her Will, but subsequently made a Codicil revoking Messrs Cassell and Howard and appointing Edna Ruth Burns, Edith Naomi Murphy, Pansy Anetta Howard, Elsie Etheline Cassell and Isobel Grace Swan as Executrices. On the death of Edith Evans, Edna Ruth Burns, Elsie Etheline Cassell and Isabel Grace Swan renounced probate, and so Edith Naomi Murphy and Pansy Anetta Howard became Executrices.

28/7/1960 Edith Naomi Murphy & Pansy Anetta Howard to Matthew James Ryan, Retired. For 1850 pounds

9/3/1970 M J Ryan died and Agnes May Welsh (presumably Executor) sold to Cecil Joseph & Elma Roslyn Klower.

On 15 January 1973 Cecil Joseph Klower and Elma Roslyn Klower sold to Joyce Winifred Rylands.

On 29 January 1976 Joyce Winifred Rylands sold to Craig Richard and Elizabeth Mary Apps for 19,000 pounds.

23/1/1979 CR & EM Apps to Padraig Roland & Patricia Eviston. Padraic died on 18/5/1980 went to surviving joint tenant Patricia.

26/7/1991 Patricia Eviston sold to Margaret Ling.

**Themes:** National theme

State theme

Local theme

**Designer:****Builder:****Year started:****Year completed:****Circa:** Yes

**Physical description:** Early Victorian. A brick dwelling with symmetfical façade and bullnose verandah. Attached is a brick structure with hipped roof and single window to the street. Structures likely built prior to 1862.

**Physical condition level:** Good

**Physical condition:**

**Archaeological potential level:**

**Archaeological potential Detail:**

Date: 08/12/2020

**Full report**

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This report was produced using the State Heritage Inventory application provided by the Heritage Division, Office of Environment and Heritage

*Bathurst Regional Council*SHI number  
**5063485**  
Study number**Item name:** House**Location:** 79 Piper Street Bathurst 2795

Bathurst Regional

**Modification dates:****Recommended  
management:****Management:** Management category**Management name****Further comments:**

**Criteria a):** A brick dwelling with symmetrical façade and bullnose verandah. Attached is a brick structure with hipped roof and single window to the street. Structures likely built prior to 1862 and has a long history of being a bakehouse between 1862 and 1923.  
**[Historical significance]**

**Criteria b):**  
**[Historical association significance]**

**Criteria c):**  
**[Aesthetic/ Technical significance]**

**Criteria d):**  
**[Social/Cultural significance]**

**Criteria e):**  
**[Research significance]**

**Criteria f):**  
**[Rarity]**

**Criteria g):**  
**[Representative]**

**Intactness/Integrity:**

<b>References:</b>	<b>Author</b>	<b>Title</b>	<b>Year</b>
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<b>Studies:</b>	<b>Author</b>	<b>Title</b>	<b>Number</b>	<b>Year</b>
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<b>Parcels:</b>	<b>Parcel code</b>	<b>Lot number</b>	<b>Section number</b>	<b>Plan code</b>	<b>Plan number</b>
	LOT	13		DP	1131977

**Latitude:****Longitude:****Location validity:****Spatial accuracy:**

Date: 08/12/2020

**Full report**

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This report was produced using the State Heritage Inventory application provided by the Heritage Division, Office of Environment and Heritage

*Bathurst Regional Council*SHI number  
**5063485**  
Study number**Item name:** House**Location:** 79 Piper Street Bathurst 2795

Bathurst Regional

**Map name:****Map scale:****AMG zone:****Easting:****Northing:****Listing: Name**

Bathurst Conservation Area

**Title**

Within a conservation area on an LEP

**Number****ListingDate**

19/11/2014

**Data entry:** Data first entered: 05/09/2016

Data updated: 19/11/2020

Status: Basic

**Image:****Caption:** 79 Piper Street 2015**Copy right:****Image by:****Image date:****Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3453b89404d936e4bc686de5566ee9432ee.jpg>**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb\\_test3453b89404d936e4bc686de5566ee9432ee.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb_test3453b89404d936e4bc686de5566ee9432ee.jpg)

*Bathurst Regional Council*SHI number  
**5067331**  
Study number**Item name:** Cottage**Location:** 22 Rankin Street Bathurst 2795

Bathurst Regional

**Address:** 22 Rankin Street**Planning:** Southern & Western**Suburb/nearest town:** Bathurst 2795**Local govt area:** Bathurst Regional**Parish:****State:** NSW**County:****Other/former names:****Area/group/complex:****Group ID:****Aboriginal area:****Curtilage/boundary:****Item type:** Built**Group:** Residential buildings (private) **Category:****Owner:****Admin codes:****Code 2:****Code 3:****Current use:****Former uses:****Assessed significance:** Local**Endorsed significance:****Statement of significance:** A Victorian cottage and shop, located in one of the earliest parts of Bathurst.

**Historical notes of provenance:** The house, now known as 22 Rankin Street, stands on a subdivision of part twenty of Section 19a of the Map of the Town of Bathurst. The map indicates that parts 16 to 20 of the section were first owned by M.L.Croxier. The earliest surviving assessment (rates) book, that for the years 1875-1877, shows that by then Thomas Balcombe owned a brick house and shop at the corner of Rankin and Morrisset Streets. As Mr. Balcombe is known to have been in Bathurst as early as 1857 it is probable that part of the existing house and shop predates 1875. The count of rooms noted in the assessment books suggest that the building was enlarged with additions about 1886.

In 1882 Mrs Henry Davis acquired the house and shop from Mr Balcombe and she owned it until 1886. It was next owned by Spencer and Croaker, then for a short time by the estate of W.F. Jones before it purchased in 1896 by Marion Street.

In January 1920 Harold Hastings Holden bought No. 22 Rankin Street, together with six other houses from Marion Ruth and Edith Rendell Street. The purchase price for this sale was 450 pounds. Mr Holden was a retired grazier who apparently had ready capital which enabled him to purchase this and other Bathurst properties at bargain rates. Information courtesy of Bathurst District Historical Society.

The property changed owners several times in the 20th century and the shop portion of the building was trading as a shop until at least 1963.

**Themes:** National theme

State theme

Local theme

**Designer:****Builder:****Year started:****Year completed:****Circa:** No**Physical description:** A simple Victorian facade that has likely had very early alterations to the window and front door layout.**Physical condition level:** Good**Physical condition:**

***Bathurst Regional Council***SHI number  
**5067331**  
Study number**Item name:** Cottage**Location:** 22 Rankin Street Bathurst 2795

Bathurst Regional

**Archaeological  
potential level:****Archaeological  
potential Detail:****Modification dates:****Recommended  
management:****Management:** Management category**Management name****Further comments:****Criteria a):**  
[Historical  
significance]**Criteria b):**  
[Historical  
association  
significance]**Criteria c):**  
[Aesthetic/  
Technical  
significance]**Criteria d):**  
[Social/Cultural  
significance]**Criteria e):**  
[Research  
significance]**Criteria f):**  
[Rarity]**Criteria g):**  
[Representative]**Intactness/Integrity:****References:** Author

Title

Year

**Studies:** Author

Title

Number

Year

Date: 08/12/2020

**Full report**

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This report was produced using the State Heritage Inventory application provided by the Heritage Division, Office of Environment and Heritage

***Bathurst Regional Council***SHI number  
**5067331**  
Study number**Item name:** Cottage**Location:** 22 Rankin Street Bathurst 2795

Bathurst Regional

<b>Parcels:</b>	<b>Parcel code</b>	<b>Lot number</b>	<b>Section number</b>	<b>Plan code</b>	<b>Plan number</b>
	LOT	2		DP	151309

**Latitude:****Longitude:****Location validity:****Spatial accuracy:****Map name:****Map scale:****AMG zone:****Easting:****Northing:**

<b>Listing:</b>	<b>Name</b>	<b>Title</b>	<b>Number</b>	<b>ListingDate</b>
	Bathurst Heritage Conservation Area	Within a conservation area on an LEP		19/11/2014

**Data entry:** Data first entered: 03/03/2020

Data updated: 08/12/2020

Status: Basic

# *Bathurst Regional Council*

SHI number  
**5067331**  
Study number

**Item name:** Cottage

**Location:** 22 Rankin Street Bathurst 2795

Bathurst Regional

**Image:**



**Caption:** 22 Rankin Street - Rankin St Frontage

**Copy right:**

**Image by:**

**Image date:** 01/08/2019

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345da9b1f6289314054b2210ae1bd89293a.jpg>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb\\_test345da9b1f6289314054b2210ae1bd89293a.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345da9b1f6289314054b2210ae1bd89293a.jpg)

**Image:**

# *Bathurst Regional Council*

SHI number  
**5067331**  
Study number

**Item name:** Cottage

**Location:** 22 Rankin Street Bathurst 2795

Bathurst Regional



**Caption:** 22 Rankin Street - Morrisset St Frontage

**Copy right:**

**Image by:**

**Image date:** 01/08/2019

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3450fbcd1ac87b44298a903c024445cf5a3.jpg>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb\\_test3450fbcd1ac87b44298a903c024445cf5a3.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb_test3450fbcd1ac87b44298a903c024445cf5a3.jpg)

*Bathurst Regional Council*

SHI number  
**1080782**  
 Study number  
**A 419**

**Item name:** Terrace Residences

**Location:** 24-28 Rankin Street Bathurst 2795

Bathurst Regional

**Address:** 24-28 Rankin Street

**Planning:** Southern & Western

**Suburb/nearest town:** Bathurst 2795

**Local govt area:** Bathurst Regional

**Parish:**

**State:** NSW

**County:**

**Other/former names:**

**Area/group/complex:**

**Group ID:**

**Aboriginal area:**

**Curtilage/boundary:**

**Item type:** Built

**Group:** Residential buildings (private) **Category:** Terrace

**Owner:** Multiple Owners

**Admin codes:**

**Code 2:**

**Code 3:**

**Current use:** Residential

**Former uses:** Residential

**Assessed significance:** Local

**Endorsed significance:**

**Statement of significance:** Simple but intact early Victorian terraces, located in one of the earliest parts of Bathurst.

**Historical notes of provenance:** 'The Town Map of Bathurst indicates that first owner of portion 20 of Section 19A was M.L Croxier. The terrace of houses, 24,26 and 28 Rankin Street were built on a subdivision of this portion. The earliest surviving assessment (rates) book is for the years 1875-1877. This book shows that at this time, the owners of the terraces was Thomas Balcom (or Balcombe) and that the occupant of house no. 26 was Frederick Woods. Sometime in 1882 the property was bought by Mrs Henry Davis who owned it until 1885 when it was acquired by Spencer and Croaker and its 1895 is was owned by the executors of W.F. Jones. From 1896 to 1919 the assessment books list the owners of the property as Miss Street or Marion Street, who also owned seven other properties in Rankin and Morrisset Streets.' Information courtesy of Bathurst District Historical Society.

**Themes:** **National theme**  
4. Settlement

**State theme**  
Accommodation

**Local theme**  
Housing -townsfolk and terrace

**Designer:**

**Builder:**

**Year started:**

**Year completed:**

**Circa:** Yes

**Physical description:** Three attached terraces with a steep, hipped roof and simple verandah.

**Physical condition level:** Good

**Physical condition:**

**Archaeological potential level:**

**Archaeological potential Detail:**

**Modification dates:**

**Recommended management:**

***Bathurst Regional Council***

SHI number

**1080782**

Study number

**A 419****Item name:** Terrace Residences**Location:** 24-28 Rankin Street Bathurst 2795

Bathurst Regional

**Management:** Management category**Management name****Further comments:****Criteria a):**[Historical  
significance]**Criteria b):**[Historical  
association  
significance]**Criteria c):**[Aesthetic/  
Technical  
significance]**Criteria d):**[Social/Cultural  
significance]**Criteria e):**[Research  
significance]**Criteria f):**

[Rarity]

**Criteria g):**

[Representative]

**Intactness/Integrity:****References:** Author

Title

Year

**Studies:** Author

Title

Number

Year

Hughes Trueman Ludlow Bathurst City Council Heritage Study

A 419

1990

Hickson in assoc with BR BRC City Conservation Area Heritage Review

2006

**Parcels:** Parcel code

Lot number

Section number

Plan code

Plan number

LOT

1

DP

779715

LOT

201

DP

999686

LOT

1

DP

745802

**Latitude:****Longitude:****Location validity:****Spatial accuracy:****Map name:****Map scale:****AMG zone:****Easting:****Northing:**

Date: 27/04/2021

**Full report**

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This report was produced using the State Heritage Inventory application provided by the Heritage Division, Office of Environment and Heritage

***Bathurst Regional Council***

SHI number

**1080782**

Study number

**A 419****Item name:** Terrace Residences**Location:** 24-28 Rankin Street Bathurst 2795

Bathurst Regional

**Listing: Name**

Bathurst Conservation Area

**Title**Within a conservation area on an LEP  
Heritage study**Number****ListingDate**

19/11/2014

**Data entry:** Data first entered: 23/01/2007

Data updated: 08/12/2020

Status: Basic

*Bathurst Regional Council*

SHI number

**1080782**

Study number

**A 419****Item name:** Terrace Residences**Location:** 24-28 Rankin Street Bathurst 2795

Bathurst Regional

**Image:****Caption:** Terrace Residences**Copy right:** Bathurst Regional Council**Image by:** Hughes Trueman Ludlow**Image date:** 26/07/1990**Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/1080782b1.jpg>**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t\\_1080782b1.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t_1080782b1.jpg)**Image:**

*Bathurst Regional Council*

SHI number

**1080782**

Study number

**A 419****Item name:** Terrace Residences**Location:** 24-28 Rankin Street Bathurst 2795

Bathurst Regional

**Caption:** Terrace Residences**Copy right:** Google Maps**Image by:** BRC**Image date:** 01/01/2020**Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345871eae9e448452aa918361a89008b56.png>**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb\\_test345871eae9e448452aa918361a89008b56.png](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb_test345871eae9e448452aa918361a89008b56.png)

*Bathurst Regional Council*SHI number  
**1080267**  
Study number  
**A416****Item name:** Corner Shop and Residence (Former)**Location:** 140 Rankin Street Bathurst 2795

Bathurst Regional

**Address:** 140 Rankin Street**Planning:** Southern & Western**Suburb/nearest town:** Bathurst 2795**Local govt area:** Bathurst Regional**Parish:** Bathurst**State:** NSW**County:** Bathurst**Other/former names:****Area/group/complex:****Group ID:****Aboriginal area:****Curtilage/boundary:****Item type:** Built**Group:** Residential buildings (private) **Category:** House**Owner:** Private - Individual**Admin codes:****Code 2:****Code 3:****Current use:** Commercial premises - Legal Services**Former uses:** Residential**Assessed significance:** Local**Endorsed significance:****Statement of significance:** An interesting and slightly unusual example of a Victorian corner shop & residence. Provides interest and definition to the street corner. Generally intact except for removal of verandah over footpath which could easily be reinstated. An important streetscape element.**Historical notes of provenance:** "Some parts of the former corner shop, now known as 140 Rankin Street, predates 1875. An entry in the earliest available Council assessment (rates) book that for the year 1875 indicates that the property was then owned by R. (Richard) Martin. Mr Martin remained the owner until sometime in 1900 when he sold it to Miss Margaret Robinson. From 1876 to 1882 Martin rented or leased the shop to William Barnett and from 1882 to 1900 he occupied the shop himself.  
About 1892/1893 a weatherboard portion was added to the brick shop. This seems to have been used a residence and was possibly the 2 roomed office with slate roof that was moved from Mugridge's Timber and Joinery Works when it was bought by Alexander Kethel in 1891.  
An entry in Bathurst Journal 25 May 1900 advertising the site for sale as 90 feet to Russell Street by 100 feet to Rankin Street on which is erected 'Mr Martin's Residence and General Store, containing 7 rooms, servants room, stable, buggy shed and other buildings.'  
In July 1912 the property was sold to a Mr Edgar Eastman Yeo. In 1946 Mr Yeo sold a portion of the Rankin Street frontage to a Mrs Arrow, on this land a cottage, 140A Rankin Street was built." Information courtesy of Bathurst District Historical Society**Themes:** **National theme**  
3. Economy**State theme**  
Commerce**Local theme**  
Corner store**Designer:****Builder:****Year started:****Year completed:** 1890**Circa:** Yes**Physical description:** Victorian corner shop of painted brick under a hipped iron roof. Splayed corner with original shop entry doors, flanked by original large six paned shop windows with timber architraves. Two further windows with louvred shutters. Adjoining small timber residence with gabled iron roof. Unusual 'Pagoda - Like' curve to roof sheeting. Small verandah with C.I. Columns and balustrade.**Physical condition level:****Physical condition:**

***Bathurst Regional Council***

SHI number

**1080267**

Study number

**A416****Item name:** Corner Shop and Residence (Former)**Location:** 140 Rankin Street Bathurst 2795

Bathurst Regional

**Archaeological  
potential level:****Archaeological  
potential Detail:****Modification dates:****Recommended  
management:****Management:** Management category**Management name****Further comments:****Criteria a):**  
[Historical  
significance]**Criteria b):**  
[Historical  
association  
significance]**Criteria c):**  
[Aesthetic/  
Technical  
significance]**Criteria d):**  
[Social/Cultural  
significance]**Criteria e):**  
[Research  
significance]**Criteria f):**  
[Rarity]**Criteria g):**  
[Representative]**Intactness/Integrity:** Substantially intact/Altered unsympathetically/Reversible**References:** Author

Title

Year

**Studies:** Author

Title

Number

Year

Hughes Trueman Ludlow Bathurst City Council Heritage Study

A416

1990

Hickson in assoc with BR BRC City Conservation Area Heritage Review

2006

Date: 27/04/2021

**Full report**

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This report was produced using the State Heritage Inventory application provided by the Heritage Division, Office of Environment and Heritage

***Bathurst Regional Council***

SHI number

**1080267**

Study number

**A416****Item name:** Corner Shop and Residence (Former)**Location:** 140 Rankin Street Bathurst 2795

Bathurst Regional

<b>Parcels:</b>	<b>Parcel code</b>	<b>Lot number</b>	<b>Section number</b>	<b>Plan code</b>	<b>Plan number</b>
	LOT	2	7	DP	572760

**Latitude:****Longitude:****Location validity:****Spatial accuracy:****Map name:****Map scale:****AMG zone:****Easting:****Northing:****Listing: Name**

Bathurst Conservation Area

**Title**Within a conservation area on an LEP  
Heritage study**Number**

A416

**ListingDate**

19/11/2014

22/06/1990

**Data entry:** Data first entered: 06/09/2000

Data updated: 08/12/2020

Status: Basic

*Bathurst Regional Council*

SHI number

**1080267**

Study number

**A416****Item name:** Corner Shop and Residence (Former)**Location:** 140 Rankin Street Bathurst 2795

Bathurst Regional

**Image:****Caption:** Corner shop & residence (former)**Copy right:** Bathurst Regional Council**Image by:** Hughes Trueman Ludlow**Image date:** 22/06/1990**Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/1080267b1.jpg>**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t\\_1080267b1.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t_1080267b1.jpg)**Image:****Caption:** Corner shop & residence (former)**Copy right:** Bathurst Regional Council**Image by:** B.J. Hickson**Image date:** 21/01/2007**Image number:**

*Bathurst Regional Council*

SHI number

**1080267**

Study number

**A416****Item name:** Corner Shop and Residence (Former)**Location:** 140 Rankin Street Bathurst 2795

Bathurst Regional

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/1080267b2.jpg>**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t\\_1080267b2.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t_1080267b2.jpg)**Image:****Caption:** Corner shop & residence (former)**Copy right:** Bathurst Regional Council**Image by:** B.J. Hickson**Image date:** 21/01/2007**Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/1080267b3.jpg>**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t\\_1080267b3.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t_1080267b3.jpg)**Image:**

*Bathurst Regional Council*

SHI number

1080267

Study number

A416

**Item name:** Corner Shop and Residence (Former)**Location:** 140 Rankin Street Bathurst 2795

Bathurst Regional

**Caption:** Corner Shop and Residence**Copy right:** Google Maps**Image by:** BRC**Image date:** 01/01/2020**Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345616d69a5a0764ea997a002622c60570e.png>**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb\\_test345616d69a5a0764ea997a002622c60570e.png](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345616d69a5a0764ea997a002622c60570e.png)**Image:**

*Bathurst Regional Council*

SHI number

1080267

Study number

A416

**Item name:** Corner Shop and Residence (Former)**Location:** 140 Rankin Street Bathurst 2795

Bathurst Regional

**Caption:** Corner Shop and Residence**Copy right:** Google Maps**Image by:** BRC**Image date:** 01/01/2020**Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345c82abad4d9c442ef8f29612b9f027812.png>**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb\\_test345c82abad4d9c442ef8f29612b9f027812.png](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb_test345c82abad4d9c442ef8f29612b9f027812.png)

*Bathurst Regional Council*SHI number  
**5067586**  
Study number**Item name:** Werona**Location:** 62 Rocket Street Bathurst 2795

Bathurst Regional

**Address:** 62 Rocket Street**Planning:** Southern & Western**Suburb/nearest town:** Bathurst 2795**Local govt area:** Bathurst Regional**Parish:****State:** NSW**County:****Other/former names:****Area/group/complex:****Group ID:****Aboriginal area:****Curtilage/boundary:****Item type:** Built**Group:** Residential buildings (private) **Category:** House**Owner:****Admin codes:****Code 2:****Code 3:****Current use:****Former uses:****Assessed significance:** Local**Endorsed significance:****Statement of significance:** A late Victorian brick cottage with front gable and a well proportioned decorative window and elaborate timber gable infill. Built by reputable Bathurst builder Frederick Jones.**Historical notes of provenance:** Built by Frederick Jones in 1891, a builder. Frederick Jones was the son of notable Bathurst builders William Jones and nephew of David Jones (formally of Avonbank, 292 William Street Bathurst 1862 – 1870). Frederick Jones also build homes at 179 and 181 Havannah Street (1901) and additions to the Bathurst Public School (1907). William Jones occupied 62 Rocket Street until his death in 1908. Frederick Jones owned and occupied 62 Rocket Street until 1932, noted as 5 room house with a kitchen, bathroom and laundry with weatherboard workshop. (Source: Bathurst District Historical Society and G Lupp).**Themes:** National theme

State theme

Local theme

**Designer:****Builder:** Frederick Jones**Year started:****Year completed:** 1891**Circa:** No**Physical description:** A late Victorian brick cottage with front gable as a well proportioned window and elaborate timber gable infill. The verandah has cast iron posts with an ivy pattern and the frieze is the 'urn' pattern found else where in Bathurst (Source: G Lupp). Dutch gable roof with decorative chimneys and half sheet roofing iron.**Physical condition level:** Fair**Physical condition:****Archaeological potential level:****Archaeological potential Detail:****Modification dates:** Small scale addition at the rear (reversible).**Recommended management:****Management:** Management category

Management name

*Bathurst Regional Council*SHI number  
**5067586**  
Study number**Item name:** Werona**Location:** 62 Rocket Street Bathurst 2795

Bathurst Regional

**Further comments:**

**Criteria a):** A late Victorian brick cottage with front gable and a well proportioned decorative window and elaborate timber gable infill.  
[Historical significance]

**Criteria b):** Built by reputable Bathurst builder Frederick Jones.  
[Historical association significance]

**Criteria c):**  
[Aesthetic/Technical significance]

**Criteria d):**  
[Social/Cultural significance]

**Criteria e):**  
[Research significance]

**Criteria f):**  
[Rarity]

**Criteria g):**  
[Representative]

**Intactness/Integrity:**

References:	Author	Title	Year
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Studies:	Author	Title	Number	Year
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Parcels:	Parcel code	Lot number	Section number	Plan code	Plan number
	LOT	1		DP	874356

**Latitude:****Longitude:****Location validity:****Spatial accuracy:****Map name:****Map scale:****AMG zone:****Easting:****Northing:****Listing: Name****Title****Number****ListingDate**

Bathurst Heritage Conservation Area Local Environmental Plan - Lapsed

14/11/2014

Date: 08/12/2020

**Full report**

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This report was produced using the State Heritage Inventory application provided by the Heritage Division, Office of Environment and Heritage

*Bathurst Regional Council*

SHI number  
5067586  
Study number

**Item name:** Werona

**Location:** 62 Rocket Street Bathurst 2795

Bathurst Regional

**Data entry:** Data first entered: 14/11/2020

Data updated: 08/12/2020

Status: Basic

**Image:**



**Caption:** 62 Rocket Street

**Copy right:** Bathurst Regional Council

**Image by:** BRC

**Image date:** 01/11/2020

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345e1c13b18e39f41a4aa54bea0274920b0.png>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb\\_test345e1c13b18e39f41a4aa54bea0274920b0.png](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345e1c13b18e39f41a4aa54bea0274920b0.png)

*Bathurst Regional Council*SHI number  
**1080255**  
Study number  
**A440****Item name:** Attached Residences**Location:** 102 - 104 Russell Street Bathurst 2795

Bathurst Regional

**Address:** 102 - 104 Russell Street**Planning:** Southern & Western**Suburb/nearest town:** Bathurst 2795**Local govt area:** Bathurst Regional**Parish:** Bathurst**State:** NSW**County:** Bathurst**Other/former names:****Area/group/complex:****Group ID:****Aboriginal area:****Curtilage/boundary:****Item type:** Built**Group:** Residential buildings (private) **Category:** House**Owner:** Multiple Owners**Admin codes:****Code 2:****Code 3:****Current use:** Residential**Former uses:** Residential**Assessed significance:** Local**Endorsed significance:** Local**Statement of significance:** A pair of simple vernacular, Georgian residences. A type which is becoming increasingly rare in central Bathurst. Part of a group of varied 19th Century buildings in this part of Russell Street.**Historical notes of provenance:** "The semi-detached houses, now known as 102 and 104 Russell Street, were built before 1862. The 1862 Directory of Bathurst indicates that P. Smith, a veterinary surgeon, occupied number 104 at that time. Peter Smith was, or became, the owner of the two houses as well as two other attached residences, 106 and 108 Russell Street. These later houses are not demolished and a commercial building occupies their site.

About 1892, a weatherboard cottage was built at the rear of 104, it was later known as 104A Russell Street. Mr Smith's widow, Helen, moved into this cottage and conducted a small school known as 'Ellengowah,' there until about 1904.

Mrs Smith died in July 1923. The property, that is 4 brick residences and 1 weatherboard house, were evidently held in Peter Smith's estate. In June 1929 it was bought by Peter Archibald Smith, a son of Helen and Peter. Peter Archibald Smith was a Presbyterian minister who lived until he was over 101 years." Information courtesy of Bathurst District Historical Society.

**Themes:** **National theme**  
4. Settlement**State theme**  
Accommodation**Local theme**  
Housing -townsfolk and terrace**Designer:****Builder:****Year started:****Year completed:** 1840**Circa:** Yes**Physical description:** Pair of attached single storey victorian georgian residences of painted brick under a hipped iron roof. Full width hip-roofed verandah on timber posts with a ballustrade of timber pickets. Central front doors flanked by D. H. Sash windows (12 paned 102, large paned 104). Front balustrade is a timber picket fence which also forms the fence line as the house is set on the front boundary**Physical condition level:** Good**Physical condition:**

*Bathurst Regional Council*

SHI number

**1080255**

Study number

**A440****Item name:** Attached Residences**Location:** 102 - 104 Russell Street Bathurst 2795

Bathurst Regional

**Archaeological  
potential level:****Archaeological  
potential Detail:****Modification dates:****Recommended  
management:****Management:** Management category**Management name****Further comments:****Criteria a):**  
[Historical  
significance]**Criteria b):**  
[Historical  
association  
significance]**Criteria c):**  
[Aesthetic/  
Technical  
significance]**Criteria d):**  
[Social/Cultural  
significance]**Criteria e):**  
[Research  
significance]**Criteria f):**  
[Rarity]**Criteria g):**  
[Representative]**Intactness/Integrity:** Substantially intact**References:** Author

Title

Year

**Studies:** Author

Title

Number

Year

Hughes Trueman Ludlow Bathurst City Council Heritage Study

A440

1990

Hickson in assoc with BR BRC City Conservation Area Heritage Review

2006

Date: 27/04/2021

**Full report**

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This report was produced using the State Heritage Inventory application provided by the Heritage Division, Office of Environment and Heritage

*Bathurst Regional Council*

SHI number

**1080255**

Study number

**A440****Item name:** Attached Residences**Location:** 102 - 104 Russell Street Bathurst 2795

Bathurst Regional

Parcels:	Parcel code	Lot number	Section number	Plan code	Plan number
	LOT	1		DP	223116
	LOT	1		DP	801256

**Latitude:****Longitude:****Location validity:****Spatial accuracy:****Map name:****Map scale:****AMG zone:****Easting:****Northing:**

Listing:	Name	Title	Number	ListingDate
	Bathurst Conservation Area	Within a conservation area on an LEP		19/11/2014
		Heritage study	A440	22/06/1990

**Data entry:** Data first entered: 10/08/2000

Data updated: 08/12/2020

Status: Basic

*Bathurst Regional Council*

SHI number

**1080255**

Study number

**A440****Item name:** Attached Residences**Location:** 102 - 104 Russell Street Bathurst 2795

Bathurst Regional

**Image:****Caption:** Attached residences**Copy right:** Bathurst Regional Council**Image by:** B.J. Hickson**Image date:** 05/02/2007**Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/1080255b2.jpg>**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t\\_1080255b2.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t_1080255b2.jpg)**Image:****Caption:** Attached Residences**Copy right:****Image by:** BRC

Date: 27/04/2021

**Full report**

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This report was produced using the State Heritage Inventory application provided by the Heritage Division, Office of Environment and Heritage

*Bathurst Regional Council*

SHI number

**1080255**

Study number

**A440****Item name:** Attached Residences**Location:** 102 - 104 Russell Street Bathurst 2795

Bathurst Regional

**Image date:** 01/01/2020**Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/34591d6709977904dbca55d13527d0444ec.png>**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb\\_test34591d6709977904dbca55d13527d0444ec.png](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb_test34591d6709977904dbca55d13527d0444ec.png)**Image:****Caption:** Attached residences**Copy right:** Bathurst Regional Council**Image by:** Hughes Trueman Ludlow**Image date:** 22/06/1990**Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/1080255b1.jpg>**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t\\_1080255b1.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t_1080255b1.jpg)

*Bathurst Regional Council*SHI number  
**1080252**  
Study number  
**A662****Item name:** Fintona**Location:** 163 Russell Street Bathurst 2795

Bathurst Regional

**Address:** 163 Russell Street**Planning:** Southern & Western**Suburb/nearest town:** Bathurst 2795**Local govt area:** Bathurst Regional**Parish:** Bathurst**State:** NSW**County:** Bathurst**Other/former names:****Area/group/complex:****Group ID:** 1080812**Aboriginal area:****Curtilage/boundary:****Item type:** Built**Group:** Residential buildings (private) **Category:** House**Owner:** Private - Individual**Admin codes:****Code 2:****Code 3:****Current use:** Residential**Former uses:** Residential**Assessed significance:** Local**Endorsed significance:****Statement of significance:** An elaborately detailed single storey Victorian residence which makes a significant contribution to the streetscape. Owned and occupied by prominent Bathurst resident Alfred Gordon Thompson.**Historical notes:** This house was probably designed by Architect James Hine and matches in some respects the house at 254**of provenance:** Keppel also designed by James Hine. The two houses share a similar feature, the columns and brackets of the verandah, cast locally.

Architect James Hine was born in Ludlow, England. He began his practice in Ludlow and Leominster. He lived in South Africa for two years. Then in 1884 he came to Australia, and settled for 12 years in Bathurst. He designed many of the town's important buildings including the Oddfellow's Hall and acted as diocesan architect for the Anglican Church. He moved to Western Australia in 1896 and continued his architectural practice. There he designed a number of churches and a church school.

In Bathurst James Hine is most remembered for being the designer of Machattie Park. James Hine was also an entrant in the design for Australia's Capital city Canberra.

Rates book indicates house was built in 1875 as a house with 9 rooms and a 2 stall brick stables. By 1879, the house was occupied by Charles McPhillamy Jnr. In 1885 the house was owned and occupied by Alfred Gordon Thompson who was the solicitor for the Municipal Council for 32 years and was instrumental in the establishment of Machattie Park. The house was extended in 1888 to 14 rooms with additional land. The house remained in the hands of Thompsons estate until after his death in 1908. Information courtesy of Bathurst District Historical Society.

**Themes:** **National theme**

4. Settlement

8. Culture

**State theme**

Accommodation

Creative endeavour

**Local theme**

Victorian period house

Architect - James Hine

**Designer:** Architect James Hine**Builder:****Year started:****Year completed:** 1875**Circa:** Yes

*Bathurst Regional Council*SHI number  
**1080252**  
Study number  
**A662****Item name:** Fintona**Location:** 163 Russell Street Bathurst 2795

Bathurst Regional

**Physical description:** An elaborate Victorian large residence called 'Fintona'. This house has high pitched hipped roofs with a verandah bull nosed iron roof along the front and returning. The verandah is supported on cast iron round steel posts with Victorian lace brackets. A central front door has etched glass matching side lights and highlights which are panelled below. Windows are generally timber framed and double hung with timber sashes/louvers to each side. The heads of the windows are rendered and painted and match the sills. The walls of the house are tuck- pointed in English bond in English bond. The front fence which matches the house is in rendered brick piers with elaborate columns at the entrance to the house. Low masonry walls adjoining and piped hand rail and mesh in-between. The render work is rough cast rendered.

**Physical condition level:**

**Physical condition:**

**Archaeological potential level:** Moderate

**Archaeological potential Detail:** Potential structures at rear of site - Stables.

**Modification dates:**

**Recommended management:**

**Management:** Management category

**Management name**

**Further comments:**

**Criteria a):**  
[Historical significance]

**Criteria b):**  
[Historical association significance]

**Criteria c):**  
[Aesthetic/ Technical significance]

**Criteria d):**  
[Social/Cultural significance]

**Criteria e):**  
[Research significance]

**Criteria f):**  
[Rarity]

**Criteria g):**  
[Representative]

Date: 27/04/2021

**Full report**

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This report was produced using the State Heritage Inventory application provided by the Heritage Division, Office of Environment and Heritage

***Bathurst Regional Council***

SHI number

**1080252**

Study number

**A662****Item name:** Fintona**Location:** 163 Russell Street Bathurst 2795

Bathurst Regional

**Intactness/Integrity:** Substantially intact

<b>References:</b>	<b>Author</b>	<b>Title</b>	<b>Year</b>
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<b>Studies:</b>	<b>Author</b>	<b>Title</b>	<b>Number</b>	<b>Year</b>
	Hughes Trueman Ludlow	Bathurst City Council Heritage Study	A662	1990
	Hickson in assoc with BR BRC	City Conservation Area Heritage Review		2006

<b>Parcels:</b>	<b>Parcel code</b>	<b>Lot number</b>	<b>Section number</b>	<b>Plan code</b>	<b>Plan number</b>
	LOT	1	9	DP	569954

**Latitude:****Longitude:****Location validity:****Spatial accuracy:****Map name:****Map scale:****AMG zone:****Easting:****Northing:**

<b>Listing:</b>	<b>Name</b>	<b>Title</b>	<b>Number</b>	<b>ListingDate</b>
	Bathurst Conservation Area	Within a conservation area on an LEP Heritage study		19/11/2014

<b>Data entry:</b>	Data first entered: 10/08/2000	Data updated: 05/01/2021	Status: Completed
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*Bathurst Regional Council*

SHI number

1080252

Study number

A662

**Item name:** Fintona**Location:** 163 Russell Street Bathurst 2795

Bathurst Regional

**Image:****Caption:** Fintona- 2007.**Copy right:** Bathurst Regional Council**Image by:** B.J. Hickson**Image date:** 05/02/2007**Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/1080252b1.jpg>**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t\\_1080252b1.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t_1080252b1.jpg)**Image:****Caption:** Fintona**Copy right:** Bathurst Regional Council**Image by:** B.J. Hickson**Image date:** 05/02/2007

*Bathurst Regional Council*

SHI number

1080252

Study number

A662

**Item name:** Fintona**Location:** 163 Russell Street Bathurst 2795

Bathurst Regional

**Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/1080252b2.jpg>**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t\\_1080252b2.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t_1080252b2.jpg)**Image:****Caption:** Fintona**Copy right:** Google Maps**Image by:** BRC**Image date:** 01/01/2020**Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/34527a1b42110e844a6904b73ec8fc1252a.png>**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb\\_test34527a1b42110e844a6904b73ec8fc1252a.png](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb_test34527a1b42110e844a6904b73ec8fc1252a.png)

*Bathurst Regional Council*SHI number  
**5067335**  
Study number**Item name:** Victorian Cottage**Location:** 58 Seymour Street Bathurst 2795

Bathurst Regional

**Address:** 58 Seymour Street**Planning:** Southern & Western**Suburb/nearest town:** Bathurst 2795**Local govt area:** Bathurst Regional**State:** NSW**Parish:****County:****Other/former names:****Area/group/complex:****Group ID:****Aboriginal area:****Curtilage/boundary:****Item type:** Built**Group:** Residential buildings (private) **Category:****Owner:****Admin codes:****Code 2:****Code 3:****Current use:****Former uses:****Assessed significance:** Local**Endorsed significance:****Statement of significance:** An intact, simple Victorian cottage.**Historical notes of provenance:****Themes:** National theme

State theme

Local theme

**Designer:****Builder:****Year started:****Year completed:****Circa:** No**Physical description:** A simple brick cottage that predated 1875. It has a symmetrical facade, with concave verandah built to the footpath. Double hung windows are either side of the central front door. The building has decorating hounds tooth brick work above the verandah.**Physical condition level:****Physical condition:****Archaeological potential level:****Archaeological potential Detail:****Modification dates:** A kitchen was added about 1920 and a low level brick fence (altering the verandah posts) has been erected likely in the 1930's.**Recommended management:****Management:** Management category

Management name

**Further comments:**

***Bathurst Regional Council***SHI number  
**5067335**  
Study number**Item name:** Victorian Cottage**Location:** 58 Seymour Street Bathurst 2795

Bathurst Regional

**Criteria a):**  
[Historical  
significance]**Criteria b):**  
[Historical  
association  
significance]**Criteria c):**  
[Aesthetic/  
Technical  
significance]**Criteria d):**  
[Social/Cultural  
significance]**Criteria e):**  
[Research  
significance]**Criteria f):**  
[Rarity]**Criteria g):**  
[Representative]**Intactness/Integrity:**

<b>References:</b>	<b>Author</b>	<b>Title</b>	<b>Year</b>
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<b>Studies:</b>	<b>Author</b>	<b>Title</b>	<b>Number</b>	<b>Year</b>
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<b>Parcels:</b>	<b>Parcel code</b>	<b>Lot number</b>	<b>Section number</b>	<b>Plan code</b>	<b>Plan number</b>
	LOT	1	194227	DP	

**Latitude:****Longitude:****Location validity:****Spatial accuracy:****Map name:****Map scale:****AMG zone:****Easting:****Northing:**

<b>Listing:</b>	<b>Name</b>	<b>Title</b>	<b>Number</b>	<b>ListingDate</b>
	Bathurst Conservation Area	Within a conservation area on an LEP		19/11/2014

<b>Data entry:</b>	Data first entered: 03/03/2020	Data updated: 05/07/2020	Status: Basic
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# *Bathurst Regional Council*

SHI number  
5067335  
Study number

**Item name:** Victorian Cottage

**Location:** 58 Seymour Street Bathurst 2795

Bathurst Regional

**Image:**



**Caption:** 58 Seymour Street

**Copy right:**

**Image by:**

**Image date:** 01/08/2019

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345fbd74542f5b48f49fdc7035a96fe2ca.jpg>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb\\_test345fbd74542f5b48f49fdc7035a96fe2ca.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345fbd74542f5b48f49fdc7035a96fe2ca.jpg)

*Bathurst Regional Council*SHI number  
5067592  
Study number**Item name:** Victorian Cottage**Location:** 168 Seymour Street Bathurst 2795

Bathurst Regional

**Address:** 168 Seymour Street**Planning:** Southern & Western**Suburb/nearest town:** Bathurst 2795**Local govt area:** Bathurst Regional**Parish:****State:** NSW**County:****Other/former names:****Area/group/complex:****Group ID:****Aboriginal area:****Curtilage/boundary:****Item type:** Built**Group:** Residential buildings (private) **Category:** House**Owner:** Private - Individual**Admin codes:****Code 2:****Code 3:****Current use:** Residential**Former uses:** Residential**Assessed significance:** Local**Endorsed significance:****Statement of significance:** A late Victorian brick cottage with decorative front gable and striking circular timber work on the timber posted verandah.**Historical notes of provenance:** Built in 1886, the house was owned by Henry Charles Hartley and is described in the Rates book as having 5 rooms. In 1914, the owner John Ryan subdivided the block into 2, the house was known as no. 170 with a street frontage of 80' before the subdivision and no. 168 with a street frontage of 40' afterwards. By 1929 the house is described as having 5 rooms, a kitchen, bathroom, laundry and garage. The garage was demolished as part of a the unit development that occupies the rear of the site from 2013. Information courtesy Bathurst District Historical Society.**Themes:** **National theme**  
4. Settlement**State theme**  
Accommodation**Local theme****Designer:****Builder:****Year started:****Year completed:** 1886**Circa:** No**Physical description:** Brick cottage in flemish bond with dutch gable roof and decorative timber front gable. Original front door with glass inserts, highlight and matching sidelights. Original well proportioned front casement windows, one with a decorative awning. Timber posted verandah with striking circular timber work. Two original brick chimneys in good condition. Front fence is a mid 20th Century addition.**Physical condition level:** Good**Physical condition:****Archaeological potential level:** Little**Archaeological potential Detail:****Modification dates:****Recommended management:**

Date: 08/12/2020

**Full report**

Page 1 of 5

This report was produced using the State Heritage Inventory application provided by the Heritage Division, Office of Environment and Heritage

***Bathurst Regional Council***SHI number  
**5067592**  
Study number**Item name:** Victorian Cottage**Location:** 168 Seymour Street Bathurst 2795

Bathurst Regional

**Management:** Management category**Management name****Further comments:**

**Criteria a):** A late Victorian brick cottage with decorative front gable and unusual circular timber work on the timber posted verandah.  
[Historical significance]

**Criteria b):**  
[Historical association significance]

**Criteria c):**  
[Aesthetic/ Technical significance]

**Criteria d):**  
[Social/Cultural significance]

**Criteria e):**  
[Research significance]

**Criteria f):**  
[Rarity]

**Criteria g):**  
[Representative]

**Intactness/Integrity:**

**References:** Author Title Year

**Studies:** Author Title Number Year

**Parcels:** Parcel code Lot number Section number Plan code Plan number  
LOT 10 DP 1199565

**Latitude:****Longitude:****Location validity:****Spatial accuracy:****Map name:****Map scale:****AMG zone:****Easting:****Northing:**

Date: 08/12/2020

**Full report**

Page 2 of 5

This report was produced using the State Heritage Inventory application provided by the Heritage Division, Office of Environment and Heritage

***Bathurst Regional Council***

SHI number  
**5067592**  
 Study number

**Item name:** Victorian Cottage

**Location:** 168 Seymour Street Bathurst 2795

Bathurst Regional

Listing:	Name	Title	Number	ListingDate
	Bathurst Heritage Conservation Ar	Within a conservation area on an LEP		14/11/2014

**Data entry:** Data first entered: 19/11/2020

Data updated: 08/12/2020

Status: Basic

# *Bathurst Regional Council*

SHI number  
5067592  
Study number

**Item name:** Victorian Cottage

**Location:** 168 Seymour Street Bathurst 2795

Bathurst Regional

**Image:**



**Caption:** 168 Seymour Street

**Copy right:** Bathurst Regional Council

**Image by:** BRC

**Image date:** 01/11/2020

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345eda3560d225d4fbc87edec2eb46024cc.png>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb\\_test345eda3560d225d4fbc87edec2eb46024cc.png](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb_test345eda3560d225d4fbc87edec2eb46024cc.png)

**Image:**

*Bathurst Regional Council*

SHI number  
5067592  
Study number

**Item name:** Victorian Cottage

**Location:** 168 Seymour Street Bathurst 2795

Bathurst Regional



**Caption:** 168 Seymour Street

**Copy right:** Bathurst Regional Council

**Image by:** BRC

**Image date:** 01/11/2020

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/34595bf4b336ad4430d8fb5242b35a9e1f8.jpeg>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb\\_test34595bf4b336ad4430d8fb5242b35a9e1f8.jpeg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb_test34595bf4b336ad4430d8fb5242b35a9e1f8.jpeg)

*Bathurst Regional Council*SHI number  
**5067591**  
Study number**Item name:** Attached Residences**Location:** 144-146 Seymour Street Bathurst 2795

Bathurst Regional

**Address:** 144-146 Seymour Street**Planning:** Southern & Western**Suburb/nearest town:** Bathurst 2795**Local govt area:** Bathurst Regional**Parish:****State:** NSW**County:****Other/former names:****Area/group/complex:****Group ID:****Aboriginal area:****Curtilage/boundary:****Item type:** Built**Group:** Residential buildings (private) **Category:** House**Owner:** Private - Individual**Admin codes:****Code 2:****Code 3:****Current use:** Residential**Former uses:** Residential**Assessed significance:** Local**Endorsed significance:****Statement of significance:** A pair of simple vernacular, Georgian residences. A type which is becoming increasingly rare in Bathurst. Part of a group of varied 19th Century buildings in close proximity to the former Lachlan Inn on the corner of Seymour and Lambert Streets.**Historical notes of provenance:** The land in which the attached residences is located was originally owned by Edmund Webb of Webb a& Co. Stores, George Street, Bathurst. The first structure on the site is noted in the Rates books in 1880. Each residence was noted as being as a wooden house with 3 rooms. By 1926, each residence had 4 bedrooms, a kitchen, bathroom and laundry are still noted as weatherboard. Information courtesy of Bathurst District Historical Society.

The residences are in close proximity to the former Lachlan Inn (SHI 1081726) c. 1855 on the corner of Seymour and Lambert Streets.

**Themes:** **National theme**  
4. Settlement**State theme**  
Accommodation**Local theme****Designer:****Builder:****Year started:****Year completed:** 1880**Circa:** Yes**Physical description:** The attached residences are a symmetrical pair under a simple hipped roof with verandah. Each front door is flanked by the 2 windows which appear to be the original 16 pane double hung windows. The verandah is supported by simple timber posts and a central chimney is shared by the residences. The exterior of the building is stucco render which likely happened around 1930's.**Physical condition level:****Physical condition:****Archaeological potential level:****Archaeological potential Detail:****Modification dates:**

Date: 09/03/2021

**Full report**

Page 1 of 5

This report was produced using the State Heritage Inventory application provided by the Heritage Division, Office of Environment and Heritage

***Bathurst Regional Council***SHI number  
**5067591**  
Study number**Item name:** Attached Residences**Location:** 144-146 Seymour Street Bathurst 2795

Bathurst Regional

**Recommended  
management:****Management:** Management category**Management name****Further comments:****Criteria a):** A pair of simple vernacular, Georgian residences. A type which is becoming increasingly rare in Bathurst.  
[Historical  
significance]**Criteria b):**  
[Historical  
association  
significance]**Criteria c):**  
[Aesthetic/  
Technical  
significance]**Criteria d):**  
[Social/Cultural  
significance]**Criteria e):**  
[Research  
significance]**Criteria f):**  
[Rarity]**Criteria g):**  
[Representative]**Intactness/Integrity:****References:** Author Title Year**Studies:** Author Title Number Year**Parcels:** Parcel code Lot number Section number Plan code Plan number**Latitude:****Longitude:****Location validity:****Spatial accuracy:****Map name:****Map scale:**

Date: 09/03/2021

**Full report**

Page 2 of 5

This report was produced using the State Heritage Inventory application provided by the Heritage Division, Office of Environment and Heritage

***Bathurst Regional Council***SHI number  
**5067591**  
Study number**Item name:** Attached Residences**Location:** 144-146 Seymour Street Bathurst 2795

Bathurst Regional

**AMG zone:****Easting:****Northing:****Listing: Name****Title****Number****ListingDate**

Bathurst Heritage Conservation Ar Within a conservation area on an LEP

14/11/2014

**Data entry:** Data first entered: 19/11/2020

Data updated: 03/03/2021

Status: Basic

***Bathurst Regional Council***SHI number  
**5067591**  
Study number**Item name:** Attached Residences**Location:** 144-146 Seymour Street Bathurst 2795

Bathurst Regional

**Image:****Caption:** Attached Residences**Copy right:****Image by:** BRC**Image date:** 03/03/2021**Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3453e3aef7ce0c24ea898199b4a9902fede.jpg>**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb\\_test3453e3aef7ce0c24ea898199b4a9902fede.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test3453e3aef7ce0c24ea898199b4a9902fede.jpg)**Image:**

# *Bathurst Regional Council*

SHI number  
5067591  
Study number

**Item name:** Attached Residences

**Location:** 144-146 Seymour Street Bathurst 2795

Bathurst Regional



**Caption:** Attached Residences

**Copy right:**

**Image by:**

**Image date:**

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/3454905a7ced28d4463a8e1ee135e0d4976.jpg>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb\\_test3454905a7ced28d4463a8e1ee135e0d4976.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb_test3454905a7ced28d4463a8e1ee135e0d4976.jpg)

*Bathurst Regional Council*SHI number  
**5067751**  
Study number**Item name:** Commercial Building**Location:** 124 William Street Bathurst 2795

Bathurst Regional

**Address:** 124 William Street**Planning:** Southern & Western**Suburb/nearest town:** Bathurst 2795**Local govt area:** Bathurst Regional**Parish:****State:** NSW**County:****Other/former names:****Area/group/complex:****Group ID:****Aboriginal area:****Curtilage/boundary:****Item type:** Built**Group:** Commercial**Category:** Other - Commercial**Owner:** Private - Individual**Admin codes:****Code 2:****Code 3:****Current use:** Commercial**Former uses:** Commercial**Assessed significance:** Local**Endorsed significance:****Statement of significance:** A small, very early infill two storied shop of circa 1850s, contributing to the streetscape and effectively bridging the visual gap between two larger neighbours.**Historical notes of provenance:** A house and shop were present on the site in 1875 described being a brick house with 6 rooms and shop. By 1926 the shop was described being 4 rooms with a kitchen, bathroom and laundry. The original owner and occupier of this building was Henry Owen, who appears in the 1862 Bathurst Directory as a tailor. A photograph taken in the early 1897s (BDHS negative No. 220) shows the building much the same as it is today, including a large sign, 'Henry Owen, Bathurst Tailoring ... ' painted on its north side at first floor level. The property remained in the Owen family from prior to 1875 until 1947.

By the early 20th century there was a two-storey timber posted verandah added over the footpath. The house was still present on the site in 1950. Later the shop was used as a small cafe and then as a fancy goods and gift shop.

There is mention that Cobb &amp; Co used 124 William Street as a office at one point however this has not been confirmed.

**Themes:** **National theme**  
3. Economy**State theme**  
Commerce**Local theme****Designer:****Builder:****Year started:****Year completed:****Circa:** No**Physical description:** A two storey Victorian Georgian commercial building of painted brick under hipped iron roof. Original two storied verandah with cast iron balustrade now removed. Victorian shop windows to ground floor still intact, shopfront, though it does not appear to be original, has some early joinery. Pair of large double hung sash windows to upper façade with flat segmental arch heads. Non original awning.

There is a narrow open space, walled in timber above a gate, separating the building from the bank on its north side. There The small plaque beside the door, with process of items for sale, makes a quaint and pleasant visual reference to the past.

**Physical condition level:** Good**Physical condition:**

Date: 09/03/2021

Full report

Page 1 of 6

This report was produced using the State Heritage Inventory application provided by the Heritage Division, Office of Environment and Heritage

**Bathurst Regional Council**SHI number  
**5067751**  
Study number**Item name:** Commercial Building**Location:** 124 William Street Bathurst 2795

Bathurst Regional

**Archaeological  
potential level:****Archaeological  
potential Detail:****Modification dates:****Recommended  
management:****Management:** Management category**Management name****Further comments:****Criteria a):**  
[Historical  
significance]**Criteria b):**  
[Historical  
association  
significance]**Criteria c):**  
[Aesthetic/  
Technical  
significance]**Criteria d):**  
[Social/Cultural  
significance]**Criteria e):**  
[Research  
significance]**Criteria f):**  
[Rarity]**Criteria g):**  
[Representative]**Intactness/Integrity:**

References:	Author	Title	Year
	Bathurst Regional Council	Bathurst Heritage Study	1990
	Bathurst Regional Council	Bathurst Main Street Study	2017

Studies:	Author	Title	Number	Year
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***Bathurst Regional Council***SHI number  
**5067751**  
Study number**Item name:** Commercial Building**Location:** 124 William Street Bathurst 2795

Bathurst Regional

Parcels:	Parcel code	Lot number	Section number	Plan code	Plan number
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**Latitude:****Longitude:****Location validity:****Spatial accuracy:****Map name:****Map scale:****AMG zone:****Easting:****Northing:****Listing: Name****Title****Number****ListingDate**Bathurst Heritage Conservation Area  
124 William StreetWithin a conservation area on an LEP  
Heritage study

A513

19/11/2014

**Data entry:** Data first entered: 03/03/2021

Data updated: 03/03/2021

Status: Basic

*Bathurst Regional Council*

SHI number  
5067751  
Study number

**Item name:** Commercial Building

**Location:** 124 William Street Bathurst 2795

Bathurst Regional

**Image:**



**Caption:** Commercial Building

**Copy right:**

**Image by:** BRC

**Image date:** 01/01/2017

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/34513691d343929420cb4977ecc608e898d.jpg>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb\\_test34513691d343929420cb4977ecc608e898d.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb_test34513691d343929420cb4977ecc608e898d.jpg)

**Image:**

# *Bathurst Regional Council*

SHI number  
5067751  
Study number

**Item name:** Commercial Building

**Location:** 124 William Street Bathurst 2795

Bathurst Regional



**Caption:** Commercial Building

**Copy right:**

**Image by:** BRC

**Image date:** 01/01/1994

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/345aa8531de8a7643e79f8e5514dd310a9b.jpg>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb\\_test345aa8531de8a7643e79f8e5514dd310a9b.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb_test345aa8531de8a7643e79f8e5514dd310a9b.jpg)

**Image:**

*Bathurst Regional Council*

SHI number  
5067751  
Study number

**Item name:** Commercial Building

**Location:** 124 William Street Bathurst 2795

Bathurst Regional



**Caption:** Commercial Building January 1922. BDHS Negative No. 2947.

**Copy right:**

**Image by:** BDHS

**Image date:**

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3453a4191e3cd9c4a4bb89c4db2eabe43c7.jpg>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb\\_test3453a4191e3cd9c4a4bb89c4db2eabe43c7.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test3453a4191e3cd9c4a4bb89c4db2eabe43c7.jpg)

*Bathurst Regional Council*SHI number  
**5067005**  
Study number**Item name:** Cambewarra**Location:** 7 Cambewarra Court Kelso 2795

Bathurst Regional

**Address:** 7 Cambewarra Court**Planning:** Southern & Western**Suburb/nearest town:** Kelso 2795**Local govt area:** Bathurst Regional**Parish:****State:** NSW**County:****Other/former names:** Yula Yula, Wunnah**Area/group/complex:****Group ID:****Aboriginal area:****Curtilage/boundary:****Item type:** Built**Group:** Residential buildings (private) **Category:** House**Owner:** Private - Individual**Admin codes:****Code 2:****Code 3:****Current use:** Residential**Former uses:** Residential**Assessed significance:** Local**Endorsed significance:****Statement of significance:** Cambewarra designed by John Job Copeman, is in excellent condition within a wonderful garden setting watered by an early well. The site has a long standing agricultural and social history.**Historical notes of provenance:** Cambewarra was designed by John Job Copeman and built in 1909 by local dental surgeon, Arthur Jones Bond. At the time it was built it was named Yula Yula, an Aboriginal word for Apple Box (*Angophora Intarmedia*). The building was built among the remnants of an earlier home and stables. It is a rare example of Copemans work where he abandoned his favourite Flemish Bond in favour of the nearly emerging cavity wall construction. Later Art Deco additions are apparent in the lead light entrance and the conversion of the roof space into a habitable attic.

The property was sold in 1923 to George and Bridget Jenkins and was now an established orchard of peaches, pears and apricots with a packing shed present on the site. The ownership changed several times until Mr Arthur R Pratley of Rockley purchased the property in 1949 and changed the name to Wunnah. By 1954 the property is recorded as producing 50 bushel to the acre Algeribee Oats, one of the highest yieldings in the Bathurst district.

Wunnah was purchased in 1964 by Mrs Eva Webb of Glanmire Hall and her daughter Jean renamed the property Cambewarra after the love of the village of the same name on the NSW South Coast. In 1977 the property comprised over 12 acres of orchard and was sold to the Bathurst Orange Development Corporation (BODC) on the condition Mrs Webb remain in the house for as long as she wished. On the passing of Mrs Webb, BODC subdivided the site and sold the house on 3 acres to the current (2019) owners Brian and Marlene Welch in 1982.

Cambewarra is in excellent condition within a wonderful garden setting watered by an early well. The site has a long standing agricultural and social history.

**Themes:** National theme

State theme

Local theme

**Designer:** John Job Copeman**Builder:****Year started:****Year completed:** 1909**Circa:** No**Physical description:** Cambewarra is in excellent condition within a wonderful garden setting watered by an early well. The site has a long standing agricultural and social history.**Physical condition level:** Excellent

Date: 08/12/2020

Full report

Page 1 of 5

This report was produced using the State Heritage Inventory application provided by the Heritage Division, Office of Environment and Heritage

*Bathurst Regional Council*SHI number  
**5067005**  
Study number**Item name:** Cambewarra**Location:** 7 Cambewarra Court Kelso 2795

Bathurst Regional

**Physical condition:****Archaeological  
potential level:****Archaeological  
potential Detail:****Modification dates:****Recommended  
management:****Management:** Management category**Management name****Further comments:****Criteria a):**  
[Historical  
significance]**Criteria b):**  
[Historical  
association  
significance]**Criteria c):**  
[Aesthetic/  
Technical  
significance]**Criteria d):**  
[Social/Cultural  
significance]**Criteria e):**  
[Research  
significance]**Criteria f):**  
[Rarity]**Criteria g):**  
[Representative]**Intactness/Integrity:**

<b>References:</b>	<b>Author</b>	<b>Title</b>	<b>Year</b>
	Lee Steele	100 Heritage Homes of Bathurst, Vol 2	2018
	Graham Lupp	Building Bathurst	2018
	Lee Steele	NATIONAL TRUST: Looking at the history of Cambewarra at	2017
	Lee Steele	NATIONAL TRUST: Looking at the history of Cambewarra at	2017
	Lee Steele	NATIONAL TRUST: Looking at the history of Cambewarra at	2017

Date: 08/12/2020

**Full report**

Page 2 of 5

This report was produced using the State Heritage Inventory application provided by the Heritage Division, Office of Environment and Heritage

***Bathurst Regional Council***SHI number  
**5067005**  
Study number**Item name:** Cambewarra**Location:** 7 Cambewarra Court Kelso 2795

Bathurst Regional

**Studies:** Author

Title

Number

Year

**Parcels:** Parcel code  
LOTLot number  
2

Section number

Plan code  
DPPlan number  
625060**Latitude:****Longitude:****Location validity:****Spatial accuracy:****Map name:****Map scale:****AMG zone:****Easting:****Northing:****Listing:** Name

Title

Number

ListingDate

**Data entry:** Data first entered: 26/06/2019

Data updated: 25/02/2020

Status: Basic

*Bathurst Regional Council*

SHI number  
5067005  
Study number

**Item name:** Cambewarra

**Location:** 7 Cambewarra Court Kelso 2795

Bathurst Regional

**Image:**



**Caption:** Cambewarra

**Copy right:**

**Image by:** BRC

**Image date:** 26/06/2019

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345243e986006834076a74f3f7db1bdbd95.JPG>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb\\_test345243e986006834076a74f3f7db1bdbd95.JPG](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345243e986006834076a74f3f7db1bdbd95.JPG)

**Image:**



***Bathurst Regional Council***SHI number  
**5067005**  
Study number**Item name:** Cambewarra**Location:** 7 Cambewarra Court Kelso 2795

Bathurst Regional

**Caption:** Cambewarra**Copy right:** Western Advocate**Image by:** Western Advocate**Image date:** 02/10/2017**Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/34548ffcfd14f943cca81707e81af9a83e.jpeg>**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb\\_test34548ffcfd14f943cca81707e81af9a83e.jpeg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb_test34548ffcfd14f943cca81707e81af9a83e.jpeg)

***Bathurst Regional Council***SHI number  
**1080174**  
Study number  
**F/N 433****Item name:** King William Inn (Former)**Location:** 7 Lee Street Kelso 2795

Bathurst Regional

**Address:** 7 Lee Street**Planning:** Southern & Western**Suburb/nearest town:** Kelso 2795**Local govt area:** Bathurst Regional**Parish:** Kelso**State:** NSW**County:** Roxburgh**Other/former names:** Evans Shire Council Building, Turon Shire Chambers**Area/group/complex:****Group ID:****Aboriginal area:****Curtilage/boundary:****Item type:** Built**Group:** Commercial**Category:** Hotel**Owner:** Local Government**Admin codes:****Code 2:****Code 3:****Current use:** Bathurst Regional Council satellite office, Macquarie County Council offices**Former uses:** Inn, Shire Council Chambers for Turon Shire and Evan's Shire, Rural Fire Brigade**Assessed significance:** Local**Endorsed significance:** Local**Statement of significance:** An important early inn, the third on the Bathurst plains, situated on what was originally the main approach road to Bathurst.**Historical notes of provenance:** David Langley, a free settler, built 'Clear Oaks'/Langley House at Richmond in 1809. Langley, was appointed as the Superintendent of Governor Blacksmiths by Governor William Bligh, was assigned two convicts and two ewes when granted the land in 1804. In 1811, Langley's daughter married Langley's convict servant, Richard Mills. Richard and Ann Mills were granted one of the first 10 land grants at Kelso.

The initial construction of this building in 1831 formed the King William Inn, under licensee Richard Mills. The front of the building was 40ft wide, excluding the wings on either side. The main doorway opened onto a narrow hallway, with a room leading of either side. The room to the left was the parlour with a fireplace for the comfort of the patrons. Additions were carried out by James Vincent, likely to be the same builder as Langley House, as both buildings have striking similarities. The additions to make it an Inn included 2 long wings extending a few feet in front of the original house. These wings were constructed of local Bathurst bricks and bush saplings. The roof had to be altered on the original house to make way for this addition. A verandah extended over the front of the original house. A small hatch opened from the kitchen to the left wing to allow guest to be served their meals and drinks. A doorway was constructed to allow access to the front parlour. Gables additions to each end were made in the federation period.

A large rectangular two storey brick coach house and barn with window arches and doorways was constructed in 1831 for the Mills family as well as guests of the inn. The upper space of the barn was of the Inn's Coachman's quarters. In was demolished in 1962.

The road it faces is now Lee Street but was formerly the end of Lockyer's Line of Road, surveyed by the principal surveyor of roads and bridges under Gov. Darling: Major Edmund Lockyer. It went from O'Connell to Lagoon and then to Kelso. Surveyor Mitchell's road however soon supplanted this road in the 1830s.

**Themes:** **National theme****State theme****Local theme**

8. Culture

Leisure

Village Hotel

7. Governing

Government and Administration

Council Chambers

**Designer:****Builder:** Richard Mills**Year started:****Year completed:** 1831**Circa:** Yes

*Bathurst Regional Council*SHI number  
**1080174**  
Study number  
**F/N 433****Item name:** King William Inn (Former)**Location:** 7 Lee Street Kelso 2795

Bathurst Regional

**Physical description:** Single storey colonial Georgian former inn of stuccoed brick under a hipped and gabled iron roof. Somewhat altered from its original form, probably in late Victorian times. Recessed bullnosed verandah set between gabled wings with segmental arched easement windows.**Physical condition level:****Physical condition:** Fair to good.**Archaeological potential level:** High**Archaeological potential Detail:** The two story brick coachhouse and barn built in 1831 and demolished in 1962.**Modification dates:****Recommended management:****Management:** Management category**Management name****Further comments:****Criteria a):**  
[Historical  
significance]**Criteria b):**  
[Historical  
association  
significance]**Criteria c):**  
[Aesthetic/  
Technical  
significance]**Criteria d):**  
[Social/Cultural  
significance]**Criteria e):**  
[Research  
significance]**Criteria f):**  
[Rarity]**Criteria g):**  
[Representative]**Intactness/Integrity:** Altered sympathetically

References:	Author	Title	Year
	Judith Webb	Bathurst Sketch Book	1975
	Alan McRae & Carol Churhes	Kelso Village Book 1	2001

Date: 27/04/2021

**Full report**

Page 2 of 9

This report was produced using the State Heritage Inventory application provided by the Heritage Division, Office of Environment and Heritage

**Bathurst Regional Council**

SHI number

**1080174**

Study number

**F/N 433****Item name:** King William Inn (Former)**Location:** 7 Lee Street Kelso 2795

Bathurst Regional

<b>Studies:</b>	<b>Author</b>	<b>Title</b>	<b>Number</b>	<b>Year</b>
	Hickson in assoc. with Ba	Bathurst Regional Council Heritage Review	F/N 433	2005
	Hughes Trueman Ludlow	Bathurst City Council Heritage Study	A597	1990
	Hughes Trueman Ludlow	Bathurst City Council Heritage Study		1990

<b>Parcels:</b>	<b>Parcel code</b>	<b>Lot number</b>	<b>Section number</b>	<b>Plan code</b>	<b>Plan number</b>
	LOT	1		DP	1001027

**Latitude:****Longitude:****Location validity:****Spatial accuracy:****Map name:****Map scale:****AMG zone:****Easting:****Northing:**

<b>Listing:</b>	<b>Name</b>	<b>Title</b>	<b>Number</b>	<b>ListingDate</b>
	Kelso Conservation Area	Within a conservation area on an LEP		19/11/2014
		Heritage study	A597	21/09/1990

**Data entry:** Data first entered: 08/08/2000

Data updated: 09/12/2020

Status: Completed

*Bathurst Regional Council*

SHI number

**1080174**

Study number

**F/N 433****Item name:** King William Inn (Former)**Location:** 7 Lee Street Kelso 2795

Bathurst Regional

**Image:****Caption:** King William Inn**Copy right:** Hughes Trueman Ludlow**Image by:** Hughes Trueman Ludlow**Image date:** 21/09/1990**Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/1080174a.jpg>**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t\\_1080174a.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t_1080174a.jpg)**Image:****Caption:** King William Inn (former)**Copy right:** Bathurst Regional Council**Image by:** B.J. Hickson**Image date:** 17/01/2006**Image number:**

***Bathurst Regional Council***

SHI number

**1080174**

Study number

**F/N 433****Item name:** King William Inn (Former)**Location:** 7 Lee Street Kelso 2795

Bathurst Regional

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/1080174b.jpg>**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t\\_1080174b.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t_1080174b.jpg)**Image:****Caption:** King William Inn (former) coach house and barn c.1962**Copy right:** Alan McRae**Image by:** Alan McRae**Image date:****Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345f0dbc5e435f840809cc74bf898bbd770.jpeg>**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb\\_test345f0dbc5e435f840809cc74bf898bbd770.jpeg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb_test345f0dbc5e435f840809cc74bf898bbd770.jpeg)**Image:**

*Bathurst Regional Council*

SHI number

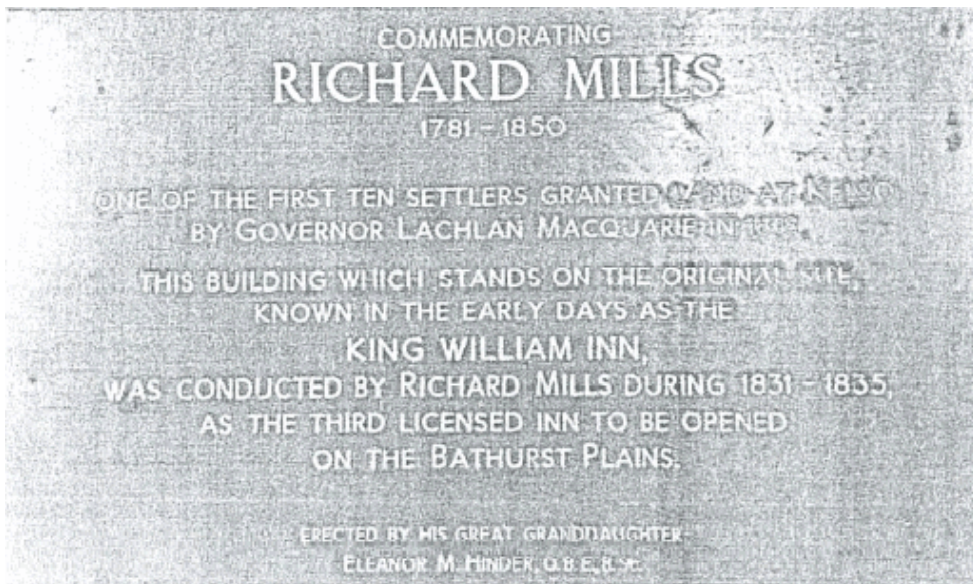
1080174

Study number

F/N 433

**Item name:** King William Inn (Former)**Location:** 7 Lee Street Kelso 2795

Bathurst Regional

**Caption:** King William Inn (former) coach house and barn c.1962**Copy right:** Alan McRae**Image by:** Alan McRae**Image date:****Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/34593ab103b21004e70b2b5c7cd6ef1e299.jpeg>**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb\\_test34593ab103b21004e70b2b5c7cd6ef1e299.jpeg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb_test34593ab103b21004e70b2b5c7cd6ef1e299.jpeg)**Image:****Caption:** King William Inn (former), Plaque affixed to building**Copy right:** Alan McRae**Image by:** Alan McRae**Image date:** 01/01/2001**Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/345b1150fe0a8564d58bc8cce644746afbb.jpg>

*Bathurst Regional Council*

SHI number

**1080174**

Study number

**F/N 433****Item name:** King William Inn (Former)**Location:** 7 Lee Street Kelso 2795

Bathurst Regional

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb\\_test345b1150fe0a8564d58bc8cce644746afbb.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345b1150fe0a8564d58bc8cce644746afbb.jpg)

**Image:****Caption:** King William Inn (former), c.1860-1870's**Copy right:** Alan McRae**Image by:** Alan McRae**Image date:****Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/34529493697cf4e48998a72b1a983bd80dd.jpeg>**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb\\_test34529493697cf4e48998a72b1a983bd80dd.jpeg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test34529493697cf4e48998a72b1a983bd80dd.jpeg)**Image:**

*Bathurst Regional Council*

SHI number

**1080174**

Study number

**F/N 433****Item name:** King William Inn (Former)**Location:** 7 Lee Street Kelso 2795

Bathurst Regional

**Caption:** King William Inn (former), now office premises**Copy right:** Google Maps**Image by:** BRC**Image date:** 01/01/2020**Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3453b250a8c2d3046459bdcef8a25305deb.jpg>**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb\\_test3453b250a8c2d3046459bdcef8a25305deb.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb_test3453b250a8c2d3046459bdcef8a25305deb.jpg)**Image:**

# *Bathurst Regional Council*

SHI number

**1080174**

Study number

**F/N 433**

**Item name:** King William Inn (Former)

**Location:** 7 Lee Street Kelso 2795

Bathurst Regional



**Caption:** King William Inn (former), now office premises

**Copy right:** Google Maps

**Image by:** BRC

**Image date:** 01/01/2020

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345ee5b735ab2db466aa212b509bd7ee912.jpg>

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*Bathurst Regional Council*SHI number  
**5067648**  
Study number**Item name:** Kelso Police Station and Lockup (former)**Location:** 72 Sydney Road Bathurst 2795

Bathurst Regional

**Address:** 72 Sydney Road**Planning:** Southern & Western**Suburb/nearest town:** Bathurst 2795**Local govt area:** Bathurst Regional**Parish:****State:** NSW**County:****Other/former names:****Area/group/complex:****Group ID:****Aboriginal area:****Curtilage/boundary:****Item type:** Built**Group:** Law Enforcement**Category:** Gaol/Lock-up**Owner:** Private - Individual**Admin codes:****Code 2:****Code 3:****Current use:** Residential**Former uses:** Police Station and Lock Up**Assessed significance:** Local**Endorsed significance:****Statement of significance:** Important intact example of a Late Victorian Police Station and Lock Up.**Historical notes of provenance:** Original Kelso Police Lockup was constructed around 1845 and was located in the new Kelso Public School grounds. By 1875 at the arrival of the railway, the Kelso policeman would walk to meet the morning and evening trains, the practice continued until the 1920's. By the early 1940's the proximity of Kelso to Bathurst via motor car reduced the need for the station. The premises was decommissioned in 1943.**Themes:** **National theme**  
7. Governing**State theme**  
Law and order**Local theme****Designer:** Government Architect**Builder:** Rigby Brothers (Bathurst)**Year started:** 1895**Year completed:****Circa:** No**Physical description:** The lock up included 2 cells, an open-roofed exercise area (known as the 'grill yard') with a urinal and 'water closet', a kitchen and charge room at the rear. The rest of the building included a pantry, sitting room, two bedrooms, bathroom and two verandahs. This front section was used as the constables family residence. The brick building was constructed with a corrugated iron roof, with a concrete foundation. The rear cells and exercise yard of English Bond, 500mm thick. Sandstone blocks bought from Sydney by rail were built where additional strength was required, such as for bolts and hinges on the heavy metal doors.**Physical condition level:** Good**Physical condition:****Archaeological potential level:** High**Archaeological potential Detail:** A ground water tank was dug for use by the constable and his family and located in front of the charge room. A portable cell from Wattle Flat was also used on the site for a forage and harness shed for the 2 horses assigned for the Station.**Modification dates:** By 1920 the charge room was dispensed with and this room became the constable's dining room and part of the verandah transformed into a laundry. 1960's one cell converted to a laundry. 1988, the wall between the kitchen and dining demolished.

***Bathurst Regional Council***SHI number  
**5067648**  
Study number**Item name:** Kelso Police Station and Lockup (former)**Location:** 72 Sydney Road Bathurst 2795

Bathurst Regional

**Recommended  
management:****Management:** Management category**Management name****Further comments:****Criteria a):**  
[Historical  
significance]**Criteria b):**  
[Historical  
association  
significance]**Criteria c):**  
[Aesthetic/  
Technical  
significance]**Criteria d):** Important intact example of a Late Victorian Police Station and Lock Up  
[Social/Cultural  
significance]**Criteria e):**  
[Research  
significance]**Criteria f):**  
[Rarity]**Criteria g):**  
[Representative]**Intactness/Integrity:** Good

<b>References:</b>	<b>Author</b>	<b>Title</b>	<b>Year</b>
	Alan McRae & Carol Churhes	Kelso Village Book 1	2001

<b>Studies:</b>	<b>Author</b>	<b>Title</b>	<b>Number</b>	<b>Year</b>
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<b>Parcels:</b>	<b>Parcel code</b>	<b>Lot number</b>	<b>Section number</b>	<b>Plan code</b>	<b>Plan number</b>
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<b>Latitude:</b>	<b>Longitude:</b>
<b>Location validity:</b>	<b>Spatial accuracy:</b>
<b>Map name:</b>	<b>Map scale:</b>

***Bathurst Regional Council***SHI number  
**5067648**  
Study number**Item name:** Kelso Police Station and Lockup (former)**Location:** 72 Sydney Road Bathurst 2795

Bathurst Regional

**AMG zone:****Easting:****Northing:****Listing: Name**

Kelso Heritage Conservation Area

**Title**

Within a conservation area on an LEP

**Number****ListingDate**

19/11/2014

**Data entry:** Data first entered: 05/01/2021

Data updated: 05/01/2021

Status: Basic

*Bathurst Regional Council*

SHI number  
5067648  
Study number

**Item name:** Kelso Police Station and Lockup (former)

**Location:** 72 Sydney Road Bathurst 2795

Bathurst Regional

**Image:**



**Caption:** Kelso Police Station and Lockup (former)

**Copy right:**

**Image by:** BRC

**Image date:** 05/01/2021

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/3458899b59963ee4dcd9f5b149492cd40bf.jpg>

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**Image:**

# *Bathurst Regional Council*

SHI number  
5067648  
Study number

**Item name:** Kelso Police Station and Lockup (former)

**Location:** 72 Sydney Road Bathurst 2795

Bathurst Regional



**Caption:** Kelso Police Station and Lockup (former)

**Copy right:**

**Image by:** BRC

**Image date:** 05/01/2021

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**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb\\_test345c49b7828e9374282acdb9ce3d79cb51e.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb_test345c49b7828e9374282acdb9ce3d79cb51e.jpg)

**Image:**

***Bathurst Regional Council***SHI number  
**5067648**  
Study number**Item name:** Kelso Police Station and Lockup (former)**Location:** 72 Sydney Road Bathurst 2795

Bathurst Regional

**Caption:** Kelso Police Station and Lockup (former)**Copy right:****Image by:** BRC**Image date:** 05/01/2021**Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/3453b5cbe91f77f43cebf6a18e612ad77f2.jpg>**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb\\_test3453b5cbe91f77f43cebf6a18e612ad77f2.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb_test3453b5cbe91f77f43cebf6a18e612ad77f2.jpg)**Image:**

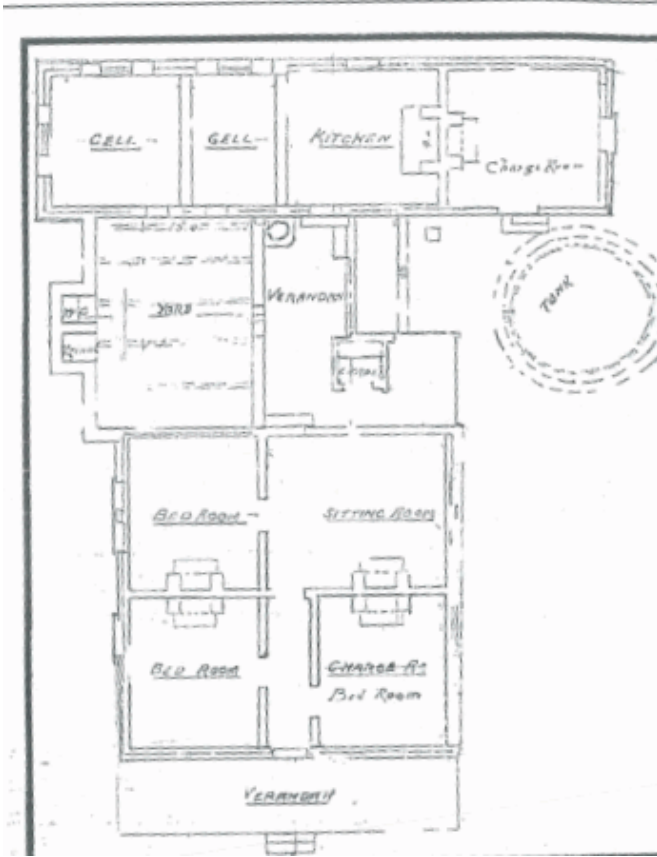
***Bathurst Regional Council***SHI number  
**5067648**  
Study number**Item name:** Kelso Police Station and Lockup (former)**Location:** 72 Sydney Road Bathurst 2795

Bathurst Regional

**Caption:** Kelso Police Station and Lockup (former)**Copy right:****Image by:** BRC**Image date:** 05/01/2021**Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/34523be898ebe8a4126985cb480b58a3362.jpg>**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb\\_test34523be898ebe8a4126985cb480b58a3362.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb_test34523be898ebe8a4126985cb480b58a3362.jpg)**Image:**

**Item name:** Kelso Police Station and Lockup (former)**Location:** 72 Sydney Road Bathurst 2795

Bathurst Regional

**Caption:** Kelso Police Station and Lockup (former) 1895 Plan**Copy right:****Image by:** NSW Government**Image date:** 01/01/1895**Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345dbe5d51690814abca20dd9d2bfd48d6e.png>**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb\\_test345dbe5d51690814abca20dd9d2bfd48d6e.png](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb_test345dbe5d51690814abca20dd9d2bfd48d6e.png)**Image:**

*Bathurst Regional Council*

SHI number  
5067648  
Study number

**Item name:** Kelso Police Station and Lockup (former)

**Location:** 72 Sydney Road Bathurst 2795

Bathurst Regional



**Caption:** Kelso Police Station and Lockup (former)

**Copy right:**

**Image by:** Alan McRae

**Image date:**

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/34576a55097e5c948fda208ac8827cb8f4a.png>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb\\_test34576a55097e5c948fda208ac8827cb8f4a.png](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test34576a55097e5c948fda208ac8827cb8f4a.png)

**Image:**

# *Bathurst Regional Council*

SHI number  
**5067648**  
Study number

**Item name:** Kelso Police Station and Lockup (former)

**Location:** 72 Sydney Road Bathurst 2795

Bathurst Regional



**Caption:** Kelso Police Station and Lockup (former)

**Copy right:**

**Image by:** Alan McRae

**Image date:**

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**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/34524d70fe3789e42de89e6d065567f0af9.png>

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*Bathurst Regional Council*SHI number  
**5067650**  
Study number**Item name:** Residence**Location:** 78 Sydney Road Bathurst 2795

Bathurst Regional

**Address:** 78 Sydney Road**Planning:** Southern & Western**Suburb/nearest town:** Bathurst 2795**Local govt area:** Bathurst Regional**State:** NSW**Parish:****County:****Other/former names:****Area/group/complex:****Group ID:****Aboriginal area:****Curtilage/boundary:****Item type:** Built**Group:** Residential buildings (private) **Category:** House**Owner:****Admin codes:****Code 2:****Code 3:****Current use:****Former uses:****Assessed significance:** Local**Endorsed significance:**

**Statement of significance:** The dwelling is a representative example of the Indian Bungalow style that has been adapted to meet the requirements of the Australian environment, and to reflect particular design trends. Based on local knowledge, no similar properties are known in the region, making this a rare and intact example. Because of its scale and setback to the street, the house contributes well to the streetscape in what is generally a mix of modern residential and commercial buildings.

**Historical notes****of provenance:****Themes:** National theme

State theme

Local theme

**Designer:****Builder:****Year started:****Year completed:** 1910**Circa:** Yes

**Physical description:** This original section of the building dates to c. 1910 with later additions at the rear. The dwelling is a typical Indian Bungalow with central porch, which extends on both sides to form a sleeping porch. The hipped-roof section of the dwelling is supported by six concrete columns and a concrete balustrade. The front façade is mostly intact. The dwelling has had alterations to the rear, whilst quite early circa 1920, they are not considered intrusive to the building and are in keeping with its period. An infill addition has occurred centrally at the rear which is considered unsympathetic.

Internally, many original features remain such as skirting boards, architraves and floor boards. Some internal doors may be original. Windows have been replaced but their proportions remain. The original layout is intact with a large entry foyer and large hall to other rooms, the building has been designed like a manor but is very modest in scale.

**Physical condition level:** Good

*Bathurst Regional Council*SHI number  
**5067650**  
Study number**Item name:** Residence**Location:** 78 Sydney Road Bathurst 2795

Bathurst Regional

**Physical condition:** The original section of the dwelling is noted to have a moderate degree of integrity. No structural report has been submitted with the application. A site inspection did not immediately reveal any major structural issues, only minor cracking was visible. The building appears to be in good condition with many original features intact internally and externally.

**Archaeological  
potential level:**

**Archaeological  
potential Detail:**

**Modification dates:**

**Recommended  
management:**

**Management:** Management category

**Management name**

**Further comments:**

**Criteria a):**  
[Historical  
significance]

**Criteria b):**  
[Historical  
association  
significance]

**Criteria c):**  
[Aesthetic/  
Technical  
significance]

**Criteria d):**  
[Social/Cultural  
significance]

**Criteria e):**  
[Research  
significance]

**Criteria f):**  
[Rarity]

**Criteria g):**  
[Representative]

**Intactness/Integrity:**

**References:** Author

Title

Year

***Bathurst Regional Council***SHI number  
**5067650**  
Study number**Item name:** Residence**Location:** 78 Sydney Road Bathurst 2795

Bathurst Regional

**Studies:** Author

Title

Number

Year

**Parcels:** Parcel code

Lot number

Section number

Plan code

Plan number

**Latitude:****Longitude:****Location validity:****Spatial accuracy:****Map name:****Map scale:****AMG zone:****Easting:****Northing:****Listing:** Name

Title

Number

ListingDate

**Data entry:** Data first entered: 07/01/2021

Data updated: 16/02/2021

Status: Basic

# *Bathurst Regional Council*

SHI number  
5067650  
Study number

**Item name:** Residence

**Location:** 78 Sydney Road Bathurst 2795

Bathurst Regional

**Image:**



**Caption:** Residence

**Copy right:**

**Image by:** BRC

**Image date:** 05/01/2021

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/34524c40c13137840a199225f69727537b0.jpg>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb\\_test34524c40c13137840a199225f69727537b0.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb_test34524c40c13137840a199225f69727537b0.jpg)

**Image:**

# *Bathurst Regional Council*

SHI number  
**5067650**  
Study number

**Item name:** Residence

**Location:** 78 Sydney Road Bathurst 2795

Bathurst Regional



**Caption:** Residence

**Copy right:**

**Image by:** BRC

**Image date:** 05/01/2021

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/345828c178305284f18bac0e74dd1298922.jpg>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb\\_test345828c178305284f18bac0e74dd1298922.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb_test345828c178305284f18bac0e74dd1298922.jpg)

*Bathurst Regional Council*SHI number  
**1081731**  
Study number**Item name:** Victorian Cottage**Location:** 126 Sydney Road Kelso 2795

Bathurst Regional

**Address:** 126 Sydney Road**Planning:** Southern & Western**Suburb/nearest town:** Kelso 2795**Local govt area:** Bathurst Regional**Parish:****State:** NSW**County:****Other/former names:** The Mount**Area/group/complex:****Group ID:****Aboriginal area:****Curtilage/boundary:****Item type:** Built**Group:** Residential buildings (private) **Category:** House**Owner:** Private - Individual**Admin codes:****Code 2:****Code 3:****Current use:** Residential**Former uses:** Residential**Assessed significance:** Local**Endorsed significance:****Statement of significance:** A Late Victorian dwelling that appears to have been purpose built given its unusual floor plan. The dwelling retains its garden setting and is an important element in the streetscape and entrance into Bathurst.**Historical notes of provenance:** Built on land originally granted as a Crown Grant to William Coates on 30 June 1823. Coates had arrived as a convict per Sir William Bensley on 10th March 1817 and his occupation was noted as Clerk and Farmer. He was granted Conditional Pardon in 1821. By 1822 Coates was sent to Lieutenant William Lawson at Bathurst as a Police Clerk. He opened a school for the children of convicts and the military.

The land was subdivided during the time the Government resumed a parcel for the main Sydney Road and the property changed ownership several times. In 1952, the property was sold to Ronald Joseph Learmonth. 'Leary.' Learmonth was a prominent figure in the social, sporting and education circles of Kelso being the Sports Coach at Bathurst High School from 1943-1964 and founding many sporting clubs within Bathurst. Learmonth Park Sporting Fields at Kelso was named in 1980 after Ron to honour his contribution to the Bathurst community, particularly in sport.

In 1959 Ron Learmonth sold the property to Margaret (known as Marjorie) Sloman and her mother Aeleonor Dalton Sloman. The property was called The Mount after Stuarts Mount now known as Abercrombie House. It was given this name by the Marjorie's father, Charles Sloman, who had a working association there. Miss Sloman married Kenneth Whiting who became a Church of England Cannon. They purchased the property in 1960. Miss Sloman was matron at Bathurst District Hospital 1958.

The property was built some time between 1880-1890's.

**Themes:** **National theme**  
4. Settlement**State theme**  
Accommodation**Local theme**  
Late victorian house**Designer:** Unknown**Builder:** Unknown**Year started:****Year completed:** 1880**Circa:** Yes

*Bathurst Regional Council*SHI number  
**1081731**  
Study number**Item name:** Victorian Cottage**Location:** 126 Sydney Road Kelso 2795

Bathurst Regional

**Physical description:** A Late Victorian dwelling in face brickwork under a hipped roof. Central doorway flanked by 2 windows. Internally, original timberwork (2 mantles, architraves and skirting boards) still presents. The layout is unusual. The 2 rooms on the Eastern side were likely bedrooms. The front room on the West is too large to be a bedroom and was likely a formal sitting room, with a formal dining room behind. This formal dining room is accessed via 2 doorways and a larger internal opening out to what could have been a servery. The rear of the hallway has been separated into what would have been an external access that also provided access into the formal dining room. 2 doubled sided fireplaces are present.

**Physical condition level:** Fair

**Physical condition:** Minimal cracking present.

**Archaeological potential level:** Moderate

**Archaeological potential Detail:** A well is located underneath the driveway. The site was originally located on a larger parcel of land that was used for growing vegetables.

**Modification dates:** Additions are located on the side and rear but are reversible. The original cottage can still be easily read. Front windows have been replaced with appropriate timber double hung windows. Alterations to front door glass and verandah posts not original.

**Recommended management:**

**Management:** Management category

Management name

**Further comments:**

**Criteria a):** A Late Victorian cottage with an unusual floor plan located in a prominent position.  
[Historical significance]

**Criteria b):**  
[Historical association significance]

**Criteria c):**  
[Aesthetic/Technical significance]

**Criteria d):** The site has important social connections with Abercrombie House and also Ron Learmonth.  
[Social/Cultural significance]

**Criteria e):** Additional research into the site history could shed more information for the unusual floor plan.  
[Research significance]

**Criteria f):** The floorplan of the original cottage indicates it was built for a purpose, with possible links to a reverend or pastor. The floorplan indicates a formal sitting room at the front with a formal dining room, separate servery and kitchen, with a formal external access at the rear.  
[Rarity]

**Criteria g):**  
[Representative]

***Bathurst Regional Council***SHI number  
**1081731**  
Study number**Item name:** Victorian Cottage**Location:** 126 Sydney Road Kelso 2795

Bathurst Regional

**Intactness/Integrity:** Fair

<b>References:</b>	<b>Author</b>	<b>Title</b>	<b>Year</b>
	Lee Steele	Heritage Homes of Bathurst vol 3 (Draft)	

<b>Studies:</b>	<b>Author</b>	<b>Title</b>	<b>Number</b>	<b>Year</b>
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<b>Parcels:</b>	<b>Parcel code</b>	<b>Lot number</b>	<b>Section number</b>	<b>Plan code</b>	<b>Plan number</b>
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Heritage study**Number**      **ListingDate**

<b>Data entry:</b>	Data first entered: 21/05/2013	Data updated: 14/04/2021	Status: Basic
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# *Bathurst Regional Council*

SHI number  
**1081731**  
Study number

**Item name:** Victorian Cottage

**Location:** 126 Sydney Road Kelso 2795

Bathurst Regional

**Image:**



**Caption:** Victorian Cottage

**Copy right:**

**Image by:** BRC

**Image date:** 05/01/2021

**Image number:**

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**Image:**

# *Bathurst Regional Council*

SHI number  
1081731  
Study number

**Item name:** Victorian Cottage

**Location:** 126 Sydney Road Kelso 2795

Bathurst Regional



**Caption:** Victorian Cottage

**Copy right:**

**Image by:** BRC

**Image date:** 05/01/2021

**Image number:**

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**Image:**

***Bathurst Regional Council***SHI number  
**1081731**  
Study number**Item name:** Victorian Cottage**Location:** 126 Sydney Road Kelso 2795

Bathurst Regional

**Caption:** Victorian Cottage**Copy right:****Image by:** Gerarda Mader**Image date:** 01/01/2021**Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/345ed4bdf46001d41b88908d1fbe119fd82.JPG>**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb\\_test345ed4bdf46001d41b88908d1fbe119fd82.JPG](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb_test345ed4bdf46001d41b88908d1fbe119fd82.JPG)**Image:**

# *Bathurst Regional Council*

SHI number  
**1081731**  
Study number

**Item name:** Victorian Cottage

**Location:** 126 Sydney Road Kelso 2795

Bathurst Regional



**Caption:** Victorian Cottage - Rear Additions

**Copy right:**

**Image by:** Ashlee Cutter

**Image date:** 12/04/2021

**Image number:**

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**Image:**

***Bathurst Regional Council***SHI number  
**1081731**  
Study number**Item name:** Victorian Cottage**Location:** 126 Sydney Road Kelso 2795

Bathurst Regional

**Caption:** Victorian Cottage**Copy right:** BRC**Image by:** Ashlee Cutter**Image date:** 12/04/2021**Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3455265caf194ef498eb8917c00ec60d5b1.jpg>**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb\\_test3455265caf194ef498eb8917c00ec60d5b1.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb_test3455265caf194ef498eb8917c00ec60d5b1.jpg)

*Bathurst Regional Council*SHI number  
**5066992**  
Study number**Item name:** Osborne**Location:** 257 Freemantle Road Bathurst 2795

Bathurst Regional

**Address:** 257 Freemantle Road**Planning:** Southern & Western**Suburb/nearest town:** Bathurst 2795**Local govt area:** Bathurst Regional**State:** NSW**Parish:****County:****Other/former names:** Osborne Estate, Osborne House**Area/group/complex:****Group ID:****Aboriginal area:****Curtilage/boundary:****Item type:** Built**Group:** Residential buildings (private) **Category:** Homestead building**Owner:** Private - Individual**Admin codes:****Code 2:****Code 3:****Current use:** Residential**Former uses:****Assessed significance:** Local**Endorsed significance:****Statement of significance:** A relatively intact homestead, likely designed by J.J. Copeman. Located on a large 500ac parcel overlooking Bathurst retaining its agricultural setting.**Historical notes of provenance:** Osborne, originally 3000 acres was granted to Henry Osborne and in the early 1850's it was purchased by George Ranken until his death in 1860. Ranken founded Eglinton and built the first bridge across the Macquarie River to Eglinton in 1856. In 1902 Mr Jogn Clee bought 'Winburndale' while the owner of 'Osborne Estate' and Henry Dickenson was the manager.**Themes:** National theme

State theme

Local theme

**Designer:** Possibly J.J Copeman**Builder:****Year started:****Year completed:** 1900**Circa:** No**Physical description:** Relatively intact homestead located on large 500ac parcel overlooking Bathurst. Likely an early addition of a verandah infill on the western façade, followed by more recent verandah infill and kitchen renovation on the eastern elevation. At the time of the modern addition, it is likely the verandah posts were replaced and repositioned, as they are now equally spaced but are not symmetrical to the front façade.**Physical condition level:** Excellent**Physical condition:****Archaeological potential level:****Archaeological potential Detail:****Modification dates:** Some early modifications to front facade as post layout appears to have been altered.**Recommended management:****Management:** Management category

Management name

*Bathurst Regional Council*SHI number  
**5066992**  
Study number**Item name:** Osborne**Location:** 257 Freemantle Road Bathurst 2795

Bathurst Regional

**Further comments:** It is possible this building has connection with 'Strath' as it was owned for some time by Mr Peter Stewart of Strath.**Criteria a):** Relatively intact Federation homestead that retains its agricultural setting.  
[Historical  
significance]**Criteria b):** Likely designed by J.J. Copeman  
[Historical  
association  
significance]**Criteria c):**  
[Aesthetic/  
Technical  
significance]**Criteria d):**  
[Social/Cultural  
significance]**Criteria e):**  
[Research  
significance]**Criteria f):**  
[Rarity]**Criteria g):**  
[Representative]**Intactness/Integrity:****References:** Author Title Year**Studies:** Author Title Number Year**Parcels:** Parcel code Lot number Section number Plan code Plan number**Latitude:** **Longitude:**  
**Location validity:** **Spatial accuracy:****Map name:** **Map scale:****AMG zone:** **Easting:** **Northing:****Listing:** Name Title Number ListingDate

***Bathurst Regional Council***SHI number  
**5066992**  
Study number**Item name:** Osborne**Location:** 257 Freemantle Road Bathurst 2795

Bathurst Regional

**Data entry:** Data first entered: 11/06/2019

Data updated: 05/01/2021

Status: Basic

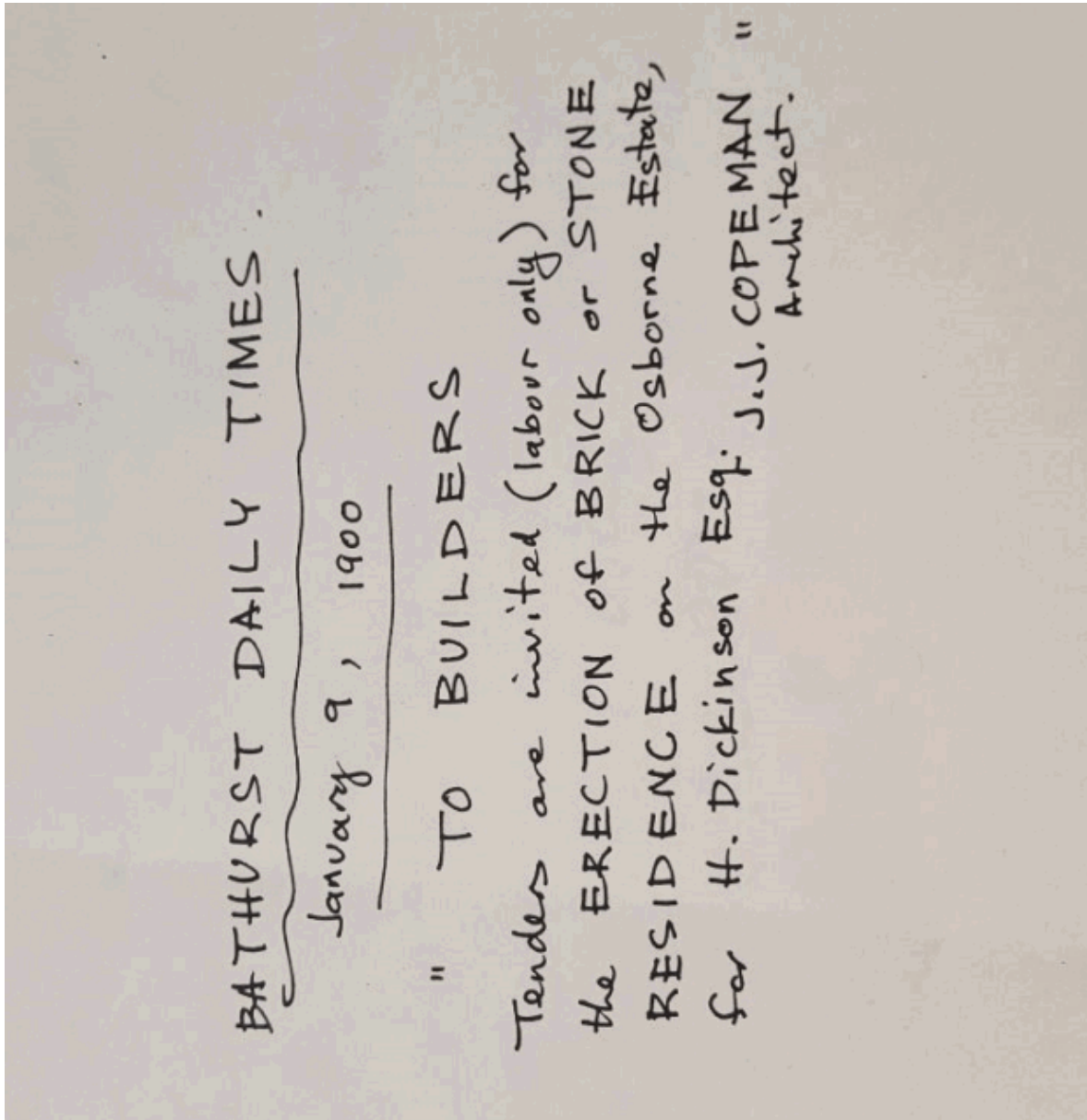
*Bathurst Regional Council*SHI number  
5066992  
Study number

Item name: Osborne

Location: 257 Freemantle Road Bathurst 2795

Bathurst Regional

Image:



Caption: Bathurst Times excerpt

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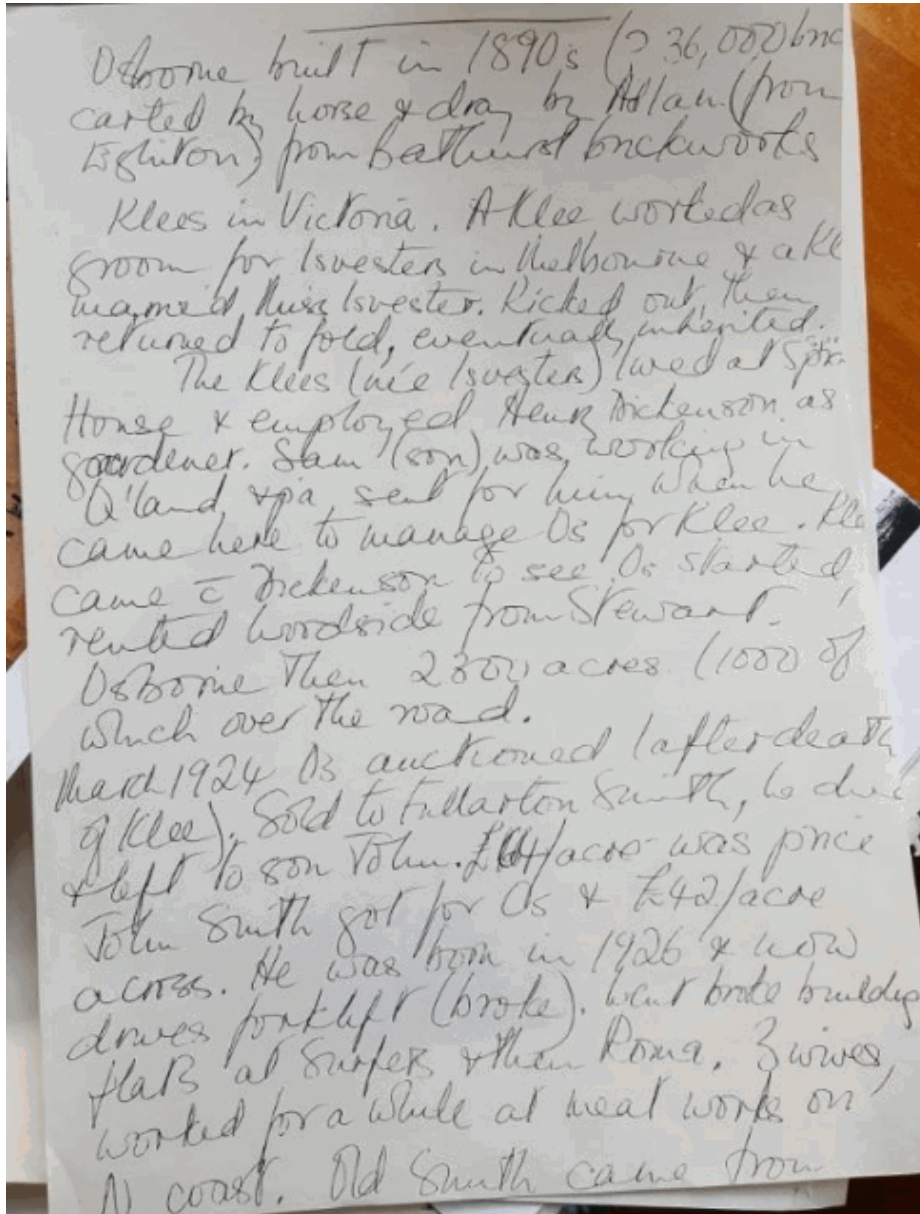
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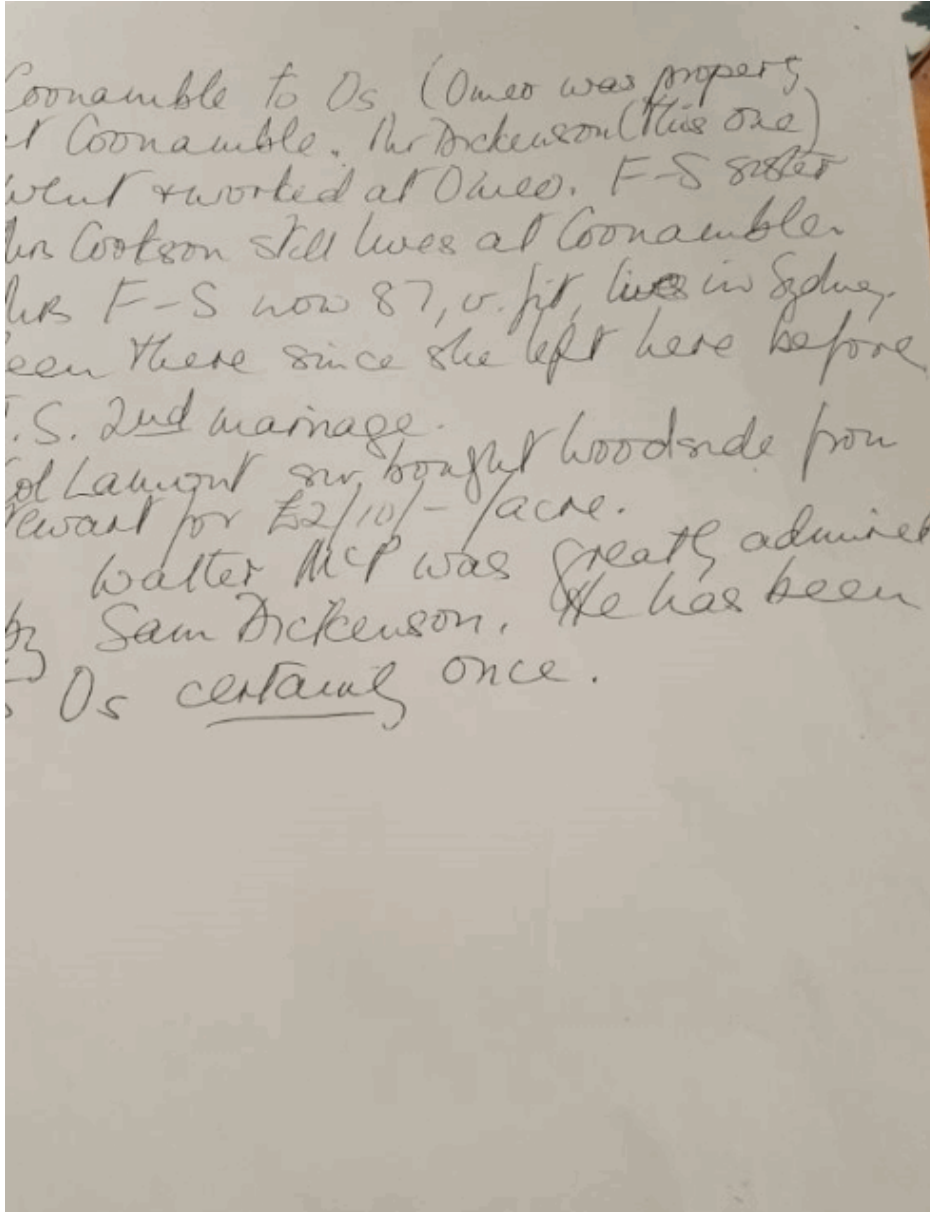
**Bathurst Regional Council**SHI number  
5066992  
Study number**Item name:** Osborne**Location:** 257 Freemantle Road Bathurst 2795

Bathurst Regional

**Image:****Caption:** Historical Information provided by Owner (M Russell)**Copy right:****Image by:****Image date:** 11/06/2019**Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/34553b0fad7a902409eaa75b400df8cd158.jpg>**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb\\_test34553b0fad7a902409eaa75b400df8cd158.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test34553b0fad7a902409eaa75b400df8cd158.jpg)

**Bathurst Regional Council**SHI number  
5066992  
Study number**Item name:** Osborne**Location:** 257 Freemantle Road Bathurst 2795

Bathurst Regional

**Image:****Caption:** Historical Information Provided by Owner (M Russell)**Copy right:****Image by:****Image date:** 11/06/2019**Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3455613692f35724ae085cc7ab3a88e0426.jpg>**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb\\_test3455613692f35724ae085cc7ab3a88e0426.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb_test3455613692f35724ae085cc7ab3a88e0426.jpg)

*Bathurst Regional Council*

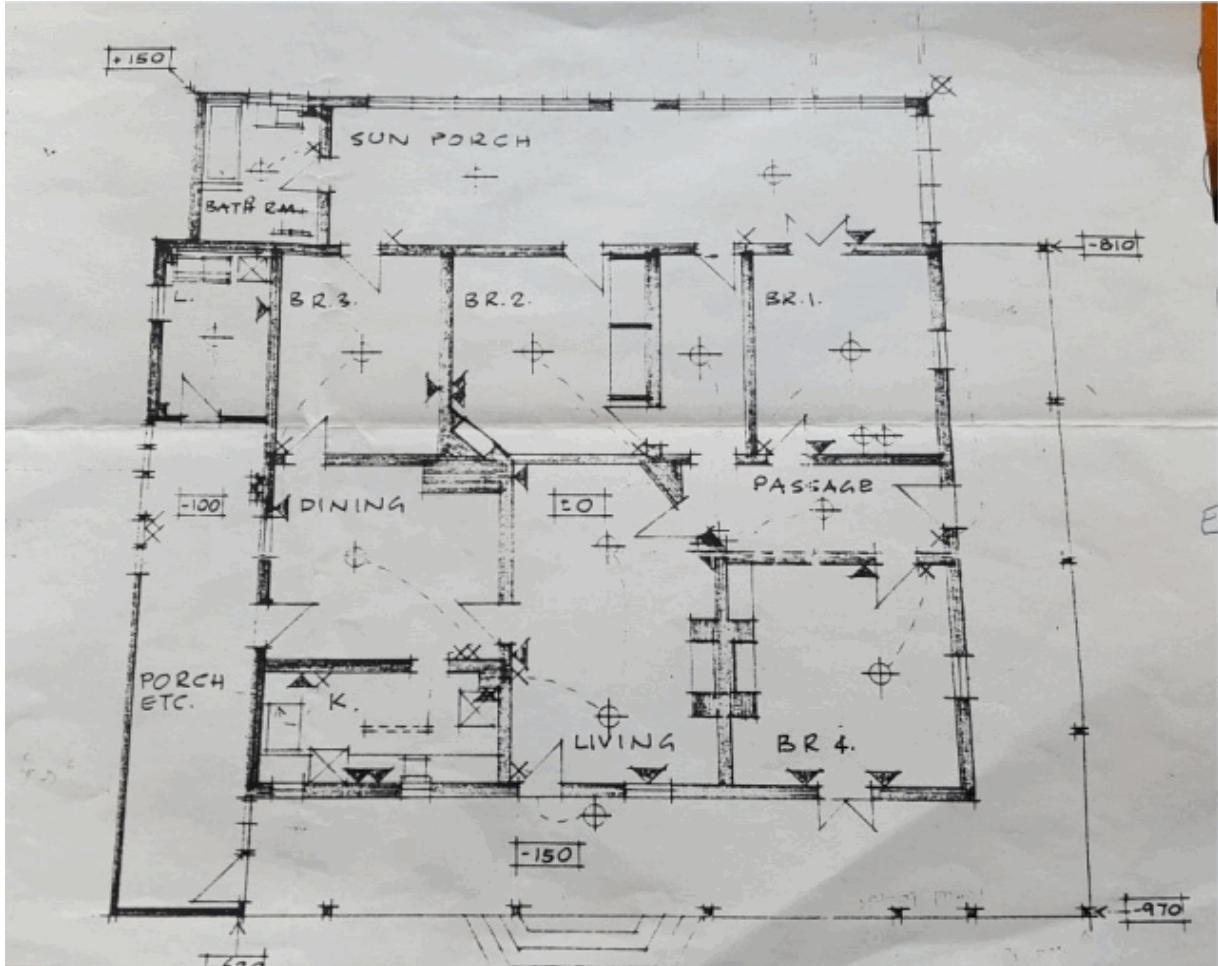
SHI number  
5066992  
Study number

**Item name:** Osborne

**Location:** 257 Freemantle Road Bathurst 2795

Bathurst Regional

**Image:**



**Caption:** Early Floorplan

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**Image:**

# *Bathurst Regional Council*

SHI number  
5066992  
Study number

**Item name:** Osborne

**Location:** 257 Freemantle Road Bathurst 2795

Bathurst Regional



**Caption:** Osborne C. 1983

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**Image:**

***Bathurst Regional Council***SHI number  
**5066992**  
Study number**Item name:** Osborne**Location:** 257 Freemantle Road Bathurst 2795

Bathurst Regional

**Caption:** Osborne date unknown**Copy right:****Image by:****Image date:****Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3456d889fad60a741ae82ff3bfb6b918e5d.jpg>**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb\\_test3456d889fad60a741ae82ff3bfb6b918e5d.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test3456d889fad60a741ae82ff3bfb6b918e5d.jpg)**Image:**

# *Bathurst Regional Council*

SHI number  
5066992  
Study number

**Item name:** Osborne

**Location:** 257 Freemantle Road Bathurst 2795

Bathurst Regional



**Caption:** Osborne unknown date

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**Image:**

*Bathurst Regional Council*SHI number  
5066992  
Study number

Item name: Osborne

Location: 257 Freemantle Road Bathurst 2795

Bathurst Regional

1898	Residence - D.J. Ryan Residence - W.E. George Residence - H.A. McPhillamy	380 Howick Street. 229 Bentinck Street. "Charlton" near Rockley.
1899	Pavilion - Western Rifle Assoc. Villa Residences - Hon. E. Webb Shops - C. Hade Cottage - W.H. Sandels	- demolished. 127/129 William Street. Newbridge. 86 Bentinck Street.
1900	Residence - H. Dickinson Cottage Residence - C. McPhillamy Additions - Dr. B. Moore Residence - J.F. Glasson Church Hall - C. of E. Additions - St. Patrick's Church New Library - Sch. of Arts Residence - C. Ledlin Cottage - J.R. Payne School of Arts	"Osborne" near Eglinton 167 William Street. 142 William Street. "Shiel" near Woodstock O'Connell. Rockley. William Street. 159 Piper Street. 13 Manilla Street. Carcoar.
1901	Spire - St. Barnabas' Cottage - E. McPhillamy Mortuary Chapel Residence - A.F. Osborn Cottage - C. McPhillamy School/Church - St. Philomena's	South Bathurst. 16 Bent (now Bant) Street. Roman Catholic Cemetery. Cōwra (now part Tech.College). 227 Bentinck Street. Cnr Rocket & Seymour

Caption: J.J Copeman Book

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Image by:

Image date:

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/345def9f7632623442b8df180a4ac004f2d.jpg>Thumbnail url: [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb\\_test345def9f7632623442b8df180a4ac004f2d.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb_test345def9f7632623442b8df180a4ac004f2d.jpg)

*Bathurst Regional Council*SHI number  
**5067581**  
Study number**Item name:** Wardell**Location:** 1080 Trunkey Road Perthville 2795

Bathurst Regional

**Address:** 1080 Trunkey Road**Planning:** Southern & Western**Suburb/nearest town:** Perthville 2795**Local govt area:** Bathurst Regional**Parish:****State:** NSW**County:****Other/former names:****Area/group/complex:****Group ID:****Aboriginal area:****Curtilage/boundary:****Item type:** Built**Group:** Residential buildings (private) **Category:****Owner:** Private - Individual**Admin codes:****Code 2:****Code 3:****Current use:** As at 2020 being used as farmstay**Former uses:** Residential**Assessed significance:** Local**Endorsed significance:**

**Statement of significance:** An early rammed earth homestead (c1877) built on the original Western Road at the time of the railway. The building has a long standing association with the original owners, the Hamer Family. It is a very good intact example of a rammed earth building in great condition with early 20th century additions that are representative of their period. The homestead is located in a commanding position, with vistas to and from and is unencumbered by development.

**Historical notes of provenance:** Original 2640 (or 4 mile square) land grant to Wardell was never secured as Wardell was murdered on his way to Bathurst. The Hamer family purchased 300 acres of the crown grant and the land remains in the family.

Built in 1877 by Ellis Hamer, the Wardell homestead is of rammed earth. Originally with a detached kitchen building, which likely served as the home of Ellis and his wife Prudence when the main homestead was being built. The homestead originally had only a front verandah, the addition of a back room and verandah right around was added after WW1. The house is occupied (2021) by a Ken Hamer, a descendant of the original owner.

**Themes:** **National theme**  
4. Settlement

**State theme**  
Accommodation

**Local theme****Designer:****Builder:****Year started:****Year completed:** 1877**Circa:** No

**Physical description:** Original cottage of rammed earth (pise) walls under a hipped roof (replaced 2021). According to owner, original roof was half sheet tin, never shingle, which corresponds to when the rail line reached Bathurst. Central front door flanked by two windows (replaced with aluminium windows). Additional window in verandah addition. Original verandah plate still visible. Original ceiling lining boards present under gyprock. Original ceiling joists still present.

**Physical condition level:**

**Physical condition:**  
**Archaeological potential level:**

*Bathurst Regional Council*SHI number  
**5067581**  
Study number**Item name:** Wardell**Location:** 1080 Trunkey Road Perthville 2795

Bathurst Regional

**Archaeological potential Detail:** Material for wall construction was sourced from a dam to the west of the dwelling. The earliest dwelling on the site was a slab and back hut located approx 20m to the north of the dwelling. The blue stone flooring of the original stables is still present to the north of the existing shed.

**Modification dates:** Wrap around verandah and room on the back added in 1917 when sons returned from wall, these additions are intact and themselves are representative of the period. A later concrete addition was added in 1949.

**Recommended management:**

**Management:** Management category

Management name

**Further comments:**

**Criteria a):** A very early cottage (circa 1877)  
[Historical significance]

**Criteria b):** Associated with the family Hamer. Still in the Hamer Family.  
[Historical association significance]

**Criteria c):** A substantial homestead in a commanding position overlooking Perthville.  
[Aesthetic/Technical significance]

**Criteria d):** House was location on 300acre parcel which remains in Hamer Family.  
[Social/Cultural significance]

**Criteria e):** Stable footing present on site.  
[Research significance]

**Criteria f):**  
[Rarity]

**Criteria g):**  
[Representative]

**Intactness/Integrity:** Good

**References:** Author

Title

Year

**Studies:** Author

Title

Number

Year

***Bathurst Regional Council***SHI number  
**5067581**  
Study number**Item name:** Wardell**Location:** 1080 Trunkey Road Perthville 2795

Bathurst Regional

<b>Parcels:</b>	<b>Parcel code</b>	<b>Lot number</b>	<b>Section number</b>	<b>Plan code</b>	<b>Plan number</b>
	LOT	3		DP	1039707

**Latitude:****Longitude:****Location validity:****Spatial accuracy:****Map name:****Map scale:****AMG zone:****Easting:****Northing:****Listing: Name****Title****Number****ListingDate****Data entry:** Data first entered: 12/11/2020

Data updated: 13/04/2021

Status: Basic

*Bathurst Regional Council*SHI number  
**5067581**  
Study number**Item name:** Wardell**Location:** 1080 Trunkey Road Perthville 2795

Bathurst Regional

**Image:****Caption:** Wardell Homestead**Copy right:****Image by:** BRC**Image date:** 01/11/2017**Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3459eaf4617c7024490b47565cae3c2416f.jpeg>**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb\\_test3459eaf4617c7024490b47565cae3c2416f.jpeg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb_test3459eaf4617c7024490b47565cae3c2416f.jpeg)**Image:****Caption:** Wardell - Vista**Copy right:** BRC**Image by:** Ashlee Cutter**Image date:** 12/04/2021**Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345634f67675bb74340886b5e6323619924.jpeg>**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb\\_test345634f67675bb74340886b5e6323619924.jpeg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb_test345634f67675bb74340886b5e6323619924.jpeg)

***Bathurst Regional Council***SHI number  
**5067581**  
Study number**Item name:** Wardell**Location:** 1080 Trunkey Road Perthville 2795

Bathurst Regional

**Image:****Caption:** Wardell**Copy right:** BRC**Image by:** Ashlee Cutter**Image date:** 12/04/2021**Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/3454b2ec383c03946d49a3481927769e90c.jpeg>**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb\\_test3454b2ec383c03946d49a3481927769e90c.jpeg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb_test3454b2ec383c03946d49a3481927769e90c.jpeg)**Image:**

*Bathurst Regional Council*

SHI number  
5067581  
Study number

**Item name:** Wardell

**Location:** 1080 Trunkey Road Perthville 2795

Bathurst Regional



**Caption:** Wardell - Early 20th C Additions at rear

**Copy right:** BRC

**Image by:** Ashlee Cutter

**Image date:** 12/04/2021

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/3456b2926958052437f8aba8de05715db96.jpeg>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb\\_test3456b2926958052437f8aba8de05715db96.jpeg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb_test3456b2926958052437f8aba8de05715db96.jpeg)

**Image:**

# *Bathurst Regional Council*

SHI number  
**5067581**  
Study number

**Item name:** Wardell

**Location:** 1080 Trunkey Road Perthville 2795

Bathurst Regional



**Caption:** Wardell - South Eastern Corner

**Copy right:**

**Image by:** Ashlee Cutter

**Image date:** 12/04/2021

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345587ce9ae9c004e4396075332df554c2c.jpeg>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb\\_test345587ce9ae9c004e4396075332df554c2c.jpeg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb_test345587ce9ae9c004e4396075332df554c2c.jpeg)

**Image:**

*Bathurst Regional Council*

SHI number  
5067581  
Study number

**Item name:** Wardell

**Location:** 1080 Trunkey Road Perthville 2795

Bathurst Regional



**Caption:** Wardell - Original Verandah Plate still visible

**Copy right:** BRC

**Image by:** Ashlee Cutter

**Image date:** 12/04/2021

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/345fc517ba817cb4bed8c5e28612f2e6488.jpeg>

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SHI number  
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**Item name:** Wardell

**Location:** 1080 Trunkey Road Perthville 2795

Bathurst Regional



**Caption:** Wardell

**Copy right:** BRC

**Image by:** Ashlee Cutter

**Image date:** 12/04/2021

**Image number:**

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*Bathurst Regional Council*SHI number  
**1080359**  
Study number  
**F/N 447****Item name:** Raglan Anglican Church**Location:** 44 Christie Street Raglan 2795

Bathurst Regional

**Address:** 44 Christie Street**Planning:** Southern & Western**Suburb/nearest town:** Raglan 2795**Local govt area:** Bathurst Regional**Parish:** Kelso**State:** NSW**County:** Roxburgh**Other/former names:** St James Anglican Church**Area/group/complex:****Group ID:****Aboriginal area:****Curtilage/boundary:****Item type:** Built**Group:** Religion**Category:** Church**Owner:** Religious Organisation**Admin codes:****Code 2:****Code 3:****Current use:** Church**Former uses:** Church**Assessed significance:** Local**Endorsed significance:****Statement of significance:** A good example of a full brick country church with gable ended rood, extended porch and vestry. Important socially for worship and events. Replaces and commemorates an earlier church on this site.**Historical notes of provenance:** This Church was built on Crown Grant. The original church was consecrated on 14 October 1873 by the first Bishop of Bathurst – Bishop Samuel Marsden.

During the mid 1950s the building was declared beyond repair as it was so badly cracked.

Architect Mr Douglas Trevor-Jones drew up plans for the rebuilding of the church. The building was demolished, the bricks cleaned and stacked and the church rebuilt exactly as it was before, except for the addition of a vestry.

Following the demolition it was found there were no foundations in the original building. A brick was discovered with the name George Morgan scratched into it with the date January 1873. This has been preserved and set into the wall of the porch. The building is 29 feet by 16 feet. The new building is also called St James and was consecrated by the sixth Bishop of Bathurst Bishop Kenneth Leslie on 25 July 1959. It is still used regularly for church services.

The history of Raglan, a village 6 kilometres east of Bathurst, is very much part of the district's transport history. As the new Great Western Railway line, built in increments from Sydney, made its way closer to Bathurst the site for the village was surveyed in 1856. Believed to have been named after Lord Raglan, the village began to develop with the first hotel, 'Raglan Inn', opening in 1862. In 1864 grounds were purchased for the Bathurst Agricultural and Horticultural Society. The annual show, now the oldest in inland New South Wales, was first held at Raglan in 1864. It was held at the site each year until 1868 when it was relocated to the Bathurst racecourse. The railway reached Raglan in 1873. Passengers alighted from trains and were taken by Cobb and Co coach into Bathurst. A small school had opened in 1870 and by 1874 Raglan was an important railway village with three hotels, the school and a church. After the railway reached Bathurst in 1876 the village's population began to decline in the early 1900s. However, within decades the village was again to become a major transport hub.

Needing an additional airfield to house the overflow of military planes from the Richmond Air Base, the government opened a military airfield at Raglan in 1942. At the end of the Second World War, in 1945, the need for a civil aerodrome was recognised and the Bathurst Air Field opened at Raglan in 1946. Since then Raglan has continued to develop into what is now a thriving village community and Bathurst satellite suburb. (Provided by Bathurst District Historical Society)

***Bathurst Regional Council***SHI number  
**1080359**  
Study number  
**F/N 447****Item name:** Raglan Anglican Church**Location:** 44 Christie Street Raglan 2795

Bathurst Regional

**Themes:** National theme

8. Culture

**State theme**

Religion

**Local theme**

village church

**Designer:** Mr Douglas Trevor-Jones**Builder:****Year started:****Year completed:** 1959**Circa:** No**Physical description:** The Anglican Church is a small face brick building with deeply raked joints and Flemish bond brickwork. The church building features a number of gables a small gable at the front forming the porch and a side gable at the rear for the vestry at the back.

The eastern windows are the naïve leadlight windows, with the crucifixion scene in the centre.. The windows are timber framed and in the naïve have half round heads with 8 lites. The windows to the side vestry are a square headed 6 lite casement. Attached peers with horizontal caps strengthen the corners and midway down the naïve. The roof is corrugated iron clad. Barge boards on the church are shaped with curves beneath and similarly the cross.

The church has a bell hanging nearby on a light weight tapered metal frame.

An excellent double width gate on the church yard which certainly appears to date from the Victorian period.

**Physical condition level:** Good**Physical condition:** Very good**Archaeological potential level:****Archaeological potential Detail:****Modification dates:****Recommended management:****Management:** Management category**Management name****Further comments:**

**Criteria a):** Raglan was a small village that was especially important to transport by road, and when the rail line reached it, until it was extended to Bathurst when it declined. This church probably dates from early 20th C.  
[Historical significance]

**Criteria b):** Important association for Anglicans in particular, and with architect Mr Douglas Trevor-Jone  
[Historical association significance]

**Criteria c):** A good example of a full brick country church with gable ended rood, extended porch and vestry.  
[Aesthetic/Technical significance]

**Criteria d):** Important socially for worship and events. Replaces an earlier church on this site.  
[Social/Cultural significance]

**Bathurst Regional Council**

SHI number

**1080359**

Study number

**F/N 447****Item name:** Raglan Anglican Church**Location:** 44 Christie Street Raglan 2795

Bathurst Regional

**Criteria e):**[Research  
significance]**Criteria f):**

[Rarity]

**Criteria g):** Typical of a small village or country town church.

[Representative]

**Intactness/Integrity:** Well maintained.

References:	Author	Title	Year
	BHDS	Raglan	2006
	BDHS	St James Anglican Church	2006

Studies:	Author	Title	Number	Year
	Hickson	in assoc. with Ba Bathurst Regional Council Heritage Review	F/N 447	2005

Parcels:	Parcel code	Lot number	Section number	Plan code	Plan number
	LOT	11		DP	1232495

**Latitude:****Longitude:****Location validity:****Spatial accuracy:****Map name:****Map scale:****AMG zone:****Easting:****Northing:****Listing: Name****Title****Number****ListingDate**

Heritage study

**Data entry:** Data first entered: 11/10/2005

Data updated: 08/12/2020

Status: Completed

# *Bathurst Regional Council*

SHI number

**1080359**

Study number

**F/N 447**

**Item name:** Raglan Anglican Church

**Location:** 44 Christie Street Raglan 2795

Bathurst Regional

**Image:**



**Caption:** Raglan Anglican Church

**Copy right:** Bathurst Regional Council

**Image by:** B.J. Hickson

**Image date:** 04/10/2005

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/1080359a.jpg>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t\\_1080359a.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t_1080359a.jpg)

**Image:**

# *Bathurst Regional Council*

SHI number

**1080359**

Study number

**F/N 447**

**Item name:** Raglan Anglican Church

**Location:** 44 Christie Street Raglan 2795

Bathurst Regional



**Caption:** Raglan Anglican Church Bell.

**Copy right:** Bathurst Regional Council

**Image by:** B.J. Hickson

**Image date:** 04/10/2005

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/1080359b.jpg>

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**Image:**

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SHI number

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**Caption:** Raglan Anglican Church

**Copy right:** Bathurst Regional Council

**Image by:** BRC

**Image date:** 11/11/2020

**Image number:**

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**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb\\_test345593c00f22c56403c9dc1579008b1acde.png](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb_test345593c00f22c56403c9dc1579008b1acde.png)

**Image:**

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**F/N 447****Item name:** Raglan Anglican Church**Location:** 44 Christie Street Raglan 2795

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**Caption:** Raglan Anglican Church**Copy right:** Bathurst Regional Council**Image by:** BRC**Image date:** 11/11/2020**Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/34506b41eaf5449427289586ca0a05a33c9.png>**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb\\_test34506b41eaf5449427289586ca0a05a33c9.png](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb_test34506b41eaf5449427289586ca0a05a33c9.png)**Image:**

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*Bathurst Regional Council*

SHI number  
**1080358**  
 Study number  
**F/N 528**

**Item name:** Raglan Hall (And Former School)

**Location:** 58 Christie Street Raglan 2795

Bathurst Regional

**Address:** 58 Christie Street

**Planning:** Southern & Western

**Suburb/nearest town:** Raglan 2795

**Local govt area:** Bathurst Regional

**Parish:** Kelso

**State:** NSW

**County:** Roxburgh

**Other/former names:** School Building

**Area/group/complex:**

**Group ID:**

**Aboriginal area:**

**Curtilage/boundary:**

**Item type:** Built

**Group:** Community Facilities

**Category:** Hall Public

**Owner:** Local Government

**Admin codes:**

**Code 2:**

**Code 3:**

**Current use:** Community Hall

**Former uses:** Community Hall, School

**Assessed significance:** Local

**Endorsed significance:**

**Statement of significance:** A small school had opened in 1870 in Raglan. This is a typical Government school building from the Victorian period. Important for its long history as a school and now as a place of community meetings and events

**Historical notes of provenance:** In October 1870 some local citizens made a request to establish a local school to cater for some 27 children. A half-time school was first established with Glanmire school, with teacher Miss Elizabeth Lawson. The school became full time by December 1870. The numbers of children had decreased to 18, but increased again to 26 by 1872. The railway reached Raglan in 1873. A larger public school was then established by 1874. Enrolment reached a peak in 1874 with 86 pupils. By June 1911 the enrollments had fallen dramatically to only 9, and the school was closed. For a time students attended Kelso school. Then enrollments increased again and the raglan school was reopened in 1913.

The history of Raglan, Raglan village 6 kilometres east of Bathurst, is very much part of the district's transport history. As the new Great Western Railway line, built in increments from Sydney, made its way closer to Bathurst the site for the village was surveyed in 1856. Believed to have been named after Lord Raglan, the village began to develop with the first hotel, 'Raglan Inn', opening in 1862. In 1864 grounds were purchased for the Bathurst Agricultural and Horticultural Society. The annual show, now the oldest in inland New South Wales, was first held at Raglan in 1864. It was held at the site each year until 1868 when it was relocated to the Bathurst racecourse. The railway reached Raglan in 1873. Passengers alighted from trains and were taken by Cobb and Co coach into Bathurst. A small school had opened in 1870 and by 1874 Raglan was an important railway village with three hotels, the school and a church. After the railway reached Bathurst in 1876 the village's population began to decline in the early 1900s. However, within decades the village was again to become a major transport hub.

Needing an additional airfield to house the overflow of military planes from the Richmond Air Base, the government opened a military airfield at Raglan in 1942. At the end of the Second World War, in 1945, the need for a civil aerodrome was recognised and the Bathurst Air Field opened at Raglan in 1946. Since then Raglan has continued to develop into what is now a thriving village community and Bathurst satellite suburb. (Provided by Bathurst District Historical Society)

**Themes:** **National theme**  
8. Culture

**State theme**  
Social institutions

**Local theme**  
Community Hall

**Designer:**

**Builder:**

**Year started:**

**Year completed:** 1870

**Circa:** No

*Bathurst Regional Council*

SHI number

**1080358**

Study number

**F/N 528****Item name:** Raglan Hall (And Former School)**Location:** 58 Christie Street Raglan 2795

Bathurst Regional

**Physical description:** A timber framed and lined government school building typical of the late Victorian period. The building has been readapted for community purposes.**Physical condition** Good  
**level:****Physical condition:****Archaeological**  
**potential level:****Archaeological**  
**potential Detail:****Modification dates:****Recommended**  
**management:****Management:** Management category**Management name****Further comments:****Criteria a):** Raglan was a small village that was especially important when the rail line reached it until it was extended to  
[Historical Bathurst. A small school had opened in 1870.  
significance]**Criteria b):**  
[Historical  
association  
significance]**Criteria c):** Government school building typical of the late Victorian period.  
[Aesthetic/  
Technical  
significance]**Criteria d):** Important for its long history as a school and now as a place of community meetings and events.  
[Social/Cultural  
significance]**Criteria e):**  
[Research  
significance]**Criteria f):**  
[Rarity]**Criteria g):** Typical government school building.  
[Representative]**Intactness/Integrity:****References:** Author  
BDHS**Title**  
Raglan  
Raglan Public School Centenary 1870-1970**Year**  
2006  
1970

Date: 08/12/2020

**Full report**

Page 2 of 9

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***Bathurst Regional Council***

SHI number

**1080358**

Study number

**F/N 528****Item name:** Raglan Hall (And Former School)**Location:** 58 Christie Street Raglan 2795

Bathurst Regional

<b>Studies:</b>	<b>Author</b>	<b>Title</b>	<b>Number</b>	<b>Year</b>
	Hickson in assoc. with Ba	Bathurst Regional Council Heritage Review	F/N 528	2005

<b>Parcels:</b>	<b>Parcel code</b>	<b>Lot number</b>	<b>Section number</b>	<b>Plan code</b>	<b>Plan number</b>
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**Latitude:****Longitude:****Location validity:****Spatial accuracy:****Map name:****Map scale:****AMG zone:****Easting:****Northing:****Listing: Name****Title**  
Heritage study**Number****ListingDate****Data entry:** Data first entered: 11/10/2005

Data updated: 08/12/2020

Status: Completed

# *Bathurst Regional Council*

SHI number

**1080358**

Study number

**F/N 528**

**Item name:** Raglan Hall (And Former School)

**Location:** 58 Christie Street Raglan 2795

Bathurst Regional

**Image:**



**Caption:** Raglan Hall

**Copy right:** Bathurst Regional Council

**Image by:** B.J. Hickson

**Image date:** 04/10/2005

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**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t\\_1080358a.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t_1080358a.jpg)

**Image:**

***Bathurst Regional Council***

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Bathurst Regional

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Bathurst Regional

**Caption:** Raglan Hall**Copy right:** Bathurst Regional Council**Image by:** BRC**Image date:** 11/11/2020**Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345a2448bb41126442bb93e5b47f9a485bd.png>**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb\\_test345a2448bb41126442bb93e5b47f9a485bd.png](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb_test345a2448bb41126442bb93e5b47f9a485bd.png)**Image:**

*Bathurst Regional Council*

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**Caption:** Raglan Hall**Copy right:** Bathurst Regional Council**Image by:** BRC**Image date:** 11/11/2020**Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/345f02ea0465f1f4f00a30d1025d5f50924.png>**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb\\_test345f02ea0465f1f4f00a30d1025d5f50924.png](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb_test345f02ea0465f1f4f00a30d1025d5f50924.png)**Image:**

***Bathurst Regional Council***

SHI number

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**F/N 528****Item name:** Raglan Hall (And Former School)**Location:** 58 Christie Street Raglan 2795

Bathurst Regional

**Caption:** Raglan Hall**Copy right:** Bathurst Regional Council**Image by:** BRC**Image date:** 11/11/2020**Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345b611ea649bde471e9d936f118538458e.png>**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb\\_test345b611ea649bde471e9d936f118538458e.png](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345b611ea649bde471e9d936f118538458e.png)**Image:**

*Bathurst Regional Council*

SHI number

**1080358**

Study number

**F/N 528****Item name:** Raglan Hall (And Former School)**Location:** 58 Christie Street Raglan 2795

Bathurst Regional

**Caption:** Raglan Public School 1920**Copy right:** Robin McLachlan**Image by:** BRC**Image date:****Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3458c1cf58cb012444f8f65a0f892dde58f.png>**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb\\_test3458c1cf58cb012444f8f65a0f892dde58f.png](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb_test3458c1cf58cb012444f8f65a0f892dde58f.png)

*Bathurst Regional Council*SHI number  
**5067608**  
Study number**Item name:** Residence**Location:** 14 Melrose Street Raglan 2795

Bathurst Regional

**Address:** 14 Melrose Street**Planning:** Southern & Western**Suburb/nearest town:** Raglan 2795**Local govt area:** Bathurst Regional**Parish:****State:** NSW**County:****Other/former names:** Lansdowne West**Area/group/complex:****Group ID:****Aboriginal area:****Curtilage/boundary:****Item type:** Built**Group:** Residential buildings (private) **Category:** House**Owner:** Private - Individual**Admin codes:****Code 2:****Code 3:****Current use:** Residential**Former uses:** Residential**Assessed significance:** Local**Endorsed significance:****Statement of significance:** Dwelling is a fine example of modest turn of the Century architecture displaying quality craftsmanship and a move towards internal bathroom and kitchen facilities.**Historical notes of provenance:** Newspaper advertisements indicate the building was constructed in around 1920's. Also date stamp of 1921 on one of the tanks present on the site. Block is situated on a parcel of land subdivided as part of a 5 lot subdivision of 'Lansdowne' with the property names 'Lansdowne West' after the subdivision.

Property is modest but well constructed with many detailed features such as ashlar block rendering, rounded corner edges, cypress lined ceiling and well proportioned entry hall with arched decoration. It is an early example of bathrooms being located within the main household and kitchen spaces also being apart of the home.

**Themes:** **National theme****State theme****Local theme**

4. Settlement

Accommodation

Country house

**Designer:** Unknown**Builder:** Unknown**Year started:****Year completed:** 1921**Circa:** Yes**Physical description:** Brick wall construction with stucco cement and ashlar block render. Round corner edges. Simple hipped roof with return and split roofline to straight verandah supported by simple timber posts. Triple casement windows and original ½ sheet galvanised iron roof.

Central entry hall with 2 rooms either side, with small hall with archway leading to another bedroom and internal bathroom. Most rooms in front section have original cypress timber ceiling lining boards. Lounge and kitchen area at the rear. Kitchen has separate food storage and laundry rooms at rear.

Internally very intact with most original floorboards, timberwork, skirting boards, 3 paned timber doors, architraves all remaining.

**Physical condition level:** Excellent**Physical condition:**

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**Archaeological potential level:** High**Archaeological potential Detail:** Well present on site, as is separate meat house.**Modification dates:** Unsympathetic early additions, could be easily reversed.**Recommended management:****Management:** Management category**Management name****Further comments:**

**Criteria a):** Property is modest but well constructed with many detailed features such as ashlar block rendering, rounded corner edges, cypress lined ceiling and well proportioned entry hall with arched decoration. It is an early example of bathrooms being located within the main household and kitchen spaces also being apart of the home.

**[Historical significance]**

**Criteria b):**  
**[Historical association significance]**

**Criteria c):** It is an early example of bathrooms being located within the main household and kitchen spaces also being apart of the home.

**[Aesthetic/ Technical significance]**

**Criteria d):**  
**[Social/Cultural significance]**

**Criteria e):** Further information within the existing well located on the site.

**[Research significance]**

**Criteria f):**  
**[Rarity]**

**Criteria g):**  
**[Representative]**

**Intactness/Integrity:** Good**References:** Author

Title

Year

**Studies:** Author

Title

Number

Year

***Bathurst Regional Council***SHI number  
**5067608**  
Study number**Item name:** Residence**Location:** 14 Melrose Street Raglan 2795

Bathurst Regional

Parcels:	Parcel code	Lot number	Section number	Plan code	Plan number
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**Latitude:****Longitude:****Location validity:****Spatial accuracy:****Map name:****Map scale:****AMG zone:****Easting:****Northing:****Listing:** Name

Title

Number

ListingDate

**Data entry:** Data first entered: 01/12/2020

Data updated: 27/04/2021

Status: Basic

***Bathurst Regional Council***SHI number  
**5067608**  
Study number**Item name:** Residence**Location:** 14 Melrose Street Raglan 2795

Bathurst Regional

**Image:****Caption:** Barn structures on site**Copy right:****Image by:** BRC**Image date:** 26/04/2021**Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345ba8313d825764653a8d3aa505458bc18.jpg>**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb\\_test345ba8313d825764653a8d3aa505458bc18.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb_test345ba8313d825764653a8d3aa505458bc18.jpg)**Image:**

*Bathurst Regional Council*

SHI number  
5067608  
Study number

**Item name:** Residence

**Location:** 14 Melrose Street Raglan 2795

Bathurst Regional



**Caption:** Original trees and driveway location on western elevation

**Copy right:**

**Image by:** BRC

**Image date:** 26/04/2021

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/34515a87ed651c546248e67a80ce1185a3b.jpg>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb\\_test34515a87ed651c546248e67a80ce1185a3b.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb_test34515a87ed651c546248e67a80ce1185a3b.jpg)

**Image:**

# *Bathurst Regional Council*

SHI number  
**5067608**  
Study number

**Item name:** Residence

**Location:** 14 Melrose Street Raglan 2795

Bathurst Regional



**Caption:** Residence Northern elevation

**Copy right:**

**Image by:** BRC

**Image date:** 26/04/2021

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345fb650f89651e45d4815b2f8dcdeb750b.jpg>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb\\_test345fb650f89651e45d4815b2f8dcdeb750b.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345fb650f89651e45d4815b2f8dcdeb750b.jpg)

**Image:**

**Item name:** Residence**Location:** 14 Melrose Street Raglan 2795

Bathurst Regional

**Caption:** Brick well in paddock on eastern side of dwelling**Copy right:****Image by:** BRC**Image date:** 26/04/2021**Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345f075812cbd254677aa41ebadbeac3f98.jpg>**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb\\_test345f075812cbd254677aa41ebadbeac3f98.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345f075812cbd254677aa41ebadbeac3f98.jpg)**Image:**

# *Bathurst Regional Council*

SHI number  
**5067608**  
Study number

**Item name:** Residence

**Location:** 14 Melrose Street Raglan 2795

Bathurst Regional



**Caption:** Brick structure northern side of dwelling

**Copy right:**

**Image by:** BRC

**Image date:** 26/04/2021

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/34530bd3fc299884c66a10ad21b3a3a131b.jpg>

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**Image:**

# *Bathurst Regional Council*

SHI number  
5067608  
Study number

**Item name:** Residence

**Location:** 14 Melrose Street Raglan 2795

Bathurst Regional



**Caption:** Residence - Original front elevation (western elevation)

**Copy right:**

**Image by:** BRC

**Image date:** 26/04/2021

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/34541e9becef65142e89a75c536c15ba4ae.jpg>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb\\_test34541e9becef65142e89a75c536c15ba4ae.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test34541e9becef65142e89a75c536c15ba4ae.jpg)

**Image:**

# *Bathurst Regional Council*

SHI number  
**5067608**  
Study number

**Item name:** Residence

**Location:** 14 Melrose Street Raglan 2795

Bathurst Regional



**Caption:** Residence - North Western elevation

**Copy right:**

**Image by:** BRC

**Image date:** 26/04/2021

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3455c2da443d6e148a2ba390be187d44c4c.jpg>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb\\_test3455c2da443d6e148a2ba390be187d44c4c.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb_test3455c2da443d6e148a2ba390be187d44c4c.jpg)

**Image:**

# *Bathurst Regional Council*

SHI number  
5067608  
Study number

**Item name:** Residence

**Location:** 14 Melrose Street Raglan 2795

Bathurst Regional



**Caption:** Residence - Northern Elevation

**Copy right:**

**Image by:** BRC

**Image date:** 26/04/2021

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/34533a1f7b5cb93481fac83fc4932c384c5.jpg>

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**Image:**

***Bathurst Regional Council***SHI number  
**5067608**  
Study number**Item name:** Residence**Location:** 14 Melrose Street Raglan 2795

Bathurst Regional

**Caption:** Residence - Current entrance off Melrose Drive**Copy right:****Image by:** BRC**Image date:** 26/04/2021**Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345be3366339f684813abaabf3801f4797a.jpg>**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb\\_test345be3366339f684813abaabf3801f4797a.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb_test345be3366339f684813abaabf3801f4797a.jpg)

*Bathurst Regional Council*SHI number  
**1080517**  
Study number  
**No 157****Item name:** Sofala Police Station (Former)**Location:** 7 Barkly Street Sofala 2795

Bathurst Regional

**Address:** 7 Barkly Street**Planning:** Southern & Western**Suburb/nearest town:** Sofala 2795**Local govt area:** Bathurst Regional**Parish:** Sofala**State:** NSW**County:** Roxburgh**Other/former names:** Former Gaol**Area/group/complex:****Group ID:****Aboriginal area:****Curtilage/boundary:****Item type:** Built**Group:** Law Enforcement**Category:** Police station**Owner:** Private - Individual**Admin codes:****Code 2:****Code 3:****Current use:** Residence**Former uses:** Police Station**Assessed significance:** Local**Endorsed significance:****Statement of significance:** Good example of late Victorian government with symmetrical façade, elaborate chimneys, a gambrel roof and brick walls on painted plinth with painted tuck pointed arches over windows. Typical of many similar Government Architect police stations of the period, demonstrating a continued police presence.**Historical notes of provenance:** The Former Police Station was probably built in the 1898 with local bricks from Four Mile Brickworks. Government architect designed. A former police residence, with detached kitchen and another room, used as a small courthouse with cells accessible externally was used until 1942. Since then the building has been used for residential uses and as a restaurant and bed and breakfast.

The village came into existence in mid 1851 when gold was discovered on the Turon River, not long after the initial discovery at Ophir. In the early days the township is reputed to have had a population of 30,000 Europeans and 10,000 Chinese. By 1868 there were 51 licensed hotels and numerous other businesses catering for the needs of the prospectors. The main street of Sofala extended to Wallaby Rocks, some five kilometres, and a similar distance along the Turon River, known as the Upper Turon, in an easterly direction.

Gold was found in abundance, one of the richest finds being a 120-ounce nugget at Big Oakey Creek. Later, inventive prospectors built huge dredges that scoured the riverbed searching for alluvial gold. (Buckets from these dredges are on display in Sofala.) Another remarkable achievement was the digging of water races cut into the hillsides. These channels, dug by hand, extended for many kilometres tapping into local creeks to supply water by gravity to work the sluices and stampers of the gold diggings. Even today, the races, to be seen weaving their way around the hills, remain a visible reminder of gold field history.

Sofala is one of the few villages from the gold rush era to have stayed much as it was. Many significant buildings have survived, including the Royal Hotel (1862), the police station and gaol (1890s), the post office (1879) and the former Sofala hospital, originally built in 1874 as a courthouse. Other historic buildings are now private residences. A key to the survival of many buildings in Sofala has been their sympathetic adaptive reuse as residences or tourist-related businesses.

The compact nature of slab buildings and rusty roofs reflect the gold rush days, giving a unique atmosphere to the village. Internationally recognised Australian artists, including Russell Drysdale, Donald Friend and others, have portrayed on canvas something of the charm and personality of the village. That same charm and personality draws tourists today. The village has responded to this interest with a low key tourist industry, providing accommodation, cafes and shops in the historic buildings of the village. (Provided by Bathurst District Historical Society)

*Bathurst Regional Council*SHI number  
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**No 157****Item name:** Sofala Police Station (Former)**Location:** 7 Barkly Street Sofala 2795

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**Themes:** National theme

7. Governing

**State theme**

Law and order

**Local theme**

Former Police Station

**Designer:** Govt. Architect**Builder:****Year started:** 1895**Year completed:** 1900**Circa:** No**Physical description:** Hughes Trueman Ludlow note building has a gambrel roof. Brickwork walls on painted plinth with painted tuck pointed arches over windows.

East elevation ruined by re-pointing brickwork and substitute verandah columns and paving etc.

Large shed at rear is out of scale with the building and the town.

This building is in a prominent position overlooking the town and should be sensitively maintained. 2005 Heritage Study also notes: Further to the description in the Heritage Study, the windows are double hung sash, with one pane to the lower sash and nine coloured glass panes to the upper sash. There is a tie rod in the foundations, adjacent to where the verandah joins the front façade, below floor level. The brickwork is in English bond. Work has been carried out on the brickwork to the eastern elevation as the mortar is lighter than elsewhere. There is cracking in the northern wall. The chimney has been painted. The front elevation of the residence faces east towards Davis Street. The official end of the Police Station is to the western side of the building. To the west of this is what is now called the Old Sofala Goal which serves as a café. There is a bell to the front of the café which is supported on a timber post, which in turn has been cemented in to the ground, (relocated from somewhere else?). There is no inscription on the bell. The residence and Police Station are now used as a residence with the café to the west.

**Physical condition level:** Good**Physical condition:** Good**Archaeological potential level:****Archaeological potential Detail:****Modification dates:****Recommended management:****Management:** Management category**Management name****Further comments:**

**Criteria a):** This former Police Station was probably built in the 1890s and is a typical government architect design of the [Historical significance]

**Criteria b):** Associated with 'law & Order' [Historical association significance]

**Bathurst Regional Council**

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**No 157****Item name:** Sofala Police Station (Former)**Location:** 7 Barkly Street Sofala 2795

Bathurst Regional

**Criteria c):** Good example of late Victorian government building with symmetrical façade, elaborate chimneys, a gambrel roof and brick walls on painted plinth with painted tuck pointed arches over windows  
**[Aesthetic/ Technical significance]**

**Criteria d):**  
**[Social/Cultural significance]**

**Criteria e):** Opportunity for comparative study of similar village police establishments  
**[Research significance]**

**Criteria f):**  
**[Rarity]**

**Criteria g):** Typical of many similar Government Architect police stations of the period.  
**[Representative]**

**Intactness/Integrity:** Very intact externally

<b>References:</b>	<b>Author</b>	<b>Title</b>	<b>Year</b>
	BDHS	Sofala	2006

<b>Studies:</b>	<b>Author</b>	<b>Title</b>	<b>Number</b>	<b>Year</b>
	Hickson in assoc. with Ba	Bathurst Regional Council Heritage Review	F/N 264	2005
	Evans Shire Council Herit	Hughes Trueman Ludlow	No 157	1987

<b>Parcels:</b>	<b>Parcel code</b>	<b>Lot number</b>	<b>Section number</b>	<b>Plan code</b>	<b>Plan number</b>
	LOT	111		DP	758908
	LOT	110		DP	758908
	LOT	109	758908	DP	

**Latitude:****Longitude:****Location validity:****Spatial accuracy:****Map name:****Map scale:****AMG zone:****Easting:****Northing:****Listing: Name**

Sofala Conservation Area

**Title**Within a conservation area on an LEP  
Heritage study**Number****ListingDate**

17/09/2016

**Data entry:** Data first entered: 19/10/2005

Data updated: 11/05/2021

Status: Partial

***Bathurst Regional Council***

SHI number

**1080517**

Study number

**No 157****Item name:** Sofala Police Station (Former)**Location:** 7 Barkly Street Sofala 2795

Bathurst Regional

**Image:****Caption:** Rear view sign indication old lock-up area.**Copy right:** S. Croft**Image by:** S. Croft**Image date:** 14/09/2006**Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/1080517e.jpg>**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t\\_1080517e.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t_1080517e.jpg)**Image:**

***Bathurst Regional Council***

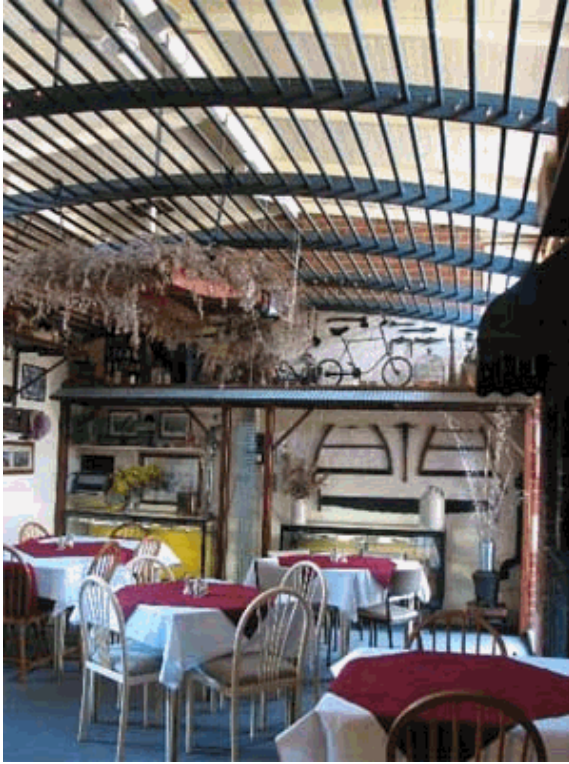
SHI number

**1080517**

Study number

**No 157****Item name:** Sofala Police Station (Former)**Location:** 7 Barkly Street Sofala 2795

Bathurst Regional

**Caption:** Old Sofala gaol - interior former exercise yard now cafe.**Copy right:** S. Croft**Image by:** S. Croft**Image date:** 14/09/2006**Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/1080517f.jpg>**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t\\_1080517f.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t_1080517f.jpg)**Image:**

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**1080517**

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**No 157****Item name:** Sofala Police Station (Former)**Location:** 7 Barkly Street Sofala 2795

Bathurst Regional

**Caption:** Sofala Police Station (former) - Gaol door.**Copy right:** B.J. Hickson**Image by:** B.J. Hickson**Image date:** 15/09/2006**Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/1080517f.jpg>**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t\\_1080517f.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t_1080517f.jpg)**Image:**

***Bathurst Regional Council***

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**Caption:** Sofala Police Station (Former)**Copy right:****Image by:** BRC**Image date:** 10/05/2021**Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345bc0d172703754198852f942c687cc1b3.jpg>**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb\\_test345bc0d172703754198852f942c687cc1b3.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb_test345bc0d172703754198852f942c687cc1b3.jpg)**Image:**

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**Caption:** Sofala Police Station (Former)**Copy right:****Image by:** BRC**Image date:** 10/05/2021**Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3456c2be7c7e3de485196ea189e271e9a6f.jpg>**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb\\_test3456c2be7c7e3de485196ea189e271e9a6f.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb_test3456c2be7c7e3de485196ea189e271e9a6f.jpg)**Image:**

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**Caption:** Sofala Police Station (Former)**Copy right:****Image by:** BRC**Image date:** 10/05/2021**Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/34534d6eec734434a77a98f78fc03d1b2c5.jpg>**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb\\_test34534d6eec734434a77a98f78fc03d1b2c5.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb_test34534d6eec734434a77a98f78fc03d1b2c5.jpg)**Image:**

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**Location:** 7 Barkly Street Sofala 2795

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**Caption:** Sofala Police Station (Former)

**Copy right:**

**Image by:** BRC

**Image date:** 10/05/2021

**Image number:**

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**Image:**

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**Caption:** Sofala Police Station (Former)

**Copy right:**

**Image by:** BRC

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**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/34561f195b901184190b41d29a236269aef.jpg>

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**Image:**

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**No 157**

**Item name:** Sofala Police Station (Former)

**Location:** 7 Barkly Street Sofala 2795

Bathurst Regional



**Caption:** Sofala Police Station (former)

**Copy right:** Sinclair Croft

**Image by:** Sinclair Croft

**Image date:** 21/11/2005

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/1080517b.jpg>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t\\_1080517b.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t_1080517b.jpg)

**Image:**

*Bathurst Regional Council*

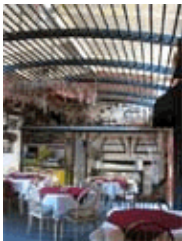
SHI number

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**No 157****Item name:** Sofala Police Station (Former)**Location:** 7 Barkly Street Sofala 2795

Bathurst Regional

**Caption:****Copy right:****Image by:****Image date:****Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/1080517g.jpg>**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t\\_1080517g.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t_1080517g.jpg)**Image:****Caption:****Copy right:****Image by:****Image date:****Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/1080517y.jpg>

*Bathurst Regional Council*

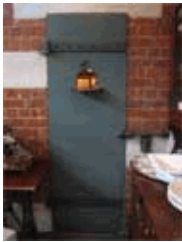
SHI number

**1080517**

Study number

**No 157****Item name:** Sofala Police Station (Former)**Location:** 7 Barkly Street Sofala 2795

Bathurst Regional

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t\\_1080517y.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t_1080517y.jpg)**Image:****Caption:****Copy right:****Image by:****Image date:****Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/1080517z.jpg>**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t\\_1080517z.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t_1080517z.jpg)**Image:****Caption:** Police Station (former)**Copy right:** Hughes Trueman Ludlow**Image by:** Hughes Trueman Ludlow**Image date:** 20/08/1985**Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/1080517a.jpg>**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t\\_1080517a.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t_1080517a.jpg)**Image:**

*Bathurst Regional Council*

SHI number

**1080517**

Study number

**No 157****Item name:** Sofala Police Station (Former)**Location:** 7 Barkly Street Sofala 2795

Bathurst Regional

**Caption:** Sofala Police Station (former)**Copy right:** Sinclair Croft**Image by:** Sinclair Croft**Image date:** 21/11/2005**Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/1080517c.jpg>**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t\\_1080517c.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t_1080517c.jpg)**Image:****Caption:** Sofala Police Station (former) - Rear view sign indication old lock-up area.**Copy right:** Sinclair Croft

***Bathurst Regional Council***

SHI number

**1080517**

Study number

**No 157****Item name:** Sofala Police Station (Former)**Location:** 7 Barkly Street Sofala 2795

Bathurst Regional

**Image by:** Sinclair Croft**Image date:** 21/11/2005**Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/1080517d.jpg>**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t\\_1080517d.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t_1080517d.jpg)

*Bathurst Regional Council*SHI number  
**5067609**  
Study number**Item name:** Residence**Location:** 12 Busby Street SOUTH BATHURST 2795

Bathurst Regional

**Address:** 12 Busby Street**Planning:** Southern & Western**Suburb/nearest town:** SOUTH BATHURST 2795**Local govt area:** Bathurst Regional**Parish:****State:** NSW**County:****Other/former names:****Area/group/complex:** Ben Chifley House Museum**Group ID:** 1080029**Aboriginal area:****Curtilage/boundary:****Item type:** Built**Group:** Residential buildings (private) **Category:****Owner:** Local Government**Admin codes:****Code 2:****Code 3:****Current use:** Museum**Former uses:** Residential**Assessed significance:****Endorsed significance:**

**Statement of significance:** 12 Busby Street, a mirror image of Chifley Home, although now used as an education centre in association with the Chifley Home Museum, it is within the curtilage of the State Heritage Listed, Chifley Home (refer to NSW Heritage Office listing for further detail). The front façade and front three rooms of this terrace have been extensively restored as original and it helps in contributing positively to the streetscape of Busby Street along with other terraces of a similar period. The front of the site has high heritage significance for not only its original and restored condition but also its contribution it makes to the protection and visual amenity it provides to Chifley cottage at 10 Busby Street.

**Historical notes of provenance:****Themes:** National theme

State theme

Local theme

**Designer:****Builder:****Year started:** 1882**Year completed:** 1891**Circa:** No

**Physical description:** Small Victorian italianate semi-detached residence of rendered brick under a hipped iron roof. Symmetrical façade with central front door, reached by a flight of brick steps. Full width bullnosed verandah with cast iron columns and frieze.

The semi-detached terrace at 12 Busby Street was purchased by BRC in 2008. It is a semi-detached Victorian Italianate rendered brick building, which was originally a mirror image of the Chifley Home, built at the same time in the same style, the two forming a pigeon-pair. After extensive restoration and development works, 12 Busby Street has been converted into an education centre with exhibition space for audio-visual displays and a souvenir shop. Amenities for visitors provided here include toilets and a kitchen. The front three rooms have been retained and restored for the use as the Education centre. Beyond the three rooms, the rest of the property was completely demolished and new construction was carried out at the rear of the property. The rear backyard of 12 Busby Street was levelled prior to the addition of garage and toilets.

**Physical condition level:** Good**Physical condition:**

Date: 08/12/2020

Full report

Page 1 of 6

This report was produced using the State Heritage Inventory application provided by the Heritage Division, Office of Environment and Heritage

**Bathurst Regional Council**SHI number  
**5067609**  
Study number**Item name: Residence****Location:** 12 Busby Street SOUTH BATHURST 2795

Bathurst Regional

**Archaeological  
potential level:****Archaeological  
potential Detail:****Modification dates:** 2008 rear**Recommended  
management:****Management:** Management category**Management name****Further comments:****Criteria a):**  
[Historical  
significance]**Criteria b):** Ben Chifley's House at 10 Busby Street is listed as an item of significance on the State Heritage Register (SHR 01657) in 2002. The SHR curtilage of the item includes Ben Chifley's residence and the adjacent vacant lot (to the east of the property). The adjoining 12 Busby Street, is important to 10 Busby Street as the other half of the original semi detached terrace.  
[Historical  
association  
significance]**Criteria c):**  
[Aesthetic/  
Technical  
significance]**Criteria d):**  
[Social/Cultural  
significance]**Criteria e):**  
[Research  
significance]**Criteria f):**  
[Rarity]**Criteria g):**  
[Representative]**Intactness/Integrity:**

References:	Author	Title	Year
	SENTHILPAVAI KASIANNAN	Chifley Home Conservation Management Plan Update	2019

Studies:	Author	Title	Number	Year
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***Bathurst Regional Council***SHI number  
**5067609**  
Study number**Item name:** Residence**Location:** 12 Busby Street SOUTH BATHURST 2795

Bathurst Regional

<b>Parcels:</b>	<b>Parcel code</b>	<b>Lot number</b>	<b>Section number</b>	<b>Plan code</b>	<b>Plan number</b>
	PART LOT	1		DP	799511

**Latitude:****Longitude:****Location validity:****Spatial accuracy:****Map name:****Map scale:****AMG zone:****Easting:****Northing:**

<b>Listing:</b>	<b>Name</b>	<b>Title</b>	<b>Number</b>	<b>ListingDate</b>
	Bathurst Heritage Conservation Area	Within a conservation area on an LEP		14/11/2014

**Data entry:** Data first entered: 01/12/2020

Data updated: 08/12/2020

Status: Basic

*Bathurst Regional Council*

SHI number  
**5067609**  
 Study number

**Item name:** Residence

**Location:** 12 Busby Street SOUTH BATHURST 2795

Bathurst Regional

**Image:**



**Caption:** Chifley Home

**Copy right:**

**Image by:** BDHS

**Image date:** 01/01/1900

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3450d4623cc7d494455b34f6279a58954a7.png>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb\\_test3450d4623cc7d494455b34f6279a58954a7.png](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test3450d4623cc7d494455b34f6279a58954a7.png)

**Image:**



**Caption:** Chifley Home

**Copy right:**

**Image by:** BDHS

**Image date:** 01/01/1945

**Image number:**

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**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb\\_test345228c1000c15b46d4953e7ed4ebfce25a.png](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345228c1000c15b46d4953e7ed4ebfce25a.png)

**Image:**

*Bathurst Regional Council*

SHI number  
5067609  
Study number

**Item name:** Residence

**Location:** 12 Busby Street SOUTH BATHURST 2795

Bathurst Regional



**Caption:** 12 Busby Street

**Copy right:** Senthilpavai Kasiannan

**Image by:** Senthilpavai Kasiannan

**Image date:** 09/07/2019

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/345b782456e81de4cc790ca86563ff24a61.png>

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**Image:**



**Caption:** 12 Busby Street

**Copy right:** Google Maps

**Image by:** BRC

**Image date:** 01/01/2020

Date: 08/12/2020

Full report

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This report was produced using the State Heritage Inventory application provided by the Heritage Division, Office of Environment and Heritage

*Bathurst Regional Council*

SHI number  
5067609  
Study number

**Item name:** Residence

**Location:** 12 Busby Street SOUTH BATHURST 2795

Bathurst Regional

**Image number:**

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**Image:**



**Caption:** 12 Busby Street Rear

**Copy right:** Google Maps

**Image by:** BRC

**Image date:** 01/01/2020

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/3455ddef15382dc42309e41242004968569.png>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb\\_test3455ddef15382dc42309e41242004968569.png](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb_test3455ddef15382dc42309e41242004968569.png)

*Bathurst Regional Council*SHI number  
**5067585**  
Study number**Item name:** Federation House**Location:** 238 Havannah Street Bathurst 2795

Bathurst Regional

**Address:** 238 Havannah Street**Planning:** Southern & Western**Suburb/nearest town:** Bathurst 2795**Local govt area:** Bathurst Regional**State:** NSW**Parish:****County:****Other/former names:****Area/group/complex:****Group ID:****Aboriginal area:****Curtilage/boundary:****Item type:** Built**Group:** Residential buildings (private) **Category:** House**Owner:****Admin codes:****Code 2:****Code 3:****Current use:****Former uses:****Assessed significance:** Local**Endorsed significance:****Statement of significance:** An intact Federation brick cottage with dutch gable roof.**Historical notes of provenance:** Constructed c. 1926 as a 4 room brick dwelling by Edith L. Wiburd.**Themes:** National theme

State theme

Local theme

**Designer:****Builder:****Year started:****Year completed:** 1926**Circa:** Yes**Physical description:** A Federation brick cottage in Flemish bond, with dutch gable roof and single front gable with triple casement window. Decorative window panes surrounding the original front door. Dutch gable roof with exposed rafters, gooseneck finials and matching brick chimneys. Half posed verandah with double posts and decorative timber frieze. Brick front fence does not appear to be original but decorative ironwork and gate add the setting of the house.**Physical condition level:** Excellent**Physical condition:****Archaeological potential level:****Archaeological potential Detail:****Modification dates:****Recommended management:****Management:** Management category**Management name**

*Bathurst Regional Council*SHI number  
**5067585**  
Study number**Item name:** Federation House**Location:** 238 Havannah Street Bathurst 2795

Bathurst Regional

**Further comments:****Criteria a):** An intact Federation brick cottage  
[Historical  
significance]**Criteria b):**  
[Historical  
association  
significance]**Criteria c):**  
[Aesthetic/  
Technical  
significance]**Criteria d):**  
[Social/Cultural  
significance]**Criteria e):**  
[Research  
significance]**Criteria f):**  
[Rarity]**Criteria g):**  
[Representative]**Intactness/Integrity:**

References:	Author	Title	Year
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Studies:	Author	Title	Number	Year
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Parcels:	Parcel code	Lot number	Section number	Plan code	Plan number
	LOT	34		DP	1146172

**Latitude:****Longitude:****Location validity:****Spatial accuracy:****Map name:****Map scale:****AMG zone:****Easting:****Northing:****Listing: Name****Title****Number****ListingDate**

Bathurst Heritage Conservation Area Within a conservation area on an LEP

14/11/2014

Date: 08/12/2020

**Full report**

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This report was produced using the State Heritage Inventory application provided by the Heritage Division, Office of Environment and Heritage

*Bathurst Regional Council*

SHI number  
5067585  
Study number

**Item name:** Federation House

**Location:** 238 Havannah Street Bathurst 2795

Bathurst Regional

**Data entry:** Data first entered: 14/11/2020

Data updated: 08/12/2020

Status: Basic

**Image:**



**Caption:** 238 Havannah Street

**Copy right:** Bathurst Regional Council

**Image by:** BRC

**Image date:** 11/11/2020

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/34540d3b52b53974805b2faa151cda0a20a.png>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb\\_test34540d3b52b53974805b2faa151cda0a20a.png](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb_test34540d3b52b53974805b2faa151cda0a20a.png)

*Bathurst Regional Council*SHI number  
**5067584**  
Study number**Item name:** Federation House**Location:** 8 Spencer Street SOUTH BATHURST 2795

Bathurst Regional

**Address:** 8 Spencer Street**Planning:** Southern & Western**Suburb/nearest town:** SOUTH BATHURST 2795**Local govt area:** Bathurst Regional**Parish:****State:** NSW**County:****Other/former names:****Area/group/complex:****Group ID:****Aboriginal area:****Curtilage/boundary:****Item type:** Built**Group:** Residential buildings (private) **Category:** House**Owner:****Admin codes:****Code 2:****Code 3:****Current use:****Former uses:****Assessed significance:** Local**Endorsed significance:****Statement of significance:** A substantially intact Federation brick cottage with dutch gable roof and unusual decorative timber frieze.**Historical notes of provenance:** Built c. 1917 by Isabella Leighton, then owned and occupied by William Henry Neale, a bee farmer from Wattle Flat.

Information courtesy of Bathurst District Historical Society.

**Themes:** National theme

State theme

Local theme

**Designer:****Builder:****Year started:****Year completed:** 1917**Circa:** Yes**Physical description:** A symmetrical brick cottage in Flemish bond, with triple leadlight front windows and decorative window panes surrounding the original front door. Dutch gable roof with exposed rafters, gooseneck finials, half sheet roofing iron and matching brick chimneys. Half posed verandah with double posts and unusual decorative timber frieze. Street frontage is substantially intact with the exception of partly filled verandah (reversible).**Physical condition level:** Good**Physical condition:****Archaeological potential level:****Archaeological potential Detail:****Modification dates:****Recommended management:****Management:** Management category

Management name

*Bathurst Regional Council*SHI number  
**5067584**  
Study number**Item name:** Federation House**Location:** 8 Spencer Street SOUTH BATHURST 2795

Bathurst Regional

**Further comments:****Criteria a):** A substantially intact Federation brick cottage with many original features.  
[Historical  
significance]**Criteria b):**  
[Historical  
association  
significance]**Criteria c):**  
[Aesthetic/  
Technical  
significance]**Criteria d):**  
[Social/Cultural  
significance]**Criteria e):**  
[Research  
significance]**Criteria f):**  
[Rarity]**Criteria g):**  
[Representative]**Intactness/Integrity:****References:** Author Title Year**Studies:** Author Title Number Year**Parcels:** Parcel code Lot number Section number Plan code Plan number  
LOT 2 DP 182484**Latitude:** **Longitude:****Location validity:** **Spatial accuracy:****Map name:** **Map scale:****AMG zone:** **Easting:** **Northing:****Listing:** Name Title Number ListingDate  
Bathurst Heritage Conservation Area Within a conservation area on an LEP 14/11/2014

Date: 08/12/2020

**Full report**

Page 2 of 3

This report was produced using the State Heritage Inventory application provided by the Heritage Division, Office of Environment and Heritage

*Bathurst Regional Council*

SHI number  
5067584  
Study number

**Item name:** Federation House

**Location:** 8 Spencer Street SOUTH BATHURST 2795

Bathurst Regional

**Data entry:** Data first entered: 14/11/2020

Data updated: 08/12/2020

Status: Basic

**Image:**



**Caption:** 8 Spencer Street

**Copy right:** Bathurst Regional Council

**Image by:** BRC

**Image date:** 01/11/2020

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/345462a7f69ec99411a8feae85ea1be91ee.png>

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*Bathurst Regional Council*SHI number  
**5067588**  
Study number**Item name:** Chinese Pig Oven**Location:** Tambaroora 2850

Bathurst Regional

**Address:****Planning:** Southern & Western**Suburb/nearest town:** Tambaroora 2850**Local govt area:** Bathurst Regional**State:** NSW**Parish:****County:****Other/former names:****Area/group/complex:****Group ID:****Aboriginal area:****Curtilage/boundary:** Andersons Road at Washing Gully**Item type:** Archaeological-Terrestrial**Group:** Mining and Mineral Processin**Category:** Mining camp/settlement/housing**Owner:****Admin codes:****Code 2:****Code 3:****Current use:****Former uses:****Assessed significance:** Local**Endorsed significance:**

**Statement of significance:** The stone structure on the Tambaroora Common is an early example of a Chinese pig oven built on the Tambaroora goldfield likely around the late 1850s to mid-1860s when there were large numbers of Chinese working on the Tambaroora gold fields. The structure is located on old diggings off Andersons Road at Washing Gully west of Hill End. There are only 91 documented pig ovens identified in Australia.

The oven at Tambaroora is constructed of stones arranged in an oval shape with an opening at the top and an aperture at the bottom. Evidence of clay lining can be seen on the inside of the oven. It stands at about one metre and is in relatively good condition. The ovens were constructed by Chinese migrants for the purpose of roasting pork, usually on Chinese feast days.

***Bathurst Regional Council***SHI number  
**5067588**  
Study number**Item name:** Chinese Pig Oven**Location:** Tambaroora 2850

Bathurst Regional

**Historical notes of provenance:** Information prepared by Juanita Kwok, 16 September 2019 for the Tambaroora Common Trust.

Archaeologist Peter Bell describes the pig ovens he studied in 1995 (in NT, QLD and Tas) as generally “cylindrical, sunk partly in the ground, and typically a little over a metre in diameter at the base and the same in depth. All of them are built of stone and earth.” Gordon Grimwade in his paper published on the topic in 2013, stated that Australian ovens from the nineteenth or early twentieth century are or were of rock, some of which had mortared joints. According to Grimwade, ovens are: “Generally built of brick, are circular, have small vent holes in the base and an access opening at the top. Although many have collapsed over the years, most appear to be or have been in the range of 1.2 to 1.8m high and up to 2m in diameter, though those on the Palmer and Croydon goldfields in Queensland were probably lower and of much smaller internal diameter.”

Bell described most ovens as being found at the scene of a substantial but relatively short-lived Chinese mining settlement. The ovens were often located in an open space or close to a road and located as though not intended for domestic cooking but for communal cooking.

**Use of the ovens**

When the ovens were first discovered, the lack of reference to them in the contemporary documentary record produced speculation about their possible uses. The idea that they were fireplaces was quickly dismissed due to the absence of associated structural remains and artefacts. They could be seen to be quite distinct from the domestic context of the other types of fireplace.

It was also speculated that they may have been used as ore smelters. It was thirdly suggested that the ovens were used for roasting pork. This use is substantiated by numerous oral accounts relating to specific pig ovens. Oral histories testify that the oven in the backyard of the Bathurst Chinese Masonic Lodge was used to roast pork. Juanita Kwok, "The Chinese in Bathurst: Recovering Forgotten Histories" (PhD thesis, Charles Sturt University, 2019). The pig oven can be seen in the background of the photo on page 271.

It is now widely accepted that the ovens found mostly on the site of old mining settlements, but also in Chinese temple precincts, were constructed by Chinese migrants for the purpose of roasting pork, usually on Chinese feast days.

**Historical background to mining at Tambaroora**

Whilst Hill End is strongly associated with European reef mining, the earlier settlement of Tambaroora (gazetted as a gold field in 1853) is more closely associated with Chinese miners. In July 1857, a Herald correspondent visiting the Dirt Hole observed “A very large number of Chinese are at work on this gold field, the population ... consisting principally of these industrious people.”<sup>1</sup> In 1858 a separate Chinese encampment was established at Tambaroora. It was described as a single winding street with its own stores, butchers’ shops and other places of business.<sup>2</sup> In 1859 Tambaroora was described as the largest Chinese encampment on the western diggings arranged in regular streets:

Here they have butchers’ shops and stores, containing all that their celestial customers require. Many of the tents are large and handsome, the Chinese here are evidently the most prosperous portion of the community, and the general order and regularity of their conduct is calculated to create a strong feeling in their favour.<sup>3</sup>

According to the 1861 New South Wales census, 1649 of the 2479 males, or two thirds of the male population in the Tambaroora Registry District were Chinese.<sup>4</sup> Documentary evidence indicates that the majority of Chinese migrants came from Zhongshan prefecture in Guangdong, China.<sup>5</sup> Whilst the total population in the Tambaroora Registry District grew between the 1861 and 1871 censuses from 2991 to 3265, the Chinese population in the district fell from 1649 to 405.<sup>6</sup> Nonetheless a small Chinese-born population remained in the Tambaroora Hill End area into the first decades of the twentieth century. According to the recollections of Walter Hamilton, Chinese were scattered in various settlements across the Tambaroora and Hill End gold fields.

“The main camp of the Chinese and their headquarters was situated on Red Hill Creek... there were smaller camps at the Can Ton, on Tambaroora Creek about a mile west of the town and at Palling Yards still further

*Bathurst Regional Council*SHI number  
**5067588**  
Study number**Item name:** Chinese Pig Oven**Location:** Tambaroora 2850

Bathurst Regional

down the creek, at Chinese bend on the Macquarie River, on the Junction, Dry digging, Sailors, Tom Thumb, Braggs, Tinkers, Dr Knights, Kits, Slaty, Yellow Stockyard, Red, Blue Sandy and Golden Bars on the Turon, on the Pyramul and Green Valley Creeks, at Washing Gully, Spring Creek and Oakey Creek. "

The proximity of the pig oven to workings at Washing Gully suggest it was associated with a Chinese mining settlement in that area. The scale and extent of the dam and associated workings would have required a considerable labour force. It is likely then, that this settlement dates from the time when there were large numbers of Chinese working on the Tambaroora gold fields. It can be deduced with some degree of certainty that the stone structure on the Tambaroora Common is an early example of a Chinese pig oven built on the Tambaroora goldfield around the late 1850s to mid-1860s. A full survey is required to confirm this.

1. "The Gold-Fields of New South Wales", SMH, 15 July 1857, <http://trove.nla.gov.au/newspaper/article/28632359>
2. "The Chinese", SMH, 1 September 1858, <http://trove.nla.gov.au/newspaper/article/28631139>
3. A Visit to the Western Gold fields", SMH, 26 January, 1859, <http://trove.nla.gov.au/newspaper/article/13010569>
4. New South Wales Government, Census of NSW 1861 - Nationality of the People - Registry Districts (Bathurst), (Sydney: Historical Census and Colonial Data Archive 1861), [http://hccda.ada.edu.au/pages/NSW-1861-census-05\\_105](http://hccda.ada.edu.au/pages/NSW-1861-census-05_105); [http://hccda.ada.edu.au/pages/NSW-1871-census-03\\_350](http://hccda.ada.edu.au/pages/NSW-1871-census-03_350)

**Themes:** National theme

State theme

Local theme

**Designer:****Builder:****Year started:****Year completed:** 1850**Circa:** Yes

**Physical description:** The oven at Tambaroora is constructed of stones arranged in an oval shape with an opening at the top and an aperture at the bottom. Evidence of clay lining can be seen on the inside of the oven. It stands at about one metre and is in relatively good condition.

**Physical condition level:** Good

**Physical condition:**

**Archaeological potential level:** High

**Archaeological potential Detail:** Notes from J. Kwok 2019:

There is evidence of settlement in the area. Approximately ten metres to the north west of the pig oven is the remains of a structure, possibly a stone chimney or fireplace. Fragments of Chinese ceramic were found on the surface. There is clear evidence of alluvial workings in the area, particularly a number of races constructed to collect and direct run-off for washing gold. Across the gully from the oven is a large dam.

**Modification dates:**

**Recommended management:**

**Management:** Management category

Management name

**Further comments:**

*Bathurst Regional Council*SHI number  
**5067588**  
Study number**Item name:** Chinese Pig Oven**Location:** Tambaroora 2850

Bathurst Regional

**Criteria a):** Ovens listed by Bell (1995), Smith (2006), Grimwade and Burke (2013) and (McGowan 2017) and Kwok (2019) bring the total number of pig ovens identified in Australia to ninety. If the Tambaroora oven is included, the total number of ovens identified across Australia is ninety one.

**[Historical significance]**

It may be the only extant pig oven in the Central West of New South Wales which dates from the nineteenth century. The pig oven in Bathurst, built circa 1921 when the Chinese Masonic Lodge opened, no longer exists as the Lodge was completely demolished in 1953.

**Criteria b):** Lindsay Smith ascribed an historical and cultural significance to pig ovens. He stated they "represent the only remaining physical evidence of the communal cohesion of food preparation and consumption, for both spiritual and secular purposes in Chinese communities throughout rural Australia."

**[Historical association significance]** Smith, "Hidden Dragons: The archaeology of mid to late nineteenth century Chinese communities in southeastern New South Wales," 50.

**Criteria c):**  
**[Aesthetic/Technical significance]**

**Criteria d):**  
**[Social/Cultural significance]**

**Criteria e):**  
**[Research significance]**

**Criteria f):** The Tambaroora oven is a distinctive authentic object of Chinese mining heritage in the area. Whilst some buildings remain from Hill End's mining boom period, the built heritage of Tambaroora has disappeared except for a solitary chimney and some foundations on Mudgee Road. The Chinatown area of Tambaroora was totally demolished when it was hydraulically sluiced in the 1930s. The oven on the Tambaroora Common exhibits a unique shape, different shape from the three later shapes described by Bell. Whereas Bell described the Northern Territory ovens to have a tapering shape, the Tasmanian ovens to be very large and the Queensland ovens to be cylindrical, the ovens at Mookerawa and Tambaroora are both oval shaped. This demonstrates an earlier stage in the evolution of Chinese pig ovens in Australia

**[Rarity]**

**Criteria g):**  
**[Representative]**

**Intactness/Integrity:**

References:	Author	Title	Year
	Juanita Kwok	REPORT ON CHINESE PIG OVEN AT TAMBAROORA	2019
	Peter Bell	Chinese ovens on mining settlement sites in Australia," in Hist	1995
	Heather Burke and Gordon Grimwade	"The historical archaeology of the Chinese in Far North Queen	2013
	Gordon Grimwade	Crispy roast pork: Using Chinese Australasian pig ovens	2008
	Juanita Kwok	The Chinese in Bathurst: Recovering Forgotten Histories	2019

Studies:	Author	Title	Number	Year
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Parcels:	Parcel code	Lot number	Section number	Plan code	Plan number
	PART LOT	7318			1184639

***Bathurst Regional Council***

SHI number  
**5067588**  
 Study number

**Item name:** Chinese Pig Oven

**Location:** Tambaroora 2850

Bathurst Regional

**Latitude:**

**Longitude:**

**Location validity:**

**Spatial accuracy:**

**Map name:**

**Map scale:**

**AMG zone:**

**Easting:**

**Northing:**

**Listing:** Name

**Title**

**Number**

**ListingDate**

**Data entry:** Data first entered: 17/11/2020

Data updated: 17/11/2020

Status: Basic

*Bathurst Regional Council*

SHI number  
5067588  
Study number

**Item name:** Chinese Pig Oven

**Location:** Tambaroora 2850

Bathurst Regional

**Image:**



**Caption:** Map showing location of pig oven in relation to Hill End

**Copy right:** Bathurst Regional Council

**Image by:** Warwick Taylor

**Image date:** 09/07/2019

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345a3182294998748c1b4db9f384576be4f.jpg>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb\\_test345a3182294998748c1b4db9f384576be4f.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb_test345a3182294998748c1b4db9f384576be4f.jpg)

**Image:**

***Bathurst Regional Council***

SHI number  
**5067588**  
Study number

**Item name:** Chinese Pig Oven

**Location:** Tambaroora 2850

Bathurst Regional



**Caption:** Photo showing inside of Tambaroora pig oven

**Copy right:** Bathurst Regional Council

**Image by:** Gill Oxley

**Image date:** 09/07/2019

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/34581c669de85604ccdb6fca87f283e3841.jpg>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb\\_test34581c669de85604ccdb6fca87f283e3841.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb_test34581c669de85604ccdb6fca87f283e3841.jpg)

**Image:**

# *Bathurst Regional Council*

SHI number  
5067588  
Study number

**Item name:** Chinese Pig Oven

**Location:** Tambaroora 2850

Bathurst Regional



**Caption:** Photo showing clay lining of oven

**Copy right:** Bathurst Regional Council

**Image by:** Gill Oxley

**Image date:** 09/07/2019

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345a857296df0034dc3acb14805f841a843.jpg>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb\\_test345a857296df0034dc3acb14805f841a843.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345a857296df0034dc3acb14805f841a843.jpg)

**Image:**

*Bathurst Regional Council*

SHI number  
5067588  
Study number

**Item name:** Chinese Pig Oven

**Location:** Tambaroora 2850

Bathurst Regional



**Caption:** The remains of a structure, possibly a stone chimney or fireplace in the vicinity of the pig oven

**Copy right:** Bathurst Regional Council

**Image by:** Warwick Taylor

**Image date:** 09/07/2019

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345fe8d6769461c46c1b16b4ea288de2eff.jpg>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb\\_test345fe8d6769461c46c1b16b4ea288de2eff.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345fe8d6769461c46c1b16b4ea288de2eff.jpg)

**Image:**

*Bathurst Regional Council*

SHI number  
5067588  
Study number

**Item name:** Chinese Pig Oven

**Location:** Tambaroora 2850

Bathurst Regional



**Caption:** Photo taken from pig oven, looking across gully to the dam

**Copy right:** Bathurst Regional Council

**Image by:** Gill Oxley

**Image date:** 09/07/2019

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345daf1387ed7e24b54854bb97c5938ec30.jpg>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb\\_test345daf1387ed7e24b54854bb97c5938ec30.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345daf1387ed7e24b54854bb97c5938ec30.jpg)

*Bathurst Regional Council*SHI number  
**1080448**  
Study number  
**No 86****Item name:** Mulgunnia Station**Location:** 267 Grove Creek Road Trunkey Creek 2795

Bathurst Regional

**Address:** 267 Grove Creek Road**Planning:** Southern & Western**Suburb/nearest town:** Trunkey Creek 2795**Local govt area:** Bathurst Regional**Parish:** Mulgunnia**State:** NSW**County:** Georgiana**Other/former names:** Mulgonnia Ruins**Area/group/complex:****Group ID:** 1080421**Aboriginal area:****Curtilage/boundary:****Item type:** Built**Group:** Farming and Grazing**Category:** Homestead Complex**Owner:** Private - Individual**Admin codes:****Code 2:****Code 3:****Current use:** Pastoral Homestead**Former uses:** Pastoral homestead**Assessed significance:** Local**Endorsed significance:****Statement of significance:** An impressive early vernacular collection of buildings, well cared for, displaying styles from primitive slab construction to present.**Historical notes of provenance:** Hughes Trueman Ludlow noted 'Mulgonnia Homestead' developed by Thomas Arkell (refer 'Charlton' inventory Item No. 59- SHI No 1080421) in 1837, this property has remained in his descendants ownership until 1967, in relatively original condition.

The complex comprises an original cottage with separate kitchen wing built approx 1837 and an adjacent house built in 1857 to form a courtyard between the three buildings. Also, nearby a large shearing shed and barn define a large 'farmyard' adjacent to the house.

The Evans Heritage Study states: Thomas Arkell, the superintendent of government stock, established himself at Charlton on the very bank of Campbell's River (the legitimate east bank) and expanded as soon as possible to hold the entire western bank for more than 8 kilometers in the 1830s. The original homestead with its adjacent wing for convict servants survives near the river: Arkell had 19 convicts on the property in 1835 and was seeking 7 more. By 1836 he had increased his land from 2860 acres with 60 cleared to 5450 with 88 cleared, without having gained more convicts, and in the following year his total acreage leapt up to 7430, with convicts reduced in number to 17, while he sought 12 more. By 1839 Arkell had topped the 10,000 acres and increased his convict labour to 36. It is no surprise, therefore, that the servants' wing of old Charlton is extensive, with a habitable attic: it was still used recently as shearers' quarters. But it is unusual to find convict accommodation a part of the main homestead, which is overshadowed by the size and outshone by the fine stone quoining of the servants' wing.

The proportion of this growing property which was under cultivation declined steadily: the 92 acres cleared by 1839 was sufficient for domestic food and animal fodder. The main activity of such stations was sheep rearing. In the case of Arkell, a remarkable early shearing-shed survives in ruins on his other, eponymous property to the west, on the present Trunkey-Bathurst road (Blayney 210652): this square wooden structure with its shingle roof still tenuously in place is of unique design and is urgently in need of full recording before it disintegrates.

**Themes:** National theme

State theme

Local theme

4. Settlement

Accommodation

Early Pastoralists house

**Designer:****Builder:****Year started:** 1837**Year completed:** 1857**Circa:** Yes

***Bathurst Regional Council***

SHI number

**1080448**

Study number

**No 86****Item name:** **Mulgunnia Station****Location:** 267 Grove Creek Road Trunkey Creek 2795

Bathurst Regional

**Physical description:** The complex comprises an original cottage with separate kitchen wing built approx 1837 and an adjacent house built in 1857 to form a courtyard between the three buildings. Also, nearby a large shearing shed and barn define a large 'farmyard' adjacent to the house.  
 Enormous Oak Trees around the homestead date from the early years.  
 Nearby the homestead, approx 150 metres away to the north, is a very small private cemetery that contains two headstones. The persons buried here were believed to be a post-man (probably from the coaching days) and a gold prospector.

The original building has brick stone and slab walls, bush timber floor and roof structure with shingled roof sheeting beneath the present iron. The main house is of timber frame construction lined both internally and externally in lath and plaster, with a double pitched hipped roof continuing over timber verandah to three sides.

The front entry door has diagonal glazed side lights and fan lights, and French doors and twelve pane windows five with original shutters.

The shearing shed comprises a central 'nave' of posts only 1500, apart supporting an expansive hipped roof with drop slab walls in relatively original condition.

This is an impressive early vernacular homestead complex showing the traditional building forms of primitive to more sophisticated styles and which contains almost a full range of bush timber building techniques.

The significance of the property is increased by its relatively unspoilt condition and the proximity of its excellent shear shed.

Urgent maintenance and assistance is required to prevent irreversible decay.

**Physical condition level:**

**Physical condition:** Excellent, well kept property.

**Archaeological potential level:**

**Archaeological potential Detail:**

**Modification dates:**

**Recommended management:**

**Management:** **Management category**

**Management name**

**Further comments:**

**Criteria a):**  
[Historical significance]

**Criteria b):**  
[Historical association significance]

**Bathurst Regional Council**

SHI number

**1080448**

Study number

**No 86****Item name:** Mulgunnia Station**Location:** 267 Grove Creek Road Trunkey Creek 2795

Bathurst Regional

**Criteria c):**[Aesthetic/  
Technical  
significance]**Criteria d):**[Social/Cultural  
significance]**Criteria e):**[Research  
significance]**Criteria f):**

[Rarity]

**Criteria g):**

[Representative]

**Intactness/Integrity:**

References:	Author	Title	Year
	Natonal Trust	Listing sheet	1976

Studies:	Author	Title	Number	Year
	Hickson	in assoc. with Ba Bathurst Regional Council Heritage Review	No 116	2005
	Evans Shire Council Herit	Hughes Trueman Ludlow	No 86	1987

Parcels:	Parcel code	Lot number	Section number	Plan code	Plan number
	LOT	6		DP	753049

**Latitude:****Longitude:****Location validity:****Spatial accuracy:****Map name:****Map scale:****AMG zone:****Easting:****Northing:****Listing: Name****Title****Number****ListingDate**

Mulgunnia including barn

Heritage study

National Trust of Australia register

31/05/1976

**Data entry:** Data first entered: 19/10/2005

Data updated: 17/11/2020

Status: Completed

*Bathurst Regional Council*

SHI number

**1080448**

Study number

**No 86****Item name:** Mulgunnia Station**Location:** 267 Grove Creek Road Trunkey Creek 2795

Bathurst Regional

**Image:****Caption:** Model of Mulgunnia held by the Bathurst District Museum.**Copy right:** B.J. Hickson**Image by:** B.J. Hickson**Image date:** 30/03/2006**Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/1080448e.jpg>**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t\\_1080448e.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t_1080448e.jpg)**Image:**

*Bathurst Regional Council*

SHI number

**1080448**

Study number

**No 86****Item name:** Mulgunnia Station**Location:** 267 Grove Creek Road Trunkey Creek 2795

Bathurst Regional

**Caption:** Mulgunnia Station**Copy right:****Image by:** Bowyer and Livermore Real Estate**Image date:** 01/01/2018**Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345fdb7bdd64e84779aa271abc6b4079bb.png>**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb\\_test345fdb7bdd64e84779aa271abc6b4079bb.png](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb_test345fdb7bdd64e84779aa271abc6b4079bb.png)**Image:**

# *Bathurst Regional Council*

SHI number

**1080448**

Study number

**No 86**

**Item name:** Mulgunnia Station

**Location:** 267 Grove Creek Road Trunkey Creek 2795

Bathurst Regional



**Caption:** Mulgunnia Station

**Copy right:**

**Image by:** Bowyer and Livermore Real Estate

**Image date:** 01/01/2018

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/34545cc19254e2840309d3f544f477355bd.png>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb\\_test34545cc19254e2840309d3f544f477355bd.png](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb_test34545cc19254e2840309d3f544f477355bd.png)

**Image:**

*Bathurst Regional Council*

SHI number

**1080448**

Study number

**No 86****Item name:** Mulgunnia Station**Location:** 267 Grove Creek Road Trunkey Creek 2795

Bathurst Regional

**Caption:** Mulgunnia Station**Copy right:****Image by:** Bowyer and Livermore Real Estate**Image date:** 01/01/2018**Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345efeb1a8ae80246b9a8122dbf0e58aec4.png>**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb\\_test345efeb1a8ae80246b9a8122dbf0e58aec4.png](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb_test345efeb1a8ae80246b9a8122dbf0e58aec4.png)**Image:**

*Bathurst Regional Council*

SHI number

**1080448**

Study number

**No 86****Item name:** Mulgunnia Station**Location:** 267 Grove Creek Road Trunkey Creek 2795

Bathurst Regional

**Caption:** Mulgunnia Station**Copy right:** B.J. Hickson**Image by:** B.J. Hickson**Image date:** 07/11/2005**Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/1080448c.jpg>**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t\\_1080448c.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t_1080448c.jpg)**Image:****Caption:** Mulgunnia Station homestead and wing.**Copy right:** B.J. Hickson**Image by:** B.J. Hickson

*Bathurst Regional Council*

SHI number

**1080448**

Study number

**No 86****Item name:** Mulgunnia Station**Location:** 267 Grove Creek Road Trunkey Creek 2795

Bathurst Regional

**Image date:** 07/11/2005**Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/1080448d.jpg>**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t\\_1080448d.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t_1080448d.jpg)**Image:****Caption:** Mulgunnia Ruins**Copy right:** Hughes Trueman Ludlow**Image by:** Hughes Trueman Ludlow**Image date:** 15/08/1985**Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/1080448a.jpg>**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t\\_1080448a.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t_1080448a.jpg)**Image:****Caption:** Back view of Mulgunnia Station ruins.

***Bathurst Regional Council***

SHI number

**1080448**

Study number

**No 86****Item name:** Mulgunnia Station**Location:** 267 Grove Creek Road Trunkey Creek 2795

Bathurst Regional

**Copy right:** Hughes Trueman Ludlow**Image by:** Hughes Trueman Ludlow**Image date:** 15/08/1985**Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/1080448b.jpg>**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t\\_1080448b.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t_1080448b.jpg)

***Bathurst Regional Council***SHI number  
**5067706**  
Study number**Item name:** Duration Cottages**Location:** 18 Alamein Walk Bathurst 2795

Bathurst Regional

**Address:** 18 Alamein Walk**Planning:** Southern & Western**Suburb/nearest town:** Bathurst 2795**Local govt area:** Bathurst Regional**Parish:****State:** NSW**County:****Other/former names:****Area/group/complex:****Group ID:****Aboriginal area:****Curtilage/boundary:****Item type:** Conservation Area**Group:** Residential buildings (private)**Category:** Public housing**Owner:****Admin codes:****Code 2:****Code 3:****Current use:** Residential**Former uses:** Residential, Public Housing**Assessed significance:** Local**Endorsed significance:**

**Statement of significance:** The simple, unpretentious design and built form of the houses in this area provide an excellent example of housing stock constructed to meet the housing aspirations of a wartime workforce. They have special social significance for their association with Ben Chifley and for the period of growth and investment that was brought to Bathurst and the region during the war, by the establishment of new industries and new employment opportunities outside of the agricultural industry.

*Bathurst Regional Council*SHI number  
**5067706**  
Study number**Item name:** Duration Cottages**Location:** 18 Alamein Walk Bathurst 2795

Bathurst Regional

**Historical notes of provenance:** The Duration Cottages were developed on the edge of the city during WWII primarily to provide housing for munitions factory workers that worked in the Australian Defence Industry (ADI) munitions factory located on Stewart Street, Bathurst. Over 1000 duration cottages were built across NSW in 1942-43 by The Department of Works.

The Department of Works office overseeing construction of the duration cottages in Bathurst was located in front of the wooden Scout Hall at No. 18 Alamein Walk. Known as 'Macquarie View,' the duration cottages comprised 100 homes intended only as a temporary, later upgraded to permanent. These cottages were known as duration cottages as the accommodation only available for the duration of their employment, to those employed in the war effort at the nearby munitions factory. The street names derived from battles, events and individuals from the war.

The houses are modest, single storey, square houses constructed mostly of light weight materials including FC sheet and weatherboard cladding with a mix of concrete tiles or sheet corrugated iron roofs. The houses are located close to the street with small and few front fences.

The simple, unpretentious design and built form of the houses in this area provide an excellent example of housing stock constructed to meet the housing aspirations of a wartime workforce. They have special social significance for their association with Ben Chifley and for the period of growth and investment that was brought to Bathurst and the region during the war, by the establishment of new industries and new employment opportunities outside of the agricultural industry.

The houses are believed to be designed by three Vandyke Borthers who arrived in Australia from Hollands in 1933. In 1936 Christopher Van Dyke patented a system of prefabrication known as the 'Sectionit'. It comprised of timber frames sandwiched panels lined with fibro sheets. The panels came to site as a plain sheets, or with windows and doors already assembled within. The prototype, known as The Duration House, promised a lower construction cost of £250 each. The efficiency achieved by using a standard design provided a cheaper home. The detailing and choice of materials used used

The Vandyke Brothers were commissioned by the Government to build homes for munitions workers at the Small Arms Factory in Lithgow and Bathurst. The Department of Works had an office in the estate and were responsible for the building of the homes. All had an outside toilet, at the bottom of the garden.

At the conclusion of the war, the small arms factory was converted to manufacturing clothes and furniture and building activity was limited due to the war effort. The duration cottages were offered for sale to local residents at a cost of £400 cash or instalments to a total of £500.

**Themes: National theme**

4. Settlement

5. Working

**State theme**

Accommodation

Labour

**Local theme**

Between the Wars

**Designer:****Builder:****Year started:****Year completed:** 1942**Circa:** Yes**Physical description:****Physical condition level:****Physical condition:****Archaeological potential level:****Archaeological potential Detail:****Modification dates:****Recommended management:**

***Bathurst Regional Council***SHI number  
**5067706**  
Study number**Item name:** Duration Cottages**Location:** 18 Alamein Walk Bathurst 2795

Bathurst Regional

**Management:** Management category**Management name****Further comments:****Criteria a):**  
[Historical  
significance]**Criteria b):**  
[Historical  
association  
significance]**Criteria c):**  
[Aesthetic/  
Technical  
significance]**Criteria d):**  
[Social/Cultural  
significance]**Criteria e):**  
[Research  
significance]**Criteria f):**  
[Rarity]**Criteria g):**  
[Representative]**Intactness/Integrity:**

<b>References:</b>	<b>Author</b>	<b>Title</b>	<b>Year</b>
	B H Hickson	Bathurst Regional Council - Heritage Conservation Area Review	2019

<b>Studies:</b>	<b>Author</b>	<b>Title</b>	<b>Number</b>	<b>Year</b>

<b>Parcels:</b>	<b>Parcel code</b>	<b>Lot number</b>	<b>Section number</b>	<b>Plan code</b>	<b>Plan number</b>

<b>Latitude:</b>	<b>Longitude:</b>
<b>Location validity:</b>	<b>Spatial accuracy:</b>
<b>Map name:</b>	<b>Map scale:</b>
<b>AMG zone:</b>	<b>Eastings:</b>
	<b>Northing:</b>

Date: 09/03/2021

**Full report**

Page 3 of 7

This report was produced using the State Heritage Inventory application provided by the Heritage Division, Office of Environment and Heritage

***Bathurst Regional Council***SHI number  
**5067706**  
Study number**Item name:** Duration Cottages**Location:** 18 Alamein Walk Bathurst 2795

Bathurst Regional

**Listing:** Name

Title

Number

ListingDate

**Data entry:** Data first entered: 16/02/2021

Data updated: 03/03/2021

Status: Basic

*Bathurst Regional Council*

SHI number  
5067706  
Study number

**Item name:** Duration Cottages

**Location:** 18 Alamein Walk Bathurst 2795

Bathurst Regional

**Image:**



**Caption:** Duration Cottages - Heritage Conservation Area

**Copy right:**

**Image by:** BRC

**Image date:** 14/11/2014

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345e2b16f5b8d6c40888894e4115c1500d8.jpg>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb\\_test345e2b16f5b8d6c40888894e4115c1500d8.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345e2b16f5b8d6c40888894e4115c1500d8.jpg)

**Image:**

*Bathurst Regional Council*

SHI number  
5067706  
Study number

**Item name:** Duration Cottages

**Location:** 18 Alamein Walk Bathurst 2795

Bathurst Regional



**Caption:** 18 Alamein Walk - Scout Hall, Works Office

**Copy right:**

**Image by:** Google

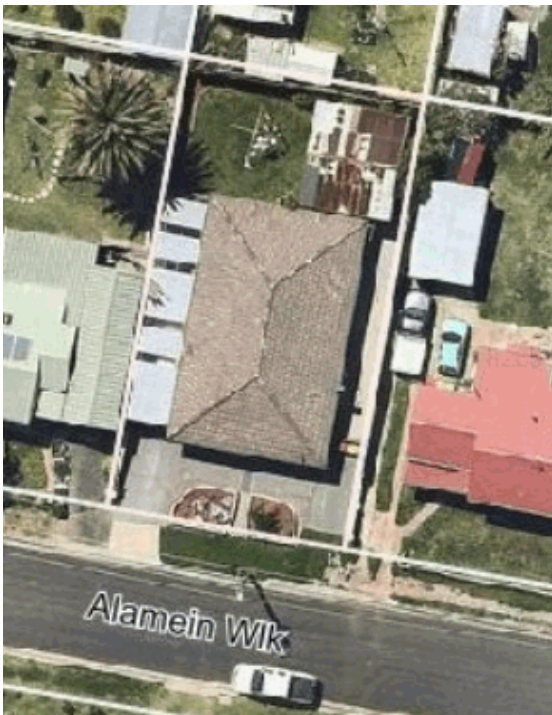
**Image date:** 01/01/2021

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/34523120faab5a348fe8b17ffdd13031458.jpg>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb\\_test34523120faab5a348fe8b17ffdd13031458.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test34523120faab5a348fe8b17ffdd13031458.jpg)

**Image:**



**Caption:** 18 Alamein Walk - Scout Hall, Works Office

**Copy right:**

**Image by:** BRC

**Date:** 09/03/2021

**Full report**

Page 6 of 7

This report was produced using the State Heritage Inventory application provided by the Heritage Division, Office of Environment and Heritage

***Bathurst Regional Council***SHI number  
**5067706**  
Study number**Item name:** Duration Cottages**Location:** 18 Alamein Walk Bathurst 2795

Bathurst Regional

**Image date:** 01/01/2021**Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/3459af3e4c3c9c14bffaae9a96aa6c10f9f.jpg>**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb\\_test3459af3e4c3c9c14bffaae9a96aa6c10f9f.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb_test3459af3e4c3c9c14bffaae9a96aa6c10f9f.jpg)

*Bathurst Regional Council*SHI number  
**1080739**  
Study number  
**F/N 495****Item name:** Chifley Memorial Park**Location:** bounded by Commonwealth Street and Kelly Crescent West Bathurst 2795

Bathurst Regional

**Address:** bounded by Commonwealth Street and Kelly Crescent**Planning:** Southern & Western**Suburb/nearest town:** West Bathurst 2795**Local govt area:** Bathurst Regional**Parish:** Bathurst**State:** NSW**County:** Bathurst**Other/former names:****Area/group/complex:****Group ID:****Aboriginal area:****Curtilage/boundary:** Kelly Crescent and Commonwealth Street**Item type:** Landscape**Group:** Parks, Gardens and Trees**Category:** Urban Park**Owner:** Local Government**Admin codes:****Code 2:****Code 3:****Current use:****Former uses:****Assessed significance:** Local**Endorsed significance:** Local**Statement of significance:** This small municipal park is important to the nearby community, and to the community as a whole in its remembrance of the work of Ben Chifley, especially with respect to public housing. Constructed as a commemorative park in 1945 it contains plantings, a bust of Ben Chifley and some late 19th C lamp posts. .**Historical notes of provenance:** It was Chifley's wish to be remembered through the provision of public housing. After his death a housing was built and a bust of Chifley installed. The words beneath the bust say: 'The right hon. J.B.Chifley PC Prime Minister of Australia, 13/7/45 to 10/12/49.

The official opening of Chifley Memorial Park on Saturday February 20, 1954. The opening was attended by 1200 people including Ben Chifley's parliamentary colleagues, trade union leaders, Alderman Alan Morse and Elizabeth Chifley. Leader of the federal opposition Dr H.V Evatt unveiled the bronze bust and officially named the park.

Chifley Housing Estate comprises of 60 homes, with the park and housing settlement a reminder of the life and work of Bathurst's greatest son. The housing estate is clustered around the park and separated by streets. Commonwealth Street was renamed, Kelly Crescent named after Mr Gus Kelly, Member of Bathurst and personal friend of Chifley. Mackenzie Place named in honour of Elizabeth Chifley, Mackensie being her maiden name. Macquarie Street named after the electorate represented by Chifley. Many plaques in the park had been donated by local organisations that Chifley was apart of.

The plaque regarding the housing estate states it was opened by C. A. Kelly. This is incorrect, the estate was opened by Mrs Elizabeth Chifley, as Kelly was ill and did not attend.

The bronze bust has a sandstone base and at the time of its unveiling was surrounded by tree seedlings planted on behalf of various Bathurst organisations that Chifley was directly involved. Bronze portrait bust mounted on a sandstone pillar, bronze plaque on face, measuring 35 x 30cm. Overall 120 cm high

**Themes:** **National theme****State theme****Local theme**

8. Culture

Leisure

Public park

9. Phases of Life

Persons

Prime Minister Ben Chifley

**Designer:****Builder:****Year started:****Year completed:****Circa:** No

Date: 08/12/2020

**Full report**

Page 1 of 9

This report was produced using the State Heritage Inventory application provided by the Heritage Division, Office of Environment and Heritage

*Bathurst Regional Council*

SHI number

**1080739**

Study number

**F/N 495****Item name:** Chifley Memorial Park**Location:** bounded by Commonwealth Street and Kelly Crescent West Bathurst 2795

Bathurst Regional

**Physical description:** A small park that is located close by public housing area. It contains a bust of B. Chifley and a rose garden surrounding it. The park was refurbished in the 1990s. Also included in the park are a number of standard lamps which appear to have been relocated there. They may date from the late 19th C.

**Physical condition level:**

**Physical condition:** Very good.

**Archaeological potential level:**

**Archaeological potential Detail:**

**Modification dates:**

**Recommended management:**

**Management:** Management category

**Management name**

**Further comments:**

**Criteria a):** Constructed as a commemorative park in 1945.  
[Historical significance]

**Criteria b):** This park commemorates Ben Chifley's achievements in public housing.  
[Historical association significance]

**Criteria c):** A small park that contains a bust of B. Chifley  
[Aesthetic/Technical significance]

**Criteria d):** Important to the nearby community, and to the community as a whole in its remembrance of the work of Ben Chifley.  
[Social/Cultural significance]

**Criteria e):**  
[Research significance]

**Criteria f):**  
[Rarity]

**Criteria g):** Good example of small municipal Park  
[Representative]

**Intactness/Integrity:**

**References:** Author

Title

Year

Date: 08/12/2020

**Full report**

Page 2 of 9

This report was produced using the State Heritage Inventory application provided by the Heritage Division, Office of Environment and Heritage

***Bathurst Regional Council***

SHI number

**1080739**

Study number

**F/N 495****Item name:** Chifley Memorial Park**Location:** bounded by Commonwealth Street and Kelly Crescent West Bathurst 2795

Bathurst Regional

<b>Studies:</b>	<b>Author</b>	<b>Title</b>	<b>Number</b>	<b>Year</b>
	Hickson in assoc. with Ba	Bathurst Regional Council Heritage Review	F/N 495	2005

<b>Parcels:</b>	<b>Parcel code</b>	<b>Lot number</b>	<b>Section number</b>	<b>Plan code</b>	<b>Plan number</b>
	CROWN LAND				

**Latitude:****Longitude:****Location validity:****Spatial accuracy:****Map name:****Map scale:****AMG zone:****Easting:****Northing:**

<b>Listing:</b>	<b>Name</b>	<b>Title</b>	<b>Number</b>	<b>ListingDate</b>
	Bathurst Regional Local Environm	Local Environmental Plan	1283	19/11/2014
	Bathurst Conservation Area	Within a conservation area on an LEP Heritage study		19/11/2014

**Data entry:** Data first entered: 15/03/2006

Data updated: 01/12/2020

Status: Completed

# *Bathurst Regional Council*

SHI number

**1080739**

Study number

**F/N 495****Item name:** Chifley Memorial Park**Location:** bounded by Commonwealth Street and Kelly Crescent West Bathurst 2795

Bathurst Regional

**Image:****Caption:** Chifley Memorial and Park**Copy right:** B.J. Hickson**Image by:** B.J. Hickson**Image date:** 14/03/2006**Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/1080739a.jpg>**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t\\_1080739a.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t_1080739a.jpg)**Image:**

*Bathurst Regional Council*

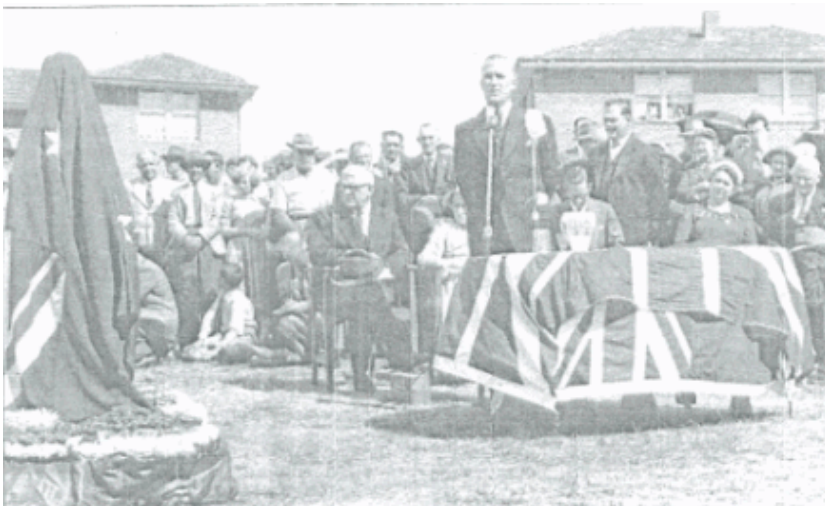
SHI number

**1080739**

Study number

**F/N 495****Item name:** Chifley Memorial Park**Location:** bounded by Commonwealth Street and Kelly Crescent West Bathurst 2795

Bathurst Regional

**Caption:** Chifley Memorial and Park**Copy right:** B.J. Hickson**Image by:** B.J. Hickson**Image date:** 14/03/2006**Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/1080739b.jpg>**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t\\_1080739b.jpg](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/108/t_1080739b.jpg)**Image:****Caption:** Chifley Memorial Park Opening 1954**Copy right:****Image by:****Image date:**

*Bathurst Regional Council*

SHI number

**1080739**

Study number

**F/N 495****Item name:** Chifley Memorial Park**Location:** bounded by Commonwealth Street and Kelly Crescent West Bathurst 2795

Bathurst Regional

**Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345da39595b9573450db0d7c0f3fee8606a.png>**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb\\_test345da39595b9573450db0d7c0f3fee8606a.png](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb_test345da39595b9573450db0d7c0f3fee8606a.png)**Image:****Caption:** Chifley Bust Memorial Park Opening 1954 - Alderman Morse and Mrs E Chifley**Copy right:****Image by:****Image date:****Image number:**

*Bathurst Regional Council*

SHI number

1080739

Study number

F/N 495

**Item name:** Chifley Memorial Park**Location:** bounded by Commonwealth Street and Kelly Crescent West Bathurst 2795

Bathurst Regional

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345af63dc1aa38f403c897c9a010876dab6.png>**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb\\_test345af63dc1aa38f403c897c9a010876dab6.png](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb_test345af63dc1aa38f403c897c9a010876dab6.png)**Image:****Caption:** Chifley Bust**Copy right:** Bathurst Regional Council**Image by:** BRC**Image date:** 01/11/2020**Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/345b55c0be24a1a413596a6311172162b6.png>**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb\\_test345b55c0be24a1a413596a6311172162b6.png](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb_test345b55c0be24a1a413596a6311172162b6.png)**Image:**

*Bathurst Regional Council*

SHI number  
1080739  
Study number  
F/N 495

**Item name:** Chifley Memorial Park

**Location:** bounded by Commonwealth Street and Kelly Crescent West Bathurst 2795

Bathurst Regional



**Caption:** Chifley Bust

**Copy right:** Bathurst Regional Council

**Image by:** BRC

**Image date:** 01/11/2020

**Image number:**

**Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345343cec998e9a4c09b276dc241362c19f.png>

**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb\\_test345343cec998e9a4c09b276dc241362c19f.png](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/P/Thumb_test345343cec998e9a4c09b276dc241362c19f.png)

**Image:**

*Bathurst Regional Council*

SHI number

1080739

Study number

F/N 495

**Item name:** Chifley Memorial Park**Location:** bounded by Commonwealth Street and Kelly Crescent West Bathurst 2795

Bathurst Regional

**Caption:** Chifley Bust**Copy right:** Bathurst Regional Council**Image by:** BRC**Image date:** 01/11/2020**Image number:****Image url:** <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/345ce468100ce9b4dd69aa7d92941fc6be3.png>**Thumbnail url:** [http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb\\_test345ce468100ce9b4dd69aa7d92941fc6be3.png](http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb_test345ce468100ce9b4dd69aa7d92941fc6be3.png)

### Attachment 3 - Administrative Updates

#### 1. Amended Heritage Items of Schedule 5 of the Bathurst Regional LEP 2014:

Suburb	Current Item Name	Proposed Item Name	Address	Property Description	Existing item no.	Significance
Bathurst	Uniting Church and Chapel group (former Methodist Church)	No change	140A and 140B William Street	Lots 1 and 2, DP 783440	i78	State <i>Change to State</i>
Bruinbun to Hill End	The Bridle Track	No change	From the cement bridge at Stony Creek to Beard Street, Hill End	Part road reserve	i101	Local
West Bathurst	Chifley Memorial Park	Chifley Memorial Park and Bronze Bust <i>Insert Bronze bust into description</i>	Bounded by Commonwealth Street and Kelly Crescent	Crown land	i283	Local

Note: Change to i101 The Bridle Track is within the item description to include the marker tree.

#### 2. New Heritage Items to be added to Part 1 Heritage Items of Schedule 5 of the Bathurst Regional LEP 2014 and heritage maps:

Note: Final proposed heritage item numbers will be confirmed when maps are completed.

Suburb	Item Name	Address	Property Description	Significance	Proposed item no.
Bathurst	Milltown Public School (Former)	28-34 Bant Street	Lot 2 DP 846171	Local	tbc
Bathurst	St Barnabas' Rectory	14 Brilliant Street	Lots 1 & 2 DP 1529	Local	tbc
Bathurst	Mount View	183 Brilliant Street	Lot 1 DP 783589	Local	tbc
Bathurst	Georgian Residence	99 Durham Street	Pt Lot A DP 157508	Local	tbc
Bathurst	Commercial Hotel	135 George Street	Lot 49 DP 576271	Local	tbc
Bathurst	Messener House	137 George Street	Lot 38 DP 583235	Local	tbc
Bathurst	Attached Residence	142 George Street	Lot 31 DP 609720,	Local	tbc
Bathurst	Attached Residence	144 George Street	Lot 32 DP 609720	Local	tbc
Bathurst	Healy's General Store	153A Havannah Street	Lot A DP 400029	Local	tbc
Bathurst	Victorian Residence	169 Havannah Street	Lot 1 DP 608393	Local	tbc

## Attachment 8.2.5.4

Bathurst	Victorian Terrace	16 Henry Street	DP 7 DP 137306	Local	tbc
Bathurst	Victorian Terrace	18 Henry Street	Lot 8 DP 1044629	Local	tbc
Bathurst	Matron's Cottage (Former)	170 Howick Street	Lot 1 DP 995899	Local	tbc
Bathurst	Clonlara	15 Keppel Street	Lot 15 DP 1104819	Local	tbc
Bathurst	Tattersalls Hotel	35 Keppel Street	Lot A & Lot C DP 389305	Local	tbc
Bathurst	Attached Residence	17 Morrisset Street	Lot 1 DP 998834	Local	tbc
Bathurst	Attached Residence	19 Morrisset Street	Lot 1 DP 197194	Local	tbc
Bathurst	Early Victorian Residence	79 Piper Street	Lot 13 DP 1131977	Local	tbc
Bathurst	Corner Shop and Residence	22 Rankin Street	Lot 2 DP 151309	Local	tbc
Bathurst	Terrace Residences	24 Rankin Street	Lot 1 DP 779715	Local	tbc
Bathurst	Terrace Residences	26 Rankin Street	Lot 201 DP 999686	Local	tbc
Bathurst	Terrace Residences	28 Rankin Street	Lot 1 DP 745802	Local	tbc
Bathurst	Corner Shop and Residence	140 Rankin Street	Lot 2 DP 572760	Local	tbc
Bathurst	Werona	62 Rocket Street	Lot 1 DP 874356	Local	tbc
Bathurst	Attached Residence	102 Russell Street	Lot 1 DP 223116	Local	tbc
Bathurst	Attached Residence	104 Russell Street	Lot 1 DP 801256	Local	tbc
Bathurst	Fintona	163 Russell Street	Lot 1 DP 569954	Local	tbc
Bathurst	Victorian Cottage	58 Seymour Street	Lot 1 DP 194227	Local	tbc
Bathurst	Attached Residence	144 Seymour Street	Lot 1 DP 104333	Local	tbc
Bathurst	Attached Residence	146 Seymour Street	Lot 1 DP 104334	Local	tbc
Bathurst	Victorian Cottage	168 Seymour Street	Lot 10 DP 1199565	Local	tbc
Bathurst	Commercial Building	124 William Street	Lot 15 DP 1085466	Local	tbc
Kelso	Cambewarra	7 Cambewarra Court	Lot 2 DP 625060	Local	tbc
Kelso	King William Inn (Former)	5-7 Lee Street	Lot 101 DP 1204847	Local	tbc
Kelso	Kelso Police Station and Lockup (Former)	72 Sydney Road	Lot 8 DP 1186691	Local	tbc
Kelso	Victorian Cottage	126 Sydney Road	Lot 25 DP 1186691	Local	tbc
Mount Rankin	Osborne	257 Freemantle Road	Lot 7 DP 255509	Local	tbc
Perthville	Wardell	1080 Trunkey Road	Pt Lot 3 DP 1039707	Local	tbc
Raglan	St James Anglican Church	44 Christie Street	Lot 11 DP 1232495	Local	tbc

## Attachment 8.2.5.4

Raglan	Raglan Hall (And Former School)	58 Christie Street	Lot 193 DP 821845	Local	tbc
Raglan	Residence	14 Melrose Avenue	Lot 82 DP 630970	Local	tbc
Sofala	Sofala Police Station (Former)	7 Barkley Street	Lots 109, 110 & 111 DP 758908	Local	tbc
South Bathurst	Attached Residence	12 Busby Street	Lot 1 DP 799511	Local	tbc
South Bathurst	Federation House	238 Havannah Street, Bathurst	Lot 34 DP 1146172	Local	tbc
South Bathurst	Federation House	8 Spencer Street	Lot 2 DP 182484	Local	tbc
Tambaroora	Chinese Pig Oven	Tambaroora Pig Oven	PT Lot 7318 DP 1184639	Local	tbc
Trunkay Creek	Mulgunnia Station	267 Grove Creek Road	Lot 1 DP 1207285	Local	tbc

**Attachment 4 - Gateway Determination issued 22 July 2022**



## Gateway Determination

**Planning proposal (Department Ref: PP-2022-2417):** insert 42 new items and amend three (3) existing items in Schedule 5 Environmental Heritage of the Bathurst Regional LEP 2014

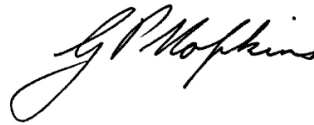
I, the Director, Western Region at the Department of Planning and Environment, as delegate of the Minister for Planning, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Bathurst Regional Local Environmental Plan 2014 to insert 42 new items and amend three (3) items in Schedule 5 Environmental Heritage should proceed subject to the following conditions:

1. Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:
  - (a) the planning proposal is categorised as standard as described in the *Local Environmental Plan Making Guidelines* (Department of Planning and Environment, 2021) and must be made publicly available for a minimum of 28 days; and
  - (b) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in *Local Environmental Plan Making Guidelines* (Department of Planning and Environment, 2021).
2. Consultation is required with the following public authorities and government agencies under section 3.34(2)(d) of the Act and/or to comply with the requirements of applicable directions of the Minister under section 9 of the Act:
  - Heritage NSW
  - Crown Lands

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material via the NSW Planning Portal and given at least 30 days to comment on the proposal.
3. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
4. The Council as planning proposal authority is authorised to exercise the functions of the local plan-making authority under section 3.36(2) of the Act subject to the following:
  - (a) the planning proposal authority has satisfied all the conditions of the gateway determination;

- (b) the planning proposal is consistent with applicable directions of the Minister under section 9.1 of the Act or the Secretary has agreed that any inconsistencies are justified; and
  - (c) there are no outstanding written objections from public authorities.
5. The LEP should be completed within nine (9) months of the date of the Gateway.

Dated 22 day of July 2022.



**Garry Hopkins**  
**Director, Western Region**  
**Local and Regional Planning**  
**Department of Planning and Environment**  
  
**Delegate of the Minister for Planning**

**Attachment 5 - Copy of submissions and summary response**

**From:** [Ashlee Cutter](#)  
**To:** [Council Out Mail](#)  
**Subject:** FW: Anonymous User completed Heritage Amendment 2022 (20.00344)  
**Date:** Monday, 26 September 2022 5:23:11 PM  
**Attachments:** [~WRD0564.jpg](#)  
[ATT00001.png](#)  
[ATT00002.jpg](#)

---

Records,

Please register submission from Bathurst Heritage Matters Inc on 20.00344

Thanks

Ash

**Ashlee Cutter**  
Senior Heritage Planner (Mon-Wed)  
Bathurst Regional Council  
158 Russell Street Bathurst 2795  
P: 02 6333 6130  
W: [www.bathurst.nsw.gov.au](http://www.bathurst.nsw.gov.au)



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---

**From:** Your Say Bathurst Region <notifications@engagementhq.com>  
**Sent:** Friday, 9 September 2022 1:17 PM  
**To:** Ashlee Cutter <Ashlee.Cutter@bathurst.nsw.gov.au>; Council <council@bathurst.nsw.gov.au>  
**Subject:** Anonymous User completed Heritage Amendment 2022 (20.00344)  
**CAUTION:** This email originated from outside BRC. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Anonymous User just made a submission 'Heritage Amendment 2022' with the responses below.

**Name**

Bathurst Heritage Matters Inc

---

**What is your preferred contact method?**

Email

---

**Your email address**

heritagebathurst@gmail.com

---

**Please outline your submission**

Bathurst Heritage Matters Inc supports the heritage listing of all these items, and thanks Council staff for all the work to bring them on to our heritage register

---

**Have you made a reportable political donation within the meaning of the Environmental Planning and Assessment Act 1979 within the last two years to any local Councillor of the Council or any gifts to any local Councillor or employee of that Council.**

I have not made a reportable political donation

---

|

**From:** Ashlee Cutter  
**Sent:** Monday, 26 September 2022 5:17 PM  
**To:** Council Out Mail  
**Subject:** FW: Anonymous User completed Heritage Amendment 2022 (20.00344)

Hi Records,

Please register submission from Mrs Shannon Urza on 20.00344

Thanks

Ash

**Ashlee Cutter**  
Senior Heritage Planner (Mon-Wed)  
Bathurst Regional Council  
158 Russell Street Bathurst 2795  
P: 02 6333 6130  
W: [www.bathurst.nsw.gov.au](http://www.bathurst.nsw.gov.au)



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---

**From:** Your Say Bathurst Region <notifications@engagementhq.com>  
**Sent:** Sunday, 25 September 2022 2:30 PM  
**To:** Ashlee Cutter <Ashlee.Cutter@bathurst.nsw.gov.au>; Council <council@bathurst.nsw.gov.au>  
**Subject:** Anonymous User completed Heritage Amendment 2022 (20.00344)

**CAUTION:** This email originated from outside BRC. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Anonymous User just made a submission 'Heritage Amendment 2022' with the responses below.

**Name**

Shannon Urza

---

**What is your preferred contact method?**

Email

---

**Your email address**

shannonlouise23@hotmail.com

---

**Please outline your submission**

We are writing in regards to the inclusion of 18 Alamein Walk as a local heritage item. We wish to advise that what is known as the Scout Hall is not in original condition. An exterior wall has been removed to open the space up to create an outdoor entertaining area. The exterior and interior has also been painted. An interior wall has been erected to split the space into a storage area and an entertaining area. Plasterboard has been erected to create a roof with lights and fan attached. This plasterboard is currently quite water damaged as a result of the original roof leaking. We need to address this issue asap. All of these amendments were carried out by previous owners, we purchased as is. Attached is a photo found of a 2017 real estate listing where it appears intact. Second photo is of the listing from when we purchased the property which shows changes made. Third photo shows water damage.

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**Would you like to upload a document?**

[https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/3c6f54ae6003a23add07adc38b3858658ea3d03e/original/1664080116/d98631f7940eb57ce3d7d2220d428ea9\\_18\\_Alamein\\_Walk.docx?1664080116](https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/3c6f54ae6003a23add07adc38b3858658ea3d03e/original/1664080116/d98631f7940eb57ce3d7d2220d428ea9_18_Alamein_Walk.docx?1664080116)

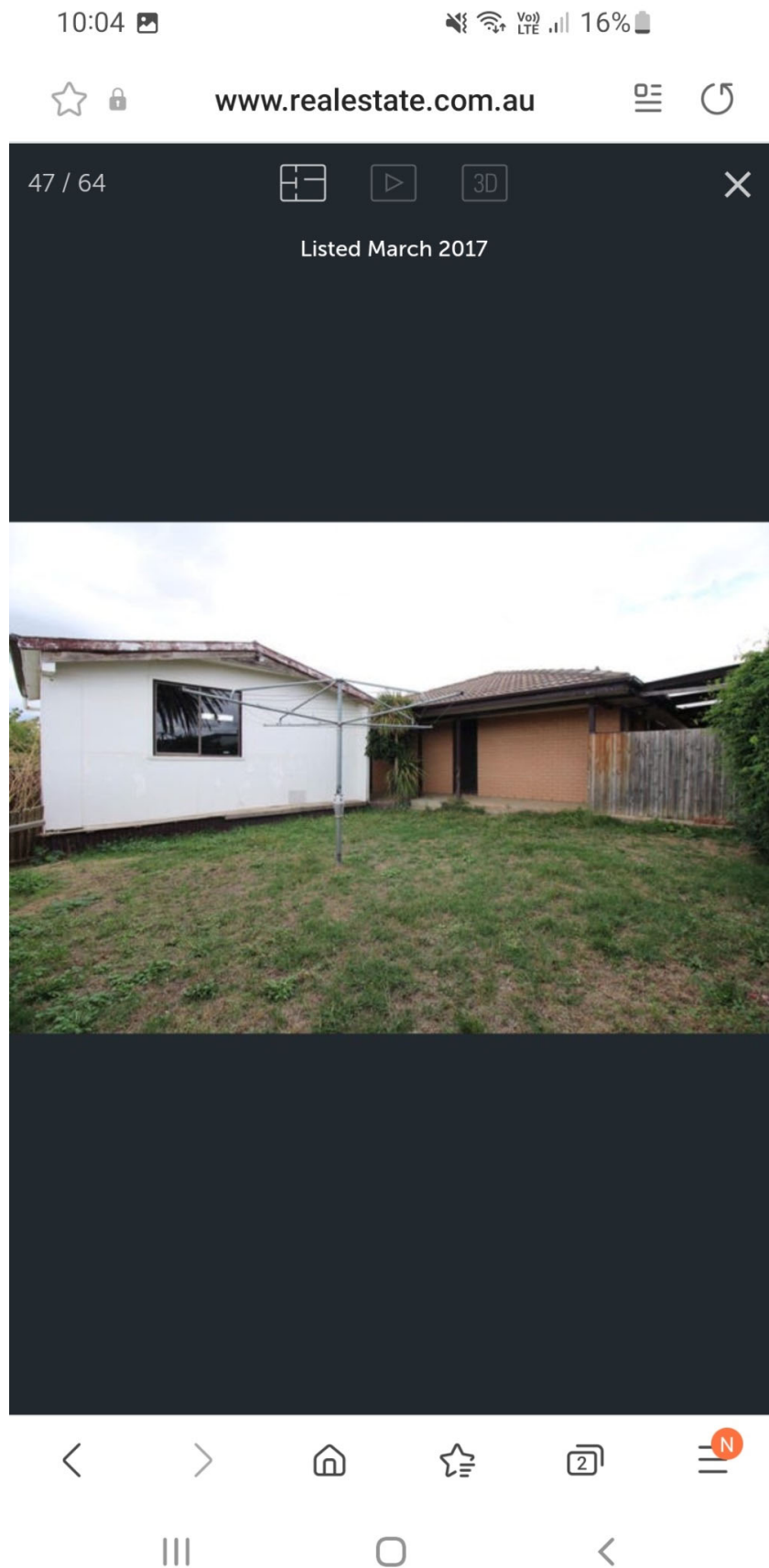
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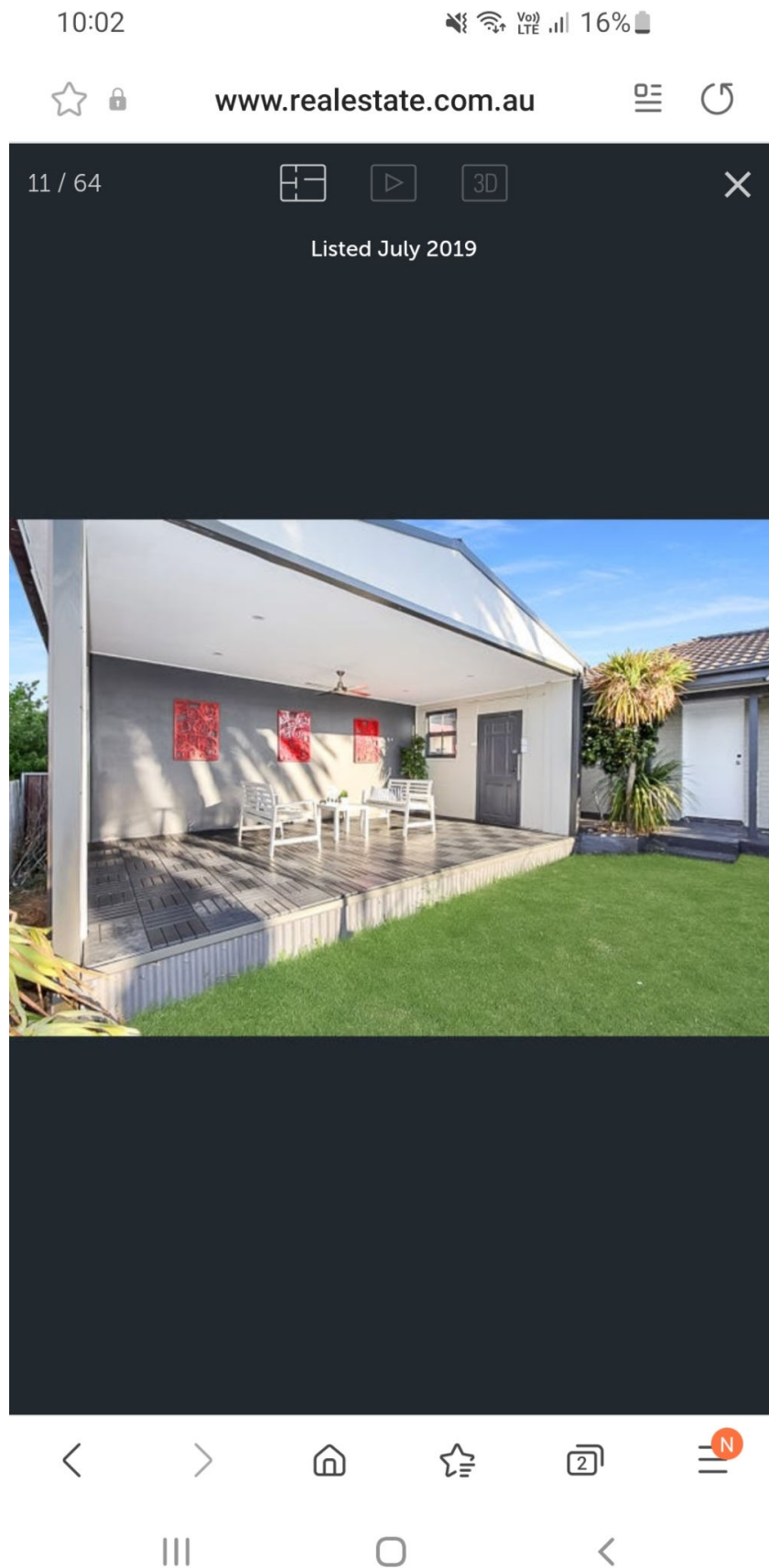
**Have you made a reportable political donation within the meaning of the Environmental Planning and Assessment Act 1979 within the last two years to any local Councillor of the Council or any gifts to any local Councillor or employee of that Council.**

I have not made a reportable political donation

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▪









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Our Ref: 2020-040

26 September 2022

The General Manager  
Bathurst Regional Council  
Private Mail Bag 17  
Bathurst NSW 2795

Attention: Janet Bingham

Dear Janet

**RE: BATHURST REGIONAL LOCAL ENVIRONMENTAL PLAN AMENDMENT  
UPDATE SCHEDULE 5 ENVIRONMENTAL HERITAGE**

Reference is made to Council's letter of the 29 August 2022.

This submission is made on behalf of Natmap Pty Ltd, the owners of 93-97 Durham Street, Bathurst which has been identified for inclusion in the updated Schedule 5 of the Bathurst Regional Local Environmental Plan.

The reason for the proposed listing is as follows:

*"A generally intact vernacular Georgian workers terrace. Part of a group of Georgian houses, survivors of early Bathurst, the significance of which is enhanced by their own prominent location".*

It is noted that the owners don't have an objection for the inclusion of 95 & 97 Durham Street in the schedule, but do object to the inclusion of 93 Durham Street.

95 & 97 Durham Street dwellings are generally intact and are occupied as a result of a recent injection of funds by the owners. The owners intend to continue the upkeep and maintenance of these two dwellings as they see the heritage significance of their retention into the future. The dwelling at 93 Durham Street is however in very poor condition and is inhabitable. A building inspection report prepared by Calare Civil at the time concluded that:

*"The building has suffered major damage throughout due to reactive clay movement, unsuitable building techniques and general weathering/deterioration due to lack of maintenance over a long period of time."*

The report estimated that in 2019 it would cost in the order of over \$220,000 in remedial works to try and fix the issues – this is not feasible (the figure would be substantially more based on 2022 building costs).

It is the owner's intention in the short term to apply to Bathurst Regional Council to demolish 93 Durham Street as part of a redevelopment of the rear of the site.

A Statement of Heritage Impact prepared by Ray Christison of High Ground Consulting has provided the following specific comments relating to 93 Durham Street:

#### **6. Proposed works**

*It is proposed to demolish the 93 Durham Street, which is in extremely poor condition and appears to be quite unsound. Both 95 and 97 Durham Street will be restored as part of a proposed short stay accommodation development. Both residences will be incorporated into a larger complex of apartments.*

*Have all options for retention and adaptive re-use been explored?*

*93 Durham Street appears to have been unoccupied for a very long time. This building shows signs of extreme movement and cracking. The walls and floors are in such a condition as to require an almost total rebuild. Demolition is considered a reasonable option for this part of the terrace.*

*Is demolition essential at this time or can it be postponed in case future circumstances make its retention and conservation more feasible?*

*It is not feasible for the proponent to consider retention of the building at this time. The proposed development is not viable unless this section of the terrace is demolished.*

#### **6.3 The following sympathetic solutions have been considered and discounted for the following reasons:**

*The property could be left as is and 95-97 Durham Street returned to the rental market. These dwellings have recently been occupied by squatters and require investment to make them ready for return to the rental market. 93 Durham Street is unfit for habitation.*

*The proposal to restore 95-97 Durham Street as part of a larger development for short-stay accommodation provides an opportunity to undertake restoration works on the remaining significant elements of these dwellings.*

Should you have any questions with respect to this matter, please contact the office on 63624523.

Yours faithfully

**Anthony Daintith Town Planning Pty Ltd**

A handwritten signature in black ink, appearing to read 'ADaintith', is positioned above the printed name.

Anthony Daintith  
**Principal**

# Statement of Heritage Impact for Restoration & development 93-97 Durham Street, Bathurst



View west along the row of terraces. 93 Durham Street is closest.

**Date:** 27 January 2021

**Address and property description:**

Lots 4, 5 & 6 DP 38448  
93-97 Durham Street  
BATHURST NSW 2795

**Prepared by:**

Ray Christison  
High Ground Consulting  
PO Box 3020  
Bowenfels NSW 2790  
0419 438609

**For:**

David Taylor

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## 1. Introduction

### 1.1 Outline of tasks required to be undertaken in brief

David Taylor has prepared proposals for the development of serviced apartments in an existing row of single storey terrace houses located at 93-97 Durham Street, Bathurst. Following structural assessment of the building the following has been proposed:

- Restoration of the terraces located at 95 and 97 Durham Street,
- Demolition of the terrace located at 93 Durham Street.

Ray Christison of High Ground Consulting has been engaged to prepare an assessment of Significance and Statement of Heritage Impact to assist with decision making.

### 1.2 Definition of study area

The study area is located at 93-97 Durham Street, Bathurst. The property is identified as Lots 4, 5 & 6 DP 38448.



Figure 1.1: Aerial view of Lots 4, 5 & 6 DP 38448 showing the boundary of the property.

### 1.3 Methodology

This study has been undertaken in consultation with Anthony Daintith of Anthony Daintith Town Planning and David Taylor.

The process has been guided by:

- *NSW Heritage Manual*, 1999
- *The Burra Charter*, 1999
- *Assessing Heritage Significance*, 2000
- *Statements of Heritage Impact*

The Bathurst Historical Society were approached for assistance with research of the property as they hold comprehensive records of most places within the former City of Bathurst. Their research has been incorporated into the Outline History of the property.

### **1.4 Identification of authors**

This report was written by Ray Christison MPHA BA (Hons.), heritage consultant of High Ground Consulting, Lithgow. Jennifer Christison assisted with site recording and the street survey.

### **1.5 Limitations of study**

Historical research has been limited to publicly available records.

## 2. Documentary evidence

An outline history of the property has been prepared from available sources. Assistance with research was provided by Howard Sinclair and Dianne Hanrahan of Bathurst District Historical Society

### 2.1 Outline history

The buildings covered by this report were originally constructed on Lot 8 Section 19A Town of Bathurst. This parcel, amounting to two roods, was originally granted to Richard Kelaheer on 30 November 1847. Kelaheer paid £12 for the land. According to family history sources Richard Kelaheer was born in Cork County, Ireland in 1802 and joined the 28<sup>th</sup> Regiment of Foot on 9 January 1825. Kelaheer and his wife Margaret migrated to Australia on the convict ship “Monarch” in 1836. By the mid 1840s the couple were living in Bathurst where Richard was granted two roods of land on his retirement from the military. He traded as a bootmaker until his death on 20 November 1852. Margaret lived until 23 April 1881.<sup>1</sup>

Richard Kelaheer’s son John Richard Kelaheer was a prominent member of Bathurst’s Roman Catholic community in the 1870s and 1880s. J.R. Kelaheer was an elected member of the Council of the Municipality of Bathurst from 1879 to 1883. In 1880 J. Kelaheer was Vice-President of the Our Boys Club, a local football club, and on 2 September 1889 he was elected a director of the Bathurst National Advocate. The Bathurst National Advocate was founded in June 1889 as “a newspaper ... in Bathurst in the interests of protection and good government”. Kelaheer’s fellow directors in this venture included successful business people and pastoralists such as James Rutherford, F.B. Suttor, F. Halliday, W. Mugridge, J. Knight and P.V. Ryan.<sup>2</sup>

Another son, James Kelaheer chaired a meeting held in Bathurst on 21 September 1882 in support of land reform in Ireland. This meeting, attended by 600 people, affirmed the right of the Irish people to have fair and equitable access to land. It also affirmed the need for changes in the way land was allocated and leased, and an end to what was described as ‘Landlord Oppression’.

It appears that a house had been built on the property before 1875 and at this time the property was under the ownership of Jane Kelaheer. Yearly rate book entries for the property show a chain of occupants and changes to the property from 1875 onwards. These entries are summarized below.

93 Durham Street, Bathurst			
Year	Owner	Occupant	Description of building
1875	Jane Kelaheer	John Simpson	House
1876	“	Charles Loder	Brick house with three rooms
1877	“	John Shanahan	“
1878	“	Empty	Brick house with four rooms
1879	“	Edward Rowen	“
1880-1881	“	Jane Kelaheer	Brick house with three rooms
1882-1883	Arthur Jacques Pulbrook	Bridget Gunn	“
1884		James Hasson	Brick house with four rooms
1885		A. Fanning	House with four rooms
1886		Mrs A. Waters	“
1887-		Mrs W.A. Waters	“

<sup>1</sup> P4597-62 Town of Bathurst, Parish of Bathurst LTO Charting Maps; New South Wales Land Grants 1788-1963 101 Sydney District - Town Lot; Sinclair, H. & Hanrahan, D., 2020. Heritage Building Reports 93-97 Durham Street, Bathurst NSW 2795

<sup>2</sup> Sloman, C., 1994. *The History of Bathurst 1815-1915*. pp.35, 251, 291

## Attachment 8.2.5.4

Statement of Heritage Impact – 93-97 Durham Street, Bathurst 2795

93 Durham Street, Bathurst			
Year	Owner	Occupant	Description of building
1888			
1889-1890		George Evans	"
1891-1898		Mrs Bridget Gunn	"
1899		John Sheldon	"
1900		William McKenna	"
1901-1905		Richard Doyle	House
1906-1913		Albert Ricketts	House with four rooms
1914-1916		Winterbottom	"
1917-1925		Robert Lamrock	Brick house with four rooms
1926-1940	Estate of Arthur Jacques Pulbrook	Robert Lamrock	
1947-1950	Donald Wallace Owen	Cuthbert William Lamrock, Douglas Weit Lamrock & Julia Grace Lamrock	
1969-1996		Cuthbert William Lamrock	

95 Durham Street, Bathurst			
Year	Owner	Occupant	Description of building
1875	Jane Kelaher	John Smith	House
1876	"	Schneider	Brick house with three rooms
1877-1878	"	William Schneider	"
1879	"	Mrs Schneider	"
1880	"	William Schneider	"
1881	"	James Cashman	"
1882-1883	Arthur Jacques Pulbrook	"	"
1884-1896		James Ryan	Brick house with four rooms
1897		Mrs Prosper	House with four rooms
1898		John Prosper	"
1899-1916		Daniel James Kenna	"
1923-1925		John Leslie	Brick house with three rooms
1926-1928	Estate of Arthur Jacques Pulbrook	"	Brick house with four rooms
1929-1932		James Pateman	Brick house with four rooms, a kitchen and weatherboard bathroom
1947		Herbert John North & Loraine Grace North	
1950	Herbert John North & Loraine Grace North	"	
1969		Leah Rae Isobel Phillips	

97 Durham Street, Bathurst			
Year	Owner	Occupant	Description of building
1875	Jane	James Connor	House

97 Durham Street, Bathurst			
Year	Owner	Occupant	Description of building
	Kelaher		
1876	“	Howard	Brick house with four rooms
1877-1881	“	William Studden	“
1882	Arthur Jacques Pulbrook	“	“
1883		N. Studden	Brick house with four rooms
1884-1886		Patrick Ryan	House with five rooms
1887-1889		A. Rigby	“
1890-1891		John William	“
1892-1896		Fredrick Martin	“
1897-1901		James Ryan	“
1902-1904		Mrs Honora O'Donnell	“
1905-1922		Christopher O'Donnell	“
1923-1925		James Hill	Brick house with four rooms
1926-1928	Estate of Arthur Jacques Pulbrook	John Chalmers	Brick house with four rooms, a kitchen and weatherboard bathroom
1929-1932		William John Flanagan	Brick house with four rooms, a kitchen and weatherboard bathroom
1947		Herbert John Flanagan & Valerie Rose Flanagan	
1952	??	Mr & Mrs Hoolahan	

It appears that there was some dispute regarding ownership of the properties that played until 1890. Arthur Jacques Pulbrook, who held title to the properties from 1882, was a saddler who operated from premises in William Street, Bathurst. After Arthur's death in 1925 the property was managed by his son Arthur Jacques Pulbrook. William Pulbrook continued to operate the saddlery business.<sup>3</sup>

A civil case brought against Arthur Pulbrook in 1897 provides an indication of the extent of his real estate investment portfolio. In December that year a hearing was held in Bathurst regarding the upkeep of an illegitimate child. Dressmaker Catherine Frances Studden, daughter of William Studden, claimed that around 1888-1889 Pulbrook, the father of her child, “had furnished a house where he had seduced her” then abandoned her. Catherine's father William had rented 97 Durham Street from Pulbrook between 1877 and 1882. Evidence provided to the court noted that Pulbrook owned “a

<sup>3</sup> Sinclair, H. & Hanrahan, D., 2020. Heritage Building Reports 93-97 Durham Street, Bathurst NSW 2795; “A.J. Pulbrook” in National Advocate 21 April 1928 p.2; “Mr A.J. Pulbrook” in The Daily Telegraph 25 June 1925 p.7; “£100 Bequest of the late A.J. Pulbrook to the two Bathurst hospitals: in The Bathurst Times 26 October 1925 p.2

saddlery business, 12 houses and had recently bought two more”. His saddlery business employed eight men, including two apprentices.<sup>4</sup>

Another interesting case relating to the property came before the courts in 1924. Following a number of backyard disputes an order of eviction was handed down by the Bathurst Police Court against Constable Robert Lamrock, who had been tenant of 93 Durham Street since 1917. Despite this order Lamrock remained in the property until 1940 and his descendants subsequently resided there until 1996.<sup>5</sup>

In March 1926 a fire destroyed the roofs of 93-97 Durham Street, causing damage to the value of £400. Repairs were funded through insurance on the premises. It appears that this fire was started “by a spark from the flue attached to the kitchen stove in Mr. Leslie’s premises” (95 Durham Street), which quickly set the ceiling on fire. A report on firefighting efforts noted that: “Before the firemen could bring the water to play on the burning roofs, they had to prize(sic) off the galvanised iron sheets from the shingling underneath which was feeding the blaze”. This indicates that the buildings had originally been constructed with wooden shingle roofs. Extensive damage to ceilings and their subsequent replacement explains the presence of early 20<sup>th</sup> century building materials in the ceilings. It also explains the presence of a brick party wall between the ceilings of 93 and 95 Durham Streets.<sup>6</sup>

In 1950 the houses from 89 to 97 Durham Street were advertised for sale by auction. They were withdrawn from the auction after an offer of £850 was made on the properties.<sup>7</sup>

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<sup>4</sup> “An affiliation case: Studden v. Pulbrook” in National Advocate 18 December 1897 p.2

<sup>5</sup> “Neighbours Protest against policeman tenant” in National Advocate 24 August 1924 p.2

<sup>6</sup> “Cottage ablaze. Three roofs destroyed” in National Advocate 4 March 1926 p.2

<sup>7</sup> Sinclair, H. & Hanrahan, D., 2020. Heritage Building Reports 93-97 Durham Street, Bathurst NSW 2795

### 3. Description

The property identified as 93-97 Durham Street Bathurst contains a row of three single-storey terrace houses constructed in the mid 1870s. All houses have undergone substantial modification. All appear to have been built with two front rooms with the front door opening directly into a lounge room. Behind these were another two rooms, one serving as a kitchen. Newspaper reports from the 1920s indicate that the buildings were originally roofed with wooden shingles and later clad over with corrugated galvanized iron. In 1926 a fire burning in the roof cavity destroyed most of the ceilings, requiring their replacement.

The houses identified as 93 and 95 Durham Street may have originally been constructed as a duplex. They were constructed in face brick laid in English bond, and their verandahs roofed in ogee pattern corrugated galvanised iron. Original internal linings found in 93 Durham Street indicate a simple level of original finishes with the following evident:

- Internal plastered brick walls,
- Original doorways are quite low.
- Simple, unadorned fireplaces,
- Ceilings in the front rooms lined with lath and plaster,
- Ceilings in the back rooms lined with milled boards,
- Timber floors laid on joists sitting directly on the ground.

97 Durham Street was constructed at the western end of the duplex. Its face brickwork is laid in Colonial bond on a granite footing.

Modifications to the buildings evident from the site inspection are as follows:

**93 Durham Street** – this residence is in the most original condition and appears to have been vacant for decades.

- Construction of a brick balustrade on the front verandah and concreting of the verandah floor.
- Rendering of outside walls.
- Construction of a timber-framed partition to create a hallway from the front door.
- Replacement of the ceilings in the western front room and hallway.
- Construction of a laundry/toilet at the rear of the house.

**95 Durham Street**

- Construction of a brick balustrade on the front verandah and concreting of the verandah floor.
- Replacement of the original front step.
- Replacement of all ceilings.
- Opening up of the back rooms.
- Demolition of the original rear verandah.
- Construction of a large family room extension at the rear of the dwelling.
- Installation of a modern bathroom, kitchen and laundry.
- Opening a doorway connecting to 97 Durham Street.

**97 Durham Street**

- Construction of a brick balustrade on the front verandah and concreting of the verandah floor.
- Replacement of all ceilings.
- Demolition of the original rear verandah
- Construction of a family room at the rear of the dwelling.
- Installation of modern bathroom, kitchen and laundry.



**Plate 3.1:** View from the west along the row of houses. 97 Durham Street is in the foreground.



**Plate 3.2:** The eastern wall of 93 Durham Street.



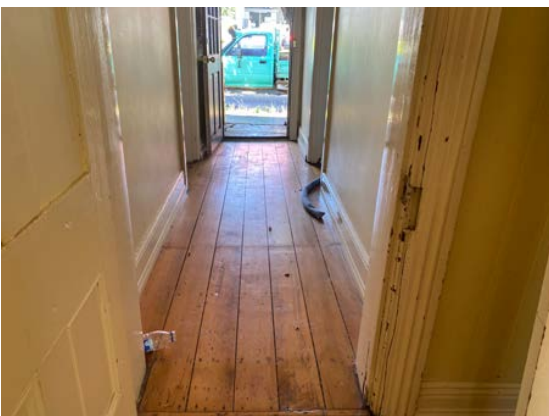
**Plate 3.3:** The western wall of 97 Durham Street.



**Plate 3.4:** Former kitchen 93 Durham Street.



**late 3.5:** Sitting room 93 Durham Street.



**Plate 3.6:** Hallway within 97 Durham Street showing original pine floorboards.

Condition assessments of each of the buildings were undertaken by Calare Civil in November 2019. The key findings of these assessments are as follows:

**93 Durham Street** – The building has suffered major damage due to reactive clay movement. Essential remedial works were estimated to cost approximately \$203,000.00.

- Roof is in poor condition.
- External walls are badly cracked and damaged.
- External timberwork is in poor condition.
- Major damage is evident in every part of the interior. Floors have collapsed and there is evidence of ongoing structural movement.

**95 Durham Street** – The building has suffered major damage due to reactive clay movement. Essential remedial works were estimated to cost approximately \$193,000.00.

- Roof is in poor condition.
- External walls are badly cracked and damaged.
- External timberwork is in poor condition.
- There is evidence of ongoing structural movement.

**97 Durham Street** – The building has suffered major damage due to reactive clay movement. Essential remedial works were estimated to cost approximately \$152,500.00.

- Roof is in poor condition.
- External walls are badly cracked and damaged.
- External timberwork is in poor condition.
- There is evidence of ongoing structural movement.

93-97 Durham Street, Bathurst	Condition of Structural Elements
<b>93 Durham Street</b>	
Brick footings & walls	Poor condition
Painted signage on eastern wall	Poor condition
Chimneys & fireplaces	Poor condition
Roof structure	Poor condition
Roof cladding	Poor condition
Guttering & downpipes	Poor condition
Ogee pattern verandah roof	Poor condition
Brick verandah balustrade	Poor condition
Verandah timber structure	Poor condition
Laundry/bathroom extension	Poor condition
Floors	Poor condition
Ceilings	Poor condition
Internal timber curtain wall	Poor condition
Windows & doors	Poor condition
Kitchen fittings	Poor condition
Bathroom fittings	Poor condition
Plumbing services	Should be tested for safe operation
Electrical services & fittings	Should be tested for safe operation
<b>95 Durham Street</b>	
Brick footings & walls	Fair to poor condition
Chimneys & fireplaces	Fair to poor condition
Roof structure	Fair to poor condition
Roof cladding	Poor condition
Guttering & downpipes	Poor condition
Skillion verandah roof	Poor condition
Brick verandah balustrade	Fair to poor condition
Verandah timber structure	Poor condition
Family room/bathroom extension	Appear to be generally sound
Floors	Appear to be generally sound
Ceilings	Appear to be generally sound
Windows & doors	Appear to be generally sound

Kitchen fittings	Appear to be generally sound
Bathroom fittings	Appear to be generally sound
Plumbing services	Should be tested for safe operation
Electrical services & fittings	Should be tested for safe operation
<b>97 Durham Street</b>	
Stone footings	Appear to be generally sound
Brick walls	Fair to poor condition
Chimneys & fireplaces	Fair to poor condition
Roof structure	Poor condition
Roof cladding	Poor condition
Guttering & downpipes	Poor condition
Ogee pattern verandah roof	Poor condition
Brick verandah balustrade	Appears to be generally sound
Verandah timber structure	Poor condition
Family room/bathroom extension	Appear to be generally sound
Floors	Appear to be generally sound
Ceilings	Appear to be generally sound
Windows & doors	Appear to be generally sound
Kitchen fittings	Appear to be generally sound
Bathroom fittings	Appear to be generally sound
Plumbing services	Should be tested for safe operation
Electrical services & fittings	Should be tested for safe operation

## 4. Comparative analysis

In order to obtain some understanding of the rarity of single-storey terraces such as those at 93-97 Durham Street a street survey was conducted on 22 January 2021. This survey was restricted to an area bounded by Stanley Street, Stewart Street, Russell Street and Seymour Street/Bentick Street. This survey identified numerous duplex dwellings of late 19<sup>th</sup> century origin and a number of larger complexes of single-storey terraces. There appears to be a concentration of such buildings in area north from Durham Street. This concentration includes:

- 93-97 Durham Street
- 96-102 Durham Street
- 129-131 Durham Street
- 24-28 Rankin Street
- 29-31 Rankin Street
- 30-32 Rankin Street
- 32-42 Rankin Street
- 30-32 Morrisset Street
- 29-31 George Street
- 10-14 Henry Street
- 16-18 Henry Street
- 30-32 Henry Street



129-131 Durham Street, Bathurst



96-102 Durham Street, Bathurst



29-31 Rankin Street, Bathurst



32-42 Rankin Street, Bathurst



10-14 Henry Street,  
Bathurst

Examples were also noted in Howick Street and Russell Street. These are:

- 192-196 Howick Street
- 198-202 Howick Street
- 269-271 Howick Street
- 133-135 Russell Street
- 137-139 Russell Street
- 141-143 Russell Street



Terraces in Howick Street, Bathurst. 193-196 Howick Street on the left and 198-202 Howick Street on the right. These have been adaptively re-used as commercial and retail premises.



137-139 Russell Street, Bathurst



141-143 Russell Street, Bathurst

### 4.1 Discussion

The 1870s and 1880s were periods of economic growth in Australia. An expanding population, increasing demand for minerals and manufactured products supported an unusually high level of growth in the market for residential real estate. Expansion of townships and settlements in the Central Tablelands was supported by extension of the Main Western Railway across the Blue Mountains and into the region. The railway reached Bathurst on 4 April 1876, bringing new business opportunities, new workers and more people seeking low-cost accommodation.

The business community of Bathurst appears to have been well placed to meet this demand and searches of records show that many established entrepreneurs made investments in speculative in building and construction of rental premises. It is likely that most of Bathurst's single-storey terraces were built in this era of expansion.

The terrace located at 93-97 Durham Street is one of many examples of low-cost housing built by real estate investors during the 1870s and 1880s. It is clear from research of this property that its long-term owner Arthur Jacques Pulbrook owned at least 12 other properties in Bathurst and Sydney. This complex appears to be one of the most neglected of the properties surveyed for this report. It is by no means unique and better examples exist in neighbouring streets.

## 5. Assessment of Cultural Significance

This section includes assessments of the cultural heritage significance of each of the features covered by this report. Cultural heritage significance has been assessed using the guidelines prepared by the Heritage Branch, Office of Environment and Heritage and articulated in the publication Assessing Heritage Significance. The criteria applied to assessing cultural heritage significance are listed below.

The NSW heritage assessment criteria encompass the four values in the Australia ICOMOS Burra Charter, which are commonly accepted as generic values by Australian heritage agencies and professional consultants:

- historical significance
- aesthetic significance
- scientific significance
- social significance

The values are expressed as criteria in a more detailed form than this to:

- maintain consistency with the criteria of other Australian heritage agencies;
- minimise ambiguity during the assessment process; and
- avoid the legal misinterpretation of the completed assessments of listed items.

They are based on the criteria used by the Australian Heritage Commission for the assessment of potential items for the Register of the National Estate and are in line with the standard criteria adopted by other state heritage agencies.

State significance means significance to the people of NSW. Local significance means significance within the local government area. Some items of local significance may have values that extend beyond the local government area or need a wider contextual consideration. Where this is the case these values should be included in the statement of heritage significance.

### NSW Heritage Assessment Criteria

<b>Criterion (a)</b>	An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).
<b>Criterion (b)</b>	An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area).
<b>Criterion (c)</b>	An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).
<b>Criterion (d)</b>	An item has a strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons.
<b>Criterion (e)</b>	An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area).
<b>Criterion (f)</b>	An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).
<b>Criterion (g)</b>	An item is important in demonstrating the principal characteristics of a class of NSW's <ul style="list-style-type: none"> <li>• Cultural or natural places; or</li> <li>• Cultural or natural environments</li> </ul> (or a class of the local area's <ul style="list-style-type: none"> <li>• Cultural or natural places; or</li> <li>• Cultural or natural environments.)</li> </ul>

### Gradings of Significance

Grading	Justification	Status
<b>Exceptional</b>	Rare or outstanding item of local or State significance. High degree of intactness. Item can be interpreted relatively easily.	Fulfils criteria for local or State listing.
<b>High</b>	High degree of original fabric.	Fulfils criteria for local or State

Grading	Justification	Status
	Demonstrates a key element of the item's significance. Alterations do not detract from significance.	listing.
<b>Moderate</b>	Altered or modified elements. Elements with little heritage value, but which will contribute to the overall significance of the item.	Fulfils criteria for local or State listing.
<b>Little</b>	Alterations detract from significance. Difficult to interpret.	Does not fulfil criteria for local or State listing.
<b>Intrusive</b>	Damaging to the item's heritage significance.	Does not fulfil criteria for local or State listing.

## 5.1 Cultural Heritage Significance

NSW Heritage Assessment Criterion	Significance	Reasons
<b>Historical significance</b> Criterion (a)	Local	The row of houses located at 93-97 Durham Street, Bathurst is an element of the development of the town after the arrival of the railway in the 1870s. The group appears to have been constructed in two phases to serve as workers' accommodation. The construction and style of the buildings reflects boom periods in the history of Bathurst.
<b>Historical association significance</b> Criterion (b)	Local	The property has associations with Bathurst business owners Richard Kelaher and Arthur Jacques Pulbrook.
<b>Aesthetic significance</b> Criterion (c)	-	-
<b>Social significance</b> Criterion (d)	-	-
<b>Technical/Research significance</b> Criterion (e)	-	-
<b>Rarity</b> Criterion (f)	-	-
<b>Representativeness</b> Criterion (g)	Local	These buildings were constructed at times of economic and population growth in Bathurst and, in particular, are representative of the development of the town in the late 19 <sup>th</sup> century.
<b>Integrity</b> Criterion (h)	The buildings have been heavily modified over time, are in relatively poor condition, and have little integrity.	

### 5.1.1 Summary Statement of Significance

The significance of the row of houses is summarised as follows:

The row of houses located at 93-97 Durham Street, Bathurst is an element of the development of the town after the arrival of the railway in the 1870s. The group appears to have been constructed in two phases to serve as workers' accommodation. The construction and style of the buildings reflects boom periods in the history of Bathurst. It has associations with Bathurst business owners Richard Kelaher and Arthur Jacques Pulbrook. It has local historical significance and representativeness.

## 5.2 Gradings of significance

The grading of significance of each element of the place has been assessed in accordance with its integrity, interpretations of its function within the site, and its relationship with other features. Gradings of significance have been assessed using NSW Heritage Office criteria contained in the NSW Heritage Manual Update Assessing Heritage Significance. According to this publication, 'Different components of a place make a different relative contribution to its heritage value. Loss of integrity or condition may diminish significance'<sup>8</sup>.

Gradings of significance reflect the relative contribution of an item or its components to the significance of the whole.

93-97 Durham Street, Bathurst	Grading of Significance				
	Exceptional	High	Moderate	Little	Intrusive
<b>93 Durham Street</b>					
Brick footings & walls				X	
Painted signage on eastern wall					X
Chimneys & fireplaces				X	
Roof structure				X	
Roof cladding				X	
Guttering & downpipes				X	
Ogee pattern verandah roof				X	
Brick verandah balustrade				X	
Verandah timber structure				X	
Laundry/bathroom extension				X	
Floors				X	
Ceilings				X	
Internal timber curtain wall				X	
Windows & doors				X	
Kitchen fittings				X	
Bathroom fittings					X
Plumbing services					X
Electrical services & fittings					X
<b>95 Durham Street</b>					
Brick footings & walls			X		
Chimneys & fireplaces			X		
Roof structure			X		
Roof cladding				X	
Guttering & downpipes				X	
Skillion verandah roof				X	
Brick verandah balustrade				X	
Verandah timber structure				X	
Family room/bathroom extension					X
Floors			X		
Ceilings			X		
Windows & doors			X		
Kitchen fittings					X
Bathroom fittings					X

<sup>8</sup> NSW Heritage Office, 2001. Assessing heritage significance. p.11

## Attachment 8.2.5.4

Statement of Heritage Impact – 93-97 Durham Street, Bathurst 2795

93-97 Durham Street, Bathurst	Grading of Significance				
	Exceptional	High	Moderate	Little	Intrusive
Plumbing services					X
Electrical services & fittings					X
<b>97 Durham Street</b>					
Stone footings			X		
Brick walls			X		
Chimneys & fireplaces			X		
Roof structure				X	
Roof cladding				X	
Guttering & downpipes				X	
Ogee pattern verandah roof			X		
Brick verandah balustrade				X	
Verandah timber structure				X	
Family room/bathroom extension					X
Floors			X		
Ceilings			X		
Windows & doors			X		
Kitchen fittings					X
Bathroom fittings					X
Plumbing services					X
Electrical services & fittings					X

## 6. Proposed works

It is proposed to demolish the 93 Durham Street, which is in extremely poor condition and appears to be quite unsound. Both 95 and 97 Durham Street will be restored as part of a proposed short stay accommodation development. Both residences will be incorporated into a larger complex of apartments.

The following questions from the NSW Heritage Council guideline Statements of Heritage Impact relating to demolition are considered below:

- **Have all options for retention and adaptive re-use been explored?**  
93 Durham Street appears to have been unoccupied for a very long time. This building shows signs of extreme movement and cracking. The walls and floors are in such a condition as to require an almost total rebuild. Demolition is considered a reasonable option for this part of the terrace.
- **Is demolition essential at this time or can it be postponed in case future circumstances make its retention and conservation more feasible?**  
It is not feasible for the proponent to consider retention of the building at this time. The proposed development is not viable unless this section of the terrace is demolished.
- **Has the advice of a heritage consultant been sought? Have the consultant's recommendations been implemented? If not, why not?**  
Heritage consultant Ray Christison of High Ground Consulting was engaged to prepare a Statement of Significance and Statement of Heritage Impact for the bungalow. Ray's recommendations are included in this report.

### 6.1 The following aspects of the proposal respect or enhance the heritage significance of the item for the following reasons:

The terrace has some local heritage significance, and the owners are keen to retain as much of the existing fabric as possible. Plans for redevelopment of the property include proposals for adaptive re-use of 95 and 97 Durham Street, which appear to be structurally sound. Retention of these residences respects the heritage significance of the place and will assist in retaining the streetscape contribution of the existing building.

93 Durham Street appears to be beyond redemption and demolition will permit construction of a new building at the eastern end of the terrace. The new structure should reflect the form and scale of the existing dwellings. This will also respect the significance of the place.

### 6.2 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:

Demolition of 93 Durham Street will remove one of the original elements of the terrace, which could potentially impact on heritage significance. In taking into consideration the condition of this dwelling it been judged to have low to intrusive gradings of significance. In its current condition it adds little to the significance of the property and is potentially a threat to the rest of the complex. It is considered that demolition of this part of the structure will not have detrimental impact on the significance of the whole.

### **5.3 The following sympathetic solutions have been considered and discounted for the following reasons:**

The property could be left as is and 95-97 Durham Street returned to the rental market. These dwellings have recently been occupied by squatters and require investment to make them ready for return to the rental market. 93 Durham Street is unfit for habitation.

The proposal to restore 95-97 Durham Street as part of a larger development for short-stay accommodation provides an opportunity to undertake restoration works on the remaining significant elements of these dwellings.

## 7. References

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20191219  
11 November, 2019

David Taylor  
C/- Anthony Daintith Town Planning  
PO Box 1975  
ORANGE NSW 2800

Attention: David Taylor

Dear David

**RE: Building Condition Survey - 93 Durham Street, Bathurst 2795**



**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

### 1. Introduction

The purpose of this survey is to examine and document the existing condition of the buildings at the above address.

DATE OF INSPECTION: 11-11-19  
INSPECTION CARRIED OUT BY: Mr Arthur Sonter  
PROPERTY DETAILS: 93 Durham Street Bathurst NSW 2795  
BUILDING CLASS: Dwelling  
BUILDING OWNER: David Taylor  
Prepared by: Calare Civil Pty. Ltd. 170 Rankin Street, Bathurst. N.S.W.

Note: All descriptions are given as viewed looking towards the detail. Inspections were not carried out behind fixed or heavy furnishings or other immovable objects.

### 2. General Description

The building is located on the eastern side of the road.

The building is of single storey full masonry semi-detached construction, as defined in AS 2870-“Residential Slabs and Footings” Code. The building has most likely been constructed on masonry footings with a suspended timber floor and an iron clad timber framed roof.

### 3. External Inspection

Roof iron was in poor condition at the time of the inspection with severely damaged/leaking roof guttering and downpipes.

External walls of dwelling are badly cracked and damaged.

External timber (structural and non-structural) and eaves displayed weather damage at the time of the inspection. There is a possibility of asbestos being used in some construction. An inspection by a licenced assessor is recommended.

The external bathroom and laundry is badly damaged due to exposure and weathering.

### 4. Internal Inspection

The internal inspection revealed major damage through every part of the building.

There was evidence of long term movement patterns (e.g. doors out of alignment, old cracks etc.)

There is major damage to the floors in all areas, mostly from water. The floors in the main areas of the building have collapsed.

### DISCUSSION

Our inspection revealed that the building has suffered major damage throughout due to reactive clay movement, unsuitable building techniques and general weathering/deterioration due to lack of maintenance over a long period of time.

### Remedial Works and cost estimate excluding GST

#### 1. Essential Work (to ensure structural soundness and safety of building)

a) Repair external timber and eaves	\$5,000
b) Replace iron roof	\$15,000
c) Replace all gutters and downpipes and ensure connection to in ground system	\$5,000
d) Repair sub floor bearers and joists and replace floor throughout	\$40,000
e) Remove all asbestos and replace internal walls and ceilings (If Applicable)	\$70,000
f) Repair external cracked and damaged masonry	\$9,000
g) Replace all internal plumbing	\$6,000
h) Repair all stormwater drainage	\$4,000
i) Replace bathroom/laundry	\$20,000
j) Replace kitchen	\$15,000
k) Replace all electrical wiring	\$11,000
l) Paint throughout	\$3,000

Cost estimate ex GST                      \$203,000

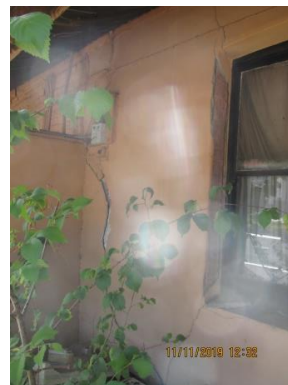
We trust that this information meets your requirements. Please do not hesitate to contact the undersigned should you require any further information.

Yours faithfully,  
CALARE CIVIL PTY LTD

A handwritten signature in black ink, appearing to read 'Arthur', with a long horizontal stroke extending to the right.

Mr Arthur Sonter  
Structural Engineer  
FIEAust, Adv.Dip Civil Structural Eng.

Appendix A:  
Photographs



## Attachment 8.2.5.4



## Attachment 8.2.5.4





PO Box 201  
Bathurst NSW 2795  
febs4@bigpond.net.au  
www.nationaltrust.org.au

Mr David Sherley  
General Manager  
Bathurst Regional Council  
Russell Street Bathurst

September 28, 2022

**Re: Planning Proposal to update Schedule 5 - Environmental Heritage of Bathurst Regional Local Environmental Plan 2014**

Dear David,

The Local branch of the Trust welcomes the opportunity to comment on this Planning Proposal now on public exhibition.

The NT Branch fully supports Councils draft LEP to include additional items of heritage in the Bathurst Regional LEP. The expansion of the Schedule of Heritage items ensures that Bathurst Regional Council continues to identify and protect heritage items for the benefit of the community and for the further economic benefits of heritage tourism and lifestyle opportunities.

Please pass our congratulations and thanks onto the hard-working and committed heritage staff who have researched, categorised and prepared these additional 53 sites of local heritage significance, resulting in 42 new heritage items added to the LEP listings.

It is particularly pleasing to see the inclusion of many small and humble buildings in this list and we would encourage this trend moving forward to further listings in the future.

Once again, our support and thanks for this excellent work.

Yours Sincerely,

Wayne Feebrey  
Chair,  
Bathurst and District Branch of the National Trust

***The Bathurst & District Branch of the National Trust - A Local Voice for Heritage***

The National Trust of Australia (New South Wales) ABN 82 491 958 802

Tania and Russell Cowgill  
296 Howick Street  
BATHURST NSW 2795  
01/10/2022

The General Manager  
Bathurst Regional Council  
158 Russell Street  
BATHURST NSW 2795

Dear The General Manager:

Bathurst Regional Local Environmental Plan Amendment Update Schedule 5 Environmental Heritage. Planning Proposed listing: 296 Howick Street BATHURST.

Thank you for the opportunity to provide a submission on the Planning Proposal to list our home in Schedule 5 Environmental Heritage.

We wish to object to the Proposal listing our home for the following reasons:

- 1) Gateway determination report – PP-2022-2417. 2 Need for the planning proposal, Q2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?
  - a. Yes. Council can consult on our purpose of use prior to the Planning Proposal. Since purchasing the property in 2014, we are actively conserving its heritage value and consequently fulfilling the objectives of the Bathurst Region Heritage Plan. We recommend that specific heritage listing should only be considered a fall back process to protect the house's heritage value where purpose of use by future owners is inconsistent with the Heritage Plan and Bathurst Heritage Conservation Area.
  - b. Council has answered that our home's current status within the Bathurst Regional Heritage Plan does not have appropriate heritage protection. However in their advisory letter to us, the Council notes that our home is already subject to similar conservation clauses. Elsewhere, the Evaluation criteria comments that as a privately owned asset the likelihood of development on our land is minimal. The Planning Proposal to list our home is therefore ubiquitous. Seemingly, Council's proposed action is primarily instigated to meet regional heritage and urban design target numbers.
  - c. Our home is within the Bathurst Heritage Conservation Area and is already subject to special development consideration regarding heritage significance. Additional and specific heritage listing is therefore superfluous.
  - d. Our home is greater than 50 years of age and therefore subject to special consideration regarding exterior alterations, interior structural changes, demolition and land subdivision. Additional and specific heritage listing is therefore superfluous.
- 2) Planning Proposal for Bathurst Regional Local Environmental Plan 2014 Amendment No 19 (20.00344). Update to Schedule 5 Environmental Heritage. Part 3 Justification, Section A. 1. Is the Planning Proposal a result of any strategic study or report?

- e. The Planning Proposal does not provide more information than issued in previous studies and reports on our home.
  - I. Hughes Trueman Ludlow, Bathurst City Council Heritage Study, 1990.
  - II. Hickson in assoc with BRC, BRC City Conservation Area Heritage Review, 2006.
  - III. Bathurst Conservation Area, Within a conservation area on an LEP, 2014.
  - IV. Bathurst Regional Council: Data first entered 03/08/2000; Data updated 08/12/2020.
  
- 3) Planning Proposal for Bathurst Regional Local Environmental Plan 2014 Amendment No 19 (20.00344). Update to Schedule 5 Environmental Heritage. Part 3 Justification, Section A. 2. Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?
  - f. Please refer to same comments for clause 1) above.
  
- 4) Planning Proposal for Bathurst Regional Local Environmental Plan 2014 Amendment No 19 (20.00344). Update to Schedule 5 Environmental Heritage. Part 3 Justification, Section C. 9. Has the Planning Proposal adequately addressed any social and economic effects.
  - g. The Proposal has not described the likely increase in property/house insurance cover and payments required for our home if added specifically to Schedule 5.
  - h. The Proposal has not identified the likely increase in costs incurred to prepare Development Applications for our conservation and restoration projects. Refer to Table 2 for our planned conservation and restoration projects.
  - i. The Proposal has not identified the likely increase in total Development Application fees due to additional items of consideration for our conservation and restoration projects.
  - j. The Proposal has not advised the likely cost increase for conservation and restoration work complying with the Statement of Significance.

The following tables demonstrate our commitment to preserving this wonderful colonial era home.

Table 1. Conservation and restoration work conducted in the last eight years.

Item	Conservation and restoration work
Rising damp	Dryrod chemical treatment of ground level exterior and interior walls – 80% complete. We spent considerable time researching this product. Tableland Builders contacted us to enquire about the product as it has been successful in treating the rising damp in our home.
Interior decayed plaster walls	Stripped old plaster, replaced with various conservation layers and painted to stabilise wall integrity – 80% completed.
Decayed window cavities	Temporarily filled and repaired all window cavities to weather proof.
Severely weathered window frames	Temporarily filled and repaired all window frames.
Weathered window panels	Fixed deteriorated parts and thoroughly repainted.
Window and door sills	Temporarily fixed and thoroughly repainted.
Eaves, facias and gutters	Partly replaced, fixed and thoroughly repainted.

Ivy	Removed all ivy growing on outer walls.
Descending damp	Fixed deteriorated external upper floor brick works where exposed to rain.
Rear exterior gable	Removed rotten gable, replaced and painted.
Broken window panes	Replaced 6 broken windows.
Internal rear staircase	Refurbished wooden steps.

Table 2. Proposed conservation and restoration work.

Item	Conservation and restoration work
Rising damp - study	Complete dry chemical rod treatment.
Rising damp – bathroom and laundry	Expose internal double sided tile wall and stabilise brick works including a new lintel.
Bathroom lower	Combine bathroom and laundry into a single room to optimally manage zone of highest risk rising damp that is affecting internal stability.
Bathroom upper	Replace recent combination bath/shower with shower cubicle only to manage risk of internal descending damp.
Windows and doors.	Long term restoration and replacement of any heavily weathered lintels, sills, frames, panels and panes.
Gutters, eaves and fascias	Likely replacement in 10 years.
Chimneys'	Stabilise deteriorating brickwork.
Front of house gates	Replace broken eastern gate. Re-instate removed western gate.
Side fence	Replace section of broken fence.

As the home owners, we consider that our deliberate purchase of 296 Howick Street within the Bathurst Heritage Conservation Area and tender loving care is adequate to maintain the heritage integrity of the place and streetscape. Specific listing in Schedule 5 will not change our aptitude to protect the property though will likely cause unnecessary stress, additional financial cost and compounded bureaucratic process for no better positive outcome.

Yours sincerely,



Tania and Russell Cowgill



Our ref: HMS ID 1442, DOC22/839379-4  
Your ref: REF-1593 - PP-2022-2417 - Bathurst Regional

J E Bingham  
Manager, Strategic Planning  
Bathurst Regional Council  
[council@bathurst.nsw.gov.au](mailto:council@bathurst.nsw.gov.au)

Attention: Ashlee Cutter,  
[council@bathurst.nsw.gov.au](mailto:council@bathurst.nsw.gov.au)

### **Bathurst Regional Heritage Review**

Dear Ms Cutter

Thank you for the opportunity to comment on the proposal to amend the Bathurst Regional Local Environmental Plan (LEP) 2014 (the Proposal). We understand that the Proposal includes listing of a number of new local heritage items under Schedule 5 of the LEP and a number of heritage related housekeeping amendments to the LEP.

#### **Aboriginal cultural heritage considerations under the National Parks and Wildlife Act 1974**

Based on the information provided, we understand that there are no identified impacts on Aboriginal objects or places protected under the National Parks and Wildlife Act 1974.

#### **State heritage considerations under the Heritage Act 1977**

We have reviewed the planning proposal and associated documents and make the following comments:

- A new local heritage item 'Attached Residence' located at 12 Busby Street, South Bathurst is proposed to be listed under Schedule 5 of the LEP 2014. This is located partially within the curtilage of an existing State Heritage Register (SHR) listed item 'Chifley Home' located at 10 Busby Street, South Bathurst (SHR 01657). The proposed new local listing will introduce an additional layer of heritage protection to the existing item and this approach is considered appropriate. Care should be taken to ensure that the new listing should not result in any impact to the SHR listed item.
- A housekeeping amendment is proposed to amend the significance of the existing heritage item 'Bathurst Uniting Church' (I78) from Local to State under Schedule 5 of the LEP 2014. This change reflects this item's listing on the State Heritage Register (SHR) which was gazetted on 17 March 2022 (SHR 02058) and is considered an appropriate approach.

#### **Local heritage considerations under the Environmental Planning and Assessment Act 1979**

We also note that the planning proposal includes the following amendments in relation to Local heritage protected under the Environmental Planning and Assessment Act 1979:

Level 6, 10 Valentine Ave Parramatta NSW 2150  Locked Bag 5020 Parramatta NSW 2124  
P: 02 9873 8500  E: [heritagemailbox@environment.nsw.gov.au](mailto:heritagemailbox@environment.nsw.gov.au)

- Heritage listing an additional 53 sites of local heritage significance, resulting in 42 new heritage items and 3 amendments to existing items under Schedule 5 of the LEP 2014.

**As local heritage items and Heritage Conservation Areas are protected under Council's LEP, and the Environmental Planning and Assessment Act 1979, Council is the consent authority, and as such listing of new local heritage, and amendments to existing local heritage, rests with Council.**

While we encourage the listing of local heritage and amendments to LEPs for greater accuracy and better protection of local heritage, we note that the Heritage Council of NSW, and Heritage NSW as its Delegate, do not have a role in the approval of new or changes to local heritage listings to LEPs. As such, we do not provide advice on the listing of local heritage or local heritage housekeeping amendments.

As we do not have a legislative role in the approval of local heritage listings, we do not require further referral or consultation on these parts of the Proposal.

If you have any questions please contact Lara Goldstein, Senior Heritage Planning Officer at Heritage NSW by phone on 02 9895 6408 or by email at [lara.goldstein@environment.nsw.gov.au](mailto:lara.goldstein@environment.nsw.gov.au).

Yours sincerely

T. Appel

**Tracy Appel**  
**A/ Manager, Heritage Assessments**  
**Heritage NSW**  
14 October 2022

**Bathurst Regional Local Environmental Plan Amendment**  
**Update Schedule 5 Environmental Heritage**

<b>Submission</b>	<b>Matters Raised</b>	<b>Response</b>
Bathurst Heritage Matters Inc.	<ul style="list-style-type: none"> <li>Supports the listing of additional items of heritage significance.</li> </ul>	No amendments made to Planning Proposal.
Shannon Urza (property owner)	<ul style="list-style-type: none"> <li>Does not support the listing of the structure at the rear of the 18 Alamein Walk, West Bathurst. The structure was constructed as the Department of Works office building during the construction of the Duration cottages. Structure has recently been substantially altered by previous owners and is no longer intact.</li> </ul>	That 18 Alamein Walk, West Bathurst be removed from proposed LEP listing.
Anthony Daintith on behalf of property owner (Natmap Pty Ltd - David Taylor)	<ul style="list-style-type: none"> <li>Does not support the listing 93-97 Durham Street, Bathurst, given poor condition of 93 Durham Street.</li> </ul>	That 93-97 Durham Street, Bathurst be removed from proposed LEP listing. Council to undertake further investigations regarding the condition of site separate to the Planning Proposal process. Council could reconsider listing in the future.
National Trust – Bathurst Branch	<ul style="list-style-type: none"> <li>Supports the listing of additional items of heritage significance.</li> </ul>	No amendments made to Planning Proposal.
Russell and Tania Cowgill (property owners)	<ul style="list-style-type: none"> <li>Does not support the listing of the 296 Howick Street, Bathurst. Acknowledges the heritage features of the site. However, the sites existing inclusion within the Heritage Conservation Area should be sufficient.</li> </ul>	The dwelling possibly dates back to the 1840's, making the original part of the dwelling one of the oldest remaining in Bathurst and its' two storey nature makes it quite rare. The intention of listing the site as a heritage item is to highlight the age and rarity of the building and ensure the property owner can access maximum grant funding available under Council's Local Heritage Fund to assist in maintaining the building. Notwithstanding, the property is afforded heritage protection by already being within the Heritage Conservation Area and the robust clauses in Council's development control plan require further assessment to be undertaken as part of any proposed works on the site.

## Attachment 8.2.5.4

		An amendment to the Planning Proposal is to be made to not include this property as an item of local heritage significance. Council could reconsider listing in the future.
Heritage NSW	<ul style="list-style-type: none"><li>• Supports the listing of additional items of heritage significance.</li></ul>	No amendments made to Planning Proposal.

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AN INITIATIVE OF BATHURST REGIONAL COUNCIL

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## Post-Event Report

### BizMonth – September 2022

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### Executive Summary

After two years of disruption due to COVID, BizMonth 2022 returned to its traditional timeslot of September.

This year included many different styles of events ranging from lectures, working groups, forums and the highlight, the BizMonth Business Lunch.

The event partners were Bathurst Regional Council, Bathurst Business Chamber, 2BS/BROCK, Western Advocate and Bathurst City Life.

The BizMonth Lunch major sponsor was ATCO with Commonwealth Bank and VERTO as support sponsors.

### Bathurst Regional Council's BizMonth Framework

Economic Development events create opportunities for business owners and employees to learn, share experiences and network with other business owners and employees in Bathurst.

Bathurst has a strong and diverse business base of 3,801 GST registered businesses, with strong growth in manufacturing, construction, education, technology, and health industries. BizMonth was created to foster these local businesses with the following objectives:

1. To celebrate business in Bathurst and build an understanding of its importance within the community.
2. BizMonth forms part of Council's Buy Local initiative, including the [Bathurst Buy Local Gift Card](#) program, and encourages the public to support local business. It also encourages professional development through networking events and masterclasses.
3. Enhancing partnership between Bathurst Regional Council, Bathurst Business Chamber, 95.3 2BS and 99.3 B-Rock FM, Western Advocate and Bathurst City Life to promote local businesses.

### BizMonth Vision

*Attract and promote events specifically for businesses and members of the business community to gain new insights, ideas and connections.*

*To promote local business and the importance of buying local to the wider Bathurst community.*

### **Bathurst Regional Council's Community Strategic Plan**

BizMonth meet the following objectives:

#### **Objective 2: A smart and vibrant economy**

*Strategy 2.1 Support local businesses and industry*

*Strategy 2.2 Grow local employment, investment and attract new businesses by nurturing and supporting entrepreneurs, partnerships, and local skill development*

*Strategy 2.3 Develop Bathurst as a Smart City*

#### **Objective 4. Enabling Sustainable Growth**

*Strategy 4.1 Facilitate development in the region that considers the current and future needs of our community*

#### **Objective 5. Community Leadership and collaboration**

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

#### **Objective 6. Community Leadership and collaboration**

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

## Economic Profile

Bathurst has a thriving business community that continues to grow and provide a valuable contribution to the region's economy.



### Gross Regional Product

2022 \$2.55 billion  
2021 \$2.53 billion  
2020 \$2.48 billion



### Local Employment

2022 yet to be released  
2021 20,721  
2020 20,509



### Local Businesses

2022 3,801  
2021 3,507  
2020 3,414

Source:



### Introduction

BizMonth commenced in 2015 as BizWeek and expanded to a month-long event in 2017 as interest in the event grew.

BizMonth is coordinated by the Economic Development team with assistance from the Bathurst Business Chamber.

### Mission

*To provide events showcasing the latest in ideas, technology and best practice to the business community of the Bathurst Region and to reinforce the importance of small businesses in the Bathurst economy.*

### 2022 Objectives

- **Provide a world class speaker** - [achieved](#)
- **Add new business events to the calendar** – [achieved](#)
- **Promote small business in Bathurst** – [achieved](#)
- **Engagement with the Bathurst Business Chamber members** – [achieved](#)

### Key Personnel

Jessica Wilkinson – Manager Economic Development, Bathurst Regional Council

David Flude – Business Development Officer, Bathurst Regional Council

Paul Jones – President Bathurst Business Chamber

### A Summary of Events Undertaken

*Thursday, 01 Sep 22 BizMonth Launch Event*



This event to officially launch BizMonth 2022 was held at Foster & Co Botanicals who only recently established their CBD store.

*Sunday, 11 Sep 22 Bathurst Great Corporate Duck Race*



Unfortunately, due to high river flows in the Macquarie River this event was postponed.

*Tuesday, 13 September 22 BizMonth Business Lunch*



Our Business Lunch is the highlight of the BizMonth calendar. Organised by Economic Development, the lunch is a wonderful opportunity for business professionals to network with each other and sit back and relax and hear from a guest speaker.

Held at Bathurst Goldfield's and attended by 218 people (the largest crowd in three years), this year's guest speaker was surfing legend and mental health advocate, Layne Beachley.

The event's main sponsor was ATCO with support sponsorship provided by VERTO and Commonwealth Bank.

Some feedback from the event is detailed below.

*What a great event and speaker to hear from, thanks Bathurst Business Hub!*

*Thanks for organising such an awesome event!*

*Layne Beachley was a very motivating and interesting speaker.*

*Tuesday, 20 September 2022 – Network and Prosper*



Hosted by The Persuader and sponsored by Bathurst Regional Council. The theme for the seminar was Network and Prosper 2022 with presenter Steve Semmens who is a local business networking coach.

35 people registered for this seminar, where attendees learnt learn how to –

- Increase their networking, and ultimately increase their revenues
- Increase sales
- Gain access to clients they would not normally get access too
- Utilise the networks of their employees and treat them as VIP's
- Create new opportunities

Thursday, 22 September 2022 – Grant Writing Seminar



To assist community groups and the business sector with the grant writing process, the Economic Development team conducted a conduct writing workshops at Bathurst Panthers.

The workshop was presented by David Flude with information provided by Regional Development Central West. Over 20 people, mainly from local community groups, attended the workshop. The workshop will cover the key tips on how to prepare and submit funding applications, including:

- assessing if you are grant ready
- how to search for the right grant
- ensuring you meet the criteria, and
- where to find support for your application.

This was the second workshop in 2022 with more than 50 people in total benefiting from the information provided.

### Conclusion

BizMonth provides the Bathurst community with the opportunity to celebrate and recognise the success of our local businesses in a collective campaign. As part of Council's Bathurst Buy Local Campaign, this project also encouraged the community to support local business in various capacities including driving local sales growth, motivating business owners to think more creatively and celebrating together to publicly recognise and congratulate our local business leaders.



Jessica Wilkinson  
Manager Economic Development



David Flude  
Business Development Officer

**BATHURST REGIONAL COUNCIL**  
**INVESTMENT PERFORMANCE**

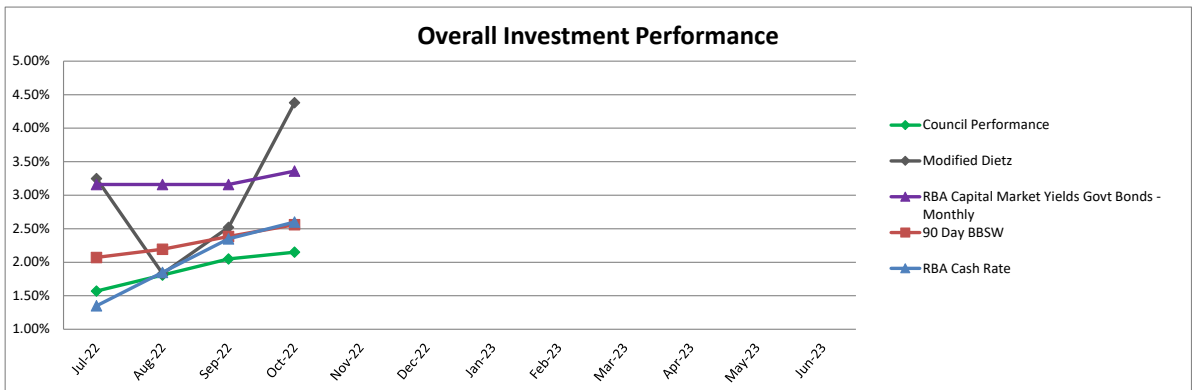
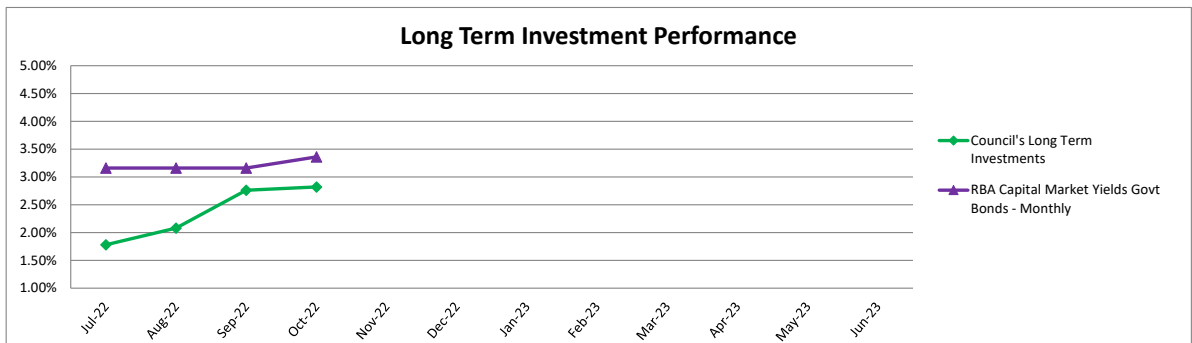
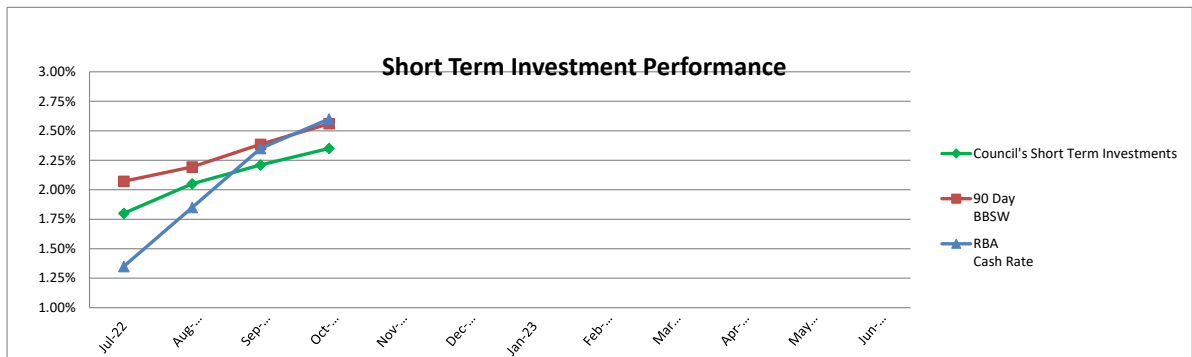
**Investment Policy Benchmarks**

**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	2.60%
AFMA - 90 Day Bank Bill Swap Rate (BBSW) Avg Mid	2.560%
RBA Capital Market Yields Govt Bonds - Monthly	3.36%
Modified Dietz Calculation	4.38%

	Short Term			Long Term		Overall Performance	
	RBA Cash Rate	90 Day BBSW	Council's Short Term Investments	RBA Capital Market Yields Govt Bonds - Monthly	Council's Long Term Investments	Modified Dietz Calculation	Council Performance
Jul-22	1.35%	2.072%	1.80%	3.16%	1.78%	3.25%	1.57%
Aug-22	1.85%	2.194%	2.05%	3.16%	2.08%	1.83%	1.81%
Sep-22	2.35%	2.385%	2.21%	3.16%	2.76%	2.52%	2.05%
Oct-22	2.60%	2.560%	2.35%	3.36%	2.82%	4.38%	2.15%
Nov-22							
Dec-22							
Jan-23							
Feb-23							
Mar-23							
Apr-23							
May-23							
Jun-23							



## BATHURST REGIONAL COUNCIL INVESTMENT PERFORMANCE

### 2a - Overall Portfolio Credit Framework

To control the credit quality on the entire portfolio, the following credit framework limits the percentage of the portfolio exposed to any particular credit rating. Council has successfully met this criteria.

Short Term	Ratings	Maximum Holding %	Actual Holding %	
	A-1+	100	51%	Complies
	A-1	100	14%	Complies
	A-2	40	33%	Complies
	A-3 or unrated	Note*	2%	Complies
			<b>100%</b>	
Long Term				
	AAA	100	0%	Complies
	AA+ AA AA- A+ A	100	89%	Complies
	A-	40	0%	Complies
	BBB+ BBB	20	5%	Complies
	BBB- & unrated	Note *	6%	Complies
			<b>100%</b>	

\*Note: For reasons of practicality the number of these investments should be kept to a minimum.

### 2b - Institutional Credit Framework

To limit single entity exposure each individual institution will be limited by their credit rating. Members Equity has recently merged with BOQ and as such all investments will be reviewed at maturity. Council will reinvest into a complying rated institution at the maturity of any investment that currently does not comply.

	Ratings	Maximum Holding %	Actual Holding %	
CBA	AA-	40	25%	Complies
National Australia Bank Limited	AA-	40	26%	Complies
Westpac	AA-	40	6%	Complies
HSBC	AA-	40	2%	Complies
Suncorp Metway Ltd	A+	30	12%	Complies
Macquarie Bank Limited	A+	30	2%	Complies
UBS AG Australia	A+	30	1%	Complies
Sumitomo Mitsui Banking Corp	A	30	1%	Complies
Bank of Queensland Limited	BBB+	5	9%	Does not comply
Bendigo & Adelaide Bank Ltd	BBB+	5	4%	Complies
IMB	BBB+	5	3%	Complies
AMP	BBB	5	3%	Complies
Newcastle Permanent	BBB	5	0%	Complies
Members Equity Bank	BBB	5	3%	Complies
Auswide Bank	BBB	5	0%	Complies
Maritime Mining & Power Credit Union	ADI	Note*	3%	
			<b>100%</b>	

\*Note: For reasons of practicality the number of these investments should be kept to a minimum.

\*Credit rating to Auswide Bank issued by Fitch Ratings, equivalent Rating by S & P shown

### 2c - Maturity Profile

The Investment Portfolio is to be invested within the following maturity constraints, Council has successfully met this criteria.

	Term Deposit	FRTD	TCD	FRN	Min %	Max %	Actual %	
Within one year	66,000,000	1,500,000	0	500,000	40	100	71%	Complies
One to three years	10,500,000	2,730,000	0	5,350,000	0	60	19%	Complies
Three to Five Years	0	1,500,000	0	8,150,000	0	30	10%	Complies
Over Five Years	0	0	0	0	0	15	0%	Complies
	<b>76,500,000</b>	<b>5,730,000</b>	<b>0</b>	<b>14,000,000</b>			<b>100%</b>	

Recommendation: That the report be noted.

#### Responsible Accounting Officer

.....  
Aaron Jones  
Director Corporate Services & Finance

.....  
Prepared By Lesley Guy

2-Nov-22

.....  
Reviewed By Tony Burgoyne

# 2022/23 Annual Operational Plan

## Bathurst 2040 Community Strategic Plan

As at 31<sup>st</sup> October 2022

### Council's Vision:

**Bathurst: A vibrant and innovative region that values our heritage, culture, diversity and strong economy.**

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As a community it is important to have a plan that outlines what we want and need as a community now and as the region grows. The NSW Government also requires all councils to have such a plan. The Bathurst 2040 Community Strategic Plan (CSP) is the highest level forward planning document of Bathurst Regional Council. It identifies the community's priorities and guides the direction for the Bathurst region over the next 20 years.

Six key objectives have been established in the CSP:

1. Our Sense of place and identity
2. A smart and vibrant economy
3. Environmental stewardship
4. Enabling sustainable growth
5. Community health, safety and well-being
6. Community leadership and collaboration

These objectives are supported by strategies, shown below, aimed at identifying the importance of each objective.

As a 20 year plan, the CSP is not able to be wholly implemented in one term of Council. The Delivery Program represents actions that the Council expects to achieve during the current term of election for the Council, typically four years. This Annual Operational Plan identifies the individual activities and projects that will be completed within the current financial year of the Delivery Program.

### **OBJECTIVE 1: Our sense of place and identity**

- 1.1 Respect, protect and promote the region's Aboriginal heritage assets
- 1.2 Protect, enhance and promote the region's European heritage assets and character
- 1.3 Enhance the cultural vitality of the region
- 1.4 Protect and improve the region's landscapes, views, vistas and open space
- 1.5 Promote good design in the built environment

### **OBJECTIVE 3: Environmental stewardship**

- 3.1 Protect and improve our natural areas and ecosystems, including the Macquarie River and other waterways
- 3.2 Protect the City's water supply
- 3.3 Minimise the City's environmental footprint, live more sustainably and use resources more wisely
- 3.4 Protect and improve the region's biodiversity
- 3.5 Increase resilience to natural hazards and climate change

### **OBJECTIVE 5: Community health, safety and well being**

- 5.1 Provide opportunities for our community to be healthy and active
- 5.2 Help make the Bathurst CBD, neighbourhoods and the region's villages attractive and full of life
- 5.3 Help build resilient, inclusive communities
- 5.4 Make our public places safe and welcoming
- 5.5 Plan and respond to demographic changes in the community

## Bathurst 2040 Community Strategic Plan

### **OBJECTIVE 2: A smart and vibrant economy**

- 2.1 Support local business and industry
- 2.2 Grow local employment, investment and attract new businesses by nurturing and supporting entrepreneurs, partnerships and local skill development
- 2.3 Develop Bathurst as a Smart City
- 2.4 Support agriculture, local manufacturing, food production and education as significant contributors to the region's economy
- 2.5 Support Mount Panorama as a premier motor sport and event precinct
- 2.6 Promote our City and Villages as a tourist destination

### **OBJECTIVE 4: Enabling sustainable growth**

- 4.1 Facilitate development in the region that considers the current and future needs of our community
- 4.2 Provide safe and efficient road, cycleway and pathway networks to improve accessibility
- 4.3 Ensure services, facilities and infrastructure meet the changing needs of our region
- 4.4 Provide parking to meet the needs of the City
- 4.5 Work with partners to improve public transport, and passenger and freight transport connections to and from the region
- 4.6 Plan for, assess and regulate development activity

### **OBJECTIVE 6: Community leadership and collaboration**

- 6.1 Communicate and engage with the community, government and business groups on important matters affecting the Bathurst Region
- 6.2 Work with our partners and neighbouring councils to share skills, knowledge and resources and find ways to deliver services more efficiently
- 6.3 Advocate for our community
- 6.4 Meet legislative and compliance requirements
- 6.5 Be open and fair in our decisions and our dealings with people
- 6.6 Manage our money and our assets to be sustainable now and into the future
- 6.7 Invest in our people
- 6.8 Implement opportunities for organisational improvement

## Attachment 8.3.2.1

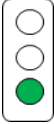

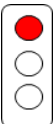
On the following pages, each of Council's principal activities is shown along with their four year Delivery Program actions and the Annual Operational Plan tasks that will be undertaken. These actions and tasks are linked back to the Bathurst 2040 CSP to show the community how its needs and wants are being delivered.

The table below is a guide to reading the Delivery Program and Annual Operational Plan.

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer
From the Objectives shown on Page 2	What actions will be delivered to achieve the objective	What specific projects will be undertaken this year to address the 4 year actions	<b>Measurable KPI</b> How we will know when we have achieved our plans	Position Title – Director, Manager, Team Leader

The Performance Measures in this Plan have been rated by the responsible Directors as to their status of completion.

Below is a summary of the Status of all Performance Measures:

<p>In progress – tracking as expected</p>  <p>165 / 174 94 %</p>	<p>Needs Attention</p>  <p>8 / 174 5 %</p>	<p>Urgent Attention</p>  <p>1 / 174 1 %</p>
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# Engineering Services



The key to developing a sound foundation for growth and prosperity of the Bathurst Region is by ensuring infrastructure needs are keeping pace with demand. The Engineering Services Department has the responsibility to ensure the current needs of the community are met and the capacity exists to cater for future growth. A clean and safe water supply, a quality local road network, and environmentally responsible waste management systems are all high priorities for engineering the future of the Bathurst Region.

## Asset Management




Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
4.1 4.2 5.1	Improve pedestrian access within the urban area.	Completion of additional concrete footpaths/cycleways in accordance with the Bathurst Regional Community Access and Cycling Plan 2011.	500 lineal metres of footpath and/or cycleway completed.	Manager Works	Bant/Rocket intersection 100m	
		Monitor condition of footpaths.	100% of urban footpath inspected	Manager Works	Level 1 (CBD) – 100% as at 26/10/20 Level 2 – 100% as at 23/7/20	
4.1 4.5	Maintain and improve the existing road infrastructure consistently throughout the network.	Improvement of road infrastructure to upgrade standard sections of the sealed network.	Reconstruction and resealing works as per Council's 2022/2023 capital works and routine maintenance programs.	Manager Works	In progress/ongoing Caloola Rd Reconstruction underway but on hold due to extensive wet weather	

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status															
			Completion of 2022/2023 Roads to Recovery Program.																		
		Renewal of gravel road surface throughout the network.	Completion of 2022/2023 Unsealed Roads Gravel Resheeting program.	Manager Works	In progress/ongoing	<div><div></div><div></div><div></div></div>															
		Undertake maintenance program in accordance with allocated budget.	Greater than 90% of the urban road network remains at condition index 3 or above.	Manager Works	Complete (last assessment due 2023) <div>Condition Rating</div> <table><tr><td>Excellent</td><td>35.0</td><td>1</td></tr><tr><td>Good</td><td>38.9</td><td>2</td></tr><tr><td>Fair</td><td>22.1</td><td>3</td></tr><tr><td>Poor</td><td>3.9</td><td>4</td></tr><tr><td>Bad</td><td>0.1</td><td>5</td></tr></table>	Excellent	35.0	1	Good	38.9	2	Fair	22.1	3	Poor	3.9	4	Bad	0.1	5	<div><div></div><div></div><div></div></div>
		Excellent	35.0	1																	
Good	38.9	2																			
Fair	22.1	3																			
Poor	3.9	4																			
Bad	0.1	5																			
4.1 4.3	Protection of urban areas on the Bathurst Floodplain	Completion of flood mitigation works as outlined in the Georges Plains Flood Management Plan.	Substantial Completion of Design and Environmental Assessment	Manager Technical Services	Funding Grant application through NSW Government Floodplain Management Program in 2020/21 unsuccessful. Further application has been made in 2021/22 program, decision pending.	<div><div></div><div></div><div></div></div>															




### Mount Panorama



Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
6.4 6.5 6.8 2.5	Increase profile of Mount Panorama as the premier motor racing venue in Australia.	Construction of optic fibre communications loop	Installation of Optic fibre network to Mount Panorama Circuit as per 2022/2023 Capital Works Plan	Director Engineering Services	Current budget allocation will complete 1,700m of conduit. This will complete 5,640m of installation, leaving approx. 1,000m of conduit to be installed from future budgets.	
		Development of the second circuit	Development Consent obtained.	Director Engineering Services	Masterplan Complete. Preliminary Design Complete Aboriginal Cultural Heritage Assessment completed. Draft Environmental Impact Assessment completed, has been submitted to NSW Planning for adequacy review prior to lodgement. Community Consultation completed for EIS drafting. Detailed design and EIS completed Jan 2022. Ready for lodgement with EIS to NSW Planning.	

## Water, Sewer and Waste

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
3.2 3.3 3.5 4.3 6.2 6.6	Maintain and upgrade existing water and sewer infrastructure to meet the needs of all stakeholders into the future.	Operate, maintain, repair and upgrade Water Filtration Plant.	Achieve the Australian Drinking Water Standards 90% of the time.	Manager Water and Waste	Water Filtration Plant daily operations are ongoing, with maintenance and repairs conducted as required. The treatment processes are constantly monitored through a SCADA system and reviewed daily by staff.  To 31 October 2022, 883 tests were undertaken (through NSW Health Laboratory plus Council monitoring for fluoride). There was 98.1% compliance with Australian Drinking Water Guidelines	
		Operate, maintain, repair and upgrade water distribution system.	Customer complaints regarding flow and pressure are kept below 52 p.a.	Manager Water and Waste	Water distribution system operations are ongoing, with monitoring, maintenance and repairs conducted as required.  The water main in Mountain Straight, Mount Panorama has now been re-laid.  Significant reservoir improvements have been completed, with further work planned, to continue to improve the integrity of the drinking water system around Bathurst.  To 31 October 2022, complaints regarding flow and pressure were 8 for the 2022/23 year.	
		Respond effectively to water quality complaints	100% of complaints investigated, actioned and resolved.	Manager Water and Waste	Complaints regarding discoloured water are investigated, actioned, and resolved as soon as possible.  To 31 October 2022, 19 discoloured water complaints were received, and all have been resolved.	


Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
		Review, update and adhere to Drinking Water Management System (DWMS).	Australian Drinking Water Guidelines & DWMS compliance reported monthly.	Manager Water and Waste	A Drinking Water Management System (DWMS) document has been completed and is in effect. Details on addressing the actions to ensure continuous improvement are being documented. An internal review of the Drinking Water Management System's Critical Control Points (CCPs) is undertaken weekly and monthly. Continuous external monitoring of CCPs is undertaken externally by D2K Information Pty Ltd. CCP performance for the current financial year to 16 September averaged 85.5%.	
		Winburndale Dam Flood Security Upgrade	Project is constructed and commissioned	Manager Water and Waste	Work on this Tendered item is progressing with work on the dam crest drilling underway and over 90.74% of the varied contract price is complete as at the end of September 2022. A second project scope change request has been lodged, with a negative response being received and this is being followed up. Additional correspondence has been sent to DPIE. The project scope, cost & timeframe have all been extended as significantly different foundation rock was encountered (than was found during geotechnical investigations) along the dam toe once onsite work commenced.	
		Stormwater Harvesting Project Stage 1	Project is constructed and commissioned	Manager Water and Waste	Survey, design reports and approvals are being progressed for this project, tenders have been advertised and have closed to selected contractors who are pricing the proposed works. Tenders closed 27 July 2021 and have been reported to council. The appointed contractor and appointed project manager are reviewing the design and undertaking relevant site-specific plans and documentation.	

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
		Review and update existing Best Practice Guidelines plans as required.	Best Practice Guidelines compliance reported quarterly.	Manager Water and Waste	There are no new Best Practice Guidelines introduced since the 2007 Best Practice Guidelines. Compliance remains at 100%. See below for a new direction from DPIE now being form of a Roadmap, which now being implemented by DPIE. In October 2021 DPIE has released their Roadmap to an improved regulatory framework for local water utilities, which will replace the Best Practice Management Framework. The implications and impacts on Council are being reviewed, and monitoring of this continues.	
		Continue implementation of Trade Waste Policy.	Maintain approvals at over 90% of active businesses	Manager Water and Waste	Trade Waste Policy is current, has been approved by NSW Office of Water, and adopted by Council.  As of 30 September 2022, there were 332 approvals in place, with 364 active businesses (91%). The recently released 2021 Liquid Trade Waste Management Guidelines from DPIE are being reviewed to determine whether any changes are required.	
		Monitor and action developments from State Government regarding changes in the Best Practice Guidelines	Review Guidelines monthly, then action as required.	Manager Water and Waste	The existing level of compliance with the previous Best Practice Guidelines is 100% for both Water and Sewer.  In October 2021 DPIE has released their Roadmap to an improved regulatory framework for local water utilities, which will replace the Best Practice Management Framework. The implications and impacts on Council are being reviewed, and monitoring of this continues. Furthermore, specific advice has been released as draft and is also being reviewed.	

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
		Prepare reports and studies for Winburndale Dam and Chifley Dam to achieve compliance with Dams Safety NSW regulatory requirements	Compliance with Dams Safety NSW requirements reported annually.	Manager Water and Waste	<p>For both Chifley and Winburndale, a Dam Safety Emergency Plan is in place.</p> <p>Chifley Dam is safe to withstand a 1 in 1,000,000-year flood event.</p> <p>A surveillance inspection of Chifley Dam was undertaken in December 2021. Winburndale Dam surveillance inspections are on hold for the next 12 months during the construction period.</p> <p>Winburndale Dam is not yet safe to withstand a 1 in 100,000-year flood event, however detailed design is complete, the tender has been awarded and construction has commenced and is well advanced to significantly improve the dam safety.</p> <p>Grant funding was sought through the NSW Safe and Secure Water Program. Council has been successful in procuring \$2.225 million towards this project under the Program.</p> <p>A tender was awarded at the 3 July 2019 Council Meeting to EODO for Winburndale Dam Safety Upgrade. Work is currently over 90.74% of the varied contract price is complete for the project at the end of September 2022.</p> <p>Dams Safety NSW review and documentation obligations are in place or in progress for Chifley Dam (Of the two outstanding items, one is in progress, and one is currently being finalised). Winburndale Dam requirements are in place and will be updated in 2023 once the upgrade works are completed.</p>	
		Work with Central NSW Joint Organisation on Water Utilities Alliance goals	Meetings attended. Relevant projects supported. Goals delivered.	Manager Water and Waste	<p>Work is continuing, through meetings and projects. Alliance Business Plan has been developed and adopted. Bi-monthly meetings attended online, with other projects and correspondence dealt with as required.</p>	



Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
		Operate, maintain, repair and upgrade Waste Water Treatment Works to comply with licence conditions	Achieve over 90 % compliance with EPA licence conditions.	Manager Water and Waste	Wastewater Treatment Works operations are ongoing, with maintenance and repairs conducted as required. A new biosolids contract commenced on 01 October 2021 and until 31 October 2022, 11, 116.83 tonnes of biosolids have been delivered to site under the new contract. A trial to limit discharge odours from Sewer Pump Station no 2 commenced in November 2021 initial results indicate a positive result. Continued monitoring is on going Plans for minor upgrades are underway. Daily and weekly sampling and monitoring of the plant's performance are continuing, with internal and external testing performed. Ongoing testing of wastewater discharged to the Macquarie River as per EPA Licence 1647 for the period commencing 1 April each year continues. For the licence year commencing on 1 April 2022, 210 tests were completed till 26 October 2022, and 99.05% compliance achieved.	
		Continue program of sewer main CCTV inspection, and lining if warranted	Mains where blockages or overflows occur are inspected	Manager Water and Waste	Identification of appropriate locations for CCTV pipe inspection is ongoing through customer issues, staff advice and development proposals. Any issues found are scheduled for repair or replacement as required.	
		Identify, plan and undertake water and sewer construction works.	Complete capital works program	Manager Water and Waste	Liaison with Technical Services staff to obtain advice on road projects and / or developments is continuing. The aim is to ensure water and sewer services are relocated prior to RMS or BRC projects commencing.	
		Replace waste collection vehicles on a 4 yearly cycle.	One waste collection vehicle replaced	Manager Water and Waste	The waste collection vehicle fleet is up to date.	
1.4 3.3 4.3 6.2	Maintain and upgrade existing waste infrastructure to meet					

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
6.6	stakeholder requirements.	Review Waste Management Centre filling plans to ensure the optimum long term strategy is delivered, and to enable future planning timelines to be developed.	Survey and monitor the remaining air space of the landfill annually.  Air space reduction minimised.	Manager Water and Waste	A stormwater management audit of the WMC has been conducted by EPA staff. A review has been conducted by an independent consultant. The final report has been received and recommendations are being put into effect. Aerial survey was completed on 12 April 2022, which is done annually to monitor actual fill and the final fill plan.  Several ongoing projects are supported, with bi-monthly meetings attended online.  New projects or opportunities are assessed as they arise.	
2.2 3.3 6.1 6.2 6.6	Reduce waste to landfill.	Work with NetWaste on waste projects and opportunities, for greater diversion from landfill and increased efficiencies.	Meetings attended. Relevant projects supported and delivered.	Manager Water and Waste	Almost all options available to Bathurst Regional Council through NetWaste are supported. Examples include recycling of waste tyres, mattresses, Household Chemical Cleanout, Waste 2 Art and collection and recycling of scrap metal.  Recycling and organics collection service started in April 2016. The contract is proceeding well. A textile recycling trial has been conducted. The Garage Sale Trail 2020 was a success with over 55 households participating, with the 2021 Garage Sale Trail, now has been held over 2 weekends in November 2021.  For 2022/23 to the end of September 2022, food and garden tonnage is 1,049 and recycling is 497 giving a total of 1,546 tonnes. 26,822 tonnes of food and garden waste have been sent for composting in the first 78 months (April 2016 to September 2022) Combined with recycling, totals show a diversion from landfill of over 41,602 tonnes, or over 41.6 million kilograms over this time. Sustainability is one focus area where education works are continuing, and the recycling contract education strategies are also underway.	
		Council to continue education and promotion of appropriate WasteWise behaviours regarding green waste and recycling. Promote recycling to maximise diversion from landfill.	Recycling promotion and education programs run and reported annually.  Monitor combined diversion and report annually.	Manager Water and Waste		

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
		Identify, assess and implement appropriate diversion opportunities.	Opportunities reviewed to determine cost/benefit and reported annually.	Manager Water and Waste	Council participates in 8 NetWaste Regional collection contracts being used - motor oil, wood/timber processing, landfill environmental monitoring, regional waste services, tyres, household chemical cleanup, and mattress recycling. Scrap metal and E-waste recycling is continuing with a separate Council contract arrangement.	

## Recreation

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
1.4 5.1 5.5	Plan for increasing population and aging population in the provision of suitable recreational projects	Construct additional facilities as determined in budget.	Construction of multi sports court Ralph Cameron Park	Manager Recreation	Contract awarded for concrete and fencing works. Line marking quotations pending. On site works proposed to commence in January 2023 weather permitting.	
		Update sporting venues, including associated infrastructure.	Reconstruction of Court 6 Eglinton Tennis Centre	Manager Recreation	Investigation on court surface completed, which has identified significant works to be undertaken to repair 2 x damaged courts. Funding not sufficient to undertake the required works. Funds to be reallocated to undertake resurfacing works to more netball courts at the John Matthews Netball Complex.	
		Update parks including associated infrastructure.	Acrylic resurfacing of 2 courts John Matthews Netball Complex	Manager Recreation	Contract awarded. Anticipate on site works commencing in November 2022, following completion of netball season.	
1.4 5.1 5.5	Maintain existing and future recreational areas.	Maintain existing levels of service to all parks, reserves, open space areas and other recreational facilities	Construct stage 1 of Centennial Park Masterplan	Manager Recreation	Tender awarded September 2022. On site works anticipated to commence November 2022.	
			Maintenance activities undertaken to all recreation Assets in accordance with adopted maintenance service levels in the Asset Management Plan.	Manager Recreation	Ongoing as part of adopted maintenance service levels and funding provisions of the current Council Operational Plan.	
1.4 5.1 5.5	Continue environmental programs identified within the Bathurst Vegetation Management Plan	To ensure that appropriate Environmental Management Plans for the Bathurst Region are current, relevant and	Arrange for 11 Tree Planting and volunteer engagement activities.	Manager Recreation	Community and volunteer tree planting proposed commenced in August 2022 5 planting days have been undertaken this financial year.	


Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
		provide long term strategies for the Region	Weed Control Project Inner Track Mount Panorama	Manager Recreation	Site spraying works commenced in October 2022. Follow up spray works under the contract to be undertaken 6 months after first spray. Anticipate completion of all works by February 2023.	
			Gully erosion control project Hill View Estate Reserve	Manager Recreation	Weed control works commenced October 2022. Quotations for erosion structures and propagation works are on hold due to site access issues.	


# Corporate Services & Finance

Attracting, retaining & Investing in the safety & wellbeing and ongoing development of our people, whilst supporting an open and transparent, customer focused workplace culture is the main priority at Bathurst Regional Council. Council employs approximately 492 full time equivalent staff in 20 locations to provide services to support our community needs.

## Human Resources


Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
3.1 5.3 5.5 6.1 6.2 6.4 6.6 6.8 6.9	Ensure appropriate structure and resourcing is effectively supported & implemented to meet organisational needs.	Organisational Structure designed to ensure CSP can be adequately & appropriately supported.  Resourcing prioritised to ensure Statutory & legislative requirements can be effectively supported and operational needs met.	Organisational structure supports a collaborative culture where Strategic objectives and community needs are achieved within budgetary constraints. Resourcing is appropriately allocated.  Employee feedback is utilised to continually improve workplace culture and employee engagement.	Manager Human Resources	As part of the Manager to Leader program and with a longer-term view to ensure the organisational structure (roles, responsibilities and reporting lines) will ensure the effective delivery of the the CSP has commenced in line with the recently endorsed Council Workforce Management Plan and supporting operational action plan.  Feedback from recent climate and management styles, as well as employee connections surveys has been used to improve workplace culture and engagement as part of the Manager to Leader program. Employee engagement and satisfaction surveys to be rolled out to all staff Q1/Q2 2023. Feedback from the ageing workforce survey has also been used to better support older workers especially in the use of technology space.	
5.3 5.5 6.2 6.4 6.5	Promote and support a safe workplace in line with statutory and legislative requirements	Build and maintain a workplace culture that supports physical & mental health and wellbeing of our people.	An effective WHS system is developed & effectively implemented. WHS related training programs focus on	Manager Human Resources	Targeted Manual handling training has now been rolled out across all areas of Council. Work to further improve the WHS related Policies, Procedures and Records has commenced.	

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
6.7 6.8	with a focus on employee wellbeing.	Council focuses on injury prevention, including discrimination, bullying and harassment & discrimination.	identified high priority areas (Manual handling, Mental health) as well as Compliance related training.  A proactive and supportive approach is implemented to support injured workers recover at work.		<p>Compliance related safety training is prioritised, Improvements to ensure a psychologically safe workplace are ongoing. Council recently achieved an 88.1% score in the StateCover WHS Audit which above average compared to other Councils. Additional resources to support the increasing legislative environment &amp; support Council's commitment to staff safety have been approved.</p> <p>The Council RTW program has now been effectively implemented. A proactive and supportive approach to injured workers is followed, with an ongoing aim to improve safety and prevent further injuries as an outcome of investigations conducted.</p>	
1.1 6.1 6.2 6.4 6.7 6.8 6.9	Training and development is fairly & effectively supported for all Council employees with an aim to retain talent, develop current & future leaders, increase job satisfaction and morale and improve productivity and safety.	<p>Training needs are identified and effectively implemented for all Council staff.</p> <p>Training focus is on ensuring compliance requirements (WHS, Skills based) are met but also on investing in the ongoing development of our people.</p>	<p>Training &amp; Development is centrally co-ordinated.</p> <p>Training plan is developed, consulted on &amp; effectively implemented and maintained.</p> <p>90% of Council staff complete e-learning compliance modules in first 3 months of commencement.</p> <p>Manager to Leader Program is effectively implemented.</p>	Manager Human Resources	<p>All Council learning &amp; development, including budget is centrally controlled and coordinated through the HR function.</p> <p>Training plan is developed and reviewed every 2 years.</p> <p>Completion of e-learning compliance modules for all new staff in first three months (ideally first month) of employment set as a Corporate KPI.</p> <p>The Manager to Leader Program has now completed Phase 3. Phase 4 (which will include bringing new and emerging leaders into the Program) will be held 2 &amp; 3 November 2022 and Phase 5 rolled out Q1/Q2 2023.</p>	






Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
1.1 2.2 5.3 5.5 6.1 6.4 6.6 6.8 6.8	Ensure Council complies with equal employment opportunity laws at every stage of the employee lifecycle and in line with the Council EEO policy. Promote an inclusive workforce representative of the community we support.	Council promotes an inclusive workplace and all stages of the employee lifecycle.  Relevant policies, procedures and plans developed and implemented.	Council EEO policy developed and implemented.  Acceptable behaviour & conduct in the workplace policy developed and implemented.  Targeted training to improve the awareness and understanding of the benefits of a diverse workplace and the EEO laws are implemented.	Manager Human Resources	The Council EEO policy has been developed and implemented on Council's intranet and website. The Policy is discussed at Induction training and principles covered as part of the compliance module suite every two years for all Councilors and staff  The Acceptable Behaviour & Conduct in the workplace policy has been developed and implemented. Toolbox talks held with all current staff. Policy copy provided and discussed with all new staff as part of staff Induction.  Targeted training to improve the awareness and understanding of the benefits of a diverse workplace, EEO laws and discrimination held for all Managers. Ongoing education at levels ongoing.	




## Governance






Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
6.4 6.5 6.8 6.9	Ensure Council policies reflect community needs and organisational requirements.	Regular review of Council's policies (Policy Manual).	Individual Policies reviewed for relevance and compliance with statutory requirements	Manager Corporate Governance	All Council policies are undergoing review. Policies are then forwarded to Council meetings for adoption. Program continuing.	
6.4 6.5	Implementation of the Government Information Public Access Act (GIPA Act)	Provision of Contract Register on Council's website.	Register updated monthly.	Manager Corporate Governance	Online Contract Register is available. We continue to review opportunities for improvement.	
		Action requests for information under GIPA Act.	Information requests (formal and informal) actioned in accordance with statutory guidelines.	Manager Corporate Governance	July 2022 - 6 applications received and 4 applications were finalised. August 2022 - 2 applications received and 4 applications were finalised. September 2022 - 2 applications received and 4 applications were finalised. October 2022 - 2 applications received and 4 applications were finalised. Total of 8 applications received YTD, with 8 finalised.	
4.3 6.4	Ensure Council's continuity of operations.	Review of Disaster Recovery Plan and Business Continuity Plan.	Plan reviews completed	Manager Corporate Governance	Information Services Disaster Recovery Plan testing has been delayed due to covid-19 restrictions. Testing has been deferred to a later date yet to be set in 2022.	
6.4 6.5 6.8 6.9	Ensure Audit and Risk Management Committee effective operation	Regular risk management reporting. Service delivery review program development.	Quarterly risk register updates. Program developed by 30 June 2023.	Manager Corporate Governance	Ongoing discussions between Dept Heads & MCG. First discussion scheduled for 9 Aug 22. Investigations underway for a software solution to manage the risk register.	


Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
6.4 6.5 6.6 6.8	Manage insurance claims in a timely, effective and efficient manner	Manage insurance claims and provide data to inform strategic decision making  Coordinate participation in the Statewide Mutual Continuous Improvement Pathway (CIP) program.	Monthly insurance reports to Department Heads.  Submission of completed CIP workbooks to Statewide Mutual	Manager Corporate Governance	Reporting framework being developed (Jul 22). Ongoing discussions between DCSF & MCG.	

## Information Services

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
2.3 2.5 6.8	Improve long-term viability and availability of electronic data for both the current and long term.	Perform Penetration testing to ensure the security of Bathurst Regional Council Data	Engage Third Party to perform Penetration tests.	Manager Information Services	Penetration testing was performed on the week of the 6th of December. Council has received the testing report. This testing included external and internal penetration testing. Council's IT section is has created a plan to correct the issues identified and is currently working through it.	
		Upgrade ERP (Civica Authority) to version 7.1	It is anticipated that this upgrade will occur in Calendar 2022	Manager Information Services	In progress/ongoing	
		Continue regimen of cyber-Security training for all staff & Councillors at Bathurst Regional Council.	Microsoft Cyber Security training, Phishing simulation has been purchased, and training program implemented. Councillors & staff will continue to be provided with the opportunity to attend Cyber Security NSW training	Manager Information Services	Training has been purchased and a schedule has been developed. Training will now continue on a rolling basis.	
		Continuous upgrading of Cyber Security posture based upon recommendations from Penetration Testing.	This is a continuous process.	Manager Information Services	Cyber security framework and documents have been developed. The Framework was approved by the General Manager on 29th of June. Discussions are now on going with risk owners.	
		Upgrade GIS from GDA94 to GDA 2020.	Ensure that BRC GIS is current by implementing GDA2020 it is anticipated that this will be completed in 22-23 financial year.	Manager Information Services	In progress/ongoing	



Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
		Implement cloud based VOIP telephone system.	Proof of Concept for Microsoft Teams calling is underway. This will allow staff to test the viability of this technology. It is then expected that the system will be implemented in 22-23	Manager Information Services	The new VOIP phone system has been pushed to fiscal year 22-23 as we proceed with the current proof of concept for teams calling.	
		Perform Disaster Recover testing at Bathurst Regional Council's DR site.	It is anticipated that full test will be performed by end of August 2022.	Manager Information Services	Full DR testing is being rescheduled for fiscal 22-23 After testing a report will be written detailing the results obtained.	
2.2 2.3 2.6 5.2	Support the Smart Cities project.	Install fibre optic cable from Mt Panorama to Civic Centre via the Collections Facility.	It is anticipated that the link will be fully installed and operational in calendar 2022.	Manager Information Services	In progress/ongoing	

Finance						
Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
6.1 6.6 6.9	Ensure Council's long term financial sustainability.	Review need for special variation in rate income.	Long Term Financial Plan complete and adopted by Council.  Special Rate Variation considered by Council.	Manager Financial Services	Long Term Financial Plan for 2022/23 adopted by Council on 29/06/2022.  Council has not applied for a special rate variation for 2022/23 Operating/Delivery Plan.	
		Improve Council's cash flows.	Rates and Charges Outstanding Ratio less than 10%.	Manager Financial Services	As per 2021/22 Financial Statements achieved 5.82%  (2020/21 6.29%) (2019/20 6.49%) (2018/19 6.22%) (2017/18 6.17%) (2016/17 5.68%) (2015/16 5.85%)	
		Ensure Council's level of debt is manageable.	Debt service cover ratio greater than 2.	Manager Financial Services	As per 2021/22 Financial Statements achieved 2.46 times  (2020/21 1.71) (2019/20 1.06) (2018/19 2.17) (2017/18 3.66) (2016/17 4.12) (2015/16 3.95)	
		Maximise invested funds within prudential guidelines.	Outperform monthly 90 day bank bill swap rate.	Manager Financial Services	At 31 <sup>st</sup> October 2022 current year average: • Investment earnings – 2.15% (2021/22 average 1.06%) • 90 day Bank Bill Swap Rate – 2.56%	
		Monitor, review and update Long Term Financial Plan	Long Term Financial Plan 2022-2032 adopted	Manager Financial Services	Long Term Financial Plan for 2022/23 adopted by Council on 29/06/2022.	



Events	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
Bathurst CSP Objective reference 1.3 2.1 2.2 2.6 5.2 5.3 6.3	Coordinate and deliver events to enhance the cultural life of residents and promote the Bathurst Region	Deliver events including New Years Eve, Australia Day, NRL game, Bathurst 1000 off track events.	90% or more of residents attend an event.	Events Manager	July <ul style="list-style-type: none"> <li>Successfully delivered the Bathurst winter festival with the out door ice rink, illuminations, food and wine events, music, entertainment, business engagement, rides and community spirit.</li> <li>The festival was back to its pre covid 19 interruptions and had its biggest year yet.</li> <li>The illuminations featured on; Bathurst Court House, All Saints Cathedral, Cathedral of St Michael &amp; St John, Keystone, old Bathurst TAFE site and Tremain's mill</li> <li>Opening night had approx. 4,500 people through between 4pm – 9pm on Saturday 2 July</li> <li>Brew &amp; Bite saw approx. 15,000 people pass through the event on Friday and Saturday of the middle weekend.</li> <li>More than 20,000 people went ice skating</li> <li>More than 50,000 tickets sold to the carnival rides</li> <li>These figures show an increase participation in the event from previous years</li> </ul> August <ul style="list-style-type: none"> <li>Planning an execution of Local Government Week. Coordinated; Coffee with Councillor at Rail museum, raised over \$1000 for Jeans 4 Genes Day, coordinated a staff competition and had a bake sale</li> <li>Wrapping up of Bathurst winter festival, reporting, paying invoices, coordinating thank you messages/emails/letters to all staff and stakeholders</li> </ul>	

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
					<ul style="list-style-type: none"> <li>Planning for Bathurst 1000; coordinating meetings with Supercars, emergency services, stakeholders, road closures, businesses and vendors</li> <li>Secured \$287,000 from the State government to increase event experiences for; Bathurst International, NYE, Inland Sea of Sound (BMEC) and a summer music program.</li> <li>Commenced work on Bathurst International and NYE</li> <li>Coordinated stakeholder meetings for next 6 months of events</li> <li>Advertising for Events Team Leader and Event Operations Office Role</li> </ul> <p>September</p> <ul style="list-style-type: none"> <li>Planning for Bathurst 1000 Off Track Events; Super Wednesday, Legends Dinner and Saturday Street Fair</li> <li>Planning for Garage Sale trail</li> <li>Planning for Bathurst International</li> <li>Working with event stakeholders such as; World Cross Country, Vanfest, Triumph 100 year anniversary, B2B variety bash</li> <li>Planning For NYE Party in the Park</li> <li>Organising grant funding for events such as, Saturday free concert, City 2 Circuit, NYE and summer beats</li> <li>Planning of Australia Day 2023 and community meetings</li> </ul>	

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
					<p>October</p> <ul style="list-style-type: none"> <li>• Successfully delivered Repco Bathurst 1000 Off Track Events. Including B-Rock Super Wednesday, Legendary Moments Dinner and Saturday Street Fair.</li> <li>• Planning for Bathurst International and the new Off Track Events including Circuit to City and Saturday Free Concert in Machattie Park.</li> <li>• Planning for Challenge Bathurst.</li> <li>• Planning for Garage Sale Trail.</li> <li>• Planning for Christmas including staff Christmas party.</li> <li>• Planning for New Year's Eve Party in the Park.</li> <li>• Advertising for Events Assistant.</li> <li>• Coordinated Spatial Services Digital Twin Launch</li> <li>• Continued working with event stakeholders including; World Cross Country and Triumph 100 year anniversary</li> </ul>	

Property	Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
1.5 6.4 6.5 6.8		Manage development of new residential land releases to ensure appropriate level of supply.	Complete development of residential land in accordance with Council plans.	Provision of land to meet demands	Property Manager	Sunnybright Stages 'A','B' and 'C' - all lots sold and settled.  Windy 1100 - 205 lots - Tender for development approved by Council 19/10/2022. Expect Sales in early 2024.	
2.1 4.1 6.4		Manage development of new commercial and industrial land releases as required to meet the needs of new businesses.	Development in Bathurst Trade Centre and Kelso Industrial Park as required.	Provision of land to meet demands.	Property Manager	Kelso Industrial Park has 0 lots available.  Tender for development of 9 lots in Stage 1b of Kelso Industrial Estate expansion (\$4.8M Drought Stimulus Fund) approved 19/10/2022.  Bathurst Trade Centre has 0 lots available.  Airport Stage 2 construction tenders close 15/11/2022.	

## Corporate Communications



Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
6.1	Communicate and engage with the community	Bathurst Regional Council Community Survey.	Overall satisfaction rating > 70%	Manager Corporate Communications	2021 Community Survey completed. Survey result found that 75% of the community is somewhat satisfied or higher (ie satisfied or very satisfied) with Council.	
		Ensure community consultation occurs	All consultation projects included on the "Your Say" platform Followers on social media > 14,000 BRC Website visits > 40,000	Manager Corporate Communications	<p>As 31 October 2022:</p> <p>100% consultation projects on Your Say Bathurst (Irrigation portal, Lodging planning applications online, Bathurst town centre master plan, Streets as Shared spaces, Expressions of Interest former TAFE precinct, Bathurst Region Heritage Plan 2021-2025, Our Region Our Future, Pillars of Bathurst,, Winter Festival Feedback, DCP Changes (Perthville Levee), Draft Local Approvals Policy, LEP changes (heritage)</p> <p>Social media followers:</p> <p>BRC Facebook Page: 16,233</p> <p>BRC Twitter Page: 1,760</p> <p>July: 17,153</p> <p>August: 17,376</p> <p>September 17,541</p> <p><b>October total: 17,993 (sum of FB &amp; Twitter)</b></p> <p>Website visits</p> <p>Mount Panorama: 67,799</p>	






Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
					BMEC: 13,263 Museums: 5,163 BRAG: 2,187 Cobb & Co: 663 Hillend Art: 560 Bathurst Cycling Festival: 284 Bathurst Winter Festival: 272 Bathurst Childcare: 265 July: 91,248 August: Total: 49,695 September: 62,337 October: 124,355	

# Cultural & Community Services

Bathurst Regional Council supports a vibrant culture and community. Lifestyle in the Bathurst Region is enriched by providing a diverse range of cultural facilities and programs and by promoting cultural diversity. Community well-being is promoted through social planning, community development and ensuring access to community services.

## Community Services

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
5.1 5.2 5.3 5.4 5.5	Work in partnership with key stakeholders to develop, administer and deliver community planning that reflects the strengths and needs of specific sectors and the community as a whole.	Undertake the actions identified in the Bathurst Community Safety Plan in partnership with the Bathurst Regional Community Safety Committee	Provide administrative support to four (4) meetings of the Bathurst Regional Community Safety Committee.  Relevant campaigns /projects developed and implemented as per actions identified in the Bathurst Community Safety Plan.	Manager Community Services	No (0) meetings held in October  YTD two (2) Community Safety Committee meeting held.  October: Planning for Scams Awareness Week and malicious damage campaigns continued  YTD zero (0) campaigns undertaken in accordance with the Bathurst Community Safety Plan.	
		Present draft Community Safety Plan	Research and draft new Community Safety Plan	Manager Community Services	October: Drafting of new Community Safety Plan 2023-2028 occurred in October 2022.	

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
6.3		Implementation of the strategies and actions identified in the Disability Inclusion Action Plan (DIAP) that address each of the four focus areas of the plan 2022-2027.	Quarterly reviews undertaken to determine the number of actions in progress or complete.	Manager Community Services	22 of 35 actions incomplete 13 of 35 actions in progress	
			Relevant Community Services initiatives/projects developed and implemented as per actions identified in the Disability Inclusion Action Plan (DIAP).	Manager Community Services	October: Planning continued for International Day of People with Disability.  YTD one (1) community services initiative/project was developed and implemented.	
		Implement strategies and actions identified in the Positive Ageing Strategy	Quarterly reviews undertaken to determine the number of actions in progress or complete.	Manager Community Services	October: Planning for Seniors Festival 2023 continued.  YTD twenty-nine (29) of fifty-nine (59) actions are in progress (49%).	
			Relevant Community Services initiatives/projects developed and implemented as per actions identified in the Positive Ageing Strategy.	Manager Community Services	October: Planning commenced for Dementia initiatives.  YTD one (1) initiative/project completed.	
		Collaborate with key stakeholders to develop and deliver programs/activities to meet the needs of the indigenous community.	Aboriginal Commitment Strategy finalised	Manager Community Services	October: No items completed.  YTD approval for establishment of the Aboriginal Commitment Strategy Working Group occurred in September.  YTD Aboriginal Commitment Strategy adopted in August.	

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
			Relevant Community Services initiatives/projects developed and implemented as per actions identified in the Aboriginal Commitment Strategy.	Manager Community Services	October: No initiatives/projects completed and developed. YTD one (1) Community Services initiative/project was developed and implemented.	
4.3 5.1 5.3 5.4 5.5 6.1 6.3		Encourage and facilitate the use of Kelso Community Hub to meet community needs	Quarterly update on usage of Kelso Community Hub by services/programs	Manager Community Services	A quarterly update was completed during October. YTD one (1) quarterly update report completed.	
5.1 5.3 6.1 6.3 6.7	Value and support opportunities for young people to understand the processes of Local Government and be involved in relevant projects.	Continue to support the operations of the Bathurst Regional Youth Council	Facilitation of six (6) Bathurst Regional Youth Council meetings	Manager Community Services	October: Main Meeting held 11 October 2022. YTD two (2) Youth Council main meetings held.	
			Undertake and/or participate in two (2) initiatives, activities, programs and events.	Manager Community Services	October: - Mental Health Month initiative, including Instagram takeover with headspace Bathurst.	
5.1 5.2 5.3 5.4	Provision of high quality child care facilities to cater for children aged 0-12 years in the Bathurst Community	Ensure policies and procedures align with industry, Education and Care legislation	50% of policies reviewed	Manager Community Services	YTD three (3) Youth Council initiatives completed. October: Two (2) Policies were reviewed. YTD three (3) Policies have been reviewed.	
6.3			Review and update current Service Self-Assessment Tool	Manager Community Services	All policies align with industry legislation. October: FDC Strategic Inclusion Plan (SIP) was reviewed. YTD one (1) review has occurred on the service documents.	



Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
6.4 6.7	The provision of Council's Children's Services, setting a benchmark for education and care in the Bathurst LGA	Research and implement programs/projects reflecting industry and stakeholder needs	Research and develop programs based on industry needs	Manager Community Services	October: Children's Services are continuing to work with the NSW Government Child Safe standards, to align current relevant policies and procedures to meet these recommendations for both LDC and FDC.	
			Implementation of relevant programs	Manager Community Services	October: One (1) program Paint Bathurst REaD has been launched to promote early literacy skills across FDC and LDC.  YTD one (1) program has been implemented.	
		Maintain high occupancy rates within Children's Services	% Occupancy rate for LDC	Manager Community Services	October: The occupancy rate for LDC was 101.67%.  YTD the occupancy rate is 104%  A minor rise in occupancy rates due to families picking up casual days during school holidays or when available due to absenteeism.	
			% Occupancy rate of FDC	Manager Community Services	October: The occupancy rate for FDC was 101.71%  YTD the occupancy rate of FDC is 110%  Increase daily averages were due to child enrolment needs of families increasing child hours and days of care.	
			Promotion of Children Services	Manager Community Services	October: Promotions through Children's Services Facebook page reflected incursions and excursions of Scallywags Long Day Care and Preschool such as Paint Bathurst REaD and Loud Shirt Day.	
					Advertisement in October for recruitment of casual position through seek and Facebook LDC. FDC Educators recruitment continues through Facebook.  YTD two (2) promotions held.	

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
	Connect and collaborate with Children's Services networks locally to ensure service provision reflects strengths and needs of the sector	Local networks investigated and developed	Stakeholder interest established for development of local networks	Manager Community Services	October: No activity occurred for October YTD Zero (0) activity has occurred.	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>
			Facilitate (1) local network forum	Manager Community Services	October: No network forum occurred. YTD one (1) activity have occurred.	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>




## Bathurst Library





Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
4.3 5.5	Develop a strategic approach to planning the next-practice library	Evaluation of selected library services	Report to Council by June 2023	Manager Library Services	YTD: Subscription to Culture Counts, evaluation software, initiated. October: Consultation/training with Culture Counts	
1.3 5.3	Maintain and improve community participation in the Library Services	Maintain and improve membership base	Membership is 26% or more of total population	Manager Library Services	YTD the total active membership of Bathurst Library is 10,876 = 25% of Bathurst population. October: 80 new members	
		Maintain and improve visitations	Yearly visitations are 80,000 or more (monthly average: 6,600)	Manager Library Services	YTD: 33,426 visitations October: 8,553 visitations.	
		Maintain and improve program and event delivery	Deliver 200 or more programs / events per year (monthly average: 16.6)	Manager Library Services	YTD: 105 programs delivered October: 25 programs delivered	
		Maintain and improve attendance at programs and events	2,400 attendees or more to programs / events per year (monthly average: 200)	Manager Library Services	YTD: 2,955 attendees at programs and events October: 837 attendees at program	
1.3 5.3	Maintain and improve access to information and life-long learning	Maintain and increase circulation of all library material	Loans exceed 200,000 per year (monthly average: 16,600)	Manager Library Services	YTD: 62,804 items borrowed October: 18,261 items borrowed (5,129 electronically)	

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
6.1		Improve online information	Restructure of library website completed by June 2023	Manager Library Services	YTD: Design of the new home page underway. New Community services page added. Home page completed.  October: No activity occurred	
		Improve adult digital literacy skills	Provide at least 20 technology sessions/workshops for adults yearly	Manager Library Services	YTD: 13 digital literacy programs delivered  October: 1 digital literacy program delivered	
		Improve Readers Resources	Curate and provide access to 4 new subject specific reading lists per year	Manager Library Services	YTD: 2 reading lists completed and displayed.  October: Magical Realism list created and display	
			Promote "1,000 books before Kinder challenge" to at least 4 day-cares by June 2023.	Manager Library Services	YTD: Getting quotes for "1,000 books before kinder" bag.  October: Design for bags created	
		Promote Australian Indigenous history and content	One (1) Wiradyuri or Australian Indigenous content highlight per month	Manager Library Services	YTD: 4 content highlights  October: Monthly Wiradyuri history/culture Facebook post: 10 October - 137 people reached.	
		Growth in followers on the library social media platform	More than 3,600 followers on Facebook	Manager Library Services	YTD: Facebook followers: 3,860  October: + 39 followers	
		Monitor community satisfaction with Library Services, Programs and Collections	Launch biennial Library Customer Satisfaction survey by June 2023.	Manager Library Services	YTD: Survey in planning.  October: Staff attended training in developing survey using Culture Counts.	



Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
		Reach out to the community beyond the walls of the facility	At least two (2) library pop-ups by June 2023.	Manager Library Services	YTD: Pop-up library at Hill End 150 Year celebration. October: Library van and staff created a Kids Chill Out Zone at Hill End 150 on Saturday 22 October	
6.2	Maintain and create partnerships with local organisations and neighbouring councils	Foster relationships with local schools	Deliver at least two (2) new activities to local schools by June 2023	Manager Library Services	YTD: No activity occurred.	

## Bathurst Regional Art Gallery





Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
1.3	Provide a focus on the visual arts for the community by providing education and public programs that challenge thinking and stimulate creativity, and promote cultural vitality in the region through the development and care of the permanent collection, temporary exhibitions and research facilities.	Increase community participation and engagement through public programs and events.	Minimum four (4) public programs delivered per exhibition slot.	Art Gallery Director	YTD: 2 exhibition slots, 52 programs; participants: 1,410  October: 6 programs, 114 participants	
		Increase student and teacher engagement through education programs and outreach.	5% increase in school engagement on 2021/2022.	Art Gallery Director	21/22: 32 schools, 279 students 22/23 Target: 34 schools, 293 students 22/23 YTD: 24 schools, 408 students  October: no activity	
		Provide opportunities for the professional development of regionally based artists.	Staging of four (4) regional artist projects with at least 3,250 attendees	Art Gallery Director	YTD: Two (2) regional artist projects; Attendance: 49,677  1. Luke Sciberras: Side of the Sky (Gallery & Foyer) - 21,169 2. Linda Jackson: Romance of the Swag (Gallery & foyer) - 28,438	






Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
		Develop community access to and understanding of contemporary indigenous art.	Stage two (2) programs/exhibitions/community projects of contemporary Aboriginal art.	Art Gallery Director	<p>YTD: Two (2) contemporary Aboriginal art projects undertaken Attendance: 5,000</p> <ol style="list-style-type: none"> <li>Ngumbaay Galang (One Belonging) 'Out There Bathurst' projections and digital screens</li> <li>HOME: DET, AGNSW workshops and incursions</li> </ol> <p>October: HOME artworks by schools delivered to BRAG for installation in foyer cabinets and digital screens in November</p>	
		Develop activities for Bathurst 2024 Remembrance.	Develop partnerships with three (3) key stakeholder groups	Art Gallery Director	<p>YTD: five (5) partnerships developed</p> <ol style="list-style-type: none"> <li>And Then: ReConnect Bathurst with community Stakeholders: CWA, The Neighbourhood Centre Bathurst, Bathurst RSL Subbranch, Woodies, Bathurst Business Chamber, BRC Community Services, Seymour Centre</li> <li>Arts OutWest: Wambuu Sculpture Walk</li> <li>Bathurst Local Aboriginal Lands Council</li> <li>Ngumbaay Galang (One Belonging)</li> <li>HOME: DET, AGNSW</li> <li>Sydney Piano Festival: BRAG collection, Out West Piano Fest</li> </ol>	
		Develop community access to the permanent collection.	Develop online access to permanent collection through BRAG website	Art Gallery Director	October: Website project in development. Due for completion/launch January 2023, will include access to Collection through Emu database	
		Redevelop BRAG Store as public access space	Seek funding opportunities	Art Gallery Director	August: Create NSW Creative Capital grant for Art Store refurb submitted (BRAG Theatre) October no update	


Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
<b>6.1 2.6</b>	Communicate and engage with the community	Increase community engagement on social media platforms.	Increase followers across social media platforms by 5% on 2020/2021 figures.	Art Gallery Director	September: increase of 141 followers since August 2022.  YTD: 10,904, 5% increase on 2020/2021. Target: 10,970. December: no change	
<b>5.2</b>	Promote cultural activity in the Bathurst CBD, neighbourhoods and the region's villages through the development of inclusive and accessible satellite programs and events, and the promotion of Hill End as a significant site of contemporary and historic Australian art and culture.	Ensure sustainability of BRAG artist in residence activities	Develop three (3) programs/opportunities for artists in residence.	Art Gallery Director	YTD: Three (3) activities  1. July 26: met with TfNSW staff regarding capital works program for Bathurst Stores Building (AIR studio/gallery space, Rail Precinct) 2. July 18: EO additional information submitted for Hill End AIR leases 3. September: Negotiation of Lease Contract signed with NPWS October: No update	
		Develop Community understanding of the Hill End Artists in Residence (AIR) Program	Staging of at least two (2) Hill End projects or partnerships.	Art Gallery Director	YTD: Two (2) Hill End projects/partnership projects  1. Holtermann 150 exhibition planning – Sacred Heart Catholic Church, October 2022 2. Support for Drawing Marathon event, August 2022	
		Develop activities within the Public Art Policy as resources permit.	Develop and deliver three (3) programs for <i>Out There Bathurst</i> platforms.	Art Gallery Director	YTD: two (2)  1. July: \$63,500 funding for ReConnect Bathurst (Social Cohesion Grant)	

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
					2. July (Winter Festival/NAIDOC): Ngumbaay Galang (One Belonging): Out There Bathurst Outdoor projector and screens 3. HOME Program: digitisation of student artworks underway for exhibition on digital platforms over summer (to be installed in November)	
1.3 6.6	Increase in revenue generated from gallery retail outlet and programs	An increase on 2020/2021 total revenue generated from gallery retail and sales	5% increase in revenue	Art Gallery Director	October: \$8,005.34 2021-2022 total: \$61,302.67 2022-2023 YTD: \$42,414.14	
		An increase on 2020/2021 online shop sales	5% increase in online shop sales	Art Gallery Director	October online sales: \$274.40 2021-2022 online sales: \$6,679.00 2022-2023 YTD: \$6,719.45	


## Bathurst Memorial Entertainment Centre



Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
1.3 1.5 2.4 4.1 4.3	Implement a strategic approach to the maintenance and upgrade of the existing BMEC facility until new facilities can be developed	Upgrades recommended by NPPAF consultants prioritised and funding sought	Funding applications made as suitable opportunities arise	Manager BMEC	The funding application for the BARN residency facility was successful, funding contract now counter-signed. Desin Brief to go to the market for tender late November.	
1.3 1.5 2.4 4.1 4.3	Implement a strategic approach to planning the Next-Practice Performing Arts range of facilities	Consultants report adopted by Council and range of facilities prioritised	Decisions made regarding Residency facility, intimate performance space and Creative Development facility location	Manager BMEC	Apart from progressing the BARN facility the urgent need is to upgrade the existing BMEC facility to allow it to function effectively for the next 15 to 20 years.	
2.4 5.1 5.2 5.3 5.5	Maintain and improve community participation in BMEC services and activities	Maintain and improve venue attendance	Attendances return to pre Covid levels of 50,000 plus within 2 years	Manager BMEC	October: 3056 venue attendance YTD 19568 total venue attendance	
		Maintain and improve program and event delivery	Deliver approximately 14 Annual Season events, with associated participatory engagement where possible	Manager BMEC	October: two (2) Season shows presented: <ul style="list-style-type: none"> <li><i>Sunshine Super Girl</i>, the story of Yvonne Goolagong, presented in City Hall on 12 October and which was set up as a tennis court with audience either side.</li> <li><i>Backbone</i>, Australia's leading contemporary circus troupe Gravity &amp; Other Myths received a standing ovation for their performance on 18 October</li> </ul> YTD seven (7) Season shows presented.	


Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
			Deliver a Local Stages Program supporting local skill development and the creation of new, contemporary performing arts events	Manager BMEC	October: <ul style="list-style-type: none"> <li>Development of the local production <i>Fast Cars &amp; Dirty Beats</i> continued</li> <li>Weekly youth drama and Compareo workshops continued. From October the youth drama classes will cease until further notice due to a lack of suitable tutors</li> <li>Catherine McNamara &amp; Kate Smith employed on 2 day per week fixed contracts to progress Local Stages projects until full time Creative Producer commences in January.</li> </ul>	
			Deliver the Inland Sea of Sound Festival	Manager BMEC	\$70,000 received from the State Government for the free program included in the 2023 festival. The free activity will be located in Kings Parade.	
			Deliver the Bathurst Writers' & Readers Festival	Manager BMEC	Steering Committee scheduled for Tuesday 1 November.	
			Devise strategies to engage with diverse sectors of the community	Manager BMEC	In October sport and the performing arts intersected with the presentation of <i>Sunshine Super Girl</i> , the story of Yvonne Goolagong. The production featured an all-Aboriginal cast and creative team and City Hall was transformed into a tennis court with the audience on either side. Also in October 24 students from Skillset Senior College attended the performance <i>Backbone</i> by Gravity & Other Myths	
		Achieve a minimum Net Promoter Score of +50 over the next year. QR codes set up in the building foyers as well as paper surveys available. All hirers sent an NPS survey at the end of their venue	NPS results reviewed in real time, to be analysed on a monthly basis. Tracked via Microsoft forms.	Manager BMEC	Net Promoter Score result for September: <ul style="list-style-type: none"> <li>Score for customers attending events is +76, down from August by 6 points. Lower score driven by complaints regarding the performance of a private hirer - Toni Childs. Not driven by BMEC policies or actions.</li> </ul>	
4.3 6.8	Measure and increase customer satisfaction within BMEC, as well as identify areas to improve customer experience for					

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
	users of the venue.	hire. Random surveys to audience members who have agreed to receive contact emailed survey.			<ul style="list-style-type: none"> <li>Venue hirers score is +67, same as previous month. No responses received this month from hirers.</li> </ul> <p>Both scores are well above target.</p>	
1.3 4.3	Communicate and engage with the community	Growth in community engagement	At least one (1) intrinsic impact study per year. 2% growth in social media followers over 2021/2022	Manager BMEC	<p>October</p> <ul style="list-style-type: none"> <li>Facebook followers 4,701</li> <li>Instagram followers 1,122</li> </ul> <p>61 new FB followers from September 2022 – October 2022</p>	

## Museums






Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
1.1 1.2 1.3 2.4 2.5 2.6 5.1 5.2 5.4	Provide opportunities for locals and visitors to Bathurst to engage with our stories and objects through the operation of museum Bathurst	Facilitate engagement with museums Bathurst through the provision of exhibitions, public programs, lifelong education and other activities	80,000 annual visitors to museums Bathurst Provision of exhibitions, public programs, and educational opportunities across all museums Bathurst sites	Manager Museums	<p>In October 2022 a total of 14,168 individuals visited the Australian Fossil and Mineral Museum (AFMM), National Motor Racing Museum (NMRM), Bathurst Rail Museum (BRM), Chifley Home (CH) and the Central Tablelands Collections Facility (CTCF)</p> <p>Year to date (YTD) total visitors to Council Museums is 47,728.</p> <p>In October the following occurred:</p> <p><u>Exhibitions</u></p> <p>AFMM - The Dino-store - ongoing</p> <p>Chifley Home – Gallery and interpretation - ongoing</p> <p>Chifley Home – 'Tea with Lizzie' opening - ongoing</p> <p>NMRM – Repco 100 Years Special Exhibition</p> <p>BRM – Passenger trains to Bathurst mini exhibition opened 18 October - ongoing</p> <p><u>Public programs:</u></p> <p>NMRM – NMRM Pepsi Max vehicle on display at Super Wednesday event Kings Parade 5 October.</p> <p><u>Educational Tours (schools)</u></p> <p>A total of 7 tours with 420 students visited the following museums:</p> <ul style="list-style-type: none"> <li>• AFMM – 4 tours total 271 students</li> <li>• BRM – 2 tours total 111 students</li> <li>• NMRM – 1 tour total 38 students</li> </ul> <p><u>Adult tours</u></p> <p>A total of 1 tour with 21 visitors to the following museums:</p> <ul style="list-style-type: none"> <li>• NMRM – 1 tour total 21 seniors</li> </ul>	



Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
5.1 5.3 5.4 5.5	Provide a range of opportunities and mechanism for visitors to museums Bathurst that encourage access for all and celebrates diversity	Identify, plan and provide a range of targeted activities and interpretation tools across museums Bathurst that encourage inclusiveness for locals and visitors to Bathurst	Continue to grow volunteer opportunities across museums Bathurst Work with organisations and groups to provide opportunities for their clients and the broader community to access museums, programs, and activities	Manager Museums	In October the following occurred: <ul style="list-style-type: none"> <li>19 volunteers assisted at BRM with the operation of the layout for a combined 273 hours of work for October.</li> <li>All museums provide free entry to carers and welcome support animals</li> <li>Bathurst Access Committee members visited Chifley Home on 17 October.</li> <li>11 visitors from Wangarang Group visited BRM on 21 October</li> <li>14 visitors from Mudgee Disability Support Services visited NMRM on 21 October</li> <li>14 visitors from Wangarang Group visited NMRM on 26 October</li> </ul>	
3.3 5.3	Strive for environmental stewardship through improved operations and the provision of education for museums Bathurst visitors	Review and implement strategies to reduce museums Bathurst environmental footprint and provide educational opportunities for visitors and the broader Bathurst community	Identify and target areas to reduce consumption in the operations of each facility  Provide educational information, activities, programs and resources for visitors to museums Bathurst and the broader community on environmental sustainability and practical actions that can be implemented	Manager Museums	In October Museums Bathurst have undertaken the following environmental strategies: <ul style="list-style-type: none"> <li>Monitoring and reducing, where possible, energy use including turning off appliances and equipment including air-conditioning when spaces are not in use</li> <li>Recycling of packaging and paper</li> <li>Recycling of coffee cups at BRM (1232 cups recycled for month)</li> <li>Ongoing provision of solar panels at BRM and NMRM</li> <li>Ongoing provision of EV charging stations at BRM and NMRM</li> <li>CTCF building designed for energy efficiency including quality insulation and compartmentalised spaces to ensure efficiency from air conditioning</li> <li>Ongoing provision of EV charger and solar panels at CTCF</li> </ul>	

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
					<p>The following sustainable activities/education took place in October:</p> <ul style="list-style-type: none"> <li>AFMM – Voices of the Future local school cabinet ecosystems display - ongoing</li> </ul>	
1.1 1.2 6.2	Provide a range of collection storage and learning opportunities in the operations of the Central Tablelands Collections Facility (CTCF)	<p>Transfer Bathurst Regional Council's collections to CTCF</p> <p>Work with external bodies to develop partnerships for storage and learning opportunities at CTCF</p>	<p>Complete transfer of Bathurst Regional Council's collections to CTCF</p> <p>Identify, develop and manage key partnerships that will result in storage and facility hire and regional educational opportunities</p>	Manager Museums	<p>In October at the Central Tablelands Collection Facility:</p> <ul style="list-style-type: none"> <li>BRAG collection transfer continues with relocation, pest inspection and locations update as part of process.</li> <li>Planning under way with Australian Museum around storage.</li> <li>Planning for Vocation training date with TAFE/NSW Education</li> </ul>	





## Tourism

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
2.1 2.2	Grow the total number and engagement of businesses associated with the Visitor Economy	Work with local operators in the provision of visitor services and destination experiences	Ten (10) new packages, products or experiences developed	Manager Tourism & Visitor Services	October: Work commenced on developing new cycling experiences and a new virtual tour of Miss Trail's House.  YTD one (1) new package developed.  <ul style="list-style-type: none"> <li>“Ultimate Bathurst Region Experience” package developed July – involves five (5) partner businesses.</li> </ul>	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>
		Grow Regional Tourism Partnership program	Number of tourism partners increased by 5%	Manager Tourism & Visitor Services	October: 40 new/renewed partners  YTD 92 paid tourism partners. Full year target of 150. Campaign to attract new retail partners underway.	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>
		Increase stakeholder advertising in Destination Guide	Advertising revenue increased 5%	Manager Tourism & Visitor Services	Advertising not yet commenced for FY. Revenue target of \$18,675.	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>
		Develop new engaging content for Bathurst Step Beyond App	One (1) new tour product added and promoted	Manager Tourism & Visitor Services	No new tours added in September  YTD one (1) new products developed. <ul style="list-style-type: none"> <li>New St Joseph's Convent &amp; Heritage Centre Tour released on Bathurst 'Step Beyond' app 16 July.</li> </ul>	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>
1.3 2.6	Provide visitors and prospective visitors to the area with quality inspiration, information and services.	Increase volume of online tour, event and accommodation bookings	Increase of 10% total bookings through online portal	Manager Tourism & Visitor Services	September: \$16,293 revenue from 174 Bookings.  YTD: 513% increase against 2020/2021 figures to total \$31,734. No bookings in September/October 2021 due to COVID lockdown	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>
		Develop annual Destination Guide	2023 Destination Planner published	Manager Tourism & Visitor Services	2023 Destination Planner planning not yet commenced.	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
2.6		Develop new Bathurst region touring itineraries and inter-region itineraries based on shared thematic elements	Six (6) new itineraries created and published on website/available at BVIC.	Manager Tourism & Visitor Services	One new itinerary created in October – Artistic Bathurst Region, for inclusion in PR activity for upcoming Archie 100 exhibition at BRAG  YTD three (3) in total new itineraries developed: Two new itineraries developed for DNSW 'Feel New' campaign July 2022. Romantic couples and connected families.	
		Increase local range of retail products and souvenirs at BVIC and develop e-commerce facility	Retail sales at BVIC increase by 5% over previous year. Sales of local produce increase 10%	Manager Tourism & Visitor Services	October: \$12,914 gross sales from 767 customers  YTD 407% increase to \$40236 Lockdowns in 2021 negatively impacted comparative sales period.	
		Implement 2021-2023 marketing plan	50% of total actions completed or underway	Manager Tourism & Visitor Services	YTD 31 of 39 action items (79%) completed or underway as of 31 October.	
		Implement online content strategy	Destination website page views increase 15% Total social media following (includes Facebook, Instagram and YouTube) increase 10%	Manager Tourism & Visitor Services	October: 33,749 pageviews, +31.3% over October 2021 139 new social media followers in October.  Pageviews: YTD 24.2% increase on 2021/2022 to 121,516 Social Media: YTD of 7.6% increase total social media to total 22,904 followers	
		Work with industry and specialist agencies as required to generate brand building earned media coverage through public relations activity	120 media articles generated (across all platforms).	Manager Tourism & Visitor Services	9 articles generated in October.  YTD 38 media articles generated across all platforms including Weekend Sunrise coverage of Winter Festival July 2022 and Today Show filming at AFMM September 2022.	

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
2.6	Increase total number of visitors and overnight stays in the Bathurst region	Promote Bathurst region to niche and specialist markets as identified in Destination Management Plan and 2021 Marketing Plan	Overnight visitors increase by 5% Total annual visitors increase by 3% Measurement based on Tourism Research Australia annual data and Localis data analytics	Manager Tourism & Visitor Services	Annual Tourism Research Australia figures released October 2020 (most recent) YTD 6.1% increase overnight visitor nights, average length of stay steady at average three nights YTD 16.4% increase in average length of stay from 3.75 nights in 2020/2021 to 4.37 in 2021/2022 as shown by 'Localis' analytics platform	
		Promote BVIC as essential step off point for Bathurst region.	Annual visitation to BVIC increases by 3%	Manager Tourism & Visitor Services	October 5,252 Visitors to BVIC YTD visitations increase of 514.8% on 2021/2022 with a total of 16,071 visitors to BVIC. (Lockdowns in place September/October 2021). 2.4% increase over 20/21	


## Destination Management





Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
<b>2.6</b>	Utilise the Destination Management Plan as a basis for marketing, promotion and tourism development	Implement the Strategic priorities of the 2019 DMP	50% of actions completed or underway	Manager Tourism & Visitor Services	YTD 51% or 53 of the 104 priority actions completed or underway as of 31 October 2022.	
<b>2.2</b> <b>2.6</b>	Support and develop the regional tourism industry	Implement the Tourism Industry Engagement Strategy	Hold at least: <ul style="list-style-type: none"> <li>four (4) targeted meetings with industry segments</li> <li>four (4) industry capacity building workshops</li> </ul>	Manager Tourism & Visitor Services	YTD two (2) industry meetings held: <ul style="list-style-type: none"> <li>Tourism Wayfinding &amp; Signage development</li> <li>Tourism product development – Bridle Track.</li> </ul> Two meetings held between MT&VS and tourism industry partners in October.	
<b>2.2</b> <b>2.6</b>	Connect with industry and consult with a cross section of industry representatives	Continue monthly industry eDM Host industry gatherings Increase online engagement with industry	Minimum of 12 industry eDMs issued. Hold at least four (4) industry networking events. Pageviews of industry website increase 20%	Manager Tourism & Visitor Services	YTD: 13 EDMs Issued. 2 issued in October. Industry Events: Hosted Bathurst region tourism partner networking evening, 20 October. One (1) YTD. Pageviews: October – 34 pageviews 22.4% increase in pageviews YTD	
<b>2.6</b>	Set and measure benchmarks	Publish annual market intelligence report to strengthen knowledge and guide investment.	Annual market intelligence report produced. Accommodation benchmarking maintained by use of analytics platform	Manager Tourism & Visitor Services	Market intelligence now includes data drawn from 300 accommodation properties. Benchmarking achieved through Localis analytics platform.	

# Environmental, Planning & Building Services




Council will manage growth and development in alignment with Council's and the NSW Government's planning instruments and controls, and continue forward planning through reviews of the Housing Strategy, Open Space Strategy and Transport and Parking Strategy. Adoption of a new Economic Development Strategy will identify opportunities for continued growth, mindful of Council's obligations to environmental stewardship, heritage conservation and good urban design.



## Environmental




Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
6.4 5.2 5.4	Meet Council's responsibilities under the Companion Animals Act 1998 by continuing to provide community programs relating to responsible pet ownership	Complete Responsible Pet Ownership community programs  Maintain and enhance areas for off-leash recreation for dogs	Two Community desexing programs conducted  Pet Education event held  Educational radio interviews conducted weekly  Educational social media posts conducted monthly  Maintain fenced Off Leash areas monthly	Manager Environment	The first community desexing program will be held between 7 and 18 November 2022.  Pets Day was held on 16 July 2022 in conjunction with Bathurst Winter Festival activities. Activities included a pet parade and dress-up competition. Prizes were awarded in various categories including for photographs of the cutest animals adopted from the Pound.  Weekly radio interviews were undertaken in October 2022. The radio interviews continue to be a valuable source of education and promotion for companion animals matters.  Educational Facebook posts were made in October 2022 regarding dogs on leads.  Off leash areas maintained by contractors when necessary.	

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
6.4 5.4	Meet Council's responsibilities under the Companion Animals Act 1998 and Impounding Act 1993 by promptly responding to customer requests and implementing enforcement action for breaches	Investigate animal related complaints, including matters reported after hours  Undertake regulatory action consistent with Council's Enforcement Policy for identified breaches	95% of customer requests responded to within adopted corporate standards  100% response to customer requests reported out of hours	Manager Environment	97.2% of customer requests responded to within adopted corporate standards for the period 1 July 2022 to 31 October 2022.  91 customer requests were investigated during the period 1 October 2022 to 31 October 2022.  100% of customer requests responded to out of hours.	
6.4	Meet Council's responsibilities under the Prevention of Cruelty to Animals Act 1979 and the Impounding Act 1993 in the operation of the Small and Large Animal Impounding Facilities	Operate Bathurst Animal Rehoming Centre	Implement social media program to promote rehoming of impounded dogs and cats  Increase the % of impounded dogs returned to owner or sold or released to welfare organisations  Increase the % of impounded cats returned to owner or sold or released to welfare organisations	Manager Environment	A minimum of one adoption post was made each month during the review period. "Help we are lost" posts were made regularly during the review period, trying to reunite impounded pets with their owners.  Visits to the adoption page on Council's website averaged 1,623 views per month between 1 July 2022 and 30 September 2022.  93.59% of dogs were returned to owner, sold or released to welfare organisations in the period between 1 July and 30 September 2022.  83.92% of cats were returned to owner, sold or released to welfare organisations in the period between 1 July and 30 September 2022.	
		Decommission Small Animal Pound at Vale Road site	Decommissioning and transfer of all functions complete by 30 November 2022	Manager Environment	Not yet commenced. Construction delays means that this process will not be fully completed by 30 November 2022.	
6.4 4.4 5.2 5.4	Meet Council's responsibilities under the Road Rules 2014 and Fines Act 1996	Monitor and enforce parking regulations on public roads  Implement a community education program regarding the Australian Road Rules	Daily monitoring undertaken  Educational social media posts conducted monthly	Manager Environment	Frequency of monitoring increasing but not yet back to pre-covid activities due to issues with IT hardware.  Two social media posts on parking enforcement made during the review period.	

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
6.4 5.2	Meet Council's contractual obligations under the Local Government Act 1993 in monitoring and enforcing parking regulations in public car parks	Monitor and enforce parking regulations in public car parks in accordance with contractual obligations	100% compliance with contractual obligations	Manager Environment	A return to pre-covid enforcement commenced in late September 2022 and continued in October 2022.	
3.1 3.2 3.3 3.4 6.4 1.4	Meet Council's responsibilities under the Protection of the Environment Operations Act	Investigate customer requests and pollution incidents Undertake regulatory action consistent with Council's Enforcement Policy for identified breaches	95% of customer requests responded to within adopted corporate standards	Manager Environment	100.0% of customer requests responded to within adopted corporate standards for the period 1 July 2022 to 31 October 2022. 20 customer requests were registered with Council in the period 1 October 2022 to 31 October 2022.	
		Undertake educational programs to enhance community knowledge	Implement the project activities identified in the Banishing Bathurst Butts project by March 2023	Manager Environment	Installation of butt bins and bus stop signage near the Bathurst Base Hospital precinct was completed in August 2022. Signage on public buses was installed in September 2022 and will feature for 26 weeks.	
3.3 3.5 6.1	Continue to improve the community's awareness and capacity regarding environmental sustainability	Communicate sustainability messages via a range of on-line and traditional media sources Conduct sustainability education programs	Weekly posts on the @sustainablebathurst Facebook page Conduct Sustainable Living Week in March 2023 Implement the River Connections program targeting primary school aged students by December 2022	Manager Environment	Posts were made a minimum of weekly on various sustainability themes during the period 1 July 2022 to 30 September 2022. Average monthly "reach" was 3,337 and "post engagement" was 630. Reach is a measure of how many people see content, and engagement how many people like/comment/share/save the posts. Preparation for the 2023 SLE event has commenced. Planning for the 2022 Sustainable Schools Grant program commenced in July 2022 and communication with schools was made in August 2022. Liaison with Rockley and Trunkey Creek Public Schools for the term 4 2022 program commenced in	

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
3.1 3.2 6.4	Implement Council's Onsite Sewage Management Strategy and meet Council's obligations under the Local Government Act 1993	Conduct inspections and issue approvals for existing onsite sewage management systems without approvals or requiring renewal	Increase the number of onsite sewage management systems with a current approval to operate	Manager Environment	September 2022, with cultural emersion and teacher training sessions completed in October 2022. The "Big River Day" is scheduled for November 2022. Inspection program is ongoing with a focus on high-risk systems and systems where the ownership is changing due to sale of the property. 79 approvals to operate have been issued for the period 1 July 2022 to 30 September 2022.	
3.1 3.4 3.5 1.4	Meet Council's obligations under the Local Government Act 1993 and community expectations to manage, restore, enhance and conserve the natural environment	Implement the Urban Waterways Management Plan  Implement the Biodiversity Management Plan  Implement the Pest Bird Management Plan  Implement the Roadside Vegetation Management Plan	Implement a priority project identified in the Urban Waterways Management Plan.  Implement a priority project identified in the Biodiversity Management Plan.  Implement a priority project identified in the Pest Bird Management Plan  Implement a priority project in the Roadside Vegetation Management Plan	Manager Environment	Planning for 2022/23 UWMP project activities commenced in July 2022. The Backyard Bird Count in association with Birdlife Australia is scheduled for October 2022. The Wattle Flat Racecourse Plan of Management was adopted by Council in August 2022 after considering submissions made during the public exhibition period. Project activities will focus on Indian Myna removal in Winter/Spring 2022.  Installation of signage and guideposts for high conservation value sections of roadway identified in the RVMP took place January and May 2022, focussing on priority areas in Napoleon Reef and Yetholme.	
3.5 3.3 6.6	Implement energy efficiency and renewable energy projects at Council facilities	Implement the Renewable Energy Action Plan	Implement a priority project identified in the Renewable Energy Action Plan	Energy Strategy Officer	Installation of a 100kW system on the new Central Tablelands Collections Facility was completed in September 2022. Since commissioning the system has covered ~40% of the site's power needs. Council in partnership with the Central NSW Joint Organisation has entered into a Renewable Energy	

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
					<p>Power Purchase Agreement which will commence on 1 January 2023. This will supply 100% renewable energy for large sites and streetlighting.</p> <p>The detailed design of a new large scale solar array for the Wastewater Treatment Plant was 90% complete in June 2022, with the tender documentation finalised in July 2022. The project is temporarily on hold to allow for other critical infrastructure works to commence.</p>	
<b>3.1</b> <b>3.4</b> <b>6.4</b> <b>1.4</b> <b>4.6</b>	<p>Meet Council's obligations under the Biodiversity Conservation Act 2016, Fisheries Management Act 1994 and Water Management Act 2000</p> <p>Meet Council's obligations under SEPP55 and related planning policies</p>	<p>Ensure the assessment of development applications meets all of the requirements of the Biodiversity Conservation Act 2016, Fisheries Management Act 1994, Vegetation SEPP and Koala SEPP</p> <p>Ensure that Council activities are compliant with the requirements of the Biodiversity Conservation Act 2016</p> <p>Ensure the assessment of development applications meets all of the requirements of SEPP55 and Council's Contaminated Land Policy</p>	<p>Number of development applications assessed and professional advice provided.</p> <p>Council policies and plans are reviewed and updated where required to ensure consistency with current legislation</p> <p>Assess vegetation removal applications in urban zones in accordance with the Vegetation SEPP in Council's DCP.</p> <p>Professional advice provided including pre-DA advice on contaminated land matters</p>	Manager Environment	<p>33 development applications were assigned for environmental assessment in during the period 1 October to 31 October 2022.</p> <p>Advice was provided throughout the review period for many Council activities and their implications under the Biodiversity Conservation Act.</p> <p>Advice was given and applications for vegetation removal were assessed throughout the review period.</p> <p>Advice provided on a regular basis at pre-lodgement stage and as a part of the assessment process. The Council capacity building program for contaminated land has been extended to 30 June 2023 and assistance from the project officer is ongoing. A revised version of the Contaminated Land Policy was adopted in August 2022.</p>	
<b>2.3</b> <b>3.3</b> <b>5.2</b>	Contribute to the development of Bathurst region as a Smart Community	Implement the Electric Vehicle Transition Plan	Implement a priority project identified in the Electric Vehicle Transition plan	Manager Environment	<p>Acquisition of hybrid vehicles for the passenger fleet commenced for two vehicles in July 2022.</p> <p>Investigation of options to procure an electric vehicle for garbage collection is ongoing. Options</p>	




Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
					for an electric medium sized truck are also being explored.  An MOU was signed with a company to investigate options for conversion of landfill gas into Hydrogen to power vehicles.	
<b>3.3</b> <b>3.5</b> <b>6.4</b> <b>3.1</b>	Meet Council's statutory reporting obligations under the Local Government Act 1993	Monitor the operational footprint of Council's operations and report on trends identified.  Measure and collate the trends in environmental condition across the Local Government Area	Collate data and prepare reports on Environmental data on an annual basis	Manager Environment	Trends in Council's operational footprint included in the monthly report prepared for internal review, with annual data included in the State of Environment (SOE) reporting.  Data for the Regional and BRC SOE reports was collated in July 2022 and preparation of the reports continued in October 2022. The 2021 and all previous reports are available on Council's website.  The food inspection program was ongoing throughout the review period and all of Council's inspection obligations under the Food Regulation Partnership were met.  The Annual Food Regulation Report was submitted to the NSW Food Authority in late July 2022.  1 customer request was registered with Council in the period 1 October 2022 to 31 October 2022.  100% of customer requests responded to within adopted corporate standards for the period 1 July 2022 to 31 October 2022.	
<b>6.4</b> <b>5.4</b>	Meet Council's obligations in the Food Regulation Partnership and the Food Act 2003	Conduct a program of inspections of food premises including home-based food premises to ensure compliance with regulations	Conduct an inspection of all high and medium risk food premises by June 2023  Implement a risk-based inspection program for home-based food premises  Prepare and distribute educational material on food safety three times annually  95% of customer requests responded to within adopted corporate standards	Manager Environment	Inspections of skin penetration premises commenced in August 2022.	
<b>6.4</b> <b>5.4</b>	Meet Council's obligations under the Public Health Act 2010 and	Conduct a program of inspections of skin penetration premises, public swimming and spa pools and cooling towers	Conduct an inspection of all skin penetration premises	Manager Environment		

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
	associated regulations		<p>Conduct an inspection of all public swimming pools and spa pools</p> <p>Implement the activities identified as Council's role in Legionella management and the inspection of cooling towers</p> <p>95% of customer requests responded to within adopted corporate standards</p>		<p>Public swimming pool inspections will recommence in Spring 2022.</p> <p>Legionella Management Plan was adopted by Council in February 2022. Implementation is ongoing.</p> <p>100% responded to within adopted corporate standards between 1 July 2022 and 31 October 2022.</p> <p>22 customer requests were registered with Council during the period 1 October 2022 to 31 October 2022.</p>	

## Development Assessment

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date				Status
1.5 4.1 4.6 6.4	Ensure the assessment of development and other applications, in accordance with planning instruments, development control plans and policies, occurs within appropriate timeframes.	To be at or below the state average for determination times of development applications	Comparative data provided as part of annual Local Development Performance Management (LDPM) to DPIE	Manager Development Assessment	NSW State Average 2020-21	Bathurst Regional Council <b>Oct 2022</b>	Bathurst Regional Council year to date average	<div><div></div><div></div><div></div></div>	
					Average gross days taken to determine a DA	63.00	58.73		
					Average nett days taken to determine a DA	32.92	42.65		
		To be at or below the state average of determination times for complying development	Comparative data provided as part of annual Local Development Performance Management (LDPM) to DPIE	Manager Development Assessment	NSW State Average 2020-21	Bathurst Regional Council <b>Oct 2022</b>	Bathurst Regional Council year to date average	<div><div></div><div></div><div></div></div>	
					Average days taken to determine a CDC	6.83	6.83		



## Planning


Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
1.5 2.1 3.3 4.1 4.3 4.6 5.5 6.4	Prepare relevant planning proposals to ensure Council's planning controls remain relevant and up to date.	Prepare draft LEP and DCP amendments	Planning proposals referred to NSW Department of Planning & Environment for gazettal	Manager Strategic Planning	<ol style="list-style-type: none"> <li>1. Laffing Waters Planning Proposal and DCP Amendment – Gateway determination received. DCP provisions being finalised.</li> <li>2. Bathurst Integrated Medical Centre – height and FSR – Gateway determination received. Awaiting amended documentation from proponent.</li> <li>3. Heritage Planning Proposal 2022 – update schedule 5. Gateway determination received. Public exhibition imminent.</li> <li>4. North St Perthville Planning Proposal – Reinstate Residential zone – Planning Proposal documentation being prepared.</li> <li>5. Review of Community Participation Plan – updates required identified and draft amendments being prepared.</li> <li>6. Ashworth Drive DCP amendment – reduction in landuse buffer. Council resolved not to proceed with the amendment at its August meeting.</li> <li>7. Perthville Levee DCP amendment – insert new DCP map to include lands behind the Perthville levee as flood protected lands under the DCP – DCP amendment placed on public exhibition.</li> </ol>	
1.5 2.1 3.3 4.1 4.3 4.6 5.5 6.4	Investigate relevant land use and planning issues of the Bathurst Region.	Prepare studies and plans.	Draft studies/plans completed or commenced by 30 June 2023.	Manager Strategic Planning	<ol style="list-style-type: none"> <li>1. Bathurst Region Active Transport Strategy – Visioning consultation completed.</li> <li>2. Southern Distributor Road Investigations – Issue paper to be prepared.</li> <li>3. Urban Expansion investigations – Engineering have engaged consultants to examine water and sewer infrastructure requirements. Planning staff supporting consultant's investigations of private lands.</li> </ol>	
1.5 4.1 4.3 4.6 5.2 5.5	Undertake urban design and place management investigations.	Prepare studies and plans.	Draft studies/plans completed or commenced by 30 June 2023.	Manager Strategic Planning	<ol style="list-style-type: none"> <li>1. Bathurst Town Centre Master Plan – adopted by Council at its July meeting as a reference document.</li> <li>2. Draft Policy "Future Proofing Our CBD – 2022 and Beyond" – public exhibition closed 22 August. Submission summary report being prepared.</li> </ol>	



Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
6.4					3. Streets as Shared Space Round 2 project – Machattie Lane to Parrish Lane – concept plans being finalised and negotiated. Procurement and implementation underway. 4. Village Plans – visioning consultation with Rockley, Peel and Sofala completed. 5. Former TAFE precinct – Council resolved at its August meeting to cease the EOI process. Opportunities for staged development process being investigated. 6. CBD Night Lights – possible opportunities for festive lighting in the CBD being identified. 7. Machattie Park/King's Parade precinct – options for staged improvements being identified.	
4.1 4.3 4.6 6.4	Review and update Council's section 7.11 plans.	Review existing or prepare new s7.11 Plans	Contributions plans requiring review identified by June 2023.	Manager Strategic Planning	1. Investigations underway to determine if stormwater plan should be moved to section 64 of LGA 1993.	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>
1.1 1.2 1.5 4.6 5.5 6.1 6.4	Implement the Bathurst Regional Heritage Plan.	Provide a Heritage Advisory Service.	Number of site visits undertaken by the heritage advisory service.	Manager Strategic Planning	1. 2022/23 site visits (to date): 22. 2. Heritage workshop to be held in late 2022/early 2023 focusing on heritage interpretation. – planning of workshop underway.	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>
		Provide heritage incentive funding programs to protect, maintain, enhance and promote the regions heritage assets.	Value of works generated from Council's incentive funds.	Manager Strategic Planning	1. Bathurst Region Local Heritage Fund – Applications for funding under 2022/23 program called and assessed. Grant offers made to 39 projects. Projects underway. 2. Bathurst Region Conservation and Interpretation Fund – Applications for funding under 2022/23 program called and assessed. Grant offers made to 5 projects. Projects underway. 3. Bathurst CBD Main Street Improvement Fund – Applications for funding under 2022/23 program called and assessed. Grant offers made to 8 projects. Projects underway.	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>
		Prepare and implement projects for the interpretation and display of cultural heritage and history information.	New interpretative/promotional information made available.	Manager Strategic Planning	1. Pillars of Bathurst Project handed over to Bathurst Library to convert to future digital biography. Final update of booklet and brochure and additional sign being considered.	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
					2. CBD Wayfinding Project – sign structures manufactured. Interpretation and wayfinding panels being developed. 3. Heritage Interpretation Plan for Macquarie View Tennis Club – consultation completed. Draft plan being prepared.	<div><div></div><div></div><div></div></div>
		Prepare research/studies into the region's heritage values	Studies/plans considered and adopted by Council.  Number of local heritage items included in the Local Environmental Plan.	Manager Strategic Planning	1. Condition Assessment and Maintenance Plan for the Street and Park Lamp Standards – NSW Heritage grant accepted. Project underway.	

## Economic Development

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
2.1 2.2 2.3 2.4 2.6 4.1 4.5 5.5 6.3	Implementation of the Economic Development Strategy 2018-2022 and associated actions.	Nurture economic infrastructure development by supporting the development of the aerodrome, industrial precincts, new residential developments and telecommunication.	Seek funding for economic infrastructure projects.	Manager Economic Development	<ul style="list-style-type: none"> <li>- Aerodrome promotional prospectus completed. New website copy complete for airport. EOIs received for Aerodrome study.</li> <li>- DA approved for Stage 1 of Kelso Industrial Estate expansion (\$4.8M Drought Stimulus Fund). CC to be submitted shortly.</li> <li>- Aerodrome scope finalised with grant authority (Growing Local Economies Fund \$2.9M).</li> <li>- Lease signed for Leading Edge data centre</li> <li>- Early stages of Funding proposal for better NBN connection for Raglan and parts of Kelso underway. Grant not available at this time.</li> <li>- Funding approval for nbn fibre to the premises at the Bathurst Airport.</li> <li>- Working with Telstra on funding proposal for better connectivity at Hill End. Grant not available at this time.</li> </ul>	
		Market-leading promotional campaigns to increase residential relocations and a sense of place.	<p>Continued support for joint regional relocation campaigns.</p> <p>All 4 entrance billboards and welcome signs updated/maintained as required.</p> <p>Lifestyle promotional content created/updated, including the Bathurst Region website/new Live Invest site.</p> <p>Annually updated New Resident Guide.</p>	Manager Economic Development	<ul style="list-style-type: none"> <li>- Contributed to Move to More Campaign. Joined the Regional Activators Alliance.</li> <li>- Listed Bathurst and villages on Pointer Remote.</li> <li>- New Resident Guide nearing completion.</li> <li>- Reinstated process for responding to Evo City enquiries.</li> <li>- Looking to change billboards over shortly.</li> <li>- New Live section on Bathurst Business Hub live. Website to change to bathurstliveinvest.com.au.</li> <li>- Four new resident interviews and photography sessions undertaken. Uploaded onto website.</li> </ul>	

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
		Support local businesses and start-ups through engagement, support and economic programs.	<p>12 eNewsletters</p> <p>Regularly posting on social media channels, including Facebook and Linked In.</p> <p>Respond to business@bathurst and live@bathurst email enquiries.</p> <p>Run business support programs including but not limited to BizMonth, Buy Local Gift Card, workshops and presentations.</p> <p>Business Support section on the Live Invest website updated and maintained.</p> <p>Attendance with Mayor / Councillors at 75% of Business Chamber board meetings.</p> <p>Attendance at 90% of Business Chamber After-Hours events.</p> <p>Representation at all</p>	Manager Economic Development	<ul style="list-style-type: none"> <li>- All eNewsletters sent to date.</li> <li>- Cluster Strategy complete. Events/engagements around cluster groups planned.</li> <li>- BizMonth held in February 2022. Planning for September 2022 BizMonth under way.</li> <li>- Secured regular spot in Business Chamber Board meeting. Representation at all Business Chamber events to date.</li> <li>- All Upstairs Startup hub board meetings attended to date.</li> <li>- Redesign Bathurst Business Hub website. New content being developed. Site to be rebranded to liveinvestbathurst.com.au.</li> <li>- Update to Forecast id population projections.</li> <li>- Spendmapp used to track impact of COVID on economy.</li> <li>- Successfully lobbied to have NSW Government population projections adjusted upwards.</li> </ul>	

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
			<p>"Upstairs Start-up Hub" board meetings.</p> <p>Promote resources to businesses including the ID websites and Spendmapp.</p> <p>Assist businesses and community groups in finding and securing grants.</p>			
		Grow local employment, investment and attract new businesses	<p>Organise the Bathurst Careers Expo with minimum 40 stalls and 1,500 attendees.</p> <p>Minimum of 60 new local jobs promoted each month via EVO Cities.</p> <p>Develop relocation proposals, relocation materials and support the relocation of new businesses through the Business Concierge Service.</p>	Manager Economic Development	<ul style="list-style-type: none"> <li>- Continued posting of EvoJobs.</li> <li>- 2021 Bathurst Careers Expo cancelled. Over 45 exhibitors signed up for August 2022 Careers Expo.</li> <li>- Ongoing support for the relocation of numerous businesses, particular interest from manufacturing and IT businesses.</li> <li>- Invest Bathurst campaign being developed including social media/TVC ad, new brochure and updated website.</li> <li>- Assistance IBM deal recently announced.</li> </ul>	
		Develop Bathurst into a Smart Community of national significance.	Bi-monthly Project Group meetings held.	Manager Economic Development	<ul style="list-style-type: none"> <li>- Discussions ongoing with various IT software development firms to be based in Bathurst.</li> <li>- Smart benches installed.</li> <li>- Investigations into various new Smart projects.</li> <li>- Creation of Digital Twin with Spatial Services. Launch to occur shortly.</li> </ul>	
		Support innovative practices from industry.	<p>Seek funding and roll out Smart Community priority projects.</p> <p>Promote Bathurst as a Smart Community.</p>			

# Attachment 8.3.3.1

## 2022-2023 Section 356 Donations Report as at 31 October 2022

Details	Reference	Date	Donations approved in Budget	Mt Pan Fee Waived	BMEC Donations	Sundry Donations	TOTAL
			\$	\$	\$	\$	\$
<b>Annual Budget</b>			<b>105,421.00</b>	<b>30,000.00</b>	<b>65,000.00</b>	<b>20,385.00</b>	<b>220,806.00</b>
<b>Spent to date:</b>							
Bathurst Rugby Club/Mr A Hart	S356 Policy	13/07/2022				-1,756.48	-1,756.48
WRAS Annual Subscription/donation	Operation Plan	15/07/2022	-2,617.00				-2,617.00
Evans Art Council	Operation Plan	26/07/2022	-3,000.00				-3,000.00
Bathurst Gardener's Club Inc	Operation Plan	26/07/2022	-500.00				-500.00
Bathurst Men's Shed Incorporated	Operation Plan	26/07/2022	-500.00				-500.00
Lions Club of Bathurst Inc	Operation Plan	26/07/2022	-2,000.00				-2,000.00
Quota Bathurst Inc	Operation Plan	26/07/2022	-1,500.00				-1,500.00
Festival of Bells	Operation Plan	26/07/2022	-1,000.00				-1,000.00
Lifeline Central West	Operation Plan	26/07/2022	-2,500.00				-2,500.00
Monkey Hill UHF Repeater	Operation Plan	26/07/2022	-1,000.00				-1,000.00
Sofala Progress Association	Operation Plan	26/07/2022	-2,000.00				-2,000.00
BMEC - CPSA Monthly Meetings -balance 02/06/2022	Operation Plan	28/07/2022			-371.36		-371.36
BMEC - CPSA Monthly Meetings - 07/07/2022	Operation Plan	28/07/2022			-721.82		-721.82
Bathurst Junior Sports Awards	Operation Plan	29/07/2022	-5,000.00				-5,000.00
Bathurst Seymour Centre Inc	Operation Plan	3/08/2022	-1,500.00				-1,500.00
Sydney International Piano Competition	Operation Plan	3/08/2022	-2,000.00				-2,000.00
BMEC - CPSA Monthly Meetings - 04/08/2022	Operation Plan	19/08/2022			-472.73		-472.73
Bathurst Refugee Support Group Inc. (BRSG)	Operation Plan	30/08/2022	-2,000.00				-2,000.00
Sofala & District AH&P Association	Operation Plan	8/09/2022	-350.00				-350.00
Bathurst City Colts Water Account	Operation Plan	14/09/2022	-2,971.85				-2,971.85
Bathurst Remembers / AVAMS / Communications and Resources Project	Operation Plan	15/09/2022	-1,000.00				-1,000.00
Bathurst City & RSL Band Association Inc	Operation Plan	20/09/2022	-5,000.00				-5,000.00
Mount Panorama Lions Club Inc	S356 Policy	7/10/2022				-35.00	-35.00
Architects OutWest Learning Group	21/09/22 Item 9.3.10	12/10/2022				-600.00	-600.00
BMEC - CPSA Monthly Meetings - 06/10/2022	Operation Plan	14/10/2022			-850.55		-850.55
BMEC - Bathurst Eisteddfod Sep 2022	Operation Plan	14/10/2022			-30,000.00		-30,000.00
BMEC - Bathurst Eisteddfod Sep 2022	S356 Policy	14/10/2022			-8,373.27		-8,373.27
Mitchell Conservatorium - BMEC Concerts	Operation Plan	14/10/2022			-758.18		-758.18
<b>Amount Spent</b>			<b>-36,438.85</b>	<b>0.00</b>	<b>-41,547.91</b>	<b>-2,391.48</b>	<b>-80,378.24</b>
<b>Available Balance before commitments</b>			<b>68,982.15</b>	<b>30,000.00</b>	<b>23,452.09</b>	<b>17,993.52</b>	<b>140,427.76</b>
<b>Committed:</b>							
Bathurst AH&P Association	Operation Plan		-8,244.00				-8,244.00
Macquarie Philharmonia - Platinum Donation	Operation Plan		-2,000.00				-2,000.00
The Neighbourhood Centre (formerly BINC)	Operation Plan		-900.00				-900.00
Bathurst City Colts Water Account	Operation Plan		-4,238.15				-4,238.15
CSU Foundation Trust (Gordon Bullock Scholarship)	Operation Plan		-3,000.00				-3,000.00
CSU Foundation Trust	Operation Plan		-5,000.00				-5,000.00
Bathurst District Sport & Rec (BDRSC) grants	Operation Plan		-20,000.00				-20,000.00
Western Sydney University Medical Scholarship	Operation Plan		-10,000.00				-10,000.00
Mitchell Conservatorium - BMEC Concerts	Operation Plan				-6,241.82		-6,241.82
BMEC - Bathurst Youth Council	Operation Plan				-2,000.00		-2,000.00
BMEC - CPSA Monthly Meetings	Operation Plan				-8,583.54		-8,583.54
Russell St Road Closures	Operation Plan		-10,000.00				-10,000.00
Country Women's Association of NSW - Central Western Group (CWA)	Operation Plan		-300.00				-300.00
Bathurst Filipino Australian Community Inc	Operation Plan		-300.00				-300.00
The Friends of the Bathurst War Memorial Carillon Inc	Operation Plan		-1,000.00				-1,000.00
Country Women's Association of NSW - Central Western Group (CWA)	Operation Plan				-1,000.00		-1,000.00
St Vincent de Paul - Assumption Conference	Operation Plan		-1,000.00				-1,000.00
Carillon Theatrical Society	Operation Plan				-5,000.00		-5,000.00
Bathurst Edgell Jog	Operation Plan		-3,000.00				-3,000.00
Bathurst & District National Trust and Wiradyuri Elders	21/09/22 Item 9.3.8				-437.27		-437.27
<b>Amount Committed</b>			<b>-68,982.15</b>	<b>0.00</b>	<b>-23,262.63</b>	<b>0.00</b>	<b>-92,244.78</b>
Adjustment between Funds			0.00			0.00	
<b>Available Balance</b>			<b>0.00</b>	<b>30,000.00</b>	<b>189.46</b>	<b>17,993.52</b>	<b>48,182.98</b>

Summary Remaining Budget	\$
Donations approved in Budget	0.00
Mt Pan Fee Waived	30,000.00
BMEC Donations	189.46
Sundry Donations	17,993.52
<b>Total Remaining</b>	<b>48,182.98</b>

Summary	\$
Total Budget	220,806.00
Less: Amount Spent	-80,378.24
Less: Amount Committed	-92,244.78
<b>Total Remaining</b>	<b>48,182.98</b>

## Market Rental Subsidies for 2022/23

NAME OF TENANT	LOCATION	Current Rent PA	Estimated Market Rent	BRC Rental Subsidy
Mitchell Conservatorium	Machattie Park Cott	575.00	17,569.00	16,994.00
Central Tablelands Woodcraft	Il Learmonth Park	603.00	16,349.00	15,746.00
Community Opportunity Shop	Ir 8 Lions Club Drive	1,150.00	21,798.00	20,648.00
Community Opportunity Shop	Ir Veggie Patch Church	1.00	16,349.00	16,348.00
Air Services Australia	Aerodrome - Comm	1.00	19,617.00	19,616.00
Taxi Cabs of Bathurst Co-opera	Communication tow	1,341.00	19,617.00	18,276.00
Master Communications & Elec	Communication tow	4,661.00	19,617.00	14,956.00
Bathurst City & RSL Band Asso	Walmer Park	239.00	21,798.00	21,559.00
Bathurst Lions Club Inc	Short St	1.10	16,349.00	16,347.90
Evans Arts Council Inc	Lee Street	500.00	5,450.00	4,950.00
Bathurst District Historical Socie	Mitre Street	1.00	10,900.00	10,899.00
Bathurst District Historical Socie	16 Stanley Street	1.00	10,900.00	10,899.00
Bathurst Meals on Wheels Inc	4 Watt Drive	1.00	54,483.00	54,482.00
Department of Defence (Air Car	Aerodrome - Lot 25	90.91	13,989.00	13,898.09
Department of Defence (Air Car	Aerodrome - Lot 36	90.91	40,402.00	40,311.09
				<b>295,930.08</b>

# Bathurst Regional Council

ANNUAL FINANCIAL STATEMENTS  
for the year ended 30 June 2022

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*A vibrant regional centre that enjoys a rural lifestyle . . . . .  
A Region full of community spirit and shared prosperity.*





# Bathurst Regional Council

## GENERAL PURPOSE FINANCIAL STATEMENTS

for the year ended 30 June 2022

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*A vibrant regional centre that enjoys a rural lifestyle . . . . .  
A Region full of community spirit and shared prosperity.*



**Bathurst Regional Council****General Purpose Financial Statements**for the year ended 30 June 2022

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**Overview**

Bathurst Regional Council is constituted under the Local Government Act 1993 (NSW) and has its principal place of business at:  
158 Russell Street  
Bathurst NSW 2795

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 B1-2.

Through the use of the internet, we have ensured that our reporting is timely, complete and available at minimum cost. All press releases, financial statements and other information are publicly available on our website [www.bathurst.nsw.gov.au](http://www.bathurst.nsw.gov.au).

Bathurst Regional Council

General Purpose Financial Statements

for the year ended 30 June 2022

Statement by Councillors and Management made pursuant to Section 413 (2c) of the *Local Government Act 1993* (NSW)

The attached general purpose financial statements have been prepared in accordance with:

- the *Local Government Act 1993* and the regulations made thereunder,
- the Australian Accounting Standards and other pronouncements of the Australian Accounting Standards Board
- the Local Government Code of Accounting Practice and Financial Reporting.

To the best of our knowledge and belief, these statements:

- present fairly the Council's operating result and financial position for the year
- 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 21 September 2022.



Robert Taylor  
Mayor

21 September 2022



Benjamin Fry  
Deputy Mayor

21 September 2022



David Sherley  
General Manager

21 September 2022



Aaron Jones  
Responsible Accounting Officer

21 September 2022

## Bathurst Regional Council

## Income Statement

for the year ended 30 June 2022

Original unaudited budget 2022	\$ '000	Notes	Actual 2022	Actual 2021
	<b>Income from continuing operations</b>			
51,370	Rates and annual charges	B2-1	51,039	49,230
29,685	User charges and fees	B2-2	24,928	23,486
2,633	Other revenues	B2-3	1,942	2,179
12,571	Grants and contributions provided for operating purposes	B2-4	15,882	12,905
20,078	Grants and contributions provided for capital purposes	B2-4	18,151	14,719
1,178	Interest and investment income	B2-5	872	812
2,400	Other income	B2-6	2,393	2,324
18,366	Net gain from the disposal of assets	B4-1	7,257	13,202
–	Fair value increment on investment properties	C1-8	982	590
138,281	<b>Total income from continuing operations</b>		<b>123,446</b>	<b>119,447</b>
	<b>Expenses from continuing operations</b>			
32,346	Employee benefits and on-costs	B3-1	36,092	34,677
44,617	Materials and services	B3-2	43,927	42,604
1,095	Borrowing costs	B3-3	1,098	1,224
26,785	Depreciation, amortisation and impairment of non-financial assets	B3-4	34,449	33,479
2,697	Other expenses	B3-5	1,729	1,906
107,540	<b>Total expenses from continuing operations</b>		<b>117,295</b>	<b>113,890</b>
30,741	<b>Operating result from continuing operations</b>		<b>6,151</b>	<b>5,557</b>
30,741	<b>Net operating result for the year attributable to Council</b>		<b>6,151</b>	<b>5,557</b>
10,664	<b>Net operating result for the year before grants and contributions provided for capital purposes</b>		<b>(12,000)</b>	<b>(9,162)</b>

The above Income Statement should be read in conjunction with the accompanying notes.

## Attachment 8.3.6.1

Bathurst Regional Council | Statement of Comprehensive Income | for the year ended 30 June 2022

### Bathurst Regional Council

#### Statement of Comprehensive Income

for the year ended 30 June 2022

\$ '000	Notes	2022	2021
<b>Net operating result for the year – from Income Statement</b>		<b>6,151</b>	<b>5,557</b>
<b>Other comprehensive income:</b>			
Amounts which will not be reclassified subsequently to the operating result			
Gain (loss) on revaluation of infrastructure, property, plant and equipment	C1-7	<b>117,044</b>	19,039
<b>Total items which will not be reclassified subsequently to the operating result</b>		<b>117,044</b>	19,039
<b>Total other comprehensive income for the year</b>		<b>117,044</b>	19,039
<b>Total comprehensive income for the year attributable to Council</b>		<b>123,195</b>	24,596

The above Statement of Comprehensive Income should be read in conjunction with the accompanying notes.

## Bathurst Regional Council

## Statement of Financial Position

as at 30 June 2022

\$ '000	Notes	2022	2021
<b>ASSETS</b>			
<b>Current assets</b>			
Cash and cash equivalents	C1-1	7,265	6,154
Investments	C1-2	71,730	62,100
Receivables	C1-4	10,609	9,581
Inventories	C1-5	4,164	4,580
Contract assets and contract cost assets	C1-6	2,484	2,304
Other	C1-9	1,072	675
<b>Total current assets</b>		<b>97,324</b>	<b>85,394</b>
<b>Non-current assets</b>			
Investments	C1-2	27,000	24,980
Receivables	C1-4	663	623
Inventories	C1-5	11,569	11,487
Infrastructure, property, plant and equipment (IPPE)	C1-7	1,535,175	1,421,297
Investment property	C1-8	17,093	16,111
Right of use assets	C2-1	169	219
<b>Total non-current assets</b>		<b>1,591,669</b>	<b>1,474,717</b>
<b>Total assets</b>		<b>1,688,993</b>	<b>1,560,111</b>
<b>LIABILITIES</b>			
<b>Current liabilities</b>			
Payables	C3-1	9,522	7,109
Contract liabilities	C3-2	9,666	7,069
Lease liabilities	C2-1	51	83
Borrowings	C3-3	5,107	5,056
Employee benefit provisions	C3-4	13,978	12,877
Provisions	C3-5	155	111
<b>Total current liabilities</b>		<b>38,479</b>	<b>32,305</b>
<b>Non-current liabilities</b>			
Payables	C3-1	1,242	1,218
Lease liabilities	C2-1	123	143
Borrowings	C3-3	29,317	31,123
Employee benefit provisions	C3-4	143	179
Provisions	C3-5	3,128	1,777
<b>Total non-current liabilities</b>		<b>33,953</b>	<b>34,440</b>
<b>Total liabilities</b>		<b>72,432</b>	<b>66,745</b>
<b>Net assets</b>		<b>1,616,561</b>	<b>1,493,366</b>
<b>EQUITY</b>			
Accumulated surplus	C4-1	702,366	696,215
IPPE revaluation reserve	C4-1	914,195	797,151
<b>Council equity interest</b>		<b>1,616,561</b>	<b>1,493,366</b>
<b>Total equity</b>		<b>1,616,561</b>	<b>1,493,366</b>

The above Statement of Financial Position should be read in conjunction with the accompanying notes.

## Bathurst Regional Council

## Statement of Changes in Equity

for the year ended 30 June 2022

\$ '000	Notes	2022			2021		
		Accumulated surplus	IPPE revaluation reserve	Total equity	Accumulated surplus	IPPE revaluation reserve	Total equity
Opening balance at 1 July		696,215	797,151	1,493,366	690,658	778,112	1,468,770
Net operating result for the year		6,151	–	6,151	5,557	–	5,557
<b>Other comprehensive income</b>							
Gain (loss) on revaluation of infrastructure, property, plant and equipment	C1-7	–	117,044	117,044	–	19,039	19,039
<b>Other comprehensive income</b>		–	117,044	117,044	–	19,039	19,039
<b>Total comprehensive income</b>		6,151	117,044	123,195	5,557	19,039	24,596
<b>Closing balance at 30 June</b>		702,366	914,195	1,616,561	696,215	797,151	1,493,366

The above Statement of Changes in Equity should be read in conjunction with the accompanying notes.

## Bathurst Regional Council

## Statement of Cash Flows

for the year ended 30 June 2022

Original unaudited budget 2022	\$ '000	Notes	Actual 2022	Actual 2021
<b>Cash flows from operating activities</b>				
<b>Receipts:</b>				
51,109	Rates and annual charges		51,497	49,296
29,668	User charges and fees		27,292	24,703
1,178	Interest received		777	864
32,649	Grants and contributions		34,800	29,148
–	Bonds, deposits and retentions received		543	–
4,741	Other		7,643	8,666
<b>Payments:</b>				
(32,717)	Payments to employees		(35,147)	(37,024)
(42,376)	Payments for materials and services		(48,959)	(48,013)
(1,095)	Borrowing costs		(1,087)	(1,224)
–	Bonds, deposits and retentions refunded		–	(346)
(2,670)	Other		(614)	(2,560)
40,487	<b>Net cash flows from operating activities</b>	G1-1	<b>36,745</b>	<b>23,510</b>
<b>Cash flows from investing activities</b>				
<b>Receipts:</b>				
–	Sale of investments		165,300	120,960
18,366	Sale of real estate assets		8,026	16,286
–	Proceeds from sale of IPPE		1,968	300
<b>Payments:</b>				
–	Purchase of investments		(166,450)	(117,760)
–	Acquisition of term deposits		(10,500)	(16,500)
(49,542)	Payments for IPPE		(31,611)	(21,763)
(4,000)	Purchase of real estate assets		(482)	(240)
–	Deferred debtors and advances made		(48)	(126)
(35,176)	<b>Net cash flows from investing activities</b>		<b>(33,797)</b>	<b>(18,843)</b>
<b>Cash flows from financing activities</b>				
<b>Receipts:</b>				
3,300	Proceeds from borrowings		3,300	3,875
<b>Payments:</b>				
(5,074)	Repayment of borrowings		(5,055)	(5,475)
–	Principal component of lease payments		(82)	(110)
(1,774)	<b>Net cash flows from financing activities</b>		<b>(1,837)</b>	<b>(1,710)</b>
3,537	<b>Net change in cash and cash equivalents</b>		<b>1,111</b>	<b>2,957</b>
13,103	Cash and cash equivalents at beginning of year		6,154	3,197
16,640	<b>Cash and cash equivalents at end of year</b>	C1-1	<b>7,265</b>	<b>6,154</b>
82,500	plus: Investments on hand at end of year	C1-2	98,730	87,080
99,140	<b>Total cash, cash equivalents and investments</b>		<b>105,995</b>	<b>93,234</b>

The above Statement of Cash Flows should be read in conjunction with the accompanying notes.

## Bathurst Regional Council

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## Bathurst Regional Council

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## A About Council and these financial statements

### A1-1 Basis of preparation

These financial statements were authorised for issue by Council on 26 October 2022. Council has the power to amend and reissue these financial statements in cases where critical information is received from public submissions or where the OLG directs Council to amend the financial statements.

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.

These general purpose financial statements have been prepared in accordance with Australian Accounting Standards and Australian Accounting Interpretations, the *Local Government Act 1993* (Act) and *Local Government (General) Regulation 2005* (Regulation), and the Local Government Code of Accounting Practice and Financial Reporting.

Council is a not for-profit entity.

The financial statements are presented in Australian dollars and are rounded to the nearest thousand dollars.

#### **Historical cost convention**

These financial statements have been prepared under the historical cost convention, as modified by the revaluation of certain infrastructure, property, plant and equipment and investment property.

#### **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 – refer Note C1-8
- (ii) estimated fair values of infrastructure, property, plant and equipment – refer Note C1-7
- (iii) estimated tip remediation provisions – refer Note C3-5
- (iv) employee benefit provisions – refer Note C3-4.

#### **Significant judgements in applying the Council's accounting policies**

- i. Impairment of receivables – refer Note C1-4.
- ii. Determination of whether performance obligations are sufficiently specific and whether the contract is within the scope of AASB 15 *Revenue from Contracts with Customers* and / or AASB 1058 *Income of Not-for-Profit Entities* – refer to Notes B2-2 – B2-4.

### **Monies and other assets received by Council**

#### **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
- Water service
- Sewerage service

## A1-1 Basis of preparation (continued)

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### 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.

A separate statement of monies held in the Trust Fund is available for inspection at the council office by any person free of charge.

### 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 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 that are recoverable from, or payable to, the taxation authority, are presented as operating cash flows.

### Volunteer services

Council relies on some volunteer services in the operation of various Museums. The volunteer services, whilst helping the facilities, would not be purchased if not voluntarily provided and the value of those services cannot be reliably measured.

### New accounting standards and interpretations issued but not yet effective

Certain new accounting standards and interpretations (ie. pronouncements) have been published by the Australian Accounting Standards Board that are not mandatory for the 30 June 2022 reporting period.

Council has elected not to apply any of these pronouncements in these financial statements before their operative dates.

As at the date of authorisation of these financial statements Council does not consider that any of these new (and still to be applied) standards and interpretations are likely to have a material impact on the Council's future financial statements, financial position, financial performance or cash flows.

### New accounting standards adopted during the year

During the year Council adopted all accounting standards and interpretations (as issued by the Australian Accounting Standards Board) which were mandatorily effective from the first time at 30 June 2022.

As at the date of authorisation of these financial statements Council does not consider that any of these standards and interpretations had a material impact on the Council's financial statements, financial position, financial performance or cash flows.

## B Financial Performance

### B1 Functions or activities

#### B1-1 Functions or activities – income, expenses and assets

Income, expenses and assets have been directly attributed to the following functions or activities. Details of those functions or activities are provided in Note B1-2.

\$ '000	Income		Expenses		Operating result		Grants and contributions		Carrying amount of assets	
	2022	2021	2022	2021	2022	2021	2022	2021	2022	2021
<b>Functions or activities</b>										
Governance	15	–	3,883	3,475	(3,868)	(3,475)	8,392	6,457	68	68
Administration	794	1,198	15,508	13,527	(14,714)	(12,329)	346	353	27,330	89,621
Public order and safety	564	481	1,832	1,951	(1,268)	(1,470)	280	291	12,167	8,543
Environment	14,192	10,682	12,305	9,220	1,887	1,462	938	230	225,299	172,149
Community services and education	2,900	2,714	3,629	2,437	(729)	277	2,273	2,365	12,042	11,241
Housing and community amenities	966	452	3,335	2,657	(2,369)	(2,205)	780	980	6,461	5,430
Water supplies	15,524	15,957	14,361	18,256	1,163	(2,299)	1,601	2,771	297,156	279,009
Sewerage services	16,056	15,064	12,293	14,559	3,763	505	1,335	1,066	189,388	194,209
Recreation and culture	7,829	9,561	18,573	17,402	(10,744)	(7,841)	4,941	2,763	266,489	234,252
Mining, manufacturing and construction	1,265	1,022	1,457	1,268	(192)	(246)	–	–	248	222
Transport and communication	15,944	11,899	25,528	25,134	(9,584)	(13,235)	12,678	10,135	609,264	556,171
Economic affairs	11,237	15,942	4,591	4,004	6,646	11,938	469	213	43,081	9,196
General Purpose Revenues	36,160	34,475	–	–	36,160	34,475	–	–	–	–
<b>Total functions and activities</b>	<b>123,446</b>	<b>119,447</b>	<b>117,295</b>	<b>113,890</b>	<b>6,151</b>	<b>5,557</b>	<b>34,033</b>	<b>27,624</b>	<b>1,688,993</b>	<b>1,560,111</b>

## B1-2 Components of functions or activities

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Details relating to the Council's functions or activities as reported in B1-1 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

### Public order and safety

Includes Council's fire and emergency services levy, fire protection, emergency services, enforcement of regulations and animal control.

### 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

Includes maintenance and operation of dams, water filtration plant, reservoirs and the reticulation of the water supply.

### Sewerage services

Includes maintenance and operation of the sewerage network of pipes, pump stations and treatment works.

### 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.

### 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.

## B2 Sources of income

## B2-1 Rates and annual charges

\$ '000	2022	2021
<b>Ordinary rates</b>		
Residential	20,416	19,688
Farmland	2,189	2,168
Mining	11	11
Business	6,190	5,994
Less: pensioner rebates (mandatory)	(664)	(664)
<b>Rates levied to ratepayers</b>	<b>28,142</b>	<b>27,197</b>
Pensioner rate subsidies received	365	365
<b>Total ordinary rates</b>	<b>28,507</b>	<b>27,562</b>
<b>Annual charges</b>		
(pursuant to s.496, s.496A, s.496B, s.501 & s.611)		
Domestic waste management services	6,810	6,508
Stormwater management services	398	390
Water supply services	3,265	3,367
Sewerage services	11,405	10,822
Waste management services (non-domestic)	1,000	922
Section 611 charges	39	40
Less: pensioner rebates (mandatory)	(427)	(424)
Less: pensioner rebates (Council policy)	(193)	(190)
<b>Annual charges levied</b>	<b>22,297</b>	<b>21,435</b>
Pensioner subsidies received:		
– Water	114	113
– Sewerage	111	110
– Domestic waste management	10	10
<b>Total annual charges</b>	<b>22,532</b>	<b>21,668</b>
<b>Total rates and annual charges</b>	<b>51,039</b>	<b>49,230</b>

Council has used 2019 year valuations provided by the NSW Valuer General in calculating its rates.

**Accounting policy**

Rates and annual charges are recognised as revenue at the beginning of the rating period to which they relate. Prepaid rates are recognised as a financial liability until the beginning of the rating period.

Pensioner rebates relate to reductions in rates and certain annual charges for eligible pensioners' place of residence in the local government council area that are not subsidised by the NSW Government.

Pensioner rate subsidies are received from the NSW Government to provide a contribution towards the pensioner rebates and are recognised within the underlying revenue item based on their substance.

## B2-2 User charges and fees

\$ '000	2022	2021
<b>Specific user charges</b>		
(per s.502 - specific 'actual use' charges)		
Water supply services	10,132	9,641
Sewerage services	1,636	1,613
Waste management services (non-domestic)	3,733	3,339
<b>Total specific user charges</b>	<b>15,501</b>	<b>14,593</b>
<b>Other user charges and fees</b>		
<b>(i) Fees and charges – statutory and regulatory functions (per s.608)</b>		
Planning and building regulation	1,585	1,393
Private works – section 67	32	43
Section 603 certificates	121	138
<b>Total fees and charges – statutory/regulatory</b>	<b>1,738</b>	<b>1,574</b>
<b>(ii) Fees and charges – other (incl. general user charges (per s.608))</b>		
Aerodrome	86	87
Advertising	4	1
Cemeteries	5	9
Art gallery	12	15
Child care	816	709
Bathurst rail museum	179	293
Chifley home	1	1
Entertainment centre	316	417
Library and art gallery	11	15
Mount panorama	1,533	1,009
National motor racing museum	254	381
Tourism	751	398
Transport for NSW works (state roads not controlled by Council)	2,543	3,093
Sewerage	840	622
Water	259	200
Other	79	69
<b>Total fees and charges – other</b>	<b>7,689</b>	<b>7,319</b>
<b>Total other user charges and fees</b>	<b>9,427</b>	<b>8,893</b>
<b>Total user charges and fees</b>	<b>24,928</b>	<b>23,486</b>

**Accounting policy**

Revenue arising from user charges and fees is recognised when or as the performance obligation is completed and the customer receives the benefit of the goods / services being provided.

The performance obligation relates to the specific services which are provided to the customers and generally the payment terms are within 30 days of the provision of the service or in some cases such as the aquatic centre, the customer is required to pay on arrival or a deposit in advance. There is no material obligation for Council in relation to refunds or returns.

Where an upfront fee is charged such as annual fees for the museum membership the fee is recognised on a straight-line basis over the expected life of the membership.

Licences granted by Council are all either short-term or low value and all revenue from licences is recognised at the time that the licence is granted rather than over the term of the licence.

**B2-3 Other revenues**

<b>\$ '000</b>	<b>2022</b>	<b>2021</b>
Fines	60	49
Fines – parking	48	132
Legal fees recovery – other	17	–
Commissions and agency fees	96	83
Diesel rebate	5	–
Insurance claims recoveries	26	29
Recycling income (non-domestic)	446	135
Insurance rebates	119	106
Mount Panorama	434	430
Recovery of Lehman Brothers investment	5	3
Reversal of tip remediation provision	–	237
Other	346	667
Sales – miscellaneous	340	308
<b>Total other revenue</b>	<b>1,942</b>	<b>2,179</b>

**Accounting policy for other revenue**

Where the revenue is earned for the provision of specified goods / services under an enforceable contract, revenue is recognised when or as the obligations are satisfied.

Statutory fees and fines are recognised as revenue when the service has been provided, the payment is received or when the penalty has been applied, whichever occurs first.

Other revenue is recorded when the payment is due, the value of the payment is notified, or the payment is received, whichever occurs first.

## B2-4 Grants and contributions

\$ '000	Operating 2022	Operating 2021	Capital 2022	Capital 2021
<b>General purpose grants and non-developer contributions (untied)</b>				
<b>General purpose (untied)</b>				
Financial assistance	3,931	3,118	–	–
<b>Payment in advance - future year allocation</b>				
Financial assistance	4,461	3,339	–	–
<b>Amount recognised as income during current year</b>	<b>8,392</b>	<b>6,457</b>	<b>–</b>	<b>–</b>
<b>Special purpose grants and non-developer contributions (tied)</b>				
Bushfire and emergency services	280	291	–	–
Community care	1,983	2,053	243	19
Community centres	–	–	(3)	38
Economic development	91	50	378	47
Environmental programs	188	202	–	28
Heritage and cultural	660	661	1,859	994
Kerb and gutter	–	–	21	–
LIRS subsidy	12	12	–	–
Mount Panorama	–	–	7	88
Other contributions	3	27	39	–
Other councils – joint works/services	190	235	–	–
Recreation and culture	31	56	2,176	964
Other specific grants	5	29	109	312
Sewerage services	–	–	275	–
Storm/flood damage	–	–	747	574
Strategic planning	780	12	–	–
Street lighting	108	108	–	–
Tourism	–	–	–	116
Transport (aerodrome)	–	–	2,090	–
Transport (cycleways)	–	–	1,435	512
Transport (other roads and bridges funding)	1,113	62	1,134	1,081
Transport (roads to recovery)	1,338	1,575	171	–
Transport for NSW contributions (regional roads, block grant)	705	1,016	1,663	619
Waste management	3	13	–	–
Water supplies	–	46	671	1,695
<b>Total special purpose grants and non-developer contributions – cash</b>	<b>7,490</b>	<b>6,448</b>	<b>13,015</b>	<b>7,087</b>
<b>Non-cash contributions</b>				
Dedications – subdivisions (other than by s7.4 and s7.11 – EP&A Act, s64 of the LGA)	–	–	1,377	1,848
Heritage/cultural	–	–	208	293
Other	–	–	–	1,100
<b>Total other contributions – non-cash</b>	<b>–</b>	<b>–</b>	<b>1,585</b>	<b>3,241</b>
<b>Total special purpose grants and non-developer contributions (tied)</b>	<b>7,490</b>	<b>6,448</b>	<b>14,600</b>	<b>10,328</b>
<b>Total grants and non-developer contributions</b>	<b>15,882</b>	<b>12,905</b>	<b>14,600</b>	<b>10,328</b>
<b>Comprising:</b>				
– Commonwealth funding	12,836	10,268	1,653	2,415
– State funding	2,104	2,376	11,123	4,457
– Other funding	942	261	1,824	3,456
	<b>15,882</b>	<b>12,905</b>	<b>14,600</b>	<b>10,328</b>

## Developer contributions

## Attachment 8.3.6.1

Bathurst Regional Council | Notes to the Financial Statements 30 June 2022

### B2-4 Grants and contributions (continued)

\$ '000	Notes	Operating 2022	Operating 2021	Capital 2022	Capital 2021
<b>Developer contributions:</b>	G3				
<b>(s7.4 &amp; s7.11 - EP&amp;A Act, s64 of the LGA):</b>					
<b>Cash contributions</b>					
S 7.11 – contributions towards amenities/services		–	–	1,511	2,295
S 64 – water supply contributions		–	–	930	1,030
S 64 – sewerage service contributions		–	–	1,060	1,066
Other developer contributions		–	–	50	–
<b>Total developer contributions – cash</b>		<b>–</b>	<b>–</b>	<b>3,551</b>	<b>4,391</b>
<b>Total developer contributions</b>		<b>–</b>	<b>–</b>	<b>3,551</b>	<b>4,391</b>
<b>Total contributions</b>		<b>–</b>	<b>–</b>	<b>3,551</b>	<b>4,391</b>
<b>Total grants and contributions</b>		<b>15,882</b>	<b>12,905</b>	<b>18,151</b>	<b>14,719</b>

continued on next page ...

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## B2-4 Grants and contributions (continued)

## Unspent grants and contributions

Certain grants and contributions are obtained by Council on the condition they be spent in a specified manner or in a future period but which are not yet spent in accordance with those conditions are as follows:

\$ '000	Operating 2022	Operating 2021	Capital 2022	Capital 2021
<b>Unspent grants</b>				
Unspent funds at 1 July	786	–	322	5,100
<b>Add:</b> Funds recognised as revenue in the reporting year but not yet spent in accordance with the conditions	634	879	5,231	–
<b>Less:</b> Funds recognised as revenue in previous years that have been spent during the reporting year	(247)	(93)	(769)	(4,778)
<b>Unspent funds at 30 June</b>	<b>1,173</b>	<b>786</b>	<b>4,784</b>	<b>322</b>
<b>Unspent contributions</b>				
Unspent funds at 1 July	–	–	45,083	43,131
<b>Add:</b> contributions recognised as revenue in the reporting year but not yet spent in accordance with the conditions	–	–	4,131	4,442
<b>Less:</b> contributions recognised as revenue in previous years that have been spent during the reporting year	–	–	(4,533)	(2,490)
<b>Unspent contributions at 30 June</b>	<b>–</b>	<b>–</b>	<b>44,681</b>	<b>45,083</b>

## Accounting policy

**Grants and contributions – enforceable agreement with sufficiently specific performance obligations**

Grant and contribution revenue from an agreement which is enforceable and contains sufficiently specific performance obligations is recognised as or when control of each performance obligations is transferred.

The performance obligations vary according to the agreement. Payment terms vary depending on the terms of the grant, cash is received upfront for some grants and on the achievement of certain payment milestones for others.

Performance obligations may be satisfied either at a point in time or over time and this is reflected in the revenue recognition pattern. Point in time recognition occurs when the beneficiary obtains control of the goods / services at a single time (e.g. completion of the project when a report / outcome is provided), whereas over time recognition is where the control of the services is ongoing throughout the project (e.g. provision of community health services through the year).

Where control is transferred over time, generally the input methods being either costs or time incurred are deemed to be the most appropriate methods to reflect the transfer of benefit.

**Capital grants**

Capital grants received by Council under an enforceable contract for the acquisition or construction of infrastructure, property, plant and equipment to identified specifications which will be under Council's control on completion are recognised as revenue as and when the obligation to construct or purchase is completed.

For construction projects, this is generally as the construction progresses in accordance with costs incurred since this is deemed to be the most appropriate measure of the completeness of the construction project.

For acquisitions of assets, the revenue is recognised when the asset is acquired and controlled by the Council.

**Developer contributions**

Council has obligations to provide facilities from contribution revenues levied on developers under the provisions of sections 7.4, 7.11 and 7.12 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

## B2-4 Grants and contributions (continued)

While Council generally incorporates these amounts as part of a Development Consents Order, such developer contributions are only recognised as income upon receipt by Council, due to the possibility that individual development consents may not be acted upon by the applicant and, accordingly, would not be payable to Council.

Developer contributions may only be expended for the purposes for which the contributions were required, but Council may apply contributions according to the priorities established in work schedules for the contribution plan.

### Other grants and contributions

Assets, including cash, received from other grants and contributions are recognised at fair value when the asset is received. Council considers whether there are any related liability or equity items associated with the asset which are recognised in accordance with the relevant accounting standard.

Once the assets and liabilities have been recognised then income is recognised for any remaining asset value at the time that the asset is received.

## B2-5 Interest and investment income

\$ '000	2022	2021
<b>Interest on financial assets measured at amortised cost</b>		
– Overdue rates and annual charges (incl. special purpose rates)	181	101
– Cash and investments	691	711
<b>Total interest and investment income (losses)</b>	<b>872</b>	<b>812</b>

### Accounting policy

Interest income is recognised using the effective interest rate at the date that interest is earned.

## B2-6 Other income

\$ '000	Notes	2022	2021
<b>Rental income</b>			
<b>Investment properties</b>			
Lease income (excluding variable lease payments not dependent on an index or rate)		678	663
Lease income relating to variable lease payments not dependent on an index or a rate		140	154
<b>Total Investment properties</b>		<b>818</b>	<b>817</b>
<b>Other lease income</b>			
Room/Facility Hire		1,376	1,302
Leaseback fees - council vehicles		199	205
<b>Total other lease income</b>		<b>1,575</b>	<b>1,507</b>
<b>Total rental income</b>	C2-2	<b>2,393</b>	<b>2,324</b>
<b>Total other income</b>		<b>2,393</b>	<b>2,324</b>

## B3 Costs of providing services

### B3-1 Employee benefits and on-costs

\$ '000	2022	2021
Salaries and wages	25,533	24,814
Travel expenses	483	508
Employee leave entitlements (ELE)	5,165	4,044
Superannuation	3,240	3,156
Workers' compensation insurance	1,142	1,597
Fringe benefit tax (FBT)	112	93
Payroll tax	298	286
Training costs (other than salaries and wages)	260	288
Protective clothing	1	4
Other	74	72
<b>Total employee costs</b>	<b>36,308</b>	<b>34,862</b>
Less: capitalised costs	(216)	(185)
<b>Total employee costs expensed</b>	<b>36,092</b>	<b>34,677</b>

#### Accounting policy

Employee benefit expenses are recorded when the service has been provided by the employee.

#### 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.

#### Superannuation 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.

Council participates in a defined benefit plan under the Local Government Superannuation Scheme, however, sufficient information to account for the plan as a defined benefit is not available and therefore 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 – refer to Note E3-1 for more information.

### B3-2 Materials and services

\$ '000	Notes	2022	2021
Raw materials and consumables		30,956	29,021
Contractor and consultancy costs		1,440	2,157
Audit Fees	F2-1	109	179
<b>Previously other expenses:</b>			
Councillor and Mayoral fees and associated expenses	F1-2	321	298
Advertising		514	909
Bank charges		158	154
Cleaning		704	609
Election expenses		316	–
Electricity and heating		2,357	2,313
Fire control expenses		8	5
Insurance		1,476	1,469
Office expenses (including computer expenses)		78	80
Postage		135	128
Printing and stationery		212	195
Street lighting		600	646
Subscriptions and publications		1,561	1,677
Telephone and communications		491	476
Valuation fees		164	194
Other expenses		10	2

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**B3-2 Materials and services (continued)**

\$ '000	2022	2021
<b>Legal expenses:</b>		
– Legal expenses: planning and development	92	–
– Legal expenses: debt recovery	83	47
– Legal expenses: other	489	490
Expenses from short-term leases	106	62
Expenses from leases of low value assets	115	114
Variable lease expense relating to usage	79	110
Recycling services	1,353	1,269
<b>Total materials and services</b>	<b>43,927</b>	<b>42,604</b>

**Accounting policy**

Expenses are recorded on an accruals basis as the Council receives the goods or services.

**B3-3 Borrowing costs**

\$ '000	2022	2021
<b>(i) Interest bearing liability costs</b>		
Interest on leases	21	13
Interest on overdraft	22	21
Interest on loans	1,055	1,190
<b>Total interest bearing liability costs</b>	<b>1,098</b>	<b>1,224</b>
<b>Total borrowing costs expensed</b>	<b>1,098</b>	<b>1,224</b>

**Accounting policy**

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 as incurred.

**B3-4 Depreciation, amortisation and impairment of non-financial assets**

\$ '000	Notes	2022	2021
<b>Depreciation and amortisation</b>			
Plant and equipment		2,586	2,629
Office equipment		519	439
Furniture and fittings		164	166
Land improvements (depreciable)		708	491
<b>Infrastructure:</b>	C1-7		
– Buildings		1,765	1,726
– Buildings – Leasehold Improvements		326	283
– Other structures		1,172	901
– Roads		14,364	14,256
– Bridges		1,009	994
– Footpaths		255	256
– Stormwater drainage		1,983	1,964
– Water supply network		4,561	4,459
– Sewerage network		4,342	4,281
– Swimming pools		158	158
Right of use assets	C2-1	80	114
<b>Other assets:</b>			
– Other		429	342
<b>Reinstatement, rehabilitation and restoration assets:</b>			
– Tip assets	C3-5, C1-7	28	20
<b>Total depreciation and amortisation costs</b>		<b>34,449</b>	<b>33,479</b>

**B3-4 Depreciation, amortisation and impairment of non-financial assets (continued)**

Total depreciation, amortisation and impairment for non-financial assets

**34,449****33,479****Accounting policy****Depreciation and amortisation**

Depreciation and amortisation are calculated using the straight line method to allocate their cost, net of their residual values, over their estimated useful lives. Useful lives are included in Note C1-7 for IPPE assets.

**Impairment of non-financial assets**

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.

Impairment losses for revalued assets are firstly offset against the amount in the revaluation surplus for the class of asset, with only the excess to be recognised in the Income Statement.

**B3-5 Other expenses**

<b>\$ '000</b>	<b>Notes</b>	<b>2022</b>	<b>2021</b>
<b>Impairment of receivables</b>			
Other		<b>53</b>	<b>(98)</b>
<b>Total impairment of receivables</b>	<b>C1-4</b>	<b>53</b>	<b>(98)</b>
<b>Other</b>			
Contributions/levies to other levels of government			
– NSW fire brigade levy		<b>331</b>	438
– NSW rural fire service levy		<b>337</b>	454
– Waste levy		<b>35</b>	65
– EPA payment for Sewerage Treatment		<b>23</b>	28
– Donations, contributions and assistance		<b>429</b>	654
– Footpath and gutter maintenance		<b>74</b>	93
– Somerville collection		<b>148</b>	(2)
Upper Macquarie County Council (Noxious Weeds)		<b>299</b>	274
<b>Total other expenses</b>		<b>1,729</b>	<b>1,906</b>

**Accounting policy**

Other expenses are recorded on an accruals basis when Council has an obligation for the expenses.

Impairment expenses are recognised when identified.

**B4 Gains or losses****B4-1 Gain or loss from the disposal, replacement and de-recognition of assets**

<b>\$ '000</b>	<b>Notes</b>	<b>2022</b>	<b>2021</b>
<b>Infrastructure, property, plant &amp; equipment</b>			
Proceeds from disposal – property		<b>1,388</b>	95
Less: carrying amount of property assets sold/written off		<b>(1,836)</b>	–
<b>Gain (or loss) on disposal</b>		<b>(448)</b>	<b>95</b>
<b>Gain (or loss) on disposal of plant and equipment</b>			
	C1-7		
Proceeds from disposal – plant and equipment		<b>580</b>	205
Less: carrying amount of plant and equipment assets sold/written off		<b>(157)</b>	(188)
<b>Gain (or loss) on disposal</b>		<b>423</b>	<b>17</b>
<b>Gain (or loss) on disposal of real estate assets held for sale</b>			
	C1-5		
Proceeds from disposal – real estate assets		<b>8,026</b>	16,286
Less: carrying amount of real estate assets sold/written off		<b>(744)</b>	(3,196)
<b>Gain (or loss) on disposal</b>		<b>7,282</b>	<b>13,090</b>
<b>Gain (or loss) on disposal of investments</b>			
	C1-2		
Proceeds from disposal/redemptions/maturities – investments		<b>58,200</b>	60,480
Less: carrying amount of investments sold/redeemed/matured		<b>(58,200)</b>	(60,480)
<b>Gain (or loss) on disposal</b>		<b>–</b>	<b>–</b>
<b>Net gain (or loss) from disposal of assets</b>		<b>7,257</b>	<b>13,202</b>

**Accounting policy**

Gains and losses on disposals are determined by comparing proceeds with carrying amount. The gain or loss on sale of an asset is determined when control of the asset has irrevocably passed to the buyer and the asset is de-recognised.

## B5 Performance against budget

### B5-1 Material budget variations

Council's original budget was adopted by the Council on 23/06/2021 and is not required to be audited. The original projections on which the budget was based have been affected by a number of factors. These include state and federal government decisions, including new grant programs, changing economic activity, environmental factors, and by decisions made by Council.

While these General Purpose Financial Statements include the original budget adopted by Council, the Act requires Council to review its financial budget on a quarterly basis, so it is able to manage the variation between actuals and budget that invariably occur during the year.

**Material variations of more than 10%** between original budget and actual results or where the variance is considered material by nature are explained below.

**Variation Key:** **F** = Favourable budget variation, **U** = Unfavourable budget variation.

\$ '000	2022 Budget	2022 Actual	2022 ----- Variance -----	
<b>Revenues</b>				
<b>User charges and fees</b>	<b>29,685</b>	<b>24,928</b>	<b>(4,757)</b>	<b>(16)% U</b>
Continuing La Nina and high-level water restrictions resulted in lower water usage of over \$2million from budget. Continuing COVID-19 restrictions saw User Charges down at many Council facilities, including BMEC \$544,000, Childrens Services \$290,000 and Mt Panorama \$1,439,000.				
<b>Other revenues</b>	<b>2,633</b>	<b>1,942</b>	<b>(691)</b>	<b>(26)% U</b>
Parking fines were \$318,000 below budget with reduced enforcement due to COVID. Other Revenues from Mt Panorama and other Council facilities were more than \$700,000 below budget with reduced events due to COVID.				
<b>Operating grants and contributions</b>	<b>12,571</b>	<b>15,882</b>	<b>3,311</b>	<b>26% F</b>
Prepayment of 2023 Financial Assistance Grant of \$4,461,000 received in 2022, less \$3,338,000 for 2022 received in 2021. Grant Milestones not achieved in 2021 saw an additional \$768,000 collected that was originally budgeted in 2021. Additional Grants received during the year of over \$2,161,000 for various projects.				
<b>Capital grants and contributions</b>	<b>20,078</b>	<b>18,151</b>	<b>(1,927)</b>	<b>(10)% U</b>
Delays in the planning and approval process for Council's Kelso Industrial Park development meant Grant revenue of \$3,554,752 will be delayed until 2023. Donated assets were \$1,281,000 below budget due to delays in private land development. Delays in achievement of Grant Milestones deferred receipt of \$2,871,000 into the 2023 year, while projects delayed in 2021 saw an additional \$1,334,000 collected that was originally budgeted in 2021. These were partially offset by additional Grants received during the year of over \$3,500,000 for various projects.				
<b>Interest and investment revenue</b>	<b>1,178</b>	<b>872</b>	<b>(306)</b>	<b>(26)% U</b>
The official Interest Rate remaining at historical lows for majority of the year resulted in Council's interest revenue being below budget.				
<b>Net gains from disposal of assets</b>	<b>18,366</b>	<b>7,257</b>	<b>(11,109)</b>	<b>(60)% U</b>
Delays in the planning and approval process for Council's land development program kept this income item under budget.				
<b>Fair value increment on investment property</b>	<b>–</b>	<b>982</b>	<b>982</b>	<b>∞ F</b>
Nil budget for this item due to ongoing uncertainties about improvements to CPI at time of budget preparation. CPI actually increased by 6.1% for the year.				
<b>Expenses</b>				
<b>Depreciation, amortisation and impairment of non-financial assets</b>	<b>26,785</b>	<b>34,449</b>	<b>(7,664)</b>	<b>(29)% U</b>
Revaluation increments in past 2 years not taken into account in preparing budget for 2022.				
<b>Other expenses</b>	<b>2,697</b>	<b>1,729</b>	<b>968</b>	<b>36% F</b>

**B5-1 Material budget variations (continued)**

	<b>2022</b>	<b>2022</b>	<b>2022</b>
<b>\$ '000</b>	<b>Budget</b>	<b>Actual</b>	<b>----- Variance -----</b>

Emergency Services Levy (ESL) paid for 2022 \$280,000 less than budget, plus received \$319,000 in advance for ESL refund of 2023 levy. Section 356 donations \$122,000 less than budget due to COVID restricting community events. Contribution to Somerville Collection was \$96,900 above budget due to decreased admissions, and higher costs, increasing Council's contribution expense.

**Statement of cash flows**

<b>Cash flows from operating activities</b>	<b>40,487</b>	<b>36,745</b>	<b>(3,742)</b>	<b>(9)%</b>	<b>U</b>
---	---------------	---------------	----------------	-------------	----------

A combination of above variances, mainly User Charges & Fees down \$4,207,000, Other revenues down \$2,100,000, with Grants and Contributions up \$2,161,000. Payments to employees also up \$2,269,000 despite Employee benefits & oncosts being on-budget - COVID and delays to capital projects saw Council undertake more operational work rather than capital, which saw wages expense in the operating statement instead of construction of assets, but this offset by large (non-cash) reduction in present value of leave entitlements due to high CPI at end of year.

**C Financial position****C1 Assets we manage****C1-1 Cash and cash equivalents**

<b>\$ '000</b>	<b>2022</b>	<b>2021</b>
----------------	-------------	-------------

**Cash assets**

Cash on hand and at bank

**7,265**

6,154

**Total cash and cash equivalents****7,265****6,154****Reconciliation of cash and cash equivalents**

Total cash and cash equivalents per Statement of Financial Position

**7,265**

6,154

**Balance as per the Statement of Cash Flows****7,265****6,154****Accounting policy**

For Statement of Cash Flow presentation purposes, cash and cash equivalents include: 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.

## C1-2 Financial investments

\$ '000	2022 Current	2022 Non-current	2021 Current	2021 Non-current
<b>Debt securities at amortised cost</b>				
Long term deposits	71,730	13,500	57,000	17,730
NCD's, FRN's (with maturities > 3 months)	–	13,500	5,100	7,250
<b>Total</b>	<b>71,730</b>	<b>27,000</b>	<b>62,100</b>	<b>24,980</b>
<b>Total financial investments</b>	<b>71,730</b>	<b>27,000</b>	<b>62,100</b>	<b>24,980</b>
<b>Total cash assets, cash equivalents and investments</b>	<b>78,995</b>	<b>27,000</b>	<b>68,254</b>	<b>24,980</b>

**Accounting policy**

Financial instruments are recognised initially on the date that the Council becomes party to the contractual provisions of the instrument.

On initial recognition, all financial instruments are measured at fair value plus transaction costs (except for instruments measured at fair value through profit or loss where transaction costs are expensed as incurred).

*Financial assets*

All recognised financial assets are subsequently measured in their entirety at either amortised cost or fair value, depending on the classification of the financial assets.

*Classification*

On initial recognition, Council classifies its financial assets into the following categories – those measured at:

- amortised cost
- fair value through profit and loss (FVTPL)
- fair value through other comprehensive income – equity instrument (FVOCI-equity)

Financial assets are not reclassified subsequent to their initial recognition.

*Amortised cost*

Assets measured at amortised cost are financial assets where:

- the business model is to hold assets to collect contractual cash flows, and
- the contractual terms give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Council's financial assets measured at amortised cost comprise trade and other receivables, term deposits and cash and cash equivalents in the Statement of Financial Position. Subsequent to initial recognition, these assets are carried at amortised cost using the effective interest rate method less provision for impairment. Interest income, impairment and gains or loss on de-recognition are recognised in profit or loss.

*Fair value through other comprehensive income – equity instruments*

Council has a number of strategic investments in entities over which they do not have significant influence nor control. Council has made an irrevocable election to classify these equity investments as fair value through other comprehensive income as they are not held for trading purposes.

These investments are carried at fair value with changes in fair value recognised in other comprehensive income (financial asset reserve). On disposal any balance in the financial asset reserve is transferred to accumulated surplus and is not reclassified to profit or loss. Other net gains and losses excluding dividends are recognised in Other Comprehensive Income Statement.

*Financial assets through profit or loss*

All financial assets not classified as measured at amortised cost or fair value through other comprehensive income as described above are measured at fair value through profit or loss. Net gains or losses, including any interest or dividend income, are recognised in profit or loss. Council's financial assets measured at fair value through profit or loss comprise investments in FRNs and NCDs in the Statement of Financial Position.

## C1-3 Restricted and allocated cash, cash equivalents and investments

\$ '000	2022	2021
(a) Externally restricted cash, cash equivalents and investments		
<b>Total cash, cash equivalents and investments</b>	<b>105,995</b>	<b>93,234</b>
Less: Externally restricted cash, cash equivalents and investments	<b>(96,526)</b>	<b>(79,042)</b>
<b>Cash, cash equivalents and investments not subject to external restrictions</b>	<b>9,469</b>	<b>14,192</b>
<b>External restrictions</b>		
<b>External restrictions – included in liabilities</b>		
External restrictions included in cash, cash equivalents and investments above comprise:		
Specific purpose unexpended grants – general fund	<b>5,950</b>	1,101
Specific purpose unexpended grants – water fund	<b>7</b>	7
Specific purpose unexpended loans – general	<b>10,045</b>	2,272
<b>External restrictions – included in liabilities</b>	<b>16,002</b>	<b>3,380</b>
<b>External restrictions – other</b>		
External restrictions included in cash, cash equivalents and investments above comprise:		
Developer contributions – general	<b>13,623</b>	15,559
Developer contributions – water fund	<b>9,922</b>	9,508
Developer contributions – sewer fund	<b>21,137</b>	20,016
Water fund	<b>9,626</b>	7,476
Sewer fund	<b>22,889</b>	20,551
Stormwater management	<b>622</b>	390
Domestic waste management	<b>2,705</b>	2,162
<b>External restrictions – other</b>	<b>80,524</b>	<b>75,662</b>
<b>Total external restrictions</b>	<b>96,526</b>	<b>79,042</b>

Cash, cash equivalents and investments subject to external restrictions are those which are only available for specific use by Council due to a restriction placed by legislation or third-party contractual agreement.

\$ '000	2022	2021
(b) Internal allocations		
<b>Internal allocations</b>		
At 30 June, Council has internally allocated funds to the following:		
Employees leave entitlement	<b>138</b>	138
Aerodrome	<b>51</b>	–
Administration	<b>230</b>	321
Building maintenance and improvements	<b>227</b>	246
Carry over works	<b>585</b>	830
Cultural and community services	<b>698</b>	675
Environmental	<b>81</b>	8
Land development	<b>6,615</b>	10,818
Plant and vehicle replacement	<b>545</b>	847
Waste employee leave entitlements	<b>251</b>	251
<b>Total internal allocations</b>	<b>9,421</b>	<b>14,134</b>

Cash, cash equivalents and investments not subject to external restrictions may be internally allocated by resolution or policy of the elected Council.

## C1-4 Receivables

\$ '000	2022 Current	2022 Non-current	2021 Current	2021 Non-current
Rates and annual charges	1,994	171	2,170	168
Interest and extra charges	1,010	–	967	–
User charges and fees	3,434	–	3,353	–
Accrued revenues				
– Interest on investments	242	–	190	–
– Other income accruals	143	–	184	–
Deferred debtors	63	492	52	455
Government grants and subsidies	10	–	59	–
Net GST receivable	918	–	903	–
Sundry debtors	2,873	–	1,727	–
<b>Total</b>	<b>10,687</b>	<b>663</b>	<b>9,605</b>	<b>623</b>
<b>Less: provision for impairment</b>				
User charges and fees	(58)	–	(3)	–
Other debtors	(20)	–	(21)	–
<b>Total provision for impairment – receivables</b>	<b>(78)</b>	<b>–</b>	<b>(24)</b>	<b>–</b>
<b>Total net receivables</b>	<b>10,609</b>	<b>663</b>	<b>9,581</b>	<b>623</b>

\$ '000	2022	2021
<b>Movement in provision for impairment of receivables</b>		
Balance at the beginning of the year (calculated in accordance with AASB 139)	24	134
+ new provisions recognised during the year	54	–
– amounts provided for but recovered during the year	–	(110)
<b>Balance at the end of the year</b>	<b>78</b>	<b>24</b>

## Accounting policy

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.

## Impairment

Impairment of financial assets measured at amortised cost is recognised on an expected credit loss (ECL) basis.

When determining whether the credit risk of a financial asset has increased significantly since initial recognition, and when estimating ECL, the Council considers reasonable and supportable information that is relevant and available without undue cost or effort. This includes both quantitative and qualitative information and analysis based on Council's historical experience and informed credit assessment, and including forward-looking information.

When considering the ECL for rates debtors, Council takes into account that unpaid rates represent a charge against the rateable property that will be recovered when the property is next sold. For non-rates debtors, Council uses the presumption that an asset which is more than 30 days past due has seen a significant increase in credit risk.

The Council uses the presentation that a financial asset is in default when:

- the other party is unlikely to pay its credit obligations to the Council in full, without recourse by the Council to actions such as realising security (if any is held) or
- the financial assets (for non-rates debtors) are more than 90 days past due.

Credit losses are measured as the present value of the difference between the cash flows due to the entity in accordance with the contract, and the cash flows expected to be received. This is applied using a probability weighted approach.

On initial recognition of the asset, an estimate of the expected credit losses for the next 12 months is recognised. Where the asset has experienced significant increase in credit risk then the lifetime losses are estimated and recognised.

Council uses the simplified approach for trade receivables where the expected lifetime credit losses are recognised on day 1.

## C1-4 Receivables (continued)

There has been no change in the estimation techniques or significant assumptions made during the current reporting period.

The Council writes off a trade receivable when there is information indicating that the debtor is in severe financial difficulty and there is no realistic prospect of recovery, e.g. when the debtor has been placed under liquidation or has entered into bankruptcy proceedings, or when the receivables are over 1 years past due, whichever occurs first.

None of the receivables that have been written off are subject to enforcement activity.

Where the Council renegotiates the terms of receivables due from certain customers, the new expected cash flows are discounted at the original effective interest rate and any resulting difference to the carrying value is recognised in profit or loss.

Rates and annual charges outstanding are secured against the property.

## C1-5 Inventories

\$ '000	2022 Current	2022 Non-current	2021 Current	2021 Non-current
<b>(i) Inventories at cost</b>				
Real estate for resale	3,320	11,569	3,664	11,487
Stores and materials	555	–	621	–
Trading stock	289	–	295	–
<b>Total inventories at cost</b>	<b>4,164</b>	<b>11,569</b>	<b>4,580</b>	<b>11,487</b>
<b>Total inventories</b>	<b>4,164</b>	<b>11,569</b>	<b>4,580</b>	<b>11,487</b>

### Accounting policy

#### 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. Costs are assigned to individual items of inventory on the 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.

#### Land held for resale

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.

## C1-6 Contract assets and Contract cost assets

\$ '000	2022 Current	2022 Non-current	2021 Current	2021 Non-current
Contract assets	2,484	–	2,304	–
<b>Total contract assets and contract cost assets</b>	<b>2,484</b>	<b>–</b>	<b>2,304</b>	<b>–</b>

### Contract assets

Transport Assets	2,357	–	1,734	–
Flood Security Works	–	–	418	–
Other	127	–	152	–

continued on next page ...

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## C1-6 Contract assets and Contract cost assets (continued)

\$ '000	2022	2022	2021	2021
	Current	Non-current	Current	Non-current
Total contract assets	2,484	–	2,304	–

**Significant changes in contract assets**

Contract Assets have increased from 2021 due to grant programs from other levels of Government, where we have incurred expenditure but not reached milestones listed in grant agreements for payment of income.

**Accounting policy****Contract assets**

Contract assets represent Councils right to payment in exchange for goods or services the Council has transferred to a customer when that right is conditional on something other than the passage of time.

Contract assets arise when the amounts billed to customers are based on the achievement of various milestones established in the contract and therefore the amounts recognised as revenue in a given period do not necessarily coincide with the amounts billed to or certified by the customer. Once an invoice or payment claim is raised or the relevant milestone is reached, Council recognises a receivable.

Impairment of contract assets is assessed using the simplified expected credit loss model where lifetime credit losses are recognised on initial recognition.

## C1-7 Infrastructure, property, plant and equipment

By aggregated asset class	At 1 July 2021			Asset movements during the reporting period					At 30 June 2022		
	Gross carrying amount	Accumulated depreciation and impairment	Net carrying amount	Additions renewals <sup>1</sup>	Additions new assets	Carrying value of disposals	Depreciation expense	Revaluation increments to equity (ARR)	Gross carrying amount	Accumulated depreciation and impairment	Net carrying amount
\$ '000											
Plant and equipment	29,097	(18,434)	10,663	1,549	–	(157)	(2,586)	–	29,556	(20,087)	9,469
Office equipment	3,179	(2,145)	1,034	–	187	–	(519)	–	3,367	(2,665)	702
Furniture and fittings	2,081	(1,483)	598	–	–	–	(164)	–	2,081	(1,647)	434
<b>Land:</b>											
– Operational land	103,917	–	103,917	–	152	(1,120)	–	13,574	116,523	–	116,523
– Community land	19,897	–	19,897	–	–	–	–	2,978	22,875	–	22,875
– Land under roads (post 30/6/08)	1,480	–	1,480	–	–	–	–	84	1,564	–	1,564
Land improvements – depreciable	30,571	(7,094)	23,477	–	489	(18)	(708)	2,449	34,313	(8,624)	25,689
<b>Infrastructure:</b>											
– Buildings	187,756	(58,298)	129,458	784	6,587	(661)	(1,765)	22,113	226,395	(69,879)	156,516
– Buildings – leasehold improvements	5,468	(306)	5,162	13	–	(31)	(326)	–	5,404	(586)	4,818
– Other structures	37,799	(13,626)	24,173	45	3,299	(6)	(1,172)	2,258	44,672	(16,075)	28,597
– Roads	483,787	(174,710)	309,077	4,486	1,440	–	(14,364)	31,676	541,817	(209,502)	332,315
– Bridges	99,939	(44,286)	55,653	–	1,272	–	(1,009)	5,910	112,016	(50,190)	61,826
– Footpaths	19,718	(6,661)	13,057	323	321	–	(255)	1,423	22,513	(7,644)	14,869
– Bulk earthworks (non-depreciable)	142,831	–	142,831	2,448	30	–	–	15,440	160,749	–	160,749
– Stormwater drainage	194,753	(50,899)	143,854	370	1,731	–	(1,983)	8,091	207,975	(55,912)	152,063
– Water supply network	377,000	(137,168)	239,832	3,573	870	–	(4,561)	14,169	390,897	(137,014)	253,883
– Sewerage network	237,077	(90,533)	146,544	52	1,266	–	(4,342)	(5,802)	259,967	(122,249)	137,718
– Swimming pools	15,945	(2,219)	13,726	–	–	–	(158)	1,316	17,492	(2,608)	14,884
<b>Other assets:</b>											
– Other	48,237	(13,150)	35,087	7	510	–	(429)	1,365	50,839	(14,299)	36,540
<b>Reinstatement, rehabilitation and restoration assets (refer Note 15):</b>											
– Tip assets	1,777	–	1,777	1,392	–	–	(28)	–	3,169	(28)	3,141
<b>Total infrastructure, property, plant and equipment</b>	<b>2,042,309</b>	<b>(621,012)</b>	<b>1,421,297</b>	<b>15,042</b>	<b>18,154</b>	<b>(1,993)</b>	<b>(34,369)</b>	<b>117,044</b>	<b>2,254,184</b>	<b>(719,009)</b>	<b>1,535,175</b>

(1) Renewals are defined as the replacement of existing assets (as opposed to the acquisition of new assets).

## C1-7 Infrastructure, property, plant and equipment (continued)

By aggregated asset class	At 1 July 2020			Asset movements during the reporting period						At 30 June 2021		
	Gross carrying amount	Accumulated depreciation and impairment	Net carrying amount	Additions renewals <sup>1</sup>	Additions new assets	Carrying value of disposals	Depreciation expense	Adjustments and transfers	Revaluation increments to equity (ARR)	Gross carrying amount	Accumulated depreciation and impairment	Net carrying amount
<b>\$ '000</b>												
Plant and equipment	28,516	(16,268)	12,248	1,232	–	(188)	(2,629)	–	–	29,097	(18,434)	10,663
Office equipment	2,937	(1,715)	1,222	243	8	–	(439)	–	–	3,179	(2,145)	1,034
Furniture and fittings	2,081	(1,317)	764	–	–	–	(166)	–	–	2,081	(1,483)	598
<b>Land:</b>												
– Operational land	103,347	–	103,347	–	605	–	–	–	(35)	103,917	–	103,917
– Community land	17,542	–	17,542	–	–	–	–	–	2,355	19,897	–	19,897
– Land under roads (post 30/6/08)	1,247	–	1,247	–	233	–	–	–	–	1,480	–	1,480
Land improvements – depreciable	25,594	(5,446)	20,148	–	694	–	(491)	–	3,126	30,571	(7,094)	23,477
<b>Infrastructure:</b>												
– Buildings – non-specialised	186,474	(56,760)	129,714	343	1,402	–	(1,726)	–	(275)	187,756	(58,298)	129,458
– Buildings – specialised	5,325	(23)	5,302	143	–	–	(283)	–	–	5,468	(306)	5,162
– Other structures	29,202	(8,578)	20,624	351	983	–	(901)	(1,238)	4,354	37,799	(13,626)	24,173
– Roads	479,464	(160,454)	319,010	2,758	1,565	–	(14,256)	–	–	483,787	(174,710)	309,077
– Bridges	98,548	(43,292)	55,256	1,391	–	–	(994)	–	–	99,939	(44,286)	55,653
– Footpaths	18,912	(6,405)	12,507	350	456	–	(256)	–	–	19,718	(6,661)	13,057
– Bulk earthworks (non-depreciable)	140,499	–	140,499	532	1,800	–	–	–	–	142,831	–	142,831
– Stormwater drainage	193,586	(48,935)	144,651	5	1,162	–	(1,964)	–	–	194,753	(50,899)	143,854
– Water supply network	367,468	(131,459)	236,009	5,870	242	–	(4,459)	–	2,170	377,000	(137,168)	239,832
– Sewerage network	233,488	(85,427)	148,061	459	982	–	(4,281)	–	1,323	237,077	(90,533)	146,544
– Swimming pools	15,945	(2,061)	13,884	–	–	–	(158)	–	–	15,945	(2,219)	13,726
<b>Other assets:</b>												
– Other	40,978	(13,538)	27,440	39	691	–	(342)	1,238	6,021	48,237	(13,150)	35,087
<b>Reinstatement, rehabilitation and restoration assets (refer Note 15):</b>												
– Tip assets	1,434	(102)	1,332	–	–	–	(20)	465	–	1,777	–	1,777
<b>Total infrastructure, property, plant and equipment</b>	<b>1,992,587</b>	<b>(581,780)</b>	<b>1,410,807</b>	<b>13,716</b>	<b>10,823</b>	<b>(188)</b>	<b>(33,365)</b>	<b>465</b>	<b>19,039</b>	<b>2,042,309</b>	<b>(621,012)</b>	<b>1,421,297</b>

(1) Renewals are defined as the replacement of existing assets (as opposed to the acquisition of new assets).

## C1-7 Infrastructure, property, plant and equipment (continued)

### Accounting policy

Infrastructure, property, plant and equipment are held at fair value. Independent valuations are performed at least every five years, however the carrying amount of assets is assessed at each reporting date to confirm that it is not materially different from current fair value.

Water and sewerage network assets are indexed at each reporting period in accordance with the Rates Reference Manual issued by Crown Lands and Water (CLAW).

Increases in the carrying amounts arising on revaluation are credited to the 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.

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:

<b>Plant and equipment</b>	<b>Years</b>	<b>Other equipment</b>	<b>Years</b>
Office equipment	5 to 10	Playground equipment	5 to 15
Office furniture	10 to 20	Benches, seats etc.	10 to 20
Computer equipment	4		
Vehicles	5 to 8	<b>Buildings</b>	
Heavy plant/road making equipment	5 to 8	Buildings: masonry	50 to 100
Other plant and equipment	5 to 15	Buildings: other	20 to 40
<b>Water and sewer assets</b>		<b>Stormwater assets</b>	
Dams and reservoirs	80 to 100	Drains	80 to 100
Bores	20 to 40	Culverts	50 to 80
Reticulation pipes: PVC	70 to 80	Flood control structures	80 to 100
Reticulation pipes: other	25 to 75		
Pumps and telemetry	15 to 20		
<b>Transportation assets</b>		<b>Other infrastructure assets</b>	
Sealed roads: surface	20	Bulk earthworks	Non-depreciable
Sealed roads: structure	50	Swimming pools	50
Unsealed roads	20	Other open space/recreational assets	20
Bridge: concrete	100	Other infrastructure	20
Bridge: other	50		
Road pavements	60		
Kerb, gutter and footpaths	80		

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.

### 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. Land under roads acquired after 1 July 2008 is recognised in accordance with the IPPE accounting policy.

### 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.

## C1-7 Infrastructure, property, plant and equipment (continued)

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.

### Rural Fire Service assets

Under Section 119 of the *Rural Fire Services Act 1997 (NSW)*, "all firefighting 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 firefighting equipment has been purchased or constructed".

Council recognises rural fire service assets including land and buildings however the fire fighting vehicles or "red fleet" are not considered to be under the control of Council and are therefore not recognised in these financial statements.

## C1-8 Investment properties

\$ '000	2022	2021
<b>Owned investment property</b>		
Investment property on hand at fair value	<b>17,093</b>	16,111
<b>Total owned investment property</b>	<b>17,093</b>	<b>16,111</b>

### Owned investment property

#### At fair value

Opening balance at 1 July	<b>16,111</b>	15,521
Net gain/(loss) from fair value adjustments	<b>982</b>	590
<b>Closing balance at 30 June</b>	<b>17,093</b>	<b>16,111</b>

### Accounting policy

Investment property, principally comprising freehold office buildings, is held for long-term rental yields and is not occupied by the Council. Changes in fair values are recorded in the Income Statement as part of other income.

## C1-9 Other

### Other assets

	2022 Current	2022 Non-current	2021 Current	2021 Non-current
\$ '000				
Prepayments	<b>1,072</b>	—	675	—
<b>Total other assets</b>	<b>1,072</b>	<b>—</b>	<b>675</b>	<b>—</b>

## C2 Leasing activities

### C2-1 Council as a lessee

Council has leases over a range of assets including land and buildings, machinery and IT equipment. Information relating to the leases in place and associated balances and transactions is provided below.

#### Buildings

Council leases land and buildings for their operational purposes; the leases are generally between 1 and 100 years and some of them include a renewal option to allow Council to renew for up to twice the noncancellable lease term at their discretion.

The building leases contain an annual pricing mechanism based on either fixed increases or CPI movements at each anniversary of the lease inception.

#### Office and IT equipment

Leases for office and IT equipment are generally for low value assets, except for significant items such as photocopiers. Leases are for between 1 and 3 years with no renewal option, payments are fixed, however some of the leases include variable payments based on usage.

#### Extension options

Council includes options in the building leases to provide flexibility and certainty to Council operations and reduce costs of moving premises; and the extension options are at Council's discretion.

At commencement date and each subsequent reporting date, Council assesses where it is reasonably certain that the extension options will be exercised.

### (a) Right of use assets

\$ '000	Office Equipment	Land	Buildings	Total
<b>2022</b>				
Opening balance at 1 July	184	35	–	219
Additions to right-of-use assets	30	–	–	30
Adjustments to right-of-use assets due to re-measurement of lease liability	–	–	–	–
Depreciation charge	(76)	(4)	–	(80)
<b>Balance at 30 June</b>	<b>138</b>	<b>31</b>	<b>–</b>	<b>169</b>
<b>2021</b>				
Opening balance at 1 July	590	40	2	632
Additions to right-of-use assets	181	–	–	181
Adjustments to right-of-use assets due to re-measurement of lease liability	(481)	–	–	(481)
Depreciation charge	(106)	(5)	(2)	(113)
Other movement	–	(1)	–	(1)
<b>Balance at 30 June</b>	<b>184</b>	<b>35</b>	<b>–</b>	<b>219</b>

## C2-1 Council as a lessee (continued)

## (b) Lease liabilities

\$ '000	2022 Current	2022 Non-current	2021 Current	2021 Non-current
Lease liabilities	51	123	83	143
<b>Total lease liabilities</b>	<b>51</b>	<b>123</b>	<b>83</b>	<b>143</b>

## (c) (i) The maturity analysis

The maturity analysis of lease liabilities based on contractual undiscounted cash flows is shown in the table below:

\$ '000	< 1 year	1 – 5 years	> 5 years	Total	Total per Statement of Financial Position
<b>2022</b>					
Cash flows	55	108	17	180	174
<b>2021</b>					
Cash flows	84	127	21	232	226

## (d) Income Statement

The amounts recognised in the Income Statement relating to leases where Council is a lessee are shown below:

\$ '000	2022	2021
Interest on lease liabilities	21	13
Variable lease payments based on usage not included in the measurement of lease liabilities	79	110
Depreciation of right of use assets	80	114
Expenses relating to short-term leases	106	62
Expenses relating to low-value leases	115	114
	<b>401</b>	<b>413</b>

## (e) Statement of Cash Flows

Total cash outflow for leases	401	410
	<b>401</b>	<b>410</b>

## (f) Leases at significantly below market value – concessionary / peppercorn leases

Council has identified a number of right of use leases at significantly below market terms & conditions for land and buildings used for toilet facilities, underground pipes and RFS brigade stations.

Lease periods range up to 58 years remaining and require payments up to a maximum of \$1,000 per year. Market values for these assets are difficult to reliably estimate due to the nature of the asset (underground pipes and land within railway corridors), so Council has measured these assets at cost. Use of the right-to-use asset is restricted by lessors to specified community services which Council must provide, as detailed in the leases.

Council does not believe that any of the leases in place are individually material from a statement of financial position or performance perspective.

## Accounting policy

### C2-1 Council as a lessee (continued)

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At inception of a contract, Council assesses whether a lease exists – i.e. does the contract convey the right to control the use of an identified asset for a period of time in exchange for consideration?

Council has elected not to separate non-lease components from lease components for any class of asset and has accounted for payments as a single component.

At the lease commencement, Council recognises a right-of-use asset and associated lease liability for the lease term. The lease term includes extension periods where Council believes it is reasonably certain that the option will be exercised.

The right-of-use asset is measured using the cost model where cost on initial recognition comprises: the lease liability, initial direct costs, prepaid lease payments, estimated cost of removal and restoration, less any lease incentives received. The right-of-use asset is depreciated over the lease term on a straight-line basis and assessed for impairment in accordance with the impairment of asset accounting policy.

The lease liability is initially recognised at the present value of the remaining lease payments at the commencement of the lease. The discount rate is the rate implicit in the lease, however where this cannot be readily determined then the Council's incremental borrowing rate for a similar term with similar security is used.

Subsequent to initial recognition, the lease liability is measured at amortised cost using the effective interest rate method. The lease liability is re-measured when there is a lease modification, or change in estimate of the lease term or index upon which the lease payments are based (e.g. CPI).

Where the lease liability is re-measured, the right-of-use asset is adjusted to reflect the re-measurement.

#### **Exceptions to lease accounting**

Council has applied the exceptions to lease accounting for both short-term leases (i.e. leases with a term of less than or equal to 12 months) and leases of low-value assets. Council recognises the payments associated with these leases as an expense on a straight-line basis over the lease term.

#### **Leases at significantly below market value / Concessionary leases**

Council has elected to measure the right of use asset arising from the concessionary leases at cost which is based on the associated lease liability at initial recognition.

## C2-2 Council as a lessor

## Operating leases

Council leases out a number of properties and /or plant and equipment to community groups; these leases have been classified as operating leases for financial reporting purposes and the assets are included as investment property (refer note C1-8) and/or IPP&E (refer note C1-7) in the Statement of Financial Position.

\$ '000	2022	2021
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**(i) Assets held as investment property**

Investment property operating leases relate to Council's leasing of the Post Office building. The leases for each tenant range in term from 1 to 7 years, with some having options for further periods up to 15 years.

The amounts recognised in the Income Statement relating to operating leases where Council is a lessor are shown below

Lease income (excluding variable lease payments not dependent on an index or rate)	678	663
Lease income relating to variable lease payments not dependent on an index or a rate	140	154
<b>Total income relating to operating leases for investment property assets</b>	<b>818</b>	<b>817</b>

**Operating lease expenses**

Direct operating expenses that generated rental income	396	400
Direct operating expenses that did not generate rental income	234	234
<b>Total expenses relating to operating leases</b>	<b>630</b>	<b>634</b>

**Repairs and maintenance: investment property**

Other	96	116
<b>Total repairs and maintenance: investment property</b>	<b>96</b>	<b>116</b>

**(ii) Assets held as property, plant and equipment**

Council provides operating leases on Council land, buildings and facilities for the provision of services by various community organisations and groups. The leases for each tenant range in term from 1 to 5 years. The table below relates to operating leases on assets disclosed in note C1-7.

Lease income (excluding variable lease payments not dependent on an index or rate)	1,575	1,507
<b>Total income relating to operating leases for Council assets</b>	<b>1,575</b>	<b>1,507</b>

**Amount of IPPE leased out by Council under operating leases**

Plant & Equipment	1,041	—
Land	4,969	—
Buildings	46,460	—
Land Improvements	3,889	—
Structures	7,253	—
<b>Total amount of IPPE leased out by Council under operating leases</b>	<b>63,612</b>	<b>—</b>

**(iii) Maturity analysis of undiscounted lease payments to be received after reporting date for all operating leases:**

Maturity analysis of future lease income receivable showing the undiscounted lease payments to be received after reporting date for operating leases:

< 1 year	598	831
1–2 years	358	569
2–3 years	279	320
3–4 years	286	242

continued on next page ...

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## Attachment 8.3.6.1

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### C2-2 Council as a lessor (continued)

<b>\$ '000</b>	<b>2022</b>	<b>2021</b>
4–5 years	<b>54</b>	247
> 5 years	<b>1</b>	20
<b>Total undiscounted lease payments to be received</b>	<b>1,576</b>	<b>2,229</b>

## C3 Liabilities of Council

### C3-1 Payables

\$ '000	2022 Current	2022 Non-current	2021 Current	2021 Non-current
Goods and services – operating expenditure	4,709	–	3,175	–
Accrued expenses:				
– Borrowings	39	–	28	–
– Other expenditure accruals	364	–	300	–
Security bonds, deposits and retentions	2,323	1,242	1,804	1,218
Prepaid rates	2,087	–	1,802	–
<b>Total payables</b>	<b>9,522</b>	<b>1,242</b>	<b>7,109</b>	<b>1,218</b>

#### Accounting policy

Council measures all financial liabilities initially at fair value less transaction costs, subsequently financial liabilities are measured at amortised cost using the effective interest rate method.

#### Payables

Payables represent liabilities for goods and services provided to Council prior to the end of financial year that are unpaid. The amounts are unsecured and are usually paid within 30 days of recognition.

### C3-2 Contract Liabilities

\$ '000	Notes	2022 Current	2022 Non-current	2021 Current	2021 Non-current
<b>Grants and contributions received in advance:</b>					
Funds to construct Council controlled assets	(i)	8,890	–	6,061	–
Grant Funds received prior to performance obligation being satisfied	(ii)	556	–	931	–
Contributions received prior to performance obligation being satisfied	(ii)	42	–	13	–
<b>Total grants received in advance</b>		<b>9,488</b>	<b>–</b>	<b>7,005</b>	<b>–</b>
<b>User fees and charges received in advance:</b>					
Other		178	–	64	–
<b>Total user fees and charges received in advance</b>		<b>178</b>	<b>–</b>	<b>64</b>	<b>–</b>
<b>Total contract liabilities</b>		<b>9,666</b>	<b>–</b>	<b>7,069</b>	<b>–</b>

#### Notes

(i) Council has received funding to construct assets including sporting facilities, bridges and other infrastructure. The funds received are under enforceable contracts which require Council to construct identified assets which will be under Council's control on completion. Revenue is recognised as Council constructs the asset and the contract liability reflects the funding received which cannot yet be recognised as revenue. The revenue is expected to be recognised in the next 12 months.

(ii) The contract liability relates to grants and contributions received but the revenue recognition criteria in AASB 15 have not been satisfied as the performance obligations are ongoing.

#### Significant changes in contract liabilities

Contract liabilities have increased significantly from 2021 due to grant programs from other levels of Government, where Council has received grant income but not completed the projects.

#### Accounting policy

Contract liabilities are recorded when consideration is received from a customer / fund provider prior to Council transferring a good or service to the customer, Council presents the funds which exceed revenue recognised as a contract liability.

## C3-3 Borrowings

\$ '000	2022 Current	2022 Non-current	2021 Current	2021 Non-current
Loans – secured <sup>1</sup>	5,107	29,317	5,056	31,123
<b>Total borrowings</b>	<b>5,107</b>	<b>29,317</b>	<b>5,056</b>	<b>31,123</b>

(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 18.

## (a) Changes in liabilities arising from financing activities

\$ '000	2021		Non-cash movements			2022
	Opening Balance	Cash flows	Acquisition	Acquisition due to change in accounting policy	Other non-cash movement	Closing balance
Loans – secured	36,179	(1,755)	–	–	–	34,424
Lease liability (Note C2-1b)	226	(52)	–	–	–	174
<b>Total liabilities from financing activities</b>	<b>36,405</b>	<b>(1,807)</b>	<b>–</b>	<b>–</b>	<b>–</b>	<b>34,598</b>

\$ '000	2020		Non-cash movements			2021
	Opening Balance	Cash flows	Acquisition	Acquisition due to change in accounting policy	Other non-cash movement	Closing balance
Loans – secured	37,779	(1,600)	–	–	–	36,179
Lease liability (Note C2-1b)	635	(409)	–	–	–	226
<b>Total liabilities from financing activities</b>	<b>38,414</b>	<b>(2,009)</b>	<b>–</b>	<b>–</b>	<b>–</b>	<b>36,405</b>

## (b) Financing arrangements

\$ '000	2022	2021
<b>Total facilities</b>		
Bank overdraft facilities <sup>1</sup>	650	650
Credit cards/purchase cards	115	115
<b>Total financing arrangements</b>	<b>765</b>	<b>765</b>
<b>Undrawn facilities</b>		
– Bank overdraft facilities	650	650
– Credit cards/purchase cards	115	115
<b>Total undrawn financing arrangements</b>	<b>765</b>	<b>765</b>

## Additional financing arrangements information

## Breaches and defaults

During the current and prior year, there were no defaults or breaches on any of the loans.

(1) The bank overdraft facility may be drawn at any time and may be terminated by the bank without notice.

## Accounting policy

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

### C3-3 Borrowings (continued)

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 drawdown occurs. To the extent that 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 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.

### C3-4 Employee benefit provisions

\$ '000	2022 Current	2022 Non-current	2021 Current	2021 Non-current
Annual leave	4,287	–	3,523	–
Long service leave	9,691	143	9,354	179
<b>Total employee benefit provisions</b>	<b>13,978</b>	<b>143</b>	<b>12,877</b>	<b>179</b>

#### Current employee benefit provisions not anticipated to be settled within the next twelve months

\$ '000	2022	2021
The following provisions, even though classified as current, are not expected to be settled in the next 12 months.		
Provisions – employees benefits	9,691	9,354
	<b>9,691</b>	<b>9,354</b>

### Accounting policy

#### 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.

#### 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.

#### On-costs

The employee benefit provisions include the aggregate on-cost liabilities that will arise when payment of current employee benefits is made in future periods. These amounts include superannuation, payroll tax and workers compensation expenses which will be payable upon the future payment of certain leave liabilities which employees are entitled to at the reporting period.

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.

## C3-5 Provisions

\$ '000	2022 Current	2022 Non-Current	2021 Current	2021 Non-Current
<b>Other provisions</b>				
Rostered Day Off	114	–	111	–
<b>Sub-total – other provisions</b>	<b>114</b>	<b>–</b>	<b>111</b>	<b>–</b>
<b>Asset remediation/restoration:</b>				
Asset remediation/restoration (future works)	41	3,128	–	1,777
<b>Sub-total – asset remediation/restoration</b>	<b>41</b>	<b>3,128</b>	<b>–</b>	<b>1,777</b>
<b>Total provisions</b>	<b>155</b>	<b>3,128</b>	<b>111</b>	<b>1,777</b>

## Description of and movements in provisions

\$ '000	Other provisions		
	Asset remediation	Other	Total
<b>2022</b>			
At beginning of year	1,777	111	1,888
Other	1,392	7	1,399
Total other provisions at end of year	<b>3,169</b>	<b>118</b>	<b>3,287</b>
<b>2021</b>			
At beginning of year	1,548	93	1,641
Amounts used (payments)	–	18	18
Other	229	–	229
Total other provisions at end of year	<b>1,777</b>	<b>111</b>	<b>1,888</b>

## Nature and purpose of provisions

**Asset remediation**

Council has a legal/public obligation to make, restore, rehabilitate and reinstate the council tip and quarry.

**Accounting policy**

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 a borrowing cost.

**Asset remediation – 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.

Provisions for close-down and restoration costs do not include any additional obligations which are expected to arise from future disturbance. The costs are estimated on the basis of a closure plan. The cost estimates are calculated annually during the life of the operation to reflect known developments, e.g. updated cost estimates and revisions to the estimated lives of operations, and are subject to formal review at regular intervals.

**Rehabilitation**

### C3-5 Provisions (continued)

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Where rehabilitation is conducted systematically over the life of the operation, rather than at the time of closure, provision is made for the estimated outstanding continuous rehabilitation work at each reporting date, and the cost is charged to the Income Statement.

Provision is made for the estimated present value of the costs of environmental clean-up obligations outstanding at the reporting date. These costs are charged to the Income Statement. Movements in the environmental clean-up provisions are presented as an operating cost, except for the unwinding of the discount which is shown as a borrowing cost.

Remediation procedures generally commence soon after the time the damage, remediation process, and estimated remediation costs become known, but may continue for many years depending on the nature of the disturbance and the remediation techniques.

Other movements in the provisions for close-down and restoration costs, including those resulting from new disturbance, updated cost estimates, changes to the estimated lives of operations, and revisions to discount rates, are capitalised within property, plant and equipment. These costs are then depreciated over the lives of the assets to which they relate.

Close-down and restoration costs are a normal consequence of tip and quarry operations, and the majority of close-down and restoration expenditure is incurred at the end of the life of the operations. Although the ultimate cost to be incurred is uncertain, Council estimates the respective costs based on feasibility and engineering studies using current restoration standards and techniques.

## C4 Reserves

### C4-1 Nature and purpose of reserves

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#### **IPPE Revaluation reserve**

The infrastructure, property, plant and equipment (IPPE) revaluation reserve is used to record increments and decrements in the revaluation of infrastructure, property, plant and equipment.

## D Council structure

### D1 Results by fund

General fund refers to all Council activities other than water and sewer. All amounts disclosed in this note are gross i.e. inclusive of internal charges and recoveries made between the funds. Assets and liabilities shown in the water and sewer columns are restricted for use for these activities.

#### D1-1 Income Statement by fund

\$ '000	General 2022	Water 2022	Sewer 2022
<b>Income from continuing operations</b>			
Rates and annual charges	36,534	3,184	11,321
User charges and fees	11,390	10,971	2,567
Interest and investment revenue	448	137	287
Other revenues	1,748	51	143
Grants and contributions provided for operating purposes	15,657	114	111
Grants and contributions provided for capital purposes	14,263	1,876	2,012
Net gains from disposal of assets	7,257	–	–
Fair value increment on investment property	982	–	–
Other income	2,393	–	–
<b>Total income from continuing operations</b>	<b>90,672</b>	<b>16,333</b>	<b>16,441</b>
<b>Expenses from continuing operations</b>			
Employee benefits and on-costs	27,705	4,361	4,026
Materials and services	28,619	8,797	6,511
Borrowing costs	890	208	–
Depreciation, amortisation and impairment of non-financial assets	25,113	4,821	4,515
Other expenses	2	910	817
<b>Total expenses from continuing operations</b>	<b>82,329</b>	<b>19,097</b>	<b>15,869</b>
<b>Operating result from continuing operations</b>	<b>8,343</b>	<b>(2,764)</b>	<b>572</b>
<b>Net operating result for the year</b>	<b>8,343</b>	<b>(2,764)</b>	<b>572</b>
<b>Net operating result attributable to each council fund</b>	<b>8,343</b>	<b>(2,764)</b>	<b>572</b>
<b>Net operating result for the year before grants and contributions provided for capital purposes</b>	<b>(5,920)</b>	<b>(4,640)</b>	<b>(1,440)</b>

## Attachment 8.3.6.1

Bathurst Regional Council | Notes to the Financial Statements 30 June 2022

### D1-2 Statement of Financial Position by fund

\$ '000	General 2022	Water 2022	Sewer 2022
<b>ASSETS</b>			
<b>Current assets</b>			
Cash and cash equivalents	(25,174)	9,633	22,806
Investments	71,730	—	—
Receivables	6,244	3,244	1,121
Inventories	4,164	—	—
Contract assets and contract cost assets	2,484	—	—
Other	1,019	53	—
<b>Total current assets</b>	<b>60,467</b>	<b>12,930</b>	<b>23,927</b>
<b>Non-current assets</b>			
Investments	(4,142)	9,922	21,220
Receivables	583	42	38
Inventories	11,569	—	—
Infrastructure, property, plant and equipment	1,116,632	273,788	144,755
Investment property	17,093	—	—
Right of use assets	168	—	1
<b>Total non-current assets</b>	<b>1,141,903</b>	<b>283,752</b>	<b>166,014</b>
<b>Total assets</b>	<b>1,202,370</b>	<b>296,682</b>	<b>189,941</b>
<b>LIABILITIES</b>			
<b>Current liabilities</b>			
Payables	8,908	490	124
Contract liabilities	4,666	5,000	—
Lease liabilities	51	—	—
Borrowings	4,833	274	—
Employee benefit provision	12,387	948	643
Provisions	155	—	—
<b>Total current liabilities</b>	<b>31,000</b>	<b>6,712</b>	<b>767</b>
<b>Non-current liabilities</b>			
Payables	1,242	—	—
Lease liabilities	122	—	1
Borrowings	24,008	5,309	—
Employee benefit provision	134	7	2
Provisions	3,128	—	—
<b>Total non-current liabilities</b>	<b>28,634</b>	<b>5,316</b>	<b>3</b>
<b>Total liabilities</b>	<b>59,634</b>	<b>12,028</b>	<b>770</b>
<b>Net assets</b>	<b>1,142,736</b>	<b>284,654</b>	<b>189,171</b>
<b>EQUITY</b>			
Accumulated surplus	469,006	137,902	95,458
Revaluation reserves	673,730	146,752	93,713
<b>Council equity interest</b>	<b>1,142,736</b>	<b>284,654</b>	<b>189,171</b>
<b>Total equity</b>	<b>1,142,736</b>	<b>284,654</b>	<b>189,171</b>

## D2 Interests in other entities

### D2-1 Subsidiaries

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 below.

Council's consolidated financial statements also include controlled entities with ownership interest of 50% or less.

Name of Operation/Entity	Principal activity
<b>The Somerville Collection Ltd</b>	Australian Fossil and Mineral Museum 224 Howick Street, Bathurst

Interests in Subsidiary	Ownership 2022	Ownership 2021	Voting rights 2022	Voting rights 2021
Council's interest in Subsidiary	0%	0%	20%	20%
Non-controlling interest in Subsidiary	100%	100%	80%	80%

#### 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 nature of risks associated with Council's interests in the Subsidiary

Council controls the day to day financial and operating activities 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

\$ '000	2022	2021
<b>Summarised statement of comprehensive income</b>		
Revenue	454	434
Expenses	(481)	(489)
<b>Profit for the period</b>	<b>(27)</b>	<b>(55)</b>
<b>Total comprehensive income</b>	<b>(27)</b>	<b>(55)</b>
<b>Summarised statement of financial position</b>		
Current assets	114	114
Non-current assets	105	132
<b>Total assets</b>	<b>219</b>	<b>246</b>
Current liabilities	6	6
<b>Total liabilities</b>	<b>6</b>	<b>6</b>
<b>Net assets</b>	<b>213</b>	<b>240</b>

## D2-1 Subsidiaries (continued)

\$ '000	2022	2021
<b>Summarised statement of cash flows</b>		
Cash flows from operating activities	—	1
<b>Net increase (decrease) in cash and cash equivalents</b>	<b>—</b>	<b>1</b>

**Accounting policy for subsidiaries**

Subsidiaries are all entities (including structured entities) over which the Council has control. Control is established when the Council is exposed to, or has rights to variable returns from its involvement with the entity and has the ability to affect those returns through its power to direct the relevant activities of the entity.

These consolidated financial statements include the financial position and performance of controlled entities from the date on which control is obtained until the date that control is lost. Intragroup assets, liabilities, equity, income, expenses and cash flows relating to transactions between entities in the consolidated entity have been eliminated in full for the purpose of these financial statements. Appropriate adjustments have been made to a controlled entity's financial position, performance and cash flows where the accounting policies used by that entity were different from those adopted by the consolidated entity. All controlled entities have a June financial year end.

## D2-2 Interests in joint arrangements

**County Councils**

County Councils as joint ventures

Council is a member of the Upper Macquarie County Council, a body corporate established under the Local Government Act 1993 (NSW) to control weeds. Council is one of 4 constituent members and does not control the County Council. Accordingly, the County Council has not been consolidated in these Financial Statements.

**Accounting policy**

The council has determined that it has only joint operations.

Council is only one of several Councils involved in the Joint Operation. The assets and liabilities of the joint operations are immaterial to Council's operations and are therefore not included in these Financial Statements.

## E Risks and accounting uncertainties

### E1-1 Risks relating to financial instruments held

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.

#### (a) Market risk – interest rate and price risk

\$ '000	2022	2021
The impact on result for the year and equity of a reasonably possible movement in the price of investments held and interest rates is shown below. The reasonably possible movements were determined based on historical movements and economic conditions in place at the reporting date.		
Impact of a 1% movement in interest rates		
– Equity / Income Statement	1,014	848
Impact of a 10% movement in price of investments		
– Equity / Income Statement	–	–

#### (b) Credit risk

Council's major receivables comprise (i) rates and annual charges and (ii) user charges and fees. Council manages the credit risk associated with these receivables by monitoring outstanding debt and employing stringent debt recovery procedures.

The credit risk for liquid funds and other short-term financial assets is considered negligible, since the counterparties are reputable banks with high quality external credit ratings.

There are no significant concentrations of credit risk, whether through exposure to individual customers, specific industry sectors and/or regions.

Council makes suitable provision for doubtful receivables as required and carries out credit checks on most non-rate debtors. There are no material receivables that have been subjected to a re-negotiation of repayment terms.

#### Credit risk profile

##### Receivables – rates and annual charges

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.

Council has a policy in the case of an aged pensioner who elects to do so, Council shall allow unpaid rates to accumulate and be paid from the estate of such aged pensioner or from the sale of the house.

\$ '000	Not yet overdue	overdue rates and annual charges < 5 years	≥ 5 years	Total
<b>2022</b>				
Gross carrying amount	–	1,994	171	2,165
<b>2021</b>				
Gross carrying amount	–	2,170	168	2,338

## E1-1 Risks relating to financial instruments held (continued)

**Receivables - non-rates and annual charges and contract assets**

Council applies the simplified approach for non-rates and annual charges debtors and contract assets to provide for expected credit losses, which permits the use of the lifetime expected loss provision at inception. To measure the expected credit losses, non-rates and annual charges debtors and contract assets have been grouped based on shared credit risk characteristics and the days past due.

The loss allowance provision is determined as follows. The expected credit losses incorporate forward-looking information.

\$ '000	Not yet overdue	Overdue debts				Total
		0 - 30 days	31 - 60 days	61 - 90 days	> 91 days	
2022						
Gross carrying amount	11,038	364	1	249	17	11,669
Expected loss rate (%)	0.00%	0.00%	0.00%	24.60%	100.00%	0.67%
ECL provision	—	—	—	61	17	78
2021						
Gross carrying amount	10,121	32	—	1	40	10,194
Expected loss rate (%)	0.00%	0.00%	0.00%	0.00%	60.00%	0.24%
ECL provision	—	—	—	—	24	24

**(c) Liquidity risk**

Payables, lease liabilities and borrowings are both subject to liquidity risk; that is, 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 by maintaining an adequate cash buffer. Payment terms can be extended, and overdraft facilities drawn upon in extenuating circumstances.

Borrowings are also subject to interest rate risk: the risk that movements in interest rates could adversely affect funding costs. Council manages this risk through diversification of borrowing types, maturities and interest rate structures.

The finance team regularly reviews interest rate movements to determine if it would be advantageous to refinance or renegotiate part or all of the loan portfolio.

The timing of cash flows presented in the table below to settle financial liabilities reflects the earliest contractual settlement dates. The timing of expected outflows is not expected to be materially different from contracted cashflows.

The amounts disclosed in the table are the undiscounted contracted cash flows for non-lease liabilities (refer to Note C2-1(b) for lease liabilities) and therefore the balances in the table may not equal the balances in the Statement of Financial Position due to the effect of discounting.

	Weighted average interest rate	Subject to no maturity	≤ 1 Year	payable in: 1 - 5 Years	> 5 Years	Total cash outflows	Actual carrying values
\$ '000							
2022							
Payables	0.00%	9,522	1,242	—	—	10,764	10,764
Borrowings	3.19%	—	6,018	19,537	13,331	38,886	34,424
Total financial liabilities		9,522	7,260	19,537	13,331	49,650	45,188
2021							
Payables	0.00%	3,022	—	—	—	3,022	8,327
Borrowings	3.12%	—	5,056	20,859	10,265	36,180	36,179
Total financial liabilities		3,022	5,056	20,859	10,265	39,202	44,506

## E2-1 Fair value measurement

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).

Fair value measurement hierarchy							
\$ '000	Notes	Level 2 Significant observable inputs		Level 3 Significant unobservable inputs		Total	
		2022	2021	2022	2021	2022	2021
Recurring fair value measurements							
Investment property	C1-8						
230 Howick Street, Bathurst		17,093	16,111	–	–	17,093	16,111
Total investment property		17,093	16,111	–	–	17,093	16,111
Infrastructure, property, plant and equipment							
	C1-7						
Plant and equipment		–	–	9,469	10,663	9,469	10,663
Office equipment		–	–	702	1,034	702	1,034
Furniture and fittings		–	–	434	598	434	598
Operational land		–	–	116,523	103,917	116,523	103,917
Community land		–	–	22,875	19,897	22,875	19,897
Land under roads (post 30/6/08)		–	–	1,564	1,480	1,564	1,480
Land improvements – depreciable		–	–	25,689	23,477	25,689	23,477
Buildings		–	–	156,516	129,458	156,516	129,458
Leasehold Improvements		–	–	4,818	5,162	4,818	5,162
Other structures		–	–	28,597	24,173	28,597	24,173
Roads		–	–	332,315	309,077	332,315	309,077
Bridges		–	–	61,826	55,653	61,826	55,653
Footpaths		–	–	14,869	13,057	14,869	13,057
Bulk earthworks (non-depreciable)		–	–	160,749	142,831	160,749	142,831
Stormwater drainage		–	–	152,063	143,854	152,063	143,854
Water supply network		–	–	253,883	239,832	253,883	239,832
Sewerage network		–	–	137,718	146,544	137,718	146,544
Swimming pools		–	–	14,884	13,726	14,884	13,726
Other assets		–	–	36,540	35,087	36,540	35,087
Tip		–	–	1,752	1,777	1,752	1,777
Total infrastructure, property, plant and equipment		–	–	1,533,786	1,421,297	1,533,786	1,421,297

### 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.

## E2-1 Fair value measurement (continued)

### Valuation techniques

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 property

The investment property at 230 Howick Street, Bathurst was valued by Liquid Pacific Pty Ltd, registered valuers, in June 2018. The 2022 fair value includes an indexation using the Consumer Price Index, as shown in Note C1-8.

#### Infrastructure, property, plant and equipment (IPPE)

##### 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 2021 and does not have an active market. As such, these assets were classified as having been valued using level 3 valuation inputs. In June 2022, Council has undertaken a fair value assessment to index this asset class to ensure the carrying value approximates the fair value.

Operational land and buildings were valued by Liquid Pacific Pty Ltd, Registered Valuers, in June 2018 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. In June 2022, Council has undertaken a fair value assessment to index this asset class to ensure the carrying value approximates the fair value.

##### Other Structures

This asset class includes any non-enclosable roofed or non-roofed structure (fewer than 4 walls).

Other Structures were revalued in 2021 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. In June 2022, Council has undertaken a fair value assessment to index this asset class to ensure the carrying value approximates the fair value.

##### 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 2020. 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 estimated pattern of consumption, 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. In June 2022, Council has undertaken a fair value assessment to index this asset class to ensure the carrying value approximates the fair value.

## E2-1 Fair value measurement (continued)

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### **Bridges**

Bridges were valued in 2020 by Bridge Knowledge using the cost approach and also included a condition assessment. The approach estimated the replacement 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. In June 2022, Council has undertaken a fair value assessment to index this asset class to ensure the carrying value approximates the fair value.

### **Footpaths**

Footpaths were revalued by Council Staff on 30 June 2020 using the cost approach using internal unit cost inputs (Level 3). Footpaths are inspected on either an annual or semi-annual basis for defects and condition and the results are included in the asset register (Confirm) system. In June 2022, Council has undertaken a fair value assessment to index this asset class to ensure the carrying value approximates the fair value.

### **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 2020. Substantial professional judgement has been required to undertake this work and this class is therefore classified as Level 3. In June 2022, Council has undertaken a fair value assessment to index this asset class to ensure the carrying value approximates the fair value.

### **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 2022; 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 CNSWJO-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.

### **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 2022; 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 CNSWJO-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.

### **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 2020. 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.

## E2-1 Fair value measurement (continued)

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, 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. In June 2022, Council has undertaken a fair value assessment to index this asset class to ensure the carrying value approximates the fair value.

### Fair value measurements using significant unobservable inputs (level 3)

#### b. 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.

\$ '000	Fair value (30/6/22) 2022	Valuation technique/s	Unobservable inputs
<b>Infrastructure, property, plant and equipment</b>			
Land & Buildings	–	Independent Market Valuation by a Registered Valuer	Land value, land area, restricted use
Infrastructure	–	Internal Valuation	Based on actual costs and indexed where required. Estimation of remaining asset lives where infrastructure is below ground. Condition.
Other Assets	–	Internal Valuation and Independent Market Valuation where available	Based on actual costs and indexed where required.

#### A reconciliation of the movements in recurring fair value measurements allocated to Level 3 of the hierarchy is provided below:

\$ '000	Land and buildings (level 3)		Infrastructure assets (level 3)		Other assets (level 3)		Total	
	2022	2021	2022	2021	2022	2021	2022	2021
<b>Opening balance</b>	<b>307,564</b>	297,924	<b>1,064,574</b>	1,069,877	<b>49,159</b>	43,006	<b>1,421,297</b>	1,410,807
<b>Total gains or losses for the period</b>								
Recognised in other comprehensive income – revaluation surplus	<b>43,456</b>	9,525	<b>72,145</b>	3,493	<b>1,365</b>	6,021	<b>116,966</b>	19,039
<b>Other movements</b>								
Transfers from/(to) another asset class	–	(1,238)	–	–	–	1,703	–	465
Purchases (GBV)	<b>11,369</b>	4,754	<b>18,182</b>	17,572	<b>2,253</b>	2,213	<b>31,804</b>	24,539
Disposals (WDV)	<b>(1,836)</b>	–	–	–	<b>(157)</b>	(188)	<b>(1,993)</b>	(188)
Depreciation and impairment	<b>(3,971)</b>	(3,401)	<b>(26,672)</b>	(26,368)	<b>(3,723)</b>	(3,596)	<b>(34,366)</b>	(33,365)
<b>Closing balance</b>	<b>356,582</b>	307,564	<b>1,128,229</b>	1,064,574	<b>48,897</b>	49,159	<b>1,533,708</b>	1,421,297

### Highest and best use

All of Council's non-financial assets are considered as being utilised for their highest and best use.

## E3-1 Contingencies

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 is party to an Industry Defined Benefit Plan under the Local Government Superannuation Scheme, named The Local Government Superannuation Scheme – Pool B (the Scheme) which is a defined benefit plan that has been deemed to be a 'multi-employer fund' for purposes of AASB119 Employee Benefits for the following reasons:

- Assets are not segregated within the sub-group according to the employees of each sponsoring employer.
- The contribution rates have been the same for all sponsoring employers. That is, contribution rates have not varied for each sponsoring employer according to the experience relating to the employees of that sponsoring employer.
- Benefits for employees of all sponsoring employers are determined according to the same formulae and without regard to the sponsoring employer.
- The same actuarial assumptions are currently used in respect of the employees of each sponsoring employer.

Given the factors above, each sponsoring employer is exposed to the actuarial risks associated with current and former employees of other sponsoring employers, and hence shares in the associated gains and losses (to the extent that they are not borne by members).

##### *Description of the funding arrangements.*

Pooled employers are required to pay standard employer contributions and additional lump sum contributions to the fund.

The standard employer contributions were determined using the new entrant rate method under which a contribution rate sufficient to fund the total benefits over the working life-time of a typical new entrant is calculated. The current standard employer contribution rates are:

Division B	1.9 times employee contributions; Nil for 180 Point Members*
Division C	2.5% salaries
Division D	1.64 times employee contributions

- For 180 Point Members, Employers are required to contribute 7.5% of salaries to these members' accumulation accounts, which are paid in addition to members' defined benefits.

The past service contribution for each Pooled Employer is a share of the total past service contributions of \$40 million per annum 1 July 2019 to 31 December 2021 and \$20.0 million per annum for 1 January to 31 December 2024, apportioned according to each employer's share of the accrued liabilities as at 30 June 2021. These past service contributions are used to maintain the adequacy of the funding position for the accrued liabilities.

The adequacy of contributions is assessed at each triennial actuarial investigation and monitored annually between triennials.

##### *Description of the extent to which Council can be liable to the plan for other Council's obligations under the terms and conditions of the multi-employer plan*

As stated above, each sponsoring employer (Council) is exposed to the actuarial risks associated with current and former employees of other sponsoring employers and hence shares in the associated gains and losses.

However, there is no relief under the Fund's trust deed for employers to walk away from their defined benefit obligations. Under limited circumstances, an employer may withdraw from the plan when there are no active members, on full payment of outstanding additional contributions. There is no provision for allocation of any surplus which may be present at the date of withdrawal of the Council.

There are no specific provisions under the Fund's trust deed dealing with deficits or surplus on wind-up.

The amount of Council employer contributions to the defined benefit section of the Local Government Superannuation Scheme and recognised as an expense for the year ending 30 June 2022 was \$467,451.56. The last valuation of the Scheme was performed by Mr Richard Boyfield, FIAA on 30/06/2021, and covers the period ended 30 June 2022.

## E3-1 Contingencies (continued)

Council's expected contribution to the plan for the next annual reporting period is \$413,722.08.

The estimated employer reserves financial position for the Pooled Employers at 30 June 2022 is:

Employer reserves only *	\$millions	Asset Coverage
Assets	2,376.6	
Past Service Liabilities	2,380.7	99.8%
Vested Benefits	2,391.7	99.4%

\* excluding member accounts and reserves in both assets and liabilities.

The share of this deficit that is broadly attributed to Council is estimated to be in the order of 0.83% as at 30 June 2022.

Council's share of that deficiency cannot be accurately calculated as the Scheme is a mutual arrangement where assets and liabilities are pooled together for all member councils. For this reason, no liability for the deficiency has been recognised in Council's accounts. Council has a possible obligation that may arise should the Scheme require immediate payment to correct the deficiency.

The key economic long term assumptions used to calculate the present value of accrued benefits are:

Investment return	5.5% per annum
Salary inflation *	3.5% per annum
Increase in CPI	2.5% per annum

\* Plus promotional increases

The contribution requirements may vary from the current rates if the overall sub-group experience is not in line with the actuarial assumptions in determining the funding program; however, any adjustment to the funding program would be the same for all sponsoring employers in the Pooled Employers group.

### (ii) Statewide Limited

Council is a member of Statewide Mutual Limited, 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 had 1 bank guarantee at 30 June 2022 held by the Commonwealth Bank.

1. Rental bond for the premises used as the Bathurst Rail Museum for \$50,000

### 2. Other liabilities

### E3-1 Contingencies (continued)

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#### **(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) 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.

#### **(iii) 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.

### **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 30/6/2008.

#### **(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.

## F People and relationships

### F1 Related party disclosures

#### F1-1 Key management personnel (KMP)

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:

\$ '000	2022	2021
<b>Compensation:</b>		
Short-term benefits	1,659	1,597
Post-employment benefits	127	121
<b>Total</b>	<b>1,786</b>	<b>1,718</b>

#### F1-2 Councillor and Mayoral fees and associated expenses

\$ '000	2022	2021
The aggregate amount of Councillor and Mayoral fees and associated expenses included in materials and services expenses in the Income Statement are:		
Mayoral fee	56	60
Councillors' fees	213	219
Other Councillors' expenses (including Mayor)	52	19
<b>Total</b>	<b>321</b>	<b>298</b>

## F2 Other relationships

## F2-1 Audit fees

\$ '000	2022	2021
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During the year, the following fees were incurred for services provided by the auditor of Council, related practices and non-related audit firms

**Auditors of the Council - NSW Auditor-General:****(i) Audit and other assurance services**

Audit and review of financial statements

**Remuneration for audit and other assurance services****Total Auditor-General remuneration**

83	77
83	77
83	77

**Non NSW Auditor-General audit firms****(i) Audit and other assurance services**

Audit and review of financial statements

**Remuneration for audit and other assurance services****(ii) Non-assurance services**

Internal audit

**Remuneration for non-assurance services****Total remuneration of non NSW Auditor-General audit firms****Total audit fees**

1	—
1	—
25	102
25	102
26	102
109	179

## G Other matters

### G1-1 Statement of Cash Flows information

#### (a) Reconciliation of net operating result to cash provided from operating activities

\$ '000	2022	2021
<b>Net operating result from Income Statement</b>	<b>6,151</b>	5,557
<b>Add / (less) non-cash items:</b>		
Depreciation and amortisation	34,449	33,479
(Gain) / loss on disposal of assets	(7,257)	(13,202)
Non-cash capital grants and contributions	(1,585)	(3,241)
Losses/(gains) recognised on fair value re-measurements through the P&L:		
– Investment property	(982)	(590)
<b>Movements in operating assets and liabilities and other cash items:</b>		
(Increase) / decrease of receivables	(1,074)	1,494
Increase / (decrease) in provision for impairment of receivables	54	(110)
(Increase) / decrease of inventories	72	(2)
(Increase) / decrease of other current assets	(397)	(87)
(Increase) / decrease of contract asset	(180)	(965)
Increase / (decrease) in payables	1,534	(1,534)
Increase / (decrease) in accrued interest payable	11	–
Increase / (decrease) in other accrued expenses payable	64	(543)
Increase / (decrease) in other liabilities	828	(200)
Increase / (decrease) in contract liabilities	2,597	3,255
Increase / (decrease) in employee benefit provision	1,065	(48)
Increase / (decrease) in other provisions	1,395	247
<b>Net cash flows from operating activities</b>	<b>36,745</b>	23,510

#### (b) Non-cash investing and financing activities

Other dedications	1,585	3,241
<b>Total non-cash investing and financing activities</b>	<b>1,585</b>	3,241

## G2-1 Commitments

## Capital commitments (exclusive of GST)

\$ '000	2022	2021
Capital expenditure committed for at the reporting date but not recognised in the financial statements as liabilities:		
<b>Property, plant and equipment</b>		
Buildings	2,014	7,460
Plant and equipment	–	1,059
Roads	166	2,041
Sewer	517	–
Stormwater Drainage	52	228
Structures	541	3,112
Water	3,553	130
<b>Total commitments</b>	<b>6,843</b>	<b>14,030</b>
<b>These expenditures are payable as follows:</b>		
Within the next year	6,843	14,030
<b>Total payable</b>	<b>6,843</b>	<b>14,030</b>
<b>Sources for funding of capital commitments:</b>		
Unrestricted general funds	78	–
Future grants and contributions	1,251	5,694
Section 7.11 and 64 funds/reserves	2,546	3,012
Unexpended grants	–	1,402
Externally restricted reserves	2,693	584
Internally restricted reserves	–	1,059
Unexpended loans	275	2,279
<b>Total sources of funding</b>	<b>6,843</b>	<b>14,030</b>

## G3 Statement of developer contributions as at 30 June 2022

## G3-1 Summary of developer contributions

\$ '000	Opening balance at 1 July 2021	Contributions received during the year		Interest and investment income earned	Amounts expended	Internal borrowings	Held as restricted asset at 30 June 2022	Cumulative balance of internal borrowings (to)/from
		Cash	Non-cash					
Drainage	5,190	304	–	38	(53)	–	5,479	–
Roads	38	28	–	–	–	(66)	–	–
Traffic facilities	8	2	–	–	–	–	10	–
Parking	207	39	–	1	–	–	247	–
Open space	1,159	113	–	9	(170)	–	1,111	–
Community facilities	4,199	742	–	12	(3,047)	–	1,906	–
<b>S7.11 contributions – under a plan</b>	<b>10,801</b>	<b>1,228</b>	<b>–</b>	<b>60</b>	<b>(3,270)</b>	<b>(66)</b>	<b>8,753</b>	<b>–</b>
<b>Total S7.11 and S7.12 revenue under plans</b>	<b>10,801</b>	<b>1,228</b>	<b>–</b>	<b>60</b>	<b>(3,270)</b>	<b>(66)</b>	<b>8,753</b>	<b>–</b>
S7.11 not under plans	4,758	524	–	33	(560)	66	4,821	–
S7.4 planning agreements	–	50	–	–	–	–	50	–
S64 contributions	29,524	1,990	–	214	(670)	–	31,058	–
<b>Total contributions</b>	<b>45,083</b>	<b>3,792</b>	<b>–</b>	<b>307</b>	<b>(4,500)</b>	<b>–</b>	<b>44,682</b>	<b>–</b>

Under the Environmental Planning and Assessment Act 1979, Council has significant obligations to provide Section 7.11 (contributions towards provision or improvement of amenities or services) infrastructure in new release areas. It is possible that the funds contributed may be less than the cost of this infrastructure, requiring Council to borrow or use general revenue to fund the difference.

## G3-2 Developer contributions by plan

\$ '000	Opening balance at 1 July 2021	Contributions received during the year		Interest and investment income earned	Amounts expended	Internal borrowings	Held as restricted asset at 30 June 2022	Cumulative balance of internal borrowings (to)/from
		Cash	Non-cash					
CONTRIBUTION PLAN – Jordan Creek Stormwater Drainage Management								
Drainage	556	56	–	5	(15)	–	602	–
Total	556	56	–	5	(15)	–	602	–

## G3-2 Developer contributions by plan (continued)

	Opening balance at 1 July 2021	Contributions received during the year		Interest and investment income earned	Amounts expended	Internal borrowings	Held as restricted asset at 30 June 2022	Cumulative balance of internal borrowings (to)/from
\$ '000		Cash	Non-cash					
CONTRIBUTION PLAN – Raglan Creek Stormwater Drainage								
Drainage	3,030	229	–	23	(15)	–	3,267	–
Total	3,030	229	–	23	(15)	–	3,267	–
CONTRIBUTION PLAN – Sawpit Creek Drainage								
Drainage	702	5	–	2	(15)	–	694	–
Total	702	5	–	2	(15)	–	694	–
CONTRIBUTION PLAN – Reconstruct Hereford Street								
Roads	38	28	–	–	–	(66)	–	–
Total	38	28	–	–	–	(66)	–	–
CONTRIBUTION PLAN – Central Carparking Strategies								
Parking	207	39	–	1	–	–	247	–
Total	207	39	–	1	–	–	247	–
CONTRIBUTION PLAN – Community Facilities and Services Bathurst								
Community facilities	4,199	742	–	12	(3,047)	–	1,906	–
Total	4,199	742	–	12	(3,047)	–	1,906	–
CONTRIBUTION PLAN – Robin Hill Drainage								
Drainage	474	–	–	4	–	–	478	–
Total	474	–	–	4	–	–	478	–

## G3-2 Developer contributions by plan (continued)

\$ '000	Opening balance at 1 July 2021	Contributions received during the year		Interest and investment income earned	Amounts expended	Internal borrowings	Held as restricted asset at 30 June 2022	Cumulative balance of internal borrowings (to)/from
		Cash	Non-cash					
CONTRIBUTION PLAN – Eglinton Open Space & Drainage								
Drainage	428	14	–	4	(8)	–	438	–
Open space	483	16	–	4	(9)	–	494	–
Total	911	30	–	8	(17)	–	932	–
CONTRIBUTION PLAN – Bathurst Regional Open Space								
Open space	676	97	–	5	(161)	–	617	–
Total	676	97	–	5	(161)	–	617	–
CONTRIBUTION PLAN - Bathurst Regional Traffic Generating Development								
Traffic facilities	8	2	–	–	–	–	10	–
Total	8	2	–	–	–	–	10	–

## G3-3 Contributions not under plans

<b>CONTRIBUTIONS NOT UNDER A PLAN</b>								
Roads	4,327	479	–	31	(411)	66	4,492	–
Other	431	45	–	2	(149)	–	329	–
<b>Total</b>	<b>4,758</b>	<b>524</b>	<b>–</b>	<b>33</b>	<b>(560)</b>	<b>66</b>	<b>4,821</b>	<b>–</b>

## G4 Statement of performance measures

## G4-1 Statement of performance measures – consolidated results

\$ '000	Amounts 2022	Indicator 2022	Indicators 2021      2020		Benchmark
<b>1. Operating performance ratio</b>					
Total continuing operating revenue excluding capital grants and contributions less operating expenses <sup>1,2</sup>	(20,186)	(20.80)%	(25.35)%	(21.74)%	> 0.00%
Total continuing operating revenue excluding capital grants and contributions <sup>1</sup>	97,056				
<b>2. Own source operating revenue ratio</b>					
Total continuing operating revenue excluding all grants and contributions <sup>1</sup>	81,174	70.46%	73.85%	71.37%	> 60.00%
Total continuing operating revenue <sup>1</sup>	115,207				
<b>3. Unrestricted current ratio</b>					
Current assets less all external restrictions	23,380	1.15x	1.47x	0.95x	> 1.50x
Current liabilities less specific purpose liabilities	20,352				
<b>4. Debt service cover ratio</b>					
Operating result before capital excluding interest and depreciation/impairment/amortisation <sup>1</sup>	15,361	2.46x	1.71x	1.06x	> 2.00x
Principal repayments (Statement of Cash Flows) plus borrowing costs (Income Statement)	6,235				
<b>5. Rates and annual charges outstanding percentage</b>					
Rates and annual charges outstanding	3,175	5.82%	6.29%	6.49%	< 10.00%
Rates and annual charges collectable	54,525				
<b>6. Cash expense cover ratio</b>					
Current year's cash and cash equivalents plus all term deposits	92,495	12.20 months	10.24 months	7.81 months	> 3.00 months
Monthly payments from cash flow of operating and financing activities	7,579				

(1) Excludes fair value increments on investment properties, reversal of revaluation decrements, reversal of impairment losses on receivables, net gain on sale of assets and net share of interests in joint ventures and associates using the equity method and includes pensioner rate subsidies

(2) Excludes impairment/revaluation decrements of IPPE, fair value decrements on investment properties, net loss on disposal of assets and net loss on share of interests in joint ventures and associates using the equity method

## G4-2 Statement of performance measures by fund

\$ '000	General Indicators <sup>3</sup>		Water Indicators		Sewer Indicators		Benchmark
	2022	2021	2022	2021	2022	2021	
<b>1. Operating performance ratio</b>							
Total continuing operating revenue excluding capital grants and contributions less operating expenses <sup>1,2</sup>	(20.69)%	(29.29)%	(32.10)%	(25.38)%	(9.98)%	(6.54)%	> 0.00%
Total continuing operating revenue excluding capital grants and contributions <sup>1</sup>							
<b>2. Own source operating revenue ratio</b>							
Total continuing operating revenue excluding capital grants and contributions <sup>1</sup>	63.70%	69.40%	87.82%	81.90%	87.09%	86.15%	> 60.00%
Total continuing operating revenue <sup>1</sup>							
<b>3. Unrestricted current ratio</b>							
Current assets less all external restrictions	1.15x	1.47x	1.93x	7.67x	31.20x	31.57x	> 1.50x
Current liabilities less specific purpose liabilities							
<b>4. Debt service cover ratio</b>							
Operating result before capital excluding interest and depreciation/impairment/amortisation <sup>1</sup>	1.99x	1.07x	1.38x	4.80x	∞	∞	> 2.00x
Principal repayments (Statement of Cash Flows) plus borrowing costs (Income Statement)							
<b>5. Rates and annual charges outstanding percentage</b>							
Rates and annual charges outstanding	7.93%	8.57%	0.00%	0.00%	0.00%	0.00%	< 10.00%
Rates and annual charges collectable							
<b>6. Cash expense cover ratio</b>							
Current year's cash and cash equivalents plus all term deposits	7.92	6.69	∞	∞	∞	∞	> 3.00
Monthly payments from cash flow of operating and financing activities	months	months					months

(1) - (2) Refer to Notes at Note 24a above.

(3) General fund refers to all of Council's activities except for its water and sewer activities which are listed separately.

**End of the audited financial statements**

## H Additional Council disclosures (unaudited)

### H1-1 Council information and contact details

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**Principal place of business:**

158 Russell Street  
BATHURST NSW 2795

#### Contact details

**Mailing Address:**

Private Mail Bag 17  
BATHURST NSW 2795

**Telephone:** 02 6333 6111

**Facsimile:** 02 6331 7211

**Opening hours:**

General Office, Departments and Cashiers  
8.30am to 4.45pm weekdays

**Internet:** [www.bathurst.nsw.gov.au](http://www.bathurst.nsw.gov.au)

**Email:** [council@bathurst.nsw.gov.au](mailto:council@bathurst.nsw.gov.au)

#### Officers

**General Manager**

David Sherley

**Responsible Accounting Officer**

Aaron Jones

**Public Officer**

Aaron Jones

**Auditors**

Auditor General of NSW  
Level 19, Darling Park Tower 2  
201 Sussex St, Sydney NSW 2000

#### Elected members

**Mayor**

Robert Taylor

**Councillors**

Warren Aubin

Kirralee Burke

Ben Fry

Graeme Hanger

Margaret Hogan

Jess Jennings

Ian North

Andrew Smith

#### 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

### Qualified Opinion

I have audited the accompanying financial statements of Bathurst Regional Council (the Council), which comprise the Statement by Councillors and Management, the Income Statement and Statement of Comprehensive Income for the year ended 30 June 2022, the Statement of Financial Position as at 30 June 2022, the Statement of Changes in Equity and Statement of Cash Flows for the year then ended and notes comprising a summary of significant accounting policies and other explanatory information. The financial statements include the consolidated financial statements of the Council and the entities it controlled at the year's end or from time to time during the year.

In my opinion, except for the effects of the matter described in the 'Basis for Qualified Opinion' section of my report:

- 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 prepared, 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 2022, 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 qualified opinion should be read in conjunction with the rest of this report.

### Basis for Qualified Opinion

#### Non recognition of rural fire-fighting equipment

As disclosed in Note C1-7 to the financial statements, the Council has not recognised rural fire-fighting equipment as assets within 'Infrastructure, property, plant and equipment' in the Statement of Financial Position at 30 June 2022. In my opinion, these assets are controlled by the Council and should be recognised as assets in accordance with AASB 116 'Property, Plant and Equipment'.

Australian Accounting Standards refers to control of an asset as being the ability to direct the use of, and obtain substantially all of the remaining benefits from, the asset. Control includes the ability to prevent other entities from directing the use of, and obtaining the benefits from, an asset.

Rural fire-fighting equipment is controlled by the Council as:

- these assets are vested in the Council under section 119(2) of the *Rural Fires Act 1997* (Rural Fires Act), giving the Council legal ownership
- the Council has the ability, outside of emergency events as defined in section 44 of the Rural Fires Act, to prevent the NSW Rural Fire Service from directing the use of the rural fire-fighting equipment by either not entering into a service agreement, or cancelling the existing service agreement that was signed on 20 June 2012
- the Council has specific responsibilities for fire mitigation and safety works and bush fire hazard reduction under Part 4 of the Rural Fires Act. The Council obtains economic benefits from the rural fire-fighting equipment as these assets are used to fulfil Council's responsibilities
- in the event of the loss of an asset, the insurance proceeds must be paid into the New South Wales Rural Fire Fighting Fund (section 119(4) of the Rural Fires Act) and be used to reacquire or build a similar asset, which is again vested in the Council as an asset provided free of charge.

The Council has not undertaken procedures to confirm the completeness, accuracy, existence or condition of these assets. Nor has the Council performed procedures to identify the value of assets vested in it during the year. When these assets are vested, no financial consideration is required from the Council and as such these are assets provided to Council free-of-charge.

This is a limitation on the scope of my audit as I was unable to obtain sufficient appropriate audit evidence to:

- support the carrying values of rural fire-fighting equipment assets that should be recorded in the Statement of Financial Position and related notes as at 30 June 2022
- determine the impact on the 'Accumulated surplus' in the Statement of Changes in Equity and Statement of Financial Position
- determine the amount of 'Grants and contributions provided for capital purposes' income from any rural fire-fighting equipment assets vested as an asset received free of charge during the year and/or 'Depreciation, amortisation and impairment of non-financial assets' expense that should be recognised in the Income Statement for the year ended 30 June 2022
- determine the impact on the 'Operating performance' and 'Own source operating revenue' ratios in Note G4-1 'Statement of performance measures – consolidated results' and Note G4-2 'Statement of performance measures by fund'.

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 (including Independence Standards)' (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 qualified audit opinion.

### Other Information

The Council's annual report for the year ended 30 June 2022 includes other information in addition to the financial statements and my Independent Auditor's Report thereon. The Councillors are responsible for the other information. At the date of this Independent Auditor's Report, the other information I have received comprise the special purpose financial statements and Special Schedules (the Schedules).

My opinion on the financial statements does not cover the other information. Accordingly, I do not express any form of assurance conclusion on the other information. However, as required by the *Local Government Act 1993*, I have separately expressed an opinion on the special purpose financial statements and Special Schedule - Permissible income for general rates.

In connection with my audit of the financial statements, my responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or my knowledge obtained in the audit, or otherwise appears to be materially misstated.

If, based on the work I have performed, I conclude there is a material misstatement of the other information, I must report that fact.

I have nothing to report in this regard.

### The Councillors' Responsibilities 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 are responsible for assessing the Council's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting.

### Auditor's Responsibilities 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](http://www.auasb.gov.au/auditors_responsibilities/ar3.pdf). The description forms part of my auditor's report.

The scope of my audit does not include, nor 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, and Note B5-1 'Material budget variations'
- on the Special Schedules. A separate opinion has been provided on Special Schedule - Permissible income for general rates
- 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.



Karen Taylor  
Delegate of the Auditor-General for New South Wales

27 October 2022  
SYDNEY



Mr Robert Taylor  
Mayor  
Bathurst Regional Council  
Private Mail Bag 17  
BATHURST NSW 2795

Contact: Karen Taylor  
Phone no: 02 9275 7311  
Ref no: D2221693/1688

27 October 2022

Dear Mayor

### **Report on the Conduct of the Audit for the year ended 30 June 2022 Bathurst Regional Council**

I have audited the general purpose financial statements (GPFS) of the Bathurst Regional Council (the Council) for the year ended 30 June 2022 as required by section 415 of the *Local Government Act 1993* (the Act).

I expressed a modified opinion on the Council's GPFS.

This Report on the Conduct of the Audit (the Report) for the Council for the year ended 30 June 2022 is issued in accordance with section 417 of the Act. This Report should be read in conjunction with my audit opinion on the GPFS issued under section 417(2) of the Act.

### **SIGNIFICANT AUDIT ISSUES AND OBSERVATIONS**

I identified the following significant audit issues and observations during my audit of the Council's financial statements. These issues and observations were addressed as part of my audit.

#### **Non recognition of rural fire-fighting equipment**

The Council has not recognised rural fire-fighting equipment as assets within 'Infrastructure, property, plant and equipment' in the Statement of Financial Position at 30 June 2022. In my opinion, these assets are controlled by the Council and should be recognised as assets in accordance with AASB 116 'Property, Plant and Equipment'.

Australian Accounting Standards refers to control of an asset as being the ability to direct the use of, and obtain substantially all of the remaining benefits from, the asset. Control includes the ability to prevent other entities from directing the use of, and obtaining the benefits from, an asset.

Rural fire-fighting equipment is controlled by the Council as:

- these assets are vested in the Council under section 119(2) of the *Rural Fires Act 1997* (Rural Fires Act), giving the Council legal ownership
- the Council has the ability, outside of emergency events as defined in section 44 of the Rural Fires Act, to prevent the NSW Rural Fire Service from directing the use of the rural fire-fighting equipment by either not entering into a service agreement, or cancelling the existing service agreement that was signed on 20 June 2012.

- the Council has specific responsibilities for fire mitigation and safety works and bush fire hazard reduction under Part 4 of the Rural Fires Act. The Council obtains economic benefits from the rural fire-fighting equipment as these assets are used to fulfil Council's responsibilities
- in the event of the loss of an asset, the insurance proceeds must be paid into the New South Wales Rural Fire Fighting Fund (section 119(4) of the Rural Fires Act) and be used to reacquire or build a similar asset, which is again vested in the Council as an asset provided free of charge.





The Council has not undertaken procedures to confirm the completeness, accuracy, existence or condition of these assets. Nor has the Council performed procedures to identify the value of assets vested in it during the year. When these assets are vested, no financial consideration is required from the Council and as such these are assets provided to Council free-of-charge.

This is a limitation on the scope of my audit as I was unable to obtain sufficient appropriate audit evidence to:

- support the carrying values of rural fire-fighting equipment assets that should be recorded in the Statement of Financial Position and related notes as at 30 June 2022
- determine the impact on the 'Accumulated surplus' in the Statement of Changes in Equity and Statement of Financial Position
- determine the amount of 'Grants and contributions provided for capital purposes' income from any rural fire-fighting equipment assets vested as an asset received free of charge during the year and/or 'Depreciation, amortisation and impairment for non-financial assets' expense that should be recognised in the Income Statement for the year ended 30 June 2022
- determine the impact on the 'Operating performance' and 'Own source operating revenue' ratios in Note G4-1 'Statement of Performance Measures – consolidated results' and Note G4-2 'Statement of Performance Measures - by fund'.

## INCOME STATEMENT

### Operating result

	2022	2021	Variance
	\$m	\$m	%
Rates and annual charges revenue	51.0	49.2	 3.7
Grants and contributions revenue	34.0	27.6	 23.2
Operating result from continuing operations	6.2	5.6	 10.7
Net operating result before capital grants and contributions	(12.0)	(9.2)	 30.4

The Council's operating result from continuing operations (\$6.2 million including depreciation and amortisation expense of \$34.4 million) was \$0.6 million higher than the 2020–21 result.

The net operating result before capital grants and contributions (\$12.0 million deficit) was \$2.8 million lower than the 2020–21 result (\$9.2 million deficit).

Rates and annual charges revenue (\$51.0 million) increased by \$1.8 million (3.7 per cent) in 2021–22. This was the result of the approved rate peg of 2.0 per cent and increases in annual charges for sewer and waste management.

Grants and contributions revenue (\$34.0 million) increased by \$6.4 million (23.2 per cent) in 2021–22 mainly due to:

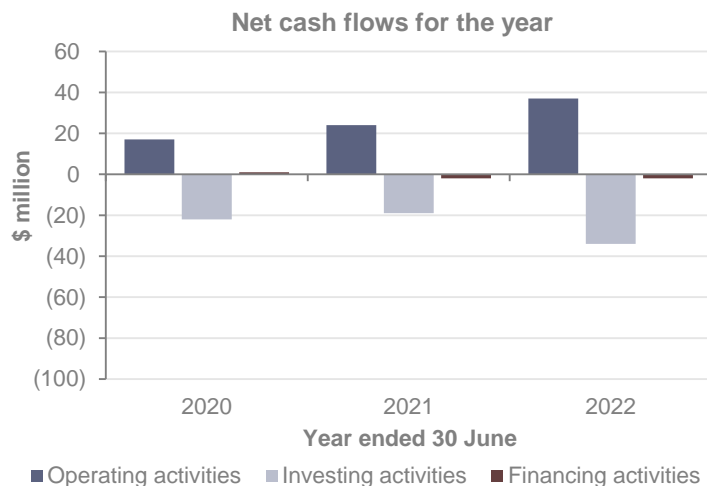
- receiving 75 per cent of 2022-23 financial year allocation of financial assistance grants in advance (\$1.1 million increase)
- a \$3.4 million increase of capital grants and contributions recognised for upgrades to Bathurst airport, cycleways, roads and bridges.

## STATEMENT OF CASH FLOWS

Cash balances increased from \$6.2 million to \$7.3 million at 30 June 2022.

Net cash generated from operating activities increased and cash used in investing activities also increased in the current year.

Council drew down \$3.3 million in new borrowing during the 2021–22 financial year for the construction of the Hereford St sports complex and road construction.



## FINANCIAL POSITION

### Cash and investments

Cash and investments	2022	2021	Commentary
	\$m	\$m	
<b>Total cash, cash equivalents and investments</b>	<b>106.0</b>	<b>93.2</b>	Externally restricted balances included water and sewer fund and unexpended grants.
Restricted and allocated cash, cash equivalents and investments:			Balances are internally allocated due to Council policy or decisions for forward plans including work programs.
• external restrictions	96.5	79.0	
• internal allocations	9.4	14.1	

### Debt

Council has an approved overdraft facility of \$0.65 million and an approved credit card facility of \$0.12 million. At 30 June 2022, Council had utilised neither its credit card or overdraft facility.

## PERFORMANCE

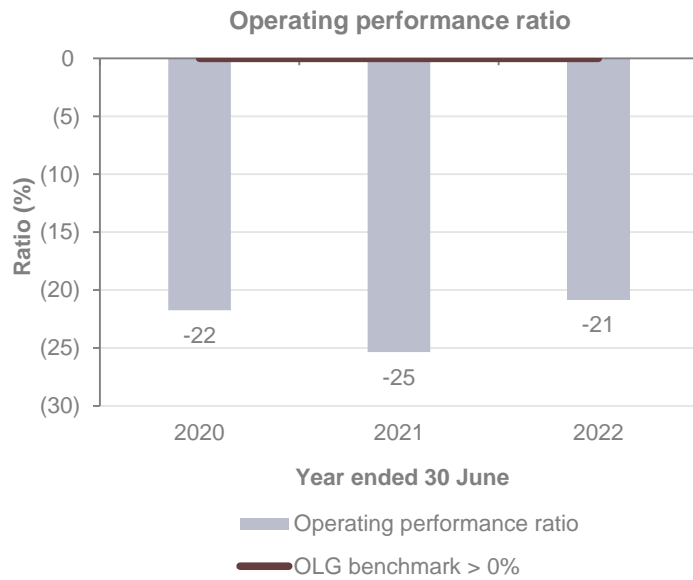
### Performance measures

The following section provides an overview of the Council's performance against the performance measures and performance benchmarks set by the Office of Local Government (OLG) within the Department of Planning and Environment.

#### Operating performance ratio

Council's result is consistently below the benchmark due to its reliance on land sales as source of general fund revenue. Gains on asset sales are excluded from the numerator of this measure.

The 'operating performance 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 OLG is greater than zero per cent.



#### Own source operating revenue ratio

Council exceeded the benchmark for the current reporting period.

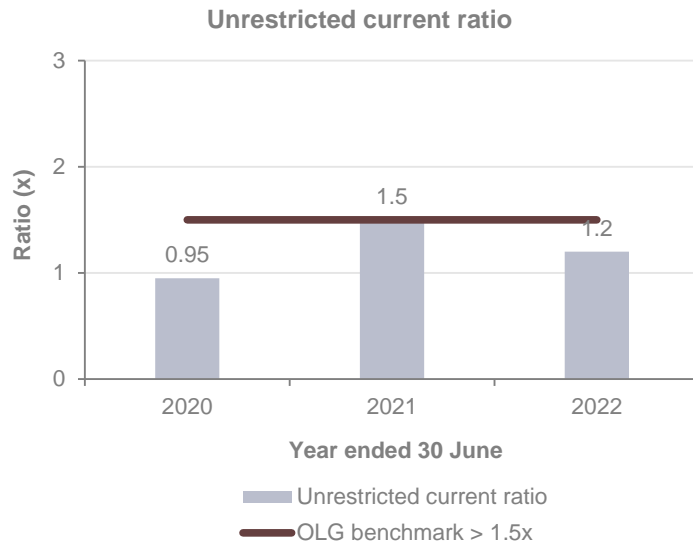
The 'own source operating revenue ratio' measures council's fiscal flexibility and the degree to which it relies on external funding sources such as operating grants and contributions. The benchmark set by OLG is greater than 60 per cent.



### Unrestricted current ratio

The Council did not meet the benchmark for the current reporting period.

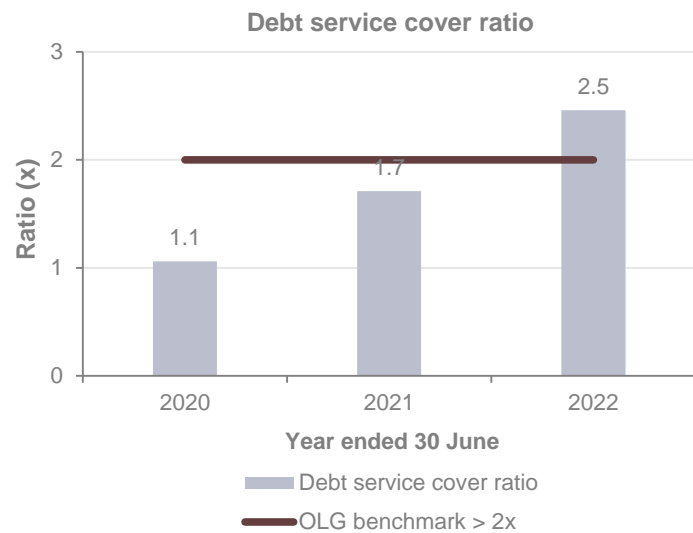
The 'unrestricted current ratio' is specific to local government and represents council's ability to meet its short-term obligations as they fall due. The benchmark set by OLG is greater than 1.5 times.



### Debt service cover ratio

For the first time in several years, the Council exceeded the benchmark for the current reporting period.

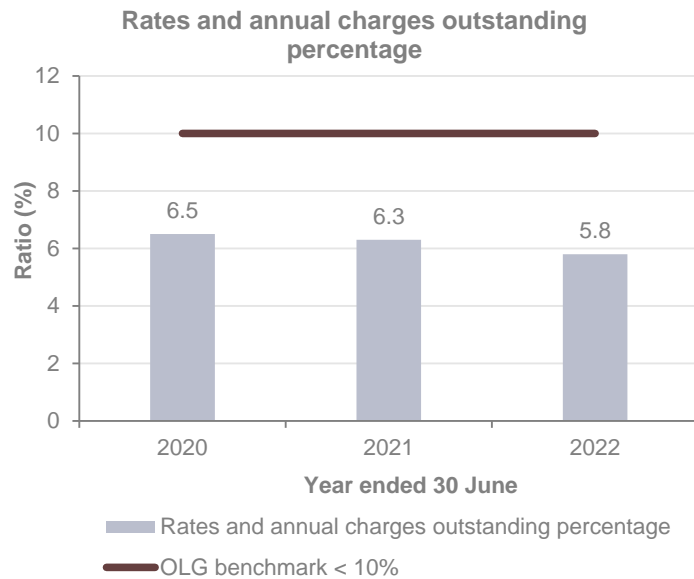
The 'debt service cover ratio' measures the operating cash to service debt including interest, principal and lease payments. The benchmark set by OLG is greater than two times.



### Rates and annual charges outstanding percentage

Council has continued to effectively manage its debt recovery, maintaining a ratio which is well below the benchmark for regional councils.

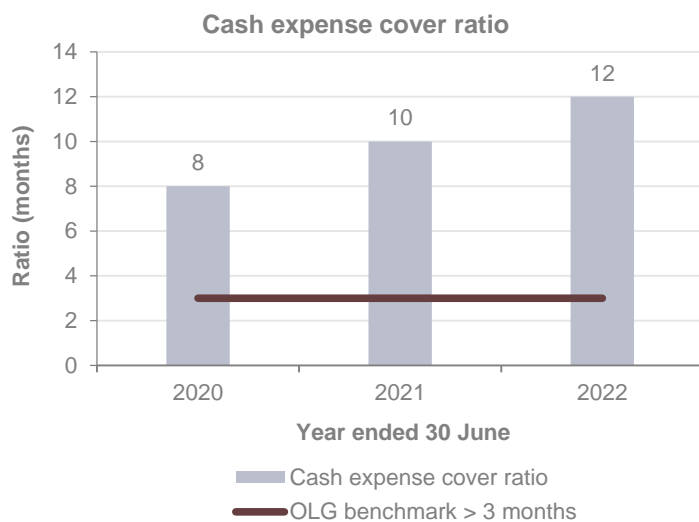
The 'rates and annual charges outstanding percentage' assesses the impact of uncollected rates and annual charges on council's liquidity and the adequacy of debt recovery efforts. The benchmark set by OLG is less than 10 per cent for regional and rural councils.



### Cash expense cover ratio

The Council has exceeded the benchmark for the current reporting period.

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.



### Infrastructure, property, plant and equipment renewals

Council has renewed \$15.0 million of assets in the 2020-22 financial year, compared with \$13.7 million in the 2020-21 financial year. A large portion of this was spent on roads infrastructure. A further \$18.2 million was spent on new assets during the 2021-22 financial year. This included \$6.6 million in new buildings, in particular the animal control and collections facilities buildings.

## OTHER MATTERS

### Legislative compliance

My audit procedures identified a material deficiency in the Council's financial statements that will be reported in the Management Letter. Rural fire-fighting equipment was not recognised in the financial statements.

Except for the matter outlined above, the Council's:

- accounting records were maintained in a manner and form that facilitated the preparation and the effective audit of the GPFS
- staff provided all accounting records and information relevant to the audit.



Karen Taylor

Delegate of the Auditor-General for New South Wales

# Bathurst Regional Council

## SPECIAL PURPOSE FINANCIAL STATEMENTS for the year ended 30 June 2022

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*A vibrant regional centre that enjoys a rural lifestyle . . . . .  
A Region full of community spirit and shared prosperity.*



**Bathurst Regional Council****Special Purpose Financial Statements**

for the year ended 30 June 2022

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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 2022

#### 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 statements:

- present fairly the operating result and financial position for each of Council's declared business activities for the year,
- accord with Council's accounting and other records, and
- present overhead reallocation charges to the water and sewerage businesses as fair and reasonable.

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 21 September 2022.

  
Robert Taylor  
Mayor  
21 September 2022  
Benjamin Fry  
Deputy Mayor  
21 September 2022  
David Sherley  
General Manager  
21 September 2022  
Aaron Jones  
Responsible Accounting Officer  
21 September 2022

## Bathurst Regional Council

## Income Statement of water supply business activity

for the year ended 30 June 2022

\$ '000	2022	2021
<b>Income from continuing operations</b>		
Access charges	3,184	3,277
User charges	10,751	10,439
Fees	220	166
Interest and investment income	137	75
Grants and contributions provided for operating purposes	114	159
Other income	51	54
<b>Total income from continuing operations</b>	<b>14,457</b>	<b>14,170</b>
<b>Expenses from continuing operations</b>		
Employee benefits and on-costs	4,361	3,930
Borrowing costs	208	217
Materials and services	8,734	8,011
Depreciation, amortisation and impairment	4,821	4,686
Calculated taxation equivalents	103	94
Debt guarantee fee (if applicable)	–	170
Other expenses	973	923
<b>Total expenses from continuing operations</b>	<b>19,200</b>	<b>18,031</b>
<b>Surplus (deficit) from continuing operations before capital amounts</b>	<b>(4,743)</b>	<b>(3,861)</b>
Grants and contributions provided for capital purposes	1,876	2,937
<b>Surplus (deficit) from continuing operations after capital amounts</b>	<b>(2,867)</b>	<b>(924)</b>
<b>Surplus (deficit) from all operations before tax</b>	<b>(2,867)</b>	<b>(924)</b>
<b>Surplus (deficit) after tax</b>	<b>(2,867)</b>	<b>(924)</b>
<b>Plus accumulated surplus</b>	<b>140,666</b>	<b>141,326</b>
<b>Plus adjustments for amounts unpaid:</b>		
– Taxation equivalent payments	103	94
– Debt guarantee fees	–	170
<b>Closing accumulated surplus</b>	<b>137,902</b>	<b>140,666</b>
<b>Return on capital %</b>	<b>(1.7)%</b>	<b>(1.4)%</b>
<b>Subsidy from Council</b>	<b>14,556</b>	<b>7,499</b>
<b>Calculation of dividend payable:</b>		
Surplus (deficit) after tax	(2,867)	(924)
Less: capital grants and contributions (excluding developer contributions)	(1,876)	(2,937)
<b>Surplus for dividend calculation purposes</b>	<b>–</b>	<b>–</b>
<b>Potential dividend calculated from surplus</b>	<b>–</b>	<b>–</b>

## Bathurst Regional Council

## Income Statement of sewerage business activity

for the year ended 30 June 2022

\$ '000	2022	2021
<b>Income from continuing operations</b>		
Access charges	11,321	10,716
User charges	1,684	1,647
Liquid trade waste charges	715	547
Fees	168	116
Interest and investment income	287	145
Grants and contributions provided for operating purposes	111	110
Other income	143	29
<b>Total income from continuing operations</b>	<b>14,429</b>	<b>13,310</b>
<b>Expenses from continuing operations</b>		
Employee benefits and on-costs	4,026	3,622
Materials and services	6,511	5,370
Depreciation, amortisation and impairment	4,515	4,432
Calculated taxation equivalents	18	15
Other expenses	817	756
<b>Total expenses from continuing operations</b>	<b>15,887</b>	<b>14,195</b>
<b>Surplus (deficit) from continuing operations before capital amounts</b>	<b>(1,458)</b>	<b>(885)</b>
Grants and contributions provided for capital purposes	2,012	2,012
<b>Surplus (deficit) from continuing operations after capital amounts</b>	<b>554</b>	<b>1,127</b>
<b>Surplus (deficit) from all operations before tax</b>	<b>554</b>	<b>1,127</b>
<b>Surplus (deficit) after tax</b>	<b>554</b>	<b>1,127</b>
<b>Plus accumulated surplus</b>	<b>94,886</b>	<b>93,744</b>
<b>Plus adjustments for amounts unpaid:</b>		
– Taxation equivalent payments	18	15
<b>Closing accumulated surplus</b>	<b>95,458</b>	<b>94,886</b>
<b>Return on capital %</b>	<b>(1.0)%</b>	<b>(0.6)%</b>
<b>Subsidy from Council</b>	<b>6,756</b>	<b>3,158</b>
<b>Calculation of dividend payable:</b>		
Surplus (deficit) after tax	554	1,127
Less: capital grants and contributions (excluding developer contributions)	(2,012)	(2,012)
<b>Surplus for dividend calculation purposes</b>	<b>–</b>	<b>–</b>
<b>Potential dividend calculated from surplus</b>	<b>–</b>	<b>–</b>

## Attachment 8.3.6.1

Bathurst Regional Council | Income Statement of Waste | for the year ended 30 June 2022

### Bathurst Regional Council

#### Income Statement of Waste

for the year ended 30 June 2022

\$ '000	2022 Category 1	2021 Category 1
<b>Income from continuing operations</b>		
Annual charges	7,808	7,427
Fees	8,174	7,271
Interest and investment income	134	129
Grants and contributions provided for operating purposes	26	40
Net gain from the disposal of assets	44	—
Other income	—	(1)
<b>Total income from continuing operations</b>	<b>16,186</b>	<b>14,866</b>
<b>Expenses from continuing operations</b>		
Employee benefits and on-costs	3,396	3,010
Borrowing costs	—	(237)
Materials and services	7,570	7,243
Depreciation, amortisation and impairment	575	581
Net loss from the disposal of assets	—	94
Calculated taxation equivalents	83	111
Other expenses	29	36
<b>Total expenses from continuing operations</b>	<b>11,653</b>	<b>10,838</b>
<b>Surplus (deficit) from continuing operations before capital amounts</b>	<b>4,533</b>	<b>4,028</b>
<b>Surplus (deficit) from continuing operations after capital amounts</b>	<b>4,533</b>	<b>4,028</b>
<b>Surplus (deficit) from all operations before tax</b>	<b>4,533</b>	<b>4,028</b>
Less: corporate taxation equivalent (25%) [based on result before capital]	(1,133)	(1,047)
<b>Surplus (deficit) after tax</b>	<b>3,400</b>	<b>2,981</b>
<b>Plus accumulated surplus</b>	<b>41,326</b>	<b>37,187</b>
<b>Plus adjustments for amounts unpaid:</b>		
– Taxation equivalent payments	83	111
– Corporate taxation equivalent	1,133	1,047
<b>Closing accumulated surplus</b>	<b>45,942</b>	<b>41,326</b>
<b>Return on capital %</b>	<b>33.8%</b>	<b>30.1%</b>

## Attachment 8.3.6.1

Bathurst Regional Council | Statement of Financial Position of water supply business activity | for the year ended 30 June 2022

### Bathurst Regional Council

#### Statement of Financial Position of water supply business activity

as at 30 June 2022

\$ '000	2022	2021
<b>ASSETS</b>		
<b>Current assets</b>		
Cash and cash equivalents	9,633	7,483
Receivables	3,244	3,216
Other	53	25
<b>Total current assets</b>	<b>12,930</b>	<b>10,724</b>
<b>Non-current assets</b>		
Investments	9,922	9,508
Receivables	42	44
Infrastructure, property, plant and equipment	273,788	258,734
<b>Total non-current assets</b>	<b>283,752</b>	<b>268,286</b>
<b>Total assets</b>	<b>296,682</b>	<b>279,010</b>
<b>LIABILITIES</b>		
<b>Current liabilities</b>		
Contract liabilities	5,000	—
Payables	490	282
Borrowings	274	264
Employee benefit provisions	948	852
<b>Total current liabilities</b>	<b>6,712</b>	<b>1,398</b>
<b>Non-current liabilities</b>		
Borrowings	5,309	5,583
Employee benefit provisions	7	3
<b>Total non-current liabilities</b>	<b>5,316</b>	<b>5,586</b>
<b>Total liabilities</b>	<b>12,028</b>	<b>6,984</b>
<b>Net assets</b>	<b>284,654</b>	<b>272,026</b>
<b>EQUITY</b>		
Accumulated surplus	137,902	140,666
Revaluation reserves	146,752	131,360
<b>Total equity</b>	<b>284,654</b>	<b>272,026</b>

## Attachment 8.3.6.1

Bathurst Regional Council | Statement of Financial Position of sewerage business activity | for the year ended 30 June 2022

### Bathurst Regional Council

#### Statement of Financial Position of sewerage business activity

as at 30 June 2022

\$ '000	2022	2021
<b>ASSETS</b>		
<b>Current assets</b>		
Cash and cash equivalents	22,806	20,551
Receivables	1,121	1,077
<b>Total current assets</b>	<b>23,927</b>	<b>21,628</b>
<b>Non-current assets</b>		
Right of use assets	1	1
Investments	21,220	20,016
Receivables	38	39
Infrastructure, property, plant and equipment	144,755	152,525
<b>Total non-current assets</b>	<b>166,014</b>	<b>172,581</b>
<b>Total assets</b>	<b>189,941</b>	<b>194,209</b>
<b>LIABILITIES</b>		
<b>Current liabilities</b>		
Payables	124	132
Employee benefit provisions	643	553
<b>Total current liabilities</b>	<b>767</b>	<b>685</b>
<b>Non-current liabilities</b>		
Lease liabilities	1	1
Employee benefit provisions	2	—
<b>Total non-current liabilities</b>	<b>3</b>	<b>1</b>
<b>Total liabilities</b>	<b>770</b>	<b>686</b>
<b>Net assets</b>	<b>189,171</b>	<b>193,523</b>
<b>EQUITY</b>		
Accumulated surplus	95,458	94,886
Revaluation reserves	93,713	98,637
<b>Total equity</b>	<b>189,171</b>	<b>193,523</b>

## Attachment 8.3.6.1

Bathurst Regional Council | Statement of Financial Position of Waste | for the year ended 30 June 2022

### Bathurst Regional Council

#### Statement of Financial Position of Waste

as at 30 June 2022

\$ '000	2022 Category 1	2021 Category 1
<b>ASSETS</b>		
<b>Current assets</b>		
Cash and cash equivalents	42,319	36,388
Receivables	1,065	873
Other	8	8
<b>Total current assets</b>	<b>43,392</b>	<b>37,269</b>
<b>Non-current assets</b>		
Receivables	106	141
Infrastructure, property, plant and equipment	13,416	12,592
<b>Total non-current assets</b>	<b>13,522</b>	<b>12,733</b>
<b>Total assets</b>	<b>56,914</b>	<b>50,002</b>
<b>LIABILITIES</b>		
<b>Current liabilities</b>		
Payables	25	38
Employee benefit provisions	584	513
<b>Total current liabilities</b>	<b>609</b>	<b>551</b>
<b>Non-current liabilities</b>		
Remediation Provision	3,131	1,780
<b>Total non-current liabilities</b>	<b>3,131</b>	<b>1,780</b>
<b>Total liabilities</b>	<b>3,740</b>	<b>2,331</b>
<b>Net assets</b>	<b>53,174</b>	<b>47,671</b>
<b>EQUITY</b>		
Accumulated surplus	45,942	41,326
Revaluation reserves	7,232	6,345
<b>Total equity</b>	<b>53,174</b>	<b>47,671</b>

## Note – Significant Accounting Policies

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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* (Act), the *Local Government (General) Regulation 2005* (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, fair value of non-current assets. Certain taxes and other costs, appropriately described, have been imputed for the purposes of the National Competition Policy.

The Statement of Financial Position includes notional assets/liabilities receivable from/payable to Council's general fund. These balances reflect a notional intra-entity funding arrangement with the declared business activities.

### 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, and returns 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

## Note – Significant Accounting Policies (continued)

### Category 2

(where gross operating turnover is less than \$2 million)

**Council has no Category 2 businesses.**

### 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 – **25%**

Land tax – the first \$692,000 of combined land values attracts **0%**. For the combined land values in excess of \$692,001 up to \$4,231,000 the rate is **1.6% + \$100**. For the remaining combined land value that exceeds \$4,231,000 a premium marginal rate of **2.0%** applies.

Payroll tax – **4.85%** on the value of taxable salaries and wages in excess of \$850,000.

### 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 25% (2020/2021 26%).

Income tax is only applied where a gain from ordinary activities before capital amounts has been achieved. Since the taxation equivalent is notional – that is, it is payable to the '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 25% 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 for all Category 1 businesses has been applied to all 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.

#### (i) Subsidies

Government policy requires that subsidies provided to customers, and the funding of those subsidies, must be explicitly disclosed. Subsidies occur where 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. The overall effect of subsidies is contained within the Income Statements of business activities.

#### (ii) 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'.

### Note – Significant Accounting Policies (continued)

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Funds are subsequently available for meeting commitments or financing future investment strategies. The rate of return is disclosed for each of Council's business activities on the Income Statement.

The rate of return is calculated as follows:

**Operating result before capital income + interest expense**

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**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 3.66% at 30/6/22.

#### **(iii) Dividends**

Council is not required to pay dividends to either itself (as owner of a range of businesses) or to any external entities.



## INDEPENDENT AUDITOR'S REPORT

### Report on the special purpose financial statements

#### 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 by Councillors and Management, the Income Statement of each Declared Business Activity for the year ended 30 June 2022, the Statement of Financial Position of each Declared Business Activity as at 30 June 2022 and the Significant accounting policies note.

The Declared Business Activities of the Council are:

- water supply
- sewerage.

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 2022, and their financial performance for the year then ended, in accordance with the Australian Accounting Standards described in the Significant accounting policies note and the Local Government Code of Accounting Practice and Financial Reporting 2021–22 (LG Code).

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 (including Independence Standards)' (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 the 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.

### Emphasis of Matter - Basis of Accounting

Without modifying my opinion, I draw attention to the Significant accounting policies note to the financial statements which describes the basis of accounting. The financial statements have been prepared for the purpose of fulfilling the Council's financial reporting responsibilities under the LG Code. As a result, the financial statements may not be suitable for another purpose.

### Other Information

The Council's annual report for the year ended 30 June 2022 includes other information in addition to the financial statements and my Independent Auditor's Report thereon. The Councillors are responsible for the other information. At the date of this Independent Auditor's Report, the other information I have received comprise the general purpose financial statements and Special Schedules (the Schedules).

My opinion on the financial statements does not cover the other information. Accordingly, I do not express any form of assurance conclusion on the other information. However, as required by the *Local Government Act 1993*, I have separately expressed an opinion on the general purpose financial statements and Special Schedule 'Permissible income for general rates'.

In connection with my audit of the financial statements, my responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or my knowledge obtained in the audit, or otherwise appears to be materially misstated.

If, based on the work I have performed, I conclude there is a material misstatement of the other information, I must report that fact.

I have nothing to report in this regard.

### The Councillors' Responsibilities 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 the Significant accounting policies note 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 are responsible for assessing the Council's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting.

### Auditor's Responsibilities 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/ar4.pdf](http://www.auasb.gov.au/auditors_responsibilities/ar4.pdf). The description forms part of my auditor's report.

The scope of my audit does not include, nor 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.



Karen Taylor  
Delegate of the Auditor-General for New South Wales

27 October 2022  
SYDNEY



# Bathurst Regional Council

SPECIAL SCHEDULES  
for the year ended 30 June 2022

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*A vibrant regional centre that enjoys a rural lifestyle . . . . .  
A Region full of community spirit and shared prosperity.*



**Bathurst Regional Council**

**Special Schedules**

for the year ended 30 June 2022

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Permissible income for general rates	3
Report on infrastructure assets as at 30 June 2022	7

## Bathurst Regional Council

## Permissible income for general rates

\$ '000	Notes	Calculation 2021/22	Calculation 2022/23
<b>Notional general income calculation <sup>1</sup></b>			
Last year notional general income yield	a	28,452	29,316
Plus or minus adjustments <sup>2</sup>	b	318	208
<b>Notional general income</b>	c = a + b	<b>28,770</b>	<b>29,524</b>
<b>Permissible income calculation</b>			
Or rate peg percentage	e	2.00%	2.50%
Or plus rate peg amount	i = e x (c + g)	575	738
<b>Sub-total</b>	k = (c + g + h + i + j)	<b>29,345</b>	<b>30,262</b>
Plus (or minus) last year's carry forward total	l	3	19
Less valuation objections claimed in the previous year	m	(13)	—
<b>Sub-total</b>	n = (l + m)	<b>(10)</b>	<b>19</b>
<b>Total permissible income</b>	o = k + n	<b>29,335</b>	<b>30,281</b>
Less notional general income yield	p	29,316	30,281
<b>Catch-up or (excess) result</b>	q = o – p	<b>19</b>	<b>1</b>
<b>Carry forward to next year <sup>6</sup></b>	t = q + r + s	<b>19</b>	<b>1</b>

## 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 (NSW)*.
- (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 Act. The OLG will extract these amounts from Council's Permissible income for general rates Statement in the financial data return (FDR) to administer this process.



## INDEPENDENT AUDITOR'S REPORT

### Special Schedule – Permissible income for general rates

#### Bathurst Regional Council

To the Councillors of Bathurst Regional Council

### Opinion

I have audited the accompanying Special Schedule – Permissible income for general rates (the Schedule) of Bathurst Regional Council (the Council) for the year ending 30 June 2023.

In my opinion, the Schedule is prepared, in all material respects in accordance with the requirements of the Local Government Code of Accounting Practice and Financial Reporting 2021–22 (LG Code) 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.

### 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 Schedule' 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 (including Independence Standards)' (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 special purpose framework used to prepare the Schedule. The Schedule has been prepared for the purpose of fulfilling the Council's reporting obligations under the LG Code. As a result, the Schedule may not be suitable for another purpose.

### Other Information

The Council's annual report for the year ended 30 June 2022 includes other information in addition to the Schedule and my Independent Auditor's Report thereon. The Councillors are responsible for the other information. At the date of this Independent Auditor's Report, the other information I have received comprise the general purpose financial statements, special purpose financial statements and Special Schedule 'Report on infrastructure assets as at 30 June 2022'.

My opinion on the Schedule does not cover the other information. Accordingly, I do not express any form of assurance conclusion on the other information. However, as required by the *Local Government Act 1993*, I have separately expressed an opinion on the general purpose financial statements and the special purpose financial statements.

In connection with my audit of the Schedule, my responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the Schedule or my knowledge obtained in the audit, or otherwise appears to be materially misstated.

If, based on the work I have performed, I conclude there is a material misstatement of the other information, I must report that fact.

I have nothing to report in this regard.

### The Councillors' Responsibilities for the Schedule

The Councillors are responsible for the preparation of the Schedule 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 the Schedule that is free from material misstatement, whether due to fraud or error.

In preparing the Schedule, the Councillors are responsible for assessing the Council's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting.

### Auditor's Responsibilities for the Audit of the Schedule

My objectives are to:

- obtain reasonable assurance whether the Schedule 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 the Schedule.

A description of my responsibilities for the audit of the Schedule is located at the Auditing and Assurance Standards Board website at: [www.auasb.gov.au/auditors\\_responsibilities/ar8.pdf](http://www.auasb.gov.au/auditors_responsibilities/ar8.pdf). The description forms part of my auditor's report.

The scope of my audit does not include, nor 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 Schedule on any website where it may be presented
- about any other information which may have been hyperlinked to/from the Schedule.



Karen Taylor  
Delegate of the Auditor-General for New South Wales

27 October 2022  
SYDNEY

## Bathurst Regional Council

## Report on infrastructure assets as at 30 June 2022

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	2021/22 Required maintenance <sup>a</sup>	2021/22 Actual maintenance	Net carrying amount	Gross replacement cost (GRC)	Assets in condition as a percentage of gross replacement cost				
		\$ '000	\$ '000	\$ '000	\$ '000	\$ '000	\$ '000	1	2	3	4	5
Buildings	Buildings	2,918	1,081	1,098	946	161,334	231,799	10.0%	67.0%	19.0%	2.0%	2.0%
	<b>Sub-total</b>	<b>2,918</b>	<b>1,081</b>	<b>1,098</b>	<b>946</b>	<b>161,334</b>	<b>231,799</b>	<b>10.0%</b>	<b>67.0%</b>	<b>19.0%</b>	<b>2.0%</b>	<b>2.0%</b>
Other structures	Other structures	2,185	1,267	353	128	28,597	44,672	21.0%	37.0%	22.0%	15.0%	5.0%
	<b>Sub-total</b>	<b>2,185</b>	<b>1,267</b>	<b>353</b>	<b>128</b>	<b>28,597</b>	<b>44,672</b>	<b>21.0%</b>	<b>37.0%</b>	<b>22.0%</b>	<b>15.0%</b>	<b>5.0%</b>
Roads	Sealed roads	62,698	32,191	8,106	4,561	332,315	541,817	13.0%	24.0%	21.0%	29.0%	13.0%
	Unsealed roads	2,822	836	411	1,461	—	—	7.0%	13.0%	39.0%	37.0%	0.0%
	Bridges	7,560	1,802	1,455	13	61,826	112,016	10.0%	32.0%	40.0%	13.0%	5.0%
	Footpaths	1,025	125	254	279	14,869	22,513	35.0%	21.0%	34.0%	10.0%	0.0%
	Bulk earthworks	2,745	1,218	575	—	160,749	160,749	25.0%	29.0%	31.0%	13.0%	2.0%
	<b>Sub-total</b>	<b>76,850</b>	<b>36,172</b>	<b>10,801</b>	<b>6,314</b>	<b>569,759</b>	<b>837,095</b>	<b>15.5%</b>	<b>25.9%</b>	<b>25.8%</b>	<b>23.3%</b>	<b>9.5%</b>
Water supply network	Water supply network	20,589	7,555	4,814	3,455	253,805	390,738	45.0%	26.0%	19.0%	8.0%	2.0%
	Other	—	—	—	—	78	—	0.0%	0.0%	0.0%	0.0%	0.0%
	<b>Sub-total</b>	<b>20,589</b>	<b>7,555</b>	<b>4,814</b>	<b>3,455</b>	<b>253,883</b>	<b>390,738</b>	<b>45.0%</b>	<b>26.0%</b>	<b>19.0%</b>	<b>8.0%</b>	<b>2.0%</b>
Sewerage network	Sewerage network	30,535	19,038	4,597	3,619	137,185	259,967	13.0%	19.0%	40.0%	19.0%	9.0%
	Other	—	—	—	—	533	—	0.0%	0.0%	0.0%	0.0%	0.0%
	<b>Sub-total</b>	<b>30,535</b>	<b>19,038</b>	<b>4,597</b>	<b>3,619</b>	<b>137,718</b>	<b>259,967</b>	<b>13.0%</b>	<b>19.0%</b>	<b>40.0%</b>	<b>19.0%</b>	<b>9.0%</b>

## Bathurst Regional Council

## Report on infrastructure assets as at 30 June 2022 (continued)

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	2021/22 Required maintenance <sup>a</sup>	2021/22 Actual maintenance	Net carrying amount	Gross replacement cost (GRC)	Assets in condition as a percentage of gross replacement cost				
		\$ '000	\$ '000	\$ '000	\$ '000	\$ '000	\$ '000	1	2	3	4	5
Stormwater drainage	Stormwater drainage	2,952	550	1,791	992	152,063	207,975	29.0%	35.0%	32.0%	4.0%	0.0%
	<b>Sub-total</b>	<b>2,952</b>	<b>550</b>	<b>1,791</b>	<b>992</b>	<b>152,063</b>	<b>207,975</b>	<b>29.0%</b>	<b>35.0%</b>	<b>32.0%</b>	<b>4.0%</b>	<b>0.0%</b>
Open space / recreational assets	Swimming pools	—	—	16	—	14,884	17,492	1.0%	99.0%	0.0%	0.0%	0.0%
	<b>Sub-total</b>	<b>—</b>	<b>—</b>	<b>16</b>	<b>—</b>	<b>14,884</b>	<b>17,492</b>	<b>1.0%</b>	<b>99.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>
	Other	—	—	—	—	—	—	0.0%	0.0%	0.0%	0.0%	0.0%
	<b>Total – all assets</b>	<b>136,029</b>	<b>65,663</b>	<b>23,470</b>	<b>15,454</b>	<b>1,318,238</b>	<b>1,989,738</b>	<b>21.7%</b>	<b>31.7%</b>	<b>25.9%</b>	<b>14.8%</b>	<b>5.9%</b>

(a) Required maintenance is the amount identified in Council's asset management plans.

## Infrastructure asset condition assessment 'key'

#	Condition	Integrated planning and reporting (IP&R) description
1	Excellent/very good	No work required (normal maintenance)
2	Good	Only minor maintenance work required
3	Satisfactory	Maintenance work required
4	Poor	Renewal required
5	Very poor	Urgent renewal/upgrading required

## Bathurst Regional Council

## Report on infrastructure assets as at 30 June 2022

## Infrastructure asset performance indicators (consolidated) \*

\$ '000	Amounts 2022	Indicator 2022	Indicators 2021      2020		Benchmark
Buildings and infrastructure renewals ratio					
Asset renewals <sup>1</sup>	13,650	45.60%	46.85%	75.58%	>= 100.00%
Depreciation, amortisation and impairment	29,935				
Infrastructure backlog ratio					
Estimated cost to bring assets to a satisfactory standard	136,029	10.32%	10.54%	9.03%	< 2.00%
Net carrying amount of infrastructure assets	1,318,238				
Asset maintenance ratio					
Actual asset maintenance	15,454	65.85%	54.79%	159.36%	> 100.00%
Required asset maintenance	23,470				
Cost to bring assets to agreed service level					
Estimated cost to bring assets to an agreed service level set by Council	65,663	3.30%	3.16%	1.60%	
Gross replacement cost	1,989,738				

(\*) All asset performance indicators are calculated using 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.

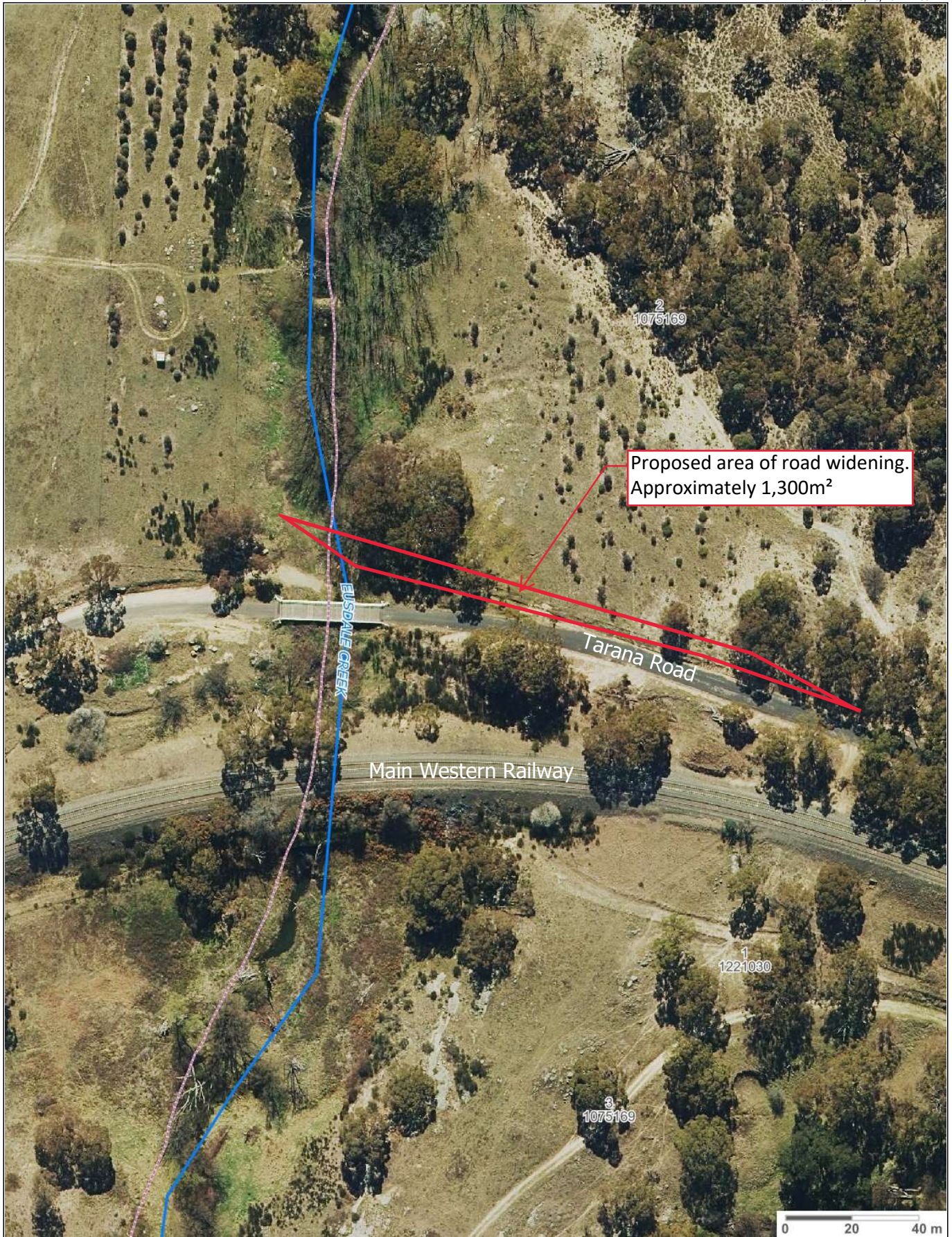
## Bathurst Regional Council

## Report on infrastructure assets as at 30 June 2022

## Infrastructure asset performance indicators (by fund)

\$ '000	General fund		Water fund		Sewer fund		Benchmark
	2022	2021	2022	2021	2022	2021	
Buildings and infrastructure renewals ratio							
Asset renewals <sup>1</sup>							
Depreciation, amortisation and impairment	47.67%	35.97%	78.34%	131.64%	1.20%	10.72%	>= 100.00%
Infrastructure backlog ratio							
Estimated cost to bring assets to a satisfactory standard							
Net carrying amount of infrastructure assets	9.16%	10.07%	8.11%	7.37%	22.17%	18.41%	< 2.00%
Asset maintenance ratio							
Actual asset maintenance							
Required asset maintenance	59.61%	51.76%	71.77%	63.01%	78.73%	59.09%	> 100.00%
Cost to bring assets to agreed service level							
Estimated cost to bring assets to an agreed service level set by Council							
Gross replacement cost	2.92%	2.89%	1.93%	1.37%	7.32%	7.37%	

(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**

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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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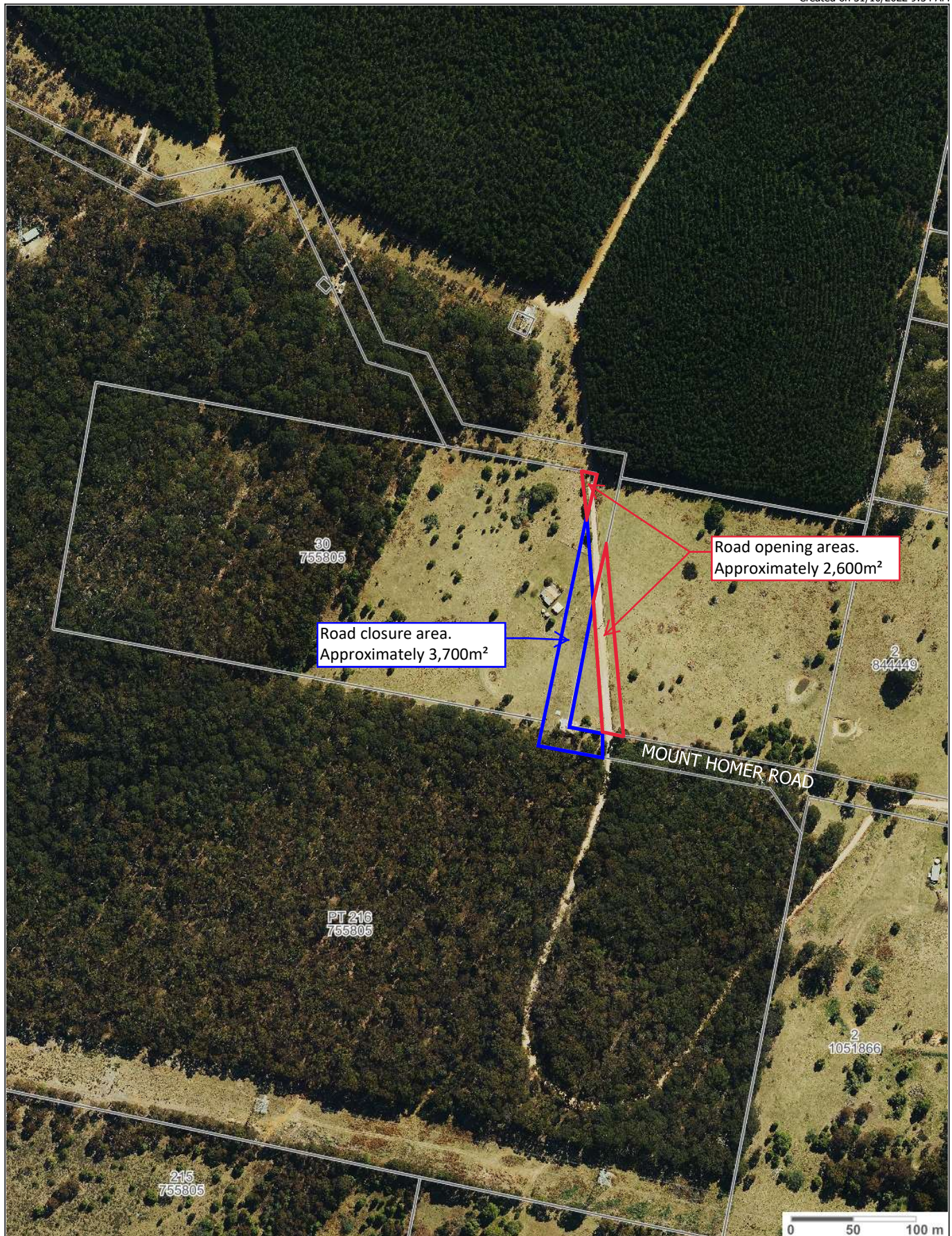


**Drawn By:** David Luck

**Date:** 26/10/2022

**Projection:** GDA94 / MGA zone 55

**Map Scale:** 1:1500 @ A4



**BATHURST REGIONAL COUNCIL**

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Email: [council@bathurst.nsw.gov.au](mailto:council@bathurst.nsw.gov.au)

#### Important Notice!

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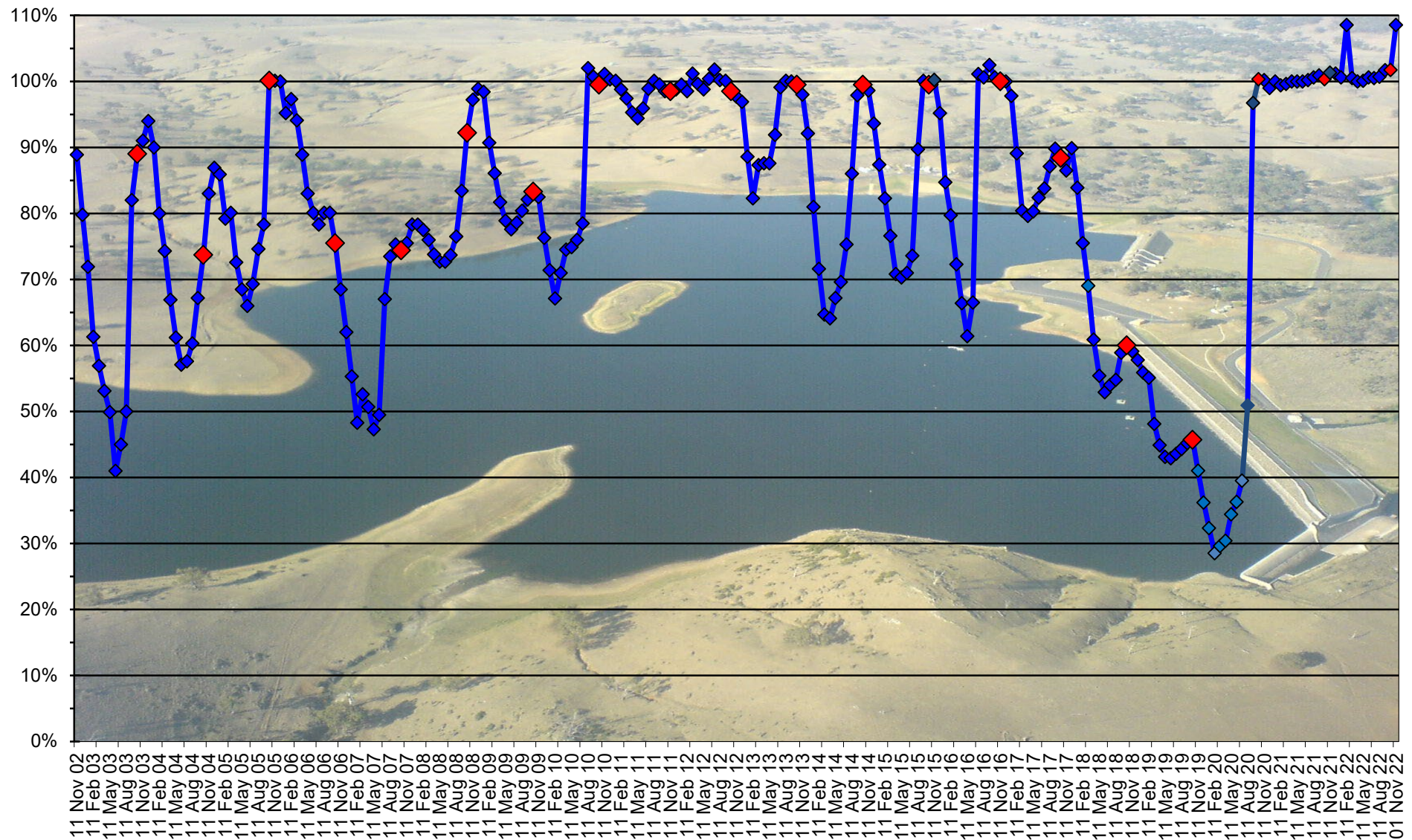
**Drawn By:** David Luck

**Date:** 31/10/2022

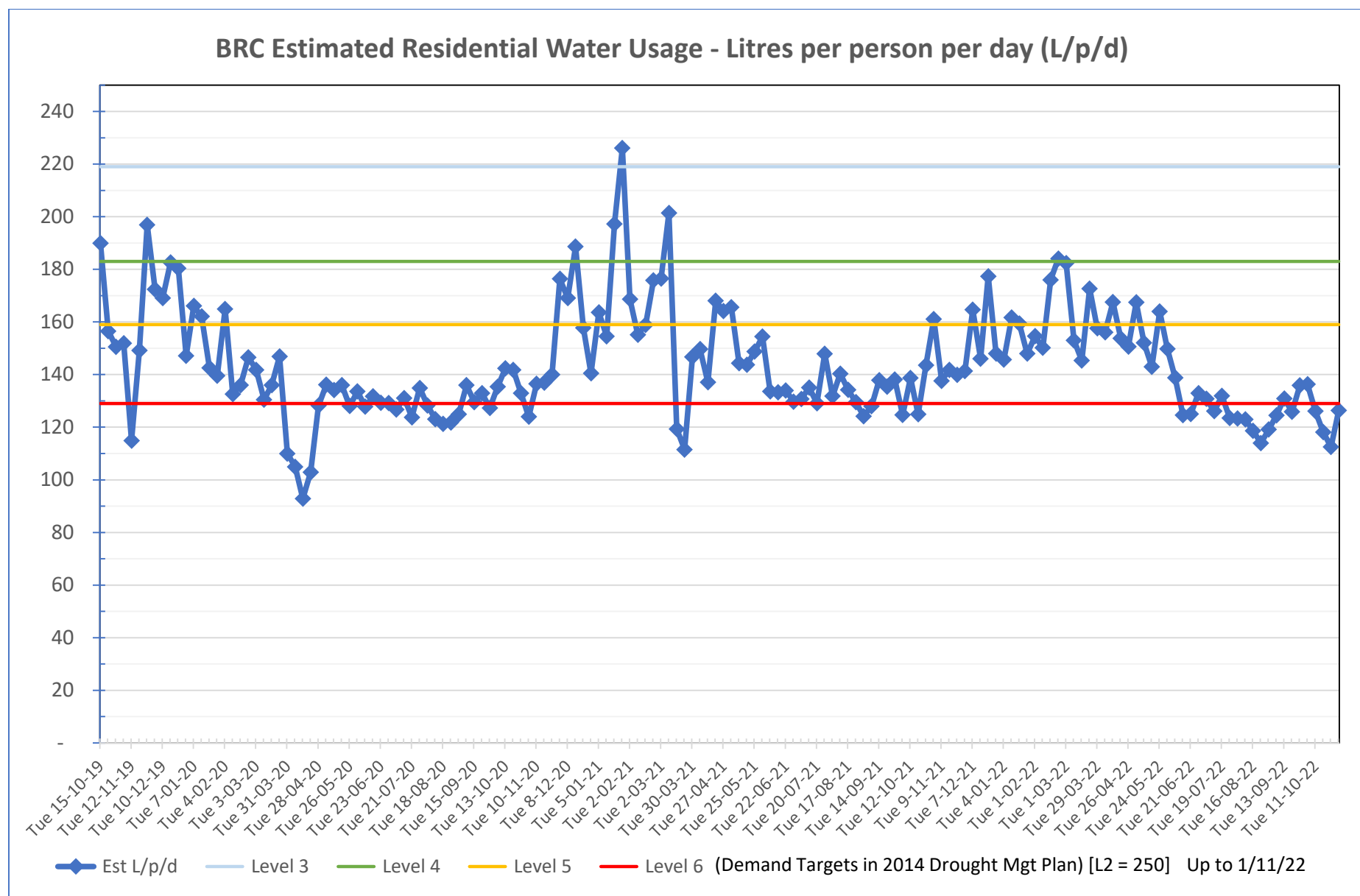
**Projection:** GDA94 / MGA zone 55

**Map Scale:** 1:4000 @ A4

### Bathurst Regional Council: Monthly Chifley Dam Volume (%)



Red markers = October. Last reading 1 November 2022.



## FILE NOTE

**BATHURST**  
**REGIONAL COUNCIL**



**FILE NUMBER:** 25.00161

**SUBJECT:** Meeting - Wattle Flat issues re Crown Road

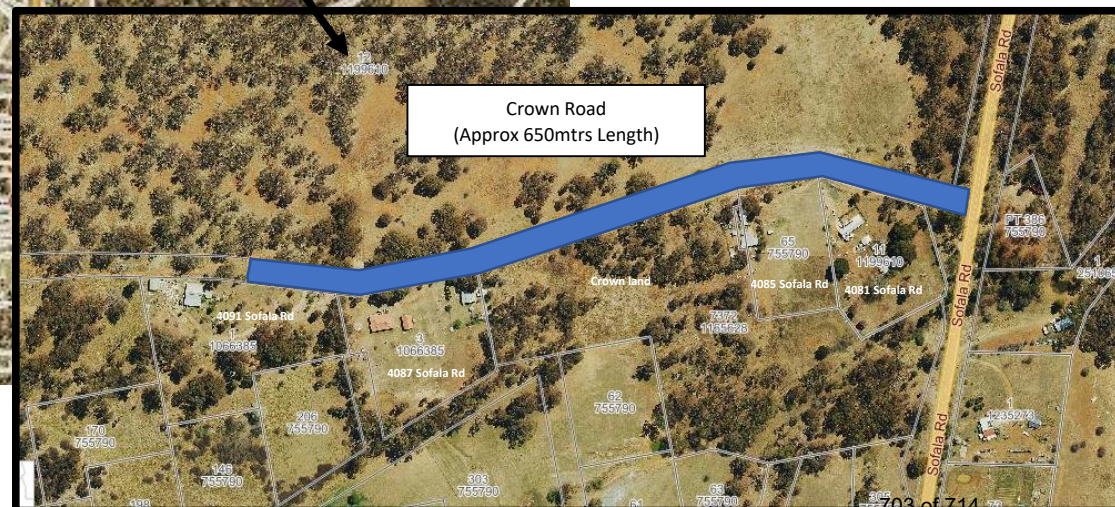
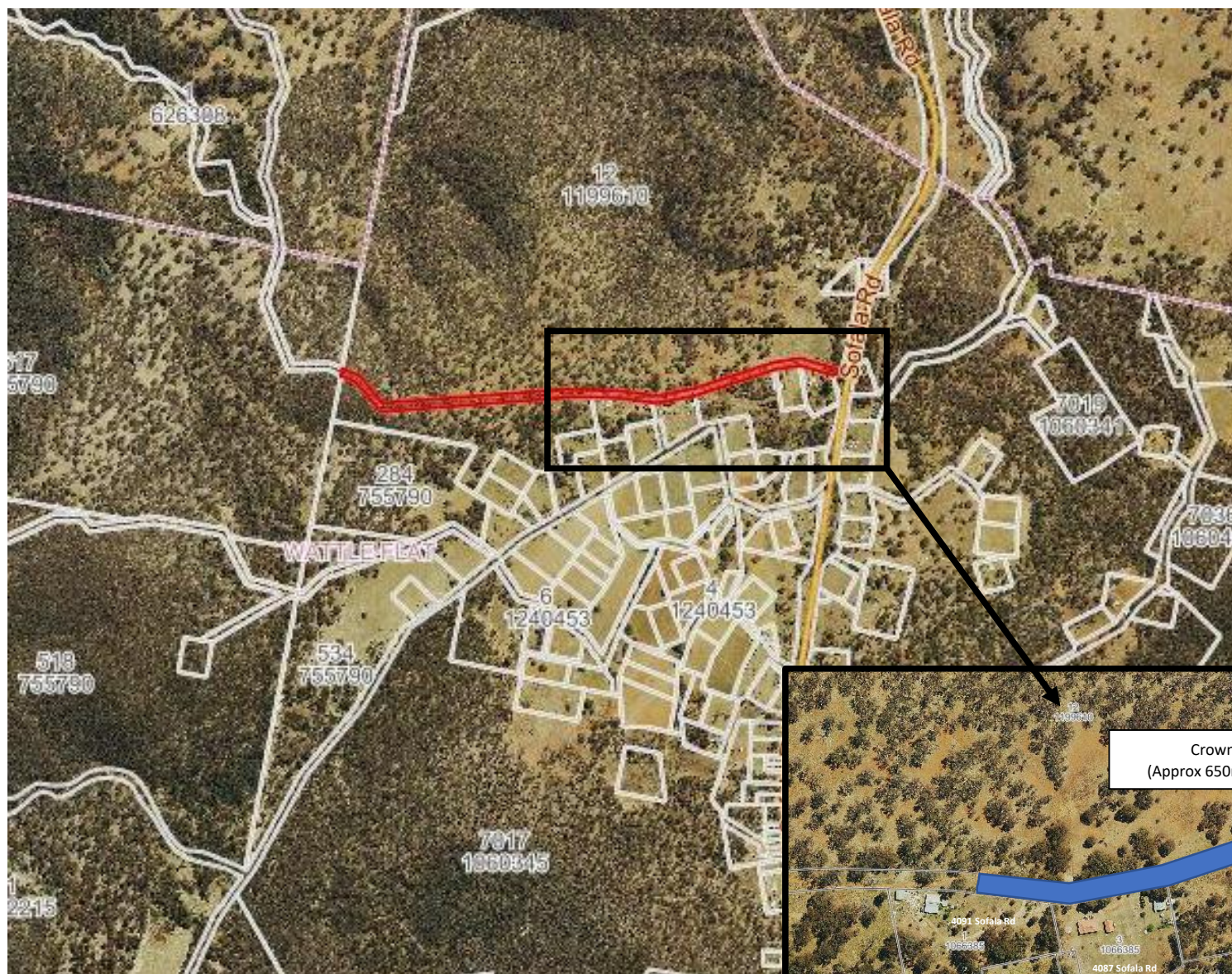
**DATE:** Wednesday 28 September 2022, 11am

**Present:** Kristen Morris & Sarah Humphreys (4081 Sofala Rd), Ken Webb (4085 Sofala Rd), Lisa Mallard & Laurel Mallard (4087 Sofala Rd), and Peter & Sandra Gardiner (4091 Sofala Road), Wattle Flat  
Bathurst Regional Council's Mayor, General Manager and Director Engineering Services

1. Residents attended meeting with Council to express concerns at condition of the Crown Road they utilise. Sections are not possible to drive on easily – concerns with current weather that it may soon be unpassable.
2. Access to some houses cannot occur, due to road conditions. Gas suppliers will not attend, ambulances are having problems to use the road.
3. Noted meeting occurred on Monday with Council's Manager Works (Simon Armitage).
4. Noted Bathurst Regional Council does not maintain Crown Roads. DES noted will need around \$20,000 - \$30,000 to fix up. Annual gravelling would cost around \$6,000 per annum (800 metres).
5. Noted Crown Road is not on the correct alignment, and so in the long run would need acquisitions to potentially occur.

- Actions:**
1. Group to send letter of request.
  2. Report will go to Council to determine a position

Darren Sturgiss  
**DIRECTOR**  
**ENGINEERING SERVICES**



03/10/2022

4087 Sofala Rd,  
Wattle Flat 2795

To: Bathurst Regional Councillors

Re- Transfer of Care of our Road

Dear Councillors,

we write to you today following our face-to-face meeting last Wednesday in Bathurst with the Mayor, General Manager and Engineer.

We live in the village of Wattle Flat, accessing our dwellings via a Crown Road. Recent extraordinary rainfall has resulted in rapid deterioration of this road to the point where the road is virtually impassable.

We number 14 people in 5 households, including children who attend Wattle Flat School

Our lives are being heavily impacted by the inaccessibility of this road: several ambulances have been called to our houses in the last 6 months and have struggled to negotiate the road and have made comment as to their struggle. With further deterioration they will be unable to retrieve patients for emergency care. Our local gas agent has declined to deliver gas anymore and the garbage collector is unable to get his vehicle to our houses. We are unable to receive any deliveries or visitors. This road is also a critical access road for fire trucks should a bushfire occur in the bushland beyond our dwellings. We are experiencing stress and isolation.

Personally, I have been unable to drive to my residence for some weeks now, I must leave my car at the bottom of our road and walk to my house through mud for some 500m. As a shift worker (essential worker at our hospital), often I am walking in the dark and of course am unable to carry groceries etc.

This situation is unacceptable to us as rate payers and citizens.

Through our attempts to have this situation addressed we have discovered that no authority is responsible for the maintenance of Crown roads. It has been suggested that when development for our properties was approved, the road should have been transferred to council, being rate collectors for the properties. We advocate for the immediate transfer of this road to Bathurst Regional Council and therefore the immediate repair of the road so that we may resume our lives to the standard that is afforded to Australians today. We urge you to consider our request through the lens of fairness and equity.

We have included photographic evidence, however should you continue to have any doubt as to the gravity of this situation, we invite you to come out and walk in our shoes and feel the urgency of our request first hand.

Yours faithfully,

*L. Mallard*

*Sarah Humphrey*

*Kris Morris*

*R. Wells*

*R. Wheeler*

*Elc. BA Gardner Day 2022*







**MINUTES OF THE TRAFFIC COMMITTEE MEETING  
HELD ON Tuesday 1 November 2022**

**1. MEETING COMMENCES**

**MINUTE**

Meeting commenced at 2.01 pm.

**Members:** Cllr Warren Aubin (Chair - BRC), S/C Steve Chaplin (NSW Police), Ms Jackie Barry (Transport for NSW).

**Present:** Mayor Robert Taylor (BRC), Mr Bernard Drum (Manager Technical Services BRC), Mr Paul Kendrick (Traffic and Design Engineer - BRC)

**2. APOLOGIES**

**MINUTE**

**RESOLVED:**

That the apology of Mr David Veness (MP Representative) be accepted and leave of absence granted.

**3. REPORT OF PREVIOUS MEETING**

**3.1. REPORT OF PREVIOUS MEETING - 4 OCTOBER 2022**

**File No: 07.00006**

**MINUTE**

**RESOLVED:**

That the Minutes of the Traffic Committee held on 4 October 2022 be adopted.

**4. DECLARATION OF INTEREST**

**Declaration of Interest**

**MINUTE**

**RESOLVED:** Nil

**5. RECEIVE AND DEAL WITH DIRECTOR'S REPORTS**

**5.1.1. MINUTES OF THE TRAFFIC COMMITTEE MEETING  
HELD 4 OCTOBER 2022**

**File No: 07.00006**

**MINUTE**

**RESOLVED:**

That the information be noted and necessary actions be taken.

**5.1.2. 'NO STOPPING' - KIRKCALDY STREET, SOUTH BATHURST**

**File No: 25.00058**

**MINUTE**

**RESOLVED:**

That Council approve the installation of 'No Stopping' signage along the bend in Kirkcaldy Street, South Bathurst.

**5.1.3. BATHURST INTERNATIONAL - OFF TRACK EVENT - AMENDMENT**

**File No: 04.00148**

**MINUTE**

**RESOLVED:**

That amendments to the traffic management for the previously approved Bathurst International – Off Track Events be approved subject to the conditions as detailed in the Director Engineering Services' report.

**5.1.4. 2022 BATHURST INTERNATIONAL**

**File No: 04.00148**

**MINUTE**

**RESOLVED:**

That the Bathurst International to be held at Mount Panorama Racing Circuit on Friday 11 November to Sunday 13 November 2022 be classified as a Class 2 event and the traffic management for this event be approved, subject to conditions as detailed in the Director Engineering Services' report.

**6. TRAFFIC REGISTER**

**6.1. TRAFFIC REGISTER**

**File No: 07.00006**

**MINUTE**

**RESOLVED:**

That the information be noted.

**8. MEETING CLOSE**

**MINUTE**

The Meeting closed at 2.24 pm.

**MINUTES OF BATHURST REGIONAL YOUTH COUNCIL MEETING HELD  
ON TUESDAY 11 OCTOBER 2022**

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**PRESENT:** Ruby Morris, Drew Wade, Ella Kay, Blake Kreuzberger, Isaac Barrett, Kirilee Scott, Jasmyn Nankervis, Harvey Lew, Kiana Lowry, Heidi Twohill, Chloe Tayler, Jasmin Houston, Olivia Brabham.

**IN ATTENDANCE:** Erin Bender (Youth Development & Community Events Officer), Aimee Cook (Community Development Officer), Cr Margaret Hogan (Bathurst Regional Council), Cr Ben Fry (Bathurst Regional Council), Sam Bolt (headspace Bathurst), Angela Sinclair (minutetaking).

**1. APOLOGIES:** James Cleaver (Office for Regional Youth), Wil Crosland-Hamer

**2. ACKNOWLEDGEMENT OF COUNTRY:** Harvey Lew provided an Acknowledgement of Country.

**3. ADOPTION OF PREVIOUS MINUTES:**

**RESOLVED** that the minutes of the meeting held 16 August 2022 be accepted.

**MOVED:** Harvey Lew

**SECONDED:** Jasmyn Nankervis

**CARRIED.**

**4. GUEST SPEAKER: SAM BOLT (HEADSPACE BATHURST)**

Sam introduced himself to the Youth Council and provided an overview of his role at headspace: Community Engagement Coordinator.

Initiatives in planning include:

- Mardi Gras event in conjunction with Keystone 1889. Planning for a rolling march to Keystone for an event, scheduled for Saturday 18 February 2023, to include LGBTIQ+ youth and community. headspace invited Youth Council to assist with promotion and/or involvement in the Mardi Gras.
- Battle of the Bands – EOI to be sent to local High Schools (including surrounding towns, locations) to be involved. Aiming for 6-8 bands to compete in a competition. Planning that this could be an annual event.
- Youth Reference Group – headspace seeking 1-2 Youth Councillors to join the Youth Reference Group. This assists headspace to ensure that programs are youth-driven and youth-focussed. Possibility of Youth Council having a rolling membership where 1-2 Youth Councillors attend the Youth Reference Group and report back to Youth Council. Sam will investigate and advise. Sam will email Erin and information can be circulated to Youth Council.
- LGBTIQ+ group has been divided into two groups via age groupings: 12 – 15 years and 16 – 24 years.
- headspace Day – Blake attended headspace Day on Wednesday 5 October 2022. Information discussed of what occurred at their premises. Blake attended a tour of the large building with multiple meeting/rooms that are utilised by headspace for service delivery.

**MINUTES OF BATHURST REGIONAL YOUTH COUNCIL MEETING HELD  
ON TUESDAY 11 OCTOBER 2022**

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- During October Youth Council are liaising with headspace, to take over their Instagram page for a day (i.e., headspace takeover Bathurst Youth Instagram page). Date to be locked in for next week and liaise with Sam re this process.

**5. INFORMATION FROM YOUTH COUNCIL DELEGATES**

- Councillor Fry advised that Councillor Burke is working on plans for a Mardi Gras event concept.
- Councillor Hogan passed on information regarding planning for International Women's Day 2023. Inviting Youth Councillors to provide input to brainstorm ideas. A Working Party Meeting can be convened to discuss ideas.

**6. INTERNATIONAL DAY OF PEOPLE WITH DISABILITY (AIMEE COOK,  
BATHURST REGIONAL COUNCIL, COMMUNITY DEVELOPMENT OFFICER)**

Aimee provided an overview of suggested acknowledgement of International Day of People with Disability (IDPWD) that is held annually on 3 December.

The proposal is to produce a video similar to "You can't ask that?" and circulate via social media. Youth Council were asked for input/suggestions.

Suggestions included topic of "Day in the Life of a PwD": focussing on how people live with their disability, how they interact with the community. Aiming to focus on local stories. Both ideas could be merged into one video, with young people submitting questions. Include multiple people with different disabilities. Educating the community to be respectful.

Youth Council to develop questions and suggestions for PwD with their individual stories. Aimee will be working on the background information, collating information with a professional videographer. Aiming for filming to occur in one month's time, ahead of the event.

**7. DEVELOPMENT OF NEW YOUTH COUNCIL LOGO**

Approval has been given by Council to update the Youth Council Logo.

Erin is liaising with a graphic designer re: the requirements to update the Youth Council logo.

Youth Councillors invited to forward suggestions of words or phrases that represents what Youth Council does. Youth Councillors to visualise how the logo may be used, ie: on clothing, hats, documents (hard and soft copy), how the logo displays in black/white. Youth Councillors to send email through to Erin for forwarding to the graphic designer.

Concept ideas are also required: soft curves or straight lines, colours.

Brief discussion:

Words: connection, passion, togetherness, voice, young, diverse, community spirit.  
Colours: not green but tie in with Bathurst Regional Council logo colours, blue, yellow or teal.

**MINUTES OF BATHURST REGIONAL YOUTH COUNCIL MEETING HELD  
ON TUESDAY 11 OCTOBER 2022**

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A poll can be undertaken through Youth Council group chat when design samples are completed. Youth Councillors can obtain feedback from their peers and feed back to Youth Council for decision.

**8. PROJECT UPDATE: MENTAL HEALTH MONTH**

Kirilee and Heidi provided an update of processes for the Mental Health Month social media posts. Each Youth Councillor has been allocated 2 posts for the month. Reminders have been set and will be sent through. Everyone to be mindful of the lead time required, post to Social Media Officers, through to Erin, thence approval back to Social Media Officers (which can involve re-drafts). If Youth Councillors don't have enough time, kindly advise. Content to be generic – hints/tips, not to use individual's names.

Taking over headspace Instagram for a day – 2-4 Youth Councillors to meet with headspace on Thursday 13 October from 3.30pm to complete how the process will work. Aiming for the date to be set for next week (for the takeover). Ella, Harvey, Heidi and Kirilee have volunteered for this item. Meeting to be face-to-face.

**9. CHRISTMAS PROJECT PLANNING**

Discussion centred around possible projects: "Elf in the Shop", Scavenger Hunt Trail, QR Code Hunt, social media Christmas dressup photos, visit to Nursing Home (games, Christmas Carols, showing respect for the older community, letters/artwork – to be shared with Nursing home clients).

Possible partnership with other organisations that may be planning Christmas projects, eg Veritas House or Kelso Community Hub Christmas Party. Erin to enquire with networks to find out of any organisations planning Christmas initiatives.

Further planning to occur at next Working Party Meeting.

**10. SOCIAL MEDIA DISCUSSION**

Social Media discussion topic will be included in each Meeting Agenda, as a continual reminder for updating of content and to involve all Youth Councillors with the content. Youth Councillors were reminded that they all have a responsibility to find relevant content to share and post. Suggestion was made for Youth Councillors to send through ideas to the group as they come across it, or screen shot and share with the group for discussion.

Upcoming possible content:

- **National Children's Week** – 22 October – 30 October
- **Remembrance Day** – 11 November (Kiana has contact with Air Force Cadets and can possibly liaise to obtain photos of local veterans)
- **Halloween** – post could be a collage of photos or just a banner
- **Australian Pollinator Week** – 12 – 20 November
- **International Volunteers Day** – 5 December
- **HSC study tips**
- **Anzac Day** – Soldiers Saddle race day promotion of Youth Council – 25 April

MINUTES OF BATHURST REGIONAL YOUTH COUNCIL MEETING HELD  
ON TUESDAY 11 OCTOBER 2022

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**11. GENERAL BUSINESS**

**Youth Citizen of the Year** – discussion took place regarding Youth Citizen of the Year.

**Messages** - Harvey will send group chat messages to all Youth Councillors following each meeting so everyone is aware of updated information. Kindly email or message back if you are unsure of any items.

**Working Party Meeting dates** to be set on a fortnightly basis, rotating from a Tuesday/Wednesday at 3.30pm. Noting that not all Youth Councillors will have availability to attend all meetings due to after school commitments. These Meetings may be held off-site eg Machattie Park, other venues (tbc).

Dates:

Wednesday 26 October 2022

Tuesday 8 November 2022

Wednesday 23 November 2022

Main Meeting on Tuesday 6 December to have a Teams option, as some students will be on school holidays.

**Skateboarding Workshops** – information provided via Council, if Youth Council have an interest. Discussion held. Not to proceed.

**Fitness for Fun** – Office of Sport provided information re this program. This may be an option for a Youth Week 2023 event. Erin has contacted Office of Sport to start discussing options.

**Write Place Right Time** – UN Youth NSW promotion. Information circulated for Youth Council information and to circulate to peers. This will be promoted via Schools later in the year.

**12. NEXT MEETING – TUESDAY 6 DECEMBER 2022 (WITH TEAMS OPTION)**

**13. MEETING CLOSE**

There being no further business, the meeting closed at 1.25pm.