

## ORDINARY MEETING OF BATHURST REGIONAL COUNCIL

11 October 2023

His Worship the Mayor & Councillors

### **Notice of Ordinary Meeting of Bathurst Regional Council – Wednesday 18 October 2023**

I have to advise that an Ordinary Meeting of Bathurst Regional Council will be held in the Council Chambers on Wednesday 18 October 2023 commencing at 6:00 PM or immediately following the conclusion of the Public Forum session.

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

A handwritten signature in black ink, appearing to read 'D J Sherley', is positioned above the printed name and title.

D J Sherley

**GENERAL MANAGER**

**MINUTES OF THE ORDINARY MEETING OF  
BATHURST REGIONAL COUNCIL  
HELD ON Wednesday 18 October 2023**

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# 1 PUBLIC FORUM

## MINUTE

**Bob Triming** - Disability Access Advocate - Commented on the flowers in Kings Parade looking fabulous and congratulated Council on that. Noted public forums and the proposed return of the Policy Meetings. Supports that the public discussion at Ordinary meetings be on agenda items and that general discussion be put to public forum at the Policy meetings. Only concern is if a Policy meeting gets cancelled. Noted that he feels the time to speak should be the same at each meeting. Then noted that February has two Ordinary meetings and no Policy meeting, so asked that this be taken into consideration.

**Catherine Lonard** - Access issues - Discussed access issues for her legally blind mother. Spoke to concerns she has for her mother and how she can get heard. Only option given was to talk to the General Manager. Spoke to her role as a carer. Then referred to the Disability Inclusion Action Plan and the need for Council to engage with Vision Impaired Australia.

**DCCS** noted that he will review this matter.

**Vanessa Comiskey** - Spoke to Disability Inclusion Action Plan of Bathurst Regional Council - Asked why the 'read speaker' service on the website is not working? Noted that it does not meet with the Disability Inclusion Plan guidelines and asked when it will be fixed?

**Mayor J Jennings** spoke to the issues experienced and noted that it is being reviewed. Also spoke to other systems that are available.

- Asked Council what provisions were made for people with vision and hearing impairments during the SRV consultation period? Noted that data used for the Disability Inclusion Action Plan was old and spoke to how the plan did not cover relevant Advocacy services available.

- Raised concerns at figures used as it does not provided full details. Feels a Disability Inclusion Action Plan review should be more extensive. Need to do letterbox deliveries to individual households in order to get more people involved.

- Asked if Council could please advise who will be cleaning the changing facilities.

**Major** noted that he will take their questions on board and get a response back

**General Manager** and **DCCS** provided a response on the items including that Vivability will be cleaning the changing place facilities.

**Danielle Pears** - Item 8.1.5 Locksley Shearing Shed DA - Thanked Planning team and Councillors for their engagement. Noted concerns have been reduced, but asks Council to limit the number of events that can be held.

**Gordon Crisp** - Secretary Manager Strata Corporation - Spoke to strata scheme Act and the addressing of his accounts and offers to pay water charges. Council has not met his requests. Noted the requirements he must comply with to pay the accounts. Council has no options to do anything but what he asks. Then spoke to purported legal advice held on Council's files.

**General Manager** provided advice on the matter and welcomed payments from Mr Crisp. Noting numerous actions Mr Crisp has taken.

**Ingrid Pearson** - Spoke to a number of matters - Thanked the Mayor for forgoing some of his entitlements. Thanked Council for support given to the Allegri Singers. Also noted support from the Planning Department in recent times. Raised some questions concerning:

1. Landcom funding for affordable housing;
2. Council partnering with social housing providers;
3. Planning for housing for essential workers;
4. Housing funding of \$100 million;
5. Projects to operate under Regional Development Fund;
6. Regional roads funding - what is it and has Council applied for it?

**DEPBS** spoke to the issues raised on housing supply diversity. Council is reviewing planning controls and undertaking consultation with developers. Then spoke to grant possibilities and that Council has spoken to Landcom. Noted social housing providers and funding access, and essential worker needs. Noted that Infrastructure fund applications have been made.

**DES** spoke to the Regional Roads fund and noted that Bathurst Regional Council is talking to TFNSW about funding available.

**Sharlene Bingham** - Raglan item 8.3.3, water supply - Spoke to objections listed which refers to Smart Cities Strategy 3.2 and 3.3 minimise environmental footprint.

**Mayor** noted that he will provide Ms Bingham with advice if she leaves her details.

**Lee Burton** - Spoke to Councillor and Staff entitlements - Asked if the General Manager, Councillors and Council staff live in Council houses?

**Mayor** spoke to the suitability of the question and that we are not here to persecute staff or Councillors.

**Sophie Wright** - Spoke to Allowances, recording of meetings and GIPA Application - Asked what the gross allowance for the Mayor is? Is this on top of the Councillor allowance? Is the car on top of these payments?

**Mayor** noted that the allowance is around \$55K, and also spoke to revenues received and noted the amounts are publicly available in Council's financial reports.

Sophie queried how the Policy meeting will be minuted.

**General Manager** advised how the administration process will work.

Further questions were raised about recording of meetings and why changes were occurring. Asked about the process followed around recording of meetings.

**Mayor** provided advice noting it was about transparency.

Sophie spoke to her GIPA request and the response she had received from Council and the spreadsheet document she had created. She did not ask for a spreadsheet to be populated, there are errors in the data provided.

**Mayor** requested that Sophie book a meeting with himself or senior staff to discuss the concerns.

**Vanessa Russell** - Microphone problem - Asked that Council address the microphone problem. Noted that it is hard to hear responses.

**Vanessa Comiskey** - Microphone issue - Ms Comiskey went to speak about the microphone issue.

**Mayor** noted that Ms Comiskey had already spoken in the public forum.

**Jeff Muir** - Mayor's actions at last meeting - Felt that the Mayor's conduct at the recent meeting with Figure It Out Bathurst Regional Council was disrespectful and arrogant.

**Monique Constable** - Smart Cities - Spoke to Smart Cities, Environmental strategies and correlation of numbers into the report. Feels that this needs to be clearer.

**Ralph Vander Vostenbos** - Smart Cities - Spoke to Smart Cities. Environmental impact and how this relates to the Go Kart Track? Noted limited usage times of the proposed facility.

**DES** spoke to the process in place for the Go Kart Track; DA tender, Council considerations, noise issues.

Noted that the Mount Panorama circuit is losing money, the town makes no money.

**Mayor** noted that this statement is not correct and the benefits of car racing to the Bathurst region, the state and the National economy.

**Rowan Bracken** - GIPA request - Spoke to the GIPA request and asked for a break up on how the costs were calculated.

**Mayor** has taken on notice and will provide advice.

**Susie New** - Mayor's Salary - Spoke to the Mayor's salary, asked why doesn't anymore know? The figure should be known. There should be nothing to hide, be transparent.

## **2 RECORDING OF MEETINGS**

## **3 MEETING COMMENCES**

### **MINUTE**

Meeting commenced at 7:07pm.

**Present:** Cr W Aubin, Cr K Burke, Cr B Fry, Cr J Jennings, Cr G Hanger (TEAMS), 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 W Aubin   SECONDED: Cr R Taylor**

### **RESOLVED:**

That the attendance via audio-visual link of Cr G Hanger be accepted.

## 6 MINUTES

### 6.1 CONFIRMATION OF MINUTES - ORDINARY COUNCIL MEETING 20 SEPTEMBER 2023

**File No:** 11.00005

#### **RECOMMENDATION:**

That the Minutes of the Ordinary Meeting of Bathurst Regional Council held on 20 September 2023 be adopted.

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#### **REPORT:**

The Minutes of the Ordinary Meeting of Bathurst Regional Council held on 20 September 2023 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. 200923 Ordinary Minutes Only [6.1.1 - 36 pages]

#### **MINUTE**

**RESOLUTION NUMBER: ORD2023-293**

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

#### **RESOLVED:**

That the Minutes of the Ordinary Meeting of Bathurst Regional Council held on 20 September 2023 be adopted.

## **7 DECLARATION OF INTEREST**

### **Declaration of Interest**

#### **MINUTE**

**RESOLUTION NUMBER: ORD2023-294**

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

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

Cr A Smith declared a non-pecuniary interest in item 9.1.3 of the DEPBS Report.  
Reason: The Oxford Bathurst is a customer of his employer of which he conducts visits.

Cr K Burke declared a pecuniary interest in item 9.1.3 of the DEPBS Report.  
Reason: Councillors personal small business has engaged with the applicant.

Cr K Burke declared a pecuniary interest in item 9.1.4 of the DEPBS Report.  
Reason: Family business engages in work with the applicant.

Cr B Fry declared a pecuniary interest in item 9.1.5 of the DEPBS Report.  
Reason: Operates a business in the same industry.



## **8 MAYORAL MINUTE**

### **8.1 MAYORAL MINUTE - IMPROVING GOVERNANCE AND ECONOMIC REPORTING**

**File No: 11.00041**

#### **RECOMMENDATION:**

That Council;

- 1) Reinstate Policy Meetings previously held on the first Wednesday of the month except January and February, beginning on 1<sup>st</sup> November 2023, as per Council's existing meeting procedure policy.

Note: These meetings are open to the general public, and media is invited to attend for the purpose of reporting on Council business arising.

Note: Increasing the opportunity for community and media engagement with Council especially on policy direction will better inform our Bathurst community of Council policy directions, projects and actions in the past, present and future.

Note: Additional issue-specific Submission Hearings can be held by Council as part of the Policy Meeting procedure as was done previously.

- 2) That Council offer a new General Public Forum session with the reinstated Policy Meeting (Item 1 above) that is dedicated to general discussion on any topic raised by the public, and is not restricted to the agenda of the Policy Meeting agenda. The Public Forum is to be conducted in accordance with the Provisions in the Code of Meeting Practice clause 4.
- 3) In light of Item 2 (above), Council is to maintain public forum prior to Ordinary Meetings (usually held 3<sup>rd</sup> Wednesday of the month) with public discussion limited to the agenda of the business paper of the night referred to as Agenda Public Forum.

Note: Council business commonly requires major decisions to be debated and decided by Councillors, with the resulting decisions commonly determining local people's livelihoods especially with respect to Development Applications. Significant financial decisions are also decided on a regular basis, and hence the Agenda Public Forum prior to Ordinary Meetings should remain focused on the agenda of the night.

#### **Bathurst Regional Council Budget Analysis**

- 4) That Council provide a new budget analysis report in the form of an Executive Summary of its Annual Operating Plan when it is reported each quarter.

Note: This new quarterly AOP Executive Summary will better inform the Community of Council's prevailing budgetary position with respect to policy aims, objectives and community expectations.

### State of Play of Bathurst Regional Economy

- 5) That Council quarterly report and highlight a select range of key economic indicators to regularly present the state of the Bathurst regional economy.
  - a. Council is to seek public feedback regarding the specific economic indicators to be reported on the state of Bathurst's regional economy.
  - b. Upon receiving community feedback (item 5a above), Council is to research and fund the range of economic indicators selected, based on the most current and available data on a quarterly basis.

Note: The state of play of the Bathurst Regional Economy has traditionally been underrepresented in public discussions about Bathurst, despite such information being a strong driver for investment.

Date	Meeting Type	Public Forum
1 <sup>st</sup> November 2023, 6pm (1 <sup>st</sup> Wednesday)	Policy Meeting	Yes – General
15 <sup>th</sup> November 2023, 6pm (3 <sup>rd</sup> Wednesday)	Ordinary Meeting	Yes – Agenda
6 <sup>th</sup> December 2023, 6pm (1 <sup>st</sup> Wednesday)	Policy Meeting	Yes – General
13 <sup>th</sup> December 2023, 6pm (2 <sup>nd</sup> Wednesday)	Ordinary Meeting	Yes – Agenda
7 <sup>th</sup> February 2024, 6pm (1 <sup>st</sup> Wednesday)	Ordinary Meeting	Yes – Agenda
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6 <sup>th</sup> March 2024, 6pm (1 <sup>st</sup> Wednesday)	Policy Meeting	Yes – General
20 <sup>th</sup> March 2024, 6pm (3 <sup>rd</sup> Wednesday)	Ordinary Meeting	Yes – Agenda
3 <sup>rd</sup> April 2024, 6pm (1 <sup>st</sup> Wednesday)	Policy Meeting	Yes – General
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1 <sup>st</sup> May 2024, 6pm (1 <sup>st</sup> Wednesday)	Policy Meeting	Yes – General
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5 <sup>th</sup> June 2024, 6pm (1 <sup>st</sup> Wednesday)	Policy Meeting	Yes – General
19 <sup>th</sup> June 2024, 6pm (3 <sup>rd</sup> Wednesday)	Ordinary Meeting	Yes – Agenda

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## REPORT:

## **Improved Governance**

The following improvements to Council's governance structure are proposed to be trialed up to Christmas 2023. The proposed governance improvements effectively double the current offering of public meetings and public question times available to the Bathurst community and media. Council intends to significantly increase its transparency and accountability to the Bathurst community by delivering better governance, better communications and ultimately better community engagement.

If these improvements are deemed successful, Council will formally amend its Meeting Procedure by way of public exhibition for an extended period immediately following the December Ordinary Meeting from 14<sup>th</sup> December 2023 to 30<sup>th</sup> January 2024 which is six weeks of public exhibition rather than four.

This approach enables formal changes to Council's Meeting Procedure to potentially be adopted at Council's second Ordinary Meeting of February 2024 to get on with the year ahead.

## **Improved Budget Analysis**

To better communicate Council's finances to the Bathurst community and media, a new quarterly AOP Executive Summary will be reported by Council to better inform the Community of Council's prevailing budgetary position with respect to policy aims, objectives and community expectations.

## **Improved Economic Reporting**

The state of play of the Bathurst Regional Economy has traditionally been underrepresented in public discussions about Bathurst, despite such information being a strong driver for investment. Regularly reporting the state of the Bathurst economy will enable a wider understanding of prevailing local economic conditions.

That Council;

- 1) Reinstate Policy Meetings previously held on the first Wednesday of the month except January and February, beginning on 1<sup>st</sup> November 2023, as per Council's existing meeting procedure policy.

Note: These meetings are open to the general public, and media is invited to attend for the purpose of reporting on Council business arising.

Note: Increasing the opportunity for community and media engagement with Council especially on policy direction will better inform our Bathurst community of Council policy directions, projects and actions in the past, present and future.

Note: Additional issue-specific Submission Hearings can be held by Council as part of the Policy Meeting procedure as was done previously.

- 2) That Council offer a new General Public Forum session with the reinstated Policy Meeting (Item 1 above) that is dedicated to general discussion on any topic raised by the public, and is not restricted to the agenda of the Policy Meeting agenda. The Public Forum is to be conducted in accordance with the Provisions in the Code of Meeting Practice clause 4.

- 3) In light of Item 2 (above), Council is to maintain public forum prior to Ordinary Meetings (usually held 3<sup>rd</sup> Wednesday of the month) with public discussion limited to the agenda of the business paper of the night referred to as Agenda Public Forum.

Note: Council business commonly requires major decisions to be debated and decided by Councillors, with the resulting decisions commonly determining local people's livelihoods especially with respect to Development Applications. Significant financial decisions are also decided on a regular basis, and hence the Agenda Public Forum prior to Ordinary Meetings should remain focused on the agenda of the night.

### **Bathurst Regional Council Budget Analysis**

- 4) That Council provide a new budget analysis report in the form of an Executive Summary of its Annual Operating Plan when it is reported each quarter.

Note: This new quarterly AOP Executive Summary will better inform the Community of Council's prevailing budgetary position with respect to policy aims, objectives and community expectations.

### **State of Play of Bathurst Regional Economy**

- 5) That Council quarterly report and highlight a select range of key economic indicators to regularly present the state of the Bathurst regional economy.
- Council is to seek public feedback regarding the specific economic indicators to be reported on the state of Bathurst's regional economy.
  - Upon receiving community feedback (item 5a above), Council is to research and fund the range of economic indicators selected, based on the most current and available data on a quarterly basis.

Note: The state of play of the Bathurst Regional Economy has traditionally been underrepresented in public discussions about Bathurst, despite such information being a strong driver for investment.

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19 <sup>th</sup> June 2024, 6pm (3 <sup>rd</sup> Wednesday)	Ordinary Meeting	Yes – Agenda

## FINANCIAL IMPLICATIONS:

N/A

## 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 6.5 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.
- Strategy 6.8 Implement opportunities for organisational improvement.

## COMMUNITY ENGAGEMENT:

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

## ATTACHMENTS:

Nil

## MINUTE

## **RESOLUTION NUMBER: ORD2023-295**

### **MOVED: Cr J Jennings**

#### **RESOLVED:**

That Council;

1. Reinstatement Policy Meetings previously held on the first Wednesday of the month except January and February, beginning on 1<sup>st</sup> November 2023, as per Council's existing meeting procedure policy.

Note: These meetings are open to the general public, and media is invited to attend for the purpose of reporting on Council business arising.

Note: Increasing the opportunity for community and media engagement with Council especially on policy direction will better inform our Bathurst community of Council policy directions, projects and actions in the past, present and future.

Note: Additional issue-specific Submission Hearings can be held by Council as part of the Policy Meeting procedure as was done previously.

2. That Council offer a new General Public Forum session with the reinstated Policy Meeting (Item 1 above) that is dedicated to general discussion on any topic raised by the public, and is not restricted to the agenda of the Policy Meeting agenda. The Public Forum is to be conducted in accordance with the Provisions in the Code of Meeting Practice clause 4.
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### **Bathurst Regional Council Budget Analysis**

4. That Council provide a new budget analysis report in the form of an Executive Summary of its Annual Operating Plan when it is reported each quarter.

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### **State of Play of Bathurst Regional Economy**

5. That Council quarterly report and highlight a select range of key economic indicators to regularly present the state of the Bathurst regional economy.
  - a. Council is to seek public feedback regarding the specific economic

indicators to be reported on the state of Bathurst's regional economy.

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3 <sup>rd</sup> April 2024, 6pm (1 <sup>st</sup> Wednesday)	Policy Meeting	Yes – General
17 <sup>th</sup> April 2024, 6pm (3 <sup>rd</sup> Wednesday)	Ordinary Meeting	Yes – Agenda
1 <sup>st</sup> May 2024, 6pm (1 <sup>st</sup> Wednesday)	Policy Meeting	Yes – General
15 <sup>th</sup> May 2024, 6pm (3 <sup>rd</sup> Wednesday)	Ordinary Meeting	Yes – Agenda
5 <sup>th</sup> June 2024, 6pm (1 <sup>st</sup> Wednesday)	Policy Meeting	Yes – General
19 <sup>th</sup> June 2024, 6pm (3 <sup>rd</sup> Wednesday)	Ordinary Meeting	Yes – Agenda

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

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

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

**File No: 03.00053**

#### **RECOMMENDATION:**

That the information be noted.

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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
    - (iv) 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
    - (v) the regulations (to the extent that they prescribe matters for the purposes of this paragraph),
    - (vi) (Repealed)
  - (b) that apply to the land to which the development application relates,
  - (b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,
  - (c) the suitability of the site for the development,
  - (d) any submissions made in accordance with this Act or the regulations,
  - (e) the public interest.



- (2) **Compliance with non-discretionary development standards—development other than complying development** If an environmental planning instrument or a regulation contains non-discretionary development standards and development, not being complying development, the subject of a development application complies with those standards, the consent authority—
- (a) is not entitled to take those standards into further consideration in determining the development application, and
  - (b) must not refuse the application on the ground that the development does not comply with those standards, and
  - (c) must not impose a condition of consent that has the same, or substantially the same, effect as those standards but is more onerous than those standards, and the discretion of the consent authority under this section and section 4.16 is limited accordingly.
- (3) If an environmental planning instrument or a regulation contains non-discretionary development standards and development the subject of a development application does not comply with those standards—
- (a) subsection (2) does not apply and the discretion of the consent authority under this section and section 4.16 is not limited as referred to in that subsection, and
  - (b) a provision of an environmental planning instrument that allows flexibility in the application of a development standard may be applied to the non-discretionary development standard.
- Note**—The application of non-discretionary development standards to complying development is dealt with in section 4.28(3) and (4).
- (3A) **Development control plans** If a development control plan contains provisions that relate to the development that is the subject of a development application, the consent authority—
- (a) if those provisions set standards with respect to an aspect of the development and the development application complies with those standards—is not to require more onerous standards with respect to that aspect of the development, and
  - (b) if those provisions set standards with respect to an aspect of the development and the development application does not comply with those standards—is to be flexible in applying those provisions and allow reasonable alternative solutions that achieve the objects of those standards for dealing with that aspect of the development, and
  - (c) may consider those provisions only in connection with the assessment of that development application.
- In this subsection, **standards** include performance criteria.
- (4) **Consent where an accreditation is in force** A consent authority must not refuse to grant consent to development on the ground that any building product or system relating to the development does not comply with a requirement of the *Building Code of Australia* if the building product or system is accredited in respect of that requirement in accordance with the regulations.
- (5) A consent authority and an employee of a consent authority do not incur any liability as a consequence of acting in accordance with subsection (4).
- (6) **Definitions** In this section—
- (a) reference to development extends to include a reference to the building, work, use or land proposed to be erected, carried out, undertaken or subdivided,

- respectively, pursuant to the grant of consent to a development application,  
and
- (b) ***non-discretionary development standards*** means development standards that are identified in an environmental planning instrument or a regulation as non-discretionary development standards.

## **FINANCIAL IMPLICATIONS:**

Nil

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

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

Strategy 6.4 Meet legislative and compliance requirements.

## **COMMUNITY ENGAGEMENT:**

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

## **ATTACHMENTS:**

Nil

## **MINUTE**

**RESOLUTION NUMBER: ORD2023-296**

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

## **RESOLVED:**

That the information be noted.

## 9.1.2 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 September 2023 (**Attachment 1**).
- (b) Applications refused during September 2023 (**Attachment 2**).
- (c) Applications under assessment as at the date of compilation of this report (**Attachment 3**).
- (d) Applications pending determination for greater than 40 days as at the date of compilation of this report (**Attachment 4**).
- (e) Applications with variations to development standards under Clause 4.6 of Bathurst Regional LEP 2014 approved in September 2023 (**Attachment 5**).
- (f) No political disclosure statements have been received in relation to any "planning applications" being considered at this meeting.

### FINANCIAL IMPLICATIONS:

Nil

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

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

Strategy 4.6 Plan for, assess and regulate development activity.

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

Strategy 6.4 Meet legislative and compliance requirements.

### COMMUNITY ENGAGEMENT:

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

## **ATTACHMENTS:**

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

## **MINUTE**

**RESOLUTION NUMBER: ORD2023-297**

**MOVED: Cr K Burke SECONDED: Cr R Taylor**

## **RESOLVED:**

That the information be noted.

**9.1.3            MODIFICATION - DEVELOPMENT APPLICATION NO.  
2020/95 - ALTERATIONS AND ADDITIONS TO EXISTING  
HOTEL. 170 WILLIAM STREET, BATHURST. OWNER:  
ASH LYONS. APPLICANT: WILLOW FRANK**

**File No:        2020/95**

**RECOMMENDATION:**

That Council:

- (a) as the consent authority, grant consent under Section 4.16 of the Environmental Planning and Assessment Act 1979 to the Modification of Development Consent Application No. 2020/95, by:

1. Approving the amended plans.
2. **Altering** Condition No. 9 to read as follows:

The payment to Council of \$20,316.00 for the provision of one (1) car parking space within the Bathurst CBD in accordance with Council's Section 94 or 7.11 Contributions Plan "Bathurst CBD Car Parking".

All monetary conditions are to be paid prior to the issuing of any Construction Certificates.

NOTE 1: All monetary conditions are reviewed annually and may change as of 1 July each year.

NOTE 2: Copies of all Council's Section 94 or 7.11 Contribution Plans may be inspected at Council's offices.

NOTE 3: Payment of the Development Contributions may be deferred until the issue of any Occupation Certificate.

3. **Altering** Condition No. 47 to read as follows:

The provision of at least 55 car parking spaces on the subject land in a manner that is in accordance with Australian Standard AS 2890.1 – 2004 Car Parking and Council's Off-street Car Parking Code.

- (b) call a division.

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**SUMMARY:**

Council has received an application to modify Development Application 2020/95 previously approved by Council for alterations to the Oxford Hotel.

The modification proposes the following changes to the development plans as approved on 8 January 2021:

- Ground Floor:
  - Reconfigure proposed children's playground;
  - Reconfigure the beer garden;
  - Internal layout changes
- First Floor:
  - Removal of upper playground floor;
  - Expansion of terrace bar;
  - New kiosk;
  - New furniture store room;
  - Internal layout changes

These changes result in no change to the proposed ground floor area of 980.8m<sup>2</sup> as approved, and an increase to the first floor area from 676.9m<sup>2</sup> as approved to 763.4m<sup>2</sup>. The specific uses of the additional floor space will be relevant to the assessment of car parking later in this report.

For information: the previous modifications approved an increase in ground floor area from 823.3m<sup>2</sup> to 980.8m<sup>2</sup> and an increase in the first-floor area from 607.6m<sup>2</sup> to 676.9m<sup>2</sup>.

## **REPORT:**

### **Site**

Lot 18 DP 1137694 (approximately 3,633m<sup>2</sup>) currently contains a two-storey food and drink premises (pub and restaurant – Oxford Hotel), a detached single-storey shop (liquor store – Cobb and Co Cellars) and carpark.

The land is located on the corner of William Street and Piper Street. There are two separate access driveways located over the North-Western boundary of the land from William Street, including separate ingress and egress points.

The property has an area available for car parking although not all parking spaces are line marked nor are they physically available due to the area being occupied by shipping containers used for the storage of various goods. The Supplementary Parking Report previously submitted notes that the storage containers currently kept on site reduces the available carparking spaces to 38.

An aerial map of the land is provided in **Attachment 1**.

### **Previous Development Consent**

Development Consent (No. 2020/95) was originally granted by Council on 8 January 2021 for additions and alterations to the existing two-storey food and drink premises (pub and restaurant), as outlined below:

#### Ground Floor

- Increase the ground floor area from 823.3m<sup>2</sup> to 980.8m<sup>2</sup>, consisting of:
  - Enclosure of part of the existing beer garden to extend the dining area.

- Raising the level of the beer garden to the level of the original hotel.
- Upgrading of the existing nightclub for use as a sports lounge including a new kitchen/servery and adjusted floor levels.
- Installation of a new acoustic screen wall between the lounge bar and sports bar.
- New children's playground.
- New entry to the sports bar from Piper Street.
- New entry from William Street, including new metal palisade fence.
- General upgrade of finishes and fittings.

#### First Floor

- Increase the first-floor area from 607.6m<sup>2</sup> to 676.9m<sup>2</sup>, consisting of:
  - Enclosure of existing balcony located off the function room.
  - New outdoor terrace and pitched roof over ground floor dining area.
  - Upper level of children's playground.

The proposal resulted in an increase in the footprint of the building and a reduction in the number of available on-site carparking spaces by approximately 9 spaces.

A copy of the plans approved under the original Development Consent is provided in **Attachment 2**.

#### **Summary of Attachments**

Attachment No.	Description
1	Site location and aerial photo
2	Approved Plans stamped 5 January 2021
3	Modification Development Plans dated 20/09/2023
4	Statement of Environmental Effects dated 22/09/2023
5	Approved Site Plan stamped 15 April 2021

#### **Previous Reports to Council**

The original application and the issue of parking was considered by Council on a number of occasions. A summary of those considerations is provided below:

Council Meeting	Recommendation	Resolution
16 Sept 2020	<p>That Council:</p> <p>(a) as consent authority, grant consent pursuant to Section 4.16 of the Environmental Planning and Assessment Act 1979 to Development Application 2020/95, subject to conditions able to be imposed pursuant to Section 4.17 of the Environmental Planning and Assessment Act 1979, as amended including but not limited to the following:</p> <p>1. The provision of at least 53 car parking spaces on the subject</p>	<p>That Council:</p> <p>(a) That Council defer determination of DA 2020/95 pending submission of a parking study that demonstrates adequate parking can be provided on the premises.</p> <p>(b) call a division.</p>

	<p>land in a manner that is in accordance with Australian Standard AS2890.1 Parking Facilities and Council's Development Control Plan.</p> <ol style="list-style-type: none"> <li>2. The carpark is to be permanently line marked in accordance with Bathurst Regional Council's Guidelines for Engineering Works.</li> <li>3. All parking spaces are to be available for the use of patrons whilst ever the premises are operating. In this regard all materials stored in the carparking area are to be removed from the site.</li> <li>4. The payment to Council of a contribution in accordance with Council's Section 94 Plan "Bathurst CBD Car Parking" for any shortfall in parking. For the purposes of this condition, the required number of spaces is 65 and the shortfall of spaces is 12.</li> </ol> <p>(b) call a division.</p>	
9 Dec 2020	<p>That Council:</p> <p>(a) as consent authority, grant consent pursuant to Section 4.16 of the Environmental Planning and Assessment Act 1979 to Development Application 2020/95, subject to conditions able to be imposed pursuant to Section 4.17 of the Environmental Planning and Assessment Act 1979, as amended including but not limited to the following:</p> <ol style="list-style-type: none"> <li>1. The provision of at least 53 car parking spaces on the subject land in a manner that is in accordance with Australian Standard AS2890.1 Parking Facilities and Council's Development Control Plan.</li> <li>2. The carpark is to be permanently line marked in accordance with Bathurst Regional Council's Guidelines for Engineering Works.</li> <li>3. All parking spaces are to be available for the use of patrons whilst ever the premises are operating. In this regard all</li> </ol>	<p>That Council:</p> <p>(a) as consent authority, grant consent pursuant to Section 4.16 of the Environmental Planning and Assessment Act 1979 to Development Application 2020/95, subject to conditions able to be imposed pursuant to Section 4.17 of the Environmental Planning and Assessment Act 1979, as amended including but not limited to the following:</p> <ol style="list-style-type: none"> <li>1. The provision of at least 53 car parking spaces on the subject land in a manner that is in accordance with Australian Standard AS289 0.1 Parking Facilities and Council's Development Control Plan.</li> <li>2. The carpark is to be permanently line marked in accordance with Bathurst Regional Council's Guidelines for Engineering Works.</li> <li>3. All parking spaces are to be available for the use of patrons whilst ever the premises are operating. In this regard all materials stored in the</li> </ol>



	<p>materials stored in the carparking area are to be removed from the site.</p> <p>4. The payment to Council of a contribution in accordance with Council's Section 94 Plan "Bathurst CBD Car Parking" for any shortfall in parking. For the purposes of this condition, the required number of spaces is 65 and the shortfall of spaces is 12.</p> <p>(b) call a division</p>	<p>carparking area are to be removed from the site.</p> <p>NOTE: THIS RESOLUTION WAS THE SUBJECT OF A RECISSION MOTION.</p>
16 Dec 2020	<p>That Council rescind the resolution "DEPBS 8.2.5" from the Ordinary Meeting of Council held on Wednesday 9 December, which reads as follows: DEVELOPMENT APPLICATION 2020/95 - ADDITIONS AND ALTERATIONS TO EXISTING COMMERCIAL PREMISES (OXFORD HOTEL) - LOT 18 DP-1137694, 170 WILLIAM STREET, BATHURST. APPLICANT: MICHAEL MUNRO C/- GROUP ARCHITECTS PTY LTD.</p> <p>a. as consent authority, grant consent pursuant to Section 4.16 of the Environmental Planning and Assessment Act 1979 to Development Application 2020/95, subject to conditions able to be imposed pursuant to Section 4.17 of the Environmental Planning and Assessment Act 1979, as amended including but not limited to the following:</p> <ol style="list-style-type: none"> <li>1. The provision of at least 53 car parking spaces on the subject land in a manner that is in accordance with Australian Standard AS2890.1 Parking Facilities and Council's Development Control Plan.</li> <li>2. The carpark is to be permanently line marked in accordance with Bathurst Regional Council's Guidelines for Engineering Works.</li> <li>3. All parking spaces are to be available for the use of patrons whilst ever the premises are operating. In this regard all materials stored in the carparking area are to be removed from the</li> </ol>	<p>That Council:</p> <p>a. as consent authority, grant consent pursuant to Section 4.16 of the Environmental Planning and Assessment Act 1979 to Development Application 2020/95, subject to conditions able to be imposed pursuant to Section 4.17 of the Environmental Planning and Assessment Act 1979, as amended including but not limited to the following:</p> <ol style="list-style-type: none"> <li>1. The provision of at least 53 car parking spaces on the subject land in a manner that is in accordance with Australian Standard AS2890.1 Parking Facilities and Council's Development Control Plan.</li> <li>2. The carpark is to be permanently line marked in accordance with Bathurst Regional Council's Guidelines for Engineering Works.</li> <li>3. All parking spaces are to be available for the use of patrons whilst ever the premises are operating. In this regard all materials stored in the carparking area are to be removed from the site.</li> <li>4. The payment to Council of a contribution (6 spaces) in accordance with Council's Section 94 Plan "Bathurst CBD Car Parking" for any shortfall. For the purposes of this condition, the shortfall is the number of spaces required for the additional floor space proposed for under DA2020/95 is 8 (adjusted for the actual number of car parking spaces provided on site in accordance with a1 above).</li> </ol>

	<p>site.</p> <p>b. call a division</p>	<p>5. In accordance with Part 1.9 Exemptions of the Section 94 Development Contributions Plan, Council grants an exemption for the shortfall of 6 car parking spaces arising from previous determinations of Council.</p> <p>(b) review the DCP in respect to parking in the CBD.</p> <p>(c) defer payment of the developer contribution for up to 12 months.</p> <p>(d) call a division</p>
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Subsequently a modification to the consent as granted was considered by Council with details below:

Council Meeting	Recommendation	Resolution
17 Mar 2021	<p>That Council:</p> <p>(a) as the consent authority, grant consent to Section 4.16 of the <i>Environmental Planning and Assessment Act 1979</i> to the Modification of Development Consent Application No. 2020/95, by:</p> <ol style="list-style-type: none"> <li>Approving the amended plans.</li> <li><b>Altering</b> Condition No. 9 to read as follows:</li> </ol> <p>The payment to Council of \$113,768.40 for the provision of six (6) car parking spaces within the Bathurst CBD in accordance with Council's Section 94 or 7.11 Contributions Plan "Bathurst CBD Car Parking".</p> <p>All monetary conditions are to be paid prior to the issuing of any Construction Certificates.</p> <p>NOTE 1: All monetary conditions are reviewed annually and may change as of 1 July each year.</p> <p>NOTE 2: Copies of all Council's Section 94 or 7.11 Contribution Plans may be inspected at Council's offices.</p> <p>NOTE 3: Payment of the Development Contributions may be deferred until the issue of any Occupation Certificate.</p>	<p>That Council:</p> <p>(a) as the consent authority, grant consent to Section 4.16 of the <i>Environmental Planning and Assessment Act 1979</i> to the Modification of Development Consent Application No. 2020/95, by:</p> <ol style="list-style-type: none"> <li>Approving the amended plans.</li> <li><b>Altering</b> Condition No. 9 to read as follows:</li> </ol> <p>The payment to Council of \$113,768.40 for the provision of six (6) car parking spaces within the Bathurst CBD in accordance with Council's Section 94 or 7.11 Contributions Plan "Bathurst CBD Car Parking".</p> <p>All monetary conditions are to be paid prior to the issuing of any Construction Certificates.</p> <p>NOTE 1: All monetary conditions are reviewed annually and may change as of 1 July each year.</p> <p>NOTE 2: Copies of all Council's Section 94 or 7.11 Contribution Plans may be inspected at Council's offices.</p> <p>NOTE 3: Payment of the Development Contributions may be deferred until the issue of any Occupation Certificate.</p> <p>(b) call a division</p>

## **Current Conditions of Development Consent**

The current conditions imposed upon the consent relative to parking are as follows:

9. *The payment to Council of:*

- a) *\$113,768.40 for the provision of 6 car parking spaces within the Bathurst CBD in accordance with Council's Section 94 or 7.11 Contributions Plan "Bathurst CBD Car Parking".*

*All monetary conditions are to be paid prior to the issuing of any Construction Certificates.*

*NOTE 1: All monetary conditions are reviewed annually and may change as of 1 July each year.*

*NOTE 2: Copies of all Council's Section 94 or 7.11 Contribution Plans may be inspected at Council's offices.*

*NOTE 3: Payment of Development Contribution may be deferred until the issue of an Occupation Certificate.*

46. *All parking spaces are to be available for the use of patrons whilst ever the premises are operating. In this regard all materials stored in the car parking area are to be removed from the site.*
47. *The provision of at least 53 car parking spaces on the subject land in a manner that is in accordance with Australian Standard AS 2890.1 – 2004 Car Parking and Council's Off Street Car Parking Code.*
48. *The carpark is to be permanently line marked in accordance with Bathurst Regional Council's Guidelines for Engineering Works.*

## **Proposed Modification of Development Consent**

The modification proposes changes to the development plans to:

- Ground Floor:
  - Reconfigure proposed children's playground;
  - Reconfigure the beer garden;
  - Internal layout changes
- First Floor:
  - Removal of upper playground floor;
  - Expansion of terrace bar;
  - New kiosk;
  - New furniture storeroom;
  - Internal layout changes

These changes result in no change to the proposed ground floor area of 980.8m<sup>2</sup> as previously approved, and an increase to the first-floor area from 676.9m<sup>2</sup> as previously approved to 763.4m<sup>2</sup>.

Previous modifications approved an increase in ground floor area from 823.3m<sup>2</sup> to 980.8m<sup>2</sup> and an increase in the first-floor area from 607.6m<sup>2</sup> to 676.9m<sup>2</sup>.

Amended plans and an amended Statement of Environmental Effects (SEE) were received during the period of assessment. The amended plans and SEE are the subject of this report.

The amended plans are provided at **Attachment 3**. The associated Statement of Environmental Effects to accompany the modification is provided at **Attachment 4**.

The proposed alterations to the building in this case are supported on the basis that its design is sympathetic to the heritage significance of the existing Hotel. The modification was notified to adjoining owners and no submissions were received.

The other aspect of the alterations to the approved plan is that it increases the total floor space by some 86.5m<sup>2</sup>. This has a corresponding impact on the overall parking numbers as it is determined by floor space in the absence of a detailed parking study.

### **Previous consideration of parking provision**

The provision of on-site car parking has been identified as an issue under this and other Development Applications submitted to Council in relation to the subject land. A summary of those applications and the current assessment is provided below.

#### *2004 Application*

In 2004 a Development Application (No. 2004/0626) was submitted to Council for additions and alterations to the Oxford Hotel.

A traffic/parking study provided by the applicant estimated that 72 spaces would be required for the Hotel proposal. In addition, 15 spaces were required for the bottle shop making a total of 87 spaces. The 87 spaces were reduced by 5 due to changes to on street parking making a total of 82 spaces.

The applicant proposed the provision of 62 spaces on site meaning an overall shortfall of 20 spaces.

The application was supported and approved by the Administrator on the following basis:

- 62 spaces being provided on site.
- A contribution being paid under Council's Section 94 Plan of \$33,378 based on a deficit of 5 spaces.

The contribution was subsequently paid. The site does not currently comply with the parking obligations under its 2004 consent. This is a combination of the physical area available for parking and the storage of containers on the land. The Supplementary Parking Report previously submitted notes that the actual number of spaces being provided is in the order of 38.

#### *2020 Application*

Consent to DA2020/95 was originally granted by Council on 8 January 2020 for additions and alterations to the existing two-storey food and drink premises (pub and restaurant), as outlined below:

## Ground Floor

- Enclosure of part of the existing beer garden to extend the dining area.
- Raising the level of the beer garden to the level of the original hotel.
- Upgrading of the existing nightclub for use as a sports lounge including a new kitchen/servery and adjusted floor levels.
- Installation of a new acoustic screen wall between the lounge bar and sports bar.
- New children's playground.
- New entry to the sports bar from Piper Street.
- New entry from William Street, including new metal palisade fence.
- General upgrade of finishes and fittings.

## First Floor

- Enclosure of existing balcony located off the function room.
- New outdoor terrace and pitched roof over ground floor dining area.
- Upper level of children's playground.

The proposal resulted in an increase in the footprint of the building and a reduction in the number of available on-site carparking spaces by approximately 9 spaces.

Based on the respective floor areas, the parking requirements were calculated as follows:

	Existing Gross Floor area (sqm)	Proposed Gross Floor area (sqm)
Ground Floor	823.2	980.8
First Floor	607.6	676.9
Bottle Shop	431.1	431.1
Total	1861.9	2088.8
Parking required based on 1 space per 30sqm		69.6 say 70 spaces

The original site plan submitted with the application indicated 53 on site spaces, the shortfall between the DCP requirement and the proposal being 17 (i.e. 70 spaces less 53 spaces). This deficit was reduced by 5 given the historical Section 94 contribution resulting in a deficit of 12 spaces.

It is noted that 9 of those spaces are the result of the site not complying with its obligation under the 2004 consent. In fact, the applicant is only currently providing 38 spaces where the development consent requirement is 62.

At the Extraordinary Meeting held on 16 December 2020, Council resolved to approve the Development subject to the following:

1. The provision of at least 53 carparking spaces on the subject land in a manner that is in accordance with Australian Standard AS2890.1 Parking Facilities and Council's Development Control Plan.
2. The carpark is to be permanently line marked in accordance with Bathurst Regional Council's Guidelines for Engineering Works.
3. All parking spaces are to be available for the use of patrons whilst ever the premises are operating. In this regard all materials stored in the car parking area are to be removed from the site.
4. The payment to Council of a contribution (6 spaces) in accordance with Council's

Section 94 Plan "Bathurst CBD Car Parking" for any shortfall. For the purposes of this condition, the shortfall is the number of spaces required for the additional floor space proposed for under DA2020/95 is 8 (adjusted for the actual number of car parking spaces on site in accordance with 1 above)

5. In accordance with Part 1.9 Exemptions of the Section 94 Development Contributions Plan, Council grants an exemption for the shortfall of 6 car parking spaces arising from previous determinations.

The shortened version of this being:

- 53 spaces being provided on site; and
- of the 12 spaces required to accommodate the additional floor space, 6 are paid for via Section 94 contribution and 6 are effectively waived.

#### *Modification to 2020 Application*

A modification to the approved application was submitted consisting of an amended site plan to reduce the covered entryway within the car park and remove the proposed planter box and palisade, in order to increase the car parking provision from the approved 53 spaces to 56.

The application also sought to alter the condition 9 of the development consent relating to the payment of development contributions for car parking as per the below table:

Existing Condition	Applicant's Proposed Amendment to Condition
<p>9. The payment to Council of:</p> <p>a) \$113,768.40 for the provision of 6 car parking spaces within the Bathurst CBD in accordance with Council's Section 94 or 7.11 Contributions Plan "Bathurst CBD Car Parking".</p> <p>All monetary conditions are to be paid prior to the issuing of any Construction Certificates.</p> <p>NOTE 1: All monetary conditions are reviewed annually and may change as of 1 July each year.</p> <p>NOTE 2: Copies of all Council's Section 94 or 7.11 Contribution Plans may be inspected at Council's offices.</p> <p>NOTE 3: Payment of Development Contribution may be deferred until the issue of an Occupation Certificate.</p>	<p>9.</p> <p>a) The provision of a minimum of 53 car spaces and a maximum of 59 car spaces on the subject land in a manner that is in accordance with Australian Standard AS2890.1 Parking Facilities and Council's Development Control Plan.</p> <p>b) The car park is to be permanently line marked in accordance with Bathurst Regional Council's Guidelines for Engineering Works.</p> <p>c) All parking spaces are to be available for the use of patrons whilst ever the premises are operating. In this regard all materials stored in the car parking area are to be removed from the site.</p> <p>d) Should the provision of 59 car spaces not be possible then a payment to Council of a contribution in accordance with Council's Section 94 Plan "Bathurst CBD Car Parking" for any shortfall.</p> <p>e) The provision of the plan for 59 car spaces or the agreement on the payment of the contributions is to be agreed with council prior to the issue of the Occupation Certificate.</p> <p>f) Any payment of the developer contribution shall be deferred for up to 12 months.</p>

Council considered this modification at the meeting held on 17 March 2021. The amended site plan was approved, noting however that one of the proposed car parking spaces was located within a turning area. This was deemed not to be a functional space and should not be provided on site, bringing the car parking provision for the development to 55 spaces plus a development contribution for 6 spaces, bringing the total provision to 61 spaces. The Approved Site Plan stamped 15 April 2021 showing the carparking layout is provided at **Attachment 5**. It is also reproduced in **Figure 1** below.

For ease of reference the following table provides a summary of the parking provisions applicable to the development as currently approved.

<b>Carparking Considerations</b>	<b>Calculations</b>
Number of parking spaces required under 2004 DA	62 spaces
Number of parking spaces required under existing approval.	70 spaces
Number of functional parking spaces proposed (as approved)	55 spaces (previous approval was 53 spaces)
Overall Shortfall	70-55 = 15 spaces (previous approval was 17 spaces)
Number of spaces previously subjected to Development Contributions under the 2004 DA (No. 2004/0626).	5
No. remaining shortfall spaces.	15-5 = <b>10 spaces</b> (previous approval was 12 spaces)
No. of shortfall spaces for which a development Contribution was requested to be paid under Condition 9 of the Development Consent and approved by Council.	6 spaces
No. of shortfall spaces for which a development Contribution was requested to be paid under Condition 9 of the Development Consent but waived by Council.	6 spaces (being 50% of the total contributions for which Council was entitled to request).

### **Current modification request**

The modification proposes changes to the development plans to:

- Increase the first-floor area by 86.5m<sup>2</sup>;
- Reduce the licenced area of the hotel; i.e. certain parts of the hotel such as play area are excluded from the calculation as they do not form part of the licenced areas.

The table below demonstrates the proposed changes to the floor area of the hotel:

	Existing Gross Floor Area (sqm)	Proposed Floor Area (sqm)
Ground Floor	823.2	980.8
First Floor	607.6	763.40
Bottle Shop	431	431
<b>TOTAL</b>	<b>1,861.80</b>	<b>2,175.20</b>

### ***Bathurst Regional Development Control Plan Chapter 14 – Car Parking***

It is the change in the licensed floor area that has a corresponding impact on the required provision of car parking for the development.

The Statement of Environmental Effects indicates that the licensee intends to review the licensed area of the hotel in the following manner from what was approved under DA 2020/95/2 dated 5 January 2021:

	Approved January 2021 Licensed area	Proposed Licensed area
Ground Floor	980.8m <sup>2</sup>	869.95m <sup>2</sup>
First Floor	676.9m <sup>2</sup>	715m <sup>2</sup>
Bottle Shop	431m <sup>2</sup>	431 m <sup>2</sup>
<b>TOTAL</b>	<b>2,088.7m<sup>2</sup></b>	<b>2,015.95m<sup>2</sup></b>

This results in a net decrease in the licensed area of 72.75m<sup>2</sup>.

The amended plans do not seek to make any changes to the car park layout as was previously approved by Council at the meeting held on 17 March 2021.

The Site Plan submitted with the previous modification to the Development Application indicated that 56 spaces were proposed to be provided on site. However, Council's assessment was that in practice only 55 of those spaces would be compliant and functional, as space No. 5 was proposed to be inappropriately located within the manoeuvring area of the site (see **Error! Reference source not found.Figure 1**).

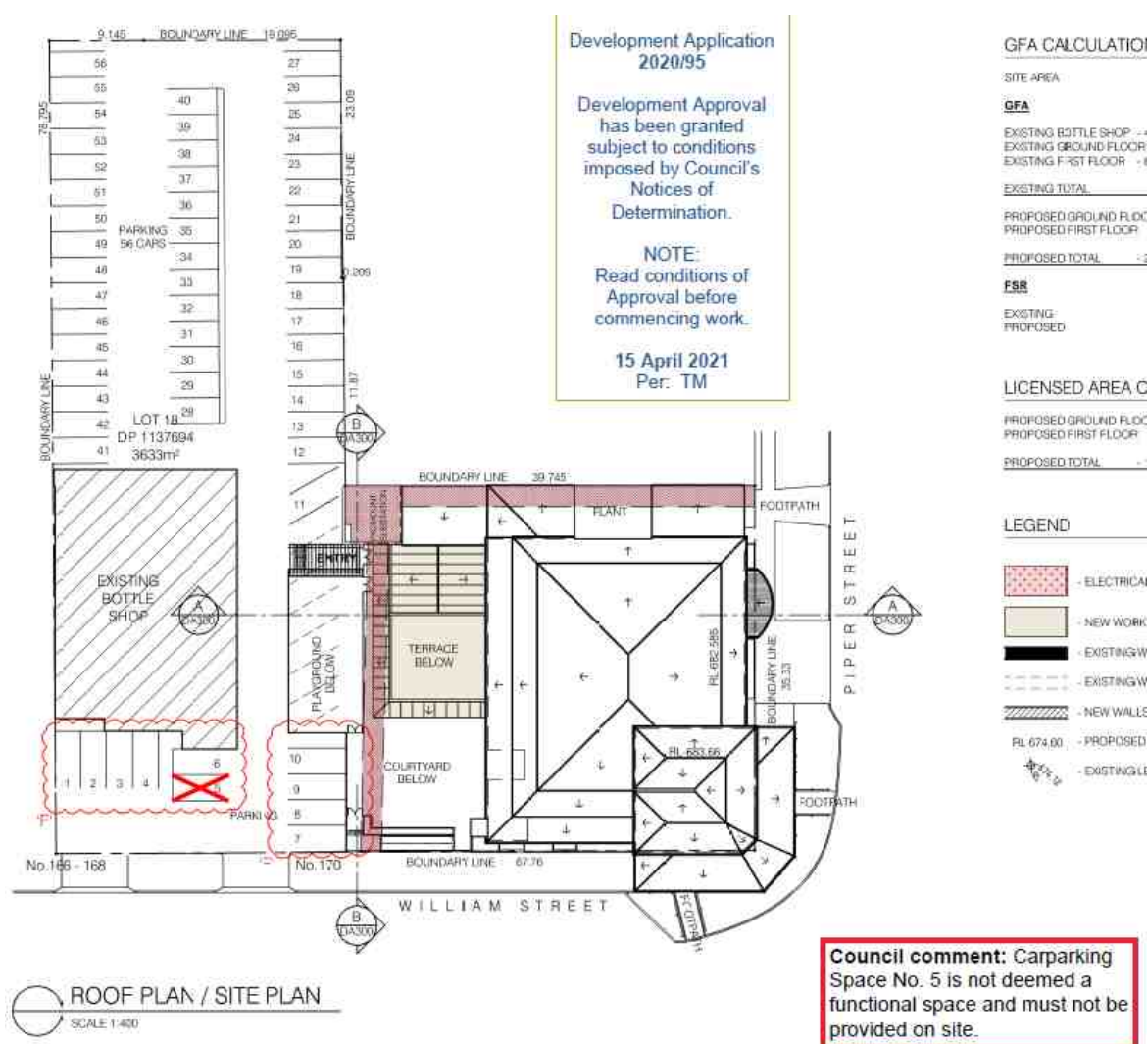


Figure 1 – Approved Site Plan – Modified Development Consent (No. 2020/95)



This car park plan forms the basis for the provision of on-site car parking spaces for the development as proposed to be amended by this modification application.

Based on the respective floor area the parking requirements are as follows:

	Existing Licensed Floor Area (sqm)	Proposed Licensed Floor Area (sqm)
Ground Floor	823.2	869.95
First Floor	607.6	715
Bottle Shop	431	431
TOTAL	1,861.80	2,015.95
Parking required for additional floor area (2015.95 – 1861.80 = 154.15) based on 1 space per 30m <sup>2</sup>	5.14 (say 5) spaces	

As such, there is a requirement for a total of 67 car parking spaces to be provided as part of this development, being 62 for the existing development and 5 for the additions.

The shortfall between the DCP requirement and the current proposal is 12 (i.e. 67 spaces less 55 spaces). This deficit is reduced by 5 given the historical Section 94 contribution to 7 spaces. Further, Council resolved at the Extraordinary Meeting held on 16 December 2020 to waive the contribution for 6 spaces setting a precedent for this modification application. This could be interpreted two ways: a discount of 6 spaces (using the wording of the resolution) or, by calculation, a discount of 50%.

As to the deficit remaining, there are therefore a number of options given Council's previous resolutions, as follows:

- Charge contributions based on the current shortfall of 7 spaces, i.e. 7 spaces x \$20,316 = \$142,212
- Apply a 50% discount to the deficit i.e. 3.5 spaces x \$20,316 = \$71,106
- Apply the current exemption of 6 spaces i.e. 1 space x \$20,316 = \$20,316

Accordingly, it is recommended that Condition 9 of the development approval be revised to require the payment of development contributions for one (1) car parking space in accordance with the Section 7.11 Development Contribution Plan - Bathurst CBD Car Parking at the current rate for this financial year.

It is also recommended that Condition 47 of the development approval be revised to require a minimum of 55 car parking spaces to be provided on site in accordance with the Australian Standard AS 2890.1 – 2004 Car Parking and Council's Off Street Car Parking Code.

### Timing of contribution payments

The modification request includes a request from the developer that *any payment of the developer contribution shall be deferred for up to 12 months*. The request is silent upon the date at which this 12-month deferral commences although it is assumed that it is from the date of any Occupation Certificate.

For the purposes of discussion, the following is relevant:

- Council's adopted s7.11 Plan requires payment prior to issue of any Construction Certificate.
- Council has previously resolved to defer payments until issue of any Occupation

Certificate.

Extension of the timing beyond the point of Occupation Certificate places Council at risk of not receiving payment unless there is some other form of surety provided (e.g. bank guarantee) to cover all eventualities (e.g. changes of ownership, financial position in 12 months time, etc). For that reason, further deferral beyond Occupation Certificate is not supported and is not recommended.

### **Extent of Change to Development**

In accordance with Section 4.55(1A) of the EP&A Act 1979, Council is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which the consent was originally granted.

### **Public Consultation**

The Modification of Development Consent Application was notified to surrounding landowners and placed on public display in accordance with Clause 3.14.8 of *Bathurst Regional Community Participation Plan 2019* (CPP 2019) between 20 February 2023 and 6 March 2023. No submissions were received.

Amended plans were received during the assessment process. These decreased the floor area of the proposed development and further clarified what is to be provided on site, and it was therefore determined that these plans did not warrant re-notification in accordance with the Community Participation Plan 2019.

### **Matters Referred to in Section 4.15(1) “Evaluation” of the EP&A Act**

#### *Any Relevant Environmental Planning Instrument*

The proposed Modification of Development Consent Application is generally consistent with the requirements of *Bathurst Regional Local Environmental Plan 2014*.

#### *Any Development Control Plan*

Whilst the proposed Modifications will not result in any change to the previously approved non-compliances with *Bathurst Regional Development Control Plan 2014* (DCP 2014), the proposal will see a reduction in the degree of variation to Clause 14.3 “Car Parking” from a 24.3% variation to a 9% variation.

#### *The Regulations*

The proposed modification will not result in any significant change to the use or overall design, layout and location of the building itself and generally complies with the requirements of matters prescribed by the *Environmental Planning and Assessment Regulation 2000*.

#### *Likely Impacts and Suitability of the Site for the Development*

Subject to the recommendations of this report being adopted, the proposed modifications will not result in any additional adverse environmental, social and economic impacts in the locality and the site will remain suitable for the proposed development.

#### *The Public Interest*

The proposed alterations and additions are considered to be in the public interest, as the proposal provides for a more family friendly venue for patrons.

## **CONCLUSION:**

Council has received an application to modify Development Consent No. 2020/95 granted on 7 January 2020, for additions and alterations to the existing two-storey food and drink premises (pub and restaurant).

Subject to the adoption of these recommendations, it is considered that the proposed development will be substantially the same as that originally approved and that the modifications will not result in any additional adverse environmental, social and economic impacts.

## **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 4.6      Plan for, assess and regulate development activity.

## **COMMUNITY ENGAGEMENT:**

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

## **ATTACHMENTS:**

1. Site Location and Aerial Photo [9.1.3.1 - 1 page]
2. Approved DA Plans date 5.1.2021 [9.1.3.2 - 6 pages]
3. Modification Plans [9.1.3.3 - 21 pages]
4. Modification Statement of Environmental Effects [9.1.3.4 - 20 pages]
5. Approved Site Plan stamped 15 April 2021 [9.1.3.5 - 1 page]

**Cr A Smith declared a non-pecuniary interest in item 9.1.3 of the DEPBS Report and left the room.**

**Reason: The Oxford Bathurst is a customer of his employer of which he conducts visits.**

**Cr K Burke declared a pecuniary interest in item 9.1.3 of the DEPBS Report and left the room.**

**Reason: Councillors personal small business has engaged with the applicant.**

## **MINUTE**

**RESOLUTION NUMBER: ORD2023-299**

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

## **RESOLVED:**

That Council:

- a. as the consent authority, grant consent under Section 4.16 of the Environmental Planning and Assessment Act 1979 to the Modification of Development Consent Application No. 2020/95, by:

1. Approving the amended plans.
2. **Altering** Condition No. 9 to read as follows:

The payment to Council of \$20,316.00 for the provision of one (1) car parking space within the Bathurst CBD in accordance with Council's Section 94 or 7.11 Contributions Plan "Bathurst CBD Car Parking".

All monetary conditions are to be paid prior to the issuing of any Construction Certificates.

NOTE 1: All monetary conditions are reviewed annually and may change as of 1 July each year.

NOTE 2: Copies of all Council's Section 94 or 7.11 Contribution Plans may be inspected at Council's offices.

NOTE 3: Payment of the Development Contributions may be deferred until the issue of any Occupation Certificate.

3. **Altering** Condition No. 47 to read as follows:

The provision of at least 55 car parking spaces on the subject land in a manner that is in accordance with Australian Standard AS 2890.1 – 2004 Car Parking and Council's Off-street Car Parking Code.

- (b) call a division.

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

### **The result of the division was:**

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

Against the Motion - Nil

Absent - Cr K Burke and Cr A Smith

Abstain - Nil

**9.1.4 DEVELOPMENT APPLICATION NO. 2023/262 -  
DEMOLITION OF EXISTING SEMI-DETACHED  
DWELLING (93), CONSTRUCT 8 X SERVICED  
APARTMENTS AND CARPORTS, AND 3 LOT  
SUBDIVISION. 93, 95 & 97 DURHAM STREET. OWNER:  
NATMAP PTY LTD. APPLICANT: MR D TAYLOR**

**File No: 2023/262**

**RECOMMENDATION:**

That Council:

- (a) as the consent authority, grant consent pursuant to Section 4.16 of the Environmental Planning and Assessment Act 1979 to Development Application No. 2023/262, subject to conditions able to be imposed pursuant to Section 4.17 of the Environmental Planning and Assessment Act 1979, as amended;
- (b) notify those that made submissions of its decision; and
- (c) call a division.

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**REPORT:**

**Site**

The subject site consists of three (3) properties:

- 93 Durham Street, Bathurst legally known as lot 4 DP 38448 and has an area of 480.5m<sup>2</sup> and is approximately 9m wide;
- 95 Durham Street, Bathurst legally known as lot 5 DP 38448 and has an area of 422.4m<sup>2</sup> and is approximately 8.8m wide;
- 97 Durham Street, Bathurst legally known as lot 6 DP 38448 and has an area of 645m<sup>2</sup> and is approximately 12.9m wide.

The site is located on the western side of Durham Street, between Rankin Street and George Street with direct frontage to Durham Street. The site currently contains a semi-detached dwelling on each of the subject lots. A location plan and aerial photo is provided at **Attachment 1**.

There is an existing right of carriageway easement 13ft 1 ½ inches (4.3m) wide which traverses lots 5 and 6 benefitting lot 4 (containing the dwelling at 93 Durham Street, which is proposed to be demolished). It is intended to extinguish this easement as it currently exists, as it will be obsolete upon demolition of the dwelling at no. 93.

## Proposed development

The proposal consists of:

- The demolition of the existing semi-detached dwelling at 93 Durham Street to accommodate construction of a new driveway access to the rear;
- The construction of a two-storey building to contain eight (8) serviced apartments with a maximum height of 7.56m at the rear of the site, behind the existing dwellings at 95 and 97 Durham Street;
- Construction of a double carport to provide a single covered car parking space for each existing dwelling;
- Torrens title subdivision of the three (3) existing lots into a new three (3) lot configuration to accommodate the proposed development;
- The provision of 11 car parking spaces to service the serviced apartment development;
- The construction of a brick side boundary fence on the south-eastern property boundary utilizing recycled materials from the demolition of the semi-detached dwelling at no. 93;
- The installation of a 5m high x 1.2m wide pylon sign in the south-eastern corner of the site for the serviced apartment development;
- The provision of landscaping within the site.

The proposed allotments will comprise the following:

Proposed Lot	Proposed Lot Size (approx.)	To contain
1	992.4m <sup>2</sup>	Proposed serviced apartment development including 11 car parking spaces and access driveway with access to Durham Street
2	283.7m <sup>2</sup>	Existing semi-detached dwelling house (95 Durham), part of proposed double carport
3	275.4m <sup>2</sup>	Existing semi-detached dwelling house (97 Durham), part of proposed double carport

There is a 4m wide right of carriageway proposed over lot 3 to benefit proposed lot 2 to provide vehicular access to proposed lot 2.

Plans of the proposed development are provided at **Attachment 2**. The Statement of Environmental Effects is provided at **Attachment 3**.

## Summary of Attachments

Attachment No.	Description
1	Location Plan and Aerial Photo
2	Development Plans
3	Statement of Environmental Effects
4	Statement of Heritage Impact
5	Building Condition Survey
6	Submission

## Planning Context

### **Roads Act 1993**

Section 138 of the *Roads Act 1993* states that:

- (2) *A consent may not be given with respect to a classified road except with the concurrence of TfNSW.*

As the application includes a new access driveway to Durham Street, a classified (State) road, referral of the proposal to TfNSW is required. The application was referred on 24 August 2023.

A response was received on 14 September confirming that TfNSW has no objection to the proposal, provided that the proposed vehicle access driveway location achieves Safe Intersection Sight Distance (SISD) for the design speed in accordance with Austroads Guide to Road Design.

The applicant will need to make an application to TfNSW in accordance with Section 138 to complete the proposed works. This will be imposed as a condition of consent.

### State Environmental Planning Policies

#### **SEPP (Industry and Employment) 2021**

#### Chapter 3 Advertising and Signage

This chapter applies to all signage that:

- (a) *can be displayed with or without development consent under another environmental planning instrument that applies to the signage, and*  
(b) *is visible from any public place or public reserve,*

*except as provided by this Chapter.*

The proposal includes a Pylon sign 5.0m high by 1.2m wide. The signage panel being 1.8m by 1.2m.

Schedule 5 of the SEPP provides the assessment criteria for the installation of signage:

Criteria	Applicant comment
<b>1 Character of the area</b> <ul style="list-style-type: none"><li>Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?</li><li>Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?</li></ul>	<ul style="list-style-type: none"><li>Yes. The proposed signage would be generally consistent with the existing signage along Durham Street. The proposed signage with considered appropriate for the proposed serviced apartments.</li><li>There is no particular theme for outdoor advertising in the area – however, the proposed signage is generally similar to the existing signage and is relatively modest and doesn't dominate the site or buildings where it is located upon.</li></ul>
<b>2 Special areas</b> <ul style="list-style-type: none"><li>Does the proposal detract from the amenity or visual quality of any environmentally sensitive</li></ul>	<ul style="list-style-type: none"><li>No. It is considered the signage would not detract from the amenity or visual quality of the [Bathurst] landscape and entrance to town from the south.</li></ul>

areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?	
<b>3 Views and vistas</b> <ul style="list-style-type: none"> <li>Does the proposal obscure or compromise important views?</li> <li>Does the proposal dominate the skyline and reduce the quality of vistas?</li> <li>Does the proposal respect the viewing rights of other advertisers?</li> </ul>	<ul style="list-style-type: none"> <li>There are no identified views of significance in the surrounding area.</li> <li>No. No important vistas have been identified.</li> <li>Yes – The proposed signage would not adversely impact other advertisers over the signage.</li> </ul>
<b>4 Streetscape, setting or landscape</b> <ul style="list-style-type: none"> <li>Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?</li> <li>Does the proposal contribute to the visual interest of the streetscape, setting or landscape?</li> <li>Does the proposal reduce clutter by rationalising and simplifying existing advertising?</li> <li>Does the proposal screen unsightliness?</li> <li>Does the proposal protrude above buildings, structures or tree canopies in the area or locality?</li> <li>Does the proposal require ongoing vegetation management?</li> </ul>	<ul style="list-style-type: none"> <li>Yes. It is considered the proposed signage is of a size and scale appropriate for the streetscape.</li> <li>No. The proposed signage would not impact on the visual interest of the streetscape, setting and landscape as compared to the surrounding signage.</li> <li>There is no existing signage on the site.</li> <li>No unsightliness has been identified.</li> <li>No. The proposed signage is generally consistent with the surrounding signage.</li> <li>No.</li> </ul>
<b>5 Site and building</b> <ul style="list-style-type: none"> <li>Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?</li> <li>Does the proposal respect important features of the site or building, or both?</li> <li>Does the proposal show innovation and imagination in its relationship to the site or building, or both?</li> </ul>	<ul style="list-style-type: none"> <li>Yes. The proposed signage is considered compatible with the existing buildings on the lot and proposed serviced apartments building.</li> <li>No special features of the site are identified.</li> <li>The proposed signage is considered appropriate with the site and proposed building.</li> </ul>
<b>6 Associated devices and logos with advertisements and advertising structures</b> <ul style="list-style-type: none"> <li>Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?</li> </ul>	<ul style="list-style-type: none"> <li>No.</li> </ul>
<b>7 Illumination</b>	Amended plans have been submitted that have removed



	the proposed illumination of the sign. This section is therefore not applicable.
<b>8 Safety</b> <ul style="list-style-type: none"> <li>• Would the proposal reduce the safety for any public road?</li> <li>• Would the proposal reduce the safety for pedestrians or bicyclists?</li> <li>• Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?</li> </ul>	<ul style="list-style-type: none"> <li>• No significant traffic safety issues have been identified.</li> <li>• No impact expected.</li> <li>• No sight lines have been identified that would be affected.</li> </ul>

The proposal is considered to comply with the requirements of the SEPP.

### **SEPP (Resilience and Hazards) 2021**

#### Chapter 4 Remediation of land

Section 4.16 (1) of the SEPP requires the consent authority not consent to the carrying out of any development on land unless:

- “(a) it has considered whether the land is contaminated, and*
- (b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and*
- (c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.”*

In considering the above, there is no evidence of contamination on the site.

There is also no indication of uses listed in Table 1 of the contaminated land planning guidelines within Council’s records. The land will be suitable for the proposed use as there is no indication of contamination.

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

The land is zoned R1 General Residential.

The objectives of the R1 zone are as follows:

- *To provide for the housing needs of the community.*
- *To provide for a variety of housing types and densities.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To provide housing choice and affordability by enabling opportunities for medium density forms of housing in locations and at densities that complement the surrounding residential environment.*
- *To protect and conserve the historic significance and scenic quality of the urban villages of Eglinton, Raglan and Perthville.*
- *To enable commercial development that is compatible with the amenity of the area and does not prejudice the status and viability of the Bathurst central business*

*district as the retail, commercial and administrative centre of Bathurst.*

The proposed development is defined as ‘serviced apartments’:

***serviced apartment*** means a building (or part of a building) providing self-contained accommodation to tourists or visitors on a commercial basis and that is regularly serviced or cleaned by the owner or manager of the building or part of the building or the owner’s or manager’s agents.

Serviced apartments are permitted with consent within the R1 zone and is considered to be consistent with the objectives of the zone.

#### *Clause 4.1 – Minimum Lot Size*

The proposed development includes a boundary adjustment of the three (3) existing lots into a new three (3) lot configuration.

The minimum lot size applicable in this location is 550m<sup>2</sup>. The proposed lot sizes are as follows:

<b>Proposed Lot</b>	<b>Proposed Lot Size (approx.)</b>	<b>To contain</b>
1	992.4m <sup>2</sup>	Proposed serviced apartment development including 11 car parking spaces and access driveway with access to Durham Street
2	283.7m <sup>2</sup>	Existing semi-detached dwelling house, part of proposed double carport (95 Durham)
3	275.4m <sup>2</sup>	Existing semi-detached dwelling house, part of proposed double carport (97 Durham)

Proposed lot 1 complies with the requirements of this clause. Proposed lots 2 and 3 are non-compliant with this clause.

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

Clause 4.1B(4) states:

***Despite any other provision of this Plan, development consent may be granted for the subdivision of a dual occupancy, multi dwelling housing or a residential flat building development into lots of any size to enable the resulting individual dwellings on those lots to have separate titles.***

The proposed boundary adjustment subdivision resulting in undersized lots for the existing semi-detached dwellings located at 95 and 97 Durham Street can be undertaken in accordance with this clause.

#### *Clause 4.3 – Height of Buildings*

The maximum height of buildings applicable to the subject land is 9m. The maximum height of the proposed development is 7.56m. The proposal complies with this clause.

#### *Clause 5.10 – Heritage Conservation*

The land is located within the Bathurst Heritage Conservation Area (C1). A Statement of

Heritage Impact was prepared for the proposal. This statement indicates that the existing semi-detached dwellings were constructed in the mid-1870's. The dwellings have undergone substantial modification in subsequent years, and all three dwellings have suffered major damage due to reactive clay movement.

The Statement concludes that the historical significance is local and that the buildings have been heavily modified over time, are in relatively poor conditions and have little integrity. No. 93 is considered to be unfit for habitation, which is supported by a structural assessment submitted with the development application.

#### BCAMS Assessment (93 Durham Street)

<b>Address of Building:</b>	93 Durham Street Bathurst
<b>BCAMS Rating:</b>	<b>10</b>
<b>Type of Building/Current Use:</b>	Residential 2 x semi-detached dwellings and a detached shed
<b>Zoning:</b>	R1 General Residential
<b>Period of Construction:</b>	Early Victorian 1840-1860
<b>Rare</b>	



**Heritage Listings:** None. The subject site is located within Bathurst Heritage Conservation Area and has a BCAMS rating of Contributory and Early-Victorian (1840-1860). The BCAMS age is based on a visual inspection of architectural features and as such is subject to confirmation should further historical information be sought. The Heritage Impact Statement (HIS) submitted with the application (prepared by Ray Christison of High Ground Consulting, dated 27 January 2021 indicates that the construction date was sometime before 1875.

**Brief History:** As noted in the HIS, it is found that the original purchaser of the property was Richard Kelaher who was granted the land on 30 November 1847. Kelaher paid £12 for the land. According to family history sources Richard Kelaher was born in Cork County, Ireland in 1802 and joined the 28th Regiment of Foot on 9 January 1825. Kelaher 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.

Richard Kelaher's son John Richard Kelaher was a prominent member of Bathurst's Roman Catholic community in the 1870s and 1880s. J.R. Kelaher was an elected member of the Council of the Municipality of Bathurst from 1879 to 1883. In 1880 J. Kelaher 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". Kelaher'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.

Another son, James Kelaher 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 Kelaher. Yearly rate book entries for the property show a chain of occupants and changes to the property from 1875 onwards.

**Physical Description:** A 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.

It is suspected that 93 and 95 Durham Street were originally constructed as a duplex given that 97 Durham Street is constructed in face bricklaid in colonial bond on a granite footing, whereas 93 and 95 Durham Street are constructed in face bricklaid in English bond. Their verandah roofs are in ogee pattern corrugated galvanized iron. Original internal linings found in 93 Durham Street indicate a simple level of finished 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.

**Condition Description:** A building condition survey prepared by Calare Civil dated 11 November 2019 has assessed 93 Durham Street only and has determined that the roof was in poor condition at the time of inspection having been severely damaged with leaking roof guttering and downpipes. External walls are badly cracked and damaged and external timbers and eaves displayed weather damage. The dwelling exhibits evidence of long term movement patterns and major damage to floors in all areas mostly from water. The floors in the main areas of the dwelling have collapsed.

**Statement of Significance:** 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 businessowners Richard Kelaher and Arthur Jacques Pulbrook. It has local historical significance and representativeness.

<b>Heritage significance:</b>	(4) Historically significant in a regional context (pre 1900/state significant)
<b>Streetscape rating</b>	(3) Contributory
<b>Special Vegetation:</b>	None.
<b>Integrity:</b>	(3) Substantially intact

## Demolition

In accordance with CI 10.3.3 of BRDCP 2014, a structural report is required to assess the integrity of the building and determine the extent and cost of any remedial work that is required to make the building habitable. The Structural Report by Calare Civil (dated 11/1/19) is provided at **attachment 5**. Whilst several years old, indicates that the dwelling is severely damaged and that is unlikely to have been improved since 2019 given that the dwelling has been uninhabited. The report indicates that remedial works to rectify the dwellings in the order of \$168,000. (Costs to install new bathroom and kitchen are not considered essential works and therefore not included. Cosmetic work was not calculated within the report).

The dwelling has a BCAMS rating of 10, presenting a semi-detached dwelling as part of a group of three worker's cottages with frontage on the highway. The dwelling has a contributory impact on the streetscape and was previously a candidate to be listed as a local heritage item, however the proposal was not supported by the landowner and so was not listed. The submitted HIS suggests that due to the dwelling's state of disrepair, it would have little significance for heritage listing.

## Infill proposal

The proposal does not involve a replacement dwelling for the demolition of 93 Durham Street. Instead, it proposes the construction of a 2.6m fence with 3.2m brick pillar to demarcate the vehicular entrance of the proposed serviced apartments. The 8 serviced apartments are proposed at the rear of the site as a two-storey construction housed under a good pitched hipped roof.

## Character

The proposed serviced apartments are not inconsistent with the character of the Durham Street area, being a mix of commercial and residential uses and being located directly adjacent to an existing motel. The windows proposed on the first floor that are visible from the street should be in traditional proportions.

## Scale

The proposed bulk is mitigated by car parking spaces proposed underneath the roof space. Overall, the scale is suitable for the site and does not dominate or overwhelm.

## Siting

The serviced apartments are sited deep into the block such that they do not pose a great imposition on the streetscape. A staircase encasement has been proposed which will be visible from the street. The colour and treatment is considered to be appropriate.

### *Materials and colours*

The materials and colour scheme is generally satisfactory. The use of 'Boral' heritage red bricks is commended. The roof in corrugated Colorbond 'shale grey' is acceptable. Whilst black is not a heritage colour, the use of it as trim colours only can be accepted.

### *Detailing*

It is appreciated that the original chimney on 95 Durham Street will remain. As discussed above, the treatment of the staircases needs to be more considered.

No objection is made to the proposed carports.

The proposal is therefore considered to be consistent with the requirements of Clause 5.10.

### *Clause 7.5 – Essential Services*

All essential services are available to the site.

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

### Chapter 3 – Subdivision of land

Standard	Comment
<b>3.3 Subdivision requirements: All zones</b>	
Requirement	Discussion
3.3.1 Electricity and telephone services	Electricity and telephone services are available to the site.
3.3.2 Roads	No new roads are required to facilitate the development.
3.3.3 Drainage	Standard conditions of consent will be imposed to ensure that appropriate drainage is provided to support the development in accordance with Council's Guideline to Engineering Works.
3.3.4 Reticulated water and Sewer	Reticulated water and sewer is available to the site. Standard conditions of consent will be imposed to ensure the development is appropriately serviced in accordance with Council's Guideline to Engineering Works.
3.3.6 Soil and Water Management	Standard conditions of consent will be imposed regarding soil and water management.
3.3.9 Land Contamination	Refer to discussion under SEPP (Resilience and Hazards) 2021.
<b>3.4 Subdivision requirements: Zone R1 – General Residential and R2 – Low Density Residential</b>	
	The proposal complies with the requirements of this part as follows: <ul style="list-style-type: none"><li>• The proposed Torrens Title subdivision to adjust the boundaries will result in the proposed lots 2 and 3 for the existing semi-detached dwellings being less than the minimum lot size specified in accordance with Clause 4.1B of the BRLEP 2014. It is noted that the current lot size for these dwellings is below the minimum lot size.</li><li>• The subdivision of the existing dwellings be undertaken in accordance with Chapter 3.4.4b of the DCP, as the provisions allow for semi-detached dwellings to be</li></ul>

	subdivided where they are existing.
3.7 Subdivision requirements – Heritage Conservation Areas and Heritage Items	<p>The proposal complies with the requirements of this part as follows:</p> <ul style="list-style-type: none"> <li>• The proposed development plans identify an appropriate curtilage for any existing building affected by the subdivision, existing landscape features and a building envelope for each new lot.</li> <li>• The plans demonstrate that each new lot is of a sufficient size to ensure that the new building can achieve an appropriate bulk, scale and massing in relation to existing neighbouring buildings, and an appropriate curtilage around the new building to provide opportunities for new landscaping consistent with the locality.</li> </ul>

#### Chapter 4 – Residential development

Standard	Comment
4.3 Minimum lot size	<p>The proposal complies with the requirements of this part as follows:</p> <ul style="list-style-type: none"> <li>• 4.3.2d) states that medium density housing developments (which includes semi-detached dwellings) that have been approved by Council and physically commenced can be further subdivided to any size in accordance with Clause 4.1B(4) of the LEP.</li> </ul>

#### Chapter 10 – Urban design and heritage conservation

Standard	Comment
10.2 Heritage impact	<p>The proposal complies with the requirements of this part as follows:</p> <ul style="list-style-type: none"> <li>• A Statement of Heritage Impact was submitted as part of this development application, providing a detailed history of the existing buildings located on the site.</li> </ul>
10.3 Demolition of buildings	<p>The proposal complies with the requirements of this part as follows:</p> <ul style="list-style-type: none"> <li>• A structural engineers assessment was submitted as part of this application in addition to the statement of heritage impact. This assessment states: <i>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.</i> <i>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.</i></li> <li>• The Statement of Heritage Impact makes the following comment in relation to the proposed demolition of 93 Durham Street: <i>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.</i></li> <li>• The BCAMS rating of the existing buildings is contributory.</li> </ul> <p>Given the state of the existing building and the significant</p>

	cost of remediation works, the demolition of 93 Durham Street is supported, noting that. 95 and 97 Durham Street are to be retained.
10.5 Development within the Bathurst and Kelso Heritage Conservation areas	<p>The proposed serviced apartment building is considered to be sympathetic with the HCA for the following reasons:</p> <ul style="list-style-type: none"> <li>• The proposed roof pitch is 22.5°, which is considered to be acceptable as it is sympathetic without presenting as faux heritage;</li> <li>• The proposed serviced apartment building will be located behind the existing dwellings at 95-97 Durham Street;</li> <li>• The proposed serviced apartment building is set back approximately 30m from the roof ridge of the existing dwellings and therefore does not dominate the streetscape or dwarf the existing buildings;</li> <li>• Conditions of consent will be imposed to ensure the proposed brick pillar fence is constructed out of second hand materials salvaged from the demolition of the dwelling at no. 93.</li> <li>• The proposed carport to service the existing dwellings will be located behind the building line and will not be visible from the street.</li> </ul>
10.10 Aboriginal heritage	The land is identified as having moderate Aboriginal Heritage sensitivity. Given the long standing residential use of the land, it is not likely that Aboriginal Heritage will be disturbed in the carrying out of the development. However, a condition of consent regarding unexpected finds will be imposed to ensure that any unexpected finds are appropriately managed.

## Chapter 12 – Signage and colour schemes

Standard	Comment
12.2 Advertising signage	<p>A business identification pylon sign is proposed with a maximum height of 5m and width of 1.2m, with the signage panel being 1.8m high x 1.2m wide.</p> <p>The proposal complies with the requirements as follows:</p> <ul style="list-style-type: none"> <li>• The proposed height of the sign is 5m. The proposed height of the serviced apartment building is 5.76m;</li> <li>• The sign panel is proposed to be 2.16m<sup>2</sup>;</li> <li>• Conditions of consent will be imposed to ensure the sign meets the applicable wind load requirements;</li> <li>• The proposed sign is considered to be appropriately placed and sympathetic to the space in which it is proposed;</li> <li>• A condition of consent will be imposed to ensure the proposed colour scheme is consistent with this section of the DCP.</li> </ul>
12.3 Colour schemes and buildings	The proposed colour scheme is consistent with the requirements of this part and is supported.

## Chapter 13 – Landscaping and greening

Standard	Comment
13.3 Landscape plans	A landscape plan was submitted as part of this application and is considered to be consistent with this chapter. Conditions of consent will be imposed regarding the maintenance of landscaping in accordance with this part.



## Chapter 14 – Parking

Standard	Comment
14.3 Car parking <ul style="list-style-type: none"><li>Dwelling – one covered space per dwelling</li><li>Serviced apartment – 1 space/unit plus 1 space/2 employees</li></ul>	The proposal complies with the requirements of this part as follows: <ul style="list-style-type: none"><li>A double carport is proposed to provide one covered parking space to each of the two existing dwellings;</li><li>11 car parking spaces are proposed to service the serviced apartment development, which contains 8 rooms and provides for 4 employees plus 1 waiting bay.</li></ul>

## Chapter 15 – Crime prevention

The proposal was referred to NSW Police for comment in accordance with this Chapter. A response was received, and no objections were raised noting that the proposal would likely improve safety and security in the area.

### Public Consultation

The proposal was advertised and notified to adjoining owners between 28 August 2023 and 11 September 2023. No submissions were received during the exhibition period. One (1) late submission was received by the Bathurst Branch of the National Trust. This submission is provided at **Attachment 6**. The issues raised in this submission are considered below:

Issue Raised	Assessing Officer Comment
Opposed to any demolition of heritage assets	It is considered that the proposed demolition of 93 Durham is appropriately justified through the provision of structural engineer reports. The retention of 95 and 97 Durham ensures that much of the existing heritage value of the site is retained.
Proposed serviced apartment building impact on streetscape	The proposed two-storey serviced apartment building is set back approximately 37m from the front property boundary and has a maximum height of 5.76m. Whilst it will be visible from the street, it is considered that the building form will not be overbearing nor result in adverse streetscape impacts in the HCA.
Existing terrace tells story about housing development in the early development of Bathurst	It is considered that this is acknowledged through the retention of two of the semi-detached dwellings that are the more intact of the group.
Support for restoration of remaining semi-detached dwellings.	Noted.
Restoration of existing dwellings should be completed prior to construction of new building to ensure prioritization of the restoration	It is not appropriate for Council to dictate the order in which a development should occur.
Gates to new driveway should be built using materials recycled from demolition of no. 93.	This is proposed as part of the development and will be enforced by way of conditions of consent.
interpretive sign be placed on or near the gate with an original photo and historical information about the row	This discussion can be held separately to the determination of the development application.

## **CONCLUSION:**

This development application has been considered in accordance with the requirements of the EP&A Act and the Regulations as outlined in this report. Following assessment of the relevant planning controls and issues raised in submissions it is considered that the application can be supported.

## **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.

## **COMMUNITY ENGAGEMENT:**

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

## **ATTACHMENTS:**

1. Site Location and Aerial Photo [9.1.4.1 - 1 page]
2. Amended DA plans [9.1.4.2 - 19 pages]
3. Statement of Environmental Effects [9.1.4.3 - 42 pages]
4. Statement of Heritage Impact [9.1.4.4 - 21 pages]
5. Building Condition Survey [9.1.4.5 - 7 pages]
6. Submission [9.1.4.6 - 2 pages]

**Cr K Burke declared a pecuniary interest in item 9.1.4 of the DEPBS Report and left the room.**

**Reason: Family business engages in work with the applicant.**

## **MINUTE**

**RESOLUTION NUMBER: ORD2023-300**

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

## **RESOLVED:**

That Council:

- a. as the consent authority, grant consent pursuant to Section 4.16 of the Environmental Planning and Assessment Act 1979 to Development Application No. 2023/262, subject to conditions able to be imposed pursuant to Section 4.17 of the Environmental Planning and Assessment Act 1979, as amended;
- b. notify those that made submissions of its decision; and
- c. call a division.

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

**The result of the division was:**

In favour of the motion - Cr W Aubin, Cr B 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 - Cr K Burke

Abstain - Nil

**9.1.5 DEVELOPMENT APPLICATION NO. 2023/137 - CHANGE OF USE FROM A SHEARING SHED TO A FUNCTION CENTRE AT LOT: 1 DP: 251968 1371 TARANA ROAD, LOCKSLEY. APPLICANT MRS. B DE LOSA. OWNER: MR J D DE LOSA & MRS B L DE LOSA.**

**File No: 2023/137**

**RECOMMENDATION:**

That Council:

- (a) as the consent authority, grant consent pursuant to Section 4.16 of the Environmental Planning and Assessment Act 1979 to Development Application No. 2023.137, subject to conditions able to be imposed pursuant to Section 4.17 of the Environmental Planning and Assessment Act 1979, as amended, including but not limited to the following conditions:
  - i. Submission of a Noise Management Plan for approval prior to issuing of Construction Certificate, which is to include but is not limited to:
    - a. Installation of sound level meters in the function centre;
    - b. Monitoring of noise from events by staff and management;
    - c. Process for reduction of noise should there be a breach;
    - d. How windows and doors will be kept closed during noisier events - prevention of fire escapes being kept open - installation of air conditioning system;
    - e. Copies of event hire conditions relating to noise;
    - f. Complaints management process including 24hr management contact details;
    - g. Process for modifying operational activities should there be a need to reduce noise impacts; and
    - h. Prevention of congregation of patrons between function centre and property boundary.
  - ii. Noise from amplified music or sound equipment may only operate:
    - between 8am and 11pm on a Friday, Saturday or any day preceding a public holiday, and
    - between 8am and 10pm on any other day.
  - iii. Events must conclude, and all guests must have vacated the function centre by 12 midnight following all events, on all days, such that no disturbance is caused after 12 midnight, either by guests attending an event or by their departure from the function centre.
  - iv. Noise from the function centre at the following receivers cannot exceed, at any time:
    - a. 35dBA at 1395 Tarana Road
    - b. 30dBA at all other receivers
  - v. Implementation and maintenance of all Actions and Recommendations in the Noise and Sound Services Noise Assessment dated May 2023.

- vi. The function centre is not to be used for residential purposes without Council's consent.
- vii. All exterior lighting associated with the development shall have LED luminaires and be designed and installed so that no obtrusive light will be cast onto any adjoining property or in an upward manner.

NOTE 1: Compliance with Australian Standard AS4282 "Control of Obtrusive Effects of Outdoor lighting" will satisfy this condition.

- viii. The development is to be conducted in a manner that will not interfere with the amenity of the locality by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil, by causing interference to television or radio reception or otherwise.
  - ix. Unless development consent can be assumed in accordance with the Bathurst Regional Local Environmental Plan 2014, a Development Application is to be submitted to Council and development approval obtained, prior to any advertising structure, sign, notice, device or representation in the nature of an advertisement being erected, fixed or displayed on the land or on any building thereon.
  - x. The number of guests at any event may not exceed 130, excluding venue and catering staff.
  - xi. Prior to the issue of a Construction Certificate, a landscape plan must be submitted to Council for approval. This landscape plan is to specify:
    - Evergreen species on the driveway alignment.
  - xii. Prior to the issue of a Construction Certificate, a plan must be submitted detailing acoustic insulation measures for the function centre.
- (b) notify those that made submissions of its decision; and
- (c) call a division.
- 

## SUMMARY:

Development Application 2023/137 seeks consent for the conversion of an existing shearing shed to a function centre at 1371 Tarana Road, Locksley. A total of five (5) submissions were received as part of the public consultation process, two of which were received after the close of the notification period. The applicant lodged additional information and amended plans as part of the assessment process to address issues raised in the public submissions and by Council as part of its assessment.

Council at its meeting held on 20 September 2023 considered a report recommending conditional approval for the proposed function centre. Council subsequently resolved to defer the application.

## REPORT:

### Site

1371 Tarana Road (Lot: 1 DP: 251968), is 24.59ha and is split into two sections by Tarana Road. The site is approximately 25km from the Bathurst CBD, in the locality of Locksley.

On the northern section of the property is a dwelling known as “Clifton”. “Clifton” is listed as a Local Heritage Item (I180, *Clifton house and former servant’s accommodation*). The curtilage of the heritage item occupies the land on the northern side of Tarana Road and extends over part of the southern section.

The southern section of the property contains the existing shearing shed and is currently used for agricultural purposes. The shearing shed does not have any particular heritage significance.

Frying Pan Creek passes through the lot on the western side.

Access to the Function Centre is to be via the existing entrance from Tarana Road. It is noted that the access is located on a significant bend in Tarana Road and in proximity to the bridge over Frying Pan Creek.

The nearest non associated dwellings are located at 1335 Tarana Road (a distance of approx. 430m), 1395 Tarana Road (240m), 1425 Tarana Road (600m), 1446 Tarana Road (670m), 40 Locksley Road (550m), 52 Locksley Road (600m), 60 Locksley Road (660m).

The location plan is available at Attachment 1 of the original report (**Attachment 1**).

### Proposed development

The application seeks consent to:

- Change the use of the existing shearing shed for use as a Function Centre.
- Construct a ramp to provide access to the Function Centre.
- Undertake fit out works within the shed to install a kitchen and facilities.

The Function Centre would have capacity to accommodate up to 150 patrons and would generally (although not exclusively) operate Friday and Saturdays from 4pm to midnight. Note that following discussions with the applicant the maximum patron numbers have been reduced to 130.

Parking would be provided on site. An area is available to accommodate approximately 50 vehicles although additional areas on site would be available.

Other works required will be the upgrade of the access from Tarana Road, the formalisation of a car park on site and the planting of trees.

Plans for the proposed function centre can be found in attachment 3 or the original report (**Attachment 1**).

## Previous Report

The development remains unaltered as considered by Council at its 20 September 2023 meeting. In that context, the report provided to Council at that meeting remains relevant to Council's consideration of the application and is supplemented by this Report.

The report to the September meeting of Council is provided at **Attachment 1**.

## Summary of Attachments

Attachment No.	Description
1	Previous Report to Council
2	Geotechnical Report

## Additional information sought by Councillors.

### Noise generated by use of the proposed function centre.

The Noise Assessment produced by Noise and Sound Services Pty Ltd can be viewed at Attachment 6 of the original report. The assessment includes a number of recommendations which could form part of the proposed conditions of consent, these include:

- *The music system should be fitted with a graphic equaliser (graphic EQ) audio control that enables adjusting the individual frequency ranges of the audio. This can minimize the low frequency ranges, which are known to travel further in the environment, if required (page 14).*
- *Details of mechanical plant sound power levels should be obtained from manufacturers prior to purchase and installation. Once the sound power level and number of units is known, the predicted noise level at the nearest affected residence can be calculated. If the required noise level cannot be achieved then alternative mitigation measures should be considered, for example, locating outdoor condensers away from nearest residential dwelling, attenuators or acoustic enclosures. An assessment of noise emission levels should be carried out during construction certificate stage when equipment models and location are known (page 14).*
- *Users of the proposed function centre should be advised in writing of their obligations to neighbouring premises by minimise their noise and sound levels during use of microphones, music, use of motor vehicles. etc. Confirmation of their obligations should be returned to the venue owners. In addition, sign to that effect should be place at the venue as a reminder (page 14).*

In order to give effect to these recommendations, condition 1 of the draft consent conditions requires the submission of a *Noise Management Plan* prior to issuing of *Construction Certificate*, which is to includes but is not limited to:

- Installation of sound level meters in function centre;*
- Monitoring of noise from events held by staff and management;*
- Process for reduction of noise should there be a breach;*
- How windows and doors will be kept closed during noisier events - prevention of fire escapes being kept open - installation of air conditioning system;*
- Copies of event hire conditions relating to noise;*

- f. *Complaints management process including 24hr management contact details;*
- g. *Process for modifying operational activities should there be a need to reduce noise impacts; and*
- h. *Prevention of congregation of patrons between function centre and property boundary.*

The Noise Management Plan will be reviewed by Council's staff. It will consider the existing ambient noise levels established in the Noise Assessment, the engineering considerations made (acoustic insulation, materials of construction) and the technology proposed to ensure the Function Centre does not exceed the noise level restrictions as proposed in condition (a) iv of the Recommendation.

Additionally, further discussion with the applicant has led to a reduction in the hours proposed for the playing of amplified music. Proposed condition (a) ii. restricts *noise from amplified music or sound equipment* such that it can *only operate*:

- *between 8am and 11pm on a Friday, Saturday or any day preceding a public holiday, and*
- *between 8am and 10pm on any other day.*

The original recommendation to Council allowed up to 12 midnight on Friday, Saturday or any day preceding a public holiday.

Furthermore, it is recommended an additional restriction be imposed on the consent, (a) iii. in the Recommendation, that *events must conclude, and all guests must have vacated the function centre by 12 midnight following all events, on all days, such that no disturbance is caused after 12 midnight, either by guests attending an event or by their departure from the function centre.*

This is to clarify that the closing down of the event must occur in the hour following the cessation of amplified music.

#### Traffic impacts as a result of the use of the Function Centre.

The Traffic Impact Assessment is included at Attachment 8 of the original assessment report. The Assessment concluded that:

- Tarana Road is subject to a 100 kph speed limit.
- Terrain, road geometry and nearby narrow bridges create a speed environment of 50 kph.
- Estimated traffic volumes on Tarana Road are in the order of 200 vpd.
- Estimate vehicle generation is in the order of 0.3 vph (peak) per capacity for arrival and 0.12 vph per capacity for departure.
- For a seated capacity of 150, the peak arrival traffic would be 45vph and the peak departure traffic would be 18vph.
- Parking demand on the basis of traffic generation is 50 car spaces.
- The driveway will provide Level of Service A performance (free flow).
- The driveway construction should be upgraded in accordance with Council's Engineering Guidelines and Standard Drawing EN7881b.
- Sight distances to the east are in the order of 200m. Site distances to the west are restricted to approximately 67m as a result of bends, vegetation and embankments.
- There is adequate sight distance at the driveway for both eastbound and westbound



traffic having regard to the speed environment of 50 kph.

It is acknowledged that the Function Centre will increase the traffic along Tarana Road when the Function Centre is in use. It is not considered that this increase in traffic is such that the capacity of Tarana Road is exceeded.

It should be noted that to the north-west of the existing entrance gate is a single lane, one way bridge that crosses Frying Pan Creek. The bridge is approximately 22m long and does not allow vehicles to pass one another, requiring one side to wait for the other to cross.

As this a public road and is considered capable of catering for day to day traffic, it is not considered that the additional traffic load is such that the function of the road is compromised.

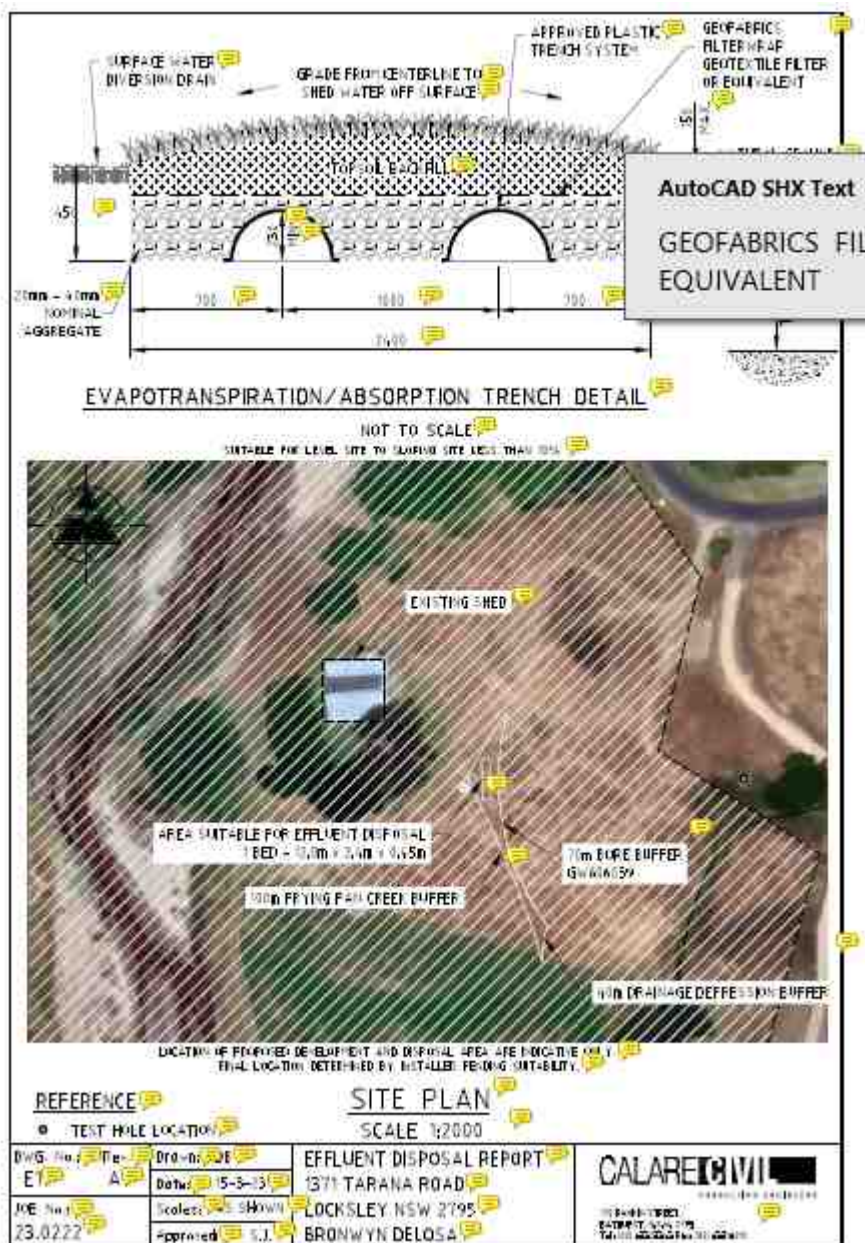
#### The disposal of effluent waste on-site.

The Effluent Disposal Investigation (Geotechnical Report) for the proposed Function Centre was prepared by Calare Civil Pty Ltd and can be found at Attachment 10 of the original report and again at **Attachment 2** of this report.

The Geotech report considered the design of a system of effluent disposal for a function centre catering for 120 people and based on 1 event per week. The Report has estimated that each event would generate in the order of 3180 litres of effluent based on 120 persons. The estimate is based upon the recommendations of Water NSW "Septic Tank and Collection Well Accreditation Guideline". As the number of events increases so does the amount of effluent. This may have implications for the final sizing of the holding tank.

The Report has identified that absorption trenches with a disposal area of 29.0 m<sup>2</sup> is required noting the sizing would ultimately be a factor of the number of events.

The Geotec Report also identifies an area that is suitable for disposal of effluent and that provides appropriate buffers to Frying Pan Creek (100m), perennial drainage lines (40m) and non associated bores (70m). These buffers are consistent with those established in Council's DCP.



Whilst it is preliminary in nature and will undergo further assessment upon an application under Section 68 of the Local Government Act, for present purposes it demonstrates that there will be an area available on site which includes appropriate buffers from “sensitive receivers”.

Should Council approve the application, a standard condition of consent is that an application to operate an OSSMS is required to be lodged under Section 68 of the Local Government Act as a standard condition of consent. The geotechnical report will need to be amended to reflect whatever level of patronage is approved for the function centre.

## CONCLUSION:

The proposed function centre is a permissible use of the land. It is acknowledged that it is a new use, and that there will be an impact on the area. The submissions highlight this impact and demonstrate the concerns held by the community about the introduction of a new land use to the area. It is considered that this impact can be sufficiently managed by

the means discussed above, and by conditions imposed on the consent.

The application is consistent with the provisions in the LEP 2014 and the DCP 2014, therefore it is recommended that the Council approve the application with appropriate 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. Original report and attachments [9.1.5.1 - 109 pages]
2. Geotechnical report [9.1.5.2 - 7 pages]

**Cr B Fry declared a pecuniary interest in item 9.1.5 of the DEPBS Report and left the room.**

**Reason: Operates a business in the same industry.**

## **MINUTE**

**RESOLUTION NUMBER: ORD2023-301**

**MOVED: Cr W Aubin    SECONDED: Cr M Hogan**

## **RESOLVED:**

That Council:

- (a) as the consent authority, grant consent pursuant to Section 4.16 of the Environmental Planning and Assessment Act 1979 to Development Application No. 2023.137, subject to conditions able to be imposed pursuant to Section 4.17 of the Environmental Planning and Assessment Act 1979, as amended, including but not limited to the following conditions:
  - i. Submission of a Noise Management Plan for approval prior to issuing of Construction Certificate, which is to include but is not limited to:
    - a. Installation of sound level meters in the function centre;
    - b. Monitoring of noise from events by staff and management;

- c. Process for reduction of noise should there be a breach;
  - d. How windows and doors will be kept closed during noisier events  
prevention of fire escapes being kept open - installation of air conditioning system;
  - e. Copies of event hire conditions relating to noise;
  - f. Complaints management process including 24hr management contact details;
  - g. Process for modifying operational activities should there be a need to reduce noise impacts; and
  - h. Prevention of congregation of patrons between function centre and property boundary.
- ii. Noise from amplified music or sound equipment may only operate:
    - between 8am and 11pm on a Friday, Saturday or any day preceding a public holiday, and
    - between 8am and 10pm on any other day.
  - iii. Events must conclude, and all guests must have vacated the function centre by 12 midnight following all events, on all days, such that no disturbance is caused after 12 midnight, either by guests attending an event or by their departure from the function centre.
  - iv. Noise from the function centre at the following receivers cannot exceed, at any time:
    - a. 35dBA at 1395 Tarana Road
    - b. 30dBA at all other receivers
  - v. Implementation and maintenance of all Actions and Recommendations in the Noise and Sound Services Noise Assessment dated May 2023.
  - vi. The function centre is not to be used for residential purposes without Council's consent.
  - vii. All exterior lighting associated with the development shall have LED luminaires and be designed and installed so that no obtrusive light will be cast onto any adjoining property or in an upward manner.

NOTE 1: Compliance with Australian Standard AS4282 "Control of Obtrusive Effects of Outdoor lighting" will satisfy this condition.

- viii. The development is to be conducted in a manner that will not interfere with the amenity of the locality by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil, by causing interference to television or radio reception or otherwise.
- ix. Unless development consent can be assumed in accordance with the Bathurst Regional Local Environmental Plan 2014, a Development Application is to be submitted to Council and development approval obtained, prior to any advertising structure, sign, notice, device or representation in the nature of an advertisement being erected, fixed or displayed on the land or on any building thereon.
- x. The number of guests at any event may not exceed 130, excluding venue and catering staff.

- xi. Prior to the issue of a Construction Certificate, a landscape plan must be submitted to Council for approval. This landscape plan is to specify:
    - Evergreen species on the driveway alignment.
  - xii. Prior to the issue of a Construction Certificate, a plan must be submitted detailing acoustic insulation measures for the function centre.
- (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 J Jennings, Cr G Hanger, Cr M Hogan, Cr I North, Cr A Smith and Cr R Taylor

Against the Motion - Nil

Absent - Cr B Fry

Abstain - Nil

**MINUTE**

**RESOLUTION NUMBER: ORD2023-302**

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

**RESOLVED:**

That Council:

- a. Refer the DA to the Traffic Committee for further consideration on matters such as concealed driveways and signage; and
- b. call a division

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

**The result of the division was:**

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

Against the Motion - Cr R Taylor

Absent - Cr B Fry

Abstain - Nil

## 9.1.6 AMENDMENT TO BATHURST REGIONAL DEVELOPMENT CONTROL PLAN 2014 - SECONDARY DWELLINGS AND DETACHED STUDIOS

**File No:** 20.00371

### **RECOMMENDATION:**

That Council:

- (a) adopt the amendment to *Bathurst Regional Development Control Plan 2014* with the changes 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.

---

### **REPORT:**

The community are currently facing challenges with regard to the supply and demand of housing stock and are therefore seeking to alleviate the pressure through utilising more flexible housing options, including secondary dwellings (granny flats) and detached studio developments.

The current version of *Bathurst Regional Development Control Plan 2014* (DCP 2014) does not include detailed development controls to ensure that such developments are undertaken in an orderly manner. This can result in developments that adversely impact on the amenity of the principal dwelling to which they relate, as well as the amenity of adjoining properties.

To rectify this issue, Council prepared an amendment to *Bathurst Regional Development Control Plan 2014* (DCP 2014). The amendment introduces development controls that specifically guide the development of secondary dwellings (granny flats) and detached studios, consistent with other forms of residential development. This will ensure Council adopts a consistent approach to assessing such proposals and preserves the existing amenity where residential development is permitted.

The amendment to DCP 2014 also aims to provide guidance on what may reasonably be considered a secondary dwelling and a studio.

No land is proposed to be rezoned and no other planning controls have been altered as part of the DCP amendment.

## Summary of Attachments

Attachment No.	Description
1	Draft Amendment to Chapter 4 of <i>Bathurst Regional Development Control Plan 2014</i> (including post-exhibition changes)
2	Public Submission (1)

### Draft DCP Amendment – Detailed Development Controls

The draft DCP Amendment introduces detailed development controls for secondary dwellings (granny flats) and detached studios. These controls generally relate to the following matters:

- Siting and location.
- Heritage impacts.
- Setbacks from buildings and lot boundaries.
- Pedestrian access.
- Private open space.
- Car parking.
- Use of buildings and associated facilities.
- BASIX and energy efficiency.

A copy of the draft DCP Amendment is provided in **Attachment 1**.

### Public Exhibition

In accordance with the requirements of *Bathurst Regional Community Participation Plan 2019* (CPP 2019), the draft DCP Amendment was placed on public exhibition for a period of twenty-eight (28) days between 7 August 2023 and 4 September 2023. One (1) public submission was received during this timeframe.

A copy of the public submission received is provided in **Attachment 2**. A summary of the submission and response to the issues raised is provided below.

#### Submission Summary

Ref No.	Name	Summary of Submission
1	P Harnett	<ul style="list-style-type: none"><li>• The location of development in relation to property boundaries should be further defined to maintain reasonable amenity for adjoining properties.</li><li>• Protection of solar panels from overshadowing should be incorporated.</li></ul>

Clause 4.15.3.3 “Setbacks” of the draft DCP (as exhibited) stated the following:

*“Where setbacks are applicable to the principal (or lawful) dwelling under this Plan, those minimum setbacks must also be applied to the secondary dwelling and/or detached studio.”*

In response to the submission received, a further amendment was made to this clause to include references to the location of the setback controls prescribed elsewhere within the DCP for each zone. The purpose of this change is to reiterate that the prescribed setbacks are applicable to development for the purposes of secondary dwellings and detached studios within the respective zones (i.e., residential, rural, village), whilst avoiding repetition of the controls throughout different sections of the DCP.

With regard to solar panels, overshadowing is considered to be a “likely impact of the development” and therefore, a mandatory matter for consideration during the assessment of a development application under Section 4.15 of the *Environmental Planning and Assessment Act 1979* (as amended).

It is considered that the matter of overshadowing and potential impact on solar panels is best dealt with on a case-by-case basis, noting that the objectives of this part and the applicable siting and minimum setback controls assist in controlling potential adverse overshadowing impacts on neighbouring developments.

Further, during the public exhibition period, an internal review identified that Clause 4.1.1 of the DCP would need to be updated in the following manner:

1. To include secondary dwellings and detached studios as activities within the rural and village zones to which Chapter 4 “Residential Development” applies.
2. The reference to applicable development standards in zones other than residential zones for secondary dwelling developments was also removed, as the newly proposed Clause 4.15 “Secondary Dwellings and Detached Studios” provides more specific development controls applicable to this development type.

These changes provide further clarity to the reader regarding the land zones to which these development types and associated development standards apply, whilst also avoiding the repetition of controls throughout different chapters of the DCP.

These further changes are administrative in nature and do not alter the intention of any existing or proposed development controls within the DCP.

It is considered that there are no environmental planning grounds to prevent the DCP amendment from proceeding, therefore it is recommended that Council adopt the amendment to the *Bathurst Regional Development Control Plan 2014* as outlined in the report. The amendment will apply the same planning standards to all secondary dwelling and detached studio proposals in the Local Government Area, ensuring a consistent planning approach.

## **FINANCIAL IMPLICATIONS:**

Nil

## **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.

Strategy 4.6 Plan for, assess and regulate development activity.

## **COMMUNITY ENGAGEMENT:**

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



## ATTACHMENTS:

1. Attachment 1 - Draft DCP Amendment to Chapter 4 (Post Exhibition) [9.1.6.1 - 6 pages]
2. Attachment 2 - Submission [9.1.6.2 - 1 page]

## MINUTE

**RESOLUTION NUMBER: ORD2023-303**

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

### RESOLVED:

That Council:

- (a) adopt the amendment to *Bathurst Regional Development Control Plan 2014* with the changes 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

### 9.1.7 NAMING OF PUBLIC ROADS – MULHOLLAND PARKWAY, MCMILLAN AVENUE, DAWSON DRIVE, MERANDA PLACE, EYRE CLOSE AND ASTLEY CLOSE

**File No: 20.00024-10**

#### **RECOMMENDATION:**

That Council:

- (a) give notice of its intention to adopt the names Mulholland Parkway, McMillan Avenue, Dawson Drive, Meranda Place, Eyre Close and Astley Close for the new roads created by the subdivision of Lot 1126, DP 1215618 off Richardson Street and Governors Parade, Windradyne; and
- (b) direct the General Manager to undertake procedures pursuant to the requirements of the Roads Act 1993, to have the name gazetted, should no objections be received.

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#### **REPORT:**

On 28 April 2021 Council approved a Development Application for a 205 lot residential subdivision off Richardson Street and Governors Parade in the suburb of Windradyne (Windy 1100). The subdivision includes six new roads as well as the extension of Richardson Street and Governors Parade.

See location plan and aerial at **attachment 1** and annotated plan of subdivision at **attachment 2**).

The following names have been chosen for the six new roads within the approved subdivision.

Name	Suffix	Significance
Mulholland	Parkway	<p><b>Charles St John Mulholland</b> Born 1903 Died 1984</p> <p>Born in Bathurst in 1903, Charles St. John Mulholland was educated at St Stanislaus College, where he became forever known as 'Tim' to friends and family. In 1925, following study at the University of Sydney (B.Sc. 1924), Tim Mulholland joined the NSW Department of Mines as a geologist with the Geological Survey. He would remain with the department until his retirement in 1963, establishing a highly regarded reputation as a hands-on geologist. Early in his career, he successfully undertook the search for groundwater sources throughout the state. During the Great Depression, with unemployed men encouraged to try gold prospecting, Mulholland returned to the Bathurst Region to offer practical assistance. In the late 1930's, his</p>

		<p>survey of Snowy Mountains geology helped lay the groundwork for the Snowy Mountains Scheme. In 1947, he was appointed the NSW State Geologist, with subsequent promotion to Assistant Under-Secretary for Mines (1954-57), and then Under-Secretary (1957-63). From these positions, Mulholland oversaw a number of significant departmental projects, including work for the Snowy Mountains Scheme, pioneering airborne radiometric surveying and detailed geological mapping of the State. Away from work, Tim Mulholland was known to occasionally indulge in Charlie Chaplin impersonations.</p> <p>Source: <i>The Pillars of Bathurst</i>.</p>
McMillan	Avenue	<p><b>Donald McMillan</b> Born 1856 Died 1938</p> <p>Born at Evans Plains in 1856, Donald McMillan's life was dedicated to farming. He achieved recognition as one of Australia's champion wheat farmers through the crops grown on <i>Meadow Glenn</i>, his farm on the Orange Road. McMillan took up the farm in 1885, persevering through many challenges before establishing a reputation in the first decades of the 20th century as a consistent prize-taker for his wheat in agricultural shows, including the Sydney Royal Show. His prizewinning expertise extended as well into other farming areas, not only with other crops such as oats and maize but notably with his dairy cattle. Donald McMillan was also an early proponent of what today is known as organic farming, as in his ingenious employment of "small black spiders" to keep his fruit trees free of insect pests. His successful use of fowls in his orchard in place of insecticide sprays drew the appreciative attention of the experts at the Bathurst Experiment Farm. Whether through his long-standing membership on the Bathurst Show Committee or by way of personal contact, Donald McMillan generously shared his practical farming wisdom and so contributed to the Bathurst Region's agricultural development.</p> <p>Source: <i>The Pillars of Bathurst</i>.</p>
Dawson	Drive	<p><b>Neville Alfred Dawson</b> Born 24/03/1933 Died 13/11/2022</p> <p>Neville Dawson was a well-known and well-respected member of the Bathurst community. Neville was born in Bathurst and lived in the Central West his entire life.</p> <p>Neville was an active member of many community and sporting organisations – notably he was a co-founder of the St Patrick's Sporting Club, a member of Bathurst Rotary for over 55 years (including being a past Club President) and a member of various committees for the Catholic Church.</p> <p>Neville was the founder of Dawson's Removals &amp; Storage – now a nationally recognised company synonymous with Bathurst. After leaving school in 1948 Neville undertook an apprenticeship as a motor mechanic and upon completion of his training, started his career in the transport industry where he stayed until he retired in 2001. Dawson's Removals &amp; Storage is now owned and operated by Neville's son Peter and Peter's wife Bernadette.</p> <p>Neville was a family man. He was married to Johanna for over 65 years and they had four children – Judy, Deb, Peter and Bernadette.</p>

		<p>Source: Dawson family, Dawson's Removals &amp; Storage website and Western Advocate.</p> <p>Note that Council officers have consulted with the representatives of the Dawson family in support of the nomination.</p>
Meranda	Place	<p><b>Wolla Meranda</b> Born 1863 Died 1951</p> <p>Wolla Meranda was the name chosen late in life by Isabella Gertrude (Gert) Ada Poyitt. Gert Poyitt was born at Sunny Corner, leaving at age eighteen to begin a teaching career. By the early 1890s, living again in Sunny Corner, Gert's life seemed assured a happy trajectory as schoolteacher, wife and mother. But a succession of personal tragedies transformed Gert into a different persona, that of Wolla Meranda, whose introspections as a poet, columnist and novelist provided insights into Australian society, notably the challenges offered women.</p> <p>Her literary mentor was a French poet, Julien de Sanary (1859-1929), who in 1920 came to live with her in Sunny Corner. It is likely through him that her first novel was published in France in 1922 before its 1930 English version, <i>Poppies of the Night</i>. Wolla Meranda achieved some literary recognition in her time, although her writings are unknown today. She was also an artist (1922 Archibald finalist) and a pioneer environmentalist, a keen opponent of pine plantations. Wolla Meranda challenged societal conventions through her writings and lifestyle. Her gravestone, in French and English, is shared with de Sanary, with her son Roy (1893-94) buried alongside. Wolla Meranda dared to be different.</p> <p>Source: <i>The Pillars of Bathurst</i>.</p>
Eyre	Close	<p><b>Hal Eyre</b> Born 1875 Died 1946</p> <p>Born in Sofala, Henry Leo Eyre became one of Australia's leading newspaper political cartoonists. He made his public debut as a cartoonist as a Bathurst schoolboy - with a comic caricature of his schoolmaster. At age 16, Eyre went to Sydney to study art under Julian Ashton, who encouraged him to submit his work to the <i>Bulletin</i>. For a time, Eyre followed a freelance career, sometimes in partnership with Lionel Lindsay, selling sketches and cartoons to Australian newspapers and magazines. He worked under several aliases before settling on "Hal Eyre". In 1908, as Hal Eyre, he became the Sydney <i>Daily Telegraph</i>'s regular political cartoonist, where his cartoons proved to be a popular and enduring feature. Eyre skilfully distilled complex situations into simple visual statements, invariably humorous and often satirical. This was especially true with the cartoons he drew for the <i>Daily Telegraph</i> through World War I. Wartime leaders on both sides were unflatteringly caricatured, particularly Prime Minister Billy Hughes, and animals served as metaphors for nations, with an emu or a kangaroo representing Australia. The NSW State Library holds an extensive collection of Eyre's original wartime cartoon drawings.</p> <p>Source: <i>The Pillars of Bathurst</i>.</p>

Astley	Close	<p><b>William Astley</b> Born 1855 Died 1911</p> <p>Born in England, William Astley came to Australia with his family in 1859. By the age of 21, he had embarked on a life-long career as a journalist. Prior to his employment by the <i>Bathurst Free Press</i> in the mid-1890s, Astley had worked for many newspapers and journals, including the <i>Bulletin</i>. An ardent supporter of Federation and well known to key politicians of the day, Astley, as its secretary, was the key organiser of the successful People's Federal Convention held in Bathurst in November 1896. It was at the Convention the proposal for a popularly elected Senate was first raised. Following Federation, Astley worked tirelessly as an advocate for Bathurst as the site for the new nation's capital. In addition to his work as a political journalist and Federation activist, Astley is remembered, under the pseudonym of Price Warung, for his evocative stories of convict Australia. His personal story, however, was not a happy one. Troubled by poverty and recurrences of mental illness, William Astley died at Rookwood Benevolent Asylum.</p> <p>Source: <i>The Pillars of Bathurst</i>.</p>
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The above names comply with Bathurst Regional Council's *Guidelines for the Naming of Roads*.

## 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.

### Objective 4: Sustainable and balanced growth.

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

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

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

Strategy 4.6      Plan for, assess and regulate development activity.

### Objective 6: Community leadership and collaboration.

Strategy 6.4      Meet legislative and compliance requirements.

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

## COMMUNITY ENGAGEMENT:

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

## **ATTACHMENTS:**

1. Location plan [9.1.7.1 - 2 pages]
2. Annotated Plan of Subdivision [9.1.7.2 - 1 page]

## **MINUTE**

**RESOLUTION NUMBER: ORD2023-304**

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

## **RESOLVED:**

That Council:

- a. give notice of its intention to adopt the names Mulholland Parkway, McMillan Avenue, Neville Dawson Drive, Meranda Place, Eyre Close and Astley Close for the new roads created by the subdivision of Lot 1126, DP 1215618 off Richardson Street and Governors Parade, Windradyne; and;
- b. If the GMB does not agree to the name Neville Dawson Drive that Council give notice of its intentions to adopt the name Dawson Drive.
- c. direct the General Manager to undertake procedures pursuant to the requirements of the Roads Act 1993, to have the name gazetted, should no objections be received.

### **9.1.8 CAR PARKING LICENCE AGREEMENT WITH THE MINTUS INVESTMENTS 3 PTY LTD (BATHURST CHASE)**

**File No: 22.00553-08**

#### **RECOMMENDATION:**

That Council:

- (a) agree to enter into a Car Parking License Agreement with Mintus Investments 3 Pty Ltd for a period of five (5) years; and
  - (b) delegate authority to the General Manager to sign the agreement on behalf of Bathurst Regional Council.
- 

#### **REPORT:**

Council has in place car parking licence agreements in place for a number of privately owned car parks within the city area. There has not been an agreement in place for some years at the Bathurst Chase (39 William Street, Bathurst), as a previous owner chose to engage private contractors to undertake monitoring of their site.

The current site owner, Mintus Investments 3 Pty Ltd (Mintus) has approached Council seeking to enter into an agreement for the monitoring and enforcement of the three-hour parking limit and other parking restrictions such as the use of disabled spaces.

This monitoring can be undertaken based on a “free parking agreement” under s.650 of the *Local Government Act 1993*.

There are a number of key elements to the agreement, namely:

- 1. Monitoring is on an as required/as agreed basis, that is, Council Rangers are not required to spend a set number of hours monitoring each month.
- 2. Council receives any income from Penalty Infringement Notices issued.
- 3. Mintus is responsible for maintaining the car park, including signage and line marking.
- 4. The agreement is for a period of 5 years.

It is therefore recommended that Council enter into the agreement with Mintus for a period of five years.

A copy of the draft agreement is provided at **Attachment 1**. The terms of the agreement are consistent with those in place at other locations in Bathurst.

#### **FINANCIAL IMPLICATIONS:**

If the recommendation is adopted then Council will receive income from fines for the duration of the agreement. Council would be required to pay a \$1 per annum fee to Mintus if and when requested. The agreement has been drafted by Mintus’ in-house legal team at no cost to Council.

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

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

Strategy 4.4      Provide parking to meet the needs of the City.

### **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. Car Parking Licence Agreement [9.1.8.1 - 12 pages]

## **MINUTE**

**RESOLUTION NUMBER: ORD2023-305**

**MOVED: Cr W Aubin   SECONDED: Cr R Taylor**

### **RESOLVED:**

That Council:

- a. agree to enter into a Car Parking License Agreement with Mintus Investments 3 Pty Ltd for a period of five (5) years; and
- b. delegate authority to the General Manager to sign the agreement on behalf of Bathurst Regional Council.



## 9.1.9 HERITAGE LAMP STANDARDS CONDITION REPORT

**File No:** 20.00123

### RECOMMENDATION:

That Council:

- (a) note the completion of the Heritage Lamp Standards Condition Assessment Report;
- (b) consider funding for a maintenance program for the lamp standards as part of its future management plans; and
- (c) actively seek external grant funding to support maintenance of the lamp standards consistent with the recommendations of the condition report and with Council's maintenance obligations under the *Heritage Act 1977*.

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### SUMMARY:

Council received a \$20,000 grant from Heritage NSW to support the preparation of a condition assessment of the Heritage Street and Park Lamp Standards.

The iconic lamps are listed on the State Heritage Register and are listed as a local item on the Bathurst Regional Local Environmental Plan 2014. Council is required to maintain state heritage listed items as required under the *Heritage Act 1977*, hence obtaining a condition report aligns with Council's conservation obligations.

The condition report assessed all 114 lamps to identify the heritage and structural condition of each individual lamp. It details types of repair methods and suggests priorities for repair and future protection of each lamp which will help support Council's asset management strategy.

### REPORT:

Council has on its asset register 114 heritage lamp standards. The lamps comprise a group State Heritage Item listing and are also registered as a Local Heritage Item on the Bathurst Regional Local Environmental Plan 2014, listed as '122 – Bathurst Street Lamps' on George, William, Howick, Church, Russell and Keppel Streets and form part of '169 – Machattie Park Group'.

As part of the Heritage NSW grant program *2021-2023 Caring for State Heritage*, Council received \$20,000 to support the preparation of the Heritage Lamp Standards Condition Assessment Report. The report is provided at **Attachment 1**. It was prepared by Mr Sean Johnson of Calare Civil in association with Christo Aitken, dated 30 June 2023.

The lamps standards are locationally grouped as follows:

Lamp standard	Total count per area
Twin lamp standard	Keppel St – 22 William St – 14

	George St – 14 (Including 4 replicas) Kings Parade – 2 Howick St – 4 <b>Total: 56</b>
Single lamp standard	Machattie Park – 27 Chifley Park – 8 King's Parade – 18 <b>Total: 53</b>
Twin Lamp (modified from single lamp)	King's Parade – 4
Jubilee fountain	Machattie Park – 1

The lamps are again broken down into types of twin and single standards to best identify the common issues that are exhibited in an area rather than identifying the individual lamps in their specific locations. The Twin Lamp Standards Condition Summary Table is provided at **Attachment 2**.

The heritage condition assessment is based on the lamp's intactness and whether the significance has been impacted by intrusive elements; for example, whether traffic signs have been mounted on the posts, whether flags are present, whether globes are original, broken or missing, whether finials have been replaced and whether the base has been covered. This part of the assessment concluded that the lamp standards have survived approximately 90 years despite unequal maintenance regimes and the growing unavailability of original components for replacement when needed. The lamps are largely intact and, the twin lamps in particular are iconic in the Bathurst streetscapes.

The structural assessment examined the condition of the base, condition of paint, whether the lamp exhibits any structural damage (such as from vehicular impact), if corrosion is present and assessed the condition of the grout at the base junction. It is found that the primary structural issue is corrosion which, if left unaddressed, will rapidly decrease the life of the lamps.

To prevent further degradation from corrosion, lamps are recommended to be disassembled and sandblasted, have sealants applied to problem areas, reapply grout where necessary and be hot dip galvanised and a protective coat of paint applied in a suitable heritage colour where existing paint is in poor condition. The report notes that whilst repainting can add 25 years of life to the lamps, applying a hot dip galvanised treatment will add 40-100 years of life.

An alternative method to address corrosion is installing sacrificial anodes which comprise of a more reactive metal that is buried next to the lamp structure and is corroded preferentially to the less reactive metal of the lamp structure. This method may not be possible where the lamps are installed in roadways.

To reduce other environmental factors that are contributing to the degradation of the lamps, recommendations are made that include but are not limited to amending the sprinkler regime to avoid excessive moisture collecting on the lamps, raising the base of lamps above ground level with plinths, or relocating lamps where they are traffic obstacles.

Appendix B of the report includes a maintenance plan suggesting broad methods of ongoing maintenance of the lamp standards. Council should seek to identify future funding opportunities for an ongoing maintenance program consistent with the recommendations of the report and complying with its maintenance obligations under the *Heritage Act 1977*.

A brief history pertaining to the lamps is provided by Christo Aitken & Associates. Council may consider funding a more detailed history report in the future which could inform future interpretation projects. Interpretation that highlights the significance of the lamps may increase the community's appreciation of the iconic lamp standards and may have the added benefit of minimising vandalism.

## **FINANCIAL IMPLICATIONS:**

The condition assessment was prepared under Council's existing budget and with the support of a \$20,000 grant from NSW Heritage.

Council needs to consider funding for a maintenance program for the lamp standards as part of its future management plans and to actively seek external grant funding to support maintenance of the lamp standards consistent with the recommendations of the condition report and with Council's maintenance obligations under the *Heritage Act 1977*.

It is estimated that Council would need to budget a minimum \$50,000 per annum for the next 5 years to complete all urgent works outlined in the condition assessment. This can be better estimated once formal quotations are obtained. Council would then need to allocate an estimated minimum \$10,000 on an annual basis thereafter to provide ongoing maintenance.

## **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. Heritage Lamp Standards Condition Report [9.1.9.1 - 87 pages]
2. Twin Lamp Standards Condition Summary Table [9.1.9.2 - 1 page]

## **MINUTE**

**RESOLUTION NUMBER: ORD2023-306**

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

### **RESOLVED:**

That Council:

- a. note the completion of the Heritage Lamp Standards Condition Assessment Report;
- b. consider funding for a maintenance program for the lamp standards as part of its future management plans; and

- c. actively seek external grant funding to support maintenance of the lamp standards consistent with the recommendations of the condition report and with Council's maintenance obligations under the *Heritage Act 1977*.

## **9.1.10 ECONOMIC DEVELOPMENT 2023 THIRD QUARTER REPORT**

**File No: 20.00323**

### **RECOMMENDATION:**

That the information be noted.

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### **SUMMARY:**

This report provides an overview of the Bathurst Economy for the third quarter of 2023 as well as summarising the activities and economic development programs undertaken by Council during the quarter.

### **REPORT:**

#### **Economy**

The June quarter Consumer Price Index report showed a slight increase in CPI of 0.8% over the quarter. The annual inflation rate for the 12 months to June 2023 decreased slightly to 6.0% from the 7.0% recorded in the 12 months to March 2023, however the CPI was still above the RBA target of between 2.0% and 3.0%.

During the June quarter, major increases in prices were recorded in insurance & financial services (3%), furnishings, household equipment & services (2.1%), food & non-alcoholic beverages (1.6%) and alcohol & tobacco (1.0%). Falling prices were recorded in Communication (-0.4%), recreation & culture (-0.2%) and education (-0.2%).

#### **Gross Regional Product**

Gross Regional Product measures the amount of the nation's wealth which is generated by businesses, organisations and individuals working in the Bathurst LGA (Local Government Area).

Bathurst's Gross Regional Product (GRP) as at 31 June 2022 was \$2.612 billion, an increase of 0.3% over the previous financial year (Source .id), representing the fourth year of continued growth.

#### **Population Growth**

As at 30 June 2022 the Estimated Resident Population (ERP) of Bathurst was 44,074. This equates to 1.0% growth on 2021, or an additional 421 people added to the population (Source ABS).

Our new residents came from Lithgow (73), Blue Mountains (69), Penrith (63), Hawkesbury (46), Northern Beaches (31), Cumberland (25) and The Hills District (23).

## Unemployment

In the 2023 March quarter, the unemployment rate in Bathurst remained steady at 1.6%, which is well below that of Regional NSW 3.2%, NSW 3.3% and Australia 3.6%. (Source ABS)

In 2021/22 local jobs increased by 207 workers to 21,941. The five-year growth rate was 6.26% (2,184 jobs) driven by Health Care (681 jobs), Construction (493 jobs), Public Administration & Safety (373 jobs), Transport (234) and Education (196 jobs) (Source .id).

## GST Registered Businesses

There were an estimated 3,708 total GST registered businesses in Bathurst Regional Council area in the Dec 2022 quarter, a net increase of 25 businesses (Source: ABR, compiled by .id).

## Other Economic Data

- Median House Price: \$647,000 (Source: htag.com)
- Median Unit Price: \$405,000 (Source: htag.com)
- Rental vacancy rates: As of August 2023 the rental vacancy rate in Bathurst was 1.2% a decrease on the 2023 high of 1.6% in June 2023, confirming the continued high demand for properties in Bathurst as the population continues to grow. (Source: SQM research)
- The strongest sectors by economic contribution and employment are Manufacturing, Construction, Education & Training, and Health Care Administration.

## Events

### **Bathurst Careers Expo**

The Bathurst Careers Expo (previously the Bathurst Jobs Expo) is held each year providing the opportunity for School Students and Job seekers to meet with a variety of Education providers, local employers and Government Agencies.

The Expo is conducted in conjunction with the Central West Careers Advisers Association who coordinate the attendance of local high schools to the event.

The Careers Expo is also open to all members of the public who wish to attend and discuss their career aspirations with a larger range of employers.

The first Careers Expo was held in 2014 with 25 exhibitors. In 2022 the Careers Expo moved to Charles Sturt University to allow for more exhibitors to attend as well as making access easier for those with mobility issues.

This year's Expo had 89 exhibitors, 857 students and over 150 local job seekers attending, making this year's event the biggest ever.

The Bathurst Careers Expo major sponsor is Charles Sturt University with support sponsor Skillset.

### **BizMonth**

One of the roles of Council is to support local businesses and industries by coordinating

events and functions specifically targeted to the business community. Some of these events are run by Council. Others are run in conjunction with external agencies, such as the Bathurst Business Chamber and Regional Development Australia.

In 2015 some of the events were grouped together under the banner of BizWeek, expanding to a month-long event in 2017 as the number of events grew.

The following activities were conducted:

- BizMonth Launch: 04 September 2023 at Café Viva
- Bathurst Business Chamber Business Awards: 09 September 2023
- Bathurst Business Chamber After 5 Event: 12 September 2023
- Grant Writing Seminar: 20 September 2023
- BizMonth Lunch: 26 September 2023

### **BizMonth Launch**

A media event hosted by Vivability Cafe, one of Bathurst's newest cafes in the CBD, where BizMonth 2023 was officially launched.

### **Bathurst Business Chamber Business Awards**

A night to celebrate the achievements of all Bathurst businesses. This year's overall winner was Bathurst Community Transport.

Bathurst Regional Council sponsored the Employer of Choice Award which was won by Colton Computer Technologies.

Congratulations to all the businesses that were nominated and well done to those who were successful in their respective category.

### **Bathurst Business Chamber After 5 Event**

Held at the Bathurst Rail Museum, this event focussed on the Bathurst economy with an economic presentation delivered by Katrina Paterson from .id (informed decisions).

The presentation confirmed Bathurst continued strong economy and as a destination for people wanting to leave Sydney for a better lifestyle.

Council provides the .id analysis free of charge on Councils website. Alternatively search <https://economy.id.com.au/bathurst> in your browser.

### **Grant Writing Workshop**

Council conducts two grant writing workshops annually. The workshops are open to local residents, volunteers, community groups, sporting clubs, schools, event organisers and anyone who is interested in learning more about the grant writing process.

Applying for grants can be an overwhelming process. The workshops are designed to guide attendees through the main steps involved in grant applications and encourage them to get "grant ready".

A second workshop for 2023 was conducted on Wednesday, 20 September 2023 at Bathurst Panthers, attended by 35 participants including a number from outside Bathurst.

The next grant writing workshop will be held in March 2024. Details will be announced in the coming months.

### **BizMonth Lunch**

The Business Lunch is the highlight of the BizMonth calendar. Presented by Council, the lunch is a wonderful opportunity for business professionals to network with each other and sit back and relax with guest speaker Annabelle Williams.

The lunch was held at Bathurst Goldfields on Mount Panorama on Tuesday, 26 September 2023 with 117 people in attendance. The lunch was sponsored by ATCO as major sponsor with the Commonwealth Bank and Vivability as support sponsors.

### **Upcoming Events**

**Bathurst Welcome Lunch:** Sunday 22 October 2023. The Welcome Wagon is a bi-annual event held to welcome new residents to Bathurst, who have the opportunity to meet the Mayor, Councillors and other new residents to Bathurst.

This event is conducted in partnership with the Bathurst Business Chamber. To register go to the events page at [www.bathurstliveinvest.com.au](http://www.bathurstliveinvest.com.au)

**Business Chamber After 5 Christmas Function:** Tuesday 05 December 2023

For more details on what is happening in the business sector of Bathurst go to [www.bathurstliveinvest.com.au](http://www.bathurstliveinvest.com.au) or [www.facebook.com/BathurstBusiness](https://www.facebook.com/BathurstBusiness)

### **CONCLUSION:**

Continued support to Bathurst businesses is a focus of Council and we thank all those who participated in the activities conducted throughout September.

### **FINANCIAL IMPLICATIONS:**

There are no financial implications resulting from this report.

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

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

- |              |  |
|--------------|--|
| Strategy 2.1 | Support local business and industry.   |
| Strategy 2.2 | Grow local employment, investment and attract new businesses skills by nurturing and supporting entrepreneurs, partnerships and local skill development. |
| Strategy 2.4 | Promote our City and Villages as an attractive place to live.  |

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

- |              |  |
|--------------|--|
| Strategy 5.3 | Help build resilient, inclusive communities. |
|--------------|--|

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

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



## **COMMUNITY ENGAGEMENT:**

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

## **ATTACHMENTS:**

Nil

## **MINUTE**

**RESOLUTION NUMBER: ORD2023-307**

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

## **RESOLVED:**

That the information be noted.

## 9.1.11 POLICY REVIEW

**File No: 11.00006, 41.00089**

### **RECOMMENDATION:**

That Council:

- (a) adopt the updated Policy “Approved handling of fill” with minor amendments as detailed in the report.
  - (b) adopt the updated Policy “Use of remotely piloted aircraft systems/drones” with minor amendments as detailed in the report.
- 

### **REPORT:**

As part of Council’s governance procedures, a program to review all Council Policies every two years has been implemented. The following Environmental, Planning & Building Services Policies have been reviewed with details provided below.

#### **1. Approved handling of fill**

Council adopted the Policy “Approved handling of fill” at its meeting held 16 June 2021. The aim of the Policy is to establish guidelines for the correct transport and disposal of approved fill material with minimal environmental impact.

A review of the Policy has identified that it remains relevant.

The Policy has been amended to reflect current legislative requirements but otherwise remains largely as previously adopted. The amended Policy is provided at **Attachment 1**. As the updates proposed represent no or minimal changes to the existing policy it is not required to be placed on public exhibition. It is recommended that Council adopt the updated Policy “Approved handling of fill”.

#### **2. Use of remotely piloted aircraft systems/drones**

Council adopted the Policy “Use of remotely piloted aircraft systems/drones” at its meeting held 19 May 2021. The aim of the Policy is to ensure that all legislated requirements for the use of Remotely Piloted Aircraft System (RPAS)/Drone technology and the management and use of data collected by such technology is applied and adhered to by Council staff.

A review of the Policy has identified that it remains relevant.

The Policy has been amended to reflect current legislative requirements but otherwise remains largely as previously adopted. The amended Policy is provided at **Attachment 2**. As the updates proposed represent no or minimal changes to the existing policy it is not required to be placed on public exhibition. It is recommended that Council adopt the updated Policy “Use of remotely piloted aircraft systems/drones”.

## **FINANCIAL IMPLICATIONS:**

N/A

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

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

Strategy 6.4      Meet legislative and compliance requirements.

## **COMMUNITY ENGAGEMENT:**

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

## **ATTACHMENTS:**

1. Draft Policy - Approved handling of fill [9.1.11.1 - 6 pages]
2. Draft Policy - Use of remotely piloted aircraft systems-drones [9.1.11.2 - 2 pages]

## **MINUTE**

**RESOLUTION NUMBER: ORD2023-308**

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

### **RESOLVED:**

That Council:

- a. adopt the updated Policy “Approved handling of fill” with minor amendments as detailed in the report.
- b. adopt the updated Policy “Use of remotely piloted aircraft systems/drones” with minor amendments as detailed in the report.

## 9.2 DIRECTOR CORPORATE SERVICES AND FINANCE'S REPORT

### 9.2.1 STATEMENT OF INVESTMENTS

**File No:** 16.00001

#### RECOMMENDATION:

That the information be noted.

#### REPORT:

\$86,650,000 was invested at 30th September 2023 in accordance with Council's investment policies, the Minister's Investment Order dated 12 January 2011, the Local Government Act 1993 and associated regulations. All investments have been reconciled with Council's general ledger and are listed below:

	<u>Rating</u>	<u>Balance</u>	<u>Average Return</u>
<b><u>Short Term Deposit 1 - 365 Days</u></b> (Comprising Commercial Bills, Term Deposits, Debentures, and Certificates of Deposits):			
National Australia Bank Limited	A-1+	15,000,000	4.82%
CBA	A-1+	19,500,000	4.68%
Suncorp	A-1	13,500,000	4.51%
AMP	A2	4,500,000	4.71%
Bank of Queensland Limited	A2	3,000,000	4.90%
Bendigo & Adelaide	A2	3,000,000	3.70%
IMB	A2	1,500,000	5.27%
Maritime, Mining & Power Credit Union Ltd	ADI	4,500,000	5.18%
		<b>64,500,000</b>	<b>4.69%</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	350,000	1.45%
		<b>4,850,000</b>	<b>2.25%</b>
<b><u>Floating Rate Notes</u></b>			
CBA Green	AA-	1,500,000	4.55%
National Australia Bank	AA-	700,000	5.05%
National Australia Bank 1	AA-	1,200,000	4.55%
National Australia Bank 2	AA-	1,000,000	5.03%
HSBC Sydney	AA-	1,500,000	4.97%

HSBC Sydney 1	AA-	1,500,000	5.18%
Westpac	AA-	1,000,000	5.19%
Macquarie Bank 2	A+	1,500,000	4.61%
Macquarie Bank 3	A+	800,000	4.97%
UBS AG Australian	A+	650,000	5.13%
Suncorp Metway Ltd	A+	500,000	4.59%
Suncorp Metway Ltd	A+	1,550,000	4.61%
Suncorp Metway Ltd	A+	500,000	5.07%
Sumitomo Mitsui Banking Corp	A	1,000,000	5.28%
Auswide Bank	BBB+	1,000,000	5.62%
Bendigo & Adelaide Ltd 4	BBB+	900,000	4.65%
Bendigo & Adelaide Ltd 5	BBB+	500,000	5.27%
		<b>17,300,000</b>	<b>4.92%</b>

<b>Total Investments</b>		<b>\$86,650,000</b>	<b>4.60%</b>
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***These funds were held as follows:***

Reserves Total (includes unexpended loan funds)	38,952,043
Grants held for specific purposes	1,512,637
Section 7.11 Funds held for specific purposes	46,152,870
Unrestricted Investments	32,450
<b>Total Investments</b>	<b>\$86,650,000</b>

<b>Total Interest Revenue to 30 September 2023</b>	<b>\$1,008,859.97</b>	<b>4.60%</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. Benchmarks for Investments 2023-09-30 [9.2.1.1 - 2 pages]

**MINUTE**

**RESOLUTION NUMBER: ORD2023-309**

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

**RESOLVED:**

That the information be noted.

## 9.2.2

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

**File No:** 16.000187

### 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. Sep 23 Operational Plan Review [9.2.2.1 - 66 pages]

**MINUTE**

**RESOLUTION NUMBER: ORD2023-310**

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

**RESOLVED:**

That the information be noted.



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

**File No:       18.00004**

#### **RECOMMENDATION:**

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

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#### **REPORT:**

At **Attachment 1** is a list of Sundry Section 356 Donations, Bathurst Memorial Entertainment Centre Community Use Subsidies and Mount Panorama Fee Subsidies granted by Council for the period ending 30 September 2023 including a report on annual Rental Subsidies granted by Council.

#### **FINANCIAL IMPLICATIONS:**

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

Section 356:	\$13,988.00 **
BMEC Community use:	\$5,424.73
Mount Panorama:	\$26,016.45

\*\* The above amount includes donations already committed but not yet paid. After allowing for the committed donations the remaining balance is \$7,224.64.

#### **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 Sep 2023 [9.2.3.1 - 3 pages]

**MINUTE**

**RESOLUTION NUMBER: ORD2023-311**

**MOVED: Cr W Aubin SECONDED: Cr R Taylor**

**RESOLVED:**

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

## 9.2.4

## POWER OF ATTORNEY

**File No:** 11.00007

### RECOMMENDATION:

That the information be noted.

### REPORT:

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

Purchaser	Address	Lot & DP	Agreement Type
Community Op Shop	5 Church Lane	Lot A DP157645 Lot C DP157645	Licence Agreement
Community Op Shop	8 Lions Club Drive	Lot 6 DP608111	Licence Agreement
Craig Hotham	4040 O'Connell Rd	Lot 3 DP1127323 Part Lot 1 DP624336 Part Lot 1009 DP1250643	Licence Agreement
Craig Hotham	434 Laffing Waters Lane	Lot 5 DP774064	Licence Agreement
Schafers & Sons	15 Laffing Waters Lane	Lot 231 DP1177478	Licence Agreement
Rogalied Bourke	Lot 592 Cox Lane	Lot 592 DP1244193	Licence Agreement
Ooh! Media	29 Sydney Road	Part Lot 2 DP1186691	Licence Agreement

### Linen Plan Release

Applicant	Subdivision Type	Lot & DP	Address
Mrs J L Stonestreet	Road realignment	Lot 30 DP 755808	129 Mount Homer Road, Yetholme
TR & SC Wallace Pty Ltd	Six lot residential subdivision	Lot 1 DP786472	48 Hamilton Street, Eglinton
Mrs KL O'Brien	Demolition of existing garage, construction of 3x two story town houses and 4 lot residential	Lot B DP197401	99 Rocket Street, Bathurst

	subdivision (Stage 1 – 2 lot subdivision)		
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### **General Items**

Nil

### **FINANCIAL IMPLICATIONS:**

Nil

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

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

Strategy 6.4      Meet legislative and compliance requirements.

### **COMMUNITY ENGAGEMENT:**

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

### **ATTACHMENTS:**

Nil

### **MINUTE**

**RESOLUTION NUMBER: ORD2023-312**

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

### **RESOLVED:**

That the information be noted.

## 9.2.5 SPORTING LICENCE AGREEMENT - PART LOT 7013 DP1114435 & PART LOT 262 DP728890 - BROOKE MOORE OVAL

**File No: 04.00050**

### **RECOMMENDATION:**

That Council approve the renewal of the Sporting Licence Agreement for part Lot 7013 DP1114435 and part Lot 262 DP728890, Brooke Moore Oval, West Bathurst for a period of five (5) years, as detailed in the report.

---

### **REPORT:**

The existing sporting licence agreement for part Lot 7013 DP1114435 and part Lot 262 DP728890, known as Brooke Moore Oval, West Bathurst, expired on 16 October 2023. A map of the location is shown at **attachment 1**. The current licensee, Rugby Union Cricket Club, has confirmed with Council that they wish to renew the agreement for a further five (5) years.

The new licence fee will be a fixed rate of \$700.00 per annum (GST inclusive). The fixed rate is in lieu of annual CPI increases, allowing the club to budget and plan for future events. This also brings the club in line with other sporting licensees with Council.

The proposed new terms and conditions are:

Commencement date	17 October 2023
Expiration date	16 October 2028
Licence term	Five (5) years
Option period	Nil
Licence fee	\$700.00 per annum (GST inclusive)
Outgoings	100% electricity, telephone, gas, and annual Playing Field fee, as per Council Revenue Policy
Insurance requirements	Licensee must maintain current Public Liability Insurance for the term of the licence to the value recommended by Council's insurance provider (currently twenty million dollars {\$20m})

An in-house licence agreement will be prepared to minimise cost to the club.

It is recommended that Council approve the renewal of the Sporting Licence Agreement for part Lot 7013 DP1114435 and part Lot 262 DP728890, known as Brooke Moore Oval, West Bathurst to Rugby Union Cricket Club at a licence fee of \$700.00 per annum (GST inclusive), for a period of five (5) years as detailed in the report.

## **FINANCIAL IMPLICATIONS:**

If the recommendation is adopted Council will receive \$700.00 per year (GST inclusive) for five (5) years.

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

### **Objective 5: Community health, safety and wellbeing.**

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

### **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. Brooke Moore Oval map [9.2.5.1 - 1 page]

## **MINUTE**

**RESOLUTION NUMBER: ORD2023-313**

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

### **RESOLVED:**

That Council approve the renewal of the Sporting Licence Agreement for part Lot 7013 DP1114435 and part Lot 262 DP728890, Brooke Moore Oval, West Bathurst for a period of five (5) years, as detailed in the report.

## **9.3 DIRECTOR ENGINEERING SERVICES' REPORT**

### **9.3.1 BATHURST LITTER STRATEGY - LEAVING LITTER IN THE PAST**

**File No: 16.00194**

#### **RECOMMENDATION:**

That the information be noted.

---

#### **REPORT:**

Bathurst Regional Council received advice in June 2023 that it had been successful in securing \$96,000 (excl GST) in funding from the NSW Environment Protection Authority (NSW EPA) under Stream 2 of the Waste and Sustainable Materials Strategy (WASM) Litter Prevention Grants, Intake 1.

This significant funding has enabled Council to appoint a consultant, Mike Ritchie and Associates (MRA) to assist with a review of existing internal capacity around litter management as well as to create key strategic planning tools including the development of a litter strategy and action plan roadmap.

The litter strategy and action plan roadmap will be developed to reflect the character of the Bathurst Region. The process will include desktop review, extensive litter audits and stakeholder consultation with Council staff, land managers and other key stakeholders to ensure that any recommendations which could guide improved litter management are based upon sound evidence.

The strategy will incorporate and reference relevant waste and litter prevention strategies and documents such as the NSW EPA Waste and Sustainable Materials Strategy 2041 (WaSM) and NSW EPA Litter Prevention Strategy 2022-2030. It will also reflect the need to work towards the specific WaSM 2041 litter reduction targets including a 30% reduction in plastic littered items by 2025 and a 60% reduction in littered items by 2030.

It is anticipated that the litter strategy and action plan roadmap will be completed by May 2024 and will form the basis for ongoing litter prevention activities across the region.

Further advice and updates will be provided in due course.

#### **FINANCIAL IMPLICATIONS:**

This Item is funded using \$96,000 grant funding from the NSW EPA Stream 2 Litter Prevention funding.

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

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

Strategy 1.4      Protect and improve the region's landscapes, views, vistas and open space.

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

Strategy 3.1      Protect and improve our natural areas and ecosystems, including the Macquarie River - Wambuul and other waterways.

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

## **COMMUNITY ENGAGEMENT:**

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

## **ATTACHMENTS:**

Nil

## **MINUTE**

**RESOLUTION NUMBER: ORD2023-314**

**MOVED: Cr W Aubin   SECONDED: Cr R Taylor**

## **RESOLVED:**

That the information be noted.



### 9.3.2

## WATER SUPPLY MANAGEMENT

**File No:** 14.0007

### RECOMMENDATION:

That Council:-

- a) note that the Drought Management Plan 2014 delegates the implementation of water restrictions to an Appointed Drought Incident Manager, and
- b) note the contents of the Director Engineering Services' Report, and
- c) continue to promote Water Smart Actions within the Bathurst community.

---

### REPORT:

#### Water Supply Background

Council's Water Filtration Plant (WFP) draws raw water from the Macquarie River-Wambuul at Gorman's Hill in order to supply treated drinking water to the city of Bathurst. About 10km upstream of the WFP two rivers join, being the Campbells River and the Fish River – Wambuul. The Campbells River runs for over 80km from its source near Black Springs and is impounded by Chifley Dam which stores over 30,000ML when full, and has a catchment of 960 square kilometres. Releases from the Bathurst Regional Council managed Chifley Dam are required for both environmental purposes as required by the licence, and for town supply.

There are other pressures on water supply across the catchment and in dry times, agricultural landowners and irrigators use substantial volumes of water from the three rivers. The volume of water used for irrigation, can match, or exceed the extraction rates from Council over the Summer period in dry times. Close monitoring of dam levels occurs to balance the Chifley release ensuring that not too much water nor too little water is available at the WFP weir pool.

Water releases are subject to continued scrutiny by the NSW Government under local water sharing plans and other relevant legislation.

When adequate flows are present in the Fish River – Wambuul, releases from Chifley Dam for the Bathurst WFP are not required. The Fish River - Wambuul runs for almost 120km from its source near Shooters Hill and is impounded by Oberon Dam which stores over 45,000ML when full, and has a 140 square kilometre catchment. The catchment below Oberon Dam feeds into the Fish River – Wambuul and it is this water (Oberon Dam releases are not made for Bathurst) that flows to join the Campbells River at White Rock where the Macquarie River -Wambuul commences. The Fish River – Wambuul catchment sits immediately east of the Campbells River catchment. The confluence of the Macquarie River -Wambuul sits at the head of the Murray-Darling Basin.

Chifley Dam has been full or overflowing for more than three years since it began spilling in September 2020 following the conclusion of the previous drought. Under stable climatic patterns both catchments (Chifley and Oberon) usually have good spring season inflows from the numerous localised springs. The dam level is recorded daily and reported monthly in wet times, and weekly in dry times. As of Tuesday 3 October 2023, Chifley Dam is currently just over 100% and the **attached** Monthly Volume Chart shows the current water level of Chifley Dam. Other records of water consumption for the City are kept and reported monthly and shown on the Estimated Residential Water Usage Graph **attached**. Further details regarding the water levels in Chifley and Winburndale Dam have been included in the monthly standing report to Council.

### **Current Climate Outlook**

On 26 September 2023 the Bureau of Meteorology (BOM) announced that an El Nino and positive Indian Ocean Dipole are now currently underway  
<http://www.bom.gov.au/climate/enso/>.

These oceanic indicators suggest that there is a higher likelihood of warmer and drier than average conditions anticipated across most of Australia from October to December 2023 at a minimum and there is some concern that an El Nino will lead to a prolonged dry period which if it eventuates will put additional pressure on the water supply system within the Bathurst Region.

There is a wealth of information and numerous indicators on the Bureau of Meteorology website regarding long range forecasts & climate. <http://www.bom.gov.au/climate/ahead/>

This scientific and hydrological data is reviewed regularly by Council staff along with dam storage levels & releases, stream flows, soil moisture, consumption figures, and irrigation usage in addition to multiple other variables in order to look ahead and make recommendations as to what if any drought management actions may be required. The inherent challenge being that past climatic trends cannot offer surety in guiding future decisions, that changing weather patterns can be unpredictable and as such a precautionary approach will always be the preferred option.

The Bathurst region was impacted significantly by the last drought lasting from 2019 to 2022 but between 1983 and 2019 had only experienced minimal impacts over this time. Prior to the most recent drought it was the early 1980's that water restrictions had last been implemented in response to a shortage of water supply, this was prior to the dam safety upgrade which included the raising of the dam wall at Chifley Dam.

### **Local Water Utility Obligations**

In accordance with NSW Best Practice Guidelines as stipulated by the NSW Department of Planning and Environment (DPE), Bathurst Regional Council, as the Local Water Utility (LWU), is responsible for managing the water supply for the region, responding to water supply shortages and implementing water restrictions under the Local Government Act 1993 when required. Council has a Drought Management Plan which was adopted by Council, has been in place since 2014 and was used for the basis of implementing water restrictions in 2019 and over the most recent drought period. A copy of the Plan is available here;

[https://www.bathurst.nsw.gov.au/images/stories/council/public\\_docs/Drought%20Management%20Plan%20FINAL.pdf](https://www.bathurst.nsw.gov.au/images/stories/council/public_docs/Drought%20Management%20Plan%20FINAL.pdf)

The Drought Management Plan is not a prescriptive document, as the purpose of this plan is to provide a strategic direction for managing water supply to the Bathurst Local Government Area (LGA) during periods of drought or during emergency interruptions to water supply. There are many actions within the plan both relating to supply side and demand side solutions to water shortages and the Plan delegates responsibility for the majority of these operational matters to Council staff. Specifically, the implementation of water restrictions is delegated to the appointed Drought Incident Manager. Water restrictions are only one of the many supply side measures recommended in the Plan.

The implementation of the Drought Management Plan is a complex and resource intensive process and prior to implementing the Plan Council staff will also take into consideration the following factors which can also influence drought management planning including the implementation of water restrictions.

- Advice and guidance from the Department of Planning and Environment.
- Bureau of Meteorology advice as well as that from other Government scientific agencies including the CSIRO.
- The implementation of water restrictions in neighbouring Local Water Utilities (LWU's), specifically across the Central West Joint Organisation (CWNSWJO) region.
- Water availability in Chifley and Winburndale Dams.
- Fish River – Wambuul water flows and water availability in Oberon Dam.
- Current and forecast water usage patterns (residential, commercial, and agricultural)
- Season/time of the year.
- Proximity to other events and seasonal celebrations to mitigate community distress, ensure community compliance and limit organisational reputational damage.
- Understanding the impacts from loss of income/loss of water revenue.
- Determining resourcing and staffing availability to manage the implementation of water restrictions.
- Estimated length of time restrictions would be in place (if known) and,
- Progress and timing of additional water security measures, including the progress of the Water Harvesting Project.

In addition to the complicating factors listed above there are also State and Federal government agencies looking at drought preparedness, drought management, regional responsiveness to drought and the harmonisation of water restrictions in order to better support LWU's and communities in future droughts, the impacts of these policy decisions and potential future programs are as yet unknown but may also influence the way in which Council implements the Drought Management Plan in the future, and these are being monitored.

Predicting the future storage within Chifley Dam over the 23/24 summer period is challenging, due to the significant number of variables in place, including Town Water consumption, irrigation demand and uncertainty of weather, despite the BOM predictions. As shown on the Chifley Dam storage graph provided, the annual changes of storages within Chifley have been considerably different depending upon these circumstances. As an example, irrigation licences between Chifley Dam and the filtration plant are approximately 5,000ML/annum, which equates to approximately 16% capacity of Chifley Dam, plus any transmission losses. Irrigation usage is a legitimate use of this water; however, Council does not have access to consumption data.

## **State and Federal Government Drought Policy Context**

The NSW State Government is currently reviewing policies covering the possible harmonisation of water restrictions and whilst no decision has been made at this time, the NSW Department of Planning and Environment are undertaking a review to explore a consistent approach to water restrictions across Local Government and Local Water Utilities. Council staff are maintaining a watching brief on this matter.

At the same time Bathurst Regional Council, along with Lithgow City Council and Oberon Councils have recently secured \$450,000 in funding under the NSW Governments Future Drought Fund to develop and implement a Central West Drought Resilience Plan which is designed to support drought preparation, management, and recovery. Community consultation is currently underway for this project.

Bathurst Regional Council continues to work closely with CNSWJO on projects covering water loss monitoring, staff training, strategic planning and other important water management projects which are designed to facilitate compliance with legislated requirements and ensure the continued delivery of drinking water to the community which meets the Australian Drinking Water Guidelines.

## **Implementing Water Restrictions as a Drought Management Action**

In Bathurst, the estimated residential water usage varies from week to week and whilst it rose over last summer, it has dropped and remains at or below the target for Level 5 water restrictions. Over the last 4 weeks, the average estimated residential water usage is 9.8ML/d.

Bathurst has been fortunate in recent years to have a relatively secure water supply, however the experience of going through varying levels of water restriction severity during the last drought has demonstrated the extent to which the community of Bathurst is willing to adopt a positive approach to water conservation.

From 2019 to 2022 the Bathurst Region experienced one of the worst droughts on record. As a result, Council implemented enforced water restrictions which was resource intensive in a bid to conserve drinking water for use by residents, businesses, and agriculture. Preserving water for more than 40,000 residents heavily reliant on agriculture and manufacturing for employment was a challenging and complex task. The 'Water – Let's Make It Last!' program sought to educate and engage the community to drive down water use and was incredibly effective. The program has continued to sustain water savings long after the drought, it is evident that this program has delivered ongoing behaviour change which puts the region in a strong position as we manage future dry times.

Based upon the adopted restriction levels and communication messaging contained within the Water – Let's Make It Last! campaign it is recommended that Council continue to encourage residents to adopt or maintain the Water Smart actions which are detailed on the Council website <https://www.bathurst.nsw.gov.au/watersmart.html> these actions are voluntary but cover those key areas where water is mainly used over Summer.

Water Smart recommends good practices for residents to adopt as everyday habits. The next level as detailed in the Drought Management Plan is High Water Restrictions, followed by Extreme Water Restrictions, and then Critical Water Restrictions. Any movement between the levels is currently delegated to appointed staff in the Drought Management Plan, so that these can be managed as time requires.

It is noteworthy that the Local Government (General) Regulation 2021 provides at Clause 137 that water supply may be restricted if there is a shortage of supply or a drought. The NSW DPI Combined Drought Indicator map as of 1 October 2023 shows most of the Bathurst Region as non-drought affected at this time, though areas to the east are shown as drought affected.

Implementing enforced water restrictions when there is no evidence of a water supply shortage contravenes the provisions within the Local Government General Regulation and furthermore could negatively impact the community response to restrictions if and when they are implemented in the future. As such it is important to encourage the community to maintain Water Smart actions as adopted by Council on 16 March 2023.

## **CONCLUSION**

There is no perfect approach to managing the use of water. Too tight restrictions too early can lead to lack of community support, and perhaps no appreciable saving of water if irrigation usage is not also formally constrained – a separate process where Council must work with the Department of Planning and Environment to limit water for irrigation under strict rules.

Compromises will always be necessary, noting that agriculture and food processing is a strong contributor to the Bathurst community, and that water fund assets require appropriate levels of funding which can only be secured through fees and charges.

In line with the advice provided above, Council staff will continue to monitor the situation and act accordingly. Should a water supply shortage be identified further advice will be provided to Council indicating which demand side measures have or will be undertaken to conserve water.

In addition, Council will continue to promote the current Water Smart actions to assist with public awareness of the need for water conservation. See **attached** page detailing Water Smart Actions.

## **FINANCIAL IMPLICATIONS:**

Funding for this item is contained within existing budgets

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

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

- |              |  |
|--------------|--|
| Strategy 3.1 | Protect and improve our natural areas and ecosystems, including the Macquarie River -Wambuu and other waterways. |
| Strategy 3.3 | Minimise the City's environmental footprint, live more sustainably and use resources more wisely.                |
| Strategy 3.5 | Increase resilience to natural hazards and climate change.   |

## **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 Oct 5 [**9.3.2.1** - 1 page]
2. Estimated Residential Water Usage Graph [**9.3.2.2** - 1 page]
3. Water Smart Actions March 23 [**9.3.2.3** - 2 pages]

## **MINUTE**

**RESOLUTION NUMBER: ORD2023-315**

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

## **RESOLVED:**

That Council:-

- a. note that the Drought Management Plan 2014 delegates the implementation of water restrictions to an Appointed Drought Incident Manager, and
- b. note the contents of the Director Engineering Services' Report, and
- c. continue to promote Water Smart Actions within the Bathurst community.

### 9.3.3

## WATER SUPPLY UPDATE

**File No:** 32.00017

### RECOMMENDATION:

That the information be noted.

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### 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 3 October 2023, Chifley Dam was at 100.0%, with 30,106ML in storage. Refer to **attachment 1** for a graph of Chifley Dam storage levels. Chifley Dam has been at capacity or overflowing for 3 years.

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

Winburndale Dam was at 63.7% on Tuesday 3 October 2023. The level is 3.04m below the crest level and there is 1,089ML 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 significant work has been taking place at the base of the downstream face of the dam.

In Bathurst, the estimated residential water usage varies from week to week and whilst it rose over last summer, it has dropped and remains at or below the target for Level 5 water restrictions. Over the last 4 weeks, the average estimated residential water usage is 9.8ML/d. Refer to **attachment 2** for details of consumption.

### FINANCIAL IMPLICATIONS:

Nil

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

#### Objective 3: Environmental stewardship.

#### Objective 3: Environmental stewardship.

Strategy 3.2 Develop Bathurst as a Smart City.

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

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

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

## **COMMUNITY ENGAGEMENT:**

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

## **ATTACHMENTS:**

1. Chifley Dam Monthly Storage Graph [9.3.3.1 - 1 page]
2. Estimated Residential Water Usage Graph [9.3.3.2 - 1 page]

## **MINUTE**

**RESOLUTION NUMBER: ORD2023-316**

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

## **RESOLVED:**

That the information be noted.



### 9.3.4

## POLICY REVIEW - ENGINEERING SERVICES

**File No:** 03.00160, 28.00016, 37.00152, 32.00021

### RECOMMENDATION:

That Council:

- (a) rescind the Policy “Asset Management” as it is no longer required.
  - (b) adopt the Policy “Walkways - Strategy for Walkway requirements and closures” with no amendments.
  - (c) adopt the updated Policy “Water Supply – minimum pressure standards” with minor amendments as detailed in the report.
  - (d) adopt the Policy “Temporary Weir on the Macquarie River” with no amendments.
- 

### REPORT:

As part of Council’s governance procedures, a program to review all Council Policies every two years has been implemented. The following Engineering Services Policies have been reviewed with details provided below.

#### Asset Management

The Policy review has determined that the Policy “Asset Management” is no longer required.

Council has adopted Asset Management Plans for the Aerodrome, Bridges, Buildings, Drainage, Footpaths, Parks and Recreation, Rural Roads, Sewer, Solid Waste, Urban Roads and Water. There is no requirement to maintain a separate Asset Management Policy.

It is recommended that Council rescind the Policy “Asset Management” at **attachment 1**.

#### Walkways – Strategy for Walkway requirements and closures

Council adopted the Policy “Walkways – Strategy for Walkway requirements and closures” at its meeting of 1 December 2004 (former BCC Policy). The aim of the Policy is to put in place a strategy for dealing with proposed walkway closures.

The Policy has been reviewed with no changes.

The Policy is provided at **attachment 2**. As there are no changes to the existing Policy it is not required to be placed on public exhibition.

It is recommended that Council adopt the Policy “Walkways – Strategy for Walkway

requirements and closures”.

### **Water Supply – Minimum Pressure Standards**

Council adopted the Policy “Water Supply – Minimum Pressure Standards” at its meeting held 18 August 2004. The aim of the Policy is to provide a minimum standard for water pressure for future development.

The Policy has been amended to reflect the latest Engineering Guidelines.

The amended Policy is provided at **attachment 3**. As the updates proposed reflect current requirements, it is not required to be placed on public exhibition.

It is recommended that Council adopt the updated Policy “Water Supply – Minimum Pressure Standards”.

### **Temporary Weir on the Macquarie River**

Council adopted the Policy “Temporary Weir on the Macquarie River” at its meeting held 1 December 2004 (former BCC Policy). The aim of the Policy is for the future of a temporary weir on the Macquarie River.

The Policy has been reviewed with no changes.

The Policy is provided at **attachment 4**. As there are no changes to the existing Policy, it is not required to be placed on public exhibition.

It is recommended that Council adopt the Policy “Temporary Weir on the Macquarie River”.

### **FINANCIAL IMPLICATIONS:**

N/A

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

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

Strategy 6.4      Meet legislative and compliance requirements.

### **COMMUNITY ENGAGEMENT:**

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

### **ATTACHMENTS:**

1. 11.00039 007 POLICY - Asset Management [9.3.4.1 - 2 pages]
2. 11.00039 081 POLICY - Walkways - Strategy for Walkway Requirement and Closures(2) [9.3.4.2 - 1 page]
3. POLICY - Water Supply - Minimum Pressure Standards [9.3.4.3 - 1 page]
4. 11.00039 078 POLICY - Temporary Weir on the Macquarie River [9.3.4.4 - 1 page]

## **MINUTE**

**RESOLUTION NUMBER: ORD2023-317**

**MOVED: Cr M Hogan SECONDED: Cr R Taylor**

### **RESOLVED:**

That Council:

- a. rescind the Policy “Asset Management” as it is no longer required.
- b. adopt the Policy “Walkways - Strategy for Walkway requirements and closures” with no amendments.
- c. adopt the updated Policy “Water Supply – minimum pressure standards” with minor amendments as detailed in the report.
- d. adopt the Policy “Temporary Weir on the Macquarie River” with no amendments.

## 9.4 DIRECTOR CULTURAL AND COMMUNITY SERVICES' REPORT

### 9.4.1 2023/2024 RURAL VILLAGE IMPROVEMENT PROGRAM

File No: 16.00104

#### RECOMMENDATION:

That Council distribute the 2023/2024 Rural Village Improvement Program funding as follows:

Name of Association	Project Requested	Funding Requested
Rockley & District Community Association	Replace flooring in the foyer of the Rockley School of Arts Hall.	\$1,250
Rockley Sportsground and Hall Management Committee	Chairs for utilisation at the Rockley Sportsground Hall.	\$1,250
Sofala and District Agricultural & Horticultural Show Society Inc	Replacement of signs at Showground, posters and programs.	\$1,250
Sofala Progress Association Inc	Electrical repairs contribution to replace meter box at Sofala Memorial Hall.	\$1,250
Sunny Corner & District Progress Association Inc	Repair of front wall of Sunny Corner Hall.	\$2,500
Trunkey Creek Progress Association	Portable speakers for use at events, ie ANZAC services. Concrete area under existing awning area at local Sports Ground, in front of kitchen.	\$2,500
Wattle Flat Heritage Lands Land Manager	Purchase and install park bench close to the Wattle Flat lagoon and picnic shelter on the northern section.	\$1,250
Wattle Flat Progress Association	Purchase oven, microwave, freezer for use in Wattle Flat Recreation Hall.	\$1,250
Yetholme Progress Association	<i>No application to be submitted for 2023/2024.</i>	\$0
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>	\$0
Peel Residents Association	<i>No project provided at time of report, further request to be provided to Council at a later meeting.</i>	\$0
		<b>\$12,500.00</b>

## REPORT

An amount has been provided for in the 2023/2024 Annual Operating Plan and Budget for the Rural Village Improvement Program.

Bathurst Regional Council instituted a Rural Village Improvement Program in 2005/2006 to facilitate the long-term viability of the villages in the Bathurst Regional Council area. The program is based on the premise of horizontal equity – “the provision of public facilities each of a similar grade” to villages across the local government area.

Since the program’s introduction, Council has made contributions to the villages of Hill End, Rockley, Sofala, Trunkey Creek, Wattle Flat, Sunny Corner, Yetholme and now Peel in improving the infrastructure available to their residents. Over \$1,200,000 has been provided through this program during the last eighteen years.

Each village association is invited to provide submissions for funding for Council's Consideration.

Council provided the following exclusions for the use of this funding:

- Insurance payments
- Operational costs of the organisation (ie utilities)
- Food and beverages

Upon approval of the project and proof of expenditure a reimbursement of costs is provided to each group. An acquittal form was introduced as part of the 2010/2011 process requiring all grant recipients to detail their projects and expenditure.

The current programs allocation, in accordance with Bathurst Regional Council’s 2023/2024 Annual Operating Plan and Budget, is \$20,000.

The \$20,000 is equitably split between each eligible village. If a particular village had more than one organisation previously engaged in this process the amount is further split to provide funding. For example, as Sofala has two community organisations who have received funding in prior years.

The table below provides a summary of the applications received from the Village community organisations for the 2023/2024 program:

Name of Association	Project Requested	Funding Requested
Rockley & District Community Association	Replace flooring in the foyer of the Rockley School of Arts Hall.	\$1,250
Rockley Sportsground and Hall Management Committee	Chairs for utilisation at the Rockley Sportsground Hall.	\$1,250
Sofala and District Agricultural & Horticultural Show Society Inc	Replacement of signs at Showground, posters and programs.	\$1,250
Sofala Progress Association Inc	Electrical repairs contribution to replace meter box at Sofala Memorial Hall.	\$1,250

Sunny Corner & District Progress Association Inc	Repair of front wall of Sunny Corner Hall.	\$2,500
Trunkey Creek Progress Association	Portable speakers for use at events, ie ANZAC services. Concrete area under existing awning area at local Sports Ground, in front of kitchen.	\$2,500
Wattle Flat Heritage Lands Land Manager	Purchase and install park bench close to the Wattle Flat lagoon and picnic shelter on the northern section.	\$1,250
Wattle Flat Progress Association	Purchase oven, microwave, freezer for use in Wattle Flat Recreation Hall.	\$1,250
Yetholme Progress Association	<i>No application to be submitted for 2023/2024.</i>	\$0
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>	\$0
Peel Residents Association	<i>No project provided at time of report, further request to be provided to Council at a later meeting.</i>	\$0
		<b>\$12,500.00</b>

The Village Improvement Program, whilst an infrastructure program, has also built invaluable social capital and capacity in each village that is essential in maintaining a quality of life to attract residents and visitors alike. The level of pride and satisfaction that members of the community displayed is admirable. It is abundantly clear the residents in these villages are committed to ensuring they maintain a high level of social interaction and in doing so have developed an acute sense of place.

Council's return, in regards to the social capacity, pride and respect this program has generated in each village, far surpasses the dollar amount allocated over the life of the program.

## **FINANCIAL IMPLICATIONS:**

This amount has been provided for in the current year's budget.

## **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.

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

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

**Objective 4: Enabling sustainable growth.**

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

**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:**

Nil

**MINUTE**

**RESOLUTION NUMBER: ORD2023-318**

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

**RESOLVED:**

That Council distribute the 2023/2024 Rural Village Improvement Program funding as follows:

Name of Association	Project Requested	Funding Requested
Rockley & District Community Association	Replace flooring in the foyer of the Rockley School of Arts Hall.	\$1,250
Rockley Sportsground and Hall Management Committee	Chairs for utilisation at the Rockley Sportsground Hall.	\$1,250
Sofala and District Agricultural & Horticultural Show Society Inc	Replacement of signs at Showground, posters and programs.	\$1,250
Sofala Progress Association Inc	Electrical repairs contribution to replace meter box at Sofala Memorial Hall.	\$1,250
Sunny Corner & District Progress Association Inc	Repair of front wall of Sunny Corner Hall.	\$2,500
Trunkey Creek Progress Association	Portable speakers for use at events, ie ANZAC services. Concrete area under existing awning area at local Sports	\$2,500

	Ground, in front of kitchen.	
Wattle Flat Heritage Lands Land Manager	Purchase and install park bench close to the Wattle Flat lagoon and picnic shelter on the northern section.	\$1,250
Wattle Flat Progress Association	Purchase oven, microwave, freezer for use in Wattle Flat Recreation Hall.	\$1,250
Yetholme Progress Association	<i>No application to be submitted for 2023/2024.</i>	\$0
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>	\$0
Peel Residents Association	<i>No project provided at time of report, further request to be provided to Council at a later meeting.</i>	\$0
		<b>\$12,500.00</b>



#### **9.4.2**

### **2023/2024 BATHURST CCTV FUNDING PROGRAM**

**File No: 16.00145**

#### **RECOMMENDATION:**

That Council utilise the 2023/2024 Bathurst CCTV Funding to fund a stand-alone CCTV system as outlined in the report.

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#### **REPORT:**

Council has allocated \$10,000 in its 2023/2024 Annual Operating Plan up to a maximum amount of \$500 on a dollar-for-dollar basis for businesses who address the criteria under the Bathurst CCTV Funding Program 2023/2024.

Council coordinates the program with the applications assessed by the CCTV Funding Assessment Group with their recommendations provided to Council for consideration.

The CCTV Funding Assessment Group includes representatives from the following organisations:

- (a) Councillor Delegate
- (b) Police Representative
- (c) Bathurst Business Chamber Representative
- (d) Council Staff Delegate

Advertising of the funding program commenced from Saturday 8 July 2023 to Saturday 12 August 2023 in Council's Notices in the Western Advocate and promoted through local media.

There were no applications received by Council by the closing date of Friday 18 August 2023.

Council has been alerted to the Elizabeth Street Car Park, behind McDonalds, which has been identified as a potential high-risk area, and un-desirable behaviours has been reported to the Police on several occasions.

Council does not have data cabling in this location as part of the CBD CCTV Scheme.

The Assessment Group recommends that Council utilise the 2023/2024 CCTV Funding Program to fund a stand-alone CCTV system for the identified car park. The final cost of this work is not yet known; however, initial market testing indicates the CCTV funds would be sufficient to purchase and install the CCTV system.

## CCTV Funding Program Summary to Date

This is the ninth year of this program. To date the accrued total of 95 businesses have been approved for funding under this program, 10 businesses failed to complete and were withdrawn from the Program. 76 businesses have completed the process and installed CCTV under the Program, with five businesses requesting withdrawal.

### **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.

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

Strategy 5.4      Make our public places safe and welcoming.

### **COMMUNITY ENGAGEMENT:**

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

### **ATTACHMENTS:**

Nil

### **MINUTE**

**RESOLUTION NUMBER: ORD2023-319**

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

### **RESOLVED:**

That Council utilise the 2023/2024 Bathurst CCTV Funding to fund a stand-alone CCTV system as outlined in the report.

#### **9.4.3 INTERNATIONAL COUNCIL ON MONUMENTS AND SITES (ICOMOS) 21ST GENERAL ASSEMBLY AND SCIENTIFIC SYMPOSIUM, 3-9 SEPTEMBER 2023, DARLING HARBOUR**

**File No: 21.00041, 23.00025**

#### **RECOMMENDATION:**

That the information be noted.

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Bathurst Regional Council was invited to participate at the 21<sup>st</sup> General Assembly and Scientific Symposium of the International Council on Monuments and Sites (ICOMOS) held at the International Convention Centre, Darling Harbour, from 3 to 9 September 2023.

ICOMOS is a global organisation of cultural heritage professionals working for the conservation and protection of cultural heritage places with its headquarters in Paris, which serves as the principal advisory body on cultural heritage to the UNESCO World Heritage Committee. ICOMOS has over 9,500 members and more than 110 National Committees throughout the world.

The General Assembly in Sydney, "GA2023", attracted 1,853 professionals from across the globe representing heritage, archaeology, historians, urban planning, architects, and academia. The event featured 89 scientific symposium sections.

The Convenor for the GA2023 visited Bathurst in 2021 to attend the annual Bathurst Heritage Trades Trail. He was so impressed by this event that the idea was born to replicate it, in part, at Darling Harbour and so, for the first time, a General Assembly of ICOMOS featured a 'Heritage Trades Fair', displaying traditional craftsmanship immediately outside the entrance to the International Convention Centre. Five artisans from the Bathurst Heritage Trades Trail demonstrated to both convention attendees as well as the general public from Thursday 7 September to Saturday 9 September. Council's Manager Tourism & Visitor Services also attended to promote the event and the heritage attributes of the region that form one of the pillars of the Destination Brand Strategy.

Council was also invited to profile the region at a stall in the public 'Heritage Exposition Hall' where the best of Australian cultural heritage was showcased to visiting professionals and to the Sydney public. The stall was staffed on rotation by Council's Senior Heritage Planner, Development Control Planner and Manager Tourism & Visitor Services who networked with the wide range of heritage professionals and promoted Bathurst's integral part in the history of Australia and contemporary heritage values.

Council's Senior Heritage Planner and Development Control Planner also attended several ICOMOS heritage symposium sessions, hearing from a range of national and international speakers discussing the management of built, natural, cultural and social heritage. Speakers at the various sessions that were held were specialised experts in the

heritage field, being heritage conservationists, historians, heritage architects, interpretation specialists, heritage planners and advocates including the Princess of Jordan, Dana Firas, an advocate for the protection and preservation of Jordan's cultural heritage.

Attended sessions have identified potentially untapped elements of the Bathurst region's built and cultural history that could inform future projects to conserve the region's heritage, drive tourism and engage the community.

Attendance at the 21<sup>st</sup> General Assembly of ICOMOS placed Bathurst and the Bathurst Heritage Trades Trail on the global stage and demonstrates the strength of the region's cultural heritage values and the wide regard in which these are held, as well as the continually growing profile of the Bathurst Heritage Trades Trail as one of the most significant heritage-focused events in New South Wales.

The event convenor Prof. Richard Mackay, AM has written to formally thank Bathurst Regional Council and to acknowledge Council's contribution to the success of GA2023 as well as the organizing committee for the Bathurst Heritage Trades Trail and attending artisans. The Bathurst Heritage Trades Trail has also received Flagship Event Funding from Destination NSW to support marketing activities for the 2024 event to be held on 16-17 March.

## **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.
- Strategy 1.3      Enhance the cultural vitality of the region.

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

- Strategy 2.4      Promote our City and Villages as an attractive place to live.
- 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: ORD2023-320**

**MOVED: Cr R Taylor SECONDED: Cr M Hogan**

**RESOLVED:**

That the information be noted.

## 10 COUNCILLORS / DELEGATES REPORTS

### 10.1 MINUTES - BATHURST REGIONAL YOUTH COUNCIL - 18 SEPTEMBER 2023

**File No:** 11.00020

#### **RECOMMENDATION:**

That the information be noted.

---

#### **REPORT:**

The Bathurst Regional Youth Council considered a number of items at their meeting held on Monday 18 September 2023, including the following:

- Guest Speakers presented to the Youth Councillors on a range of upcoming programs/activities. The Youth Councillors provided feedback/suggestions on these initiatives. The Guest Speakers included:
  - Council's Development Control Planner – Lewis Wilde, with Council's Senior Heritage Planner – Tamsin McIntosh
  - Bathurst Library – Patou Clerc
- Social Media Discussion
- Youth Council Project Planning discussion.

The Minutes of the Bathurst Regional Youth Council Meeting, held on Monday 18 September 2023, 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 18 September 2023 [**10.1.1** - 3 pages]

**MINUTE**

**RESOLUTION NUMBER: ORD2023-321**

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

**RESOLVED:**

**RECOMMENDATION:**

That the information be noted.

## **11 REPORTS OF OTHER COMMITTEES**

### **11.1 TRAFFIC COMMITTEE REPORT - 3 OCTOBER 2023**

**File No: 07.00006**

#### **MINUTE**

**RESOLUTION NUMBER: ORD2023-322**

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

#### **RESOLVED:**

That the recommendations of the Traffic Committee Meeting of Bathurst Regional Council held on 3 October 2023 be adopted.



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

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

#### 12.0.1 Resolve into Confidential Committee of the Whole

#### **MINUTE**

**RESOLUTION NUMBER: ORD2023-323**

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

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 AIRPORT LEASE AGREEMENT – LOT 32 DP1151799 – PJ MOODIE DRIVE, BATHURST AIRPORT

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

This item relates to the proposal for Council to renew the lease agreement for a hanger site at Bathurst Airport.

#### MINUTE

**RESOLUTION NUMBER: CONF2023-69**

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

#### RESOLVED:

That Council approves the renewal of the lease agreement for a hangar site located at Lot 32 DP1151799, PJ Moodie Drive at Bathurst Airport for a period of ten (10) years with a ten (10) year option period as detailed in the report.

## 12.2 DIRECTOR ENGINEERING SERVICES' REPORT

### 12.2.1 WATER HARVESTING PROJECT

**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 water harvesting project.

#### MINUTE

**RESOLUTION NUMBER: CONF2023-70**

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

#### RESOLVED:

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

## **13 RESOLVE INTO OPEN COUNCIL**

### **MINUTE**

**RESOLUTION NUMBER: CONF2023-71**

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

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

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

### **MINUTE**

**RESOLUTION NUMBER: ORD2023-324**

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

**RESOLVED:**

That the Report of the Committee of the Whole, resolution numbers Conf2023-69 to Conf2023-71 be adopted.

## **15 MEETING CLOSE**

### **MINUTE**

The Meeting closed at 8.34 pm.

**CHAIR:**

---

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**MINUTES OF THE ORDINARY MEETING OF  
BATHURST REGIONAL COUNCIL  
HELD ON Wednesday 20 September 2023**

**1 PUBLIC FORUM**

**MINUTE**

**Andrew Joseph** - Item #8.2.4, Function Centre DA- Spoke to the DA and expressed concerns about septic, noise and traffic issues. Noted that there was no notification received. Feels that the traffic report only deals with cars exiting the car park, this is a blind corner and there are concerns with cars coming down the hill. In regards to the septic issue, this is metres away from Frying Pan Creek. Has concerns around the capacity of the septic. As a concept he is not opposed to it but asks that the matter be deferred.

**Dannielle Pears** - Item #8.2.4, Function Centre DA - Noted that this is largely rural area and that people from Oberon were not advised of the DA. Spoke to the amenity of the region, needs very particular conditions. Spoke to issues around traffic, noise and light pollution. Referred to there needing to be a limit put on the number of events and also the number of guests. Asks that there also be a time at which music should be switched off. Need to ensure there is no land use conflict. Queried the septic capacity and asked what backup system is in place?

**DEPBS** spoke to the geotechnical report received on the septic and the relevant approval process that is separate DA application.

**Craig Hinston** - Item #8.2.4, Function Centre DA - Referred to issue of noise and how it will carry in the valley. The function centre will need strict controls over noise and curfew hours.

**Alan Banks** - Item #8.2.4, Function Centre DA - Raised concerns about noise, particularly on a hot still night. The current proposal will not stop the noise at night.

**Michael Miller** - Item #8.2.4, Function Centre DA - Noted that Locksley is a nice quiet rural community and that he would prefer the Function Centre does not go ahead. Referred to the impacts of lights and the issue with the septic being near bores.

**Unknown Speaker** - Item #8.2.4, Function Centre DA - Approves of the function centre and feels that the concerns raised can be overcome. Council should support the DA.

**Mr and Mrs De Losa** - Item #8.2.4, Function Centre DA (Applicants) - Noted that they have listened to all the concerns and have completed all the reports that are required. They have completed traffic studies. Mentioned that they have held mediation sessions with neighbours and council. Spoke to controls that will be put in place to control noise levels. Numbers have been reduced from 150 persons to 130 persons. Noted that they are against restrictions on the number of functions that can be held. Noted that is more likely to be 1-2 events per week. The Septic will be built to the level required to comply.



**Unknown Speaker - Smart Cities** - Spoke to concerns at Smart Cities and the cost incurred. Spoke to items raised at the last Council meeting and noted Council had replied. Spoke to information provided and the costs incurred. Queried interest rates on loans.

**DCSF** advised that he does not have details and would need to get the information.

Spoke to smart water meter readers and the cost there of.

**DES** advised of the implementation of smart meters and the need for these. There are currently 1000 smart meters in place.

Queried loans taken? Why wasn't the community consulted?

**DCSF** advised of funding options to Council.

**DEPBS** provided comments on the programs and dollars spent. The main items are LED street lighting and CCTV systems.

**Vanessa Comiskey - Smart Cities** - When was the first smart cities grants applied for? Then spoke to grant applied for in 2017, which dealt with free Wi-Fi, before the Smart City strategy was adopted. Referred to consultation processes. Discussed the concept of open data to which the **GM** provided an update. The **GM** asked that questions be provided in writing.

**Belinda Nile - Smart Cities** - Why is Council rolling out smart cities before the strategy was implemented? There was no community consultation. Referred to timelines of the process and who made the decision to implement smart cities strategies. Referred to meetings with ASCA. Is Council represented at conference to be held in the next week for Smart cities? Also spoke to the Leading Edge data centre proposal. Referred to the 2001 meeting of mayors in Sydney on digital issues.

**Unknown Speaker - Smart Cities** - Council is using funds to carry out the strategies. Spoke to climate crisis, coal power stations, fossil fuels and carbon dioxide levels. Smart cities are not a Council initiative. Spoke to global groups, surveillance, spy prison and communism. Referred to discriminatory lockdowns. Spoke to the rate hike and Council paying for economic prison.

**Stuart Pearson - Special Rate Variation (SRV)** - Spoke to proposed rate hike and impact on the citizens of the city. Then referred to Business chamber session - economic forum and current economic conditions in Bathurst. There are sections that are suffering. Noted economic growth has been weak and that we are behind Mudgee and Orange. There is a national crisis in the economy. The ratepayers cannot afford the massive rate hike, businesses will close. Requests Council stop the SRV and look internally for savings.

**Hamish Keith - Project Elevate** - Spoke to the objectives of the group and current tourism figures. Orange and Mudgee have private enterprises promoting their local economy. Spoke to the Go Kart track and ROI. Discussed the prudent documentation that should be required for major projects. Asked that the Go Kart track project be closed down as it is financially non-viable.

**Natalie Cranston (Figure it out BRC) - SRV** - The unacceptable SRV process has resulted in mistrust for Council and Morrison Low. Noted that she believes that Council has misled the Bathurst Community. The figures provided by Morrison Low are over various time frames and borders on fraudulent; the figures have been skewed. Feels that the survey results are not current and that Morrison Low are using inappropriate data as

based on 2021 ABS data. Referred to economic conditions that have been in place in recent years. Spoke to the Hardship Policy being new and untested. Need to use more current spending data and need economic analysis of impact on businesses. This conversation is 12 months premature. Noted future land sales and elections next year.

**Rowan Bracken (Management Accountant)** - SRV - Council operates 3 funds - General, sewer and rates. Referred to the backlog figures. Water and sewer funds have \$50 million backlog. Spoke to the loss from these funds. Referred to asset condition levels and whether people wish to have those levels proposed. Spoke to impact of SRV on rates. Council will take \$18 million out of the local economy. Council has not modelled the economic impact. Feels this is malfeasance. Council has not contemplated what it will do if there is no SRV?

**Sophie Wright (Figure it out BRC)** - SRV - Spoke to consultation period which per IPART advice only needs 20 days. Council is going to the end of 31.10.2023. Referred to Communications Action Plan and what has been proposed. The ultimate decision is the Council's. Spoke to sessions held at Kelso Community Hub and questions raised on consultation. Spoke to communications that have occurred via Council and the engagement conducted by the group. People do not want the SRV. Referred to consultation and YourSay submissions made. People cannot afford this.

**Sally Rawson** - SRV - Thanked 'Figure it out BRC' team. Has concerns at impact on the community and businesses. Referred to average impact on businesses over 4 years. Went onto Council's website and referred to impacts on various businesses in the city. Everyone will be affected. The data used for the Capacity to Pay report is out of date, things have changed since 2021. Council needs to complete an economic capacity report.

**Monique Constable** - SRV - Spoke to the Sustainability Improvement Plan and referred to page 27 which includes 19 new positions; referred to the costs incurred and the wages for the positions proposed. How can Council raise rates with people living out of cars and under the bridge? These wages are ridiculous.

**Dr Anne Balcomb** - SRV - Very concerned at possible impact on persons. Referred to the Capacity to Pay report and the figures contained therein detailing issues of socio-economic disability and household stress. Referred to earlier ACT report. People will need to choose between food and medication. No reference has been made to food stress statistics. Health issues are a concern and Morrison Low has not looked at this e.g. diabetes. Other factors such as crime and domestic violence need to be taken into account. Please undertake a health impact study.

**Unknown Speaker** - SRV - Noted that everyone here is an individual. People have been voted onto council to act on the communities behalf. The younger generation have no incentive to vote or engage. Noted that their daughter will not be able to afford to live here. People expect Councillors to act on their behalf.

**Jeff Muir** - SRV - How much has Council paid Morrison Low?

**GM** advised around \$120K.

The session he attended was very unsuccessful, feels that Morrison Low did not hold a consultation session. Feels that Council should get a refund. Referred to P. Rogers wishing to work with Council on museums and that he was not treated appropriately. People are treated poorly. Asks Council to make changes to assist the community. There is a breach in trust and requests that the Mayor stand up for his community.

**Kay** - Smart Cities - Asked that Council drop Smart Cities. There is secrecy and deception in the world. Please reconsider and that any money for it be put into the town. Noted that her husband ran Bathurst health zone and the size of that responsibility. Council needs to work with the community. Spoke to shops that have been lost from Bathurst. Council needs to go to Sydney to get Health services improved in Bathurst that we have lost to Orange. We need more businesses in the town, we need medical specialists. Asks people to be decent and righteous.

**Mary** - SRV - Has attended two consultation sessions. There are two big projects in the pipeline, please quash these.

**Ingrid Pearson** - Architecture Forum and Affordable Housing - Thanked DEPBS and planner for their assistance in the Architecture Forum to be held this week. What plans has Council in place for affordable housing and what are the timelines to access Federal and State funds? Are we getting any grants? With staff shortages in the construction industry, what is Council doing to attract these person?

**Maggie De Vries** - GM pay rise - Did the GM have to take the pay increase he received?

**GM** spoke to contract of employment conditions.

**Mick Griffiths** - GM pay rise - Who pays the General Managers rates?

**GM** advised that all staff and councillors pay their own rates.

## 2 RECORDING OF MEETINGS

## 3 MEETING COMMENCES

### MINUTE

Meeting commenced at 8.03 pm.

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

## 4 PRAYER AND ACKNOWLEDGEMENT OF COUNTRY

## 5 APOLOGIES OR ATTENDANCE BY AUDIO-VISUAL LINK

### MINUTE

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

### RESOLVED:

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

That the attendance via audio-visual link of Cr M Hogan be accepted.

**6 MINUTES**

**6.1 CONFIRMATION OF MINUTES - ORDINARY COUNCIL  
MEETING 16 AUGUST 2023**

**File No: 11.00005**

**MINUTE**

**RESOLUTION NUMBER: ORD2023-250**

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

**RESOLVED:**

That the Minutes of the Ordinary Meeting of Bathurst Regional Council held on 16 August 2023 be adopted.

## 7 DECLARATION OF INTEREST

### Declaration of Interest

#### MINUTE

**RESOLUTION NUMBER: ORD2023-251**

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

**RESOLVED:** That the Declarations of Interests be noted.

Cr J Jennings declared a pecuniary interest in item 8.5.2 of the DCSF Report.

Reason: Wife works as a contractor for Arts Outwest.

Cr A Smith declared a non-pecuniary, non-significant interest in item 12.1.3 of the DEPBS Report.

Reason: Bathurst Golf Club is a customer of employer of which he conducts monthly visits.

Cr B Fry declared a pecuniary interest in item 8.2.4 of the DEPBS Report.

Reason: Operates a business in the same industry.

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

### 8.1 GENERAL MANAGER'S REPORT

#### 8.1.1 ELECTION OF MAYOR AND DEPUTY MAYOR

**File No: 12.00004**

#### MINUTE

**RESOLUTION NUMBER: ORD2023-252**

Resolution: **ELECTION OF THE MAYOR** - Two nominations were received for the position of the Mayor. Councillor Jennings and Councillor Taylor.

A **MOTION** was **MOVED:** Cr I North **SECONDED:** Cr K Burke

**RESOLVED:** That the election for Mayor and Deputy Mayor proceed by open voting.

The result of the ballot was:

Councillor Jennings received 5 votes.

Councillor Jennings was declared elected as Mayor for the period to September 2024.

**ELECTION OF THE DEPUTY MAYOR** - Two nominations for the position of Deputy Mayor were received: Councillor Fry and Councillor Hanger.

Councillor Fry received 5 votes.

Councillor Fry was declared elected as Deputy Mayor for the period to September 2024.

**Councillor Jennings took the Chair.**

**8.1.2 DISCLOSURES BY COUNCILLORS AND  
DESIGNATED PERSONS RETURNS**

**File No: 11.00002-06**

**MINUTE**

**RESOLUTION NUMBER: ORD2023-253**

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

**RESOLVED:**

That the completed Disclosure of Interest for Councillors and Designated Persons Returns for Councillors and relevant staff be noted for period ending 30 June 2023.

**8.1.3 CENTRAL NSW JOINT ORGANISATION  
(CNSWJO) BOARD MEETING 24-25 AUGUST  
2023 - SYDNEY**

**File No: 07.00017/29**

**MINUTE**

**RESOLUTION NUMBER: ORD2023-254**

**MOVED: Cr R Taylor SECONDED: Cr W Aubin**

**RESOLVED:**

That the report on the Central NSW Joint Organisation Board meeting 23 August and the roundtable discussion with State Ministers and their representative's 24 August 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**

**MINUTE**

**RESOLUTION NUMBER: ORD2023-255**

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

**RESOLVED:**

That the information be noted.

### **8.2.2                GENERAL REPORT**

**File No:                03.00053**

**MINUTE**

**RESOLUTION NUMBER: ORD2023-256**

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

**RESOLVED:**

That the information be noted.

**8.2.3 DEVELOPMENT APPLICATION NO. 2023/203 -  
PROPOSED DEMOLITION AND CONSTRUCTION OF A  
NEW DWELLING AT LOT: 1 DP: 38799, 334 PEEL  
STREET, BATHURST. APPLICANT: MRS A BROWN.  
OWNER: MRS A BROWN**

**File No: 2023/203**

**MINUTE**

**RESOLUTION NUMBER: ORD2023-257**

**MOVED: Cr R Taylor SECONDED: Cr G Hanger**

**RESOLVED:**

That Council:

- a. as the consent authority, grant consent pursuant to Section 4.16 of the Environmental Planning and Assessment Act 1979 to Development Application No. 2023/203, subject to conditions able to be imposed pursuant to Section 4.17 of the Environmental Planning and Assessment Act 1979, as amended, and
- b. notify those who made submissions, 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. 2023/137 - CHANGE OF USE FROM A SHEARING SHED TO A FUNCTION CENTRE AT LOT: 1 DP: 251968 1371 TARANA ROAD, LOCKSLEY. APPLICANT MRS. B DE LOSA. OWNER: MR J D DE LOSA & MRS B L DE LOSA.**

**File No: 2023/137**

**Cr B Fry declared a pecuniary interest and left the room.**

**Reason: Operates a business in the same industry.**

**MINUTE**

**RESOLUTION NUMBER: ORD2023-259**

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

**RESOLVED:**

That Council:

- a. Defer consideration of development Application No. 2023/137, and
- b. call a division.

**The result of the division was:**

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

Against the Motion - Nil

Absent - Cr B Fry

Abstain - Nil

**8.2.5 DEVELOPMENT APPLICATION NO. 2023/165 -  
CONSTRUCTION OF FOUR LIGHT TOWERS. 189A  
BROWNING STREET, BATHURST. OWNER: CROWN  
LAND. APPLICANT: BATHURST GIANTS ARFC**

**File No: 2023/165**

**MINUTE**

**RESOLUTION NUMBER: ORD2023-260**

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

**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.2023/165, subject to conditions able to be imposed pursuant to Section 4.17 of the Environmental Planning and Assessment Act 1979, as amended, including conditions to the effect that:

- To keep glare to a minimum, the main beam angle of all lights is to be kept below 70 degrees.
- All lighting must be designed and installed so that no obtrusive light will be cast onto any adjoining property or in an upward manner. Shields and baffles must be used to reduce spill light to a minimum.

NOTE 1: Compliance with Australian Standard AS4282 "Control of the Obtrusive Effects of Outdoor Lighting" will satisfy this condition.

- All exterior sports lighting must be switched off between the hours of 10.00pm and 7.00am.
- The lighting is to be designed to the principles and guidelines of the Australian Standard "Sports Lighting" AS 2560, and any specific parts of the Standard.
- A Lighting Assessment must be undertaken at the time of commissioning of the light towers and must demonstrate that all lighting (both new and upgraded) has been installed and operates in accordance with AS4282 "Control of the Obtrusive Effects of Outdoor Lighting". A copy of the Assessment Report must be provided to Council for endorsement, prior to the issue of any Occupation Certificate.
- Other than for the purposes of installation and testing, the new and upgraded lighting must not be used until such time as an Occupation Certificate been issued.

(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

**8.2.6 DEVELOPMENT APPLICATION NO. 2021/596. WORKS IN KIND ARRANGEMENT – SIX LOT SUBDIVISION AT 48 HAMILTON STREET, EGLINTON. APPLICANT: BUSTIN FREE EARTHWORKS. OWNER: TR & SC WALLACE PTY LTD**

**File No: 2021/596**

**MINUTE**

**RESOLUTION NUMBER: ORD2023-291**

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

**RESOLVED:**

That Council:

- a. enter into a works in kind arrangement with Bustin Free Earthworks, being the civil contractor for the subdivision development at Lot 1, DP 786472, 48 Hamilton Street, Eglinton, for the construction of a cycleway from Maxwell Drive to Eleven Mile Drive and from that cycleway out to Hamilton Street adjacent to the approved subdivision;
- b. allocate \$163,537.00 towards the construction cost from Council's Section 7.11 Development Contributions Plan "Bathurst Regional Community Facilities";
- c. notify the developer and civil contractor of its decision; and
- d. call a division.

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

**The result of the division was:**

In favour of the motion - Cr W Aubin, Cr 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

**8.2.7                      AMENDMENT TO BATHURST REGIONAL  
COMMUNITY PARTICIPATION PLAN 2019**

**File No:                      20.00331**

**MINUTE**

**RESOLUTION NUMBER: ORD2023-292**

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

**RESOLVED:**

That Council:

- (a)    adopt the Amendment to *Bathurst Regional Community Participation Plan 2019* as outlined in this report; and
- (b)    call a division.

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

**The result of the division was:**

In favour of the motion - Cr W Aubin, Cr 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

**8.2.8 AMENDMENTS TO BATHURST REGIONAL DCP AND  
ENGINEERING GUIDELINES - LAFFING WATERS  
MASTER PLAN AND EARTHWORKS**

**File No: 20.00303**

**MINUTE**

**RESOLUTION NUMBER: ORD2023-263**

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

**RESOLVED:**

That Council

- (a) adopt the amendment to the *Bathurst Regional Development Control Plan 2014* with the changes as outlined in this report;
- (b) adopt the amendment to the *Bathurst Regional Council Guidelines for Engineering Works* with the changes as outlined in this report;
- (c) advise those who lodged submissions of Council's decision and give public notice of Council's decision in accordance with the requirements of the *Environmental Planning and Assessment Act 1979*; and
- (d) commence a review of the exempt and complying development provisions under *Bathurst Regional Local Environmental Plan 2014*, and report back to Council should the review identify a need to progress to a Planning Proposal.
- (e) call a division

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

**The result of the division was:**

In favour of the motion - Cr 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

## 8.2.9 POLICY REVIEW

**File No:** 20.00036, 14.00017, 14.00394, 20.00123, 14.00002,  
20.00023, 23.00045

### MINUTE

**RESOLUTION NUMBER:** ORD2023-264

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

### RESOLVED:

That Council:

- a. adopt the updated Policy “Land – Subdivisions (Developers)” with minor amendments as detailed in the report.
- b. adopt the updated Policy “Rainwater Tanks - Reticulated Water Supply Areas” with minor amendments as detailed in the report.
- c. adopt the “Greywater Reuse Residential Households” with minor amendments as detailed in the report.
- d. adopt the updated Policy “Section 68 fees and parking permits – erection of scaffolding for building improvements E2 Commercial Centre Zone” with minor amendments as detailed in the report.
- e. place the draft amended Policy “Footpath Restaurants” on public exhibition for a period of 28 days and
  - a. adopt the amended Policy in the event that no submissions are received; and
  - b. further consider the matter in the event of reasonable submissions being lodged.
- f. place the draft amended Policy “Advertising signs in public areas” on public exhibition for a period of 28 days and
  - a. adopt the amended Policy in the event that no submissions are received; and
  - b. further consider the matter in the event of reasonable submissions being lodged.
- g. rescind the Policy “Compliance and Enforcement: Food Safety” as it is no longer required.
- h. place the draft Policy “Food Premises Inspection” on public exhibition for a period of 28 days and
  - a. adopt the draft Policy in the event that no submissions are received; and
  - b. further consider the matter in the event of reasonable submissions being lodged.



### 8.3 DIRECTOR CORPORATE SERVICES AND FINANCE'S REPORT

#### 8.3.1 STATEMENT OF INVESTMENTS

**File No: 16.00001**

##### **MINUTE**

**RESOLUTION NUMBER: ORD2023-265**

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

##### **RESOLVED:**

That the information be noted.

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

**File No: 16.00187**

##### **MINUTE**

**RESOLUTION NUMBER: ORD2023-266**

**MOVED: Cr W Aubin SECONDED: Cr R Taylor**

##### **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**

**MINUTE**

**RESOLUTION NUMBER: ORD2023-267**

**MOVED: Cr B Fry   SECONDED: Cr G Hanger**

**RESOLVED:**

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

**8.3.4            POWER OF ATTORNEY**

**File No:        11.00007**

**MINUTE**

**RESOLUTION NUMBER: ORD2023-268**

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

**RESOLVED:**

That the information be noted.

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

**File No: 11.00006**

**MINUTE**

**RESOLUTION NUMBER: ORD2023-269**

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

**RESOLVED:**

That Council:

- (a) adopt the following Policies as amended:
- i. Power of Attorney
  - ii. Flea Markets – Kings Parade
  - iii. Nuclear Waste
  - iv. National Framework for Women in Local Government
  - v. Staff – Christmas Office Closure
  - vi. Deputations

**8.3.6 COLLABORATION AGREEMENT RENEWAL:  
USE OF MOUNT PANORAMA PIT COMPLEX -  
TAFE NSW - WESTERN INSTITUTE**

**File No: 18.00093**

**MINUTE**

**RESOLUTION NUMBER: ORD2023-270**

**MOVED: Cr R Taylor SECONDED: Cr W Aubin**

**RESOLVED:**

That Council enters into a new Memorandum of Understanding between TAFE NSW – Western Institute (TAFE) and Bathurst Regional Council for the use of the Pit Complex at Mount Panorama in providing a motorsport course.

The MOU is not a lease but an agreement which can be reviewed at any time and it is therefore also recommended that the General Manager be delegated authority to extend the agreement on an annual basis if considered appropriate.

**8.3.7                      2023 FINANCIAL STATEMENTS**

**File No:                      16.00034**

**MINUTE**

**RESOLUTION NUMBER: ORD2023-271**

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

**RESOLVED:**

That Council

- (a)      Note the financial statements
- (b)      Sign the required certificate
- (c)      Refer the financial statements to the auditors for audit
- (d)      That Council vote the balance of internal reserves to zero as at 30 June 2023.

**8.3.8                      CODE OF CONDUCT COMPLAINTS - 1  
                                 SEPTEMBER 2022 TO 31 AUGUST 2023**

**File No:                      07.00088**

**MINUTE**

**RESOLUTION NUMBER: ORD2023-272**

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

**RESOLVED:**

That the information be noted.

**8.3.9 REQUEST FOR SPONSORSHIP - WOMEN'S  
NSW OPEN - REGIONAL QUALIFIER**

**File No: 22.00126**

**MINUTE**

**RESOLUTION NUMBER: ORD2023-273**

**MOVED: Cr K Burke SECONDED: Cr R Taylor**

**RESOLVED:**

That Council provide \$5,000 (plus GST) sponsorship per year, for three (3) years, for the Women's NSW Open Golf Regional Qualifier event to be hosted at the Bathurst Golf Club, with funding to be provided from Council's Section 356 General Donations allocation.

**8.3.10 RENEWAL OF SPORTING LICENCE AGREEMENT - PART  
LOT 7013 DP1114435 AND PART LOT 262 DP728890 -  
BROOKE MOORE OVAL, WEST BATHURST**

**File No: 04.00050**

**MINUTE**

**RESOLUTION NUMBER: ORD2023-274**

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

**RESOLVED:**

That Council approves the renewal of the Sporting Licence Agreement for part Lot 7013 DP1114435 and part Lot 262 DP728890, known as Brooke Moore Oval, West Bathurst for a period of five (5) years, as detailed in the report.

## 8.4 DIRECTOR ENGINEERING SERVICES' REPORT

### 8.4.1 PROPOSED LAND ACQUISITION AFFECTING LOT 1 SP82472, LOT 1 DP808901, LOT 10 DP804814 AND LOT 24 DP1085192 - INTERSECTION OF HAMPDEN PARK ROAD AND LITTLEBOURNE STREET, KELSO

**File No: 25.00444**

#### MINUTE

**RESOLUTION NUMBER: ORD2023-275**

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

#### RESOLVED:

That Council:

- a. Proceed with the proposed acquisition by agreement of part of Lot 24 in DP1085192, part of Lot 10 in DP804814 and part of Lot 1 in SP82472 for the purpose of road widening, in accordance with the requirements of the Land Acquisition (Just Terms Compensation) Act 1991.
- b. Proceed with the compulsory acquisition with landowners' consent of part of Lot 1 in DP808901 for the purpose of road widening, in accordance with the requirements of the Land Acquisition (Just Terms Compensation) Act 1991.
- c. Make an application to the Minister and the Governor for approval to acquire part of Lot 1 in DP808901 by compulsory process under section 177(2)(b) of the Roads Act 1993.
- d. Proceed with the proposed actions as outlined in the Director Engineering Services' report.

### 8.4.2 WATER SUPPLY UPDATE

**File No: 32.00017**

#### MINUTE

**RESOLUTION NUMBER: ORD2023-276**

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

#### RESOLVED:

That the information be noted.

**8.4.3 SALTRAM CREEK CROSSING, ELEVEN MILE DRIVE**

**File No: 31.00009**

**MINUTE**

**RESOLUTION NUMBER: ORD2023-277**

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

**RESOLVED:**

That Council:

- a. allocate funding of \$50,000 to undertake cleaning of the culvert - Saltram Creek/Eleven Mile Drive with works to occur this year;
- b. the works be funded from the Stormwater Drainage Maintenance vote, and
- c. Council act in accordance with the rest of the Director Engineering Services Report.

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

### **8.5.1                   DISABILITY INCLUSION ACTION PLAN 2022– 2026 UPDATE**

**File No:               09.00051**

#### **MINUTE**

**RESOLUTION NUMBER: ORD2023-278**

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

#### **RESOLVED:**

That the information be noted.

### **8.5.2                   ARTS OUTWEST 2022 ANNUAL REPORT**

**File No:           18.00036**

**Cr J Jennings declared a pecuniary interest and left the room.**

**Reason: Wife works as a contractor for Arts Outwest.**

#### **MINUTE**

**RESOLUTION NUMBER: ORD2023-279**

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

#### **RESOLVED:**

That Council note the Arts OutWest Annual Report for 2022.



**8.5.3 DESTINATION BRAND IMPLEMENTATION AND  
DESTINATION MANAGEMENT PLAN QUARTERLY  
REPORT - SEPTEMBER 2023**

**File No: 20.00299**

**MINUTE**

**RESOLUTION NUMBER: ORD2023-280**

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

**RESOLVED:**

That the information be noted.

**8.5.4 INTERNATIONAL YOUTH ORGANISATION OF JAPAN  
(KSKK) TOUR AND BATHURST VISIT 2023**

**File No: 23.00025**

**MINUTE**

**RESOLUTION NUMBER: ORD2023-281**

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

**RESOLVED:**

That the information be noted.

**8.5.5 BATHURST LIBRARY - EARLY LITERACY PROGRAMS**

**File No: 21.00054**

**MINUTE**

**RESOLUTION NUMBER: ORD2023-282**

**MOVED: Cr B Fry SECONDED: Cr G Hanger**

**RESOLVED:**

That the information be noted.

**8.5.6 BATHURST ACCESS IMPROVEMENT GRANTS  
2023/2024****File No: 16.00107****MINUTE****RESOLUTION NUMBER: ORD2023-283****MOVED: Cr B Fry SECONDED: Cr K Burke****RESOLVED:**

That Council:

- a. Provide \$5,000 under the 2023/2024 Bathurst Access Improvement Grants for the following applicant:

<b>Business/Organisation</b>	<b>Amount of Funding</b>
Twisted Massage	\$5,000 which is the maximum grant funding amount.

- b. Prepare a further report to Council providing options for expenditure of the balance of the grant funding.

## 9 REPORTS OF OTHER COMMITTEES

### 9.1 TRAFFIC COMMITTEE REPORT - 5 SEPTEMBER 2023

File No: 07.00006

#### MINUTE

RESOLUTION NUMBER: ORD2023-284

MOVED: Cr I North SECONDED: Cr K Burke

#### RESOLVED:

That the recommendations of the Traffic Committee Meeting of Bathurst Regional Council held on 5 September 2023 be adopted.

## 10 NOTICES OF MOTION

### 10.1 CR AUBIN - SRV MATTER

File No: 16.00196

#### MINUTE

RESOLUTION NUMBER: ORD2023-285

MOVED: Cr W Aubin SECONDED: Cr I North

#### RESOLVED:

That Council:

1. Cease any further Community Consultation in regards to the Special Rate Variation across the Bathurst LGA, and
2. Not pursue the SRV for the Bathurst LGA with IPART.

AMENDMENT: **MOVED** by Cr J Jennings

That:

1. Council acknowledges the strong community feedback on the current SRV regarding ratepayers capacity to pay, and
2. Council ceases the current BRC Community consultation in regards to the current by the 27 September 2023.

AMENDMENT LAPSED AS NO SECONDER.

MOTION PUT AND CARRIED

**MOVED: Cr B Fry SECONDED: Cr G Hanger**

Move that the motion be put.

## 11 COUNCILLORS / DELEGATES REPORTS

### 11.1 MINUTES - COUNCILLORS MEETING WITH COMMUNITY GROUPS/REPRESENTATIVES - 9 AUGUST 2023

**File No:** 11.00019

#### MINUTE

**RESOLUTION NUMBER:** ORD2023-286

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

#### **RESOLVED:**

That the information be noted.

### 11.2 MINUTES - BATHURST REGIONAL YOUTH COUNCIL - 21 AUGUST 2023

**File No:** 11.00020

#### MINUTE

**RESOLUTION NUMBER:** ORD2023-287

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

#### **RESOLVED:**

#### **RECOMMENDATION:**

That the information be noted.

**11.3 MINUTES - COUNCILLORS MEETING WITH COMMUNITY  
GROUPS/REPRESENTATIVES - 23 AUGUST 2023**

**File No: 11.00019**

**MINUTE**

**RESOLUTION NUMBER: ORD2023-288**

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

**RESOLVED:**

That the information be noted.

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

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

#### 12.0.1 Resolve into Confidential Committee of the Whole

#### **MINUTE**

**RESOLUTION NUMBER: ORD2023-289**

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

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

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

#### **RESOLVED:**

That:

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

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

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

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

## 12.1 DIRECTOR CORPORATE SERVICES AND FINANCE'S REPORT

### 12.1.1 RENEWAL OF COMMERCIAL LICENCE AGREEMENT - PART LOT 10 DP1157553 - DURHAM STREET CARPARK

**Reason:** 10A (2) (d) (i) Contains commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it.

Discussion of the matter in open council would, on balance, be contrary to the public interest as it would prejudice the commercial position of the person who supplied it.

This item relates to the proposal for Council to approve the renewal of a Commercial Licence agreement.

#### MINUTE

**RESOLUTION NUMBER: CONF2023-64**

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

#### RESOLVED:

That Council approves the renewal of the commercial licence 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.

### 12.1.2 COMMUNICATIONS LICENCE AGREEMENT - PART LOT 1 DP774489 - 230 HOWICK STREET, 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 proposal for Council to enter into a new communications Licence Agreement for an exsiting communications site.

#### MINUTE

**RESOLUTION NUMBER: CONF2023-65**

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

#### RESOLVED:

That Council approves entering into a new Communications Licence Agreement for part Lot 1 DP774489, known as 230 Howick Street, Bathurst, for three (3) years, as detailed in the report.



### **12.1.3 REQUEST FOR WATER CHARGES ADJUSTMENT - BATHURST GOLF CLUB**

**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 request for water charges to be adjusted for Bathurst Golf Club.

**Cr A Smith declared a non pecuniary, non-significant interest and left the room.**

**Reason:** Bathurst Golf Club is a customer of employer of which he conducts monthly visits.

#### **MINUTE**

**RESOLUTION NUMBER: CONF2023-66**

**MOVED: Cr G Hanger    SECONDED: Cr R Taylor**

#### **RESOLVED:**

That Council not approve a further write-off to the Golf Club's water account.

## 12.2 DIRECTOR ENGINEERING SERVICES' REPORT

### 12.2.1 CONSTRUCTION OF STAGE 2 CENTENNIAL PARK LANDSCAPE UPGRADE

**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 Construction of Stage 2 Centennial Park Landscape Upgrade.

#### MINUTE

**RESOLUTION NUMBER: CONF2023-67**

**MOVED: Cr W Aubin SECONDED: Cr R Taylor**

#### RESOLVED:

That Council accept the tender of Speeds Landscaping Pty Ltd in the amount of \$1,232,233.69 (GST Inclusive) including selected provisional items as detailed within the report, subject to adjustments, for the construction of Stage 2 Centennial Park Landscape Upgrade.

## 13 RESOLVE INTO OPEN COUNCIL

#### MINUTE

**RESOLUTION NUMBER: CONF2023-68**

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

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

## 14 ADOPT REPORT OF THE COMMITTEE OF THE WHOLE

### MINUTE

RESOLUTION NUMBER: ORD2023-290

MOVED: Cr I North SECONDED: Cr K Burke

### RESOLVED:

That the Report of the Committee of the Whole, resolution numbers Conf2023-64, Conf2023-65 and Conf2023-67 be adopted.

MOVED: Cr K Burke SECONDED: Cr B Fry

### RESOLVED:

That the Report of the Committee of the Whole, resolution number Conf2023-66 be adopted.

## 15 MEETING CLOSE

### MINUTE

The Meeting closed at 9.40 pm.

**CHAIR:**

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Printed: 3/10/2023 2:28:20PM

Type	Year	No.	Value	Description	Address	Date Determine
10	2022	228	\$2,656,500	6 two storey dwellings, 8 lot strata subdivision, 1 tree removal	135 Durham Street BATHURST	28/09/2023
10	2022	252	\$150,000	Six lot subdivision (five industrial lots and one residual lot)	Toronto Street KELSO	13/09/2023
10	2022	454	\$885,990	Four tourist and visitor accommodation cabins	374 Clear Creek Road CLEAR CREEK	8/09/2023
10	2023	51	\$0	Four lot residential subdivision including tree removal	51 Nelson Street RAGLAN	29/09/2023
10	2023	120	\$405,230	Demolition and replacement of the Ern Prior Pavilion	Kendall Avenue BATHURST	25/09/2023
10	2023	130	\$30,000	Change of use to a cafe and internal alterations to existing premises	116 Keppel Street BATHURST	11/09/2023
10	2023	169	\$3,200,000	11 multi-dwelling units and 2 lot residential subdivision	212 Piper Street BATHURST	18/09/2023
10	2023	172	\$105,600	Secondary dwelling with attached carport	150 Havannah Street BATHURST	11/09/2023
10	2023	179	\$1,717,127	Two storey addition to existing neighbourhood shopping centre	56A Boyd Street KELSO	12/09/2023
10	2023	197	\$564,609	Additions and alterations to existing community building	72 Keppel Street BATHURST	14/09/2023
10	2023	199	\$280,000	Dual occupancy (second dwelling), retaining wall and 2 lot subdivision	91 Suttor Street WINDRADYNE	26/09/2023
10	2023	201	\$484,000	Demolition of existing industrial building	4 Eglinton Road LLANARTH	26/09/2023
10	2023	203	\$436,000	Demolition of dwelling and replacement dwelling with shed	334 Peel Street BATHURST	26/09/2023
10	2023	204	\$97,581	Construction of gable patio and shed	16 Roxburgh Drive KELSO	11/09/2023
10	2023	206	\$1,000	Two lot residential subdivision	45 Landseer Street RAGLAN	13/09/2023
10	2023	209	\$30,000	Internal alterations, commercial kitchen fitout and signage	121 George Street BATHURST	11/09/2023
10	2023	210	\$75,000	Alterations and additions to a commercial premises	140B William Street BATHURST	21/09/2023
10	2023	214	\$0	two lot rural subdivision	1077 Ophir Road ROCK FOREST	20/09/2023
10	2023	221	\$48,066	Construction of a shed	148 Gilmour Street KELSO	20/09/2023
10	2023	222	\$135,000	alterations and additions to a commercial premises	153A Havannah Street BATHURST	13/09/2023
10	2023	223	\$15,000	Change of use from light industrial to recreation facility	32 Corporation Avenue ROBIN HILL	13/09/2023
10	2023	224	\$0	Two lot rural subdivision (boundary adjustment)	485 Pymonts Lane CLEAR CREEK	26/09/2023
10	2023	227	\$1,518,000	Additions and alterations to existing Webb Stores building and change	181A George Street BATHURST	27/09/2023
10	2020	180	\$0	188 lot residential subdivision and new roads	Limekilns Road KELSO	25/09/2023
10	2023	228	\$550,000	Construction of replacement stables complex and associated earthworks	51 Eleven Mile Drive EGLINTON	21/09/2023
10	2023	232	\$600,000	Dual occupancy, retaining wall and two lot residential subdivision	3 Bradbury Drive KELSO	12/09/2023
10	2020	382	\$10,000	MOD - 4 Light Industrial Units	32 Corporation Avenue ROBIN HILL	14/09/2023
10	2023	234	\$25,000	External painting of commercial premises (mural)	169 Howick Street BATHURST	19/09/2023
10	2023	240	\$0	Two lot residential subdivision	22 Gormans Hill Road GORMANS HILL	26/09/2023
10	2023	242	\$74,730	Construction of additions to existing dwelling	424 Limekilns Road KELSO	11/09/2023
18	2023	70	\$42,000	Construction of a swimming pool and safety barrier	81 Freeman Circuit LLANARTH	14/09/2023
10	2002	573	\$0	MOD - Subdivision of land	113 Thompsons Hill Retreat WHITE ROCK	19/09/2023
10	2022	74	\$187,000	Mod - Two (2) Silos, Container-Mounted Dome Shelter, Associated Infrs	95 Lee Street KELSO	29/09/2023
10	2023	257	\$620,000	Dual occupancy (second dwelling) and two lot residential subdivision	247 Hope Street BATHURST	21/09/2023
10	2022	209	\$0	Seven lot residential subdivision	2 Prince Street PERTHVILLE	25/09/2023
10	2023	265	\$32,820	Construction of a garage with attached carport	94 Darwin Drive LLANARTH	20/09/2023
10	2023	267	\$0	Painting of Commercial Building	93 Keppel Street BATHURST	28/09/2023
10	2022	297	\$150,000	Alterations and two storey addition to existing dwelling	51 Logan Street EGLINTON	13/09/2023
10	2023	275	\$0	Proposed development involving change of use to "World Gym"	3 Pat O'Leary Drive KELSO	21/09/2023

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Type	Year	No.	Value	Description	Address	Date Determine
10	2023	276	\$31,000	Construction of a shed	28 Colville Street WINDRADYNE	19/09/2023
10	2023	279	\$259,600	Alterations and additions to dwelling	127 Havannah Street BATHURST	26/09/2023
10	2023	281	\$20,000	Construction of a shed	9 McGirr Street LLANARTH	26/09/2023
18	2023	81	\$42,000	Construction of an inground swimming pool and safety barrier	1908 Limekilns Road LIMEKILNS	5/09/2023
18	2023	86	\$400,000	Construction of a single storey dwelling with attached garage	9 Bradbury Drive KELSO	14/09/2023
18	2023	88	\$410,000	Construction of a single storey dwelling with attached garage	40 Brennan Drive KELSO	6/09/2023
10	2023	302	\$142,174	Alterations and additions to existing dwelling	5 Boundary Road ROBIN HILL	26/09/2023

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Type	Year	No.	Value	Description	Address	Date Determine
10	2023	66	\$10,000,000	Specialised Retail Premises	1 Ingersole Drive KELSO	28/09/2023

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Type	Year	No.	Value	Description	Address
10	2020	314	\$15,000	Change of use from garage to habitable rooms	1336 Limekilns Road CLEAR CREEK
10	2021	72	\$303,537	Single storey dwelling	7 Bolton Street KELSO
10	2021	75	\$10,000	Intensification of existing mining facility	Trunkey Road CALOOLA
10	2022	350	\$1,300,000	Demolish existing dwelling, erect 5 new dwell, 5 lot strata subd	177 Seymour Street BATHURST
10	2021	475	\$52,120	Enclosed Sun Room addition and Patio	17 Bathurst Street PERTHVILLE
10	2022	464	\$0	Two lot residential subdivision	43 Wellington Street EGLINTON
10	2022	499	\$10,000	RETURNED - allow additional caravan sites at the Bathurst Soaring Club	167 Freemantle Road EGLINTON
10	2007	225	\$0	REJECTED - MOD Seven Lot subdivision and new road	37 Loren Street EGLINTON
18	2022	99	\$36,000	inground swimming pool with safety barrier	12 Sunbright Road KELSO
10	2020	95	\$2,716,000	MOD - alterations & additions to existing hotel	170 William Street BATHURST
10	2023	22	\$906,422	Demolition of existing dwelling, residential units, strata subdivision	169 Stewart Street BATHURST
10	2023	60	\$282,100	RETURNED - Detached habitable rooms	86 Gormans Hill Road GORMANS HILL
10	2023	69	\$0	Three lot rural subdivision	Tarana Road LOCKSLEY
10	2023	80	\$1,310,000	Alterations and additions to an existing dwelling, construction of 3 s	316 Stewart Street BATHURST
10	2023	88	\$500,000	Dual occupancy and two lot residential subdivision	41 Macquarie Street WEST BATHURST
18	2023	20	\$673,580	REJECTED - dwelling	4 Sunbright Road KELSO
10	2023	137	\$150,000	Additions and alterations to existing shearing shed and change of use	1371 Tarana Road LOCKSLEY
10	2023	148	\$5,000	Boundary adjustment and use of existing as depot	344 Limekilns Road KELSO
10	2023	160	\$11,895	construction of patio	46 Fishs Parade GORMANS HILL
10	2023	165	\$698,640	Proposed installation of light towers to existing sports grounds	189A Browning Street BATHURST
10	2015	106	\$55,000	MODIFICATION - Extractive industry	Napoleon Reef Road NAPOLEON REEF
10	2023	195	\$1,200,000	bulk earthworks	Marsden Lane KELSO
10	2023	205	\$5,000	Creation of twenty (20) additional caravan sites at existing aerodrome	167 Freemantle Road EGLINTON
10	2023	215	\$1,500,000	Alterations and additions to existing distillery	3249 O'Connell Road BREWONGLE
10	2023	225	\$891,000	demolition and construction of a single storey dwelling	74-76 Rocket Street BATHURST
10	2021	18	\$0	MOD- 181 lot Residential Subdivision	240A Limekilns Road KELSO
10	2023	233	\$650,000	Dual occupancy, two lot residential subdivision and retaining walls	2 Darvall Drive KELSO
10	2023	235	\$250,000	Additions & alterations to existing dwelling, shed, secondary dwelling	22 Robindale Court ROBIN HILL
10	2023	238	\$809,128	Dual occupancy and two lot residential subdivision	7 Inn Place GORMANS HILL
10	2023	239	\$7,234,040	Alterations and additions to a commercial development	260 Sydney Road KELSO
10	2023	244	\$469,351	RETURNED Second rural dwelling	216 Whalans Lane DURAMANA
10	2023	245	\$93,830	Secondary Dwelling and Carport	12 Henderson Street WEST BATHURST
10	2023	249	\$0	Three lot residential subdivision (boundary adjustment)	Esrom Street WEST BATHURST
10	2023	250	\$228,300	Single storey secondary dwelling and separate carport	8 Gladstone Street BATHURST
10	2023	251	\$400,000	Dual occupancy (second dwelling), two lot residential subdivision and	26 George Street BATHURST
10	2023	252	\$192,500	Upgrade of carpark and driveway including bus shelter	168 Browning Street MITCHELL
10	2023	255	\$10,000	Construction of a shed	39 Parer Road ABERCROMBIE
10	2023	256	\$50,000	Construction of a shed	2204 Tarana Road GEMALLA
10	2023	260	\$650,000	Single storey dwelling with attached garage	1120 Rockley Road FOSTERS VALLEY
10	2023	261	\$330,000	Secondary dwelling, additions and alterations to residential	46 Cherry Lane ROBIN HILL
10	2023	262	\$1,210,000	Demolition of existing dwelling, 8 x serviced apartments, carport and	97 Durham Street BATHURST
10	2023	263	\$40,000	Farm shed	1395 Tarana Road LOCKSLEY
10	2023	264	\$145,000	Single dwelling house	Fitzroy Street PEEL
10	2023	268	\$662,000	Demolition of existing dwelling and garages, tree removal and construc	154 Seymour Street BATHURST
18	2021	79	\$560,000	Construction of a single storey dwelling with detached carport	21 Hurley Close LLANARTH
10	2023	274	\$158,245	Secondary Dwelling	28 Fishs Parade GORMANS HILL
10	2023	277	\$252,000	Fit out and additions to commercial premises, alterations and addition	79A Keppel Street BATHURST
10	2023	278	\$402,880	Two lot subdivision and dual occupancy with carport	310 Stewart Street BATHURST
18	2023	83	\$63,000	inground swimming pool with safety barrier	4 Sunbright Road KELSO

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Type	Year	No.	Value	Description	Address
10	2023	282	\$350,000	Alterations and extensions to commercial development and minor	11 Hampden Park Road KELSO
10	2023	283	\$25,000	Construction of a shed	48 Lew Avenue EGLINTON
10	2023	284	\$25,000	Shed	28 Lew Avenue EGLINTON
10	2023	285	\$56,000	Demolition of shed and carport. Construction of shed on existing slab.	112 Seymour Street BATHURST
10	2023	286	\$3,050,000	Specialised retail premises	13 Ingersole Drive KELSO
18	2023	85	\$59,600	inground swimming pool with safety barrier	16 Roxburgh Drive KELSO
10	2023	288	\$400,000	Single storey dwelling	29 Logan Street EGLINTON
10	2023	290	\$150,000	Detached habitable rooms	1877 Limekilns Road LIMEKILNS
10	2023	291	\$47,263	Construction of a shed	22 Tyndall Street KELSO
10	2023	280	\$201,951	installation of manufactured home as dwelling	34 Solitary Lane WATTLE FLAT
10	2022	208	\$8,000,000	MOD - Specialised Retail Premises (2 tenancies)	6 Ingersole Drive KELSO
10	2023	136	\$550,000	MOD Two Storey Dual Occupancy with attached garage	10 Northcott Drive WEST BATHURST
10	2023	273	\$6,913,500	Community facility consisting of performance space and accommodation	Chifley Dam Road THE LAGOON
10	2023	272	\$933,400	Dual Occupancy and Retaining Walls	71 Parer Road ABERCROMBIE
10	2023	298	\$469,351	Single storey dwelling house	216 Whalans Lane DURAMANA
10	2023	299	\$0	Subdivision (Two Lot Boundary Adjustment)	123 Hope Street BATHURST
10	2023	300	\$900,000	Detached dual occupancy	10 Mansfield Avenue ABERCROMBIE
10	2023	301	\$327,000	Additions and alterations to add a second storey and a shed	341 Howick Street BATHURST
18	2023	93	\$142,000	Ground mounted solar array and battery system	119 Duramana Road EGLINTON
10	2023	303	\$15,000	Use of existing food premises fit out including internal alterations	4 Stockland Drive KELSO
10	2023	305	\$0	Two double storey residential units & three lot subdivision & carport	214 Russell Street BATHURST
10	2023	306	\$1,000,000	Vehicle repair station	4 Lee Street KELSO
10	2023	307	\$85,000	Construction of a new shed and the replacement of a retaining wall	65 Lorimer Street LLANARTH
18	2023	94	\$500,000	Construction of a single storey dwelling	215 Mount Rankin Road MOUNT RANKIN
18	2023	95	\$85,000	Removal of asbestos and demolition of existing shed	4 Eglinton Road LLANARTH
10	2023	309	\$25,000	Additional storage shed	6 Vale Road SOUTH BATHURST
10	2023	310	\$75,000	Construction of a secondary dwelling	32 Duramana Road EGLINTON
10	2023	311	\$100,000	Proposed earthworks, retaining walls, swimming pool & pool barrier	6 Delaware Crescent ROBIN HILL
10	2022	270	\$68,000	MOD - Change of use, alterations, signage and painting	65 George Street BATHURST
10	2023	313	\$150,000	Alterations and additions to existing dwelling and attached carport	42 Brilliant Street BATHURST
10	2023	314	\$550,000	Demolition, alterations and additions to existing dwelling, earthworks	284 Piper Street BATHURST
10	2023	270	\$860,000	Dual Occupancy	74 Parer Road ABERCROMBIE
10	2023	316	\$865,000	Construction of a two storey dwelling	75 Parer Road ABERCROMBIE
10	2023	317	\$260,175	New single storey dwelling	14 Bridge Street PERTHVILLE
10	2023	318	\$25,000	Alterations to existing verandah to become habitable space	63 Rocket Street BATHURST
10	2023	269	\$860,000	Dual occupancy	66 Parer Road ABERCROMBIE
10	2023	149	\$11,808	MOD - Retaining wall and earthworks	19 Gell Place ABERCROMBIE
10	2023	320	\$104,921	Extension to Machinery Shed	2023 Ophir Road ROCK FOREST
10	2023	321	\$328,579	Demolition, dual occupancy (second dwelling), carport and 2 lot reside	98 Peel Street BATHURST
10	2023	322	\$250,000	Detached habitable addition and pergola	6 Delaware Crescent ROBIN HILL
10	2023	323	\$343,470	Single storey dwelling with attached garage	6 BURDETT Grove KELSO
10	2023	324	\$600,000	Two storey dwelling, earthworks & retaining walls	70 Parer Road ABERCROMBIE
18	2023	97	\$80,000	Alterations and additions to a neighbourhood supermarket	72 Rankin Street BATHURST
10	2023	325	\$990,171	Single storey dwelling with attached garage & separate shed with habit	229 Mount Rankin Road MOUNT RANKIN
18	2023	98	\$557,121	single storey dwelling wit attached garage	86 George Thomas Close THE LAGOON
10	2023	326	\$1,512,000	Single storey dwelling with attached garage	11 Lupp Place ABERCROMBIE
10	2023	327	\$29,256	Replace timber boundary fence with new 1.8m high colorbond fence.	1 Wark Parade WINDRADYNE
10	2023	259	\$640,000	Alterations & additions to dwellings + 2 lot residential subdivision	289-291 Russell Street BATHURST



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Type	Year	No.	Value Description	Address
10	2022	515	\$0 MOD - Use of an existing industrial building as a manufacturing facility	105 Sydney Road KELSO
10	2023	254	\$21,000 Shed	3747 Sofala Road WATTLE FLAT
10	2023	249	\$0 Three lot residential subdivision (boundary adjustment)	157 Mitre Street WEST BATHURST
10	2023	248	\$630,000 Eight lot subdivision	296 Ophir Road STEWARTS MOUNT
10	2023	220	\$500,000 Second rural dwelling	1268 Sunny Corner Road SUNNY CORNER
10	2023	215	\$1,500,000 Alterations and additions to existing distillery	3249 O'Connell Road BREWONGLE
10	2023	78	\$330,000 Use of existing dwelling and construction of a shed	1989 Tarana Road GEMALLA
10	2023	69	\$0 Three lot rural subdivision	1435 Tarana Road LOCKSLEY
10	2023	38	\$28,534,000 Demolition, Alterations & additions to existing educational facility	220 Bentinck Street BATHURST
10	2023	8	\$214,380 Dual occupancy (second dwelling) & two lot residential subdivision	2 High Street WEST BATHURST
10	2022	535	\$1,740,200 Two industrial sheds	29 Michigan Road KELSO
10	2022	166	\$48,475 Two lot subdivision, demolition, tree removal and dividing fence	42 Lloyds Road SOUTH BATHURST
10	2021	21	\$320,000 Second storey extension to existing residential dwelling	208 Boundary Road ROBIN HILL
10	2021	75	\$10,000 Intensification of existing mining facility	Trunkey Road CALLOOLA
10	2023	294	\$46,603 Additions and alteration to an existing dwelling	16 Miller Street WINDRADYNE
10	2023	293	\$750,000 Farm shed and attached rural workers dwelling	2661 The Bridle Track KILLONGBUTTA
10	2023	292	\$189,310 Use of existing buildings as second rural dwelling	109 Briar Lane MOUNT RANKIN
10	2023	296	\$2,000 Installation of fencing	94 Peel Street BATHURST
10	2023	297	\$21,000 Transport Depot and Ancillary Commercial Development	4 Kirkcaldy Street SOUTH BATHURST
10	2023	315	\$800,000 Construction of a single storey dwelling with related earthworks	171 Saint Anthonys Creek Road GLANMIRE
10	2023	319	\$75,000 Including: 1x 6mx6m, 1x 8mx87m, 1x 8mx63m, 1x 10mx12m, 1x 6mx45m, 1x	Mountain Straight MOUNT PANORAMA

App Type	Year	No	Description	Address	Application Date	Days Open	Stop Days	Reason
10	2015	106	MODIFICATION - Extractive industry	Napoleon Reef Road NAPOLEON REEF	7/06/2023	119		Under assessment
10	2020	95	MOD - alterations & additions to existing hotel	170 William Street BATHURST	6/01/2023	271	247	Under assessment
10	2020	314	Change of use from garage to habitable rooms	1336 Limekilns Road CLEAR CREEK	8/09/2020	1,121	1,115	Additional information requested
10	2021	18	MOD- 181 lot Residential Subdivision	240A Limekilns Road KELSO	26/07/2023	70		Under assessment
10	2021	75	Intensification of existing mining facility	Trunkey Road CALOOLA	24/02/2021	952	926	TfNSW request for additional information
10	2022	166	Two lot subdivision, demolition, tree removal and dividing fence	42 Lloyds Road SOUTH BATHURST	6/04/2022	546	546	Additional information requested
10	2022	350	Demolish existing dwelling, erect 5 new dwell, 5 lot strata	177 Seymour Street BATHURST	11/08/2022	419	417	Awaiting updated contamination information
10	2022	464	Two lot residential subdivision	43 Wellington Street EGLINTON	3/11/2022	335		Under assessment
10	2022	515	MOD - Use of an existing industrial building as a	105 Sydney Road KELSO	15/08/2023	50		Under assessment
10	2022	535	Two industrial sheds	29 Michigan Road KELSO	13/12/2022	295	257	Under assessment
10	2023	8	Dual occupancy (second dwelling) & two lot residential	2 High Street WEST BATHURST	19/01/2023	258	223	Applicant liaising with neighbour re: easement
10	2023	22	Demolition of existing dwelling, residential units, strata	169 Stewart Street BATHURST	1/02/2023	245	204	Amended plans requested
10	2023	38	Demolition, Alterations & additions to existing	220 Bentinck Street BATHURST	16/02/2023	230	230	Planning Panel Determination Meeting October
10	2023	69	Three lot rural subdivision	1425 Tarana Road WAMBOOL	17/03/2023	201		Under assessment
10	2023	78	Use of existing dwelling and construction of a shed	1989 Tarana Road GEMALLA	11/04/2023	176	169	Under assessment
10	2023	80	Alterations and additions to an existing dwelling, construction	316 Stewart Street BATHURST	22/03/2023	196		Under assessment
10	2023	88	Dual occupancy and two lot residential subdivision	41 Macquarie Street WEST BATHURST	28/03/2023	190	167	Awaiting further information
10	2023	137	Additions and alterations to existing shearing shed and	1371 Tarana Road LOCKSLEY	17/05/2023	140		Under assessment
10	2023	148	Boundary adjustment and use of existing as depot	344 Limekilns Road KELSO	6/06/2023	120		Under assessment
10	2023	160	Construction of patio	46 Fishs Parade GORMANS HILL	26/06/2023	100	62	Waiting on amended plans
10	2023	165	Proposed installation of light towers to existing sports	189A Browning Street BATHURST	20/07/2023	76	16	Under assessment
10	2023	195	bulk earthworks	Marsden Lane KELSO	27/06/2023	99		Under assessment
10	2023	205	Creation of twenty (20) additional caravan sites at	167 Freemantle Road EGLINTON	27/07/2023	69		Under assessment
10	2023	215	Alterations and additions to existing distillery	3249 O'Connell Road BREWONGLE	14/07/2023	82	30	Waiting on amended plans
10	2023	220	Second rural dwelling	1268 Sunny Corner Road SUNNY CORNER	27/07/2023	69		Under assessment
10	2023	225	demolition and construction of a single storey dwelling	74-76 Rocket Street BATHURST	27/07/2023	69		Under assessment
10	2023	233	Dual occupancy, two lot residential subdivision and	2 Darvall Drive KELSO	1/08/2023	64		Under assessment
10	2023	235	Additions & alterations to existing dwelling, shed,	22 Robindale Court ROBIN HILL	2/08/2023	63		Under assessment

## Attachment 9.1.2.4

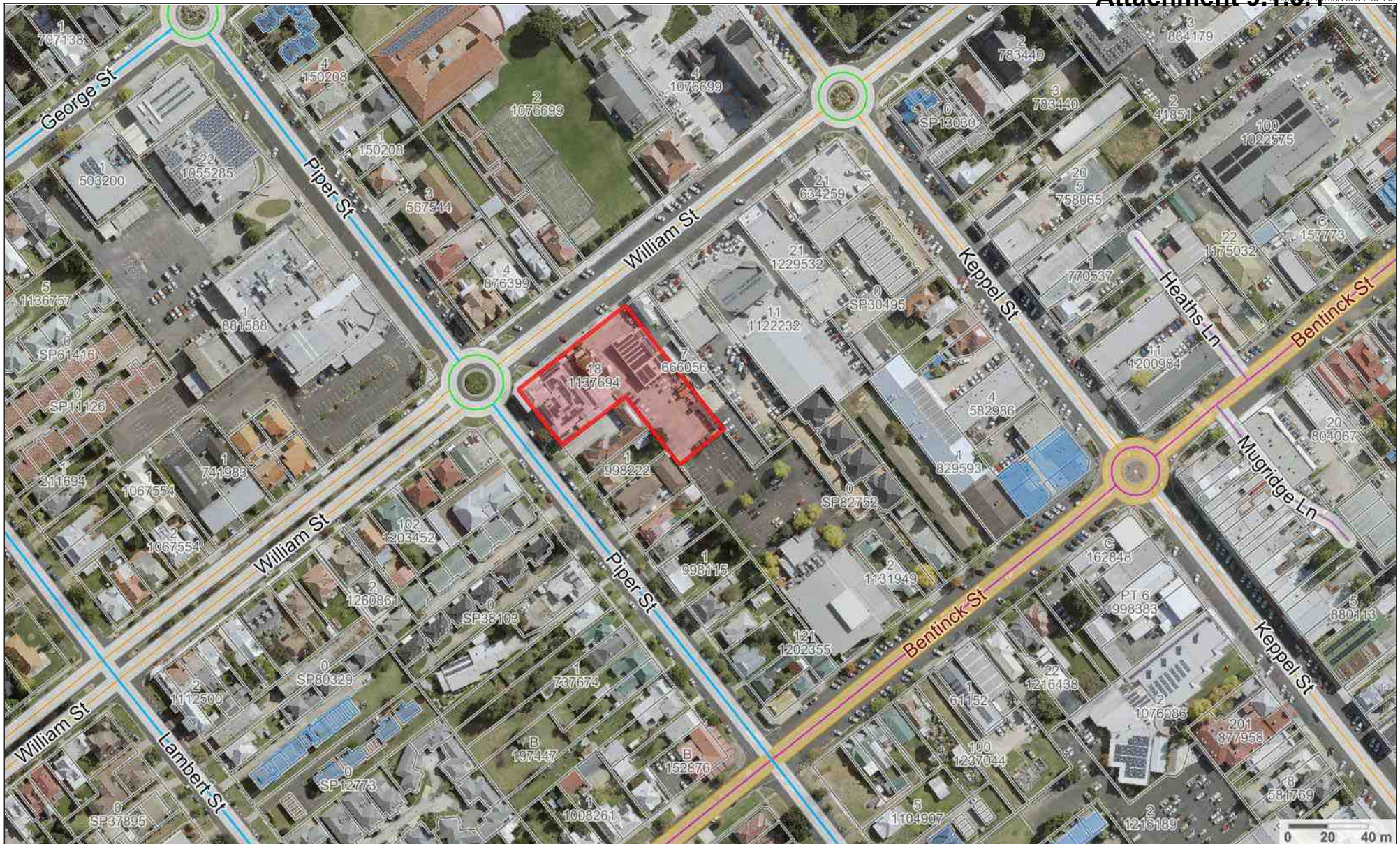
10	2023	238	Dual occupancy and two lot residential subdivision	7 Inn Place GORMANS HILL	2/08/2023	63		Under assessment
10	2023	239	Alterations and additions to a commercial development	260 Sydney Road KELSO	7/08/2023	58		Under assessment
10	2023	245	Secondary Dwelling and Carport	12 Henderson Street WEST BATHURST	8/08/2023	57	22	Under assessment
10	2023	248	Eight lot subdivision	296 Ophir Road STEWARTS MOUNT	15/08/2023	50		Under assessment
10	2023	249	Three lot residential subdivision (boundary adjustment)	159 Mitre Street WEST BATHURST	15/08/2023	50		Under assessment
10	2023	250	Single storey secondary dwelling and separate carport	8 Gladstone Street BATHURST	15/08/2023	50		Under assessment
10	2023	251	Dual occupancy (second dwelling), two lot residential	26 George Street BATHURST	10/08/2023	55		Under assessment
10	2023	252	Upgrade of carpark and driveway including bus shelter	168 Browning Street MITCHELL	10/08/2023	55		Under assessment
10	2023	254	Shed	3747 Sofala Road WATTLE FLAT	15/08/2023	50		Under assessment
10	2023	255	Construction of a shed	39 Parer Road ABERCROMBIE	23/08/2023	42	33	Notification
10	2023	259	Alterations & additions to dwellings + 2 lot residential	289-291 Russell Street BATHURST	23/08/2023	42		Report underway
10	2023	261	Secondary dwelling, additions and alterations to residential	46 Cherry Lane ROBIN HILL	21/08/2023	44		Under assessment
10	2023	262	Demolition of existing dwelling, 8 x serviced apartments, carport	93 Durham Street BATHURST	18/08/2023	47		Under assessment
10	2023	263	Farm shed	1395 Tarana Road LOCKSLEY	22/08/2023	43	27	Under assessment
10	2023	268	Demolition of existing dwelling and garages, tree removal and	154 Seymour Street BATHURST	24/08/2023	41		Further information required
10	2023	270	Dual Occupancy	74 Parer Road ABERCROMBIE	22/08/2023	43		Under assessment
10	2023	272	Dual Occupancy and Retaining Walls	71 Parer Road ABERCROMBIE	22/08/2023	43		Under assessment
10	2023	273	Community facility consisting of performance space and	Chifley Dam Road THE LAGOON	23/08/2023	42		Under assessment

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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
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NIL





**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.**

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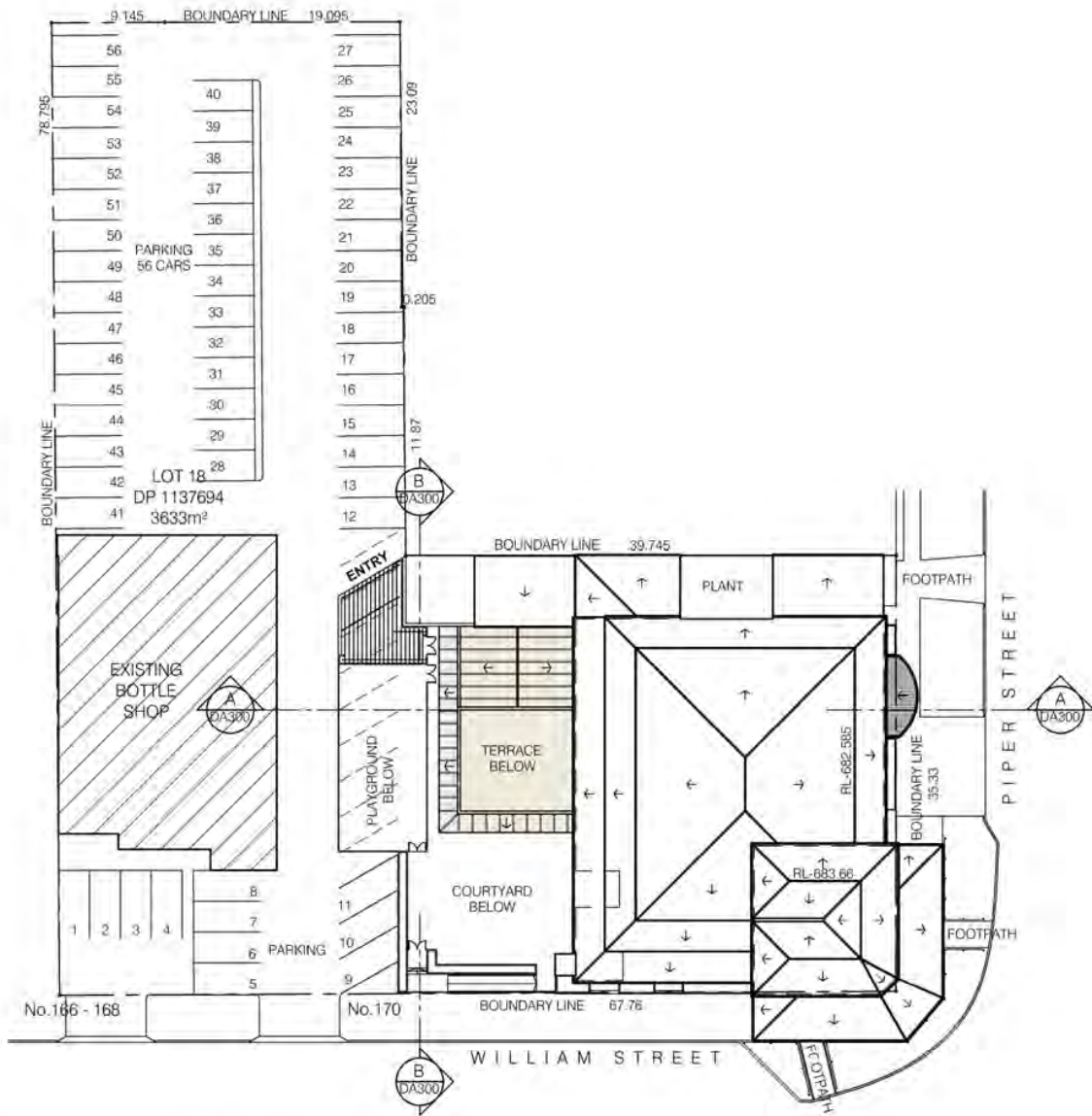
Drawn By: Emma Castle

Date: 29/08/2023

Projection: GDA94 / MGA zone 55

Map Scale: 1:2500 @ A4





ROOF PLAN / SITE PLAN  
SCALE 1:400

GFA CALCULATIONS

SITE AREA - 3633.0m<sup>2</sup>

GFA

EXISTING BOTTLE SHOP - 431.1m<sup>2</sup>  
EXISTING GROUND FLOOR - 823.2m<sup>2</sup>  
EXISTING FIRST FLOOR - 607.6m<sup>2</sup>

EXISTING TOTAL - 1861.9m<sup>2</sup>

PROPOSED GROUND FLOOR - 990.6m<sup>2</sup>  
PROPOSED FIRST FLOOR - 676.9m<sup>2</sup>

PROPOSED TOTAL - 2068.8m<sup>2</sup>

FSR

EXISTING - 0.51 : 1 (51.2%)  
PROPOSED - 0.57 : 1 (57.4%)

LICENSED AREA CALCULATIONS

PROPOSED GROUND FLOOR - 990.6m<sup>2</sup>  
PROPOSED FIRST FLOOR - 555.3m<sup>2</sup>

PROPOSED TOTAL - 1545.9m<sup>2</sup>

LEGEND

- NEW WORKS
- EXISTING WALLS TO BE RETAINED
- EXISTING WALLS TO BE DEMOLISHED
- NEW WALLS
- PROPOSED LEVELS
- EXISTING LEVELS

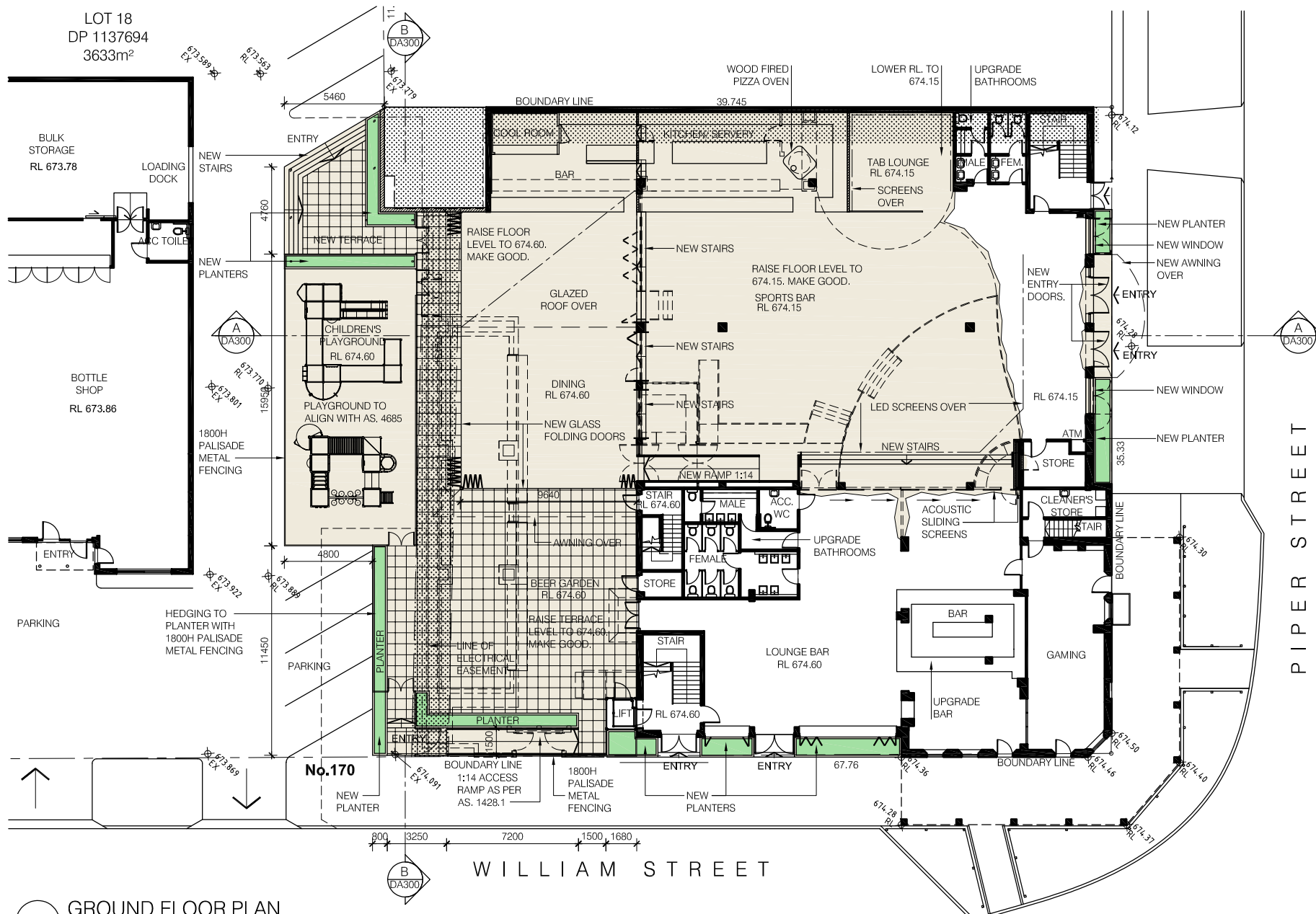
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B	PRELIMINARY DA ISSUE 2	18.03.20
A	PRELIMINARY DA ISSUE	11.03.20
	Issue / Amendment	Date



GROUP ARCHITECTS  
Tasmanian, Queensland, New South Wales and Victorian  
Group Architects - Tasmanian Branches - 4344  
Group Architects Pty Limited - ABN 53 609 366 045  
Suite 11 15/155 Market Street, Port Melbourne - 3207  
T: +61 3 9594 1050 F: +61 3 9594 1050  
OXFORD HOTEL

address  
CNR WILLIAM ST + PIPER STREET BATHURST NSW  
drawing  
ROOF PLAN / SITE PLAN

SCALE: 1:400  
ISSUE: C DATE: MAR 2020  
DWG No.: GA2020-013 DA100



GROUND FLOOR PLAN  
SCALE 1:200

C	DA ISSUE	19.03.20
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Issue	Amendment	Date

ALL DIMENSIONS TO BE VERIFIED ON SITE. DIMENSIONS  
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ANY DISCREPANCIES ARE TO BE REFERRED TO ARCHITECT  
BEFORE PROCEEDING.

**IF IN DOUBT, ASK!**



**GROUP ARCHITECTS**  
Formerly Brenchley Architects and Hosking Munro  
Nominated Architect Julian Brenchley 6246  
Group Architects Pty Limited ABN 82 600 366 069  
Suite 3.09/55 Miller Street Pyrmont nsw 2009  
T: +612 9660 1055 E: [Info@grouparchitects.com.au](mailto:Info@grouparchitects.com.au)

---

**OXFORD HOTEL**

address  
CNR WILLIAM ST + PIPER  
STREET BATHURST NSW

drawing  
GROUND FLOOR PLAN

SCALE: 1:200  
ISSUE: 'C'      DATE: MAR 2020  
DWG No.:GA2020-013    DA101



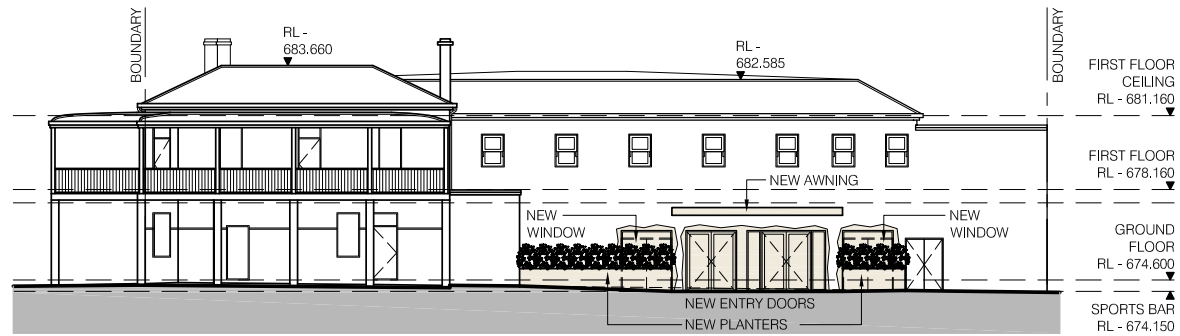
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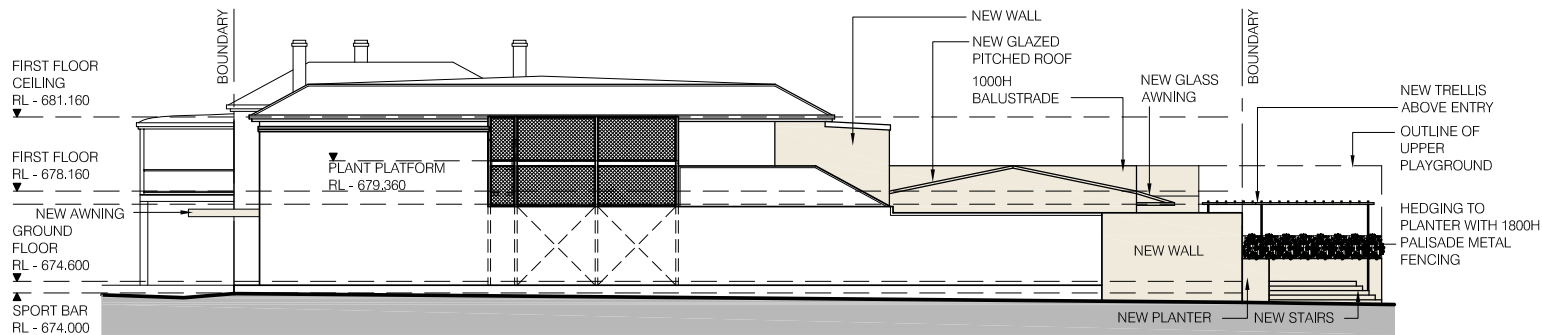
OXFORD HOTEL

SCALE: 1:200  
ISSUE: 'C'      DATE: MAR 2020  
DWG No.:GA2020-013    DA102





 SOUTH-WEST ELEVATION  
SCALE 1:200



 SOUTH-EAST ELEVATION  
SCALE 1:200

C	DA ISSUE	19.03.20
B	PRELIMINARY DA ISSUE 2	18.03.20
A	PRELIMINARY DA ISSUE	11.03.20
Issue	Amendment	Date

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T: +612 9660 1055 E: [info@grouparchitects.com.au](mailto:info@grouparchitects.com.au)

OXFORD HOTEL

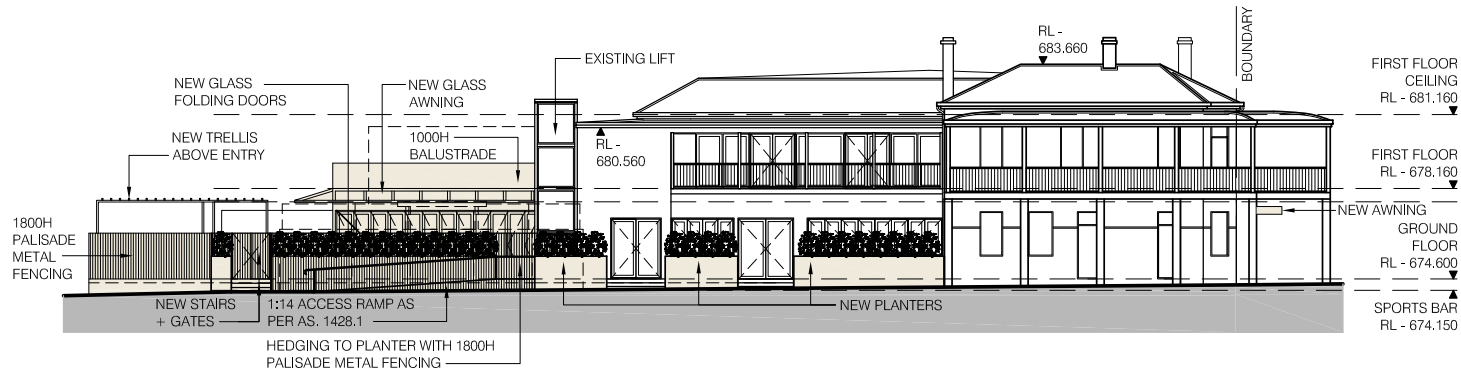
address  
CNR WILLIAM ST + PIPER  
STREET BATHURST NSW

drawing  
SOUTH-WEST + SOUTH-EAST  
ELEVATIONS

SCALE: 1:200

ISSUE: 'C'      DATE: MAR 2020

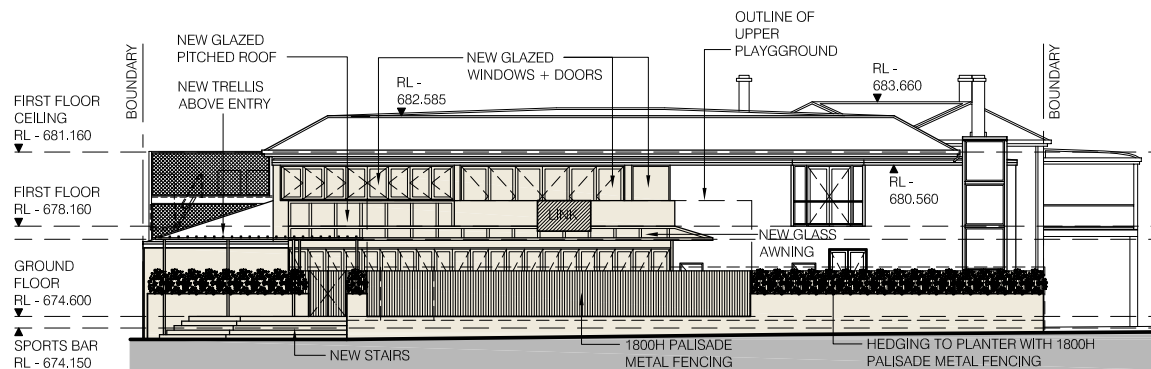
DWG No.:GA2020-013 DA201



 NORTH-WEST ELEVATION

---

SCALE 1:200



 NORTH-EAST ELEVATION

SCALE 1:200

C	DA ISSUE	19.03.20
B	PRELIMINARY DA ISSUE 2	18.03.20
A	PRELIMINARY DA ISSUE	11.03.20
Issue	Amendment	Date

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OXFORD HOTEL

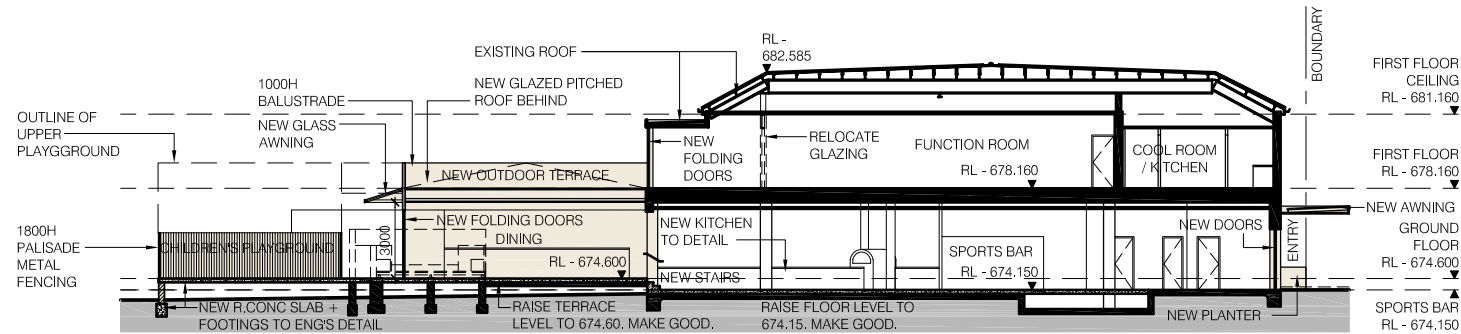
address  
CNR WILLIAM ST + PIPER  
STREET BATHURST NSW

drawing  
NORTH-WEST + NORTH-EAST  
ELEVATIONS

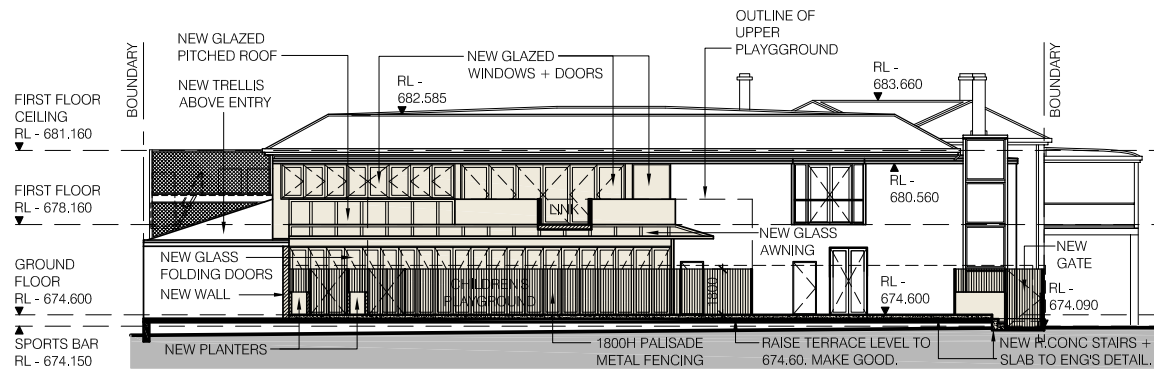
SCALE: 1:200

ISSUE: 'C'      DATE: MAR 2020

DWG No.:GA2020-013 DA200



SECTION A-A  
SCALE 1:200



SECTION B-B  
SCALE 1:200

C	DA ISSUE	19.03.20
B	PRELIMINARY DA ISSUE 2	18.03.20
A	PRELIMINARY DA ISSUE	11.03.20
Issue	Amendment	Date

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OXFORD HOTEL

address  
CNR WILLIAM ST + PIPER  
STREET BATHURST NSW

drawing  
SECTIONS A-A + B-B

SCALE: 1:200  
ISSUE: 'C'      DATE: MAR 2020  
DWG No.:GA2020-013    DA300

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CC 02	Site Plan – Existing/Demolition
CC 03	Site Plan – Proposed
CC 04	Staging Plan
CC 05	Roof Plan – Existing/Demolition
CC 06	Roof Plan – Proposed
CC 07	Ground Floor Plan - Existing/Demolition
CC 08	Ground Floor Plan - Proposed
CC 09	Ground Floor Plan – Floor Finishes
CC 10	Ground Floor Plan – Reflected Ceiling ...
CC 11	First Floor Plan - Existing/Demolition
CC 12	First Floor Plan - Proposed
CC 13	First Floor Plan – Floor Finishes
CC 14	First Floor Plan – Reflected Ceiling Plan
CC 15	Rendered Elevations 1 & 2
CC 16	Rendered Elevations 3 & 4
CC 17	Construction Elevations 1 & 2
CC 18	Construction Elevations 3 & 4
CC 19	Sections AA & BB
CC 20	Sections CC & DD
CC 21	Specification

Attachment 9.1.3.3

02 9332 5085  
0424 156 450  
BRETT@BMDD.COM.AU  
12 MAXWELL DRIVE, EGLINTON NSW 2795

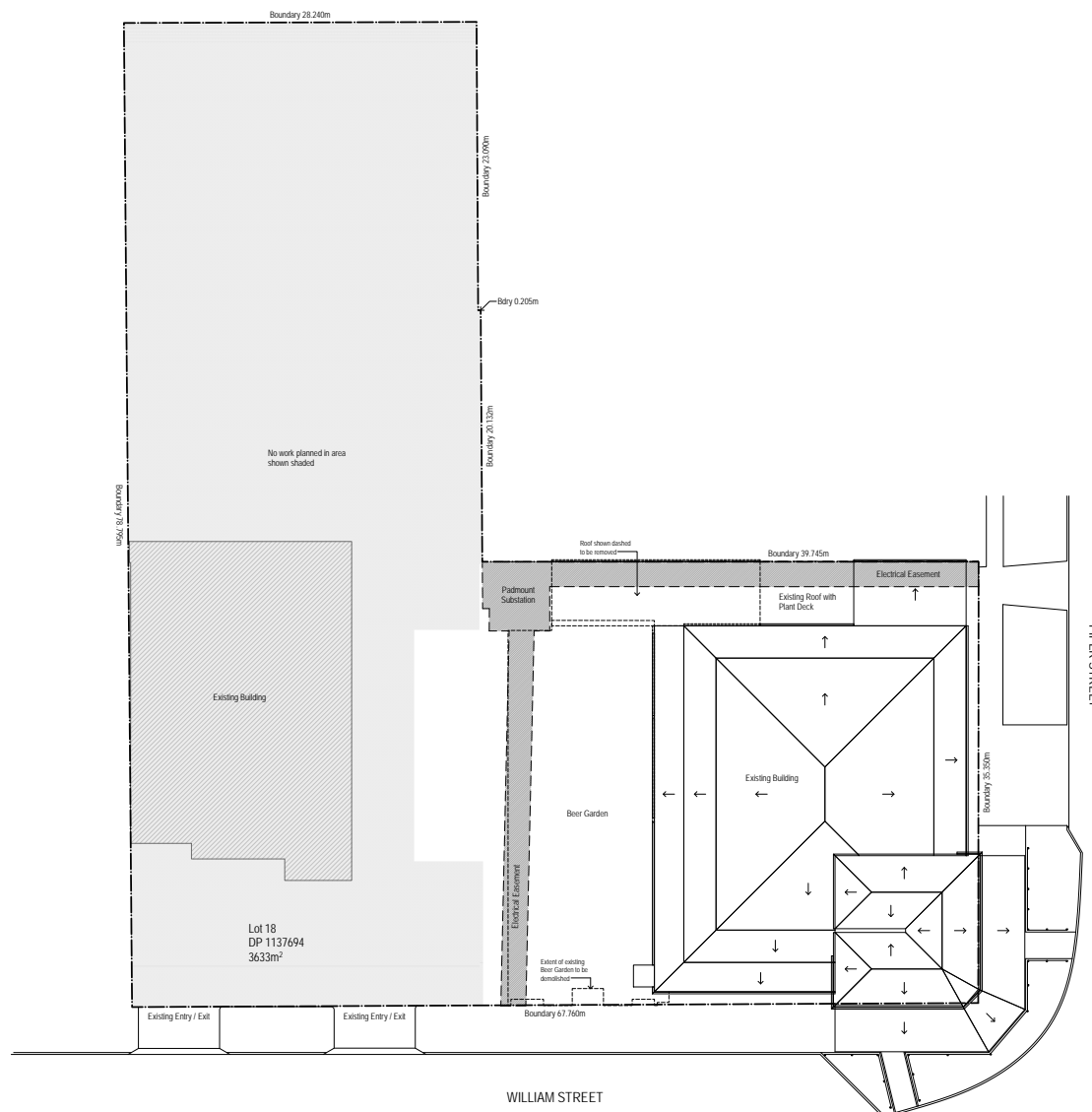


A	Aluminium
B	Basin
BDRY	Boundary
BPR	Bagged & Painted Brickwork
BY	Brick Veneer
CL	Ceiling Level
CNC	Concrete
CP	Concrete Paver
CPT	Carpet
CRS	Corrugated Roof Sheeting
CS	Cavity Sliding Door
CT	Ceramic Tile
CH	Double Hung
DP	Dormer
EMB	Electrical Meterboard
ENS	Ensuite
FB	Face Brick
FC	Fibre Cement
FFL	Finished Floor Level
F	Fixed Glass
FW	Floor Water
GM	Gas Meter
HC	Hollow Core
HWS	Hot Water Service
LDRY	Laundry
MH	Manhole
P	Plasterboard
OP	Fixed Panel
OG	Obscure Glass
REF	Refrigerator
RH	Rangefood Above
RL	Reduced Level
SC	Solid Core
SD	Sliding Door
SRL	Shower
SS	Stainless Steel Sink
SV	Stone Veneer
T	Tub
TC	Texture Coated Hebel
TF	Timber Floor Finish
TYP	Typical
UBO	Under Bench Oven
VL	Vinyl Floor Finish
WB	Weatherboards
WC	Water Closet
W	Water Meter
WM	Washing Machine
X	Sliding panel



## Notes:

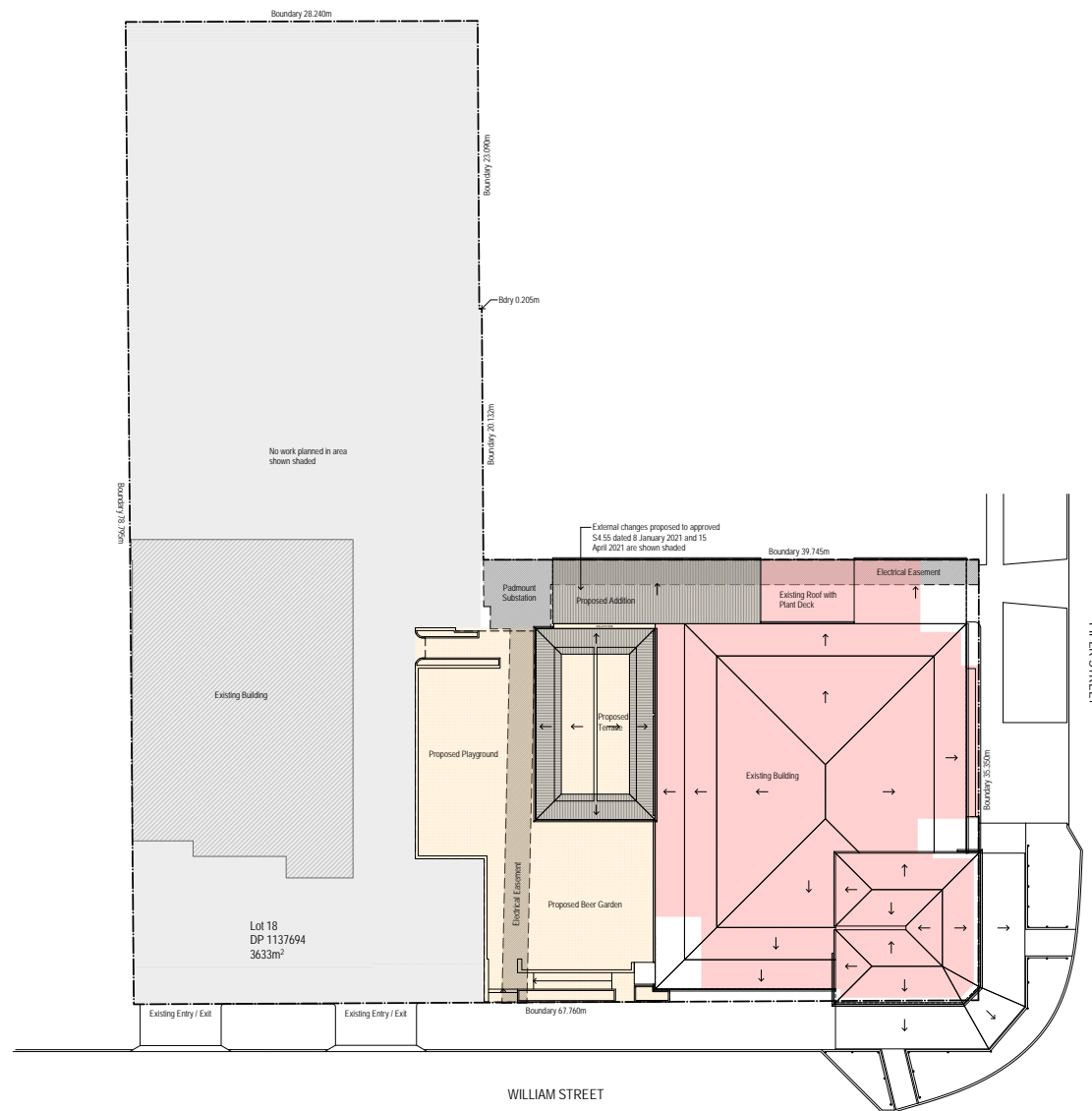
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		NOT FOR CONSTRUCTION			
Date	Issue	Amendment	Date	Issue	Amendment
15/09/23	A	Issued for comment	15/09/23	A	Issued for comment
18/09/23	B	Issued for comment	18/09/23	B	Issued for comment
20/09/23	C	50% Documentation Issue	20/09/23	C	50% Documentation Issue
			Alterations and Additions to Existing Building		
			Lion Majestic		
			170 William Street, BATHURST NSW 2795		
			<div> </div>		
			<div> <div>58 of 514</div> <div> <div>CC 02</div> <div>1:20 @ A1</div> </div> <div> <div>Date: 20/09/23</div> <div>Project: BM232411</div> </div> </div>		

A	Aluminium
B	Basin
BDRY	Boundary
BPR	Bagged & Planted Brickwork
BY	Brick Veneer
CL	Ceiling Level
CNC	Concrete
CP	Concrete Paver
CPT	Carpet
CRS	Corrugated Roof Sheeting
CS	Cavity Sliding Door
CT	Ceramic Tile
CH	Double Hung
DP	Downpipe
EMB	Electrical Meterboard
ENS	Ensuite
FB	Face Brick
FC	Fibre Cement
FFL	Finished Floor Level
F	Fixed Glass
FW	Floor Water
GM	Gas Meter
HC	Hollow Core
HWS	Hot Water Service
LDRY	Laundry
MH	Manhole
PB	Plasterboard
O	Fixed Panel
OG	Obscure Glass
REF	Refrigerator
RH	Rangeroof Above
RL	Reduced Level
SC	Solid Core
SD	Sliding Door
SHP	Shower
SS	Stainless Steel Sink
SV	Stone Veneer
T	Tub
TC	Texture Coated Hebel
TF	Timber Floor Finish
TYP	Typical
UBO	Under Bench Oven
VL	Vinyl Floor Finish
WB	Weatherboards
WC	Water Closet
W	Water Meter
WM	Washing Machine
X	Sliding panel

	No work planned in area shown shaded
	Primarily internal fitout works in area shown shaded
	External changes proposed to approved SA 55 dated 8 January 2021 and 15 April 2021 are shown shaded



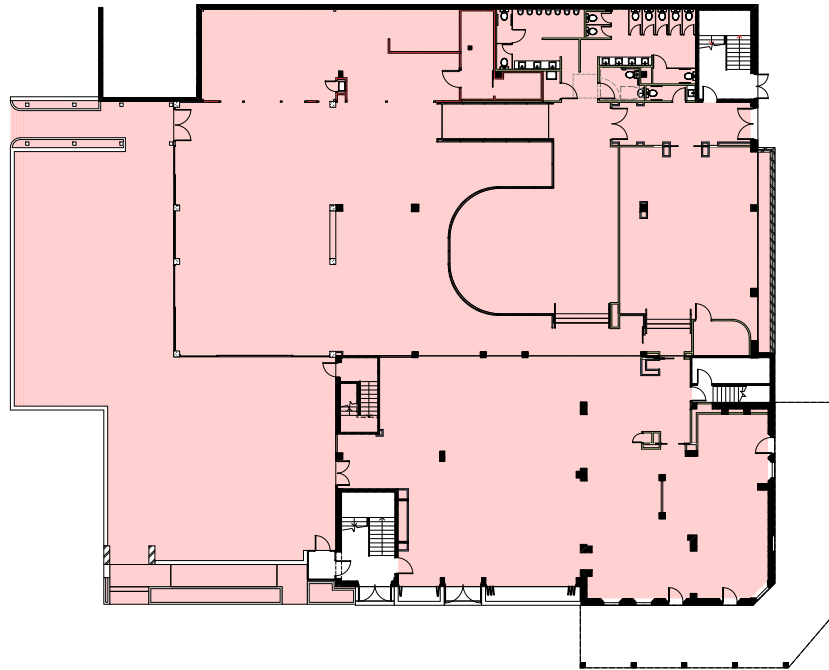
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			NOT	FOR	CONSTRUCTION	Alterations and Additions to Existing Building Lion Majestic 170 William Street, BATHURST NSW 2795	<div>Site Plan - Proposed</div> <div>CC 03</div> <div>Issue: C</div> <div>Issue: 1.200 @ A1</div> <div>Date: 20/09/23</div> <div>Project: BMC230411</div>
Date	Issue	Amendment	Date	Issue	Amendment		
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20/09/23	C	50% Documentation Issue	20/09/23	C	50% Documentation Issue		

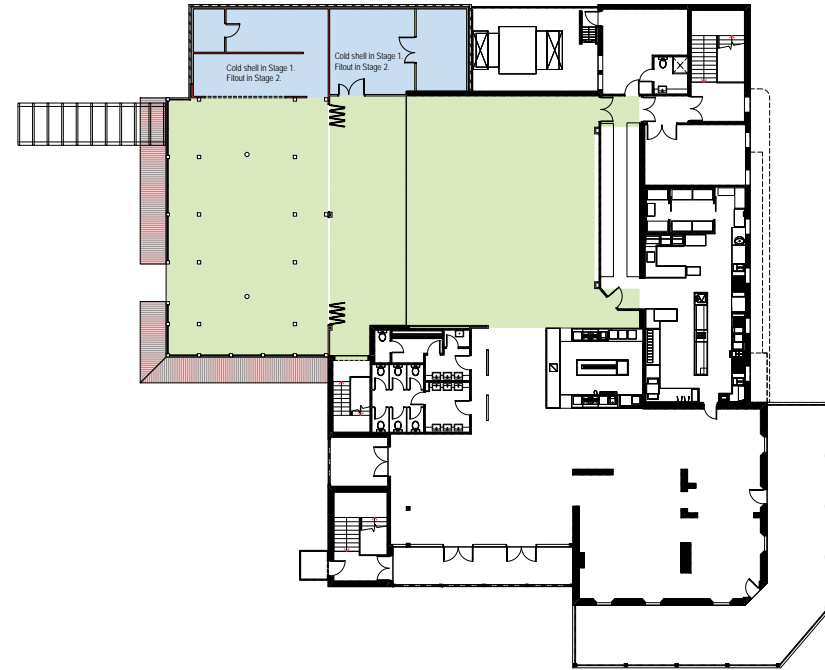
- Stage 1  
Nationally from Feb 2024 to Aug 2024
- Cold shell in Stage 1  
Fitout in Stage 2  
Nationally from Feb 2024 to Aug 2024
- Stage 2  
Nationally from Feb 2025 onwards
- Only incidental minor works are  
proposed to areas shown unshaded



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Staging - Ground Floor  
Scale 1:150

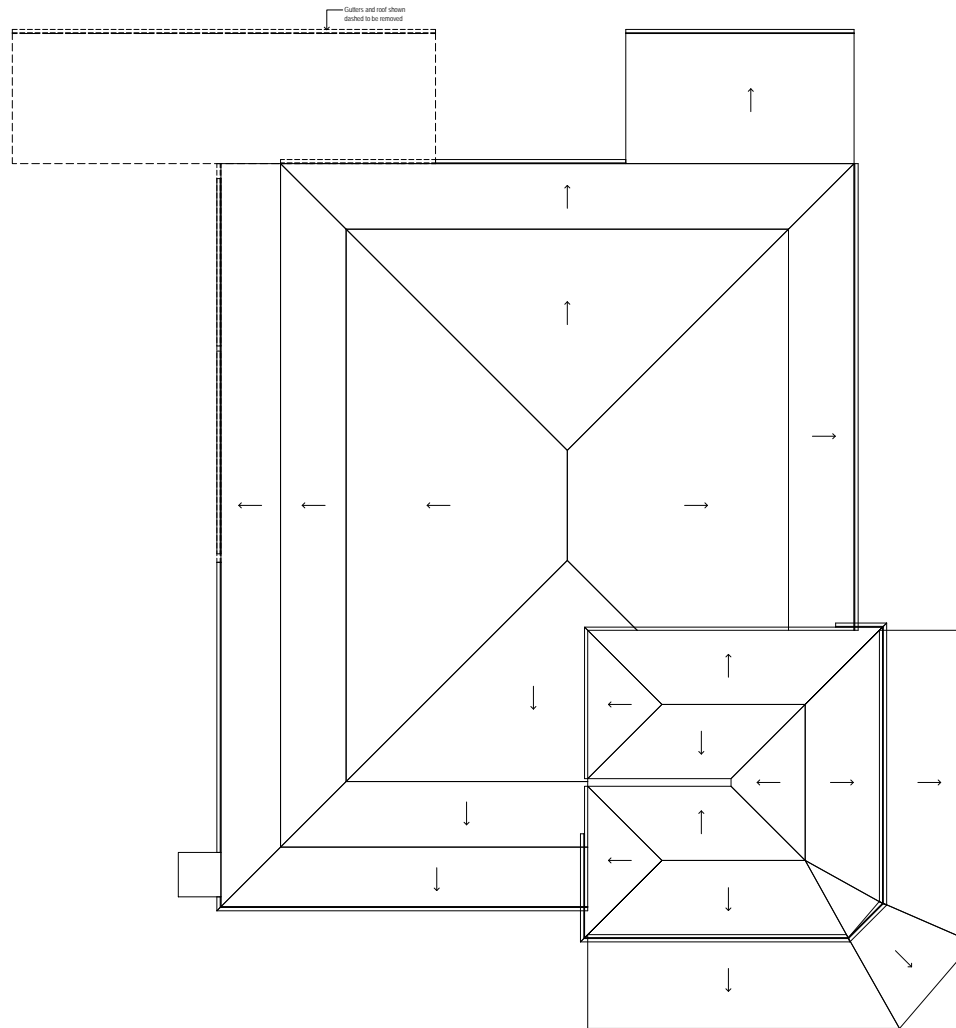


Staging - First Floor  
Scale 1:150

A	Aluminium
B	Basin
BDRY	Boundary
BPS	Bagged & Planted Brickwork
BY	Brick Veneer
CL	Ceiling Level
CNC	Concrete
CP	Concrete Paver
CPT	Carpet
CRS	Corrugated Roof Sheeting
CS	Cavity Sliding Door
CT	Ceramic Tile
CH	Double Hung
DP	Downpipe
EMB	Electrical Meterboard
ENS	Ensuite
FB	Face Brick
FC	Fibre Cement
FLL	Finished Floor Level
F	Fixed Glass
FW	Floor Water
GM	Gas Meter
HC	Halver Cone
HWS	Hot Water Service
LDRY	Laundry
MH	Manhole
P	Pantry
PB	Plasterboard
O	Fixed Panel
OG	Obscure Glass
REF	Refrigerator
RH	Rangeroof Above
RL	Reduced Level
SC	Solid Core
SD	Sliding Door
SHR	Shower
SS	Stainless Steel Sink
SV	Stone Veneer
T	Tub
TC	Texture Coated Hebel
TF	Timber Floor Finish
TYP	Typical
UBO	Under Bench Oven
VL	Vinyl Floor Finish
WB	Weatherboards
WC	Water Closet
W	Water Meter
WM	Washing Machine
X	Sliding panel



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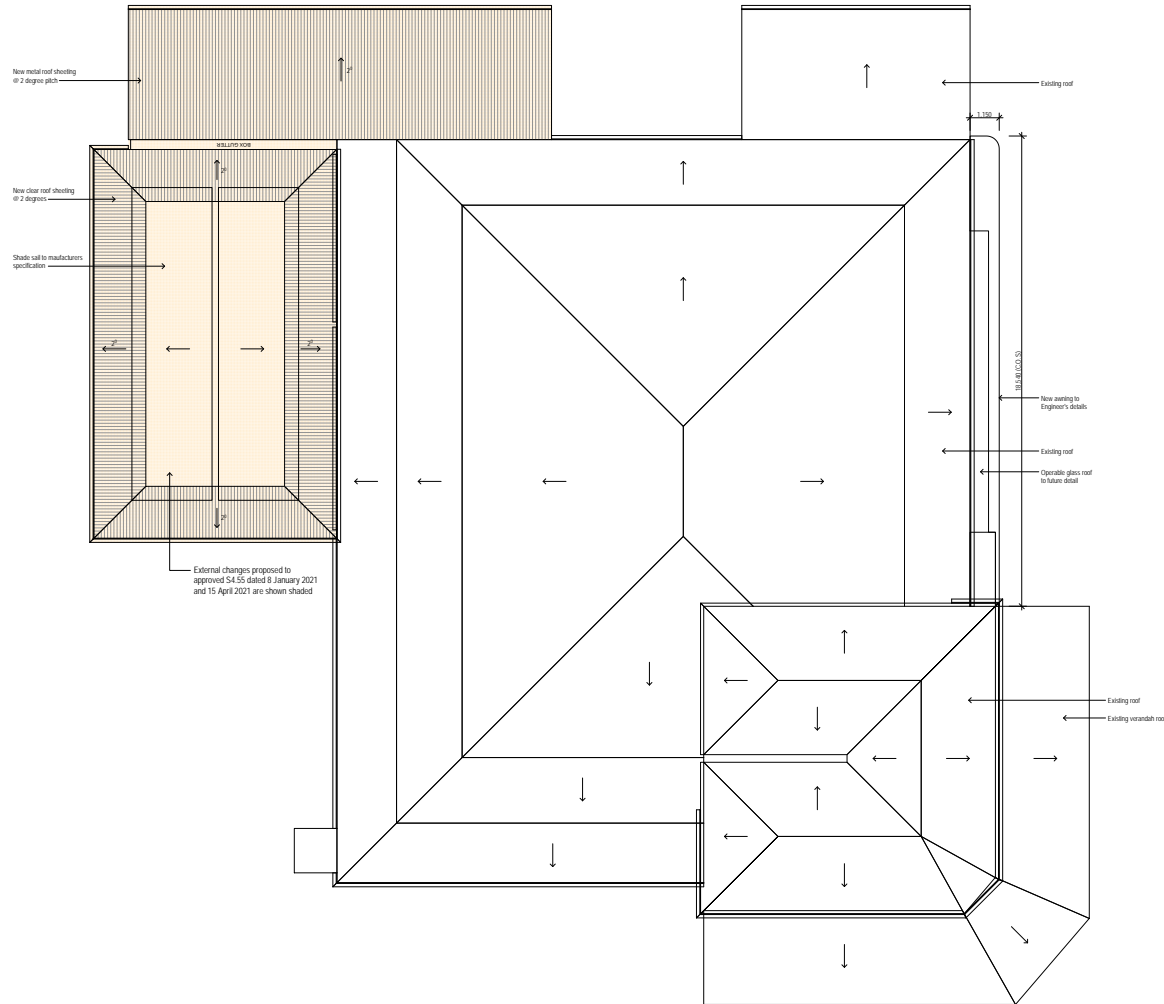
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15/09/23	A	Issued for comment	15/09/23	A	Issued for comment
18/09/23	B	Issued for comment	18/09/23	B	Issued for comment
20/09/23	C	50% Documentation Issue	20/09/23	C	50% Documentation Issue
				Alterations and Additions to Existing Building	
				Lion Majestic	
				170 William Street, BATHURST NSW 2795	
				61 of 514 Date: 20/09/23 Project: IMC230411	



A	Aluminium
B	Basin
BDRY	Boundary
BPS	Bagged & Painted Brickwork
BY	Brick Veneer
CL	Ceiling Level
CNC	Concrete
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F	Fixed Glass
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GM	Gas Meter
HC	Hollow Core
HWS	Hot Water Service
LDRY	Laundry
MH	Manhole
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PB	Plasterboard
O	Fixed Panel
OG	Obscure Glass
REF	Refrigerator
RH	Rangeroof Above
RL	Reduced Level
SC	Solid Core
SD	Sliding Door
SHR	Shower
SS	Stainless Steel Sink
SV	Stone Veneer
T	Tub
TC	Texture Coated Hebel
TF	Timber Floor Finish
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X	Sliding panel

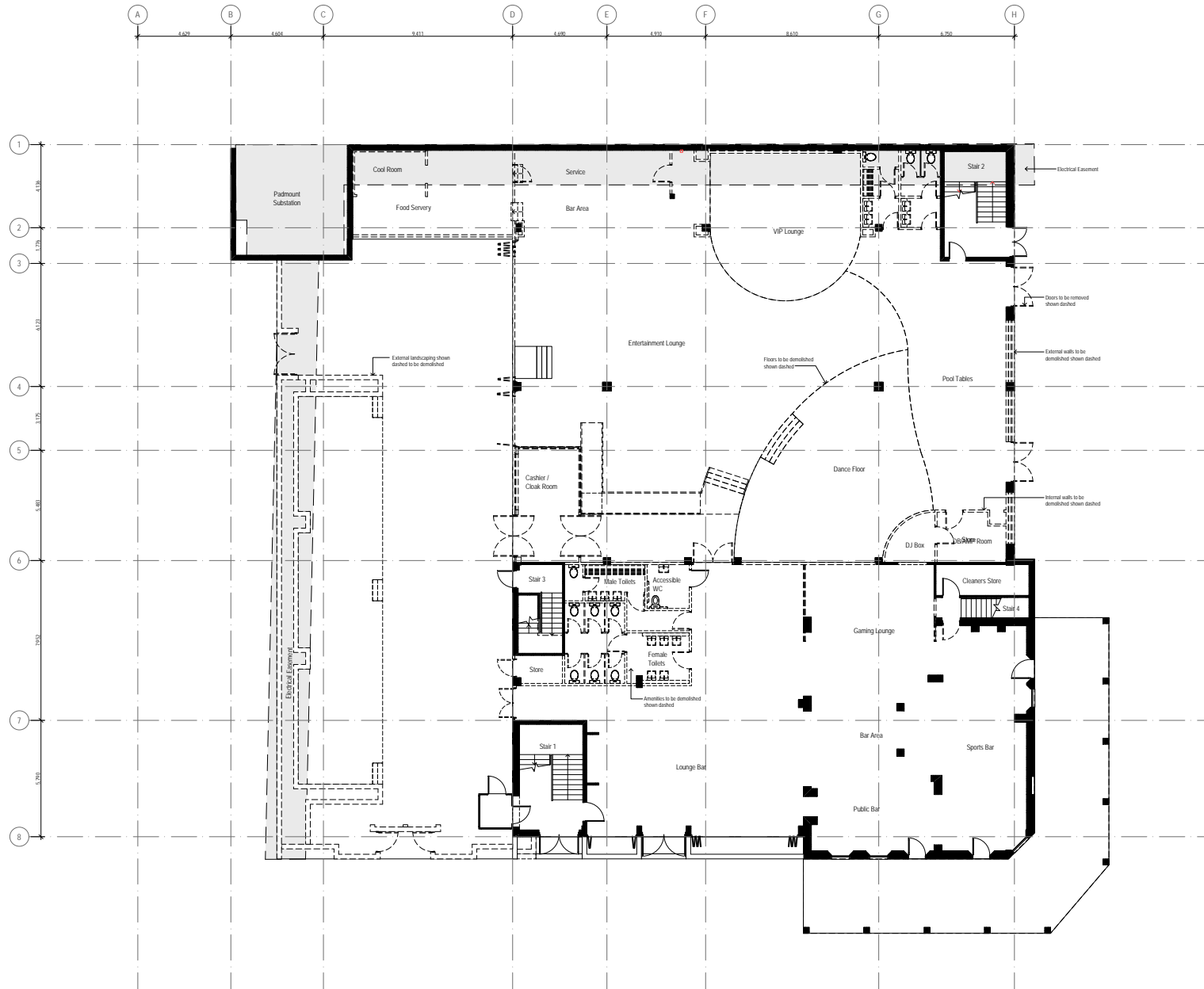


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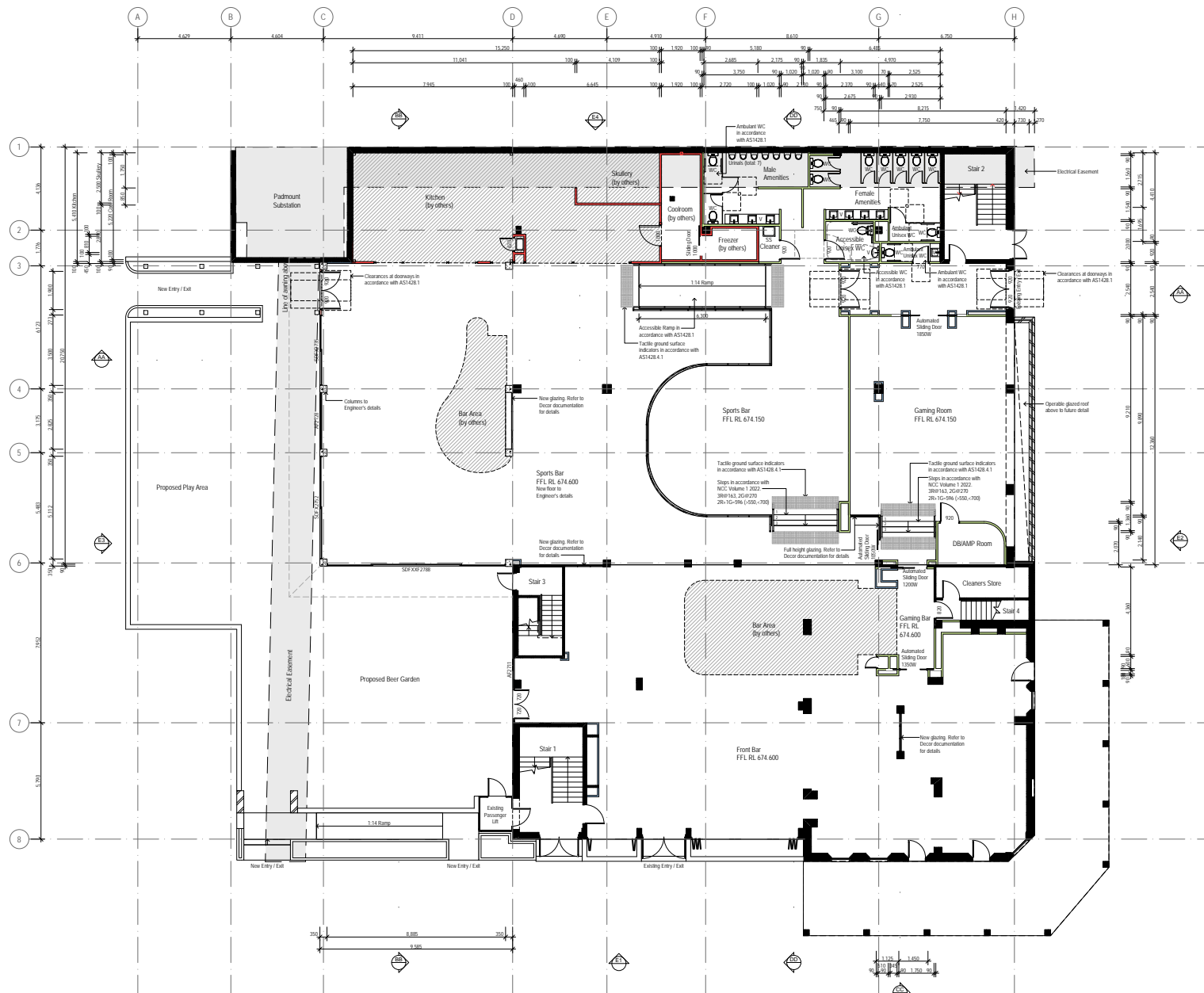
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			18/09/23	B
			20/09/23	C
		Amendment Issued for comment Issued for comment 50% Documentation Issue		
		Ground Floor Plan - Existing/Demolition		
		CC 07		
		1:100 @ A1		
		Date: 20/09/23		
		Project: BMC230411		

A Aluminium  
B Basin  
BDRY Boundary  
BPS Bagged & Planted Brickwork  
BV Brick Veneer  
CL Ceiling Level  
CNC Concrete  
CP Concrete Paver  
CPT Carpet  
CRS Corrugated Roof Sheeting  
CS Cavity Sliding Door  
CT Ceramic Tile  
DH Double Hung  
DP Downpipe  
EMB Electrical Meterboard  
ENS Ensuite  
FB Face Brick  
FC Fibre Cement  
FPL Finished Floor Level  
F Fixed Glass  
FW Floor Waste  
GM Gas Meter  
HC Hollow Core  
HWS Hot Water Service  
LDWY Laundry  
MH Manhole  
P Pantry  
PB Plasterboard  
O Obscure Glass  
OG Obscure Glass  
REF Refrigerator  
RH Rafterhead Above  
RL Reduced Level  
SC Solid Core  
SD Sliding Door  
SHP Shower  
SS Stainless Steel Sink  
SV Stone Veneer  
T Tub  
TC Texture Coated Hebel  
TF Timber Floor Finish  
TYP Typical  
UBO Under Bench Oven  
VL Vinyl Floor Finish  
WB Weatherboards  
WC Water Closet  
W Water Meter  
WM Washing Machine  
X Sliding panel

10mm framed internal wall with selected wall finishes. Refer to Decor documentation for details.  
100mm cavity free wall in accordance with AS4674  
10mm framed external wall with selected wall finishes. Refer to Decor documentation for details.

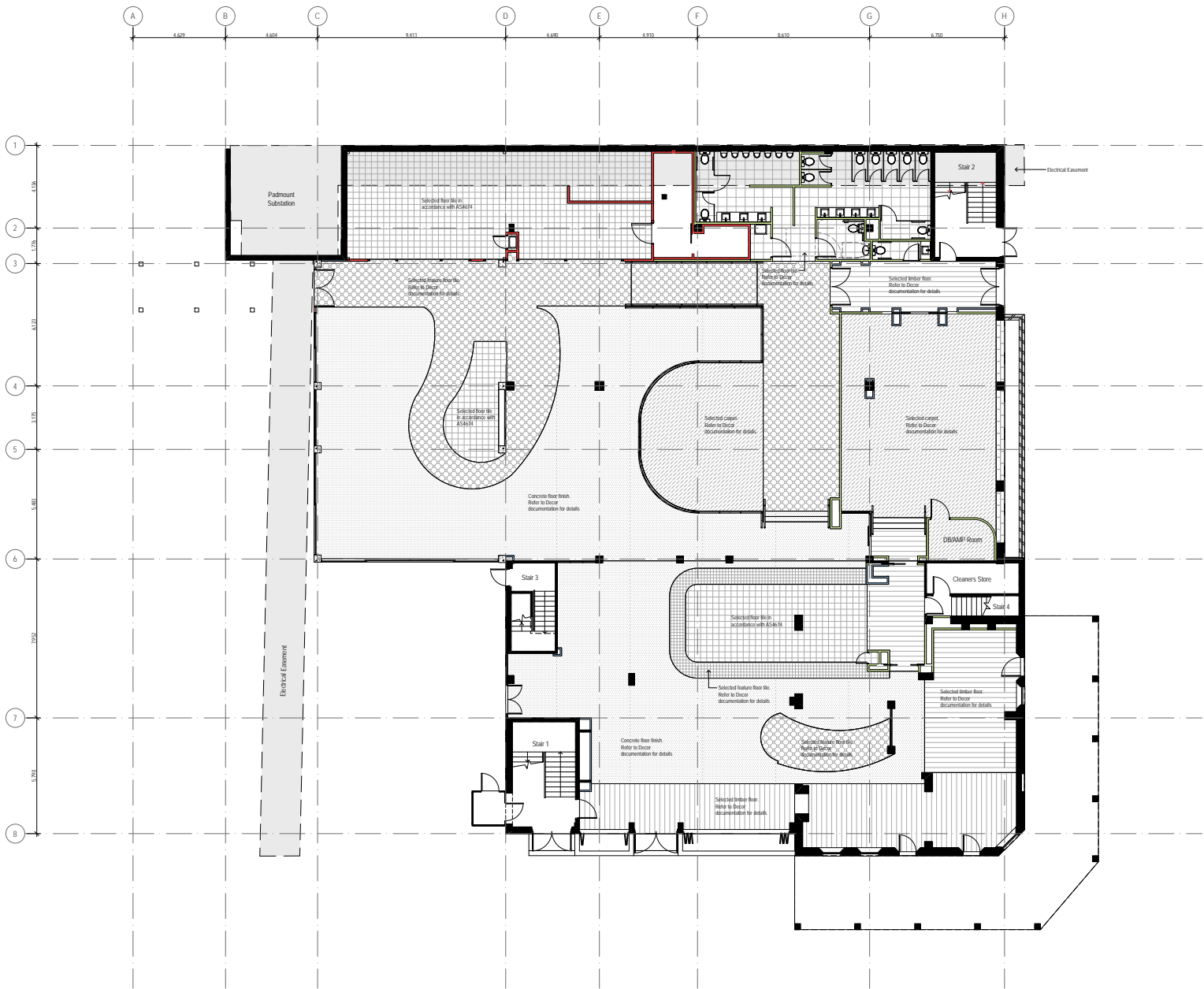


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20/09/23	C	50% Documentation Issue	20/09/23	C	50% Documentation Issue	

Ground Floor Plan - Floor Finishes

CC 09

Scale: 1:100 @ A1

Date: 20/09/23

Project: IMC230411



			NOT	FOR	CONSTRUCTION
Date	Issue	Amendment	Date	Issue	Amendment
			15/09/23	A	Issued for comment
			19/09/23	B	Issued for comment
			20/09/23	C	50% Documentation Issue

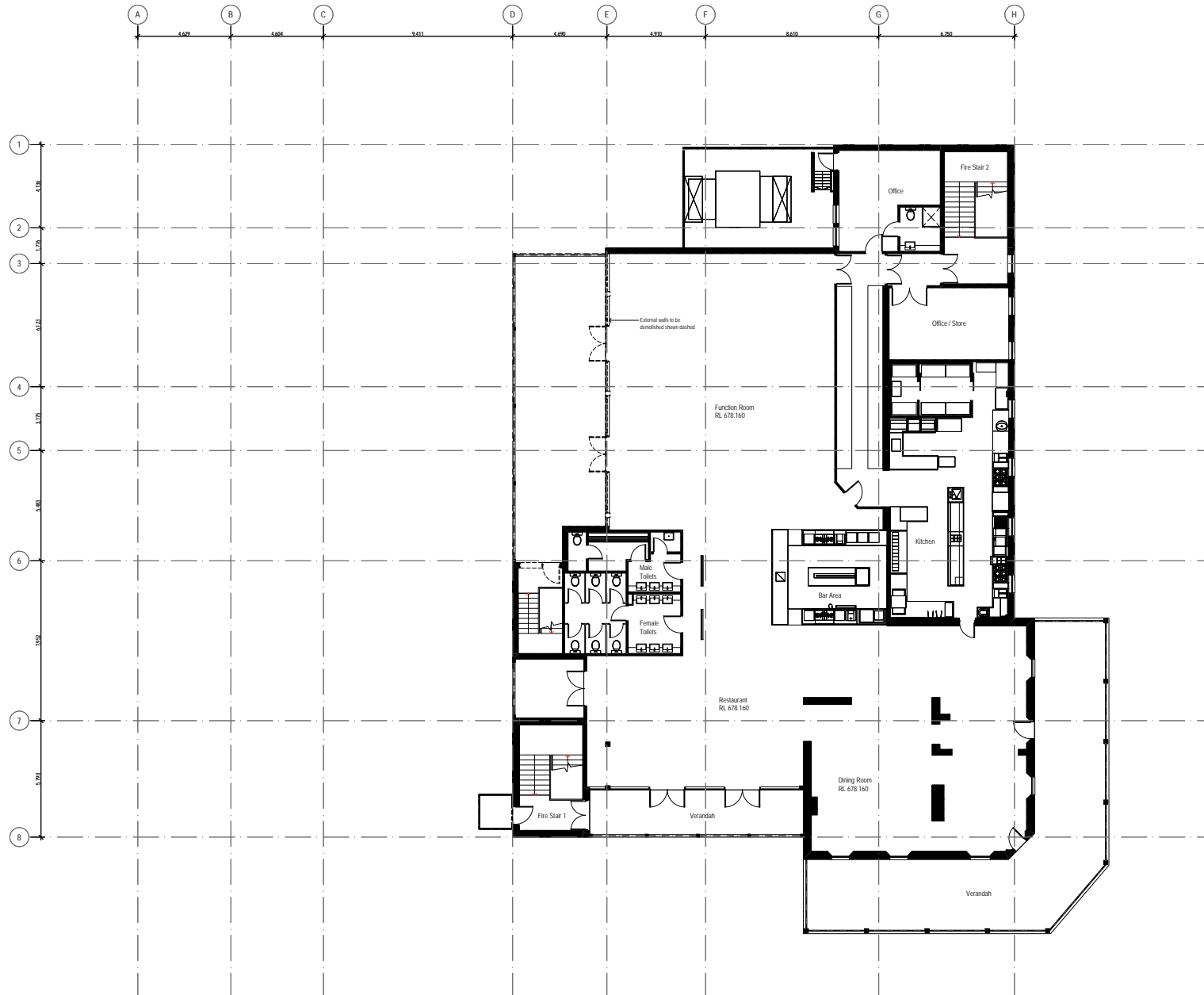


Ground Floor Reflected Ceiling

66 of 514



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FB	Face Brick
FC	Fibre Cement
FLL	Finished Floor Level
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FW	Flow Water
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HWS	Hot Water Service
LDRY	Laundry
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OG	Obscure Glass
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RL	Reduced Level
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SHP	Shower
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SV	Stone Veneer
T	Tub
TC	Texture Coated Hebel
TF	Timber Floor Finish
Typ	Typical
UBO	Under Bench Oven
VL	Vinyl Floor Finish
WB	Weatherboards
WC	Water Closet
W	Water Meter
WM	Washing Machine
X	Sliding panel

10mm framed internal wall with selected wall finishes. Refer to Decor documentation for details

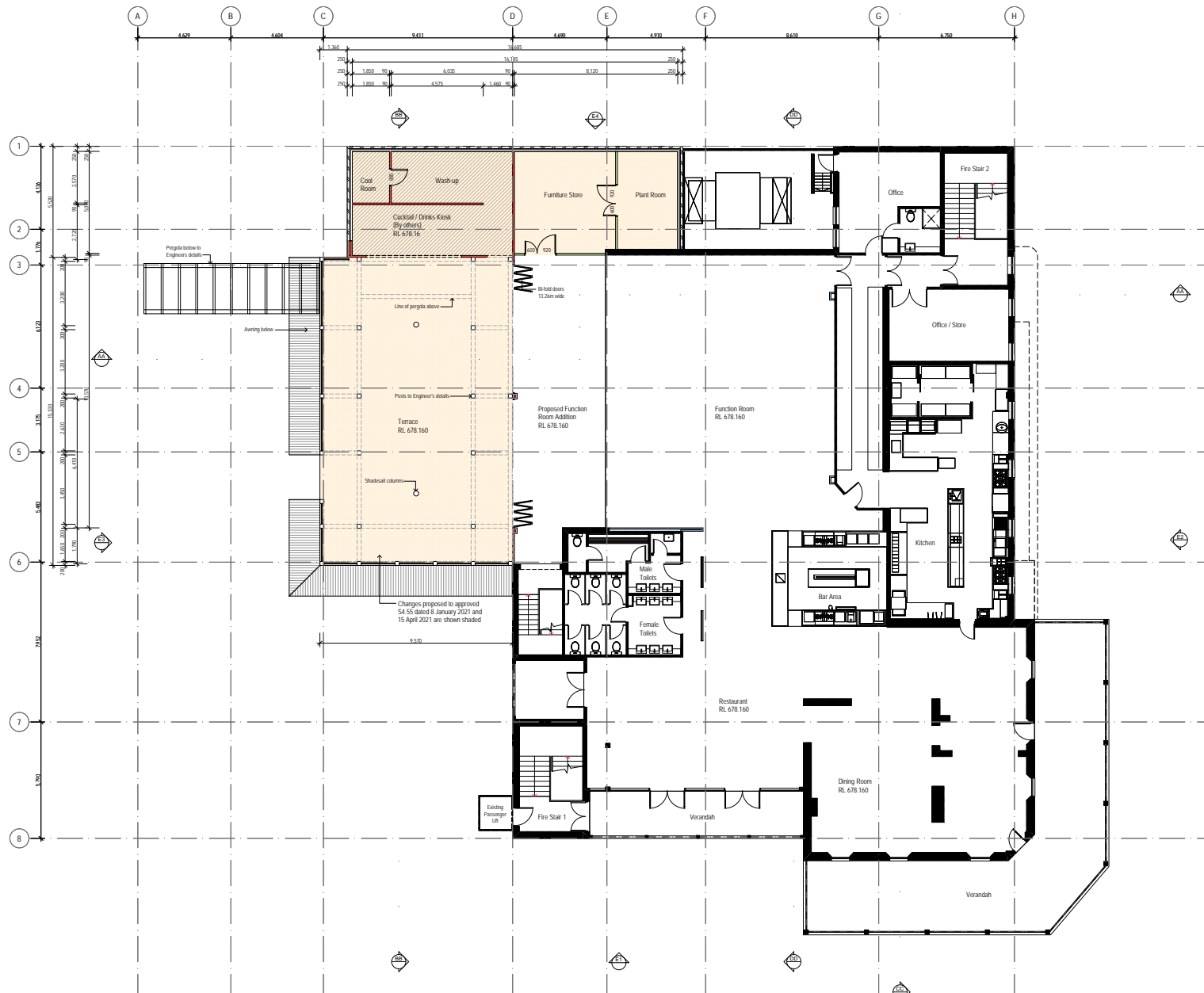
Framed wall with selected wall finishes. Refer to Decor documentation for details

100mm cavity free wall in accordance with AS4674

10mm framed external wall with selected wall finishes. Refer to Decor documentation for details



**Notes:**  
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3. All discrepancies are to be referred to designer for action.



		NOT FOR CONSTRUCTION			
Date	Issue	Amendment	Date	Issue	Amendment
			18/09/23	A	Issued for comment
			19/09/23	B	Issued for comment
			20/09/23	C	50% Documentation Issue
Alterations and Additions to Existing Building					
Lion Majestic					
170 William Street, BATHURST NSW 2795					
				First Floor Plan - Proposed	
				CC 12	
				Issue: C	
				Being 1:500 @ A1	
				Date: 20/09/23	
				Project: BMC232411	





Architectural floor plan of a building, oriented horizontally. The plan is overlaid on a grid system with vertical lines labeled A through H and horizontal lines labeled 1 through 8. Dimensions are provided for the grid intervals.

**Grid Dimensions:**

- Horizontal (A-H): A-B: 5.875, B-C: 5.608, C-D: 9.811, D-E: 6.099, E-F: 4.970, F-G: 8.430, G-H: 6.700.
- Vertical (1-8): 1-2: 4.138, 2-3: 3.178, 3-4: 4.071, 4-5: 3.175, 5-6: 5.481, 6-7: 2.950, 7-8: 5.200.

**Key Features and Annotations:**

- Top Left:** A staircase with a landing area. A note indicates "Plasterboard Ceiling Ch 250".
- Top Center:** A large rectangular area with a diagonal dashed line. A note indicates "Plasterboard Ceiling Ch 250".
- Top Right:** A staircase with a landing area. A note indicates "Plasterboard Ceiling Ch 250".
- Center:** A large rectangular area with a diagonal dashed line. A note indicates "Select ceiling 2500mm A/F L".
- Bottom Left:** A staircase with a landing area. A note indicates "Select ceiling 2500mm A/F L".
- Bottom Center:** A staircase with a landing area. A note indicates "Select ceiling 2500mm A/F L".
- Bottom Right:** A staircase with a landing area. A note indicates "Select ceiling 2500mm A/F L".



Elevation 1



Elevation 2



Elevation 3

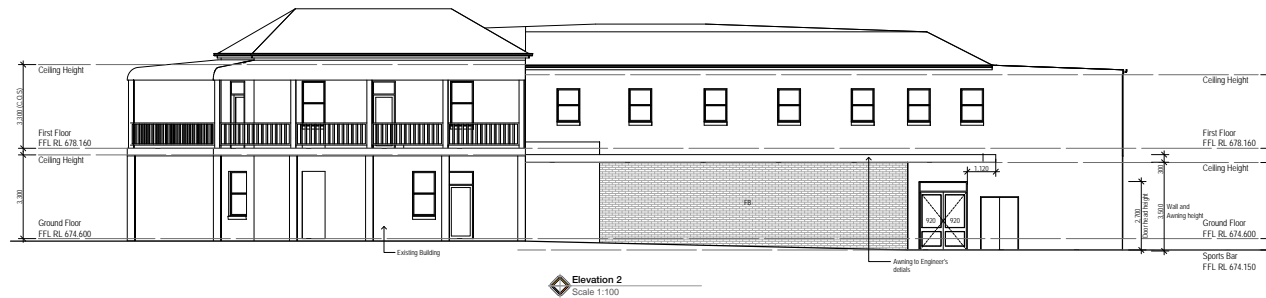
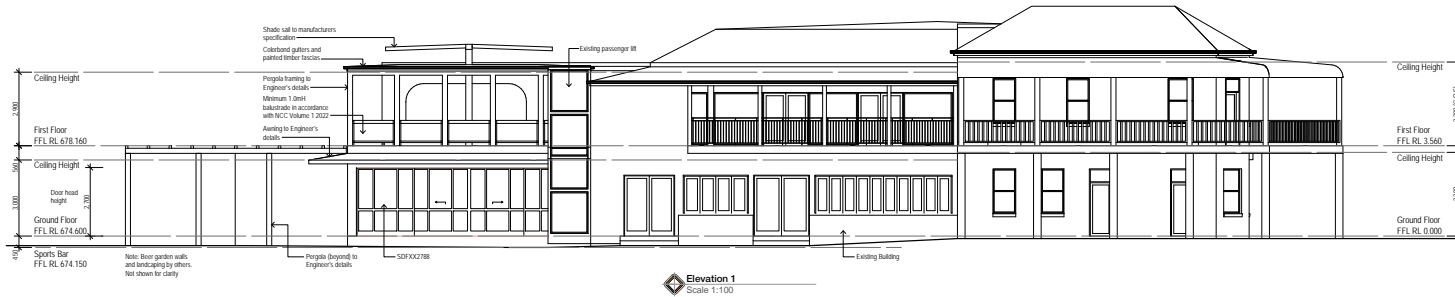


Elevation 4

A Aluminium  
B Basin  
BDRY Boundary  
BPS Bagged & Painted Brickwork  
BV Brick Veneer  
CL Ceiling Level  
CNC Concrete  
CP Concrete Paver  
CPT Carpet  
CRS Corrugated Roof Sheeting  
CS Cavity Sliding Door  
CT Ceramic Tile  
DH Double Hung  
DP Downpipe  
EMB Electrical Meterboard  
ENS Ensuite  
FB Face Brick  
FC Fibre Cement  
FPL Finished Floor Level  
F Fixed Glass  
FW Floor Waste  
GM Gas Meter  
HC Hollow Core  
HWS Hot Water Service  
LDW Laundry  
MH Manhole  
P Plasterboard  
PB Painted Brickwork  
O Opening  
OG Obscure Glass  
REF Refrigerator  
RH Rafterhead Above  
RL Reduced Level  
SC Solid Core  
SD Sliding Door  
SRL Shower  
SS Stainless Steel Sink  
SV Stone Veneer  
T Tub  
TC Texture Coated Hebel  
TF Timber Floor Finish  
TYP Typical  
UBO Under Bench Oven  
VL Vinyl Floor Finish  
WB Weatherboards  
WC Water Closet  
W Water Meter  
WM Washing Machine  
X Sliding panel



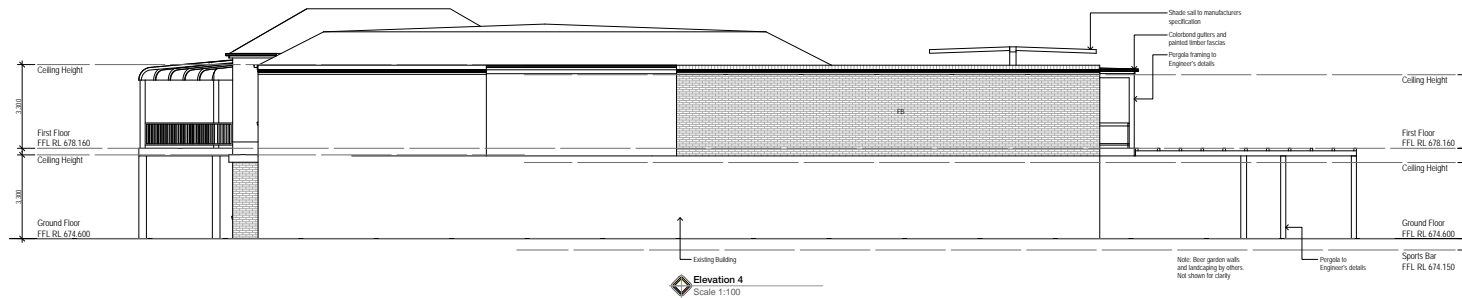
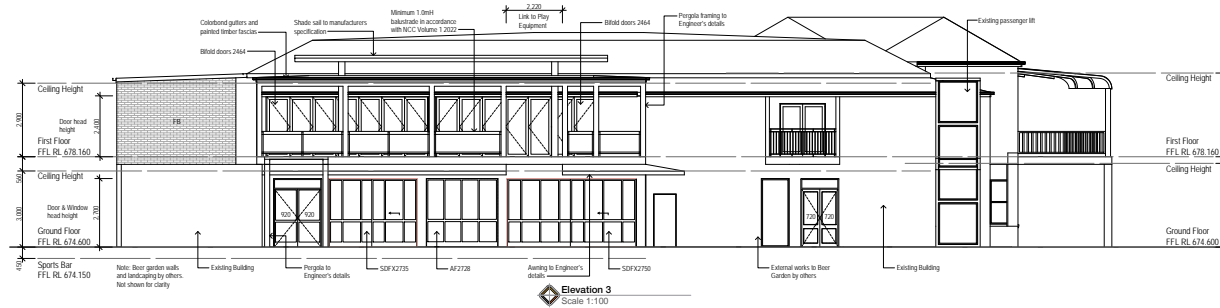
**Notes:**  
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CL Ceiling Level  
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CPT Corrugated Roof Sheeting  
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WB Weatherboards  
WC Water Closet  
W Water Meter  
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**Notes:**  
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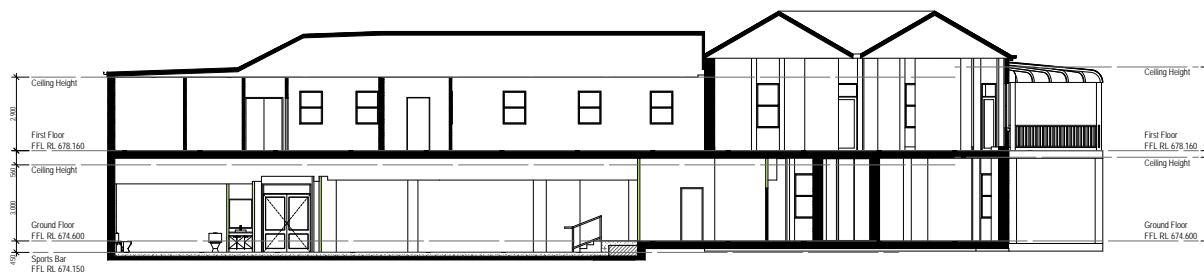


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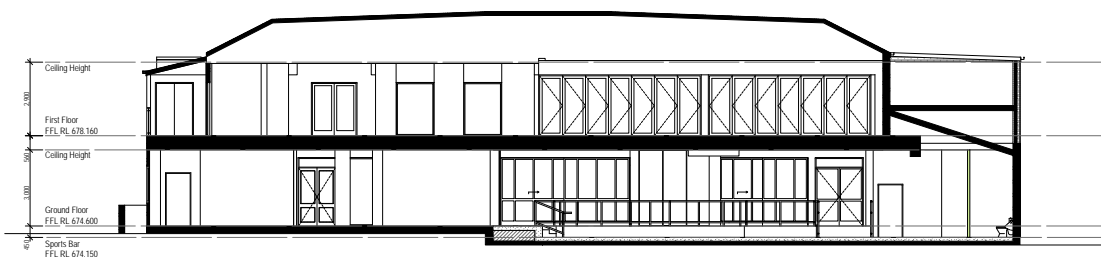
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RL Reduced Level  
SC Solid Core  
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SS Stainless Steel Sink  
SV Stone Vase  
T Tub  
TC Texture Coated Hebel  
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**Notes:**  
1. Builder to confirm coordination of architectural and structural documentation prior to construction.  
2. All dimensions are to be verified on site by contractor prior to commencement of any works.  
3. All discrepancies are to be referred to designer for action.



Section CC  
Scale 1:100



Section DD  
Scale 1:100

			NOT FOR CONSTRUCTION			Alterations and Additions to Existing Building Lion Majestic 170 William Street, BATHURST NSW 2795	<div>Sections CC &amp; DD CC 20</div> <div>Issue: C Issue: 1.00 @ A1</div> <div>Date: 20/09/23 Project: BMC230411</div>
Date	Issue	Amendment	Date	Issue	Amendment		
15/09/23	A	Issued for comment	15/09/23	A	Issued for comment		
18/09/23	B	Issued for comment	18/09/23	B	Issued for comment		
20/09/23	C	50% Documentation Issue	20/09/23	C	50% Documentation Issue		

**General**

- Design & Construct drawings prepared on the basis of DA approved drawings and the Client supplied Design Brief.
- Dimensions are in millimetres unless otherwise noted.
- All dimensions shall be verified on site by Contractor prior to commencement of any works.
- Figured dimensions take precedence over scaled.
- Do not scale off drawings.
- 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.
- NCC refers to the National Construction Code - Volume 1 2022, Building Code of Australia, Class 2 to 9 Buildings
- All discrepancies are to be referred to designer for action.
- Ground levels shown are subject to preliminary survey only and as such final levels and confirmation of same remains the Contractor's responsibility.
- No liability will be accepted due to failure to observe & implement any of the above.

**Statutory Requirements - NCC Volume 1 2022**

- All work is to be carried out in accordance with the NCC conditions imposed by the local authority and the commitments outlined in the relevant Part J Assessment.
- The Builder is to comply with the requirements of all legally constituted authorities having jurisdiction over the building works.
- Soil & sediment erosion control in accordance with requirements of the department of land & water conservation are to be put into place prior to commencement of building works.
- Prior to the commencement of building work, the Builder shall provide temporary toilet facilities for the use of subcontractors. On completion the Builder shall remove the amenity.

**BCA Requirements**

- All materials shall comply with Section B - Structure of the NCC.
- All materials & assembly materials & structure must comply with Specification 7 of the NCC.
- All selected floor coverings to comply with Clause C2D11 of the NCC. A compliance report is to be provided to Council prior to granting of the Occupation Certificate in accordance with this Clause.
- All wet area floors are to be graded and drained to floor wastes to NCC & plumbing codes.
- An approved impervious wall/floor joint is to be provided to the perimeter of all wet areas to NCC & Council requirements.
- The electricity supply system must comply with Clause C3D14 of the NCC.
- All services penetrating building elements required to have an FRL are to be done so in accordance with NCC Clause C4D15
- Openings for service installations.
- All construction joints, spaces and the like in and between building elements required to be protected are to be done so in accordance with NCC Clause C4D16 Construction Joints.
- Exits must be constructed in accordance with Part D2 of the NCC.
- The unobstructed height of the exit path must not be less than 2m in accordance with NCC Clause D2D7.
- The unobstructed width of the exit path must not be less than 1m in accordance with NCC Clause D2D8.
- The stair, handrails & balustrades shall comply with Part D3 Construction of exits of the NCC.
- Doors & operation of latches are to comply with Parts D3D24, D3D25 & D3D26 of the NCC.
- All accessible doors shall have a luminance contrast in accordance with AS 1428.1 - 2009 Clause 13.1 Luminance contrast.
- Thresholds shall comply with Clause D3D16 of the NCC.
- Location of services & equipment must comply with Clause D3D8 of the NCC.
- All full height glazing to have visual indicators in accordance with BCA 2016 Clause D4D13 Glazing on an accessory.
- Enclosure of space under Non fire-isolated stairs to comply with NCC Clause D3D9(2)(a). Enclosing walls and ceilings to have an FRL of not less than R60S60; and, 1. access doorway to the enclosed space to be fitted with a self-closing -R60D0 fire door
- Disabled access is to comply with AS1428.1.
- Accessible facilities, services & features are to comply with Clause D4D7 of the NCC.
- Tactile indicators are to be provided to comply with Clause D4D9 of the NCC.
- Certificates relating to essential services (list to come from Council) shall be submitted pursuant to Section E of the NCC.
- Exits are not to be locked at point of discharge.
- An automatic smoke detection and alarm system complying with Specification 20 E2D5 General Requirements of the NCC.
- An emergency lighting system is to be provided in accordance with AS 2293.1 and Clause E4D2 of the NCC.
- Exit signage must be supplied and operated in accordance with Clauses E4D5 & E4D8 of the NCC.
- Directional signage must be installed in accordance Clause E4D8 of the NCC.
- Fire precautions during construction shall be undertaken in accordance with Section D, Clause E1D16 of the NCC.
- All stormwater drainage work shall be carried out to comply with Clause F1D3 of the NCC & AS/NZS 3500.3.
- All roof coverings to be installed in accordance with Clause F3D2 of the NCC & AS/NZ 1562.1.
- All Sarking to be provided and installed in accordance with Clause F3D3 of the NCC.
- Wet area waterproofing shall be carried out in accordance with Clauses F3D2 & F3D3 of the NCC.
- All damp-proofing to be carried out in accordance with Clauses F1D6 & F1D7 of the NCC.
- All wet area floors are to be graded and drained to floor wastes in accordance with Clause F3D4 of the NCC.
- To comply with Clause F3D4 & Part J2 of the BCA, window and door frame and glazing qualities are to be supplied in accordance with the Glazing calculator attached to the BCA Part J Assessment.
- Adequate means of disposal of sanitary towels must be provided in sanitary facilities for use by female in accordance with Clause F4D4 Facilities in Class 3 to 9 buildings of the NCC.
- Disabled toilets & the fit out of the same are to comply with Part F4D5 of the NCC & AS1428.1.
- An accessible unisex sanitary compartment must contain a closed pan, washbasin, shelf, or bench top and adequate means of disposal of sanitary towels in accordance with Clause F4D5d Accessible sanitary facilities of the NCC.
- The circulation spaces, fixtures and fittings of all accessible sanitary facilities must comply with F4D5d Accessible Sanitary Facilities of the NCC and AS1428.1
- Artificial lighting must be provided in accordance with Clause F6D5(1) and (2) of Artificial lighting.
- The ventilation of each room is to comply with Clause F6D6 of the NCC. The proposed mechanical ventilation system is to comply with AS 1688.2 and AS/NZS 3666.1.

**Signage must be provided in accordance with BCA 2022 Clause D4D7 Signage**

- In a building required to be accessible:
- (a) braille and tactile signage complying with Specification 15 must -
- (i) incorporate the international symbol of access or deafness, as appropriate, in accordance with AS 1428.1 must identify each -
- (A) sanitary facility, except a sanitary facility associated with a bedroom in a Class 1b building or a sole occupancy unit in
- Class 3 or a Class 9c building; and
- (B) space with a hearing augmentation system; and
- (ii) identify each door required by E4D5 to be provided with an exit sign and state -
- (A) "Exit" and
- (B) "Level"; and
- (C) the floor level number or floor level descriptor, or a combination of the two.
- (b) signage including the international symbol for deafness in accordance with AS 1428.1 must be provided within a room containing a hearing augmentation system identifying -
- (i) the type of hearing augmentation; and
- (ii) the area covered within the room; and
- (iii) if receivers are being used and where the receivers can be obtained; and
- (c) signage in accordance with AS 1428.1 must be provided for accessible unisex sanitary facilities to identify if the facility is suitable for left or right handed use; and
- (d) signage to identify an ambulant accessible sanitary facility in accordance with AS 1428.1 must be located on a door of the facility; and
- (e) where a pedestrian entrance is not accessible, directional signage incorporating the international symbol of access in accordance with AS 1428.1 must be provided to direct the person to the location of the nearest accessible pedestrian entrance; and
- (f) where a bank of sanitary facilities is not provided with an accessible unisex sanitary facility, directional signage incorporating the international symbol of access in accordance with AS1428.1 must be placed at the location of the sanitary facilities that are not accessible, to direct a person to the location of the nearest accessible unisex sanitary facility.



NOT FOR CONSTRUCTION

Date	Issue	Amendment
15/09/23	A	Amendment
18/09/23	B	Issued for comment
20/09/23	C	Issued for comment 50% Documentation Issue

**Alterations and Additions to Existing Building**  
Lion Majestic  
170 William Street, BATHURST NSW 2795

 **Specification**  
CC 21  
Issue: C  
15/09/23 @ A1  
Date: 20/09/23  
Project: BMC232411





# STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED ALTERATIONS & ADDITIONS TO  
THE OXFORD - 170 WILLIAM STREET  
BATHURST, NSW 2795

PREPARED FOR LION MAJESTIC PTY LTD



## Document Particulars

Doc no:	Document Name	Author	Reviewer
WF-OXF-SEE	Statement of Environmental Effects	A Ruan, L Leong	L Leong

## Document History

Rev	Date	Sections/ ages affected	Description of amendment	Amendments by	Authorised by
B	22/9/23	Various	Updates to certain sections & annexures	LL	LL
A	22/9/23	ALL	Draft for client review	LL	LL
1	20/9/23	ALL	Draft for internal discussion	-	AR

## Document Distribution

Rev	Recipient name	Role	Organisation	Date issued
B	Emma Castle	Development Control Officer	Bathurst Council	22/9/23
	Ash Lyons	Owner / Client	Lion Majestic	22/9/23
	Peter Mystriotis	Managing Director	Willow Frank	22/9/23
	Lawrence Leong	Executive Director	Willow Frank	22/9/23
	Nikola Kremenovic	Project Manager	Willow Frank	22/9/23
	Aaron Ruan	Project Manager	Willow Frank	20/9/23
	Library	-	Willow Frank	22/9/23
A	Ash Lyons	Owner / Client	Lion Majestic	22/9/23
	Lawrence Leong	Executive Director	Willow Frank	22/9/23
1	Lawrence Leong	Executive Director	Willow Frank	20/9/23
	Aaron Ruan	Project Manager	Willow Frank	20/9/23

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 13a Montgomery Street  
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# 1 EXECUTIVE SUMMARY

This Statement of Environmental Effects (SEE) has been prepared on behalf of Lion Majestic Pty Ltd to support a modification to the Section 4.55 application numbered '10-2020-95-3' (s4.55[3]) being assessed by Bathurst Regional Council (Council).

S4.55[3] was lodged on 6 January 2023 and seeks to modify another s4.55 application that was approved by Council on 8 January 2021 (amended on 15 April 2021). This approved s4.55 application is numbered '10-2020-95-2' (s4.55[2]) and remains "unactivated".

This SEE has been prepared in accordance with the Environmental Planning and Assessment Act 1997 and accompanying regulations. It provides details of the development site and a description of the proposed development, with a focus on modifications now proposed *relative* to the approved s4.55[2].

This SEE supersedes and replaces all previously submitted SEEs relating to s4.55[3].

## Summary of proposed modifications

The site is zoned B3 'Commercial Core' at the time the application was lodged, where the proposal is permissible with consent pursuant to Bathurst Regional Local Environmental Plan 2014.

The proposed modifications to the approved s4.55[2] comprises of the following key changes:

- Ground Floor
  - Reconfiguration of the Children's Playground (external / landscaping works)
  - Reconfiguration of the Beer Garden (external / landscaping works)
  - Layout changes internal to the building
- First Floor
  - Removal of Upper Playground floor
  - Expansion of Terrace Bar
  - New Kiosk (serving Terrace Bar)
  - New Furniture Store (serving Restaurant / Function Room)
  - Layout changes internal to the building

## Reference documents

This SEE includes an assessment of the proposed works in terms of the matters for consideration listed in Section 4.15 of the EP&A Act. It should be read in conjunction with the following documents:

- Updated architectural drawings attached to **Appendix 1**.
- All other documentation previously submitted with the s4.55[3] application, except Statements of Environmental Effects.
- Approved architectural drawings under s4.55[2], attached to **Appendix 2**.

Specifically, this SEE:

- Describes the site in its local and regional context;
- Identifies and addresses relevant state and local government controls, policies and guidelines;
- Identifies and addresses environmental considerations of the proposal; and
- **Compares the changes now proposed with those already approved under s4.55[2].**

## 2 THE SITE

### 2.1 Site Details

The subject site is rectangular in shape with street frontages to William and Piper Streets, Bathurst.

The property is formally described as Lot 18 in DP 1137694. It has frontages of 67.76m to William Street and 35.33m to Piper Street and a site area of 3,633 square metres.



Figure 1 - Location plan



Figure 2 - Aerial view of site

Currently on the site is a two-storey brick hotel with a street verandah. The building is listed under Schedule 5 of Bathurst Regional Local Environmental Plan 2014 (item No. 181) as a heritage item, and is located in the Bathurst Conservation Area (C1).

The building was the subject of major renovations completed in 2007 under DA 2004/0626 (DA).

To the east of the building is a paved car park and bottle shop with access from William Street.

The site is generally level with a gradual fall in the South-East direction.

Pedestrian access is available from William Street, Piper Street and from the adjacent car park.

The proposed / refurbished hotel under s4.55[3] consists of the following:

#### Ground Floor

- Public and lounge bar areas
- Kitchen
- Amenities
- Sports bar
- Gaming room
- Circulation corridors, stairs and ramps
- Children's playground
- Beer garden (outdoor)
- A separate bottle shop with bulk storage
- Paved car park area

#### First Floor

- Function and dining room
- Offices
- Store rooms



- Kitchen
- Amenities
- Circulation corridors and stairs
- Drinks kiosk
- Terrace bar (outdoor, covered area)
- Outdoor bridge connecting with playground equipment rising from the Ground Floor
- Plant room

## 2.2 Locality

The site is situated within a bustling central business district, flanked by commercial and business zones to the north-east and south-east. William Street serves as a vital artery within this district, accommodating a mix of office spaces, retail establishments, and service industries. Adjacent to the site, Piper Street exhibits a lower-scale development pattern, often featuring repurposed residential structures now serving commercial purposes.

Across William Street from the site are heritage-listed residential terraces within the business zone, alongside the prominent Catholic cathedral and school. Diagonally opposite lies the Panthers Leagues Club, also within a business zone. Conversely, the Piper Street side of the site faces a motel and general residential areas. In essence, the site lies on the western fringe of the business district, serving as a dynamic hub bridging the commercial core with adjacent residential and heritage areas.

## 2.3 Zoning

The site is zoned B3 'Commercial Core' under the Bathurst Regional Local Environmental Plan 2014 and is part of a larger B3 zone. The objectives of the B3 zone include encouraging a wide range of retail, business, office, entertainment, community and other suitable land uses that serve the needs of the local and wider community. The objectives also include maximising public transport patronage and encouraging walking and cycling, while also protecting and conserving the historic and scenic quality of the Bathurst CBD.

The existing uses (no change is proposed to these) are permissible within the zone.

### 3 DEVELOPMENT PROPOSAL

#### 3.1 General

The development proposal contained in this SEE seeks to modify parts of s4.55[3] being assessed by Council. S4.55[3] has the application number '10-2020-95-3' and was lodged with Council on 6 January 2023. S4.55[3] in turn, seeks to modify an approved, but "unactivated" s4.55 application numbered '10-2020-95-2'.

The changes between what is proposed under s4.55[3] and approved under s4.55[2] comprise of the following:

- Ground Floor
  - Reconfiguration of the Children's Playground (external / landscaping works)
  - Reconfiguration of the Beer Garden (external / landscaping works)
  - Layout changes internal to the building
- First Floor
  - Removal of Upper Playground floor
  - Expansion of Terrace Bar
  - New Kiosk (serving Terrace Bar)
  - New Furniture Store (serving Restaurant / Function Room)
  - Layout changes internal to the building

The changes described above are depicted by the shaded areas shown below. For further details, refer to the drawings attached to **Appendix 1** and **Appendix 2**, which shows the revised / proposed architectural plans under s4.55[3] and the approved equivalents under s4.55[2] respectively.

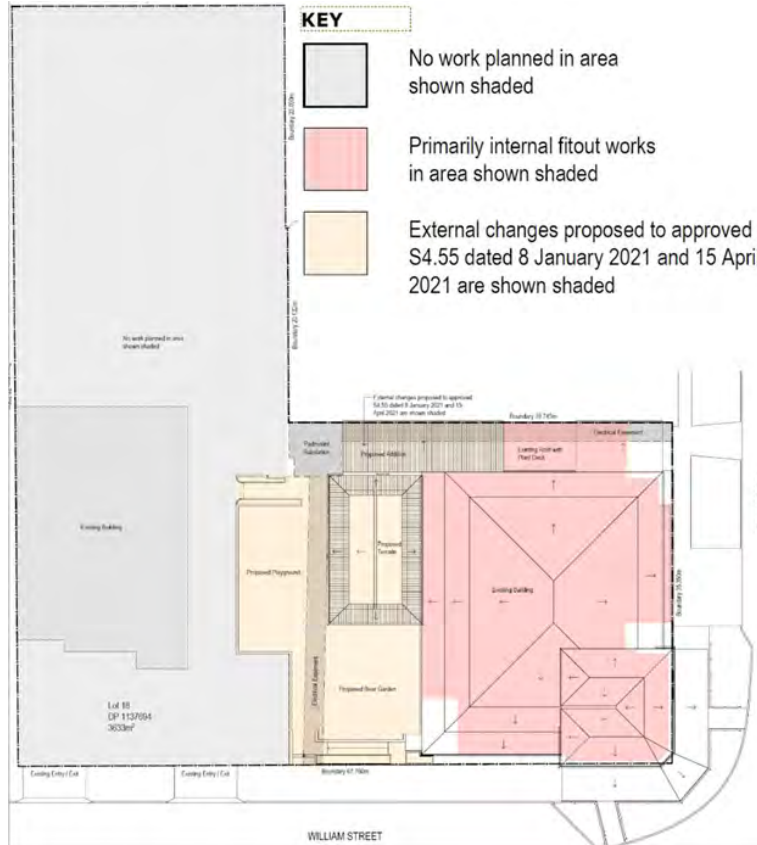


Figure 3 - Site plan showing areas where works are proposed

The external changes proposed that are enclosed are restricted to the a new drinks kiosk and new furniture store along one southeastern boundary of the site (refer to section 4.3; sub-section 5.2.2 for further details). The remaining external changes comprise of a reconfigured beer garden, children's playground (refer to section 4.3; under the heading 'Chapter 14 Parking' for further details) and a shaded terrace bar on the First Floor.

No changes are proposed to the existing bottle shop and adjacent car park.

No changes are proposed to existing hours of operation.

## 4 PLANNING & ENVIRONMENTAL ASSESSMENTS

### 4.1 General

The following table summarises the compliance of the proposed development with relevant provisions of the Bathurst Regional Local Environmental Plan 2014 and Bathurst Regional Development Control Plan 2014.

### 4.2 Bathurst Regional LEP 2014

#### Part 2. Land Use Table

There is minimal change in the land use between the proposed s4.55[3] and the approved s4.55[2]. The objectives in the Bathurst Regional LEP 2014 will therefore continue to be achieved with the current development proposal.

Zone B3 'Commercial Core'	Comment
<p>1. Objectives of Zone</p> <ul style="list-style-type: none"> <li>▪ To provide a wide range of retail, business, office, entertainment, community and other suitable land uses that serve the needs of the local and wider community</li> <li>▪ To encourage appropriate employment opportunities in accessible locations</li> <li>▪ To maximise public transport patronage and encourage walking and cycling</li> <li>▪ To encourage development that confirms the role of the Bathurst Central Business District as the primary retail and business centre in the region</li> <li>▪ To protect and conserve the historic and scenic quality of the Bathurst Central Business District as a key economic and social asset</li> </ul>	<p>Proposal will be an extension of uses.</p> <p>The hotel already provides employment opportunities.</p> <p>Existing opportunities for access remain.</p> <p>It supports an already important and prominent business in the Central Business District.</p> <p>The proposal enhances the facilities to the existing hotel.</p>
<p>2. Permitted with Consent</p> <ul style="list-style-type: none"> <li>▪ Environmental protection works; Home-based child care; Home businesses; Home occupations; Roads</li> </ul>	Not applicable.
<p>3. Permitted with Consent</p> <ul style="list-style-type: none"> <li>▪ Centre-based child care facilities; Commercial premises; Community facilities; Educational</li> </ul>	Hotels are allowable with consent in the zone.



Zone B3 'Commercial Core'	Comment
establishments; Entertainment facilities; Function centres; Hotel or motel accommodation; Information and education facilities; Light industries; Medical centres; Oyster aquaculture; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Tank-based aquaculture; Waste or resource transfer stations; Any other development not specified in item 2 or 4.	

#### Part 4. Principal Development Standards

##### **4.1 Minimum Subdivision Lot Size**

Not applicable to this proposal.

##### **4.2 Rural Subdivision**

Not applicable to this proposal.

##### **4.3 Height of Buildings**

Maximum allowable height is 12m.

The proposed height of the building remains largely unchanged relative to the approved s4.55[2]. Some vent pipes and the like are expected to protrude beyond the existing roofline, but none of these will breach the current height limit.

##### **4.4 - 4.5 Floor Space Ratio (FSR) & Calculation of FSR and Site Area**

- The total site area is 3,633 square metres.
- Total proposed GFA is 2,175 m<sup>2</sup>
- The proposed FSR is therefore 0.60:1
- The Allowable FSR 2:1

The table below provides a comparison of the s4.55[3] proposal before council and the s4.55[2] approved in 2021. The density of the proposed development remains compliant with the requirements of the DCP.

Building Gross Floor Area (GFA) - Hotel		
Floor / Area	Proposed S4.55 (2023) (m <sup>2</sup> )	Approved S4.55 (2021) (m <sup>2</sup> )
Ground Floor	980.80	980.80
First Floor	763.40	676.90
Bottle Shop	431.10	431.10
Total	2,175.30	2,088.80
FSR	0.60:1	0.57:1

#### Part 5. Miscellaneous Provisions

##### **5.1 – 5.9**

Not applicable to this proposal.

**5.10 Heritage Conservation**

Refer to the Statement of Heritage Impact by Group Architects (March 2020 issue) which forms part of s4.55[3].

**5.11 – 5.25**

Not applicable to this proposal.

Part 6. Urban Release Areas**6.1 – 6.4**

Not applicable to this proposal.

Part 7. Additional Local Provisions**7.1 Flood Planning**

The site is not located in a Flood Planning Area.

**4.3 Bathurst Regional DCP 2014**Chapter 5 Business and Industrial Development**5.1 Preliminary**

The strategic priorities of the Bathurst Regional Development Control Plan 2014 (DCP) is noted. Changes proposed by s4.55[3] do not affect the building's current compliance with such priorities and their objectives.

**5.2 Siting Considerations****5.2.1**

The objective of the DCP to enhance streetscape qualities, provide opportunities for landscape screening and to restrict the spread of fire between buildings is conserved by s4.55[3]. It does so by maintaining the setbacks proposed by the approved s4.55[2].

**5.2.2**

Situated within Zone B3 'Commercial Core', the proposed Front Building Line Setback has not changed when compared with s4.55[2] and therefore remains complementary to existing setbacks of surrounding buildings in the vicinity and within the streetscape. The Rear Building Line Setback also remains unchanged and compliant with the National Construction Code (NCC).

The Side Building Line Setback on the First Floor has changed slightly. The excerpt below from the current First Floor Plan shows new walls near the boundary with 103 Piper Street. These walls will be treated appropriately to ensure compliance with the NCC.

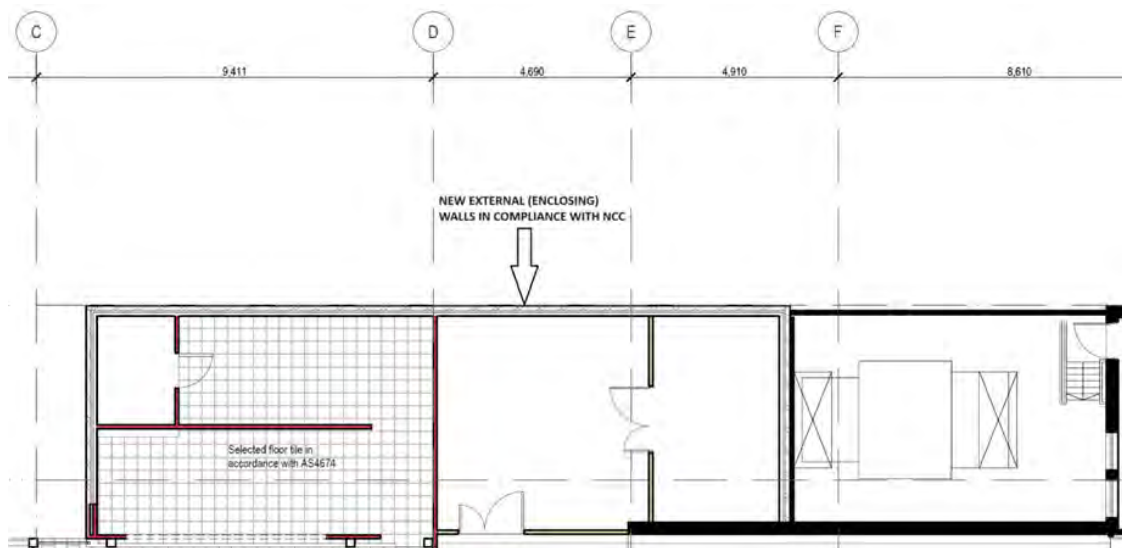


Figure 4 - New external walls near site boundary

### 5.3 Soil & Water Management

The proposal involves primarily internal changes to the existing pub/hotel.

No changes are proposed to the existing bottle shop and the remainder of the site (car park) is almost entirely covered by an impervious material (bitumen). Consequently, the proposal will have minimal impact on the site's existing stormwater drainage and runoff provisions. No changes are therefore necessary for the site's existing stormwater system.

### 5.4 Building Design Standards – Zone B5 Business Development

Not applicable to this proposal.

### 5.5 Height of Buildings - Bathurst Conservation Area - Zone B3 'Commercial Core'

The height limit is 12m. The proposal complies as there will be no proposed height increase to the building.

### 5.6 Parking, Access and Manoeuvring Areas

No change is proposed to the existing car park.

### 5.7 Clean Business and Industry

There is a slight increase (~5%) to projected occupant numbers when comparing the current s4.55[3] with that of the approved s4.55[2]. This would only have a minor impact to the site's drainage, air and stormwater quality, noting that the proposal's current low 'site utilisation rate' (FSR of 0.6:1 versus the permissible ratio of 2:1).

### 5.8 Open Areas and Fencing

There is a slight decrease (~5%) to open areas when compared to the approved s4.55[2]. This would only have a minor impact to the site's visual impact in terms of business and industrial development on the locality.

## Chapter 10 Urban Design and Heritage Conservation

Refer to the Statement of Heritage Impact by Group Architects (March 2020 issue) which forms part of the 10-2020-95-3 proposal documentation.

Chapter 13 Landscaping and Greening

No trees are proposed to be removed.

No landscape plan is required for land zoned B3. Planters are proposed to the new fence line.

Chapter 14 Parking

Condition No. 9 of the approved s4.55[2] requires the owner to pay Council a sum of \$113,768.40 in accordance with Council's Section 94 or 7.11 Contributions Plan "Bathurst CBD Car Parking", in lieu of an additional six (6) parking bays to be built on the site.

The six (6) additional parking bays were calculated based on the total 'licenced area' associated with the approved s4.55[2], **as well as** past parking concessions awarded to the site and parking contributions paid for previous development applications. This SEE proposes to **use the approved s4.55[2] and the corresponding parking provisions determined by Council as the baseline** for the calculation of the revised parking provisions to be applied to the site under the current s4.55[3] before Council.

The remainder of this section:

- describes the licenced areas that s4.55[3] proposes to add and remove from the currently approved s4.55[2];
- measures the net change to the licenced areas for each floor of the proposed development, and;
- calculates the parking bays to be provided based on the parking ratios found under Section 14.3 'Number of car parking spaces' of the DCP, namely the ones for "Pubs" and "Restaurant or café", as they apply.

**Ground Floor**

The floor plan below shows the Ground Floor of the approved s4.55[2]. Overlaid on top of it and in inset (shaded in **yellow**) are areas that the current s4.55[3] proposes to **remove** as licenced areas within the site.

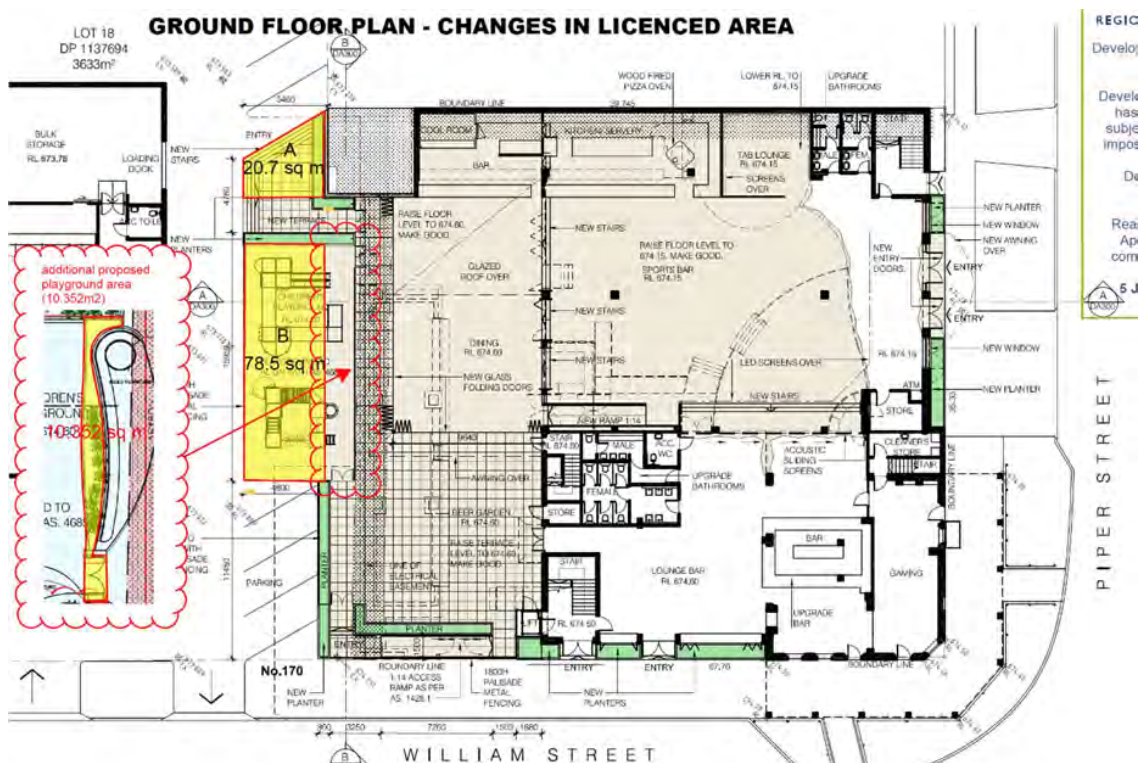


Figure 5 - Changes to licenced area on Ground Floor



The shaded area denoted by “A” – an apron providing entry from the car park – has been removed from the current design.

The shaded area denoted by “B” (including what is in inset) has been reconfigured in the current design. It is now proposed to be **an empty space to be occupied by playground equipment** similar to what is depicted below. This Children’s Playground is proposed to be an enclosed alcohol-free zone, with entry to it controlled by a gate with prominent signage that no alcohol is permitted beyond it (refer to excerpt of plan showing location of gate below).



Figure 6 - Playground equipment proposed for Children's Playground (exact configuration TBC)

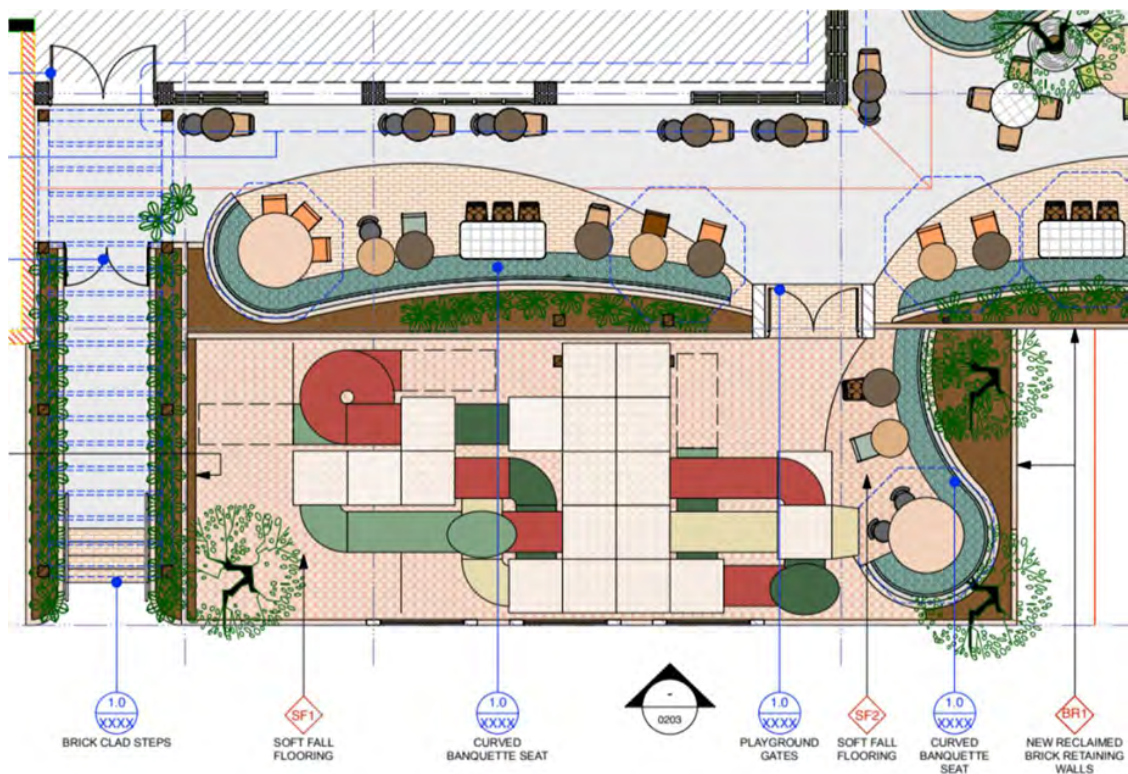


Figure 7 - Ground Floor Plan (rotated) showing Children's Playground and gates (as Control Point)

Area "A" measures 20.7 m<sup>2</sup>, while Area "B" measures 88.9 m<sup>2</sup>. There is therefore an **overall decrease of 109.6 m<sup>2</sup> in licenced area on the proposed Ground Floor**, when compared with the Ground Floor layout approved under s4.55[2].

### First Floor

The floor plan below shows the First Floor of the approved s4.55[2]. Overlaid on top of it are shaded areas that the current s4.55[3] proposes to **add or remove** as licenced areas within the site.

The shaded area denoted by "B" – a former Upper Playground area – has been removed from the current design. The playground equipment on the Ground Floor (refer to Figure 3) will be configured to **rise up** to this First Floor and connect with a bridge which comes off the Terrace Bar.

The shaded area denoted by "C" comprises of two elements:

- an expansion of the outdoor Terrace Bar proposed in s4.55[2]; and
- a new Drinks Kiosk abutting this expansion, which has been added to serve the Terrace Bar.

The green shaded area denoted by "D" is a new enclosed area which has been added to serve as a **store for loose furniture** used in the adjacent Function Room. As this is part of the restaurant's dining area, its licenced area attracts a different parking ratio to the one used for "pubs" i.e. those areas highlighted in yellow.

Area "B" measures 114.7 m<sup>2</sup>, Area "C" measures 109.5 m<sup>2</sup>, and Area D" measures 43.3 m<sup>2</sup>. Areas "C" and "D" adds to the licenced area for the site, whereas the area for "B" is removed. **Overall, there is an increase of 38.6 m<sup>2</sup> in licenced area on the proposed First Floor**, when compared with the First Floor layout approved under s4.55[2].

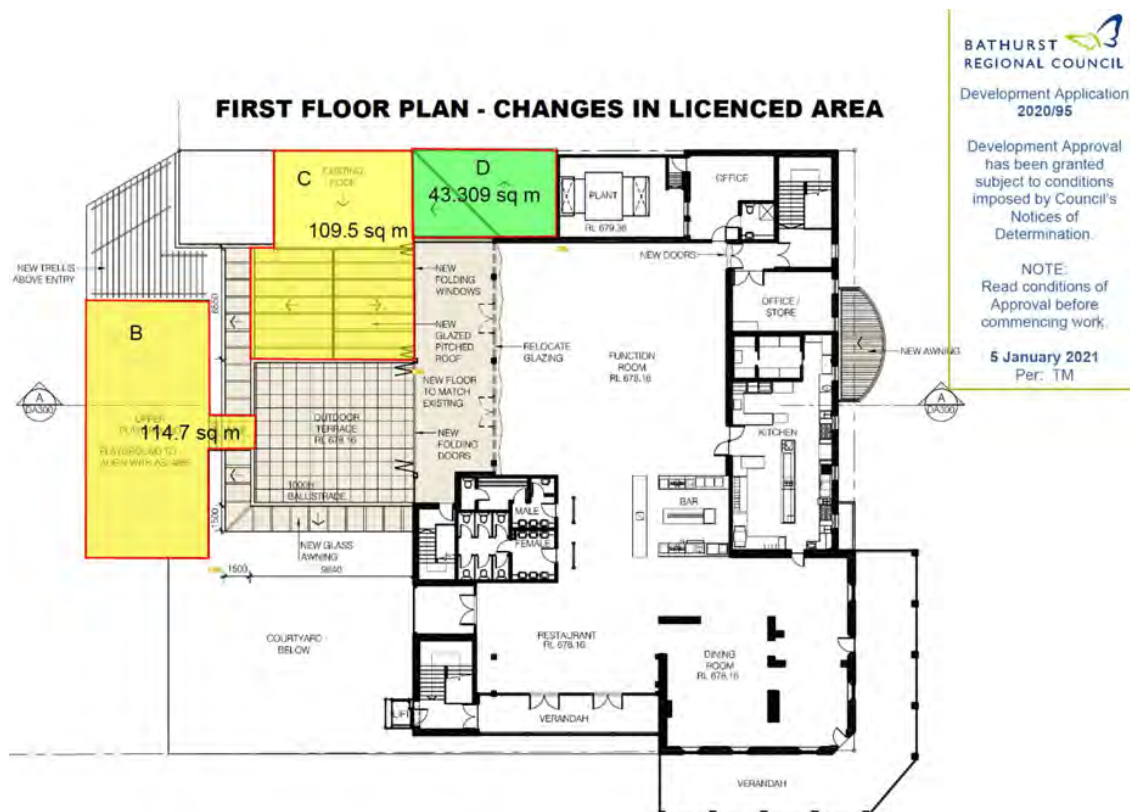


Figure 8 - Changes in licenced area to First Floor

The table below summarises the additions and deductions of licenced areas for both floors, calculates the net change and the resulting **adjustment that should be applied to the approved six (6) parking bays applying to s4.55[2]**.

		LICENCED AREA CHANGES				
	s4.55 (2020) (approved)	Car Park Entry (Apron) A	Children's Playground B	Expanded Terrace Bar & New Kiosk C	Store (Restaurant Furniture) D	Total A+B+C+D
Ground Floor	1,499.6 m <sup>2</sup>	- 20.7 m <sup>2</sup>	- 88.9 m <sup>2</sup>			- 109.6 m <sup>2</sup>
First Floor	1,137.6 m <sup>2</sup>		- 114.7 m <sup>2</sup>	109.5 m <sup>2</sup>	43.3 m <sup>2</sup>	38.1 m <sup>2</sup>
Total	2,637.2 m <sup>2</sup>	- 20.7 m <sup>2</sup>	- 203.6 m <sup>2</sup>	109.5 m <sup>2</sup>	43.3 m <sup>2</sup>	- 71.4 m <sup>2</sup>
Parking Provision	6.0 spaces	Decrease of 0.7 bays	Decrease of 6.8 bays	Increase of 3.7 bays	Increase of 1.2 bays	Decrease of 2.6 bays

Parking ratio applied (colour coded above and on Figure 5 and Figure 8)

PUB	30
RESTAURANT	35

Note: The licenced area associated with the **bottle shop** has not been shown in the table above, as there is **no change** proposed for it.

Figure 9 - Summary of licenced area changes and calculation of net change to parking provision

Based on the analysis above, it can be demonstrated that the design proposed by s4.55[3] has **removed a net total licenced area of 71.4 m<sup>2</sup> from the approved design for s4.55[2]**. This translates to a **reduction of 2.6 parking bays**. By this metric and based on the six (6) parking bays mandated for s4.55[2], we calculate that s4.55[3] ought to provide an additional **3.4 parking bays** on the site or payment of a contribution to Council in lieu of providing these bays.

Note: The pub attracts a ratio of 1 parking bay per 30 m<sup>2</sup> of licenced area, whereas the restaurant attracts a ratio of 1 parking bay per 35 m<sup>2</sup> of licenced area.

#### Chapter 15 Crime Prevention

No changes are proposed to the approved s4.55[2] in this regard.

The remainder of this section summarises the key measures proposed to prevent crime. Refer to the separate Plan of Management and Security Management Plan lodged with s4.55[3] for additional information.

##### 15.5.4 Crime Prevention through Environmental Design

###### (1) Surveillance

- All entry points and internal spaces except toilets are covered by CCTV with monitoring screens located in the office.
- The main entry points to the hotel are from the street and are well-illuminated.
- The proposed gaming lounge will have CCTV installed. All entries will be well-illuminated.
- Staff will monitor the gaming room at all times from within the room.

(2) Access Controls

- All areas not available to the public will be locked. Staff only will have access.
- All egress points and access to the street and car park are readily identifiable.

(3) Territorial Reinforcement The site is not a public space.

(4) Activity and Space Management

- The car park will have CCTV and will be well-illuminated and checked by staff, who regularly patrol all outdoor areas.
- Any vandalism or damage will be made safe and rectified as soon as practicable.

(5) Areas Requiring Additional Consideration

- Main entry points and the streets around the site could be more susceptible to crime. These will have CCTV and staff monitoring them at all times while the premises is in operation.

The hotel is an established use in the locality. The security measures are well established and will be extended to cover the new areas.

It is not considered that the proposal will have any adverse impacts on crime.

## **5 Conclusion**

The proposed development is in the public interest and should be recommended for approval.



## 6 APPENDICES

## 6.1 Appendix 1 – Proposed (Revised) Architectural Drawings

The drawings tabled below and attached to this appendix describe the alterations and additions proposed under the s4.55 application submitted to Council on 6 January 2023 (ref: S96 (10-2020-95-3) on Council's website).

PROPOSED ARCHITECTURAL DRAWINGS (ALL BY BRETT MOULDS DESIGN & DRAFTING)			
Drawing No:	Drawing Name	Date	Revision
CC 01	Cover Page	20/9/2023	C
CC 02	Site Plan – Existing/Demolition	20/9/2023	C
CC 03	Site Plan – Proposed	20/9/2023	C
CC 04	Staging Plan	20/9/2023	C
CC 05	Roof Plan – Existing/Demolition	20/9/2023	C
CC 06	Roof Plan – Proposed	20/9/2023	C
CC 07	Ground Floor Plan - Existing/Demolition	20/9/2023	C
CC 08	Ground Floor Plan - Proposed	20/9/2023	C
CC 09	Ground Floor Plan – Floor Finishes	20/9/2023	C
CC 10	Ground Floor Plan – Reflected Ceiling ...	20/9/2023	C
CC 11	First Floor Plan - Existing/Demolition	20/9/2023	C
CC 12	First Floor Plan - Proposed	20/9/2023	C
CC 13	First Floor Plan – Floor Finishes	20/9/2023	C
CC 14	First Floor Plan – Reflected Ceiling Plan	20/9/2023	C
CC 15	Rendered Elevations 1 & 2	20/9/2023	C
CC 16	Rendered Elevations 3 & 4	20/9/2023	C
CC 17	Construction Elevations 1 & 2	20/9/2023	C
CC 18	Construction Elevations 3 & 4	20/9/2023	C
CC 19	Sections AA & BB	20/9/2023	C
CC 20	Sections CC & DD	20/9/2023	C
CC 21	Specification	20/9/2023	C

The drawings tabled above replace and supersede all previously submitted architectural drawings for the s4.55 application in question. These superseded drawings are tabled below.

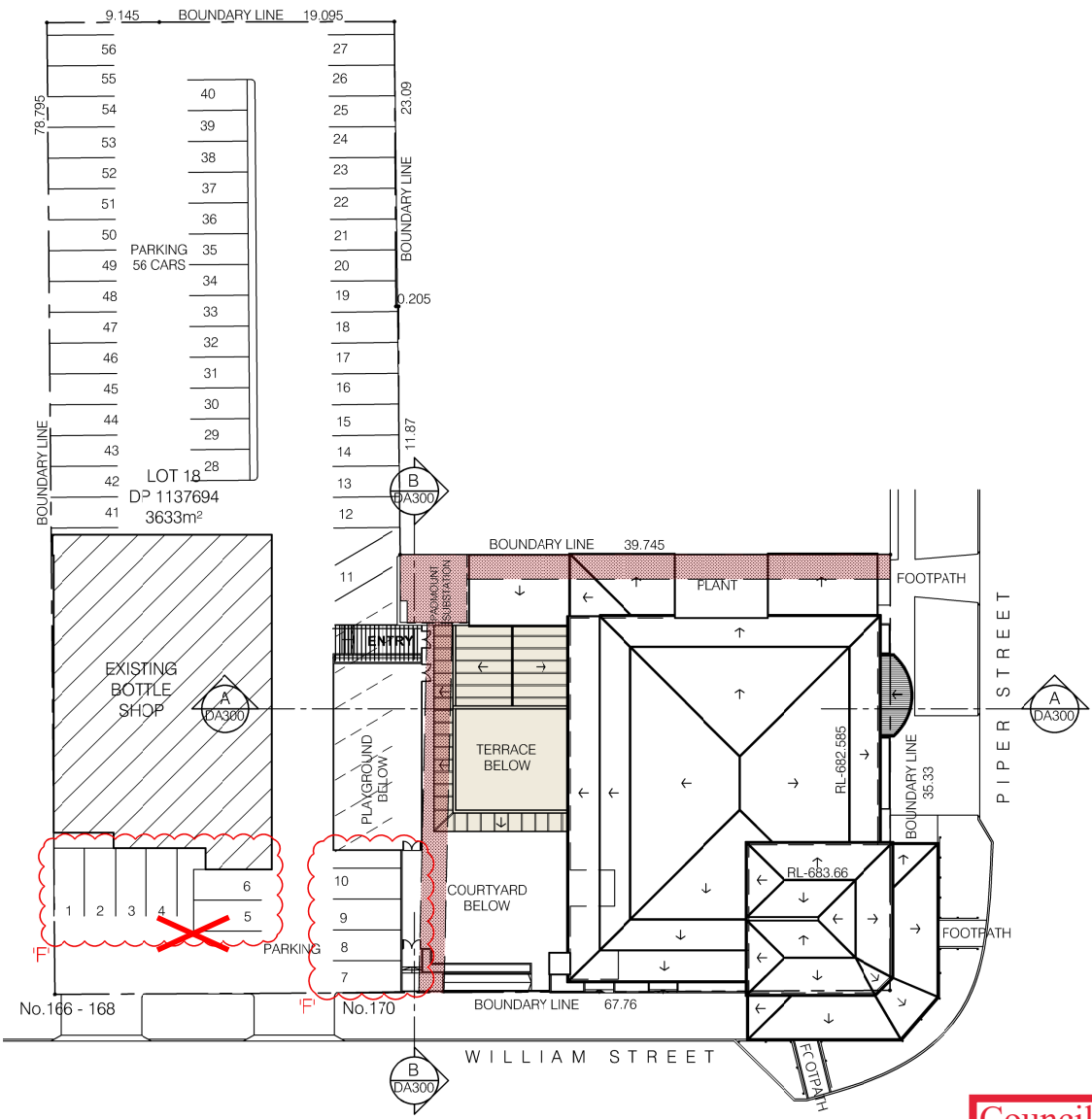
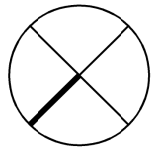
SUPERSEDED ARCHITECTURAL DRAWINGS (ALL BY GROUP ARCHITECTS)			
Drawing No:	Drawing Name	Date	Revision
GA2020-013 DA100	SITE PLAN & AREA CALCULATION PLAN	Dec 2022	G S4.55(2) APPLICATION
GA2020-013 DA101	GROUND FLOOR PLAN	Dec 2022	F S4.55(2) APPLICATION
GA2020-013 DA102	FIRST FLOOR PLAN	Dec 2022	F S4.55(2) APPLICATION

SUPERSEDED ARCHITECTURAL DRAWINGS (ALL BY GROUP ARCHITECTS)			
Drawing No:	Drawing Name	Date	Revision
GA2020-013 DA103	ROOF PLAN	Dec 2022	F S4.55(2) APPLICATION
GA2020-013 DA200	NORTH-WEST + NORTH-EAST ELEVATIONS	Dec 2022	F S4.55(2) APPLICATION
GA2020-013 DA201	SOUTH-WEST + SOUTH-EAST ELEVATIONS	Dec 2022	F S4.55(2) APPLICATION
GA2020-013 DA300	SECTIONS A-A + B-B	Dec 2022	F S4.55(2) APPLICATION

## 6.2 Appendix 2 - Approved Architectural Drawings Under s4.55[2]

The drawings in this appendix comprises of the drawings approved under Development Application No 2020/95, dated 8 January 2021; refs: "WILL:DA/2020/95" on document and "S96 (10-2020-95-3)" on Council's website. These drawings are tabled below.

APPROVED ARCHITECTURAL DRAWINGS (ALL BY GROUP ARCHITECTS)			
Drawing No:	Drawing Name	Date	Revision
GA2020-013 DA100	ROOF PLAN / SITE PLAN	19/3/2020	C DA ISSUE
GA2020-013 DA101	GROUND FLOOR PLAN	19/3/2020	C DA ISSUE
GA2020-013 DA102	FIRST FLOOR PLAN	19/3/2020	C DA ISSUE
GA2020-013 DA200	NORTH-WEST + NORTH-EAST ELEVATIONS	19/3/2020	C DA ISSUE
GA2020-013 DA201	SOUTH-WEST + SOUTH-EAST ELEVATIONS	19/3/2020	C DA ISSUE
GA2020-013 DA300	SECTIONS A-A + B-B	19/3/2020	C DA ISSUE



ROOF PLAN / SITE PLAN  
SCALE 1:400

GFA CALCULATIONS

SITE AREA - 3633.0m<sup>2</sup>

GFA

EXISTING BOTTLE SHOP - 431.1m<sup>2</sup>  
EXISTING GROUND FLOOR - 823.2m<sup>2</sup>  
EXISTING FIRST FLOOR - 607.6m<sup>2</sup>

EXISTING TOTAL - 1861.9m<sup>2</sup>

PROPOSED GROUND FLOOR - 980.6m<sup>2</sup>  
PROPOSED FIRST FLOOR - 676.9m<sup>2</sup>

PROPOSED TOTAL - 2088.8m<sup>2</sup>

FSR

EXISTING - 0.51 : 1 (51.2%)  
PROPOSED - 0.57 : 1 (57.4%)

LICENSED AREA CALCULATIONS

PROPOSED GROUND FLOOR - 990.6m<sup>2</sup>  
PROPOSED FIRST FLOOR - 555.3m<sup>2</sup>

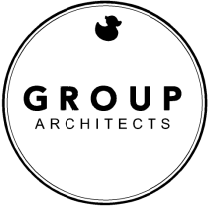
PROPOSED TOTAL - 1545.9m<sup>2</sup>

LEGEND

- ELECTRICAL EASEMENT.
- NEW WORKS.
- EXISTING WALLS TO BE RETAINED.
- EXISTING WALLS TO BE DEMOLISHED.
- NEW WALLS.
- RL 674.60 - PROPOSED LEVELS.
- RL 674.12 - EXISTING LEVELS.

Issue	Amendment	Date
F	DA ISSUE 4	28.01.21
E	DA ISSUE 3	13.10.20
C	DA ISSUE	19.03.20
B	PRELIMINARY DA ISSUE 2	18.03.20
A	PRELIMINARY DA ISSUE	11.03.20

ALL DIMENSIONS TO BE VERIFIED ON SITE. DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS. ANY DISCREPANCIES TO BE REFERRED TO ARCHITECT BEFORE PROCEEDING. IF IN DOUBT, ASK!



GROUP ARCHITECTS  
Formerly: Brenckley Architects and Hosking Munro  
Nominated Architect: Julian Brenckley - 6248  
Group Architects Pty Limited ABN 62 600 366 069  
Suite 3.09/55 Miller Street Pyrmont NSW 2009  
P: +612 9660 1055 E: info@grouparchitects.com.au

OXFORD HOTEL

address  
CNR WILLIAM ST + PIPER STREET BATHURST NSW  
drawing  
ROOF PLAN / SITE PLAN

SCALE: 1:400  
ISSUE: 'F' DATE: JAN 2021  
DWG No.: GA2020-013 DA100

Council comment:  
Carparking Space No. 5  
is not deemed a





**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.**

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Drawn By: Emma Castle

Date: 26/09/2023

Projection: GDA94 / MGA zone 55

Map Scale: 1:1500 @ A4



# Contents

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DA 02	Existing Site / Roof Plan
DA 03	Partial Site / Demolition Plan
DA 04	Proposed Site / Roof Plan
DA 05	Subdivision Plan - Existing
DA 06	Subdivision Plan - Proposed
DA 07	Turning Movement Diagram
DA 08	Proposed Landscape Plan
DA 09	Shadow Diagrams
DA 10	Streetscape Elevation
DA 11	Proposed Entry & Carport Details
DA 12	Proposed Ground Floor Plan
DA 13	Proposed First Floor Plan
DA 14	Reflected Ceiling Plans
DA 15	Standard Room Layouts
DA 16	Standard Room Layouts
DA 17	Elevation 4, 5 & 6
DA 18	Elevation 7 & Sections
DA 19	Specification

## Attachment 9.1.4.2

P 02 6332 5885  
M 0424 156 450  
E BRETT@BMDD.COM.AU  
12 MAXWELL DRIVE, EGLINTON NSW 2795



## Legend

A	Aluminium
B	Basin
BDRY	Boundary
BPB	Bagged & Painted Brickwork
BV	Brick Veneer
CL	Ceiling Level
CONC	Concrete
CPT	Carpet
CRS	Corrugated Roof Sheeting
CS	Cavity Sliding Door
CT	Ceramic Tile
CU	Condensor Unit
DH	Double Hung
DP	Downpipe
EL	Emergency Light
EMB	Electrical Meterboard
ENS	Ensuite
FB	Face Brick
FC	Fibre Cement
FFL	Finished Floor Level
F	Fixed Glass
FW	Floor Waste
GM	Gas Meter
HC	Hollow Core
HWS	Hot Water Service
LDRY	Laundry
MH	Manhole
OG	Obscure Glass
P	Pantry
PB	Plasterboard
PCR	Painted Cement Render
REF	Refrigerator
RH	Rangehood Above
RL	Reduced Level
SC	Solid Core
SD	Sliding Door
SHR	Shower
SS	Stainless Steel Sink
T	Tub
TF	Timber Floor Finish
TR	Towel Rail
TYP	Typical
UBO	Under Bench Oven
VF	Vinyl Floor Finish
WB	Weatherboards
WC	Water Closet
W	Water Meter
WM	Washing Machine
X	Sliding panel

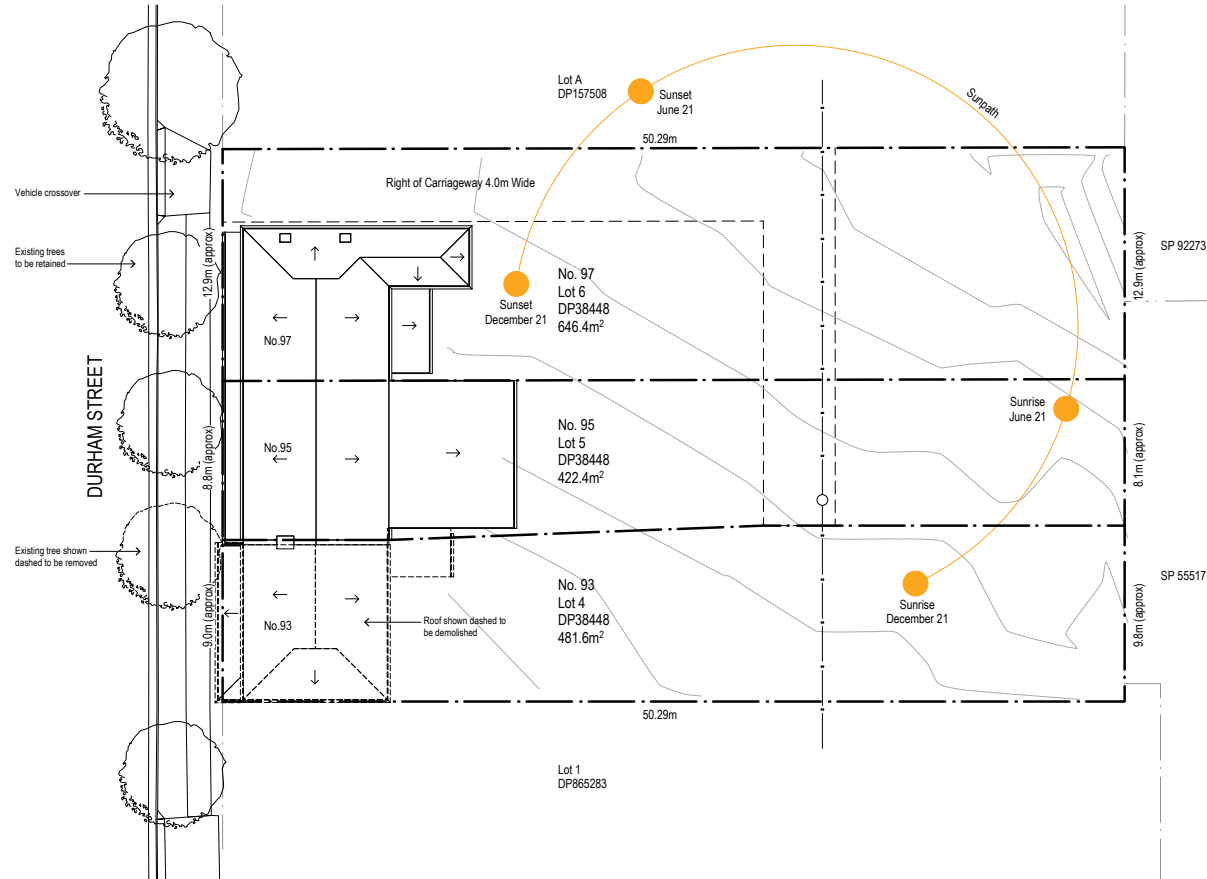
## Attachment 9.1.4.2

P 02 6332 5885  
M 0424 156 450  
E BRETT@BMD.COM.AU  
12 MAXWELL DRIVE, EGLINTON NSW 2795



### Notes:

1. Builder to confirm coordination of architectural and structural documentation prior to construction.
2. All dimensions are to be verified on site by contractor prior to commencement of any works.
3. All discrepancies are to be referred to designer for action.



### Staging Notes

- Stage 1 - All demolition works
- Stage 2 - Infrastructure and site works including boundary retaining walls
- Stage 3 - Subdivision, Occupation of existing dwellings
- Stage 4 - Construction or proposed building

### Proposed Subdivision

Proposed Lot 1	992.4 m <sup>2</sup>
Proposed Lot 2	283.7 m <sup>2</sup>
Proposed Lot 3	275.4 m <sup>2</sup>

### Area Schedule

#### Existing Dwellings

Number 93 (to be demolished)	78.6 m <sup>2</sup>
Number 95	92.4 m <sup>2</sup>
Number 97	133.1 m <sup>2</sup>

#### Proposed Building

Ground Floor Accommodation	104.6 m <sup>2</sup>
Ground Floor Balconies	15.6 m <sup>2</sup>
Laundry & Plant	24.4 m <sup>2</sup>
Stairwells	27.4 m <sup>2</sup>
Undercover Carparking	127.6 m <sup>2</sup>
First Floor Accommodation	217.6 m <sup>2</sup>
First Floor Verandah	54.0 m <sup>2</sup>

<b>Total Building Area</b>	<b>353.6 m<sup>2</sup></b>
Site	1551.5 m <sup>2</sup>





**Staging Notes**

Stage 1 - All demolition works  
Stage 2 - Infrastructure and site works including boundary retaining walls  
Stage 3 - Subdivision, Occupation of existing dwellings  
Stage 4 - Construction or proposed building

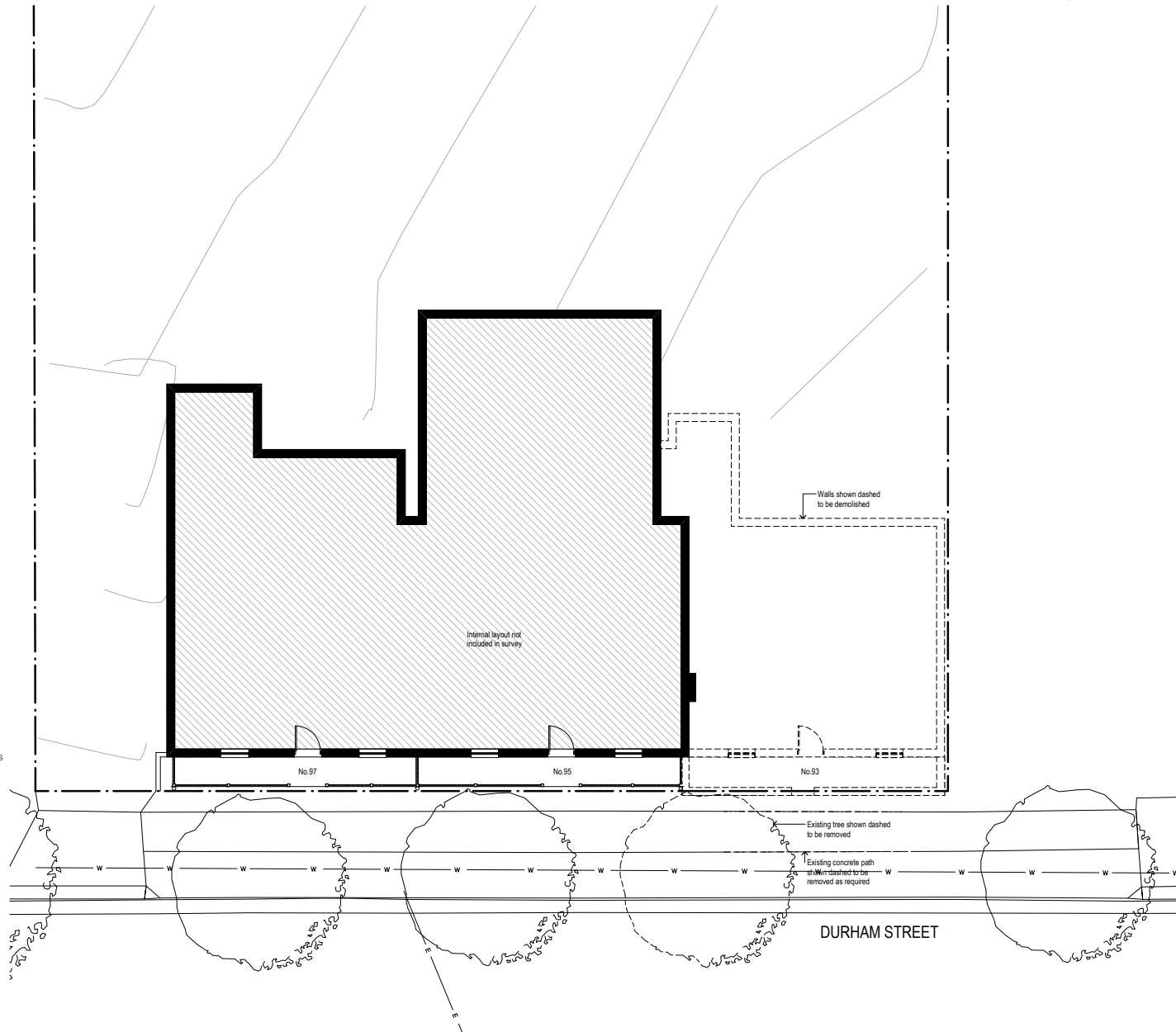
**Proposed Subdivision**

Proposed Lot 1 992.4 m<sup>2</sup>  
Proposed Lot 2 283.7 m<sup>2</sup>  
Proposed Lot 3 275.4 m<sup>2</sup>

**Area Schedule**

**Existing Dwellings**  
Number 93 (to be demolished) 78.6 m<sup>2</sup>  
Number 95 92.4 m<sup>2</sup>  
Number 97 133.1 m<sup>2</sup>

**Proposed Building**  
Ground Floor Accommodation 104.6 m<sup>2</sup>  
Ground Floor Balconies 15.6 m<sup>2</sup>  
Laundry & Plant 24.4 m<sup>2</sup>  
Stairwells 27.4 m<sup>2</sup>  
Undercover Carparking 127.6 m<sup>2</sup>  
First Floor Accommodation 217.6 m<sup>2</sup>  
First Floor Verandah 54.0 m<sup>2</sup>  
**Total Building Area 353.6 m<sup>2</sup>**  
Site 1551.5 m<sup>2</sup>



## Legend

A	Aluminium
B	Basin
BDRY	Boundary
BPB	Bagged & Painted Brickwork
BV	Brick Veneer
CL	Ceiling Level
CONC	Concrete
CPT	Carpet
CRS	Corrugated Roof Sheeting
CS	Cavity Sliding Door
CT	Ceramic Tile
CU	Condensor Unit
DH	Double Hung
DP	Downpipe
EL	Emergency Light
EMB	Electrical Meterboard
ENS	Ensuite
FB	Face Brick
FC	Fibre Cement
FFL	Finished Floor Level
F	Fixed Glass
FW	Floor Waste
GM	Gas Meter
HC	Hollow Core
HWS	Hot Water Service
LDRY	Laundry
MH	Manhole
OG	Obscure Glass
P	Pantry
PB	Plasterboard
PCR	Painted Cement Render
REF	Refrigerator
RH	Rangefood Above
RL	Reduced Level
SC	Solid Core
SD	Sliding Door
SHR	Shower
SS	Stainless Steel Sink
T	Tub
TF	Timber Floor Finish
TR	Towel Rail
TYP	Typical
UBO	Under Bench Oven
VF	Vinyl Floor Finish
WB	Weatherboards
WC	Water Closet
W	Water Meter
WM	Washing Machine
X	Sliding panel

## Car Parking Requirements

1 parking space per unit

Parking spaces required: 8

Parking spaces provided: 8

(Parking spaces 02 - 09)

## Check-in / Waiting parking space

Parking spaces required: 1

Parking spaces provided: 1

(Parking space 10)

## 1 parking space per 2 employees

Parking spaces required: 1

Parking spaces provided: 1

(Parking spaces 11)

## Accessible Parking Spaces

Parking spaces required: 1

Parking spaces provided: 1

(Parking space 01)

Parking spaces required: 11

Parking spaces provided: 11

## Staging Notes

Stage 1 - All demolition works

Stage 2 - Infrastructure and site works including

boundary retaining walls

Stage 3 - Subdivision, Occupation of existing dwellings

Stage 4 - Construction or proposed building

## Proposed Subdivision

Proposed Lot 1 992.4 m<sup>2</sup>

Proposed Lot 2 283.7 m<sup>2</sup>

Proposed Lot 3 275.4 m<sup>2</sup>

## Area Schedule

### Existing Dwellings

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Number 97 133.1 m<sup>2</sup>

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Ground Floor Balconies 15.6 m<sup>2</sup>

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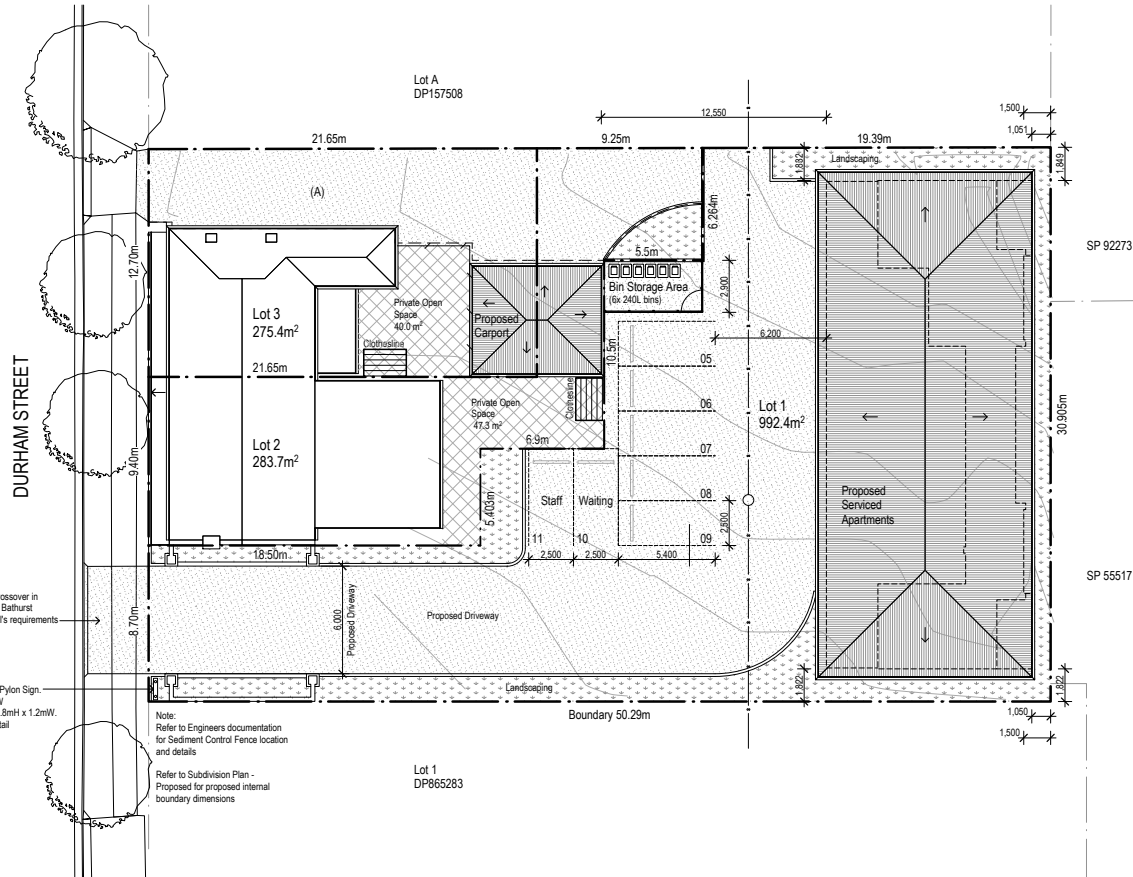
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First Floor Verandah 54.0 m<sup>2</sup>

**Total Building Area 353.6 m<sup>2</sup>**

Site 1551.5 m<sup>2</sup>



Note:  
Refer to Engineers documentation  
for Sediment Control Fence location  
and details  
Refer to Subdivision Plan -  
Proposed for proposed internal  
boundary dimensions

# Attachment 9.1.4.2

P 02 6332 5885  
M 0424 156 450  
E BRETT@BMD.COM.AU  
12 MAXWELL DRIVE, EGLINTON NSW 2795



## Notes:

1. Builder to confirm coordination of architectural and structural documentation prior to construction.
2. All dimensions are to be verified on site by contractor prior to commencement of any works.
3. All discrepancies are to be referred to designer for action.

## Pylon Sign (Non Illuminated)

5.0m High x 1.2m Wide  
Signage panel 1.8m High, x 1.2m Wide.  
Colours and graphics to be provided prior to final approvals



## Legend

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Parking spaces required: 8

Parking spaces provided: 8

(Parking spaces 02 - 09)

## Check-in / Waiting parking space

Parking spaces required: 1

Parking spaces provided: 1

(Parking space 10)

## 1 parking space per 2 employees

Parking spaces required: 1

Parking spaces provided: 1

(Parking spaces 11)

## Accessible Parking Spaces

Parking spaces required: 1

Parking spaces provided: 1

(Parking space 01)

Parking spaces required: 11

Parking spaces provided: 11

## Staging Notes

Stage 1 - All demolition works

Stage 2 - Infrastructure and site works including

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## Proposed Subdivision

Proposed Lot 1 992.4 m<sup>2</sup>

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### Proposed Building

Ground Floor Accommodation 104.6 m<sup>2</sup>

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First Floor Accommodation 217.6 m<sup>2</sup>

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**Total Building Area 353.6 m<sup>2</sup>**

Site 1551.5 m<sup>2</sup>

# Attachment 9.1.4.2

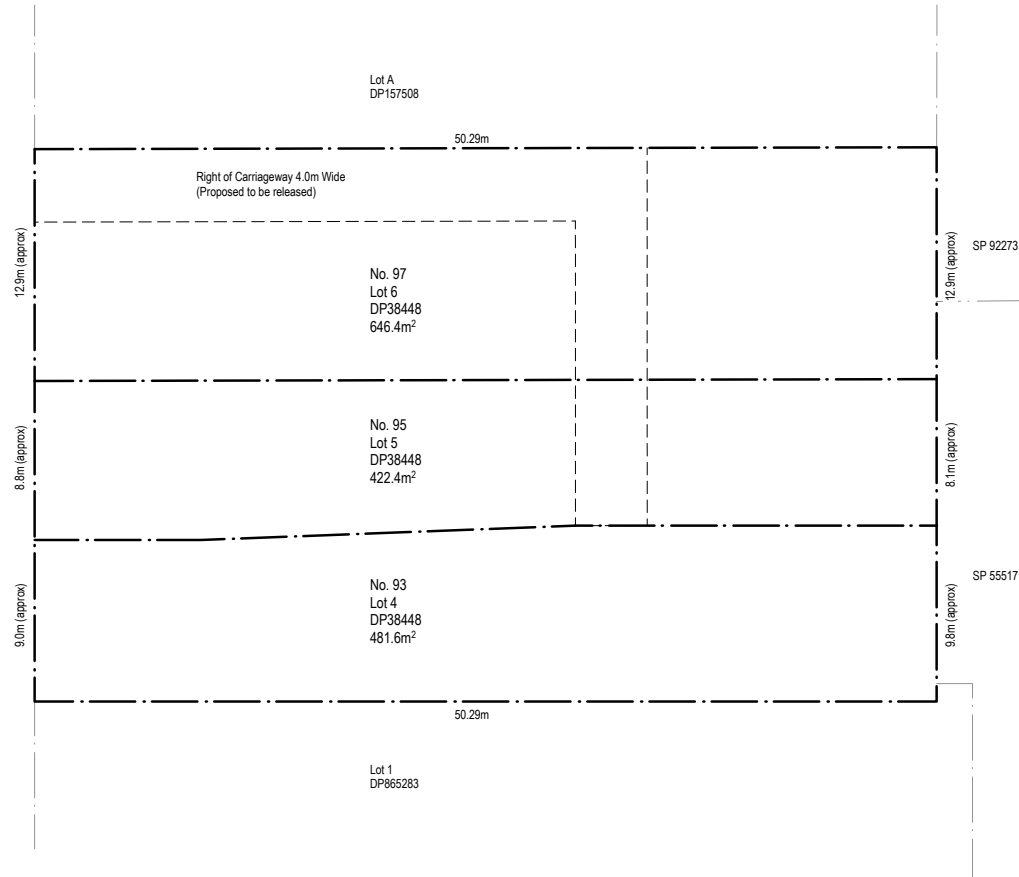
P 02 6332 5885  
M 0424 156 450  
E BRETT@BMD.COM.AU  
12 MAXWELL DRIVE, EGLINTON NSW 2795



## Notes:

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3. All discrepancies are to be referred to designer for action.

DURHAM STREET



**BRETT MOULDS**  
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P 02 6332 5885  
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12 MAXWELL DRIVE, EGLINTON NSW 2795



Date Issue

Amendment

NOT FOR CONSTRUCTION

Date Issue

Amendment

20/01/23 A Issued for comment

08/02/23 B Issued for comment

20/06/23 C Issued for comment

27/06/23 D Issued for final comment

03/07/23 E ISSUED FOR APPROVAL

25/09/23 F Amended windows / notes

Proposed Mixed Use Development

David Taylor

93,95,97 Durham Street BATHURST NSW 2795



Subdivision Plan - Existing

DACC 05

Issue: F

Scale: 1:200 @ A2

Date: 25/09/23

Project: BMD202147

## Legend

A	Aluminium
B	Basin
BDRY	Boundary
BPB	Bagged & Painted Brickwork
BV	Brick Veneer
CL	Ceiling Level
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## Car Parking Requirements

1 parking space per unit

Parking spaces required: 8

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(Parking spaces 02 - 09)

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Parking spaces required: 1

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(Parking space 01)

Parking spaces required: 11

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## Staging Notes

Stage 1 - All demolition works

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## Proposed Subdivision

Proposed Lot 1 992.4 m<sup>2</sup>

Proposed Lot 2 283.7 m<sup>2</sup>

Proposed Lot 3 275.4 m<sup>2</sup>

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Ground Floor Accommodation 104.6 m<sup>2</sup>

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Site 1551.5 m<sup>2</sup>

# Attachment 9.1.4.2

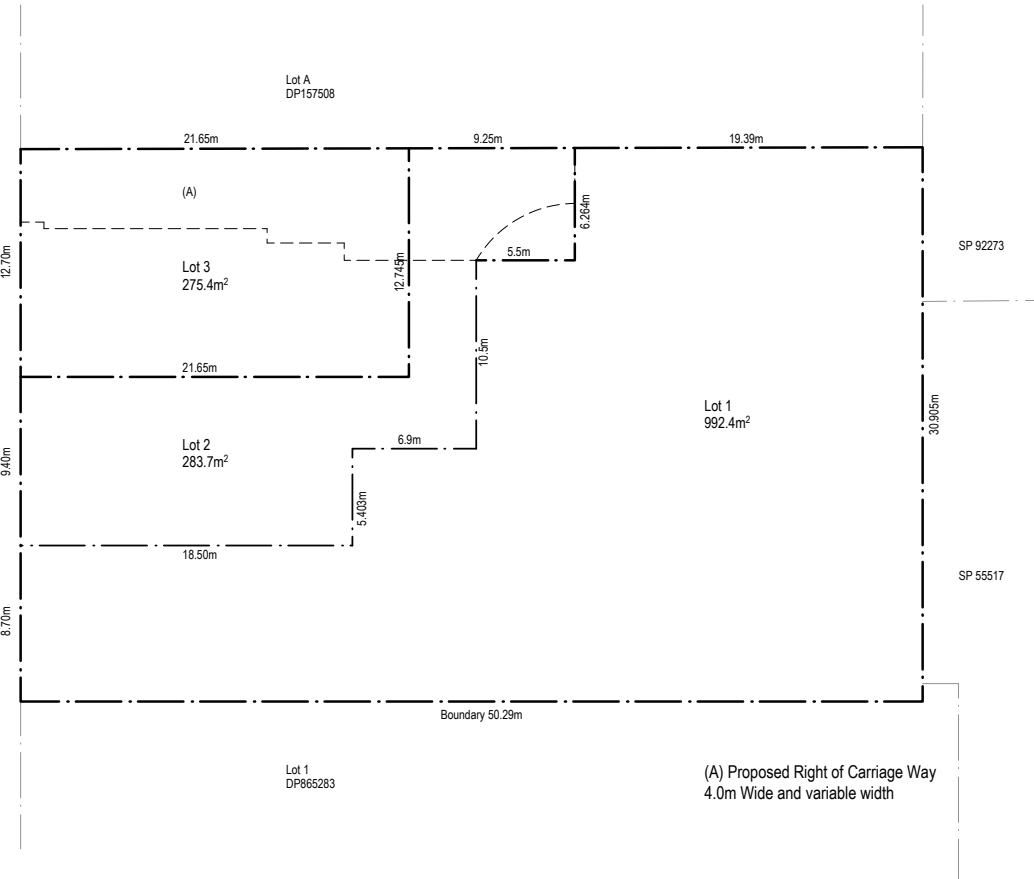
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M 0424 156 450  
E BRETT@BMD.COM.AU  
12 MAXWELL DRIVE, EGLINTON NSW 2795



## Notes:

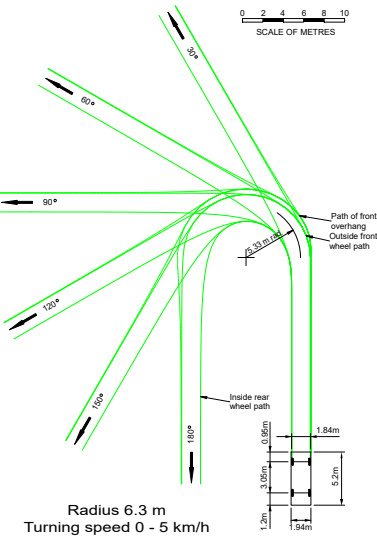
1. Builder to confirm coordination of architectural and structural documentation prior to construction.
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DURHAM STREET

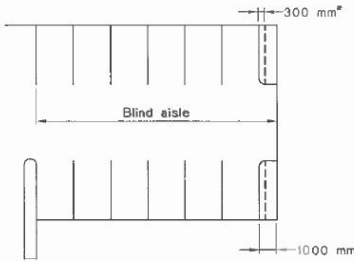
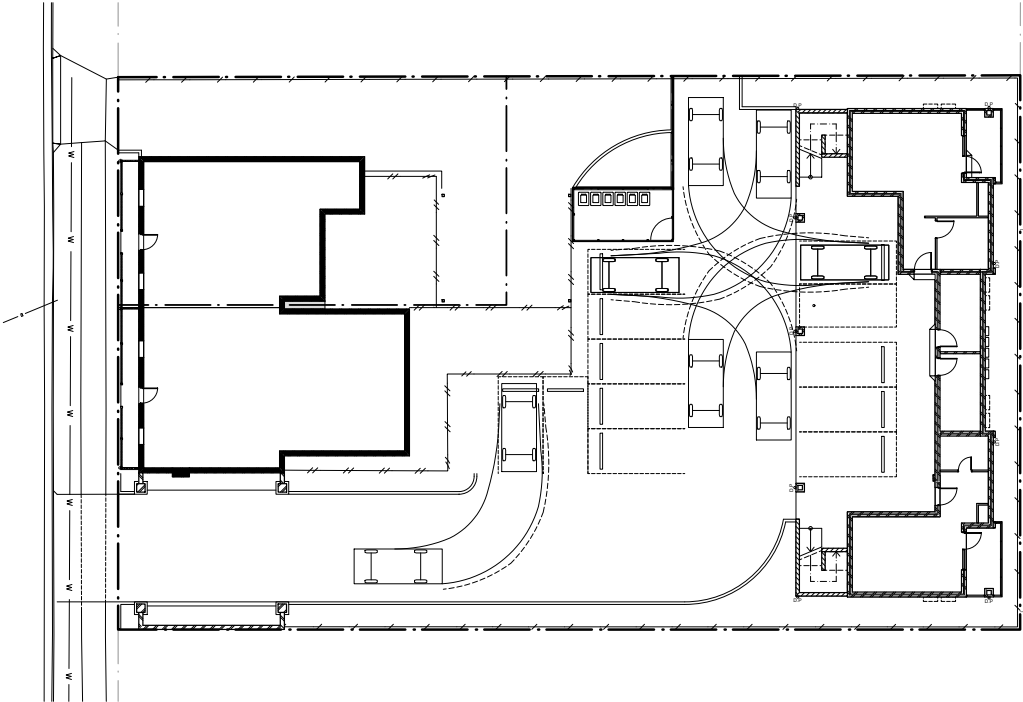




AUSTROADS  
DESIGN PASSENGER VEHICLE (5.2 m)



- Notes:-
1. Locate face of kerbs at least 0.6 m clear of wheel paths.
  2. Allow 0.6 m clearance outside path of overhang and ensure that this area is kept free of road furniture.
  3. The outside edge of the swept path remains within the paved area



\*Additional widening required if there is a wall or fence at the side of the last space, see Clause 2.4.1(b)(ii).

DIMENSIONS IN MILLIMETRES  
FIGURE 2.3 BLIND AISLE EXTENSION

User class (Note 1)	A (Note 3)	B	C <sub>1</sub>	C <sub>2</sub>	C <sub>3</sub>	Aisle width (Note 4)
1	2.4	2.4	5.4	4.8	5.4	6.2
1A	2.4	2.4	5.4	4.8	5.4	5.8
2	2.5	2.5	5.4	4.8	5.4	5.8
3	2.6	2.6	5.4	4.8	5.4	5.8
3A	2.6	2.6	5.4	4.8	5.4	6.6
3A	2.7	2.7	5.4	4.8	5.4	6.2
4						(See Note 5)

\*Dimension C is selected as follows (see Note 6):  
C<sub>1</sub>—where parking is to a wall or high kerb not allowing any overhang.  
C<sub>2</sub>—where parking is to a low kerb which allows 800 mm overhang in accordance with Clause 2.4.1(a)(i).  
C<sub>3</sub>—where parking is controlled by wheelstops installed at right angles to the direction of parking, or where the ends of parking spaces form a sawtooth pattern, e.g. as shown in the upper half of Figure 2.4(b).  
For Notes—see over.

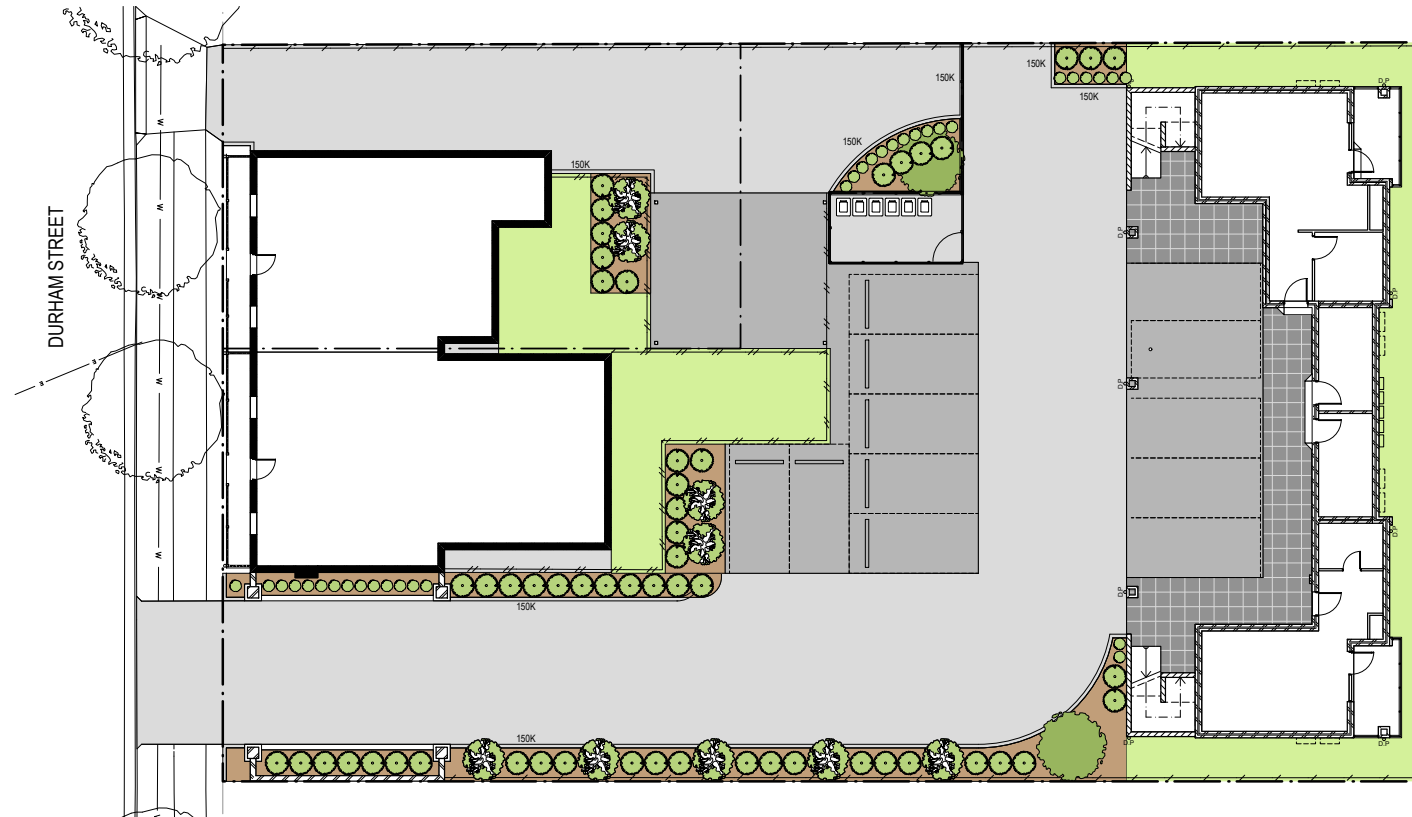
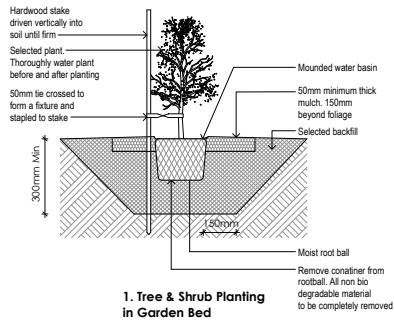
DIMENSIONS IN METRES  
FIGURE 2.2 LAYOUTS FOR ANGLE PARKING SPACES

- Botanical Name:** Acer Buergerei  
**Common Name:** Trident Maple  
**Pot Size:** 100 Ltr  
**Average Height:** 6m  
**Quantity:** 3
- Botanical Name:** Pyrus Calleryana  
**Common Name:** Ornamental Pear  
**Pot Size:** 100 Ltr  
**Average Height:** 11m  
**Quantity:** 9
- Botanical Name:** Choisyia Ternata  
**Common Name:** Mexican Orange Blossom  
**Pot Size:** 6"  
**Average Height:** 1m Clipped  
**Quantity:** 53
- Botanical Name:** Liriodendron - Royal Purple  
**Common Name:** Lily Turf  
**Pot size:** 6"  
**Average Height:** 50cm  
**Quantity:** 34

Note: An irrigation system is to be installed to adequately supply water all garden beds.

- Concrete driveway
- Concrete Driveway and Parking Spaces - Coloured concrete
- Paths - Stamped and coloured concrete
- Mulched Garden Beds
- Selected Turf

- Colorbond Fence 1800mmH
- Timber Fence 1800mmH
- 150K 150mm high Kerb



**BRETT MOULDS**  
DESIGN & DRAFTING  
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12 MAXWELL DRIVE, EGLINTON NSW 2795



Date Issue

Amendment

NOT FOR CONSTRUCTION

Date Issue  
20/01/23 A  
08/02/23 B  
20/06/23 C  
27/06/23 D  
03/07/23 E  
25/09/23 F

Amendment  
Issued for comment  
Issued for comment  
Issued for comment  
Issued for final comment  
ISSUED FOR APPROVAL  
Amended windows / notes

Proposed Mixed Use Development

David Taylor

93,95,97 Durham Street BATHURST NSW 2795



Proposed Landscape Plan

DACC 08

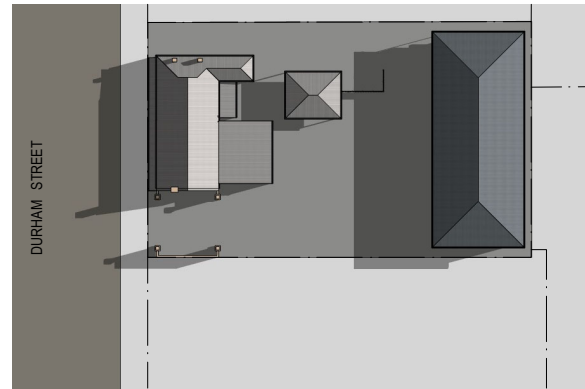
Issue: F  
Scale: NTS @ A2

Date: 25/09/23  
Project: BMD202147

## Attachment 9.1.4.2



21st June - 9am



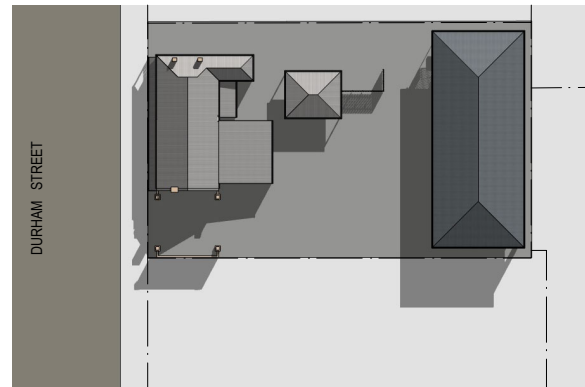
21st June - 10am



21st June - 11am



21st June - 12pm



21st June - 1pm



21st June - 2pm



21st June - 3pm



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12 MAXWELL DRIVE, EGLINTON NSW 2795



Date Issue Amendment

NOT FOR CONSTRUCTION	
Date	Issue
20/01/23	A
08/02/23	B
20/06/23	C
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03/07/23	E
25/09/23	F

Amendment  
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Issued for comment  
Issued for comment  
Issued for final comment  
ISSUED FOR APPROVAL  
Amended windows / notes

Proposed Mixed Use Development

David Taylor

93,95,97 Durham Street BATHURST NSW 2795



Shadow Diagrams  
DACC 09

Issue: F  
Scale: NTS @ A2

Date: 25/09/23  
Project: BMD202147

108 of 514





**FB**  
**Bond**  
**Heritage Red (or similar)**  
Face brick walls / Fence



**PCR1**  
**DULUX**  
**Natural White**  
Walls



**PCR2**  
**DULUX**  
**Tavern**  
Walls



**Colorbond**  
**Shale Grey**  
Roof



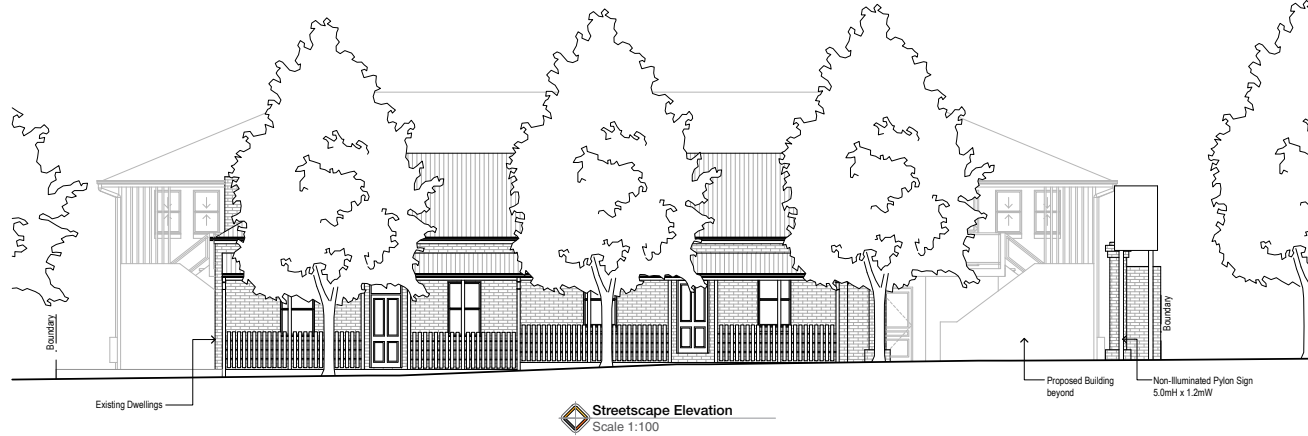
**Colorbond**  
**Monument**  
Balustrades/railings/posts  
Downpipes and gutters  
Windows  
Feature Screen



**DULUX**  
**Lexicon Acrylic Gloss**  
Doors



**TM1**  
**URBANLINE**  
**Euro Selektia Clad**  
**African Ebony**  
Wall cladding





# Legend

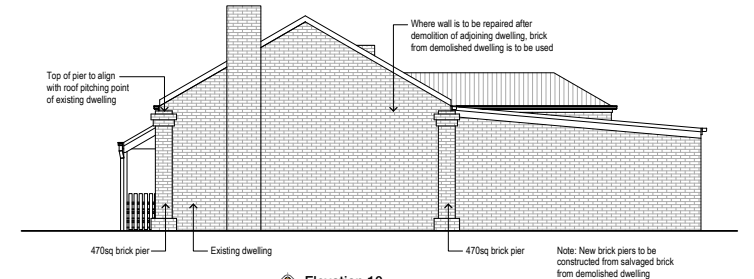
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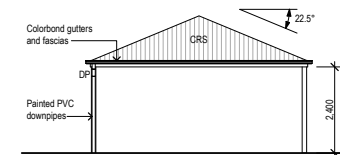
P 02 6332 5885  
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E BRETT@BMD.COM.AU  
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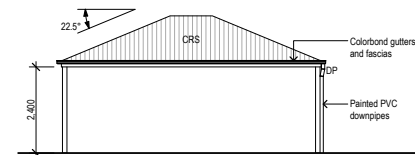
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Scale 1:100



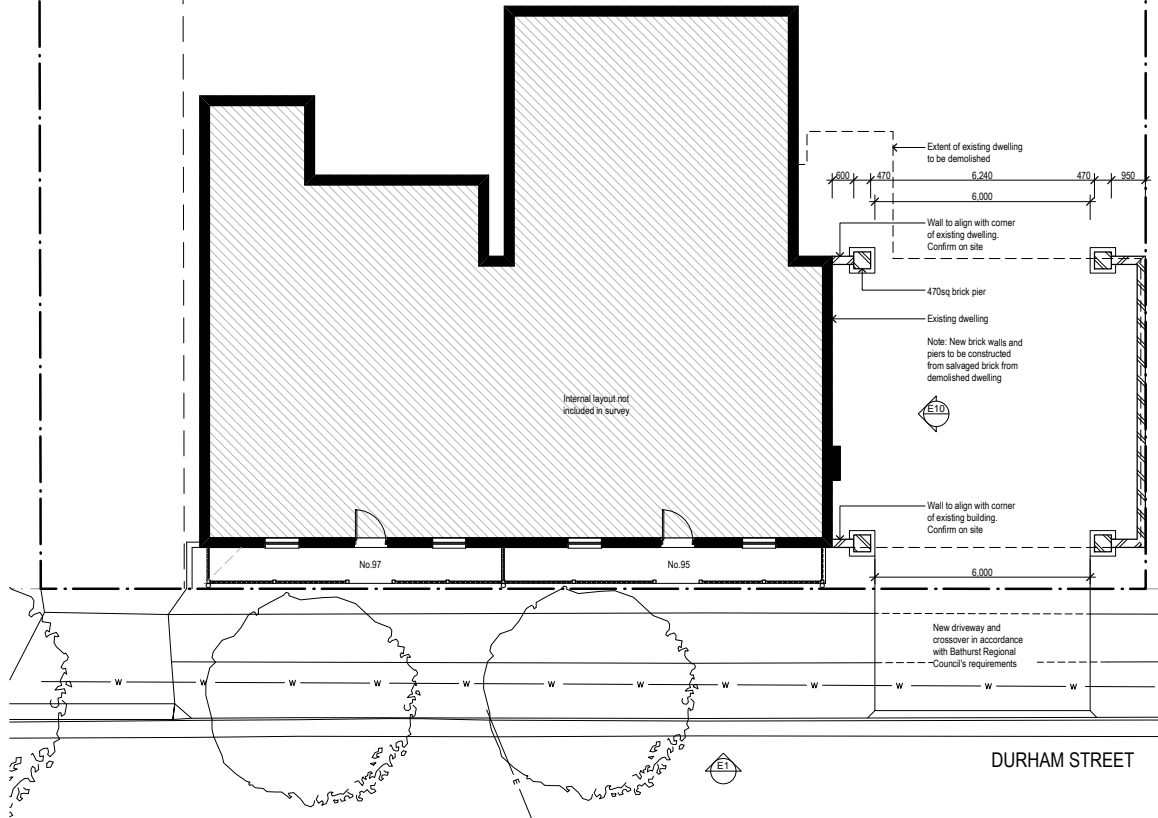
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Scale 1:100



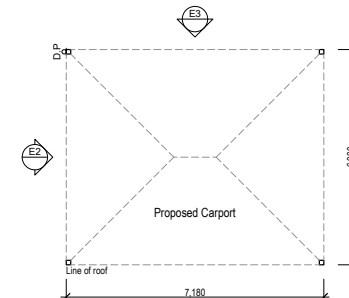
Elevation 2  
Scale 1:100



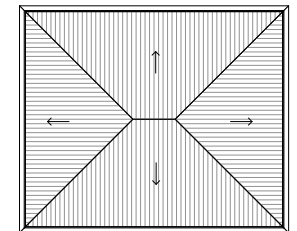
Elevation 3  
Scale 1:100



Proposed Patial Site Plan  
Scale 1:100



Proposed Carport Plan  
Scale 1:100



Roof Plan  
Scale 1:100



**BRETT MOULDS**  
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12 MAXWELL DRIVE, EGLINTON NSW 2795



Date Issue

Amendment

NOT	FOR	CONSTRUCTION
20/01/23	A	Issued for comment
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25/09/23	F	Amended windows / notes

Proposed Mixed Use Development

David Taylor

93,95,97 Durham Street BATHURST NSW 2795



Proposed Entry & Carport Details

DACC 11

Issue: F

Date: 25/09/23

Project: BMD202147

## Legend

A	Aluminium
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WB	Weatherboards
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WM	Washing Machine
X	Sliding panel
SD	Smoke Detector installation to comply with Specification 20 E205 of the NCC

## Car Parking Requirements

### 1 parking space per unit

Parking spaces required: 8  
Parking spaces provided: 8  
(Parking spaces 02 - 09)

### Check-in / Waiting parking space

Parking spaces required: 1  
Parking spaces provided: 1  
(Parking space 10)

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Parking spaces required: 1  
Parking spaces provided: 1  
(Parking spaces 11)

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Parking spaces required: 1  
Parking spaces provided: 1  
(Parking space 01)

Parking spaces required: 11  
Parking spaces provided: 11

## Staging Notes

- Stage 1 - All demolition works
- Stage 2 - Infrastructure and site works including boundary retaining walls
- Stage 3 - Subdivision, Occupation of existing dwellings
- Stage 4 - Construction or proposed building

## Proposed Subdivision

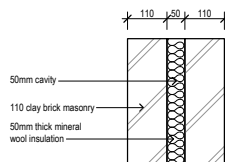
Proposed Lot No.1	992.4 m <sup>2</sup>
Proposed Lot No.95	283.7 m <sup>2</sup>
Proposed Lot No.97	275.4 m <sup>2</sup>

## Area Schedule

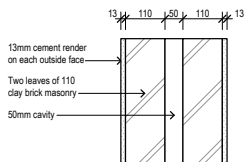
Existing Dwellings	
Number 93 (to be demolished)	78.6 m <sup>2</sup>
Number 95	92.4 m <sup>2</sup>
Number 97	133.1 m <sup>2</sup>

## Proposed Building

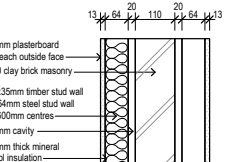
Ground Floor Accommodation	104.6 m <sup>2</sup>
Ground Floor Balconies	15.6 m <sup>2</sup>
Laundry & Plant	24.4 m <sup>2</sup>
Stairwells	27.4 m <sup>2</sup>
Undercover Carparking	127.6 m <sup>2</sup>
First Floor Accommodation	217.6 m <sup>2</sup>
First Floor Verandah	54.0 m <sup>2</sup>
<b>Total Building Area</b>	<b>353.6 m<sup>2</sup></b>
Site	1551.5 m <sup>2</sup>



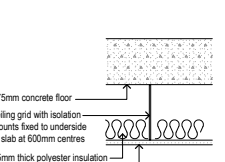
Stack Wall construction to be in accordance with **RCA Clause F5.6** Sound insulation rating of internal services. Requirement as stated is  $R_w + C_p \geq 25$  as adjacent rooms are either kitchens or sanitary compartments. The construction method indicated above provides  $R_w + C_p \geq 50$ .



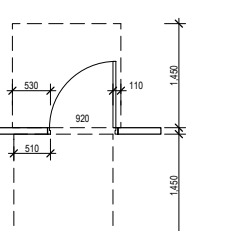
Wall construction between a sole-occupancy unit and a public stairway, plant room, corridor or the like in accordance with **F5.5**.



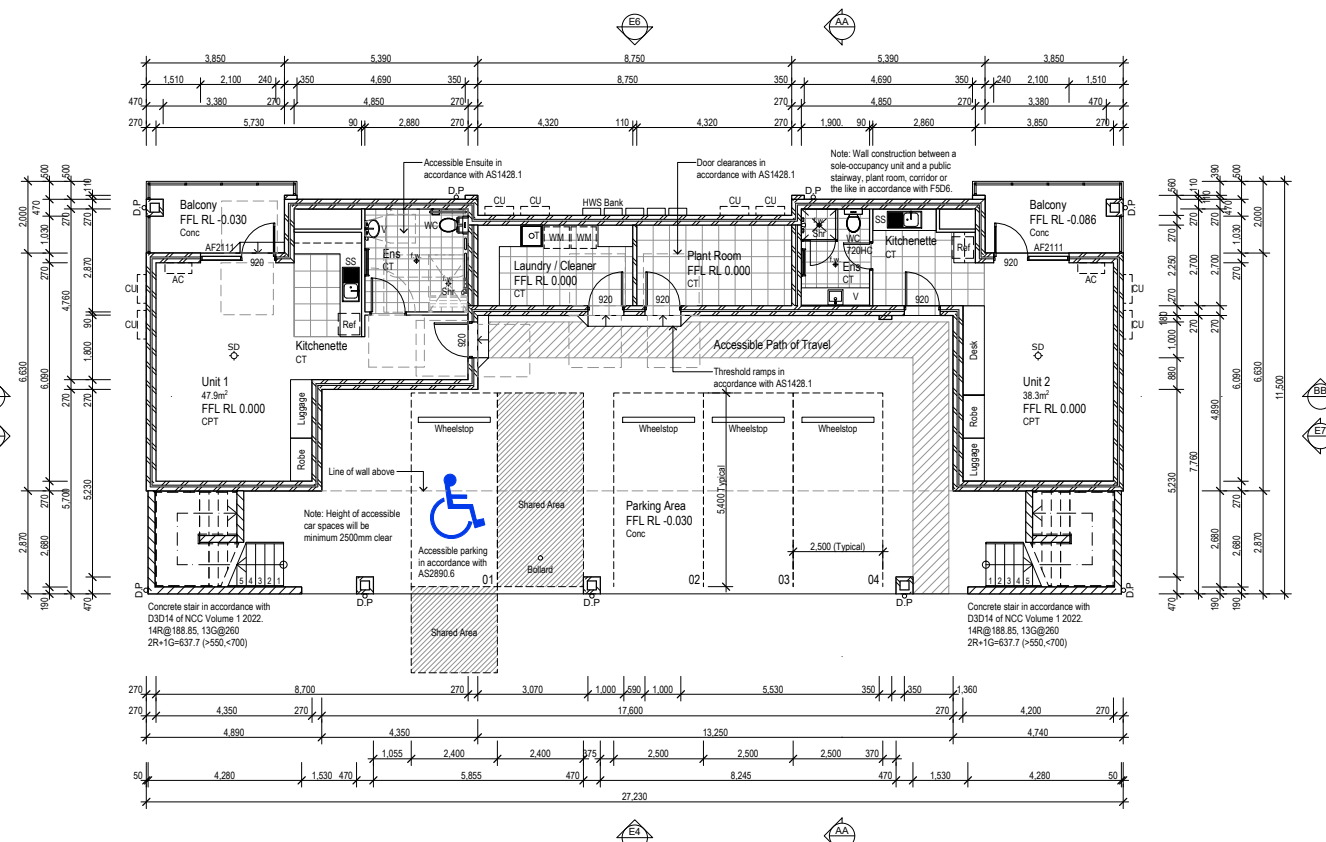
Wall construction between sole-occupancy units in accordance with **F5.5**.



First floor construction between a sole-occupancy unit and a public stairway, plant room, corridor or the like in accordance with **F5.4**.



**Required Clearances**  
Scale 1:50



# Attachment 9.1.4.2

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## Notes:

- Builder to confirm coordination of architectural and structural documentation prior to construction.
- All dimensions are to be verified on site by contractor prior to commencement of any works.
- Door clearances are to be referred to designer for action.
- Door clearances as required by AS1428.1 - 2009 Clause 13.3.2 Swinging doors and figure 31.
- Removable hinges to Ensuites in accordance with NCC.
- Accessible Ensuite in accordance with AS1428.1
- Accessible parking in accordance with AS2990.6
- Threshold ramps in accordance with AS1428.1, Clause 10.5
- All unit doors opening onto open space must be self closing, tight fitting, solid core doors not less than 35mm thick in accordance with NCC Clause G4D12.
- Exhaust fans for Units 1 & 2 to vent directly through external wall. All other exhaust fans to go up through stack and exit through roof space
- Emergency lighting requirements in accordance with NCC Clause E4D2.
- Wall construction between a sole-occupancy unit and a public stairway, plant room, corridor or the like in accordance with NCC Clause F7D6.
- Enclosure of space under non fire-isolated stairs to comply with NCC Clause D3D9.
- i. Enclosing walls and ceilings to have an FRL of not less than 60/60/60; and  
ii. access doorway to the enclosed space to be fitted with a self-closing +60/30 fire door
- 1.0m high balustrade in accordance with NCC
- The unobstructed height of the exit path must not be less than 2m in accordance with NCC Clause D2D7. The unobstructed width of the exit path must not be less than 1m in accordance with NCC Clause D2D8.

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**bdaa**  
ACCREDITED  
BUILDING DESIGNER

Date	Issue	Amendment	Date	Issue	Amendment
20/01/23	A	Issued for comment	20/01/23	A	Issued for comment
08/02/23	B	Issued for comment	20/06/23	C	Issued for comment
27/06/23	D	Issued for final comment	03/07/23	E	ISSUED FOR APPROVAL
25/09/23	F	Amended windows / notes			

**Proposed Mixed Use Development**  
David Taylor  
93,95,97 Durham Street BATHURST NSW 2795

**Proposed Ground Floor Plan**  
**DACC 12**  
Issue: F Date: 25/09/23  
Scale: 1:100, 1:50, 1:10 @ A2 Project: BMD02147

## Legend

A	Aluminium
B	Basin
BDRY	Boundary
BPB	Bagged & Painted Brickwork
BV	Brick Veneer
CL	Ceiling Level
CONC	Concrete
CPT	Carpet
CRS	Corrugated Roof Sheeting
CS	Cavity Sliding Door
CT	Ceramic Tile
CU	Condensor Unit
DH	Double Hung
DP	Downpipe
EL	Emergency Light
EMB	Electrical Meterboard
ENS	Ensuite
FB	Face Brick
FC	Fibre Cement
FFL	Finished Floor Level
F	Fixed Glass
FW	Floor Waste
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PCR	Painted Cement Render
REF	Refrigerator
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SC	Solid Core
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T	Tub
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TYP	Typical
UBO	Under Bench Oven
VF	Vinyl Floor Finish
WB	Weatherboards
WC	Water Closet
W	Water Meter
WM	Washing Machine
X	Sliding panel

Smoke Detector installation to comply with Specification 20 E205 of the NCC

## Car Parking Requirements

1 parking space per unit

Parking spaces required: 8  
Parking spaces provided: 8  
(Parking spaces 02 - 09)

Check-in / Waiting parking space

Parking spaces required: 1  
Parking spaces provided: 1  
(Parking space 10)

1 parking space per 2 employees

Parking spaces required: 1  
Parking spaces provided: 1  
(Parking spaces 11)

Accessible Parking Spaces

Parking spaces required: 1  
Parking spaces provided: 1  
(Parking space 01)

Parking spaces required: 11

Parking spaces provided: 11

## Staging Notes

Stage 1 - All demolition works

Stage 2 - Infrastructure and site works including boundary retaining walls

Stage 3 - Subdivision, Occupation of existing dwellings

Stage 4 - Construction or proposed building

## Proposed Subdivision

Proposed Lot No.1 992.4 m<sup>2</sup>

Proposed Lot No.95 283.7 m<sup>2</sup>

Proposed Lot No.97 275.4 m<sup>2</sup>

## Area Schedule

### Existing Dwellings

Number 93 (to be demolished) 78.6 m<sup>2</sup>

Number 95 92.4 m<sup>2</sup>

Number 97 133.1 m<sup>2</sup>

### Proposed Building

Ground Floor Accommodation 104.6 m<sup>2</sup>

Ground Floor Balconies 15.6 m<sup>2</sup>

Laundry & Plant 24.4 m<sup>2</sup>

Stairwells 27.4 m<sup>2</sup>

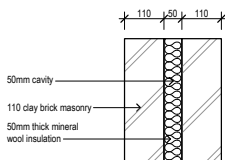
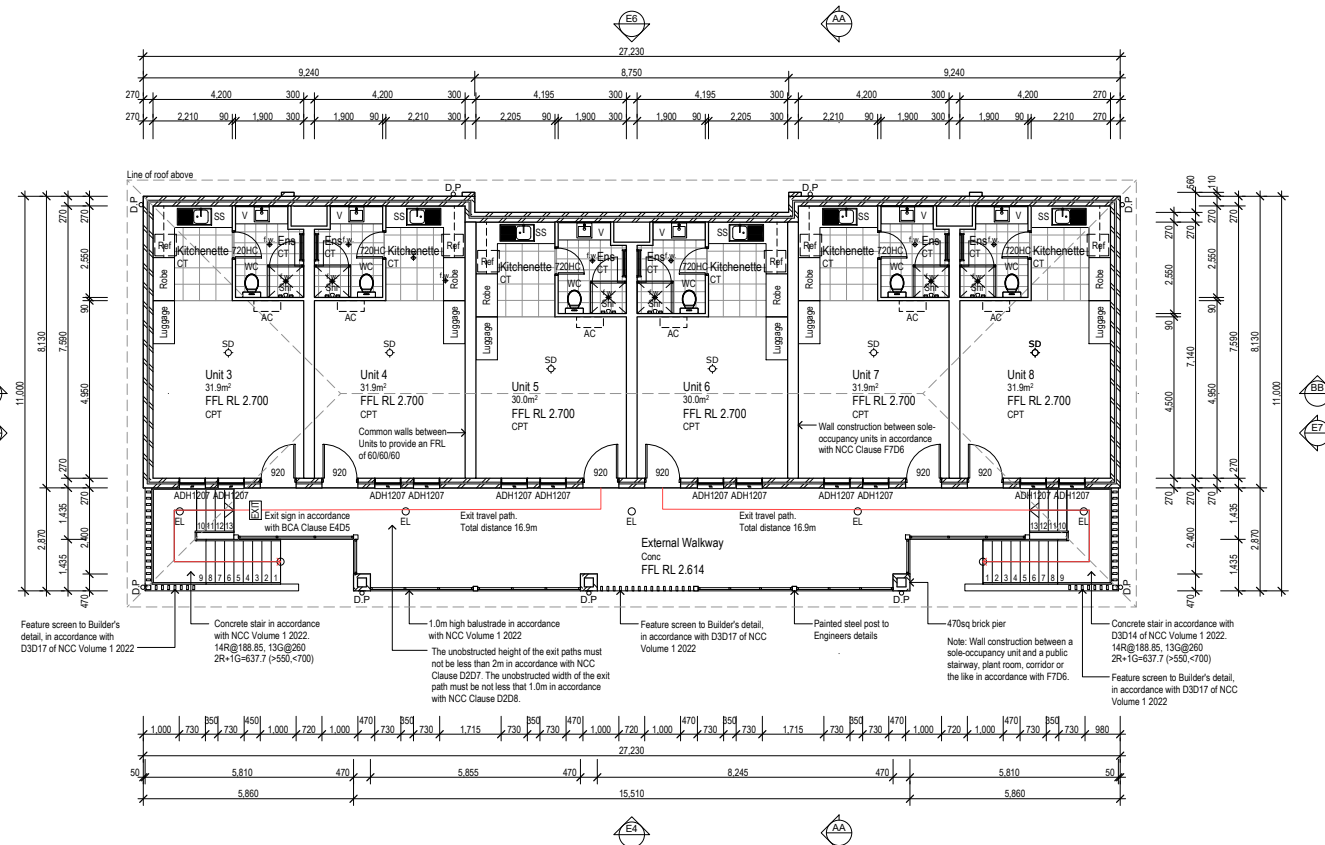
Undercover Carparking 127.6 m<sup>2</sup>

First Floor Accommodation 217.6 m<sup>2</sup>

First Floor Verandah 54.0 m<sup>2</sup>

**Total Building Area 353.6 m<sup>2</sup>**

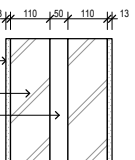
Site 1551.5 m<sup>2</sup>



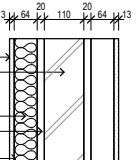
Stack Wall construction to be in accordance with BCA Clause F5.6 Sound insulation rating of internal services. Requirement as stated is  $R_w + C_p \geq 25$  as adjacent rooms are either kitchens or sanitary compartments. The construction method indicated above provides  $R_w + C_p \geq 50$ .

## Wall Details

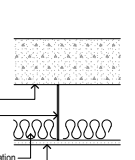
Scale 1:10



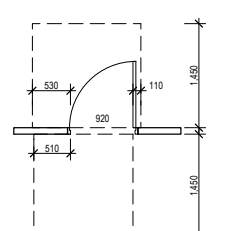
Wall construction between a sole-occupancy unit and a public stairway, plant room, corridor or the like in accordance with F5.5.



Wall construction between sole-occupancy units in accordance with F5.5.



First floor construction between a sole-occupancy unit and a public stairway, plant room, corridor or the like in accordance with F5.4.



## Required Clearances

Scale 1:50

# Attachment 9.1.4.2

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## Notes:

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2. All dimensions are to be verified on site by contractor prior to commencement of any works.
3. All discrepancies are to be referred to designer for action.
3. Door clearances as required by AS1428.1 - 2009 Clause 13.3.2 Swinging doors and figure 31.
4. Removable hinges to Ensuites in accordance with NCC.
5. Accessible Ensuite in accordance with AS1428.1
6. Accessible parking in accordance with AS2890.6
7. Threshold ramps in accordance with AS1428.1, Clause 10.5
8. All unit doors opening onto open space must be self closing, tight fitting, solid core doors not less than 35mm thick in accordance with NCC Clause G4D12.
9. Exhaust fans for Units 1 & 2 to vent directly through external wall. All other exhaust fans to go up through stack and exit through roof space
10. Emergency lighting requirements in accordance with NCC Clause E4D2.
11. Wall construction between a sole-occupancy unit and a public stairway, plant room, corridor or the like in accordance with NCC Clause F7D6.
12. Enclosure of space under non fire-isolated stairs to comply with NCC Clause D3D9.
13. Enclosing walls and ceilings to have an FRL of not less than 60/60/60; and
- ii. access doorway to the enclosed space to be fitted with a self-closing +60/30 fire door
13. 1.0m high balustrade in accordance with NCC
14. The unobstructed height of the exit path must not be less than 2m in accordance with NCC Clause D2D7. The unobstructed width of the exit path must not be less than 1m in accordance with NCC Clause D2D8.

Date Issue

Amendment

NOT FOR CONSTRUCTION

Date Issue

Amendment

Proposed Mixed Use Development

David Taylor

93,95,97 Durham Street BATHURST NSW 2795





Proposed First Floor Plan

DACC 13

Issue: F Date: 25/09/23  
Scale: 1:100, 1:50, 1:10 @ A2 Project: BMD02147

## Legend

-  Flush finished plasterboard ceiling on metal suspension system  
 Flush finished wet area plasterboard ceiling on metal suspension system

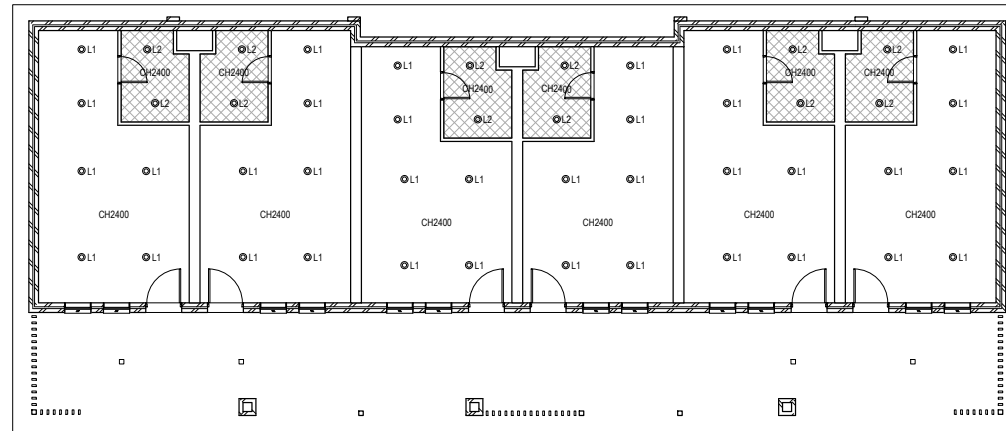
## Notes

1. All bathroom exhaust fans to be discharged to the exterior of the building.
2. All bathroom exhaust fans to be provided with a self-closing damper in accordance with Clause JSD6 Exhaust Fans of NCC Volume 1 2022.

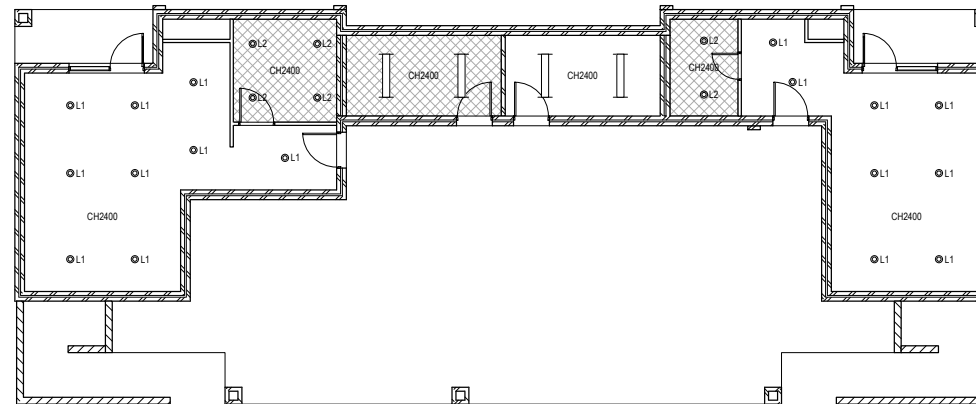
## Part J Lighting Calculations

### Internal Lighting Type

Internal Lighting Type	QTY	Total (W)
● L1 20W recessed LED downlight	53	1060
● L2 7W recessed LED downlight	18	126
— 56W surface mounted LED batten (2x 28W)	4	224
<b>Total:</b>	<b>1410</b>	



**First Floor RCP**  
Scale 1:100




**Ground Floor RCP**  
Scale 1:100

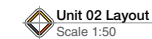
## Attachment 9.1.4.2

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Unit 01 Layout  
Scale 1:50

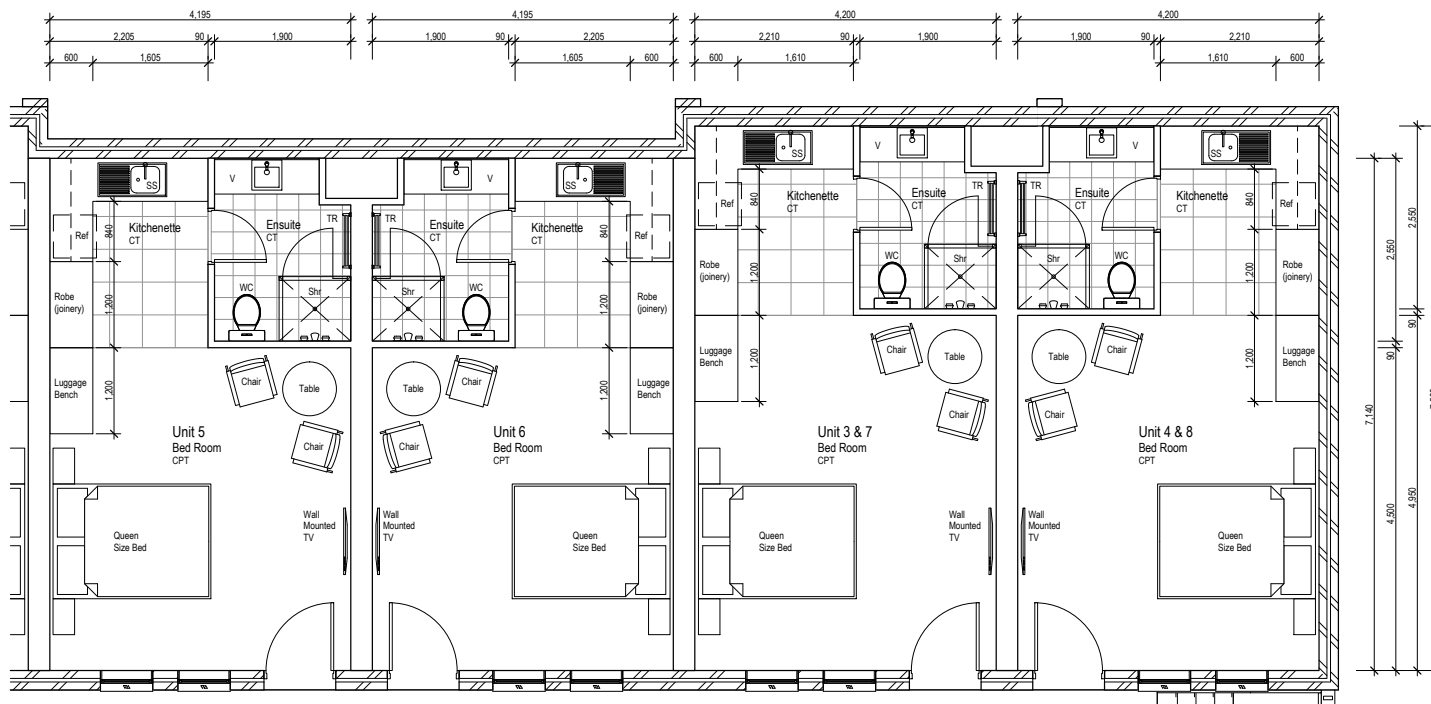


# Legend

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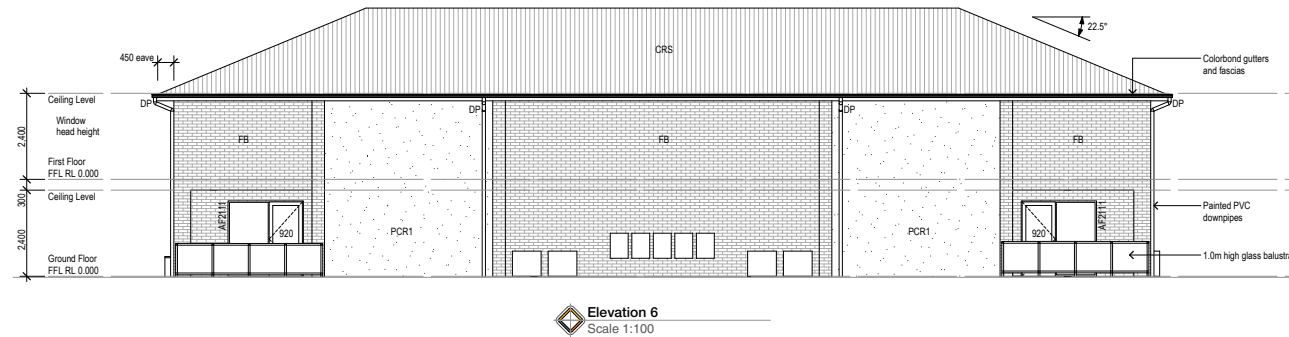
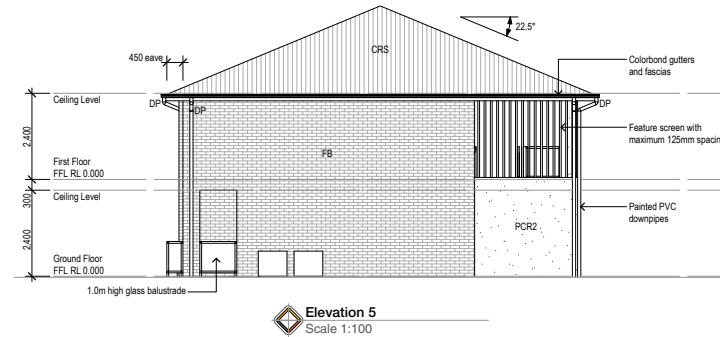


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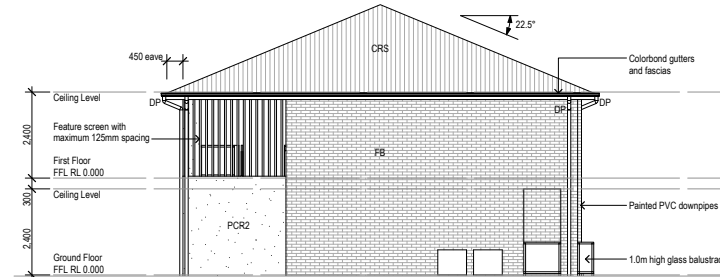


## Legend

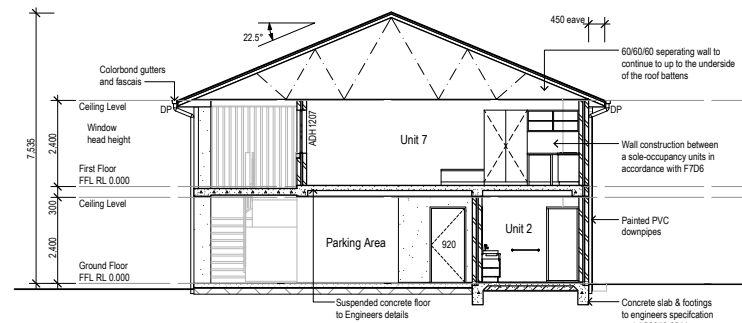
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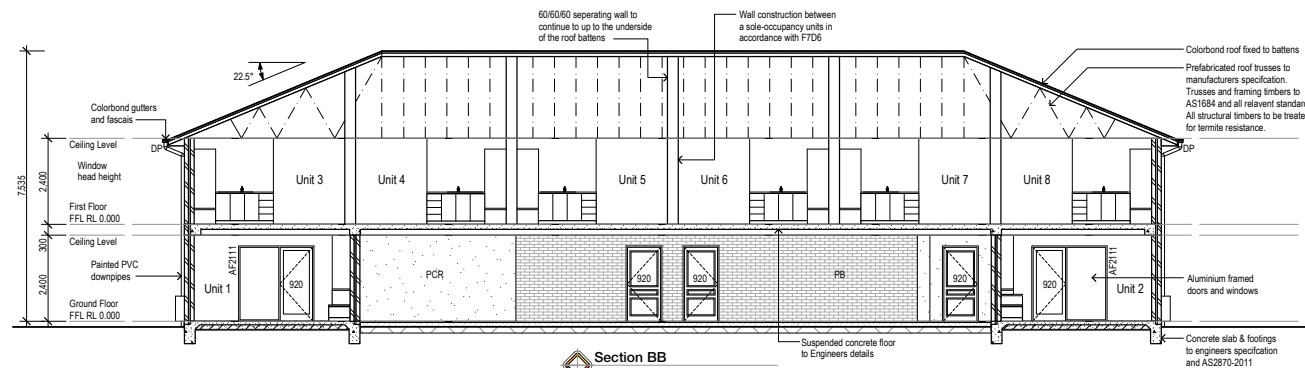
P 02 6332 5885  
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12 MAXWELL DRIVE, EGLINTON NSW 2795



**Elevation 7**  
Scale 1:100



**Section AA**  
Scale 1:100



**Section BB**  
Scale 1:100





General

- Design & Construct drawings prepared on the basis of DA approved drawings and the Client supplied Design Brief.
- Dimensions are in millimetres unless otherwise noted.
- All dimensions shall be verified on site by Contractor prior to commencement of any works.
- Figured dimensions take precedence over scaled.
- Do not scale off drawings.
- 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.
- NCC refers to the National Construction Code - Volume 1 2022, Building Code of Australia, Class 2 to 9 Buildings
- All discrepancies are to be referred to designer for action
- Ground levels shown are subject to preliminary survey only and as such final levels and confirmation of same remains the Contractors responsibility.
- No liability will be accepted due to failure to observe & implement any of the above.

Statutory Requirements - NCC Volume 1 2022

- All work to be carried out in accordance with the NCC, conditions imposed by the local authority and the commitments outlined in the relevant Part J Assessment.
- The Builder is to comply with the requirements of all legally constituted authorities having jurisdiction over the building works.
- Soil & sediment erosion control in accordance with requirements of the department of land & water conservation are to be put into place prior to commencement of building works.
- Prior to the commencement of building work, the Builder shall provide temporary toilet facilities for the use of subcontractors. On completion the Builder shall remove the amenity.

BCA Requirements

- All materials shall comply with Section B - Structure of the NCC.
- All materials & assembly materials & structure must comply with Specification 7 of the NCC.
- All selected floor coverings to comply with Clause C2D11 of the NCC. A compliance report is to be provided to Council prior to granting of the Occupation Certificate in accordance with this Clause.
- All wet area floors are to be graded and drained to floor wastes to NCC & plumbing codes.
- An approved impervious wall/floor joint is to be provided to the perimeter of all wet areas to NCC & Council requirements.
- The electricity supply system must comply with Clause C3D14 of the NCC.
- All services penetrating building elements required to have an FRL are to be done so in accordance with NCC Clause C4D15
- Openings for Service Installations.
- All construction joints, spaces and the like in and between building elements required to be protected are to be done so in accordance with NCC Clause C4D16 Construction Joints.
- Exits must be constructed in accordance with Part D2 of the NCC
- The unobstructed height of the exit path must not be less than 2m in accordance with NCC Clause D2D7.
- The unobstructed width of the exit path must not be less than 1m in accordance with NCC Clause D2D8.
- The stair, handrails & balustrades shall comply with Part D3 'Construction of exits' of the NCC.
- Doors & operation of latches are to comply with Parts D3D24, D3D25 & D3D26 of the NCC.
- All accessible doors shall have a luminance contrast in accordance with AS 1428.1 - 2009 Clause 13.1 Luminance contrast.
- Thresholds shall comply with Clause D3D16 of the NCC.
- Location of services & equipment must comply with Clause D3D8 of the NCC.
- All full height glazing to have visual indicators in accordance with BCA 2016 Clause D4D13 Glazing on an accessway.
- Enclosure of space under Non fire-isolated stairs to comply with NCC Clause D3D9(2)(a). Enclosing walls and ceilings to have an FRL of not less than 60/60/60; and, if access doorway to the enclosed space to be fitted with a self-closing -60/30 fire door
- Disabled access is to comply with AS1428.1.
- Accessible facilities, services & features are to comply with Clause D4D7 of the NCC.
- Tactile indicators are to be provided to comply with Clause D4D9 of the NCC.
- Certificates relating to essential services (fit to come from Council) shall be submitted pursuant to Section E of the NCC.
- Exits are not to be locked at point of discharge.
- An automatic smoke detection and alarm system complying with Specification 20 E2D5 General Requirements of the NCC.
- An emergency lighting system is to be provided in accordance with AS 2293.1 and Clause E4D2 of the NCC.
- Exit signage must be supplied and operated in accordance with Clauses E4D5 & E4D8 of the NCC.
- Directional signage must be installed in accordance Clause E4D6 of the NCC.
- Fire precautions during construction shall be undertaken in accordance with Section D, Clause E1D16 of the NCC.
- All stormwater drainage work shall be carried out to comply with Clause F1D3 of the NCC & AS/NZ 3500.3.
- All roof coverings to be installed in accordance with Clause F3D2 of the NCC & AS/NZ 1562.1.
- All Sarking to be provided and installed in accordance with Clause F3D3 of the NCC.



**BRETT MOULDS**  
DESIGN & DRAFTING

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12 MAXWELL DRIVE, EGLINTON NSW 2795

BCA Requirements continued

- Wet area waterproofing shall be carried out in accordance with Clauses F2D2 & F2D3 of the NCC.
- All damp-proofing to be carried out in accordance with Clauses F1D6 & F1D7 of the NCC.
- All wet area floors are to be graded and drained to floor wastes in accordance with Clause F2D4 of the NCC.
- To comply with Clause F3D4 & Part J2 of the BCA, window and door frame and glazing qualities are to be supplied in accordance with the Glazing calculator attached to the BCA Part J Assessment.
- Adequate means of disposal of sanitary towels must be provided in sanitary facilities for use by female in accordance with Clause F4D4 Facilities in Class 3 to 9 buildings of the NCC.
- Disabled toilets & the fit out of the same are to comply with Part F4D5 of the NCC & AS1428.1.
- An accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf, or bench top and adequate means of disposal of sanitary towels in accordance with Clause F4D5d Accessible sanitary facilities of the NCC.
- The circulation spaces, fixtures and fittings of all accessible sanitary facilities must comply with F4D5d Accessible Sanitary Facilities of the NCC and AS1428.1
- Artificial lighting must be provided in accordance with Clause F6D5(1) and (2) of Artificial lighting.
- The ventilation of each room is to comply with Clause F6D6 of the NCC. The proposed mechanical ventilation system is to comply with AS 1688.2 and AS/NZS 3666.1.

Signage must be provided in accordance with BCA 2022 Clause D4D7 Signage

- In a building required to be accessible—
- (a) braille and tactile signage complying with Specification 15 must -
- (i) incorporate the international symbol of access or deafness, as appropriate, in accordance with AS 1428.1 must identify each -
- (A) sanitary facility, except a sanitary facility associated with a bedroom in a Class 1b building or a sole occupancy unit in a Class 3 or a Class 9c building; and
- (B) space with a hearing augmentation system; and
- (ii) identify each door required by E4D5 to be provided with an exit sign and state -
- (A) "Exit"; and
- (B) "Level"; and
- (C) the floor level number or floor level descriptor, or a combination of the two.
- (b) signage including the international symbol for deafness in accordance with AS 1428.1 must be provided within a room containing a hearing augmentation system identifying -
- (i) the type of hearing augmentation; and
- (ii) the area covered within the room; and
- (iii) if receivers are being used and where the receivers can be obtained; and
- (c) signage in accordance with AS 1428.1 must be provided for accessible unisex sanitary facilities to identify if the facility is suitable for left or right handed use; and
- (d) signage to identify an ambulant accessible sanitary facility in accordance with AS 1428.1 must be located on a door of the facility; and
- (e) where a pedestrian entrance is not accessible, directional signage incorporating the international symbol of access in accordance with AS 1428.1 must be provided to direct the person to the location of the nearest accessible pedestrian entrance; and
- (f) where a bank of sanitary facilities is not provided with an accessible unisex sanitary facility, directional signage incorporating the international symbol of access in accordance with AS1428.1 must be placed at the location of the sanitary facilities that are not accessible, to direct a person to the location of the nearest accessible unisex sanitary facility.



# STATEMENT OF ENVIRONMENTAL EFFECTS

**PROPOSAL:** Serviced Apartments,  
Demolition and Subdivision

**ADDRESS:** 93-97 Durham Street, Bathurst

June 2023



**PROPOSAL:** Serviced Apartments, Demolition and Subdivision

**CLIENT:** David Taylor

**Anthony Daintith Town Planning Pty Ltd**  
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### QUALITY ASSURANCE

This document has been prepared, checked and released in accordance with the Quality Control Standards established by Anthony Daintith Town Planning.

Version	Date	Description	By
1.0	26/6/2023	Approved	AD

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A handwritten signature in black ink, appearing to read "AD", is positioned above the authorisation text.

This document has been authorised by

Anthony Daintith (Principal)  
 Date: 26 June 2023



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**Proposal: Serviced Apartments, Demolition and Subdivision**  
**93-97 Durham Street, Bathurst**

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# **1 BACKGROUND**

## **1.1 INTRODUCTION**

David Taylor have engaged Anthony Daintith Town Planning (ADTP) to prepare a Statement of Environmental Effects (SOEE) to support a Development Application to Bathurst Regional Council, for a subdivision, construction of a serviced apartment building (8 units), demolition of an existing dwelling and proposed carport.

The purpose of this document is to:

- Describe the existing environment;
- Outline the proposed development;
- Consider relevant statutory matters; and
- Make conclusions and recommendations for Council's consideration.

The development application consists of the following components:

- Statement of Environmental Effects.
- Site, Architectural & Subdivision Plans.
- Statement of Heritage Impact.
- Civil Design.
- Building Condition Survey.

## **1.2 APPLICANT AND OWNER**

The applicant is David Taylor.

The owner is Natmap Pty Ltd.

The owners have provided their written consent to the lodgement of the Development Application.

## 2 SUBJECT LAND

### 2.1 LOCATION AND TITLE

The subject land is identified as 93-97 Durham Street, Bathurst. Refer to **Figure 1**, which depicts the site within the locality.

The area of the subject land is 1551.5 m<sup>2</sup>.

The land title description is:

**Table 1: Land Title Details**

Lot	Deposited Plan
4	38448
5	38448
6	38448

**Figure 1: Extract of DP**

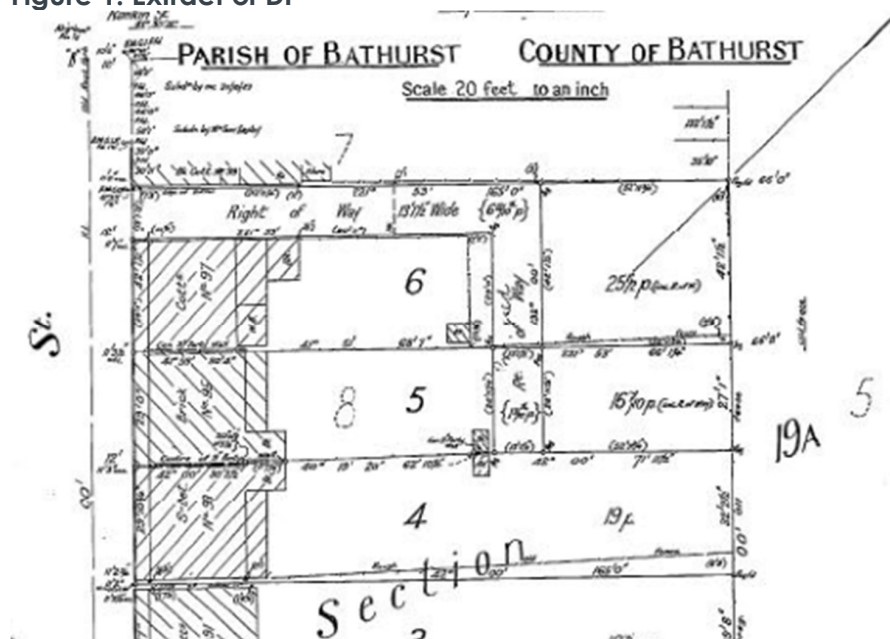




Figure 2: Locality Plan

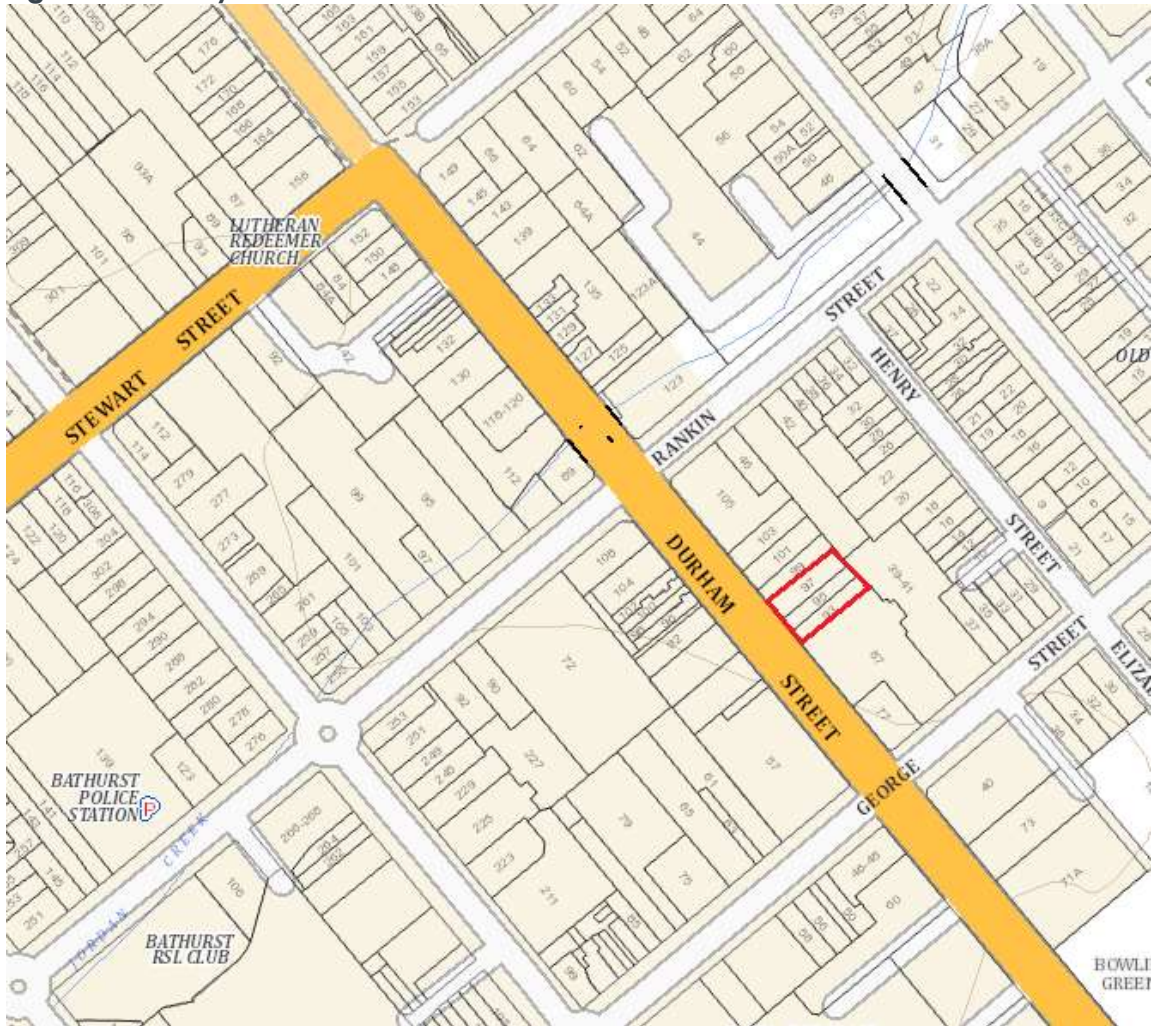


Figure 3: Aerial Photo



## 2.2 GENERAL SITE DESCRIPTION

### Topography

The site falls gently down towards the north west.

### Vegetation

The site is essentially cleared of vegetation.

### Waterways

There are no water courses traversing the site.

### Buildings

The site contains an existing dwelling and shed.

**Photos 1-5** provide a visual representation of the property.



Photo 1: Street Elevation



Photo 2: Street Elevation





**Photo 3: Rear of existing buildings**



**Photo 4: Rear of site (looking north west)**





Photo 5: Rear of site (looking north)



## 2.3 SURROUNDING DEVELOPMENT

The site is located within a mixed use area in Bathurst. The area is characterised by medium to higher density housing, motel and commercial land uses.



### 3 PROPOSAL

The application seeks development consent for the following items:

#### Demolition

It is proposed to demolish the existing dwelling at 93 Durham Street. The dwelling is in very poor condition and not considered viable to renovate (refer to associated reports).

#### Serviced Apartment Development

It is proposed to construct 8 serviced apartments on the subject land. Each serviced apartment will have an open plan bedroom, living and kitchenette and separate ensuite/laundry. They are primarily designed for short and long term corporate stays and tourist and visitor accommodation. All apartments are designed to be self-sufficient.

The complex will have face brick and painted cement rendered walls and corrugated roof sheeting.

There will be 11 car parking spaces provided. Access to the site will be via a new access onto Durham Street where the current dwelling at 93 Durham Street is located (to be demolished).

Refer to building plans for greater detail.

#### Subdivision

The proposal seeks development consent to subdivide the subject land into 3 lots (Torrens Title). The proposed lots are shown in **Table 2** below.

**Table 2: Proposed Lots**

Lot Number	Area (m <sup>2</sup> )	
1	978.9	Serviced Apartments
2	297.2	95 Durham Street
3	275.4	97 Durham Street

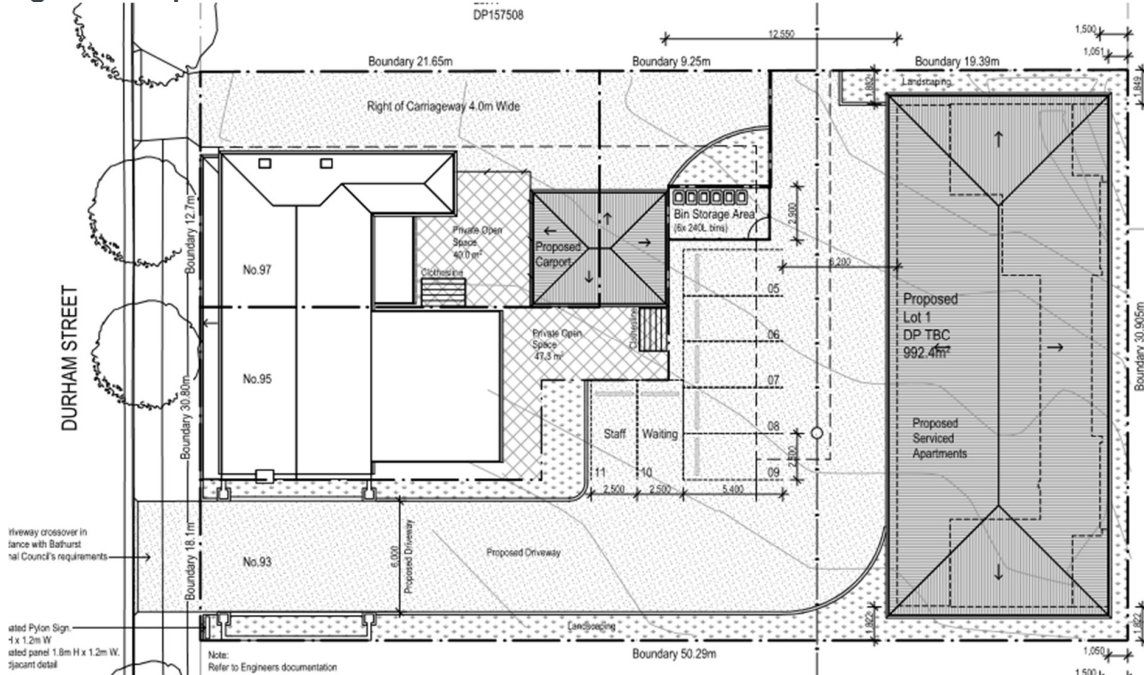
Each lot will be fully serviced (reticulated water & sewer, electricity and telecommunications). Appropriate easements (if required) will be put on the final plan of subdivision prepared by the surveyor.

It is proposed to release the existing right of carriageway (now obsolete) and impose a new right of carriageway to enable legal access for Lots 1 and 2 as shown on the proposed subdivision plan.

### Carport

It is proposed to construct a double carport (corrugated roof sheeting) that will be used by the existing dwellings at 95 and 97 Durham Street.

**Figure 4: Proposed Site Plan**



### Waste Collection

A bin storage area has been provided as shown on the site plan.

### Car Parking and Deliveries

Each car park space will be clearly identified and reserved for use of the apartment guests and staff only.

Given the nature of the proposal, there will be low service/delivery demands associated with the development. Service vehicles will typically be small rigid vehicles or utility vans. There will be no demand for large service vehicles.

### Signage

It is proposed to erect a pylon sign at the front of the site for the serviced apartments (refer to the plans for details).



## 4 TOWN PLANNING CONSIDERATIONS

Pursuant to Section 4.15 (formerly Section 79C) of the *Environmental Planning and Assessment Act 1979*, the following matters must be taken into consideration when assessing a development application:

### 4.15 Evaluation

(cf previous s 79C)

#### **Matters for consideration—general**

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

- (a) *the provisions of:*
  - (i) *any environmental planning instrument, and*
  - (ii) *any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and*
  - (iii) *any development control plan, and*
  - (iiia) *any planning agreement that has been entered into under section 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), and*
  - (v) *any coastal zone management plan (within the meaning of the Coastal Protection Act 1979),*

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

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





## SECTION 4.15 ASSESSMENT

### (a)(i) The provisions of any environmental planning instrument

#### LOCAL ENVIRONMENTAL PLANS

#### **BATHURST REGIONAL LOCAL ENVIRONMENTAL PLAN 2014**

##### Applicable LEP Clauses

##### **Zone R1 General Residential**

##### 1 Objectives of zone

- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To provide housing choice and affordability by enabling opportunities for medium density forms of housing in locations and at densities that complement the surrounding residential environment.
- To protect and conserve the historic significance and scenic quality of the urban villages of Eglinton, Raglan and Perthville.
- To enable commercial development that is compatible with the amenity of the area and does not prejudice the status and viability of the Bathurst central business district as the retail, commercial and administrative centre of Bathurst.

##### 2 Permitted without consent

*Environmental protection works; Extensive agriculture; Home-based child care; Home businesses; Home occupations; Roads*

##### 3 Permitted with consent

*Attached dwellings; Boarding houses; Child care centres; Community facilities; Dwelling houses; Food and drink premises; Garden centres; Group homes; Home industries; Hostels; Kiosks; Markets; Multi dwelling housing; Neighbourhood shops; Places of public worship; Plant nurseries; Residential flat buildings; Respite day care centres; Roadside stalls; Semi-detached dwellings; Seniors housing; Shop top housing; 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; Correctional centres; Crematoria; Depots; Electricity generating works; Extractive industries; Forestry; Freight transport facilities; Heavy industrial storage establishments; Home occupations (sex services); Industrial training facilities; Industries; Intensive livestock agriculture; Open cut mining; Restricted premises; Retail premises; Rural industries; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste or resource management facilities; Wholesale supplies*

Figure 5: Bathurst Regional LEP - Zoning Map



### Comment

The subject land is zoned R1 General Residential under the provisions of the *Bathurst Regional Local Environment Plan 2014*.

The proposed serviced apartment development, demolition & subdivision is permissible subject to the consent of Council via the lodgement of a Development Application.

As detailed throughout this report, the proposed development can generally be shown to be consistent with the relevant objectives of the zone.

### **2.6 Subdivision—consent requirements**

(1) Land to which this Plan applies may be subdivided, but only with development consent.

Notes—

1

If a subdivision is specified as exempt development in an applicable environmental planning instrument, such as this Plan or State Environmental Planning Policy (Exempt

**Proposal: Serviced Apartments, Demolition and Subdivision**  
93-97 Durham Street, Bathurst

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and Complying Development Codes) 2008, the Act enables it to be carried out without development consent.

2

Part 6 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 provides that the strata subdivision of a building in certain circumstances is complying development.

(2) Development consent must not be granted for the subdivision of land on which a secondary dwelling is situated if the subdivision would result in the principal dwelling and the secondary dwelling being situated on separate lots, unless the resulting lots are not less than the minimum size shown on the Lot Size Map in relation to that land.

Note—

The definition of secondary dwelling in the Dictionary requires the dwelling to be on the same lot of land as the principal dwelling.

### Comments

Consent is sought for the proposed subdivision of the land into 3 lots (it is noted that there is 3 existing lots).

#### **2.7 Demolition requires development consent**

The demolition of a building or work may be carried out only with development consent.  
Note—

If the demolition of a building or work is identified in an applicable environmental planning instrument, such as this Plan or State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, as exempt development, the Act enables it to be carried out without development consent.

### Comments

DA consent is sought for demolition of one of the existing dwellings on the site (No 93 Durham Street).

#### **4.1 Minimum subdivision lot size**

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

- (a) to protect and enhance the production capacity of rural lands, by maintaining farm sizes and the status of productive lands,
- (b) to ensure residential lots are of a suitable shape and size to provide a building envelope, private open space and suitable building setbacks for acoustic and visual privacy,
- (c) to control the subdivision of land shown on the Lot Size Map for the purposes of a dwelling house,
- (d) to ensure that lot sizes are consistent with the desired settlement density and intensities for different localities and reinforce the predominant subdivision pattern of the area,
- (e) to ensure a secure water supply is available to land in Zone RU4 Primary Production Small Lots to enable the cultivation of land by irrigation.



- (2) *This clause applies to a subdivision of any land shown on the Lot Size Map that requires development consent and that is carried out after the commencement of this Plan.*
- (3) *The size of any lot resulting from a subdivision of land to which this clause applies is not to be less than the minimum size shown on the Lot Size Map in relation to that land.*
- (3A) *Despite subclause (3), development consent must not be granted to the subdivision of land in Zone RU4 Primary Production Small Lots unless the consent authority is satisfied that a suitable and secure water supply is, or will be, available for irrigation to each resulting lot to enable the cultivation of the land.*
- (3B) *Despite subclause (3), the size of any lot resulting from the subdivision of land identified as "Area 1" on the Lot Size Map must not be less than 4,000 square metres if:*
  - (a) *reticulated water and sewerage will be connected to each resulting lot immediately following the subdivision, and*
  - (b) *the land is not within the 50dBA Noise Contour shown on the Mount Panorama Environs Map.*
- (3C) *Despite subclause (3), the size of any lot resulting from the subdivision of an existing holding identified as "Area 1" on the Lot Size Map must not be less than 4,000 square metres if:*
  - (a) *reticulated water and sewerage will not be connected to each resulting lot immediately following the subdivision, and*
  - (b) *not more than 1 lot is created for every 1.5 hectares of the existing holding.*
- (3D) *A lot created under subclause (3C) may not be further subdivided.*
- (3E) *Despite subclause (3), the size of any lot resulting from the subdivision of land identified as "Area 2" on the Lot Size Map must not be less than 6,000 square metres if reticulated water and sewerage will be connected to each resulting lot immediately following the subdivision.*
- (3F) *Despite subclause (3), a battle-axe lot resulting from the subdivision of the following land must not be less than:*
  - (a) *if the land is in Zone R1 General Residential—750 square metres, or*
  - (b) *if the land is in Zone R1 General Residential and in the village of Eglinton, Perthville or Raglan—900 square metres, or*
  - (c) *if the land is in Zone R2 Low Density Residential—750 square metres.*
- (3G) *For the purpose of calculating the size of a battle-axe lot under subclause (3F), the area of the access handle is excluded.*
- (3H) *In this clause existing holding means the area of a lot as it was on 2 September 1988.*
- (4) *This clause does not apply in relation to the subdivision of individual lots in a strata plan or community title scheme.*

Figure 6: Bathurst Regional LEP - MLS Map



### Comments

The MLS is 550m<sup>2</sup>. Refer to Clause 4.1B.

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

- (1) The objectives of this clause are as follows:
  - (a) to achieve planned residential density,
  - (b) to ensure that the area and dimensions of a lot are able to accommodate development that is consistent with the objectives and development controls for dual occupancies, multi dwelling houses or residential flat buildings,
  - (c) to minimise any likely adverse impact of such development on the amenity of adjoining neighbourhoods.
- (2) Development consent must not be granted to development for the purposes of a dual occupancy on a lot unless the lot is at least the minimum lot size shown on the Minimum Lot Size—Dual Occupancy Map for that lot.
- (3) Development consent must not be granted to development for the purposes of multi dwelling houses or residential flat buildings on a lot unless the lot is at least the minimum

lot size shown on the Minimum Lot Size—Multi Dwelling Housing and Residential Flat Buildings Map for that lot.

- (4) Despite any other provision of this Plan, development consent may be granted for the subdivision of a dual occupancy, multi dwelling housing or a residential flat building development into lots of any size to enable the resulting individual dwellings on those lots to have separate titles.

**Figure 7: Bathurst Regional LEP – Multi Dwelling Housing Map**



### Comments

The map specifies a minimum lot size of 900m<sup>2</sup> for multi dwelling housing on the subject land (the lot area is 1551.5 m<sup>2</sup>).

As per subclause (4) above, it is proposed to subdivide the subject land into 3 lots (Torrens Title).



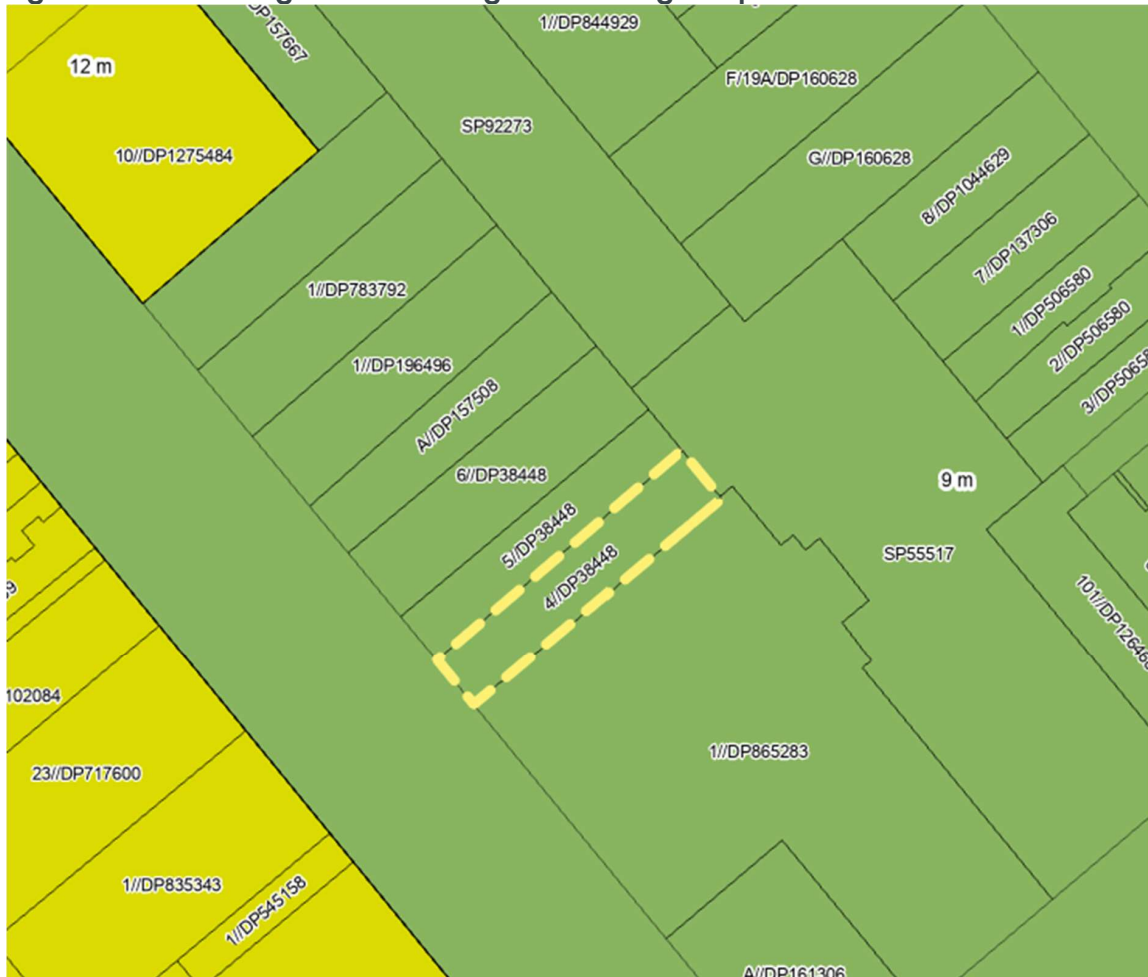
### 4.3 Height of buildings

- (1) The objectives of this clause are as follows:
- (a) to establish the maximum height limit to which buildings may be erected in certain locations.
- (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.

#### Comments

As per the figure below, the maximum height permitted for a building is 9 metres. The proposed building has a maximum height of 7.35 metres.

**Figure 8: Bathurst Regional LEP – Height of Buildings Map**



### 5.10 Heritage conservation

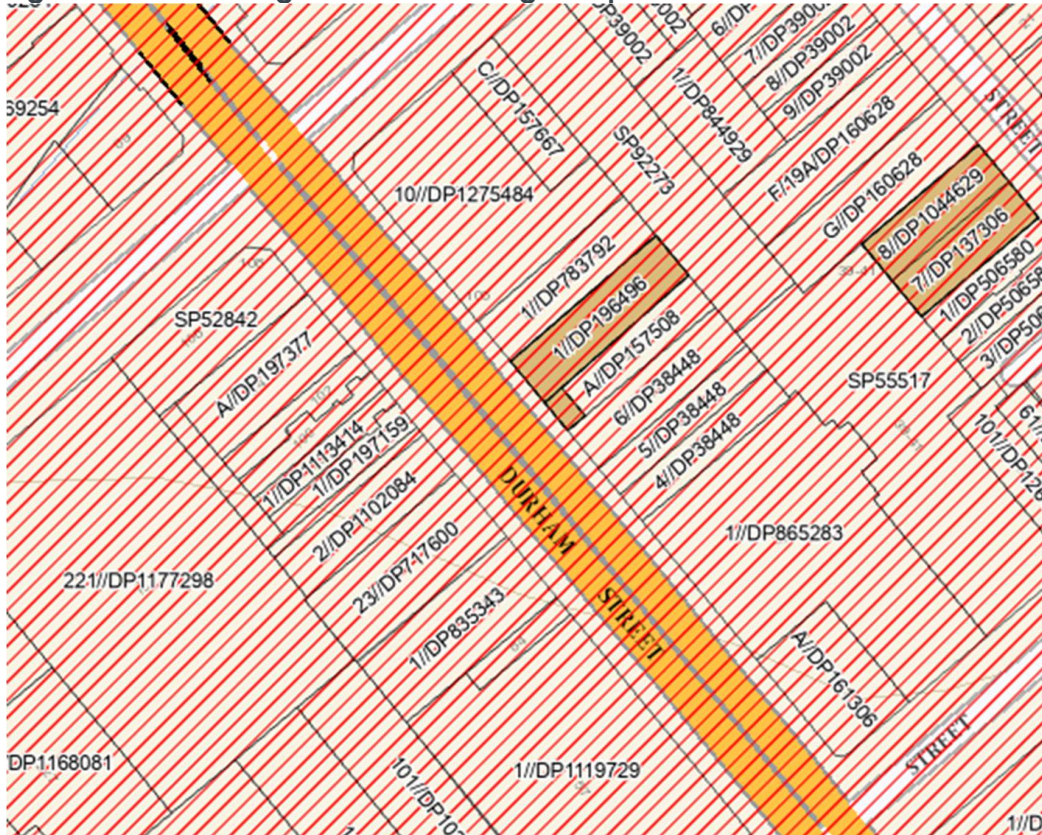
Note—

Heritage items (if any) are listed and described in Schedule 5. Heritage conservation areas (if any) are shown on the Heritage Map as well as being described in Schedule 5.

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

- (a) to conserve the environmental heritage of Bathurst Regional local government area,
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,
- (c) to conserve archaeological sites,
- (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.

**Figure 9: Bathurst Regional LEP – Heritage map**



### Comments

The subject land is located within the Heritage Conservation area (and doesn't not include a heritage item). A Statement of Heritage Impact has been prepared by Ray Christison of High Ground Consulting. The report concluded that:



## 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.





**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.

**7.5 Essential services**

Development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required—

- (a) the supply of water,
- (b) the supply of electricity,
- (c) the disposal and management of sewage,
- (d) stormwater drainage or on-site conservation,
- (e) suitable vehicular access.

Comments

These services are readily available to the site. The development will have available reticulated water, sewer and electricity services. A new access to the development will need to be constructed in accordance with Councils standard requirements. Stormwater infrastructure to be constructed with appropriate easements put in place.

**STATE ENVIRONMENTAL PLANNING POLICYS**

SEPP	COMMENTS
SEPP (Housing) 2021	Not applicable
SEPP (Primary Production) 2021	Not applicable
SEPP (Resources and Energy) 2021	Not applicable
SEPP (Resilience and Hazards) 2021	Includes the former SEPP 55 – Remediation of Land. See comments below.
SEPP (Industry and Employment) 2021	See comment below regarding the proposed signage.
SEPP (Transport and Infrastructure) 2021	Not applicable
SEPP (Biodiversity and Conservation) 2021	See comments below.
SEPP (Planning Systems) 2021	Not applicable
SEPP (Precincts – Eastern Harbour City) 2021	Not applicable
SEPP (Precincts – Central River City) 2021	Not applicable
SEPP (Precincts – Western Parkland City) 2021	Not applicable
SEPP (Precincts - Regional) 2021	Not applicable





SEPP (Building Sustainability Index: BASIX)	Not applicable
SEPP 65—Design Quality of Residential Apartment Development	Not applicable
SEPP (Exempt and Complying Development Codes) 2008	Not applicable
<b>DRAFT SEPP</b>	
Draft Design and Place SEPP 2021	The draft Design and Place SEPP is on exhibition until 28 February 2022 and is proposed to include SEPP 65 – Design Quality of Residential Apartment Development and SEPP (Building Sustainability Index: BASIX).

## SEPP (RESILIENCE AND HAZARDS) 2021

### 4.6 Contamination and remediation to be considered in determining development application

- (1) A consent authority must not consent to the carrying out of any development on land unless:
  - (a) it has considered whether the land is contaminated, and
  - (b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and
  - (c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.
- (2) Before determining an application for consent to carry out development that would involve a change of use on any of the land specified in subclause (4), the consent authority must consider a report specifying the findings of a preliminary investigation of the land concerned carried out in accordance with the contaminated land planning guidelines.
- (3) The applicant for development consent must carry out the investigation required by subclause (2) and must provide a report on it to the consent authority. The consent authority may require the applicant to carry out, and provide a report on, a detailed investigation (as referred to in the contaminated land planning guidelines) if it considers that the findings of the preliminary investigation warrant such an investigation.
- (4) The land concerned is:
  - (a) land that is within an investigation area,
  - (b) land on which development for a purpose referred to in Table 1 to the contaminated land planning guidelines is being, or is known to have been, carried out,
  - (c) to the extent to which it is proposed to carry out development on it for residential, educational, recreational or child care purposes, or for the purposes of a hospital—land:



- (i) *in relation to which there is no knowledge (or incomplete knowledge) as to whether development for a purpose referred to in Table 1 to the contaminated land planning guidelines has been carried out, and*
- (ii) *on which it would have been lawful to carry out such development during any period in respect of which there is no knowledge (or incomplete knowledge).*

### Comment

Pursuant to Clause 4.6 of the SEPP, the potential for contamination appears minimal. This is based upon an inspection of the site.

In terms of potential soil contamination, the subject land has been evaluated for:

- Evidence of previous mining activity;
- Evidence of existing and previous dip sites and other associated infrastructure;
- Evidence of orcharding; and
- Vegetative and other features which could indicate possible soil contamination.

The SEPP specifies certain considerations for development on land with respect to the potential for contamination, particularly for sensitive land uses such as development for residential, educational or recreational purposes. The subject site has been used in the past for residential purposes, which indicate that it is suitable for residential re-development. Therefore, it is considered that the requirements of Clause 4.6 – "Contamination and remediation to be considered in the determination of development applications" have been satisfactorily addressed.

### **SEPP (INDUSTRY AND EMPLOYMENT) 2021**

**Schedule 5** – Assessment Criteria needs to be considered by Council when assessing an application for advertising signage (refer to the development plans for great detail).

#### **1. Character of the area**

- *Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?*

### Comment

Yes. The proposed signage would be generally consistent with the existing signage along Durham Street. The proposed signage with considered appropriate for the proposed serviced apartments.



- *Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?*

### Comment

There is no particular theme for outdoor advertising in the area – however, the proposed signage is generally similar to the existing signage and is relatively modest and doesn't dominate the site or buildings where it is located upon.

## **2. Special areas**

- Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?

### Comment

No. It is considered the signage would not detract from the amenity or visual quality of the Cowra landscape and entrance to town from the south.

## **3. Views and vistas**

- Does the proposal obscure or compromise important views?

### Comment

There are no identified views of significance in the surrounding area.

- Does the proposal dominate the skyline and reduce the quality of vistas?

### Comment

No. No important vistas have been identified.

- Does the proposal respect the viewing rights of other advertisers?

### Comment

Yes – The proposed signage would not adversely impact other advertisers over the signage.

## **4. Streetscape, setting or landscape**

- Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?

### Comment



Yes. It is considered the proposed signage is of a size and scale appropriate for the streetscape per the proposed signage.

- Does the proposal contribute to the visual interest of the streetscape, setting or landscape?

### Comment

No. The proposed signage would not impact on the visual interest of the streetscape, setting and landscape as compared to the surrounding signage.

- Does the proposal reduce clutter by rationalising and simplifying existing advertising?

### Comment

There is no existing signage on the site.

- Does the proposal screen unsightliness?

### Comment

No unsightliness has been identified.

- Does the proposal protrude above buildings, structures or tree canopies in the area or locality?

### Comment

No. The proposed signage is generally consistent with the surrounding signage.

- Does the proposal require ongoing vegetation management?

### Comment

No.

## **5. Site and building**

- Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?

### Comment

Yes. The proposed signage is considered compatible with the existing buildings on the lot and proposed serviced apartments building.



- Does the proposal respect important features of the site or building, or both?

### Comment

No special features of the site are identified.

- Does the proposal show innovation and imagination in its relationship to the site or building, or both?

### Comment

The proposed signage is considered appropriate with the site and proposed building.

## **6. Associated devices and logos with advertisements and advertising structures**

- Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?

### Comment

No.

## **7. Illumination**

- Would illumination result in unacceptable glare?
- Would illumination affect safety for pedestrians, vehicles or aircraft?
- Would illumination detract from the amenity of any residence or other form of accommodation?
- Can the intensity of the illumination be adjusted, if necessary?
- Is the illumination subject to a curfew?

### Comment

Security illumination and illumination of signage will be sensor controlled and designed to prevent spillage to adjoining properties or to the road.

Illumination hours of the sign can be controlled.

## **8. Safety**

- Would the proposal reduce the safety for any public road?



### Comment

No significant traffic safety issues have been identified.

- Would the proposal reduce the safety for pedestrians or bicyclists?

### Comment

No impact expected.

- Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?

### Comment

No sight lines have been identified that would be affected.

### **(a)(ii) Any draft environmental planning instrument**

Nil

### **(a)(iii) Any development control plan**

### **BATHURST DEVELOPMENT CONTROL PLAN 2014**

**Table 3: DCP Analysis**

Clause	Heading	Comment
3.1	Preliminary	
3.2	Minimum lot size	The proposed subdivision is permissible via Clause 4.1B(4) of the LEP.
3.3	Subdivision Requirements: All zones	
3.3.1	Electricity and telephone services	Underground electricity and telephone services are available to the subject land.  There is already street lighting in Durham Street.  Documentary evidence will be provided prior to issue of the Subdivision Certificate that appropriate arrangements have been made with respect to the above.
3.3.2	Road	No new roads proposed. There is an existing access to the site off Durham Street – to serve 95 & 97 Durham Street. A new driveway to be constructed for the proposed serviced apartments.
3.3.3	Drainage	Stormwater drainage to be provided to the street system.
3.3.4	Reticulated water and sewer	Each lot is connected to reticulated water and sewer to Council requirements. Detailed engineering plans will be provided with the Construction Certificate application for the subdivision works.

**Proposal: Serviced Apartments, Demolition and Subdivision  
93-97 Durham Street, Bathurst**

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3.3.5	Rural Water Supply	Not applicable
3.3.6	Soil and Water Management	The subdivision will comply with the requirements of the document: <i>Managing Urban Stormwater: Soils and Construction 2004</i> , produced by Landcom.
3.3.7	Natural environment	No vegetation removal required. There are no existing dams on the site of the subdivision. There are no environmental sensitive land features on the site (e.g. rocky outcrops, steep slopes, ridge or hill tops). Minimal land shaping will be undertaken to facilitate the construction of the development and subsequent subdivision.
3.3.8	Landscaping	Landscaping is proposed as per the Landscape Plan.
3.3.9	Land contamination	Refer to SEPP Resilience and Hazards comments.
3.3.10	Access via Crown Roads	Not applicable.
3.4	Subdivision Requirements: Zone R1 – General Residential and R2 – Low Density Residential	
3.4.1	Objectives	It is considered that the proposed subdivision is consistent with the zone objectives.
3.4.2	Allotment Dimensions	Clause 4.2B(4) enables Council to approve the subdivision despite any other LEP provision.
3.4.3	Road works	No new roads proposed.
3.4.4	Subdivision of dual occupancy, multi dwelling houses, residential flat buildings and shop top housing	It is proposed to Torrens Title subdivide the proposed existing housing development. Refer to Clause 4.2B(4) of the LEP.
3.4.5	Subdivision of land in the village of Eglinton	Not applicable
3.4.6	Subdivision of the land in Kelso	Not applicable
3.8	Development Control Plan Maps	There are no maps applicable.

## Chapter 10 – Urban Design and Heritage Conservation

Please refer to the Statement of Heritage Impact prepared by Ray Christison of High Ground Consulting.



It is noted that Councils Heritage Advisor has been on site and recommendations have been included in the design.

### **Chapter 11 – Outdoor Lighting**

All lights will be suitably baffled to ensure that there is no light spillage to any neighbouring property.

Lighting will be strategically placed to ensure that there are no dark places on the site to meet CPTED requirements.

### **Chapter 12 - Signage and Colour Schemes**

Refer to the assessment of Schedule 5 under SEPP (Industry And Employment) 2021.

The proposed colour scheme are shown on the architectural plans.

### **Chapter 13 – Landscaping and Greening**

The subject land is essentially cleared of vegetation.

Refer to the submitted Landscaping Plan for proposed planting and landscaping features.

### **Chapter 14 – Parking**

For the existing dwellings at 95 & 97 Durham Street, 1 car space (carport) is proposed to be provided.

In terms of the serviced apartments, 1 space has been provided for each unit, 1 check in/waiting space provided and 1 accessible space (total of 11 spaces).

### **Chapter 15 – Crime Prevention**

CPTED principles have been incorporated into the design of the proposal where possible, addressing matters such as surveillance, public spaces, and access.

Crime Prevention through Environmental Design (CPTED) is a situational crime prevention strategy concerned with the design, planning and structure of the built environment, providing a framework including a set of principles for identifying the potential opportunities for crime and to assess the design and place management of a development to mitigate opportunities for crime and understand crime risk. The four principles of CPTED are:





- Natural Surveillance
- Natural Site Access
- Territorial Reinforcement
- Environmental Maintenance

### **Crime Risk Assessment – Existing**

Key positive characteristics of the site include:

- The site is located within an established urban centre and therefore has good access to local essential services and amenities.
- The site fronts Durham Street, a busy road that supports generally high levels of pedestrian and vehicle traffic.
- Durham Street, as well as the surrounding street network benefits from dedicated footpaths with active commercial frontages.
- Given its location, there is strong potential for incidence of passive surveillance.

### **Matters for Consideration**

#### Natural/Passive Surveillance

The development will encourage increased pedestrian activity along the Durham Street frontage and locate large, high glazed openings to provide excellent natural surveillance of the front area of the site. Limited physical obstructions between the private and public domain are proposed at the street frontage, ensuring the space remains light filled and capable of being observed throughout the day and night.

At the upper level, the use of glazed external surfaces and strategically positioned external walkway and other openings will ensure that natural surveillance to the site below is achieved and perceived.

Security and casual lighting will be integrated to ensure spaces are comfortably lit and excessive light spill into the public domain is avoided. Lighting will be strategically designed to provide an ambient and welcoming space whilst discouraging loitering, particularly within the service areas.

#### Natural Access Control

Public and private domains will be made discernible without significant physical obstructions. This will be achieved through the use of casual directional signage, strategic lighting and physical markers, incorporation of landscaping, operational doors and controlled single points of access from Durham Street for pedestrians. Vehicles will access the single driveway from the Durham Street which can potentially be operated by a swipe card or



similar. Internally, at the ground level, physical cues will be installed to control movement between semi-public and private / restricted areas.

### Natural Territorial Reinforcement

Internal spaces will be controlled through the use of natural territorial reinforcement including, signage, physical cues and light barriers and landscape features. Staff will also be suitably trained to direct the public, guests and visitors to their destination.

Certain visual cues are likely to include:

- The display of security signage and CCTV cameras, particularly at internal access points
- Cordoning of private and restricted areas
- Placement of amenities in more open public areas to promote activity away from private / restricted areas
- Motion sensor lighting at entry points

CCTV cameras can also be positioned at external access points into the building from Durham Street.

### Environmental Maintenance

- High Quality Materials
- Limiting opportunities for vandalism or graffiti
- Procedures to ensure the speedy removal of graffiti or fixing any damage caused by vandals
- Routine up-keep

## **Recommendations**

The following recommendations are provided for consideration by Council.

### Surveillance

- Ensure that opportunities for natural and passive surveillance are maintained.
- Where possible, use glazing along the front of the building adjoining the public domain.
- Limit any opportunities for concealment in designing the built form including car parking and loading areas.
- Ensure the development is well lit.
- Ensure that an effective CCTV strategy is developed in collaboration with a suitably qualified security consultant. CCTV should cover blind spots, be discreet and maximise opportunities for facial recognition.



### Territorial Reinforcement

- Establish clear delineation and transition between private and public spaces.
- Maintain clear identification of ownership and management of space.
- Provide wayfinding and security signage to enforce feelings of safety and legibility.

### Environmental Maintenance

- Ensure that any landscaping is well maintained
- Use high quality materials that don't require a lot of maintenance.
- Implement procedures to promptly remove graffiti or evidence of vandalism if such does occur.
- Frequently maintain publicly accessible areas of the development.

### Access Control

- Provide separate controlled access to each use.

### **Conclusion**

Overall, the proposed development will improve the safety and security of the local area. In particular it is considered that the development:

- Demonstrates strong ownership cues, to establish its territory.
- Provides an opportunity to improve surveillance along Durham Street, both natural and through CCTV.
- Is of a high-quality that provides a level of confidence in the environment and a higher degree of perceived safety.

### **Chapter 16 – Earthworks**

Refer to civil plans prepared by Calare Civil.

### **(a)(iia) Any Planning Agreements**

There are no known planning agreements affecting the property.

**(a)(iv) Any matters prescribed by the regulations:**

CLAUSE	COMMENT
<b>61 Additional matters that consent authority must consider</b>	<p>The demolition of the existing dwelling is to be undertaken in accordance with the relevant Australian Standard.</p> <p>No subdivision orders are applicable.</p> <p>Dark Sky Planning Guideline does not need to be addressed for this proposal.</p> <p>The proposal does not include a manor house or multi dwelling housing (terraces),</p>
<b>62 Consideration of fire safety</b>	The proposal does not propose a change of building use for an existing building.
<b>63 Considerations for erection of temporary structures</b>	The proposal does not include a temporary structure.
<b>64 Consent authority may require upgrade of buildings</b>	The proposal does not involve the rebuilding or alteration of an existing building.
<b>65 Consideration of conservation plan for development at Sydney Opera House</b>	Not applicable.
<b>66 Contributions plans for certain areas in Sydney—the Act, s 4.16(1)</b>	Not applicable.
<b>67 Modification or surrender of development consent or existing use right—the Act, s 4.17(5)</b>	There is no proposal to modify or surrender a development consent or existing use right.
<b>68 Voluntary surrender of development consent—the Act, s 4.63</b>	There is no proposal to voluntarily surrender a development consent.

**(b) The likely impacts of the development:****CONTEXT AND SETTING**

The surrounding area is generally characterised by mixed use development.

The proposal is considered compatible with the surrounding area and will have minimal impact in regards to:

- Impacts on adjacent properties and land uses; and
- Interruptions of important views and vistas.



The proposal is within the context of the locality and Council's current planning provisions.

### **ACCESS AND TRANSPORT**

#### Access Arrangements

It is proposed to use the existing access off Durham Street as an exit point to service all the dwellings on site. It is proposed to provide a 6m wide driveway to service the rear services apartments (as a result of the demolition of 93 Durham Street).

Pedestrians are able to access the site via the existing footpaths that are provided at the front of the site.

#### Circulation

All vehicles will be able to enter and exit the site in a forward direction and the internal site layout is to be designed and constructed in accordance with Council requirements. There is no demand for large service vehicles to access the site thereby reducing potential circulation conflict.

Two access points have been provided in this location to allow for ease of entry and circulation for both the serviced apartments and the separate existing dwellings.

#### Parking

It is proposed to provide 11 car spaces in accordance with DCP requirements.

#### Traffic Generation

The majority of trips will be between 7am and 9am (customers leaving) and between 5pm and 8pm (customers arriving).

Turning circles have been shown on site plans.

### **PUBLIC DOMAIN**

It is considered that the development will have a negligible impact on the public domain in terms of:

- Public recreational opportunities in the locality;
- Amount, location, design, use and management of public spaces in and around the development; and



- Pedestrian linkages and access between the development and public areas.

### **UTILITIES & SERVICES**

The site will be connected to reticulated water and sewer. Full details to be provided with the Construction Certificate documentation.

Electricity will be connected to the proposed development in consultation with Essential Energy.

The development will be connected to available telecommunications services to the requirements of Telstra.

Stormwater infrastructure to be constructed with appropriate easements put in place for each proposed lot. Detailed engineering plans to be provided at Construction Certificate stage.

### **HERITAGE**

The site is located within the Heritage Conservation Area.

A Statement of Heritage Impact has been prepared by Ray Christison from High Ground Consulting with respect to the proposed development.

Refer to additional comments under the LEP section of this report.

### **FLORA AND FAUNA**

The site is essentially cleared of vegetation.

The site does not contain any threatened species or critical habitat.

Refer to the landscaping plan for greater details on the proposed landscaping of the site.

### **ENERGY**

Sustainable building design principles will be incorporated where possible and the proposal has been designed with the intention to comply with Section J – Energy Efficiency of the BCA.

The proposed development has been designed to ensure compliance where possible with the provisions of the Sustainable Building Design Principles, specifically passive design, insulation, ventilation, landscaping, use of materials and colours, lighting, water and energy efficiency, and waste.



### **NOISE AND VIBRATION**

All construction work will be undertaken during hours specified within the development consent and/or normal construction hours. No vibration during construction is expected.

In terms of noise impact from the proposal, it is expected that there will be minimal impact on the noise levels in the surrounding area from the day to day operations of the serviced apartment complex.

### **NATURAL HAZARDS**

It is considered that the land is not affected by bushfire, flooding, subsidence or any other known hazard.

### **POTENTIAL CONTAMINATION**

See comments under SEPP Resilience and Hazards.

### **SAFETY, SECURITY & CRIME PREVENTION**

No specific safety or security measures are proposed to be implemented as part of the proposed development.

### **BUILDING ACCESS**

The buildings will be provided with adequate means of access for persons with a disability in order to comply with relevant legislation and criteria including The Building Code of Australia (BCA), The Disability Discrimination Act 1992, and AS1428 – Design for Access and Mobility, to ensure that adequate pedestrian and disabled access is provided for the development.

All external ramps and pathways will be accessible for persons with a disability and a number of rooms within the serviced apartment building will be DDA compliant and accessible for disabled persons in accordance with the legislation.

### **SOCIAL & ECONOMIC IMPACTS IN THE LOCALITY**

An analysis of the social and economic impacts associated with the development of the site is detailed in this section to ensure that, where relevant, social and economic considerations are an integral part of the development assessment process.



The proposed redevelopment of the site is anticipated to have an ongoing positive social and economic impact on the local area as well as the wider community

The potential adverse impacts from the proposal relate primarily to temporary impacts due to construction activities, for example construction traffic, noise and dust disturbance. Mitigation measures to ensure construction impacts are kept to a minimum are briefly outlined in this report, however further details will be provided in the Construction Management Plan prepared at Construction Certificate stage.

Potential adverse impacts arising from the operation of the serviced apartments include:

- Increased traffic generation. Sufficient off street parking is provided within the site therefore it is not envisaged that there will be a significant increase in parking on the streets surrounding the site. Whilst increased vehicle movements will result from the proposal, traffic flows associated with the development will have minimal impact upon the traffic flows or overall road safety in the locality of the site.
- Noise. Acoustic mitigation measures are proposed to ensure maximum possible acoustic privacy levels.

Given the overall positive impacts associated with the proposal and the implementation of mitigation measures mention within this report, the proposal will provide a net community benefit to both the future guests of the serviced apartments and the local and wider community.

### **CONSTRUCTION**

All construction work will be undertaken in accordance with the BCA and Councils conditions of consent.

Construction impacts are not anticipated to have an adverse impact on the locality. Works would occur during daytime hours, thus not impacting on the local amenity. The site would have temporary containment fencing erected and signage to warn and exclude the public from entering the site during the construction phase.

Erosion and sedimentation control measures would be developed and implemented during construction to minimise any erosion and sedimentation at the site. All disturbed areas rehabilitated as soon as practical

All waste generated during construction would be taken and disposed of at Council's Waste Disposal Facility.





All construction machinery would be fitted with appropriate muffling devices to limit noise generation during construction. The construction period would be for a limited period, and thus any impacts would be limited to that time frame.

### **CUMULATIVE IMPACTS**

It is considered there will be no negative cumulative impacts as a result of the proposed development.

### **(c) Suitability of the site for the development**

#### Does the proposal fit in the locality?

- There are no constraints posed by surrounding development to render the proposal prohibitive;
- The proposal is complimentary to the surrounding land use pattern and zoning;
- It is considered that the proposal will not create any unmanageable access or transport concerns in the locality;
- No impact on public spaces will eventuate as a result of the proposal proceeding;
- No upgrading to services is required (are all readily available for connection);
- There are no issues in relation to air quality and microclimate; and
- There are no identified surrounding hazardous land uses or activities.

#### Are the site attributes conducive to development?

It is considered that the site is conducive to the subdivision based on the following:

- The site is not affected by any natural hazards;
- The proposed development has been designed to be sympathetic to the Bathurst Heritage Conservation Area;
- There is no known soil characteristics that would render the proposal prohibitive; and
- There are no known flora and fauna considerations that will have an impact on the proposal.



### **(d) Any submissions**

The application may be notified to adjoining neighbours for comment.

### **(e) The public interest**

The proposed development is considered to be only of minor interest to the wider public due to the relatively localised nature of potential impacts. It is believed that by the imposition of appropriate conditions of consent and the safeguards discussed in this report, potential impacts would be modest.



## 5. CONCLUSION

This report includes an analysis of the existing environment, details of the proposed development and consideration of applicable statutory requirements.

Based upon the investigations of the proposal it can be concluded that:

- The impacts upon or by surrounding development will not be altered significantly as a result of the development proceeding;
- The topography of the site can accommodate the proposal;
- There will be additional traffic generated, which can be accommodated with the existing road network without the need for upgrading;
- Utilities and services are already connected to the site; and
- The proposal is generally consistent with the objectives and provisions of Councils relevant planning documents.

The proposal is considered to be acceptable in terms of Section 4.15 of the *Environmental Planning and Assessment Act 1979* (as amended) and potential impacts are expected to be minor.

**Accordingly, it is recommended that the Development Application be approved subject to appropriate standard conditions.**

# 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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*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

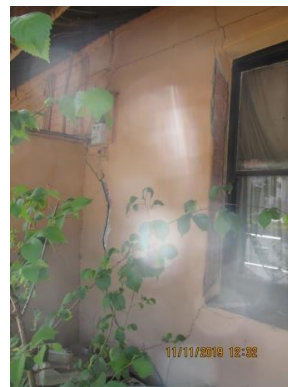
We trust that this information meets your requirements. Please do not hesitate to contact the undersigned should you require any further information.

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

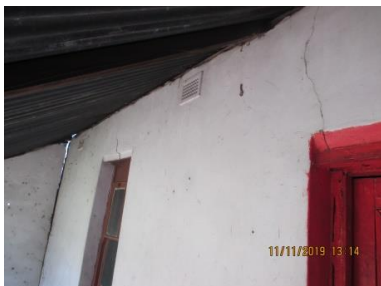




## Attachment 9.1.4.5



## Attachment 9.1.4.5





PO Box 201  
Bathurst NSW 2795  
febs4@bigpond.net.au  
www.nationaltrust.org.au

15<sup>th</sup> September 2023

Mr. David Sherley  
General Manager  
**Re: Development Application (262/2023)**  
**Lots 4, 5 & 6 DP 38448 93-97 Durham Street, Bathurst**  
**(cc. Richard Denyer)**

Dear Mr. Sherley and Mr Denyer,

The Bathurst and District Branch of the National Trust appreciates the opportunity to comment on the DA submitted for 93 to 97 Durham Street. The proposed demolition of 93 Durham Street, the restoration of 95 and 97 Durham Street and the erection of a 2-storey apartment block for short stay accommodation with associated parking.

93 Durham Street is proposed to be demolished because it is in poor condition, having been vacant for some years with little or no maintenance carried out. The proposed demolition will allow for the construction of the driveway for a 2-storey unit block behind.

The rear development will have some impact on the streetscape as the roofline will be visible over the two retained cottages, and from the driveways

The Branch is, as always, opposed to any demolition of heritage assets.

The terrace located at 93-97 Durham Street is an increasingly rare example of low-cost housing built by real estate investors during the 1870s and 1880s. As such, they have an important story to tell about the homes and lifestyles of working-class people in late 19<sup>th</sup> century and early 20<sup>th</sup> century Bathurst, a story that should not be lost or undervalued.

Notwithstanding, the Branch recognises the need for medium density accommodation within the CBD to mitigate Bathurst's outward expansion and to consolidate and make more efficient use of existing land.

The proposal to restore the two remaining cottages is enthusiastically supported and would help to make up for the loss of the cottage at number 93. The Branch would like to see this restoration made a priority and for this to occur **prior** to any rear development and be a **prerequisite** for any new development. This would help to ensure that the renovation does not become "lost" in the overall redevelopment of the site.

***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





The gates to the new driveway should be built using bricks from the demolished terrace. We would strongly urge that an interpretive sign be placed on or near the gate with an original photo and historical information about the row.

Members of the Branch would be happy to comment further or to meet with the owners on site or elsewhere to discuss possibilities for this site. Once again, we look forward to a positive outcome for this precinct and for Bathurst.

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

Page 2 of 2

**8.2.4 DEVELOPMENT APPLICATION NO. 2023/137 - CHANGE OF USE FROM A SHEARING SHED TO A FUNCTION CENTRE AT LOT: 1 DP: 251968 1371 TARANA ROAD, LOCKSLEY. APPLICANT MRS. B DE LOSA. OWNER: MR J D DE LOSA & MRS B L DE LOSA.**

**File No: 2023/137**

**RECOMMENDATION:**

That Council:

- (a) as the consent authority, grant consent pursuant to Section 4.16 of the Environmental Planning and Assessment Act 1979 to Development Application No. 2023.137, subject to conditions able to be imposed pursuant to Section 4.17 of the Environmental Planning and Assessment Act 1979, as amended, including but not limited to the following non-standard conditions:
  - i. Submission of a Noise Management Plan for approval by Councils Environmental Officers prior to issuing of Construction Certificate, which is to include but is not limited to:
    - a. Installation of sound level meters in function centre;
    - b. Monitoring of noise from events held by staff and management;
    - c. Process for reduction of noise should there be a breach;
    - d. How windows and doors will be kept closed during noisier events - prevention of fire escapes being kept open - installation of air conditioning system;
    - e. Copies of event hire conditions relating to noise;
    - f. Complaints management process including 24hr management contact details;
    - g. Process for modifying operational activities should there be a need to reduce noise impacts; and
    - h. Prevention of congregation of patrons between function centre and property boundary.
  - ii. Noise from amplified music or sound equipment may only operate:
    - between 8am and midnight on a Friday, Saturday or any day preceding a public holiday, and
    - between 8am and 10pm on any other day.
  - iii. Noise at the following receivers from function centre cannot exceed, at any time:
    - (a) 35dBA at 1395 Tarana Road
    - (b) 30dBA at all other receivers
  - iv. Implementation and maintenance of all actions and Recommendations in the Noise and Sound Services Noise Assessment dated May 2023.
  - v. The function centre is not to be used for residential purposes without Council's consent.

- vi. All exterior lighting associated with the development shall have LED luminaires, be designed and installed so that no obtrusive light will be cast onto any adjoining property or in an upward manner.

NOTE 1: Compliance with Australian Standard AS4282 "Control of Obtrusive Effects of Outdoor lighting" will satisfy this condition.

- vii. The development is to be conducted in a manner that will not interfere with the amenity of the locality by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil, by causing interference to television or radio reception or otherwise.
  - viii. Unless development consent can be assumed in accordance with the Bathurst Regional Local Environmental Plan 2014, a Development Application is to be submitted to Council and development approval obtained, prior to any advertising structure, sign, notice, device or representation in the nature of an advertisement being erected, fixed or displayed on the land or on any building thereon.
  - ix. The number of guests at any event may not exceed 130, excluding venue and catering staff.
  - x. Prior to the issue of a Construction Certificate, a landscape plan must be submitted to Council for approval. This landscape plan is to specify:
    - Evergreen species on the driveway alignment.
  - xi. Prior to the issue of a Construction Certificate, a plan must be submitted detailing acoustic insulation measures for the function centre.
- (b) Notify those that made submissions of its decision; and
- (c) call a division.

---

### SUMMARY:

Council has received a Development Application seeking consent for the conversion of an existing shearing shed to a function centre at 1371 Tarana Road, Locksley. Four (4) submissions were received as part of the public consultation process. The applicant has lodged amended plans as part of the assessment process to address issues raised in the public submissions and Council as part of its assessment.

### REPORT:

#### Site

1371 Tarana Road (Lot: 1 DP: 251968), is 24.59ha and is, split into two sections by Tarana Road. The site is approximately 25km from the Bathurst CBD, in the locality of Locksley.

On the northern section of the property is a dwelling known as "Clifton". "Clifton" is listed as a Local Heritage Item (I180, *Clifton house and former servant's accommodation*). The

curtilage of the heritage item occupies the land on the northern side of Tarana Road and extends over part of the southern section.

The southern section of the property contains the existing shearing shed and is currently used for agricultural purposes. The shearing shed does not have any particular heritage significance.

Frying Pan Creek passes through the lot on the western side.

Access to the Function Centre is to be via the existing entrance from Tarana Road. It is noted that the access is located on a significant bend in Tarana Road and in proximity to the bridge over Frying Pan Creek.

The nearest non associated dwellings are located at 1335 Tarana Road (a distance of approx. 430m), 1395 Tarana Road (240m), 1425 Tarana Road (600m), 1446 Tarana Road (670m), 40 Locksley Road (550m), 52 Locksley Road (600m), 60 Locksley Road (660m).

**Attachment 1** includes a Location Plan.

**Attachment 2** is a map shows the extent of the Heritage Item curtilage.

### **Proposed development**

The application seeks consent to:

- Change the use of the existing shearing shed for use as a Function Centre.
- Construct a ramp to provide access to the Function Centre.
- Undertake fit out works within the shed to install a kitchen and facilities.

The Function Centre would have capacity to accommodate up to 150 patrons and would generally (although not exclusively) operate Friday and Saturdays from 4pm to midnight. Note that following discussions with the applicant the patron numbers have been reduced to 130.

Parking would be provided on site. An area is available to accommodate approximately 50 vehicles although additional areas on site would be available.

Other works required will be the upgrade of the access from Tarana Road, the formalisation of a car park on site and the planting of trees.

Plans for the proposed function centre can be found in **Attachment 3**.

Other documents supporting the application include the Statement of Environmental Effects (**Attachment 4**), the Statement of Heritage Impact the Noise Assessment (**Attachment 5**), Noise Assessment (**Attachment 6**) the Crime Prevention by Environmental Design Report (**Attachment 7**), Traffic Impact Assessment (**Attachment 8**), Structural Report (**Attachment 9**) and Geotechnical Report (**Attachment 10**).

### **Summary of Attachments**

Attachment No.	Description
1	Location Plan
2	Heritage Item Curtilage Map

3	Development Application Plans
4	Statement of Environmental Effects
5	Statement of Heritage Impact
6	Noise Assessment
7	Crime Prevention by Environmental Design Report
8	Traffic Impact Assessment
9	Structural Report
10	Geotechnical Report
11	Submissions
12	Submissions hearing minutes
13	Conditions suggested by those who made submissions
14	Applicant's response to suggested conditions
15	DPI – Water (General Terms of Approvals)

### Planning Context

The planning Controls that govern the development of the land include:

- 1) Environmental Planning and Assessment Act 1979 (EP&A Act)
- 2) Bathurst Regional Local Environmental Plan 2014 (LEP 2014)
- 3) Bathurst Regional Development Control Plan 2014 (DCP 2014)
- 4) Bathurst Regional Community Participation Plan 2019 (CPP 2019)
- 5) Water Management Act 2000 (WMA 2000)

### Bathurst Local Environmental Plan 2014

#### Zone

The subject site is zoned RU1 Primary Production. The objectives of the zone are as follows:

- *To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.*
- *To encourage diversity in primary industry enterprises and systems appropriate for the area.*
- *To minimise the fragmentation and alienation of resource lands.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*
- *To maintain the rural and scenic character of the land.*
- *To provide for a range of compatible land uses that are in keeping with the rural character of the locality, do not unnecessarily convert rural land resources to non-agricultural land uses, minimise impacts on the environmental qualities of the land and avoid land use conflicts.*

The proposal is not inconsistent with the zone objectives.

#### Permissibility

The application proposes a Function Centre defined by the LEP 2014 as follows:

***function centre*** means a building or place used for the holding of events, functions, conferences and the like, and includes convention centres, exhibition centres and

*reception centres, but does not include an entertainment facility.*

Function Centres are permissible with consent in the RU1 zone.

#### Clause 5.10 Heritage Conservation

The property contains Local Heritage Item I180 'Clifton house and former servant's accommodation I180'. As is noted above, the curtilage of the item does not include the shearing shed subject to this application.

The State Heritage Register refers to the following significance:

*An interesting building with outbuildings including a brick barn, presumed once to accommodate staff. However, the house has seen many changes, especially changes in external materials. More history on this property would be very valuable, enabling a better assessment of its significance.*

*The house is associated in its second period with the Brooke-Moore family and has opposite an extensive planted riverside nature area and garden believed associated with the Brooke-Moore period of ownership.*

The known history of the site describes a riverside garden opposite the road with a formal brick pillar gate through which walks and picnics were taken. The plantings in the garden are believed to originate from the Brooke-Moore days and the gates appear to date from the same period that the inn was extended.

The proposed development involves converting an existing shed to function centre. The shed is located outside of the local heritage item curtilage. There does not appear to be any known historical significance of the shed as it is separate from the Clifton homestead. Notwithstanding, it is over 50 years of age and it is evident that some plantings have been introduced behind the shed suggesting that the area may have once formed part of the riverside garden.

The proposed development involves only minor internal and external alterations to the existing building. Internally, new rooms are proposed including a bar area, kitchen, bathroom facilities and storage. A new modern fireplace is proposed with a chimney through the southern portion of the roof. Externally, an accessible ramp is proposed, new windows, and a front verandah and steps down to ground level. The roof over the verandah is proposed to be an extension of the existing roof, following the same form and pitch.

The new main elements are the proposed chimney and windows which are modern but in proportion within original fabric of the shed.

A condition of consent will be recommended to ensure that a photographic record is provided and that a record of original material that will remain is provided to Council. There may also be opportunities to interpret the history of the shed in its new use as a function centre.

#### Clause 7.5 Essential Services

Service	Availability
Water	Water is to be provided from storage tanks to be installed on site.
Sewage	The geotechnical report ( <b>attachment 10</b> ) indicates that a suitable

disposal/management	onsite system of sewage management is possible.
Electricity	Electricity is available by existing means.
Stormwater	Stormwater is to be captured for storage on site.
Access	Access is afforded directly from Tarana Road. This access will be required to be upgraded.

### **Bathurst Development Control Plan 2014 (DCP 2014)**

#### Chapter 9 – Environmental considerations

It is noted that Frying Pan Creek runs through the property, and that the proposed verandah is within 40 metres of the watercourse. The Department of Planning and Environment – Water (DPE – Water) has provided it General Terms of Approval for the project.

#### Chapter 10 – Urban design and heritage conservation

The shearing shed is located outside the Heritage Item Curtilage. It is not considered that the proposed works or change of use will affect the Heritage Item.

#### Chapter 11 – Outdoor lighting

It is expected that any outdoor lighting comply with the Australian Standard.

#### Chapter 14 – Parking

Chapter 14 requires that a function centre of up to 130 people requires 40 car parking spaces. The Statement of Environmental Effects indicates that there will be provision of 50 spaces within the site.

#### Chapter 15 – Crime prevention

Chapter 15 of the DCP requires that new function centres be referred the NSW Police for review of the application against the Crime Prevention by Environmental Design Report (CPTED) Principles. The application and CPTED report provided by the applicant were forwarded to the NSW Police, who advised that they had no concern with the development.

### **Bathurst Regional Community Participation Plan 2019 (CPP 2019)**

In accordance with the CPP 2019, the Development Application was notified to adjoining landowners between 25 May and 7 June 2023 and again between 10 July and 7 August 2023. As some of the adjoining land is located within the Oberon Council advice was also provided to facilitate notice to residents in that LGA.

During this period, three (3) submissions were received. An additional submission was received on 16 June 2023. All submissions are found at **Attachment 11**. The table below provides a summary of the issues raised by each submission.

Stakeholder	Concerns Raised
Ms Danielle Pears	<ul style="list-style-type: none"> <li>• Danger of access onto road, location near blind bends.</li> <li>• Inconsistency in the number of car parks to be provided.</li> <li>• Increase in traffic volume.</li> </ul>

	<ul style="list-style-type: none"> <li>Noise (sound proofing, guests, vehicles)</li> <li>12am curfew is quite late.</li> <li>Speculates 3-4 nights a week.</li> <li>Acknowledges trains that pass through, disruption only for a few minutes.</li> <li>Suggests new parameters: <ul style="list-style-type: none"> <li>&lt;80 guests.</li> <li>10pm curfew on weekends, 9pm curfew on weekdays.</li> <li>Internal soundproofing of shed.</li> <li>A traffic survey.</li> <li>New design for access.</li> </ul> </li> </ul>
Mr Michael and Mrs Adrienne Miller	<ul style="list-style-type: none"> <li>Noise <ul style="list-style-type: none"> <li>particularly proximity to house.</li> <li>area is generally quiet.</li> <li>sound proofing.</li> <li>late noise curfew.</li> </ul> </li> <li>Visual Impact.</li> <li>Entrance and Road Impact. <ul style="list-style-type: none"> <li>Cites sharpness of bend in Tarana Road.</li> </ul> </li> </ul>
Mr Alan Bayliss	<ul style="list-style-type: none"> <li>Cites the recent noise generated by a party.</li> <li>Noise: <ul style="list-style-type: none"> <li>From people outside.</li> <li>Music.</li> <li>Acknowledges the impact of trains, but concerns for longer disruption by parties.</li> </ul> </li> <li>Vehicle movements: <ul style="list-style-type: none"> <li>Tight corner.</li> <li>High speed limit.</li> </ul> </li> </ul>
Mr Craig Earle Hingston	<ul style="list-style-type: none"> <li>States his opposition, based on noise generation.</li> <li>Expects strong restrictions on any approval.</li> </ul>

### Submissions Hearing

A Discussion Forum was held on 20 June 2023 between Council Staff, the applicant and those persons who lodged a submission who could attend. Minutes of this meeting can be found at **Attachment 12**.

Following on from these discussions, the applicant undertook to rotate the proposed layout of the function centre such that it faced away from Tarana Road. The applicant now proposes the verandah be located on the western side, so that people congregating outside are not in direct line of site from adjoining properties, with an aim to limit the impact of noise generated.

Following further discussions with the applicant, additional alterations were made including:

- Limiting the number of guests to 130,
- The use of evergreen tree species along the entrance alignment to limit the impact of lighting.
- The provision of a plan of acoustic treatment of the building, prior to the issue of a construction certificate.

Note that the applicant does not support an overall limit on the number of events as proposed by those who made submissions. For the purposes of assessment, matters relating to noise are considered across all 7 days of operation.



### Issues

The issues broadly raised in these submissions were:

1. The noise generated by the use of the shearing shed as a function centre, and
2. The potential danger of an increased traffic load on the Tarana Road, specifically in relation to the bend in the road, and the entrance to the site.

### **Noise**

The application has been supported by a Noise Assessment (see **attachment 6**).

Broadly the operating parameters considered in the Noise Assessment include:

- Venue will cater to 120-150 people.
- The times of operation would likely be Friday and/or Saturday with times from approximately 4.00pm to midnight although the proposal is not limited to these times.
- The expected number of vehicles would be up to 40 with additional use of a minibus.

The nearest non associated dwellings are located at 1335 Tarana Road (430m), 1395 Tarana Road (240m), 1425 Tarana Road (600m), 1446 Tarana Road (670m), 40 Locksley Road (550m), 52 Locksley Road (600m), 60 Locksley Road (660m).

As stated in the Noise Assessment:

*The NSW Government in their Noise Policy for Industry (2017) states that:- 'The intrusiveness of an industrial noise source may generally be considered acceptable if the level of noise from the source (represented by the LAeq descriptor), measured over a 15-minute period, does not exceed the background noise level by more than 5 dB when beyond a minimum threshold.'*

*The perception of noise and its level of offensiveness depend greatly on the broader situation within which it occurs. Noise that might intrude into a resting or sleeping place may be found offensive whereas the same noise occurring in a market place or noisy working area may pass unnoticed. The concept of 'background + 5 dB' derives from this consideration.*

*The Noise Policy for Industry defines the background noise level as 'the underlying level of noise present in ambient noise, generally excluding the noise source under investigation, when extraneous noise is removed'.*

*'Sound levels contributing to background levels can include sound from nearby traffic, birds, insects, animals, machinery and similar sources, if these sounds are a normal feature of the location. The background noise level is represented by the  $L_{AF90, 15min}$  descriptor when undertaking short-term monitoring.'*

### **Background Noise Levels**

Measured ambient noise levels are assessed according to the NSW Industrial Noise Policy in terms of ambient noise ( $L_{Aeq}$ ) and background noise ( $L_{AF90}$ ) for the time

periods defined as: Day: 7.00am – 6.00pm, Evening: 6.00pm – 10.00pm and Night: 10.00pm – 7.00am.

The recorded  $L_{AF90}$  levels determine the Rating Background Level (RBL). The RBL is defined as the median value of the tenth percentile value for the recorded  $L_{AF90}$  levels for the complete monitoring period.

The resultant RBL ( $L_{AF90}$ ) and ambient ( $L_{Aeq}$ ) levels the area for each period are summarised below in the table below.

## Summary of existing noise levels

Time of Day	Rating Background Noise Levels ( $L_{AF90}$ ) dBA	Log Average Ambient Noise Levels ( $L_{Aeq}$ ) dBA
Day (07:00 – 18:00)	33	55
Evening (18:00 – 22:00)	25	44
Night (22:00 – 07:00)	22	43

*Note. All levels rounded to the nearest whole decibel.*

## Noise Goals

The Noise Policy for Industry (2017) has two components to determine project-specific noise goals: intrusive noise impacts and noise level amenity.

To ensure that on-site stationary noise sources are not intrusive, the  $L_{Aeq(15min)}$ , noise level should not exceed the  $L_{A90}$  background noise level by more than 5 dB when measured at the affected residential property boundary.

The amenity criteria are used to limit the maximum ambient noise levels within an area from stationary noise sources associated with the proposed development. To protect the acoustic amenity of land users the combined noise from all stationary noise sources should not exceed the Acceptable Noise Level (ANL).

The amenity criteria for the development are shown below.

Type of Receiver	Time of Day	Recommended Acceptable Noise Level ( $L_{Aeq,15}$ minute)	Existing Amenity Level ( $L_{Aeq,15}$ minute)	Amenity Noise Criterion ( $L_{Aeq,15}$ minute)
Residence – rural location	Day	50	55	50
	Evening	45	45	45
	Night	40	43	40

Applying both the amenity and intrusive criteria to the development and adopting the more stringent of the two, determines the project specific noise levels. Project specific noise criteria are given in the Table below.

Time of Day	Intrusive Noise Criteria dB ( $L_{Aeq,15}$ minute)	Amenity Noise Criterion dB ( $L_{Aeq,15}$ minute)	Project Specific Noise Criterion dB ( $L_{Aeq,15}$ minute)
Day (07:00 – 18:00)	38	50	35
Evening (18:00 – 22:00)	35	45	35

Night (22:00 – 07:00)	35	40	35
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### Sleep Disturbance

As the function centre will have the potential operate during nighttime hours (i.e. 10:00 pm to midnight), the potential for sleep disturbance from maximum noise level events from the premises needs to be considered.

Sleep disturbance is considered to be both awakenings and disturbance to sleep stages. Where the subject development/premises night-time noise levels at a residential location exceed:

- $L_{Aeq,15-minute}$  40 dB(A) or the prevailing RBL plus 5 dB, whichever is the greater, and/or
- $L_{AFmax}$  52 dB(A) or the prevailing RBL plus 15 dB, whichever is the greater,

Predicted noise levels at the nearest affected residential property from music is calculated to be 32 dBA and therefore meets the sleep disturbance goals and the intrusive noise limits.

It is however noted that the Noise Assessment includes recommendations that:

- Live bands are not recommended for the subject site venue as the volume of this type of amplified music is more difficult to control.
- The music system should be fitted with a graphic equaliser (graphic EQ) audio control that enables adjusting the individual frequency ranges of the audio. This can minimise the low frequency ranges, which are known to travel further in the environment, if required.

It is proposed that a number of conditions of consent be imposed to control the noise levels and the times that noise may reasonably be generated.

- i. Submission of a Noise Management Plan for approval by Council's Environmental Officers prior to issuing of Construction Certificate, which is to include but is not limited to:
  - a. Installation of sound level meters in function centre;
  - b. Monitoring of noise from events held by staff and management ;
  - c. Process for reduction of noise should there be a breach;
  - d. How windows and doors will be kept closed during noisier events - prevention of fire escapes being kept open - installation of air conditioning system;
  - e. Copies of event hire conditions relating to noise;
  - f. Complaints management process including 24hr management contact details;
  - g. Process for modifying operational activities should there be a need to reduce noise impacts; and
  - h. Prevention of congregation of patrons between function centre and property boundary.
- ii. Noise from amplified music or sound equipment may only operate:
  - between 8am and midnight on a Friday, Saturday or any day preceding a public holiday, and
  - between 8am and 10pm on any other day.

- iii. Noise at the following receivers from function centre cannot exceed, at any time:
  - (a) 35dBA at 1395 Tarana Road
  - (b) 30dBA at all other receivers
- iv. Implementation and maintenance of all actions and Recommendations in the Noise and Sound Services Noise Assessment dated the May 2023.
- v. The function centre is not to be used for residential purposes without Council's consent.
- vi. All exterior lighting associated with the development shall have LED luminaires, be designed and installed so that no obtrusive light will be cast onto any adjoining property or in an upward manner.

NOTE 1: Compliance with Australian Standard AS4282 "Control of the Obtrusive Effects of Outdoor Lighting" will satisfy this condition.

- vii. The development is to be conducted in a manner that will not interfere with the amenity of the locality by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil, by causing interference to television or radio reception or otherwise.
- viii. The number of guests at any event may not exceed 130, excluding venue and catering staff.
- ix. Prior to the issue of a Construction Certificate, a landscape plan must be submitted to Council for approval. This landscape plan is to specify:
  - Evergreen species on the driveway alignment.
- x. Prior to the issue of a Construction Certificate, a plan must be submitted detailing acoustic insulation measures for the function centre.

A number of conditions of consent were proposed by those persons who made submissions. These are provided at **Attachment 13**.

The applicant's response to the draft conditions is provided at **Attachment 14**.

### **Road Safety**

Tarana Road is a rural road in the Bathurst Regional LGA. The speed limit is 100kph. This section of Tarana Road includes two bends and a bridge crossing. The approach from the east is a downhill straight stretch of road.

Accompanying the report is a Traffic Impact Assessment (**Attachment 8**). As noted in the Assessment:

- Tarana Road is subject to a 100kph speed limit.
- Terrain, road geometry and nearby narrow bridges create a speed environment of 50kmh.
- Existing traffic volumes are in the order of 200 vpd.
- Estimate vehicle generation is in the order of 0.3 vph (peak) per capacity for arrival and 0.12 vph per capacity for departure.
- This is equivalent to 45 vph peak arrival and 18vph peak departure.
- Sight distances to the east are in the over 200m. Site distances to the west are

- restricted to approximately 67m as a result of bends, vegetation and embankments.
- Sight distances particularly those to the west are satisfactory for a 50kph speed environment.

### **Water Management Act 2000 (WMA 2000)**

As a result of the new proposed layout, the verandah is to be located within 40m of Frying Pan Creek, and accordingly, was forwarded to the Department of Planning and Environment – Water for review under the Water Management Act 2000 as Integrated Development.

The application was exhibited for a further 28 days (between 10 July and 7 August 2023) as is required by the CPP 2019. No additional submissions were received.

DPE – Water issued General Terms of Approval (GTA, see [Attachment 15](#)) for the development, on the condition that the applicant seek a Controlled Activity Approval.

### **CONCLUSION:**

The proposed function centre is a permissible use of the land. It is acknowledged that it is a new use, and that there will be an impact on the area. The submissions highlight this impact and demonstrate the concerns held by the community about the introduction of new land uses to their area. It is considered that this impact can be sufficiently managed by the means discussed above, and by conditions imposed on the consent.

The application is consistent with the provisions in the LEP 2014 and the DCP 2014, therefore it is recommended that the Council approve the application with appropriate conditions.

### **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. 1. Location plan [8.2.4.1 - 2 pages]
2. 2. Heritage Item [8.2.4.2 - 1 page]
3. 3. DA Plans [8.2.4.3 - 16 pages]
4. 4. So EE [8.2.4.4 - 3 pages]
5. 5. Heritage impact [8.2.4.5 - 3 pages]
6. 6. Noise assessment [8.2.4.6 - 22 pages]

7. 7. Crime Prevention [8.2.4.7 - 5 pages]
8. 8. Traffic Impact Assessment [8.2.4.8 - 15 pages]
9. 9. Structural Assessment report [8.2.4.9 - 5 pages]
10. 10. Geotechnical report [8.2.4.10 - 7 pages]
11. 11. Submissions [8.2.4.11 - 7 pages]
12. 12. Minutes [8.2.4.12 - 4 pages]
13. 13. Suggested conditions [8.2.4.13 - 1 page]
14. 14. Response to submissions [8.2.4.14 - 2 pages]
15. 15. DPI - Water ( General Terms of Approval) [8.2.4.15 - 3 pages]

**Cr B Fry declared a pecuniary interest and left the room.**

**Reason: Operates a business in the same industry.**

## **MINUTE**

**RESOLUTION NUMBER: ORD2023-259**

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

### **RESOLVED:**

That Council:

- a. Defer consideration of development Application No. 2023/137, and
- b. call a division.

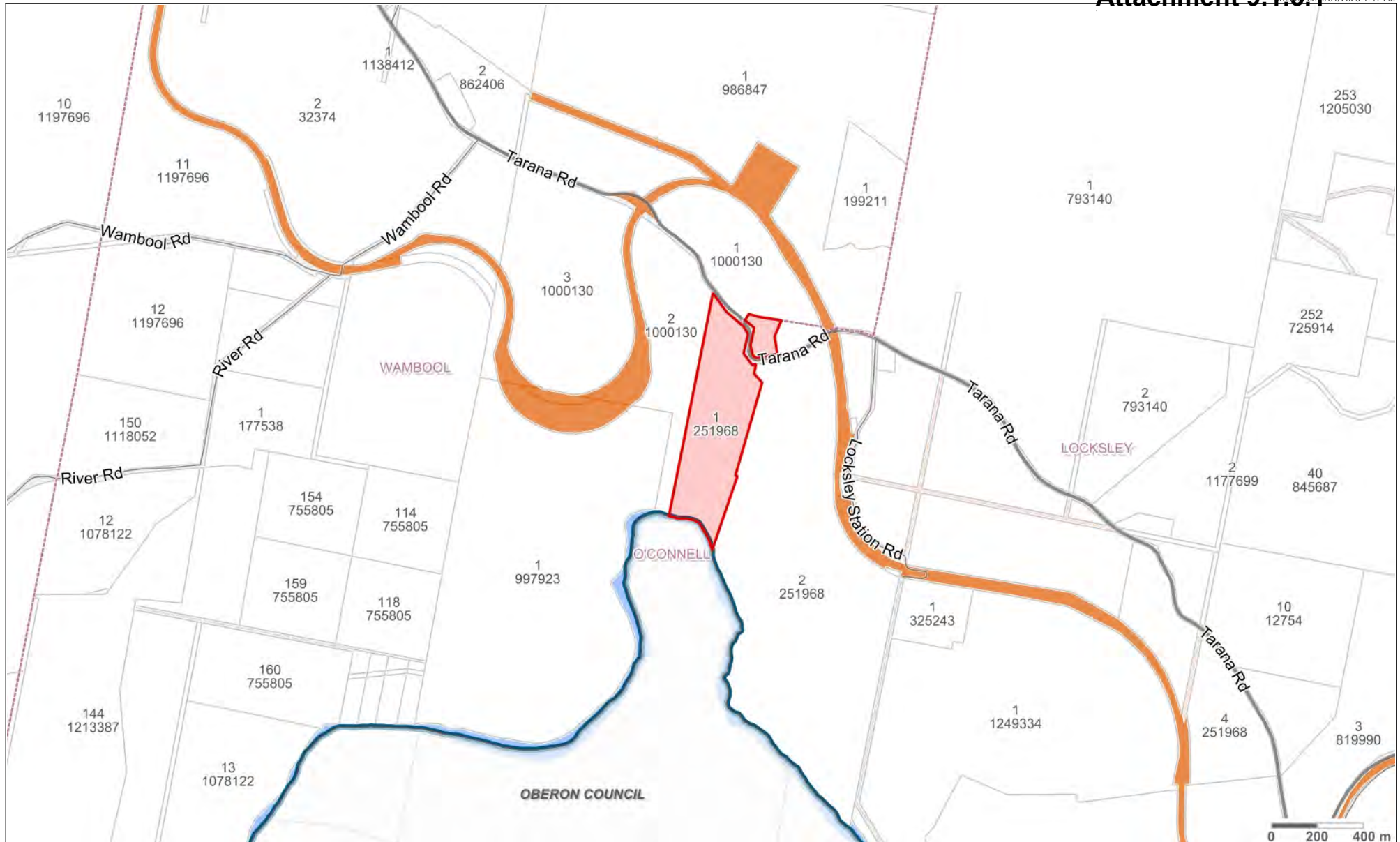
### **The result of the division was:**

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

Against the Motion - Nil

Absent - Cr B Fry

Abstain - Nil



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

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**Drawn By:** Kylie Denyer

**Date:** 4/09/2023

**Projection:** GDA94 / MGA zone 55

**Map Scale:** 1:21806 @ A4





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Date: 4/09/2023

Projection: GDA94 / MGA zone 55

Map Scale: 1:13956 @ A4





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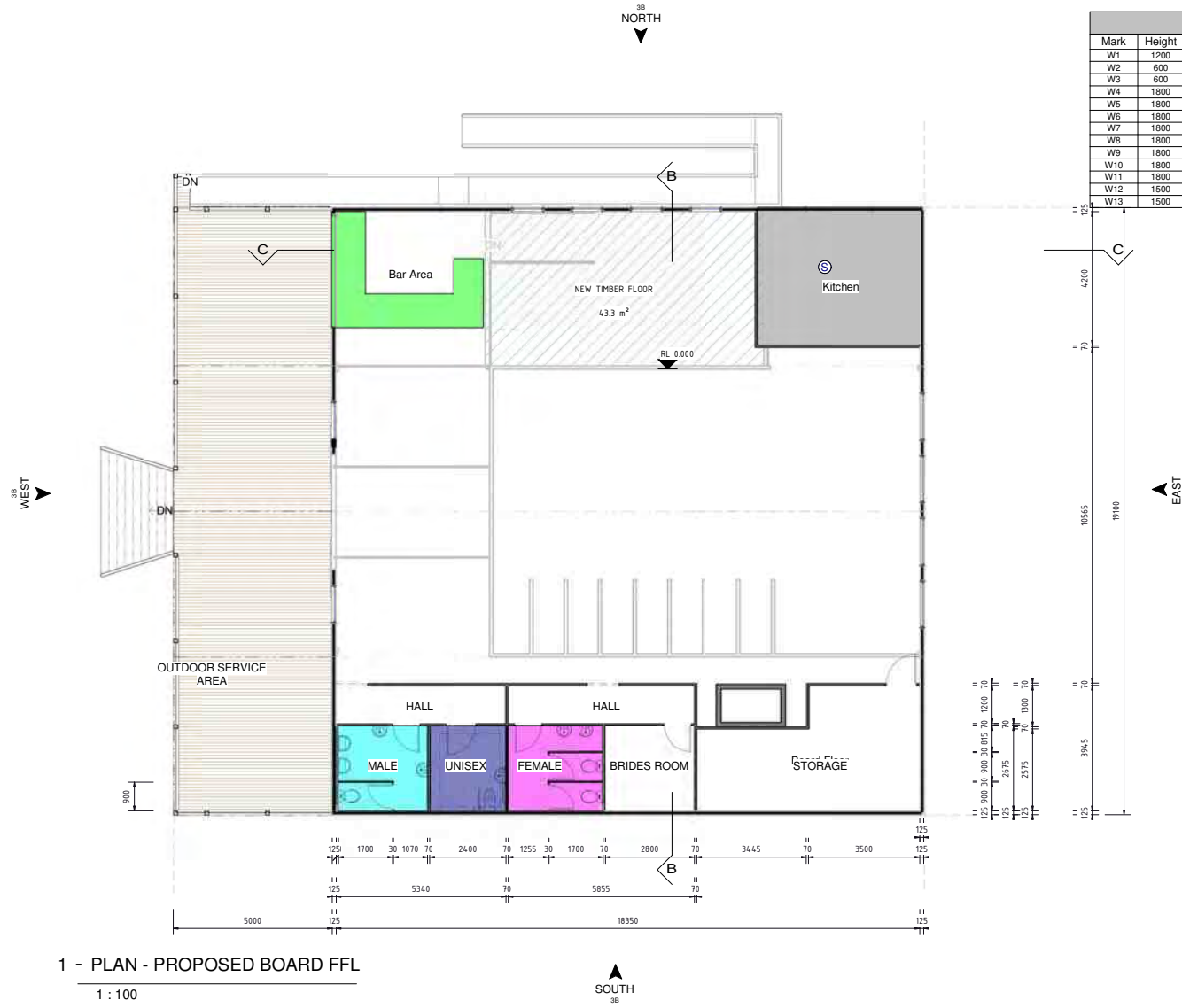
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**Drawn By:** Lewis Wilde  
**Date:** 24/07/2023  
**Projection:** GDA94 / MGA zone 55  
**Map Scale:** 1:2500 @ A4



1 - PLAN - PROPOSED BOARD FFL

1 : 100

Window Schedule							
Mark	Height	Width	Room	Description	Material	Glazing	Rating
W1	1200	3500		6 Panel Stacking			
W2	600	2100		TBC			
W3	600	2100		TBC			
W4	1800	1000		TBC			
W5	1800	1000		TBC			
W6	1800	1000		TBC			
W7	1800	1000		TBC			
W8	1800	1500		TBC			
W9	1800	1500		TBC			
W10	1800	1500		TBC			
W11	1800	1500		TBC			
W12	1500	1200		TBC			
W13	1500	1200		TBC			

Door Schedule					
Mark	Height	Width	Room	Description	Material
D1	2340	3600		Dot Barn Style Sliding	
D2	2040	770		Internal	
D3	2040	770		Internal	
D4	2040	770		Internal	
D5	2040	820	HALL	Internal	
D6	2040	820	HALL	Internal	
D7	2040	820	BRIDES ROOM	Internal	
D8	2040	920		Internal	
D9	2040	920	HALL	Internal	

Room Schedule		
Name	Area m²	Floor Finish
Bar Area	17.4	Timber
Board Floor	22.9	Timber
BRIDES ROOM	7.5	Timber
FEMALE	4.8	Tile
HALL	6.4	Timber
HALL	7.0	Timber
Kitchen	21.4	Lino
MALE	5.9	Tile
UNISEX	6.4	Tile

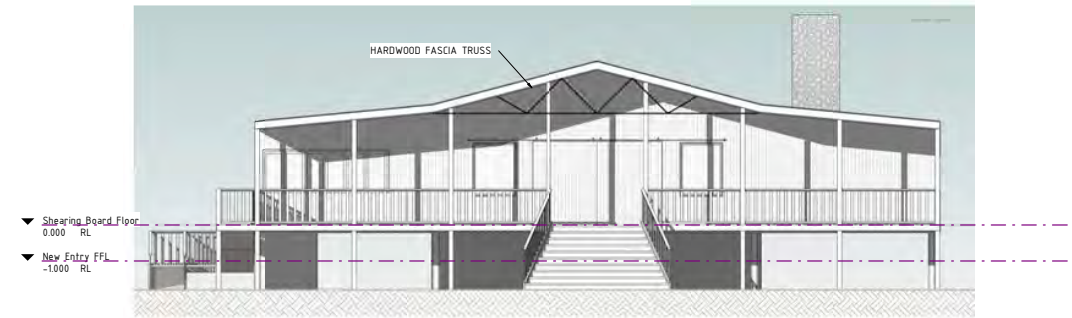
## PRELIMINARY

"Proposed Function Centre"  
"Clifton" Woolshed  
O'Connell Rd Locksley

**ILDRAFTING Pty Ltd**  
41 McKinnon Falls Rd  
BOWENFELS NSW 2780  
Mobile: 0418493793  
E: [ildrafting@bigpond.com](mailto:ildrafting@bigpond.com)  
[www.ildrafting.com](http://www.ildrafting.com)  
ABN: 11199190307 ACD: 601000037

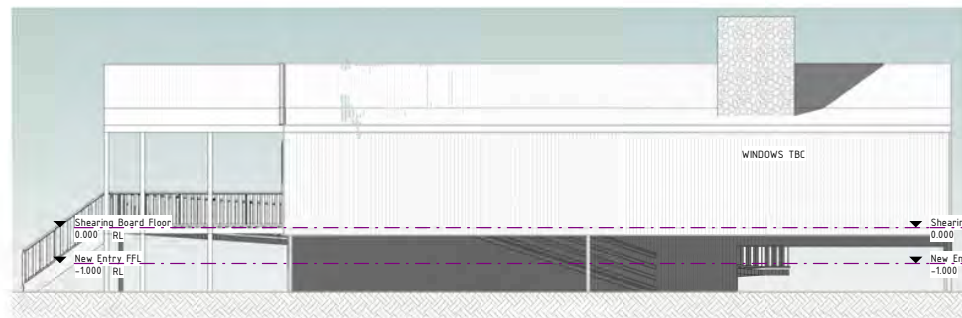
CLIENT: B Delosa	PROJECT NO. 22307	REV: 1
CONTACT:	DATE: 22.6.23	SHEET 2B
SCALE: 1 : 100	DRAWN: J.J.	A2





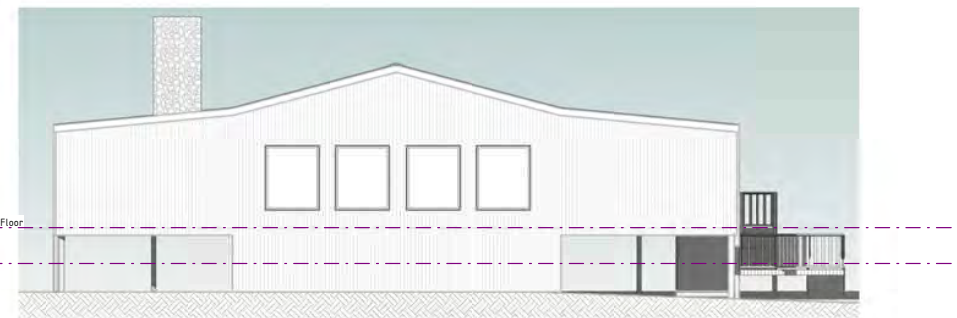
3 - West Elevation

1 : 100



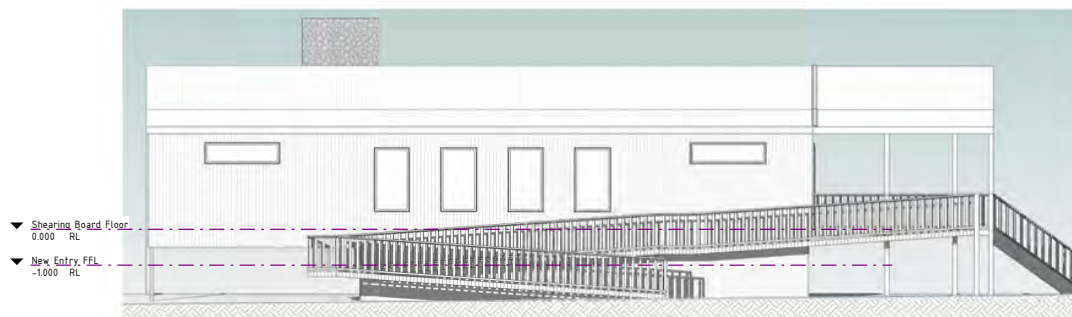
2 - South Elevation

1 : 100



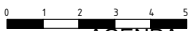
4 - East Elevation

1 : 100




1 - North Elevation

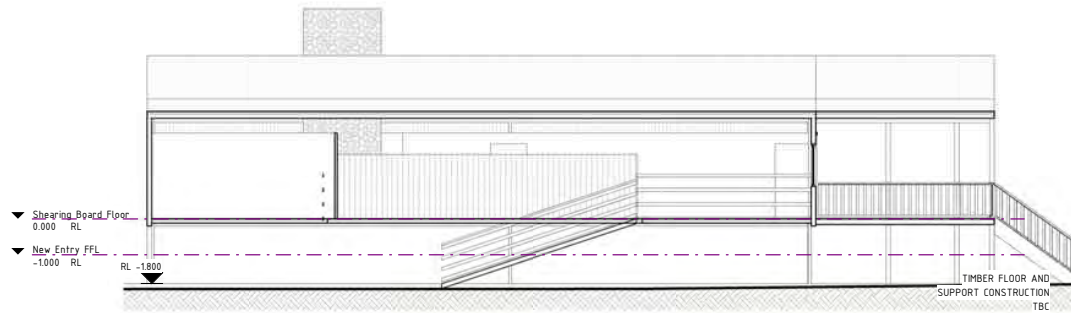
1 : 100



**PRELIMINARY**

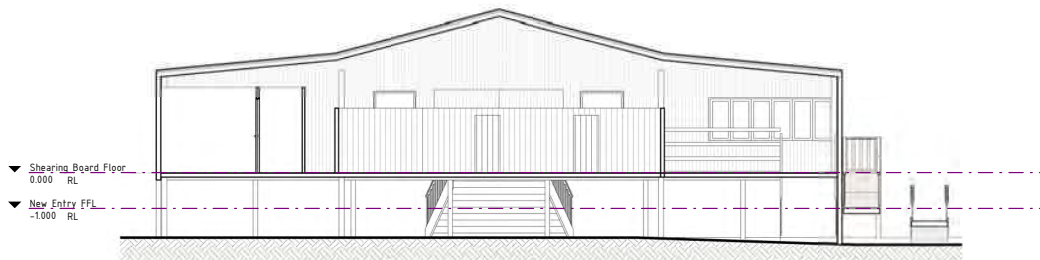
"Proposed Function Centre"  
"Clifton" Woolshed  
O'Connell Rd Locksley

 <p>4/1 McKinnon Falls Rd BOWENFELDS NSW 2790 Mob: 0418493793 E: ildrafting@bigpond.com www.ildrafting.com MIDN 1180/9130/67 ADO - 9100/9103/67</p>	<p>"Proposed Function Centre" "Clifton" Woolshed O'Connell Rd Locksley</p>	
	CLIENT: B Delosa	REV: 1
	CONTACT:	PROJECT NO.
	DATE : 22.6.23 DRAWN : J.J.	22307
SCALE : 1 : 100	208 of 514	
<p>SHEET 3B A2</p>		



1 - SECTION C-C

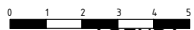
1 : 100



2 - SECTION B-B

1 : 100

## PRELIMINARY

















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**Drawn By:** Lewis Wilde

**Date:** 8/06/2023

**Projection:** GDA94 / MGA zone 55

**Scale:** 1:600 @ A3







**INSIDE OUTSIDE**  
INTERIORS | HEATING | FURNITURE | DESIGN

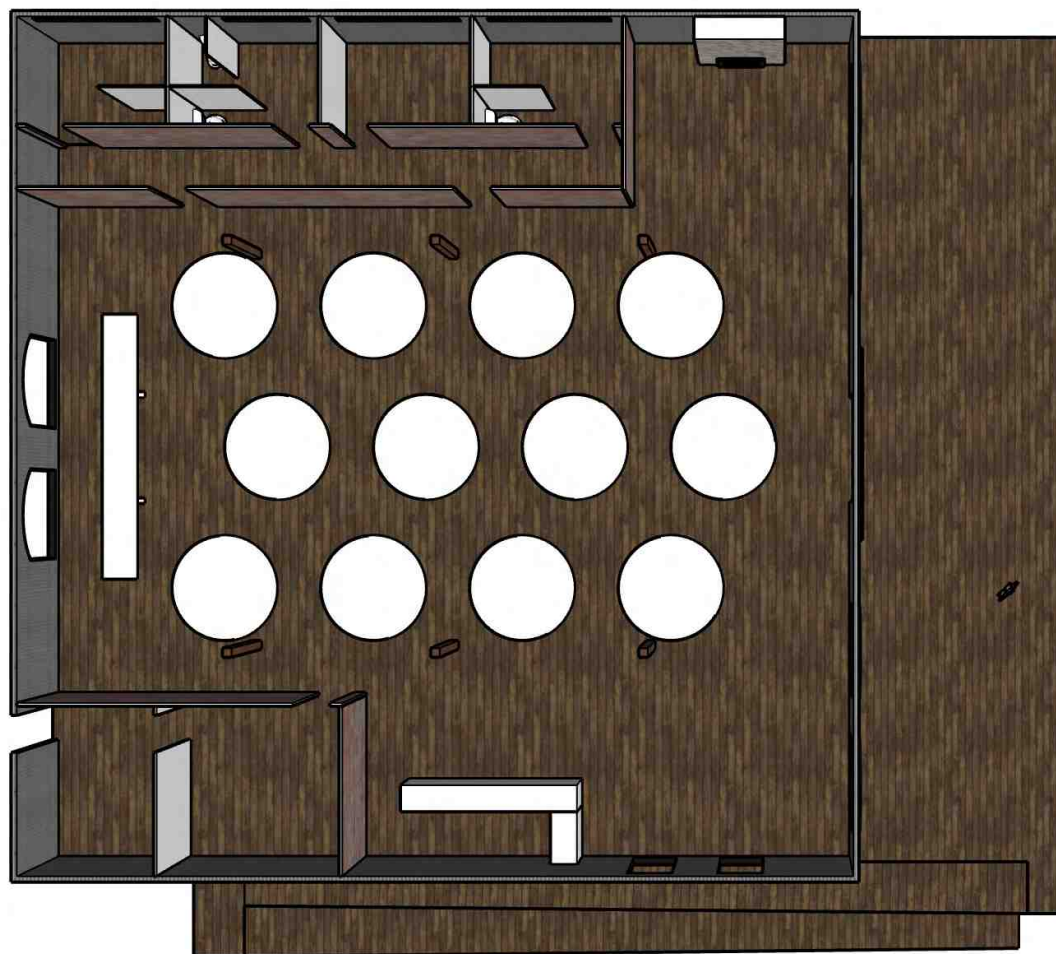
### 3D DESIGN CONCEPTS

**Bronwyn DE LOSA**  
**The Wool Shed, LOCKSLEY**  
**Revision B - 13-06-2023**



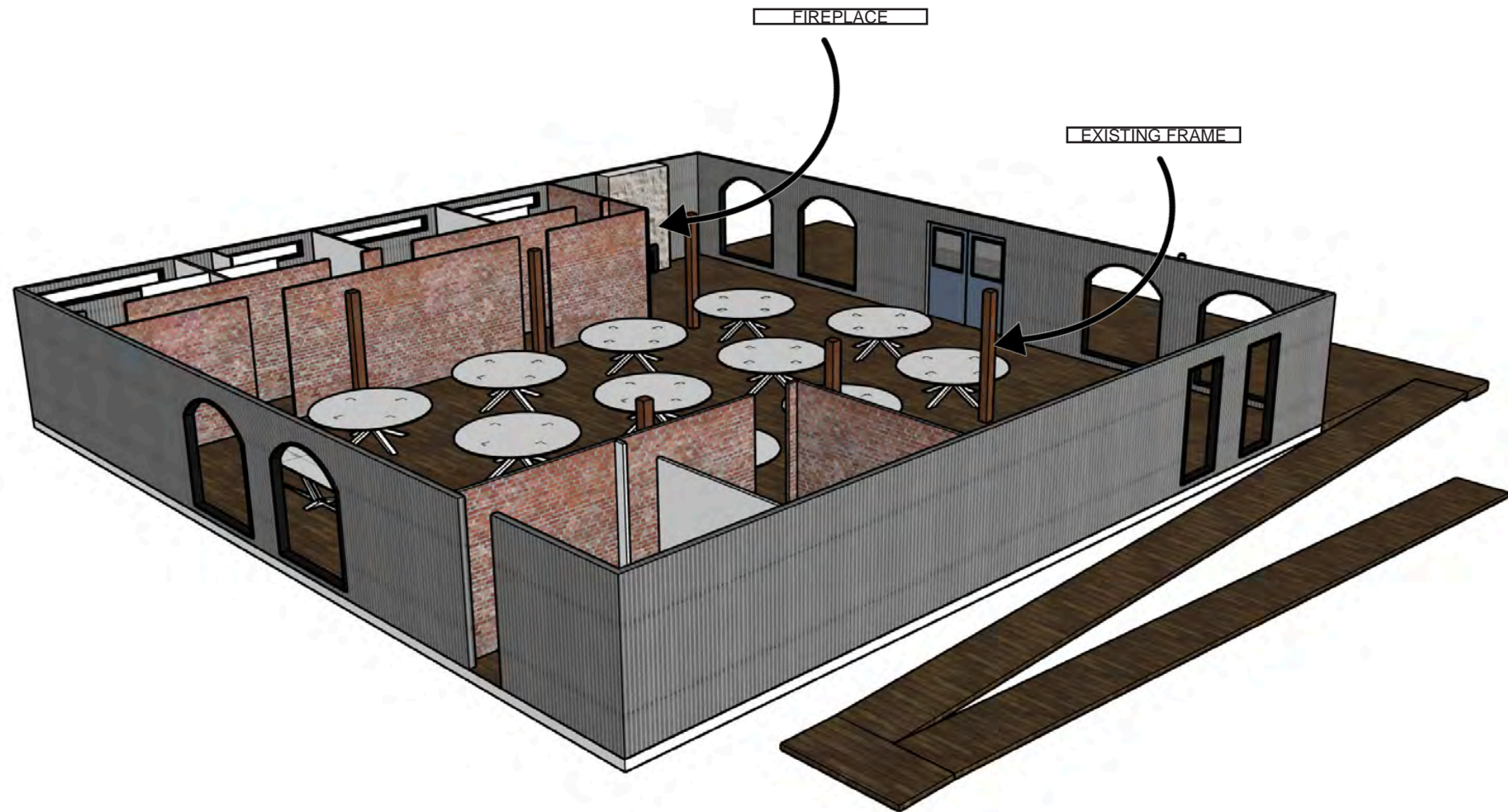


FLOORING - Existing  
EXTERNAL WALLS - Existing  
INTERNAL WALLS - Brick Cladding  
FIREPLACE - Stone Cladding  
WINDOWS - Black Frames



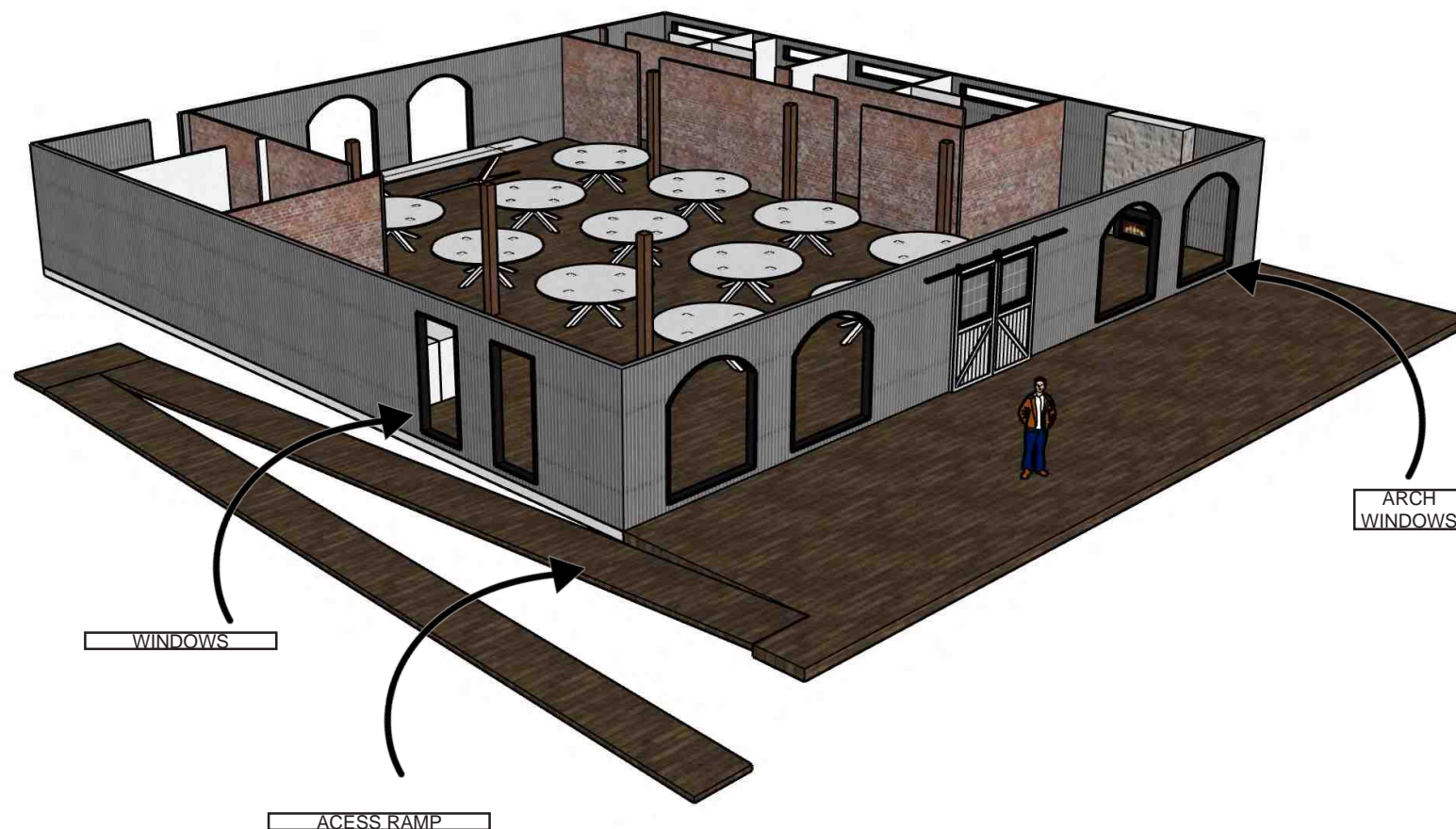
## FLOOR PLAN

With proposed finishes



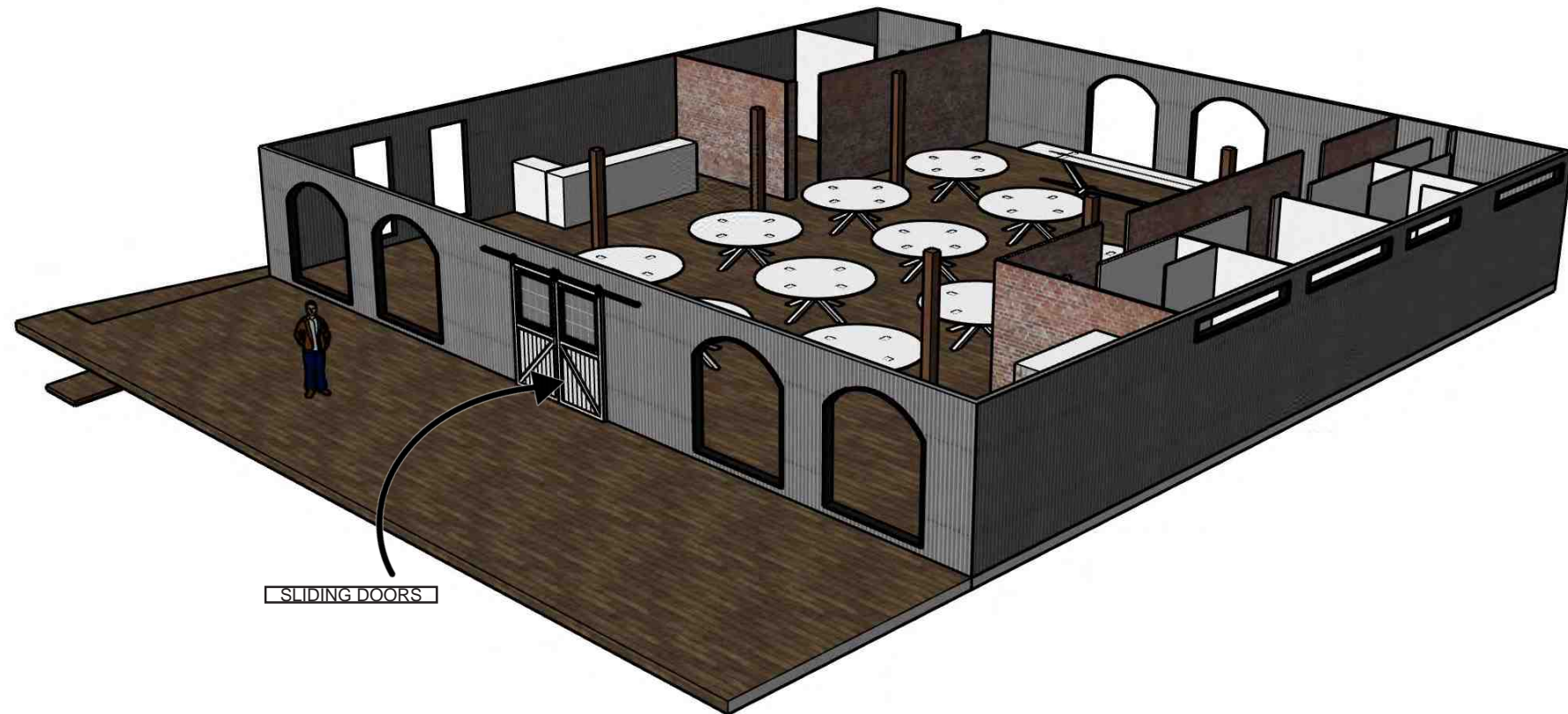
### 3D VIEW ONE

Proposed



### 3D VIEW TWO Proposed





### 3D VIEW THREE

Proposed



### 3D VIEW FOUR Proposed





# INSIDE OUTSIDE

INTERIORS | HEATING | FURNITURE | DESIGN

THANK YOU

If you have any questions regarding this document, please call or email us.

**REBECCA ANDERSON - Director**  
**SHANNYN LUKEY - Interior Designer**  
**CHELSEA HAMER - Showroom Manager**

02 6331 8900  
[interiordesignbathurst@gmail.com](mailto:interiordesignbathurst@gmail.com)

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

1371 Tarana Road Locksley NSW 2795

Lot 1 DP251968

### **Chapter 6 - RURAL AND RURAL LIFESTYLE DEVELOPMENT**

Clifton 1371 Tarana Road Locksley - Lot 1 DP: 251968 is zoned as such to allow the conversion of the shearing shed to a function centre.

### **Chapter 9 - ENVIRONMENTAL CONSIDERATIONS**

We foresee that there will be no direct environmental impact as the structure that is being converted has a history of before 1964. Arial photograph attached.



### **9.7 BUSHFIRE PRONE ZONE**

A bushfire report prepared by Ian Laing – ILDRAFTING is submitted in DA.

#### **9.8 FLORA AND FAUNA SURVEYS**

N/A as no Flora or Fauna will be within the conversion site, so will not be impacted by the conversion or future use.

#### **9.9 SUSTAINABLE BUILDING DESIGN AND ENERGY EFFICIENCY**

N/A as building is existing. The current building has mains power and a back to grid solar system is also currently installed and operating.

Water saving and water tanks will comply with Bathurst Regional Environmental Plan 2014.

#### **Chapter 10 – URBAN DESIGN & HERITAGE CONSERVATION**

Heritage Impact Statement has been prepared and will be lodged with the DA.

#### **Chapter 11 – OUTDOOR LIGHTING**

Appropriate outdoor lighting will be installed for security and safety as outlined in the crime prevention statement, to comply with the Australian Standard (AS) 4282 Control of the Obtrusive Effects of Outdoor Lighting, “curfewed hours”.

#### **Chapter 14 – PARKING**

Parking Demand For wedding or similar functions, arrivals and departures are as separate events, separated by several hours. Accordingly, parking demand is equivalent to the total vehicle arrivals.

Based on a venue capacity of 150 seats and vehicle occupancy of 2.5 passengers, parking demand would be 50 vehicles.

This is a higher parking demand than required by either Council’s Off-street Parking Code 1993 or Development Control Plan 2014. The Code requires a minimum of 1 space per 5 guests (seats) for Catering & Reception premises. The DCP requires only 1 space per 10 seats (or 1 space per 10m<sup>2</sup> if greater) for a Function Centre. However, these requirements are intended for urban land uses where a mix of

transport modes (including walking) are expected. The parking area will be off street in the surrounding paddock.

**Chapter 15 – CRIME PREVENTION.**

This has been addressed and is presented in an additional report.

**Chapter 16 – EARTHWORKS**

There will be no earthworks undertaken as the dwelling is current and will be modified without the need of earthworks.

Clifton, 1371 Tarana Road Locksley NSW 2795

Lot 1 DP251968

### Heritage impact statement

Proposed adaptive conversion of shearing shed into a function centre.

Heritage impact statement for the conversion of existing shearing shed into a wedding function centre. The cultural heritage significance of the Clifton has been assessed as follows:

Clifton is a substantial and intact historic residence in an unspoilt setting.

The lot here the shearing shed is situated is bisected by Tarana Road. Clifton – the main homestead is located on the portion north of Tarana Road and the subject shearing shed is located on the portion south of the road. Road access to the shearing shed and surrounding fields is off Tarana Road using an existing gravel driveway. See attached image.



**Image 1:** Site location (source: SIX Maps)

### **Adaptive conversion of shearing shed**

The shearing shed is a free-standing shed located on the south side of the property. Most of the changes to the existing shed will be within the internals of the existing structure. The internal conversion involves the following.

- Amenities
- Kitchen
- Bar

The external building work consists of adding a front verandah that will have the same facade and roofline as the current shed. Construction of a ramp following the disability access code of Australia on north side of shed. The shearing shed will maintain its existing appearance with minimal change to its facade.



**Image 2**

### Impact on the cultural heritage significance of the place.

We consider that the proposed works will have NO negative impact on the cultural heritage significance of Clifton homestead. The shearing shed is not visible from Clifton house. We will not alter the presentation or profile of Clifton in any way as the shearing shed is a completely separate structure. The characteristics of assessed significance will be protected as follows:

- **An unspoilt setting** – The curtilage and setting of Clifton residence will not be compromised by the proposed works.

**Noise and Sound Services**

# Proposed Function Centre – Noise Assessment

1371 Tarana Road  
Locksley NSW 2795

---

May 2023

Report No. nss23928 - Final

Prepared at the request of :-

**Bronwyn De Losa**  
5 Baaners Lane,  
Little Hartley NSW 2790

Prepared by: -

**NOISE AND SOUND SERVICES PTY LTD**

**Spectrum House, 3 Cassandra Avenue, St Ives, NSW 2075**

*Tel: (02) 9449 6499 Mob: 0411 648 153*

E-mail: [ken@noiseandsound.com.au](mailto:ken@noiseandsound.com.au) Website: [www.noiseandsound.com.au](http://www.noiseandsound.com.au)

*A member firm of the Association of Australasian Acoustical Consultants*

**ABN: 25660 134 056**





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## **EXECUTIVE SUMMARY**

A noise assessment has been carried out for a proposed development of a function centre at 1371 Tarana Road, Locksley NSW 2795. The purpose of the noise assessment is to provide an independent and accurate assessment of the effects of noise from the function centre on the existing neighbouring properties in line with the requirements provided by Bathurst Regional Council and NSW Government noise policies

The subject site is an existing building known as the Clifton Woodshed. It is located approximately 120 metres southwest of the owners of the woodshed at 1371 Tarana Road, Locksley. The nearest residential neighbour is 1395 Tarana Road, which is approximately 240 metres southwest of the subject site.

The proposed venue will cater to 120 – 150 people. The times of operation would likely be Friday and/or Saturdays with times from approximately 4pm to Midnight. The expected number of vehicles would be up to 40 with the additional use of a minibus.

This acoustic report assesses the proposed function centre having respect to the NSW Government Noise Policy for Industry and Road Traffic Noise Policy with regard to potential noise generated by the use of the site (traffic, music, outdoor activities etc) will affect receivers (i.e., neighbouring houses).

Measurements of the existing background and ambient noise levels were carried out at the site of the proposed development over a typical weekend time period. This has been used to set noise goals in line with NSW Government Noise Policy.

It is shown that the function centre will meet the noise goals with the use of good management and community relations including advising in writing of user's obligations to neighbouring premises by minimise their noise and sound levels during use of microphones, music, use of motor vehicles, etc. Also providing information to all local residents to fully inform them about event operations which are likely to occur, including times when the noise events will start and finish together with a telephone '*hot-line*' for complaints.

## 1. INTRODUCTION

Noise and Sound Services was requested by the Bronwyn De Losa of 5 Baaners Lane, Little Hartley NSW 2790 to carry out a noise assessment for the proposed development of a function centre at 1371 Tarana Road, Locksley NSW 2795.

The development application concerns the development of a rural property to a function centre. The property is currently zoned rural with permissible places of public entertainment with the consent of Council. The purpose of the noise assessment is to provide an independent and accurate assessment of the effects of noise from the function centre on the existing neighbouring properties in line with the requirements provided by Bathurst Regional Council and NSW Government noise policies.

## 2. SITE AND DEVELOPMENT DESCRIPTION

### 2.1 Site Description

The subject site is an existing building known as the Clifton Woodshed. It is located approximately 120 metres southwest of the owners of the woodshed at 1371 Tarana Road, Locksley. The nearest residential neighbour is 1395 Tarana Road, which is approximately 240 metres southwest of the subject site. See Figure 1 below.



***Figure 1. Location of the Nearest Residential Properties to the Subject Site (Blue Dot) and the Noise Logger. Original Source Google Earth.***

## **2.2 Development Description**

The proposed venue will cater to 120 – 150 people. The times of operation would likely be Friday and/or Saturdays with times from approximately 4pm to Midnight. The expected number of vehicles would be up to 40 with the additional use of a minibus. Drawings of the existing subject site are given by ILDrafting Pty Ltd of 41 McKanes Falls Road, Bowenfels NSW 2790, project number 22307, dated 22.3.23.

## **3. NOISE CRITERIA**

This section reviews the NSW Government noise criteria for commercial developments. The criteria are used as a basis for realistic noise goals from the function centre.

### **3.1 NSW Government Criteria**

The NSW Government, via the EPA provide guidelines for many industrial, commercial and domestic types of noise sources. The primary aim of environmental noise control is to minimise the occurrence of offensive noise in the community. To be both effective and equitable, the determination and application of environmental noise control measures must take into account many factors for example: -

- the variation in response between individuals to any noise;
- the inherently noisy characteristics of many activities;
- the circumstances within which the noise occurs;
- the technical and economic feasibility for noise control; and
- the social worth of the activity.

The NSW Government, also state that social surveys have indicated that noise from any particular source will be audible to many people in the community when that noise exceeds the background level by more than 5 decibels (dB). The noise may have characteristics which are pleasant or unpleasant to the listener.

Technically the background is found from the noise level that is present for 90% of the time of the measurement periods (usually 15 minutes each) and this is known as the  $L_{A90, 15 \text{ minute}}$ . The source noise is found from the average of the sound energy (again usually 15 minutes samples), which is known as the  $L_{Aeq, 15 \text{ minute}}$ . The 5 dB over background criterion is primarily aimed at industrial or commercial machine noise or domestic machine noise such as air conditioners.

### 3.2 NSW Noise Policy for Industry (2017)

The assessment procedure for industrial and commercial noise sources given in the Noise Policy for Industry (2017) has two components:-

- **Controlling intrusive noise impacts; and**
- **Maintaining noise level amenity.**

Both components are taken into account when determining a project noise trigger level. The project noise trigger level is a level that, if exceeded, would indicate a potential noise impact on the community, and so 'trigger' a management response. The project noise trigger level reflects the most stringent noise level requirement.

#### 3.2.1 Intrusive Noise Impacts

The NSW Government in their Noise Policy for Industry (2017) states that:- *'The intrusiveness of an industrial noise source may generally be considered acceptable if the level of noise from the source (represented by the LAeq descriptor), measured over a 15-minute period, does not exceed the background noise level by more than 5 dB when beyond a minimum threshold.'*

The perception of noise and its level of offensiveness depend greatly on the broader situation within which it occurs. Noise that might intrude into a resting or sleeping place may be found offensive whereas the same noise occurring in a market place or noisy working area may pass unnoticed. The concept of *'background + 5 dB'* derives from this consideration.

The Noise Policy for Industry defines the background noise level as *'the underlying level of noise present in ambient noise, generally excluding the noise source under investigation, when extraneous noise is removed'*.

*'Sound levels contributing to background levels can include sound from nearby traffic, birds, insects, animals, machinery and similar sources, if these sounds are a normal feature of the location. The background noise level is represented by the LAF90,15min descriptor when undertaking short-term monitoring.'*

The Rating Background Level (RBL) is used for assessment purposes. This is the single-figure background noise level derived from monitoring over a representative period of time, typically one full week. Where background noise level are not measured the minimum assumed background, as given in Table 1 below, can be used.

The outcome of this approach aims to ensure that the intrusiveness noise level is being met for at least 90% of the time periods over which annoyance reactions can occur (taken to be periods of 15 minutes).

The Noise Policy for Industry applies minimum assumed RBLs which result in minimum intrusiveness noise levels as follows:

**TABLE 1: MINIMUM ASSUMED RBLs AND PROJECT INTRUSIVENESS LEVELS**

Time of Day	Minimum assumed RBLs	Minimum intrusiveness noise levels – $L_{Aeq,15min}$
Day	35	40
Evening	30	35
Night	30	35

### 3.2.2 Protecting Noise Amenity

In the Noise Policy for Industry, it is stated that ‘To limit continuing increases in noise levels from application of the intrusiveness level alone, the ambient noise level within an area from all industrial noise sources combined, should remain below the recommended amenity noise levels specified in Table 2.2 where feasible and reasonable.’ The relevant parts of the NSW Government’s recommended levels are given in Table 2 below.

**TABLE 2: AMENITY NOISE LEVELS**

Receiver	Noise Amenity Area	Time of Day	Recommended Amenity Noise Level - $L_{Aeq}$ , dB(A)
Residential	Rural	Day	50
		Evening	45
		Night	40
	Suburban	Day	55
		Evening	45
		Night	40
	Urban	Day	60
		Evening	50
		Night	45
Commercial premises	All	When in use	65
Industrial premises	All	When in use	70
Industrial interface – residential receiver only	All	All	Plus 5 dB to recommended amenity noise level

According to the definition in the NSW Noise Policy for Industry the subject area will be classified as located within an rural area. The recommended amenity noise level (ANL- $L_{Aeq}$ ) for rural areas is **50 dBA** day time, **45 dBA** evening time and **40 dBA** night time. Day time is defined as 07:00 to 18:00 hours, evening is 18:00 to 22:00 hours and night time is defined as 22:00 hours to 07:00 hours.

### 3.2.3 Modifying Factor Adjustments

Where a noise source contains certain characteristics, such as tonality, intermittency, irregularity or dominant low-frequency content, there is evidence to suggest that it can cause greater annoyance than other noise at the same sound pressure level. A correction should be applied to both the intrusive and the amenity measurement before a comparison is made with the criteria. An abbreviated version of the correction factors is shown in Table 3 below:-

**TABLE 3 – MODIFYING FACTOR CORRECTIONS**

Factor	Assessment/ Measurement	When to Apply	Correction	Comments
Tonal Noise	One-third octave band or narrow band analysis	Level of one third octave band exceeds the level of the adjacent bands by 5 dB or more (500-10000 Hz)	+ 5 dB	Narrow band frequency analysis may be required to precisely detect occurrence
Low Frequency Noise	Measurement of C-weighted and A-weighted level	Measure/assess C and A-weighted levels over same time period. Correction to be applied if the difference between the two is 15 dB or more	+ 5 dB	C-weighted is designed to be more responsive to low frequency noise
Intermittent Noise	Subjectively Assessed	Level varies by more than 5 dB	+ 5 dB	Adjustment to be applied for night time only
Duration	Single event noise 1.5 min to 2.5 hr	One event in any assessment period	0 to 20 dB(A)	Conditional on duration
Maximum adjustment		Where two or more modifying factors are indicated	10 dB(A)	Excludes duration correction

*Note: Tonal noise - Level of one third octave band exceeds the level of the adjacent bands on both sides by 5 dB or more if the centre frequency of the band containing the tone is in the range 500-10000 Hz; 8 dB or more if the centre frequency of the band containing the tone is in the range 160 to 400 Hz; or 15 dB or more if the centre frequency of the band containing the tone is in the range 25-125 Hz.*

### 3.2.4 Sleep Disturbance

As the proposed function centres will have the potential operate during night time hours (i.e., 10:00 pm to midnight, the potential for sleep disturbance from maximum noise level events from the premises needs to be considered.

Sleep disturbance is considered to be both awakenings and disturbance to sleep stages. Where the subject development/premises night-time noise levels at a residential location exceed:

- $L_{Aeq,15-minute}$  40 dB(A) or the prevailing RBL plus 5 dB, whichever is the greater, and/or
- $L_{AFmax}$  52 dB(A) or the prevailing RBL plus 15 dB, whichever is the greater,

a detailed maximum noise level event assessment should be undertaken.

The detailed assessment should cover the maximum noise level, the extent to which the maximum noise level exceeds the rating background noise level, and the number of times this happens during the night-time period. Other factors that may be important in assessing the extent of impacts on sleep include:

- how often high noise events will occur; and
- the distribution of likely events across the night-time period and the existing ambient maximum events in the absence of the subject development.

Maximum noise level event assessments should be based on the  $L_{AFmax}$  descriptor on an event basis under 'fast' time weighting. The detailed assessment should consider all feasible and reasonable noise mitigation measures with a goal of achieving the above trigger levels.

## 3.3 On Road Traffic Noise Policy

The NSW Government's Road Noise Policy (March 2011) aims to identify the strategies that address the issue of road traffic noise various scenarios including new traffic-generating developments. For existing residences affected by additional traffic on existing local roads generated by land use developments the assessment criteria  $L_{Aeq, 1 \text{ hour}}$  55 dBA (external) for day time (7 a.m.–10 p.m.) and  $L_{Aeq, 1 \text{ hour}}$  50 dBA (external) for night time (10 p.m.–7 a.m.).

The Policy states:-



*“In assessing feasible and reasonable mitigation measures, an increase of up to 2 dB represents a minor impact that is considered barely perceptible to the average person”; and*

*“For existing residences and other sensitive land uses affected by additional traffic on existing roads generated by land use developments, any increase in the total traffic noise level should be limited to 2 dB above that of the corresponding ‘no build option’”.*

## **4 BACKGROUND AND AMBIENT NOISE MEASUREMENTS**

Measurements of the existing background and ambient noise levels were carried out at the site of the proposed development. This section covers the instrumentation used for the acoustical measurements. The measurement procedure and results are provided.

### **4.1 Instrumentation**

The instrumentation used for measurement of the existing environment consisted of an ‘ARL’ - Rion NL-42, Environmental Noise Logger serial number 509377. This instrument conforms to IEC 61672-1: 2013/2002 class 2 and has an accuracy suitable for both field and laboratory use.

The environmental noise logger has been checked, adjusted and aligned to conform to the ARL factory specifications and issued with conformance certificates within the last 24 months as required by the regulations. The internal test equipment used is traceable to the National Measurement Laboratory at C.S.I.R.O, Lindfield, NSW, Australia.

The calibrator has been checked, adjusted and aligned to conform to the Brüel and Kjær factory specifications and issued with a conformance certificate within the last 12 months as required by the regulations. The internal test equipment used is traceable to the National Measurement Laboratory at C.S.I.R.O, Lindfield, NSW, Australia.

### **4.2 Measurement Procedure**

The acoustical measurements were carried out in accordance with Australian Standards AS 1055:2018, ‘Acoustics – Description and Measurement of Environmental Noise’. Unattended background and ambient noise measurements were carried out at the site from Friday 14<sup>th</sup> April until Monday 17<sup>th</sup> April 2023. Seven days of background noise monitoring is not required in this case as only Friday and/or Saturday is proposed for the use of the venue. The measurements

( $L_{AF90}$ , 15 minute) are representative of background noise levels occurring at the residential properties in the immediate vicinity.

Background and ambient noise levels in the area are influenced by local residential road traffic and fauna. The 'A' frequency weighting and the 'fast' time weighting were used exclusively. Noise monitoring was completed during typical representative conditions and no unusual circumstances or activities were likely to have affected the noise monitoring results during the daytime. However, results indicated some unusual noise during the evening time.

#### 4.3 Background and Ambient Noise Monitoring Results

Measured ambient noise levels are assessed according to the NSW Industrial Noise Policy in terms of ambient noise ( $L_{Aeq}$ ) and background noise ( $L_{AF90}$ ) for the time periods defined as: Day: 7:00 am – 6:00 pm, Evening: 6:00 pm – 10:00 pm and Night: 10:00 pm – 7:00 am.

The recorded  $L_{AF90}$  levels determine the Rating Background Level (RBL). The RBL is defined as the median value of the tenth percentile value for the recorded  $L_{AF90}$  levels for the complete monitoring period. The tenth percentile is also referred to as the Assessment Background Level (ABL).

The resultant RBL ( $L_{AF90}$ ) and ambient ( $L_{Aeq}$ ) levels for each period are summarised below in Table 4. The full statistical noise measurement results are shown in graphical form in Appendix A.

**TABLE 4 – SUMMARY OF EXISTING NOISE LEVELS**

Time of Day	Rating Background Noise Levels ( $L_{AF90}$ ) dBA	Log Average Existing Ambient Noise Levels ( $L_{Aeq}$ ) dBA
Day (07:00 – 18:00)	33	55
Evening (18:00 – 22:00)	25	44
Night (22:00 – 07:00)	22	43

*Note. All levels rounded to the nearest whole decibel.*

#### 5. NOISE GOALS

As discussed in section 3.3 the assessment procedure given in the Noise Policy (2017) Industry has two components to determine project-specific noise goals: intrusive noise impacts and noise level amenity. A further consideration is the type and duration of specific noise emissions. Music will occur up until 1.00 am and is assessed against the lowest background level occurring during the music performance (intrusive criterion). Mechanical equipment, such as refrigeration, can generate noise emissions at any time throughout the night time period when

background noise is at the lowest level. Noise goals for mechanical equipment therefore consider the intrusive and amenity noise levels. The noise goals relevant to each assessment period are given below.

### 5.1 Intrusive Criteria

To ensure that on-site stationary noise sources are not intrusive, the  $L_{Aeq, 15 \text{ minute}}$  noise level due to stationary sources should not exceed the  $L_{A90}$  background noise level of 43 dBA (refer section 5.3) by more than 5 dB when measured at the affected residential property boundary. The intrusive noise criterion ( $L_{Aeq, 15 \text{ minute}}$ ) is therefore 48 dBA.

### 5.2 Amenity Criteria

The amenity criteria are used to limit the maximum ambient noise levels within an area from stationary noise sources associated with the proposed development. To protect the acoustic amenity of land users the combined noise from all stationary noise sources should not exceed the Acceptable Noise Level (ANL) calculated according to the procedures as given in chapter 2 of the NSW Industrial Noise Policy. The amenity assessment relates only to industrial-type noise and does not include road, rail or community noise. Modifications are made to the recommended ANL to account for the existing level of industrial (or commercial) noise. In this case, the measured existing amenity level is unaffected by industrial noise. The recommended ANL will therefore apply.

The amenity criteria for the development are shown in Table 5 below.

**TABLE 5 – SUMMARY OF AMENITY CRITERIA**

Type of Receiver	Time of Day	Recommended Acceptable Noise Level ( $L_{Aeq,15 \text{ minute}}$ )	Existing Amenity Level ( $L_{Aeq,15 \text{ minute}}$ )	Amenity Noise Criterion ( $L_{Aeq,15 \text{ minute}}$ )
Residence - Rural location	Day	50	55	50
	Evening	45	45	45
	Night	40	43	40

*Note - All levels rounded to the nearest whole decibel.*

### 5.3 Sleep Disturbance

As the proposed function centres will have the potential operate during night time hours (i.e., 10:00 pm to midnight, the potential for sleep disturbance from maximum noise level events from the premises needs to be considered.

- $L_{Aeq,15\text{-minute}}$  40 dB(A) or the prevailing RBL plus 5 dB, whichever is the greater, and/or
- $L_{AFmax}$  52 dB(A) or the prevailing RBL plus 15 dB, whichever is the greater.

### 5.4 Project Specific Noise Criteria

Applying both the amenity and intrusive criteria to the development and adopting the more stringent of the two, determines the project specific noise levels. Project specific noise criteria are given below in Table 6.

**TABLE 6 – PROJECT SPECIFIC NOISE CRITERIA**

<b>Time of Day</b>	<b>Intrusive Noise Criteria dB (<math>L_{Aeq,15\text{ minute}}</math>)</b>	<b>Amenity Noise Criterion dB (<math>L_{Aeq,15\text{ minute}}</math>)</b>	<b>Project Specific Noise Criterion dB (<math>L_{Aeq,15\text{ minute}}</math>)</b>
Day (07:00 – 18:00)	38	50	35
Evening (18:00 – 22:00)	35	45	35
Night (22:00 – 07:00)	35	40	35

The existing road traffic noise ( $L_{Aeq, 1\text{ hour}}$ ) has been measured and is **42 dBA** for each hour between 10:00 pm and midnight on Fridays and Saturdays. For seven day per week road traffic the total traffic noise level should be limited to **44 dBA**, for one to two days per week as in this case, the noise goal is ( $L_{Aeq, 1\text{ hour}}$ ) **50 dBA**.

## 6. POTENTIAL NOISE SOURCES

This report assesses the function centre having respect to the policy, and how noise generated by the use of the site (traffic, music, outdoor activities etc) will affect receivers (i.e., neighbouring houses).

## 7. NOISE SOURCE MODELS

Noise models have been prepared for the occurrence of noise emissions from the function centre. This section provides details of the calculations and noise models used for the scenario.

### 7.1 On Road Traffic Noise Models

Predictions of road traffic noise is based on the Calculation of Road Traffic Noise (ISBN 0 11 550847 3) issued by the UK Department of Transport in 1988, with low traffic flow correction.

### 7.2 Environmental Noise Source Modelling Specifications

The source noise has been modelled using the International Standard ISO 9613-2 (1996(E)) '*Acoustics – Attenuation of sound during propagation outdoors Part 2 General method of calculation*'. This Standard specifies methods for the description of noise outdoors in community environments. The method described in the Standard is general in the sense that it may be applied to a wide variety of noise sources and covers the major mechanism of attenuation. The method allows for downwind propagation conditions namely:-

- wind direction within an angle of  $\pm 45^\circ$  of the direction connecting the centre of the dominant sound source and the centre of the specified receiver region with the wind blowing from source to receiver, and
- wind speed between approximately 1 m/s and 5 m/s measured at a height of 3 m to 11 m above the ground.

### 7.3 Basic Noise Modelling Equation

The equivalent continuous downwind sound pressure level ( $L_{Aeq}$ ) at each receiver points for noise generated within a building structure has been calculated using the equation below:-

The attenuation term  $A$  in the equations above is given by:-

$$A = A_{div} + A_{atm} + A_{gr} + A_{bar} + A_{misc} \dots\dots\dots I$$

Where:

- |            |  |
|------------|--|
| $A_{div}$  | is the attenuation due to geometric divergence;        |
| $A_{atm}$  | is the attenuation due to atmospheric absorption;      |
| $A_{gr}$   | is the attenuation due to the ground effects;          |
| $A_{bar}$  | is the attenuation due to a barrier; and               |
| $A_{misc}$ | is the attenuation due to miscellaneous other effects. |

## 8. NOISE ASSESSMENT AND RECOMMENDATIONS

The assessment of noise emissions from the proposed development includes the level of music emitted through the building structure, noise emissions from vehicles entering and leaving the car park, and noise emissions from mechanical equipment.

### 9.1 On Road Traffic Noise Emission

The expected number of vehicles would be up to 40 with the additional use of a minibus. Most of the traffic is expected to turn left when leaving the proposed venue and heading towards the A32 roadway. Not all vehicles will leave at the same time.

Predictions of road traffic noise is based on the Calculation of Road Traffic Noise (ISBN 0 11 550847 3) issued by the UK Department of Transport in 1988, with low traffic flow correction gives a noise level ( $L_{Aeq}$ , 1 hour) of 49 dBA. This is based on a speed of 50 km/hour and a typical set back of the properties from the road of approximately 50 metres.

### 9.2 Music Noise Emissions

Typical Internal Reverberant Noise Levels from Amplified Music Type Internal Level ( $L_{Aeq}$ ) are given in Table 1 of the Association of Australasian Acoustical Consultants Licensed Premises Noise Assessment Technical Guideline Version 2.0 (November 2020).

Background Music is given at a level of 67 to 74 dBA which allows for conversation at normal vocal effort at 600 mm separation and 70 to 77 dBA which allows for conversation at raised vocal effort at 600 mm separation.

Foreground Music is given at a level of 85 to 90 dBA which is a minimum level patrons expect amplified music to be played at when the music is meant to be the dominating soundscape. This typically occurs for pre-recorded amplified music at marriage venues.

Based on a foreground music, energy average noise level ( $L_{Aeq, T}$ ) of 90 dBA at the function centre, a level at the nearest residential property (1395 Tarana Road) which is approximately 240 metres southwest of the subject site is calculated (based on formula 1 above) to be **32 dBA** from  $32 = 90 - 47 - 1 - 2 - 8$ .

Where:

- $A_{div} = 47 \text{ dB}$  (from  $20 \log_{10} (240/1)$ )

- $A_{atm} = 1 \text{ dB}$
- $A_{gr} = 2 \text{ dB}$
- $A_{bar} = 8 \text{ dB}$  *Barrier effect of music indoors with open window and relative elevations*
- $A_{misc} = 0 \text{ dB}$

This meets the site specific noise goals including for any sleep disturbance.

Live bands are not recommended for the subject site venue as the volume of this type of amplified music is more difficult to control.

The music system should be fitted with a graphic equaliser (graphic EQ) audio control that enables adjusting the individual frequency ranges of the audio. This can minimize the low frequency ranges, which are known to travel further in the environment, if required.

### 9.3 Mechanical Services

The type and location of mechanical services (e.g., air conditioning, toilet and kitchen exhaust fans) are not known at this stage. It is important that when purchasing any mechanical plant, that they are specified to not exceed a combined noise level ( $L_{Aeq, 15 \text{ minute}}$ ) of 30 dBA (i.e., 35 dBA minus 5 dB) when measured at the nearest residential boundary. With the minimum distance of 240 metres from the location of mechanical plant to the nearest residential boundary, units must not exceed a combined outdoor sound power level of 72 dBA (from  $72 - 20 \log_{10}(240) - 8 + 3 \text{ dBA}$ ). Where the  $20 \log_{10}(240)$  is the attenuation due to distance, 8 dB is the conversion between sound power level and sound pressure level (i.e.,  $10 \log_{10} 2\pi$ ), and 3 dB is for façade reflection.

The recommended maximum sound power level is for all equipment combined. The maximum permissible sound power level of individual components is subject to the location, proximity to the boundary and the number of mechanical components. Details of mechanical plant sound power levels should be obtained from manufacturers prior to purchase and installation. Once the sound power level and number of units is known, the predicted noise level at the nearest affected residence can be calculated. If the required noise level cannot be achieved then alternative mitigation measures should be considered, for example, locating outdoor condensers away from nearest residential dwelling, attenuators or acoustic enclosures. An assessment of noise emission levels should be carried out during construction certificate stage when equipment models and location are known.

#### 9.4 Car Park Noise Emissions

Noise generated by car park activities is assessed to the intrusive noise goal. Generated noise levels are related to cars starting, car doors closing and cars accelerating (see section 4.3.2). The calculations take into account the distances to the west and eastern boundaries.

The proposed development includes a car park, designed to accommodate 40 cars, and a minim bus located on the northern side of the property. Most vehicles will enter and exit the proposed function centre to the west. Table 7 below gives measured maximum noise levels of intermittent and impulsive noise from typical car activities, normalised to 5 metres.

**TABLE 7 – SOUND PRESSURE LEVELS AT 5 METRES FOR CAR MOVEMENTS.**

Source	Sound Pressure Level ( $L_{AF, max}$ ) at 5 metres (dBA)
Car Starting	57
Car Door Closing	65
Car Accelerating	65

With the minimum distance of 240 metres from the location of car park to the nearest residential boundary the maximum noise level will be less than **31 dBA** (from  $31 = 65 - 20 \log_{10} (240/5)$ ).

#### 8.5 Community Relations

Users of the proposed function centre should be advised in writing of their obligations to neighbouring premises by minimise their noise and sound levels during use of microphones, music, use of motor vehicles. etc. Confirmation of their obligations should be returned to the venue owners. In addition, sign to that effect should be place at the venue as a reminder.

It is essential that the event organisers maintain a good relationship with local residents. Information on specific late night events should be provided well in advance of the proposed activities. This should include ensuring that all affected local residents are fully informed about event operations which are likely to occur, including times when the noise events will start and finish together with a telephone 'hot-line'. Finish times must then be strictly adhered to.

If people are informed of the times that events will start and finish, the stress, and hence complaints can be significantly reduced (predictability). In addition, a contact phone number should be given to local residents (controllability). Should



a complaint occur it is imperative that the complainant is treated with the utmost courtesy even if the complainant appears to be stressed.

All reasonably practicable steps should be taken to reduce the noise in the event of a complaint. If it is not practical to reduce the noise, a full and fair explanation of the event taking place, the reason for the noise and time when it will stop should be given to the complainant.

## 9. CONCLUSION

The acoustic assessment of the proposed function centre at function centre at 1371 Tarana Road, Locksley NSW 2795, has been carried out. Potential noise emissions from the development have been determined including traffic, music, outdoor activities.

It is concluded that with the implementation of the recommendations within this report noise emissions from the proposed development are predicted to comply with the noise goal and are unlikely to significantly affect neighbouring residences.

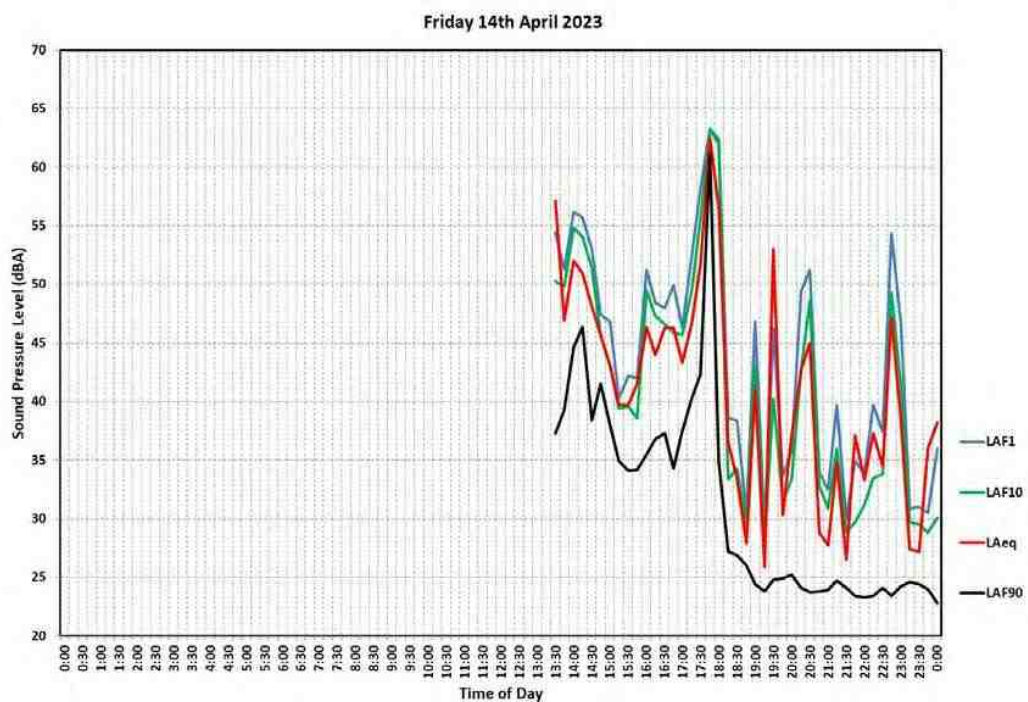
Status	Date	Prepared by:
Draft	27 <sup>th</sup> April 2023	Ken Scannell MSc. MAAS, Director
	Date	Checked by:
Draft	27 <sup>th</sup> April 2023	Mark Scannell BA. MAAS, Director
	Date	Issued by:
Final	4 <sup>th</sup> May 2023	Ken Scannell MSc. MAAS, Director

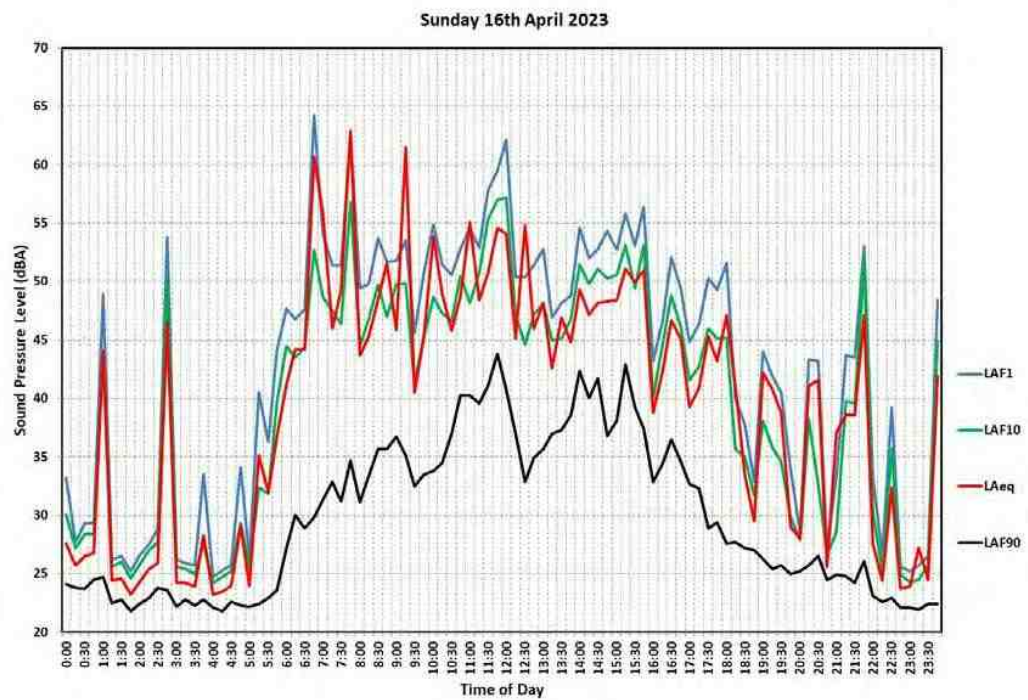
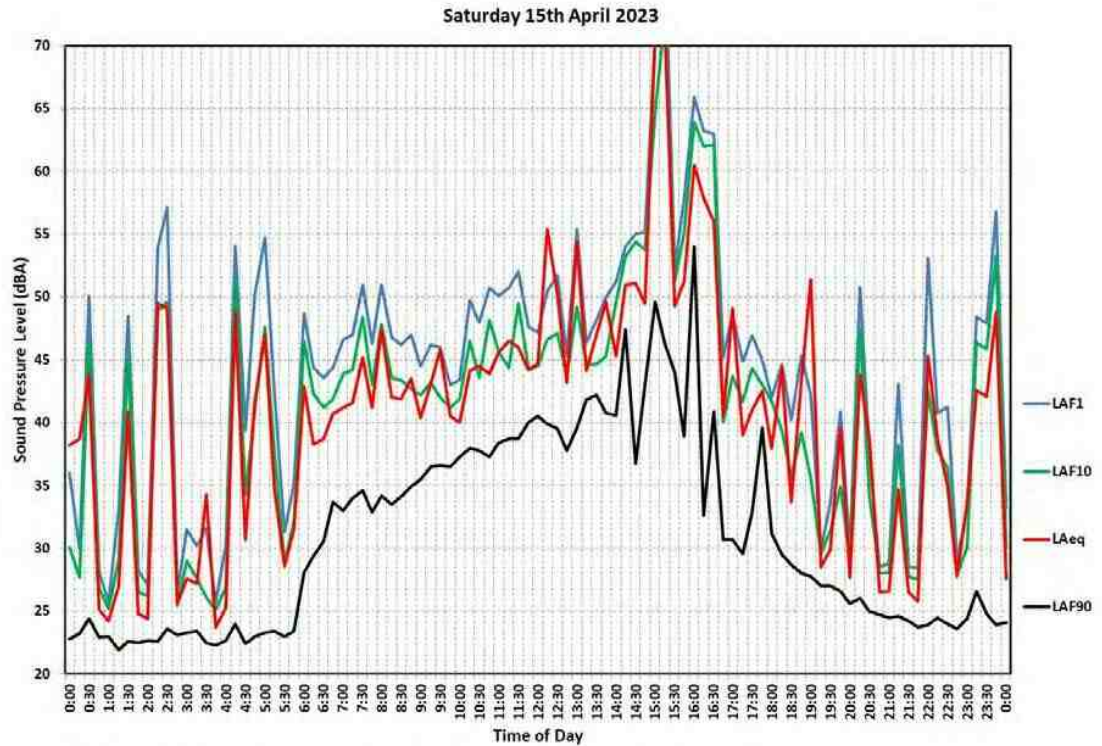
**Important Note.** All products and materials suggested by 'Noise and Sound Services' are selected for their acoustical properties only. All other properties such as air flows, aesthetics, chemical, corrosion, combustion, construction details, decomposition, expansion, fire rating, grout or tile cracking, loading, shrinkage, smoke, ventilation etc are outside of 'Noise and Sound Services' field of expertise and **must be** checked with the supplier or suitably qualified specialist before purchase.

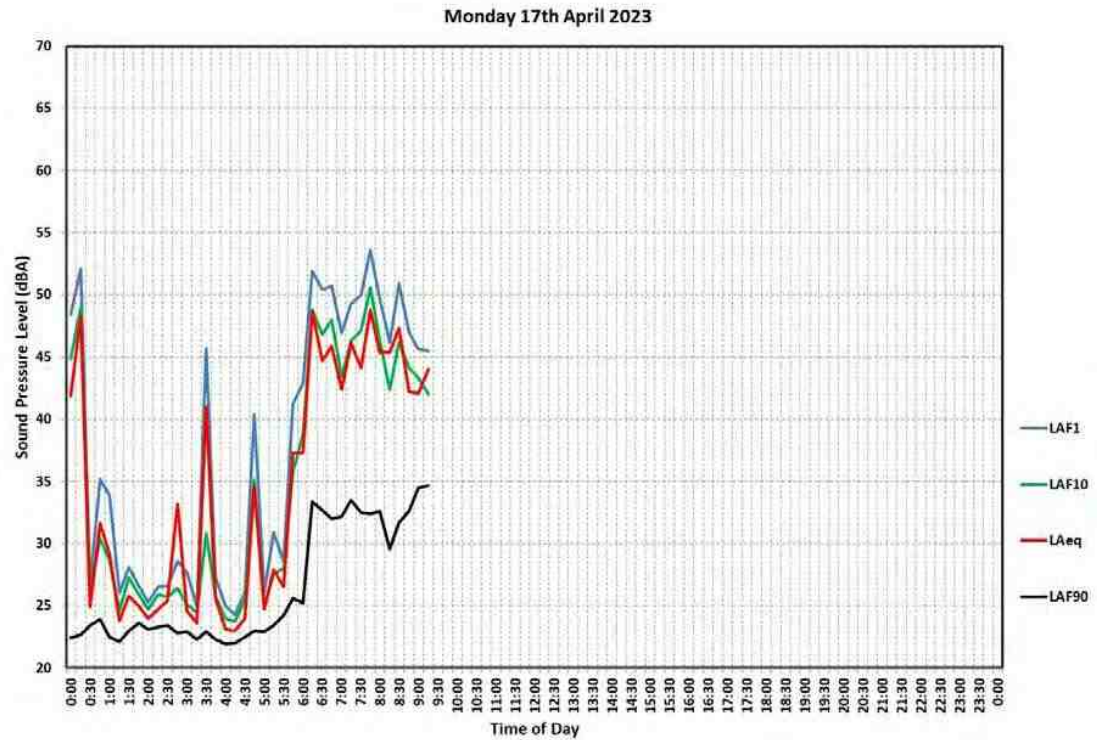
## APPENDIX A – MEASURED SOUND PRESSURE LEVELS

Environmental noise levels can vary considerably with time; therefore, it is not adequate to use a single number to fully describe the acoustic environment. The preferred, and now generally accepted, method of recording and presenting noise measurements is based upon a statistical approach. For example, the  $L_{A10}$  noise level is the level exceeded for 10% of the time and is approximately the average maximum noise level. The  $L_{A90}$  level is the noise level that is exceeded for 90% of the time and is considered to be approximately the average of the minimum noise level recorded. This level is often referred to as the “background” noise level. The  $L_{Aeq}$  level represents the average noise energy during the measurement period. This level is often referred to as the ‘ambient’ noise level.

The measurement results from ambient noise monitoring are shown below.







## APPENDIX B – GLOSSARY OF TECHNICAL TERMS

**‘A’ Frequency Weighting** – The most widely used sound level frequency filter is the A scale, which roughly corresponds to the inverse of the 40 dB (at 1 kHz) equal-loudness curve. Using this filter, the sound level meter is less sensitive to very high and, in particular, very low frequencies. Sound pressure level measurements made with this filter are commonly expressed as **dBA**.

**Percentile Levels ( $L_{A10}$ ,  $L_{Aeq}$ ,  $L_{A90}$ )** - Environmental noise levels can vary considerably with time; therefore, it is not adequate to use a single number to fully describe the acoustic environment. The preferred, and now generally accepted, method of recording and presenting noise measurements is based upon a statistical approach. For example, the  $L_{A10}$  noise level is the level exceeded for 10% of the time and is approximately the average maximum noise level. The  $L_{A90}$  level is the level that is exceeded for 90% of the time and is considered to be approximately the average of the minimum noise level recorded. This level is often referred to as the ‘background’ noise level. The  $L_{Aeq}$  level represents the average noise energy during the measurement period. This level is often referred to as the ‘ambient’ noise level.

**Decibel (dB)** – The logarithmic ratio of any two quantities and relates to the flow of energy (power). Unit of acoustic measurement related to power, pressure and intensity; expressed in dB, relative to standard reference levels.

**Sound Pressure Level (SPL)** – 20 times the logarithm to the base 10 of the ratio of the r.m.s. sound pressure of 20 micro Pascals.

**Ambient Sound** – The all-encompassing sound associated with that environment being a composite of sounds from many sources, near and far.

**Rating Background Level (RBL)** – The median value of the tenth percentile value (ABL) for the recorded  $L_{A90}$  levels for each day, evening and night period over the complete 7 days or more of noise monitoring. The tenth percentile is also referred to as the Assessment Background Level (ABL).

**Assessment Background Level (ABL)** – The tenth percentile value of the recorded  $L_{A90}$  level for each day, evening and night period.

## **Crime Prevention Report**

Clifton Function Centre  
1371 Tarana Road Locksley NSW 2795  
Lot 1 DP: 251968

### **Surveillance**

- Clear, unobtrusive line of sight between public and private places.

***Clifton function centre is in an open paddock position.***

- Avoidance of dark corners, alcoves, hidden recesses and narrow pedestrian walkways.

***Clifton function centre is in an open paddock position.***

- Are there natural surveillance opportunities (eg from houses across the street, from passing traffic etc)?

***The function centre is open to the public's natural surveillance opportunities via Tarana Road.***

### **Effective lighting of public places**

***Solar powered streetlights will be placed in the adjoining car parking and external lighting will be placed around the function centre.***

- Landscaping that does not provide offenders with a place to hide or entrap victims.

***Clifton function centre is in an open paddock position and doesn't have any landscaping that would block vision.***

- Landscaping along fence lines to prevent graffiti.

***Fence lines are constructed of rural wire fencing and to allow external vision.***

- Use of materials that enable observation to public areas (e.g. open wrought iron fencing, glass panelling to building foyers).

***This will be adhered to if required.***

### **Access Control**

- Avoid numerous entry points to multi-occupancy buildings.

***Clifton function centre has only one entry point.***

- Prevent short cuts across lands designated for other uses.

***A fenced-out entrance will eliminate any short cuts. The entry is obvious and clearly identifiable.***

- Ensure security grills can be opened from the inside.

***N/A – The function centre doesn't have grills.***

- What measures are in place to discourage access to the building after hours (locks, alarms, security patrols, window grills)?

***Main gates will be locked after hours, and our primary residence is adjacent to the centre to allow surveillance. Function centre will be locked and alarmed.***

- What measures are in place to make it obvious as to what areas are “out of-bounds”? • Are the building entries obvious and clearly identifiable? • Are the access routes to the entrances obvious (eg from the car park to the building)? • What measures are in place to discourage access to the building after hours (locks, alarms, security patrols, window grills)?

***Main gates will be locked after hours, and our primary residence is adjacent to the centre to allow surveillance. As the function centre is on our property all “out-of-bounds” area will be clearly identified and fenced off.***

### **Territorial Reinforcement (Community ownership of Public Space)**

- Maintain building setback to maximise perception of semi-private areas.

***N/A***

- Ensure site entrances are clearly marked.

***Function site entrance is clearly marked.***

- Avoid flat or porous wall finishes in public areas to minimise graffiti

***N/A***

### **Activity and Space Management**

- Design opportunities for people to use public spaces.

***N/A – No external public spaces or access.***

- Incorporating opportunities for casual surveillance or activating the space through activities will discourage the proliferation of crime.

***Consultation with security company (Bathurst Security) re surveillance monitoring has been arranged.***

- Closely linked to territorial reinforcement

***N/A***

### **Areas requiring additional consideration.**

- Overall, are there any areas of the building or space which may require specific attention or treatments to limit crime opportunities.

***No***



**INFORMATION IS TO BE INCLUDED IN A CRIME RISK ASSESSMENT**

- Overall, are there any areas of the building or space which may require specific attention or treatments to limit crime opportunities.

***No – we believe there is no area of the building or external spaces that will require specific attention or treatments to limit crime. All appropriate decisions have been made in the planning of the function centre and external areas.***

- What is the proposed development?

***It is proposed to convert the existing shearing shed into a Function Centre for the purpose of conducting wedding receptions and similar events. I have been advised that the projected venue seating capacity is 150. A parking area is to be provided within the field near the shed.***

**Site analysis**

- Describe the physical surrounds of the proposed development (eg what is to the north – residential houses, industrial area etc – the east, west, south). Is it enclosed by bush, on the side of a steep embankment, open fields etc?

***The current structure (shearing shed) is located in an open clear paddock. – see diagram below.***







**Crime opportunity**

- Is the proposed development susceptible to certain crimes? Is there existing evidence of crimes or anti-social behaviour (eg vandalism, graffiti, litter – beer bottles)?

***The location is in a very quiet country setting with no history of criminal behaviour.***

**Crime Prevention Through Environmental Design (CPTED)**

- Highlight why locating your service will increase territorial reinforcement of this site.

***The function centre will be used mainly as a wedding reception facility. We believe in our district; the community will take care and pride of this unique setting and will appreciate the authenticity of the shearing shed.***

- What management practices will be put into place to ensure that the site is maintained?

***The management of the property will be addressed by myself and my husband. We live on site so as to allow immediate maintenance and cleanliness if and when required.***

- How will vandalism and graffiti be addressed?

***We don't believe we live in an area that would have trouble with crime of vandalism. If this was to occur the rectification would be immediate.***

- Areas requiring additional consideration.

***We believe there is no additional consideration of crime prevention required. Locksley is a small quiet country town that will attract guests to the function centre for wedding purposes for a small-time frame. Guests would then return to their hometowns. This sort of establishment on a whole would not attract criminal behaviour.***

***Clifton's function centre will be presented in a rustic yet stylish design and will complement the local landscape.***



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23032-01  
 27 April 2023

Bronwyn De Losa  
 1371 Tarana Road  
 Locksley NSW 2795

Dear Bronwyn

## ***Traffic Impact Assessment Proposed Function Centre - Clifton Woolshed***

This Traffic Impact Statement has been prepared on the basis of draft plans (ref: 22307) prepared by ILDrafting Pty Ltd and our inspection of the building and road access on Friday 14 April 2023.

The site is at "Clifton" 1371 Tarana Road, Locksley (Lot 1 DP251968). This is a rural holding indicated in Image 1 below. Lot 1 (shaded) extends to the south beyond the edge of this image.



**Image 1:** Site Location (Source: SiX Maps)

The Lot is bisected by Tarana Road and has Frying Pan Creek running through it. The main homestead and associated outbuildings are located on the portion north of Tarana Road and the subject shearing shed is located on the portion south of the road. Road access to the shearing shed and surrounding fields is off Tarana Road using an existing gravel driveway (marked in the image).

### Project Description

It is proposed to convert the existing shearing shed into a Function Centre for the purpose of conducting wedding receptions and similar events. I have been advised that the projected venue seating capacity is 150. A parking area is to be provided within the field near the shed.

### Existing Conditions

The shearing shed is located in a field on the southern side of Tarana Road.

Tarana Road is a local road that runs about 30km from O'Connell Road to Tarana. The road surface is bitumen sealed without line marking, but is wide enough for two vehicles to pass safely. In the vicinity of the site the speed limit is derestricted (100 km/h State limit), but terrain, road geometry and nearby narrow bridges create a speed environment of 50 km/h.

Enquiries with Bathurst Regional Council indicate that the existing traffic volume on the road is approximately 200vpd ADT. This is based on prior traffic counts by Council - 175 ADT (2021 at Ridge Road) and 194 ADT (2016 at Brewongle).



**Image 2:** View looking north along Tarana Road outside of “Clifton” homestead. This is part of the eastbound approach to the site access.



### Traffic Generation

The proposed use is as a wedding venue. This land use is not within the scope of the NSW Guide to Traffic Generating Developments (GTGD) or any NSW Transport Technical Directions (eg. TDt2013/04a Updated traffic surveys). Within GTGD, where local data is not available for a land use, the guide often states “*NSW based data is not available. See the ITE Trip Generation manual for comparable rates*”. The Institute of Transport Engineers (USA) periodically publishes the Trip Generation Manual (TGM), an extensive catalog of trip generation rates, plots and equations for hundreds of land uses. Despite this, the TGM does not include a land use compatible with the proposed development.

However, some jurisdictions have adopted method detailed by Traffic Engineer Mike Spack in “*Estimating Trip Generation and Distribution for a Wedding Venue*”<sup>1</sup>. This methodology has been adopted by Colorado DOT and is accepted by other USA authorities and internationally. A copy of wording by Colorado DOT is attached in Appendix A.

Using this methodology, Traffic Generation for the development has been assessed as:

- Arrival            0.30vph (peak) per seat capacity
- Departure        0.12vph (peak) per seat capacity

These generation rates include allowance for traffic generated by the bridal party, family, guests and vendors (staff). For a wedding or wedding reception, arrival and departure are treated as separate events. Guests all arrive within a narrow period (just prior to the appointed time), however guests depart over a number of hours. Arrival and departure movements do not overlap.

For a seated capacity of 150, the peak arrival traffic would be 45vph and the peak departure traffic would be 18vph.

These generation rates have been used for generation and capacity calculations discussed below and included in Appendix B.

### Parking Demand

For wedding or similar functions, arrivals and departures are as separate events, separated by several hours. Accordingly, parking demand is equivalent to the total vehicle arrivals.

Based on a venue capacity of 150 seats and vehicle occupancy of 2.5 passengers, parking demand would be 50 vehicles.

This is a higher parking demand than required by either Council’s Off-street Parking Code 1993 or Development Control Plan 2014. The Code requires a minimum of 1 space per 5 guests (seats) for Catering & Reception premises. The DCP requires only 1 space per 10 seats (or 1 space per 10m<sup>2</sup> if greater) for a Function Centre. However these requirements are intended for urban land uses where a mix of transport modes (including walking) are expected.

The DCP also requires that parking areas be sealed, drained and linemarked.

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<sup>1</sup> Mike on Traffic ([mikeontraffic.com/estimating-trip-generation-distribution-wedding-venue](http://mikeontraffic.com/estimating-trip-generation-distribution-wedding-venue))

### Driveway Capacity

The driveway to the site will cater for all traffic movements associated with the development. Arrival traffic movements will be left turn in and right turn in from Tarana Road. Departure traffic movements will be left turn out and right turn out of the driveway onto Tarana Road. As discussed above, arrival and departure traffic are separated in time (they do not overlap), so the only traffic conflicting with the turning movements is through traffic travelling along Tarana Road.

Also, for this type of land use there isn't a fixed directional split of traffic arriving or departing the venue. That is, for one event nearly all traffic may originate and return to Tarana (east) and for another event nearly all traffic may originate and return to Bathurst (west). Because this will vary from one event to the next, our calculations do not directionally split site traffic. Instead, for conflicting movements 100% of generated traffic is assumed to travel to/from the east and 100% of generated traffic is assumed to travel to/from the west.

Peak movements for arrival and departure are likely to occur outside the time for peak traffic travelling along Tarana Road. However, for the purposes of the calculations, peak traffic in Tarana Road (20vph) is assumed to occur in both directions concurrently with peak venue traffic.

The driveway can be considered a T-intersection for the purpose of assessing traffic capacity of the driveway. This is done using intersection Practical Capacity calculations as detailed in the Austroads Guide to Traffic Engineering Practice Part 5 - Intersections at Grade. These calculations have been carried out for the relevant turning movements and a copy of calculations and assumptions made are included in Appendix B.

For all turning movements the driveway layout provides a Level of Service category A with a design (95%ile) queue length of 1 vehicle. Level of Service A is defined as free flow, where drivers are virtually unaffected by the presence of other vehicles on the road.

### Sight Distance

We assessed the available sight distance during our inspection on Friday 14 April 2023. The sight distance was considered for traffic movement into and out of the development with conflicting traffic east-bound (from O'Connell Road) and west-bound (from Tarana).

Westbound traffic has excellent sight distance (over 200m) after crossing the narrow bridge over the railway to the east of the site and passing a slight bend. Eastbound traffic has restricted sight distance due to the combination of tight bends, vegetation and embankments. We measured the available sight distance for this approach as being 67m.



**Image 3:** View from site access looking west towards east-bound traffic.

As discussed above, the speed limit on Tarana Road is derestricted, but the speed environment is limited to 50km/h by terrain, geometry and other restaurants in both directions.

Available sight distance has been checked against design requirements (Austroads Guide to Road Design Part 3: Geometric Design) for stopping Sight Distance in the 50km/h speed environment. Distances for a 60km/h speed environment are included for sensitivity assessment.

Speed Environment	Required SSD*	Eastbound SSD	Westbound SSD
50 km/h	48m	OK (67m)	OK (200m)
60 km/h	64m	OK (67m)	OK (200m)

\*Not including beneficial adjustment for uphill grade on eastbound approach

The available sight distance in both directions is satisfactory.

### Driveway Construction

Bathurst Council has a standard for access to rural properties. This is covered by Council's Engineering Guidelines (s2.3.7 Driveway Construction) and Standard Drawing EN7881b. Copies of these are included in Appendix B.

The existing driveway access has good geometry, but is basic in construction. It should be upgraded in accordance with Council's Engineering Guidelines and Standard Drawing EN7881b.

### Conclusion

We have assessed the traffic impact of the proposed development and found the following:

1. For a seated capacity of 150, the peak arrival traffic would be 45vph and the peak departure traffic would be 18vph.
2. Parking demand on the basis of traffic generation is 50 car spaces.
3. The driveway will provide Level of Service A performance (free flow).
4. The driveway construction should be upgraded in accordance with Council's Engineering Guidelines and Standard Drawing EN7881b.
5. There is adequate sight distance at the driveway for both eastbound and westbound traffic.

I trust this information is satisfactory. If you have any further queries on this matter please contact me at my office on 6332-5400 or email [andrewb@cnf.com.au](mailto:andrewb@cnf.com.au).

Yours faithfully



Andrew Brown BE CPEng MIEAust  
Civil & Forensic Pty Ltd.



## **Appendix A**

### **Trip Generation and Distribution for a Wedding Venue**

### Trip Generation and Distribution for a Wedding Venue

*The ITE Trip Generation Guide does not include a land use category for wedding venues. It is, therefore, desirable to establish a standard methodology to project the trip generation rates and the trip distribution assumptions. The following is proposed:*

#### **Trip Generation**

*A wedding is a single event at a pre-established time. All of the wedding party and wedding guests will be in attendance at the ceremony. Therefore, the trip generation rate will be based on the capacity of the area within the venue to be used for the ceremony.*

*Typically, a wedding party will rent a venue with a capacity near the size of their wedding. Estimate that 75% of the venue capacity will be the typical size used for trip generation.*

*Estimate that the wedding party and vendors represent 10% of those attending the wedding and that they arrive more than one hour before the ceremony. The remaining 90% will arrive during the one-hour period before the ceremony.*

*Many of the wedding guests travel together as couples, families or groups of friends. Assume there will be 2 to 2.5 guests per vehicle.*

*Using the above factors gives a range of 0.27 to 0.33 for the trip generation factor as a function of the venue capacity. Use an average rate of 0.30 with 100% entering.*

*If the venue does not include a reception area use the same 0.30 rate for the exiting trips. If the venue has a reception area the exiting traffic will be dispersed over a few hours. Use a rate of 0.12 ( $0.30 \times 40\%$ ) for the peak hour of exiting vehicles.*

#### **Trip Distribution**

*Trip distribution for a wedding venue is not like other land uses where the traffic in one direction plus the traffic in the opposite direction totals to 100% of the design hour volume. For a wedding venue the majority of the traffic can be to and from one direction for one wedding and to and from the other direction for a different wedding. The two distributions need to be analyzed separately, not averaged.*

## **Appendix B**

### **Traffic Generation & Driveway Capacity**

Table 1: Clifton Function Centre - Estimated Intersection Traffic

Seat Capacity	Driveway at Tarana Road "T"					Tarana Road - West Side			Tarana Road - East Side		
	Dev ADT veh/day	Peak Hour veh/hr (10%)	Lane Flow veh/hr (100%)	Left Turn veh/hr (100%)	Right Turn veh/hr (100%)	ADT veh/day	Peak Hr veh/hr (10%)	Lane Flow veh/hr (100%)	ADT veh/day	Peak Hr veh/hr (10%)	Lane Flow veh/hr (100%)
100	600	60	60	60	60	200	20	20	200	20	20
110	660	66	66	66	66	200	20	20	200	20	20
120	720	72	72	72	72	200	20	20	200	20	20
130	780	78	78	78	78	200	20	20	200	20	20
140	840	84	84	84	84	200	20	20	200	20	20
150	900	90	90	90	90	200	20	20	200	20	20
160	960	96	96	96	96	200	20	20	200	20	20
170	1020	102	102	102	102	200	20	20	200	20	20
180	1080	108	108	108	108	200	20	20	200	20	20
190	1140	114	114	114	114	200	20	20	200	20	20
200	1200	120	120	120	120	200	20	20	200	20	20

Tarana Road ADT (est from counts)

200

Peak Traffic Generation

0.3 vph

Peak Trip Generation @ 0.30 trips per Seat

A Trip is a one way traffic movement from Source to Destination (eg: Home to Venue)

Venue events are usually one day a week (Saturday Afternoon/Evening)

Scenario (worst case): concurrent peak hour traffic movements

- 100% of venue traffic assigned to each turning movement

- Peak traffic on Tarana Road (no directional split)

Table 2: Clifton Function Centre - Intersection Conflicts

Seat Capacity	Driveway at Tarana Road "T"				Tarana Road - West Side			Tarana Road - East Side		
	Left Turn veh/hr	Conflict veh/hr	Right Turn veh/hr	Conflict veh/hr	Through veh/hr	Left Turn veh/hr	Conflict veh/hr	Through veh/hr	Right Turn veh/hr	Conflict veh/hr
100	60	20	60	100	20	60	0	20	60	80
110	66	20	66	106	20	66	0	20	66	86
120	72	20	72	112	20	72	0	20	72	92
130	78	20	78	118	20	78	0	20	78	98
140	84	20	84	124	20	84	0	20	84	104
150	90	20	90	130	20	90	0	20	90	110
160	96	20	96	136	20	96	0	20	96	116
170	102	20	102	142	20	102	0	20	102	122
180	108	20	108	148	20	108	0	20	108	128
190	114	20	114	154	20	114	0	20	114	134
200	120	20	120	160	20	120	0	20	120	140

All traffic flow are for individual lanes

Case: Normal T-Intersection turning movement conflicts

Table 3: Clifton Function Centre - Intersection Practical Capacity

NAASRA Interim Guide for the Design of Intersections at Grade

Case: Normal T-Intersection turning movement conflicts

Seat Capacity	Tarana Road - RHT into Venue										
	Right Turn veh/hr	Conflict veh/hr	Critical Acceptance Gap (s)	Follow-up Headway (s)	Practical Absorption Capacity (veh/hr)	Turn Capacity	Average Delay (s)	Level of Service	Utilisation Ratio	Mean Queue Length (vehicles)	Design (95%ile) Queue Length (vehicles)
100	60	80	4	2	1347	OK	0.2	A	0.04	0.0	1.0
110	66	86	4	2	1340	OK	0.2	A	0.05	0.1	1.0
120	72	92	4	2	1334	OK	0.3	A	0.05	0.1	1.0
130	78	98	4	2	1327	OK	0.3	A	0.06	0.1	1.0
140	84	104	4	2	1320	OK	0.3	A	0.06	0.1	1.0
150	90	110	4	2	1314	OK	0.3	A	0.07	0.1	1.0
160	96	116	4	2	1307	OK	0.3	A	0.07	0.1	1.0
170	102	122	4	2	1301	OK	0.4	A	0.08	0.1	1.0
180	108	128	4	2	1294	OK	0.4	A	0.08	0.1	1.0
190	114	134	4	2	1288	OK	0.4	A	0.09	0.1	1.0
200	120	140	4	2	1281	OK	0.4	A	0.09	0.1	1.0

RHT off Public Road

Critical Acceptance Gap

4 s (Table 6.5)

Follow-up Headway Gap

2 s (Table 6.5)

Seat Capacity	RHT into Tarana Road										
	Right Turn veh/hr	Conflict veh/hr	Critical Acceptance Gap (s)	Follow-up Headway (s)	Practical Absorption Capacity (veh/hr)	Turn Capacity	Average Delay (s)	Level of Service	Utilisation Ratio	Mean Queue Length (vehicles)	Design (95%ile) Queue Length (vehicles)
100	60	100	5	3	871	OK	0.5	A	0.07	0.1	1.0
110	66	106	5	3	866	OK	0.5	A	0.08	0.1	1.0
120	72	112	5	3	861	OK	0.5	A	0.08	0.1	1.0
130	78	118	5	3	856	OK	0.6	A	0.09	0.1	1.0
140	84	124	5	3	851	OK	0.6	A	0.10	0.1	1.0
150	90	130	5	3	846	OK	0.7	A	0.11	0.1	1.0
160	96	136	5	3	841	OK	0.7	A	0.11	0.1	1.0
170	102	142	5	3	836	OK	0.7	A	0.12	0.1	1.0
180	108	148	5	3	831	OK	0.8	A	0.13	0.1	1.0
190	114	154	5	3	826	OK	0.8	A	0.14	0.2	1.0
200	120	160	5	3	821	OK	0.9	A	0.15	0.2	1.0

RHT into Public Road

Critical Acceptance Gap

5 s (Table 6.5)

Follow-up Headway Gap

3 s (Table 6.5)

Seat Capacity	LHT into Tarana Road										
	Left Turn veh/hr	Conflict veh/hr	Critical Acceptance Gap (s)	Follow-up Headway (s)	Practical Absorption Capacity (veh/hr)	Turn Capacity	Average Delay (s)	Level of Service	Utilisation Ratio	Mean Queue Length (vehicles)	Design (95%ile) Queue Length (vehicles)
100	60	20	5	3	942	OK	0.2	A	0.06	0.1	1.0
110	66	20	5	3	942	OK	0.2	A	0.07	0.1	1.0
120	72	20	5	3	942	OK	0.2	A	0.08	0.1	1.0
130	78	20	5	3	942	OK	0.2	A	0.08	0.1	1.0
140	84	20	5	3	942	OK	0.2	A	0.09	0.1	1.0
150	90	20	5	3	942	OK	0.2	A	0.10	0.1	1.0
160	96	20	5	3	942	OK	0.2	A	0.10	0.1	1.0
170	102	20	5	3	942	OK	0.2	A	0.11	0.1	1.0
180	108	20	5	3	942	OK	0.2	A	0.11	0.1	1.0
190	114	20	5	3	942	OK	0.2	A	0.12	0.1	1.0
200	120	20	5	3	942	OK	0.2	A	0.13	0.1	1.0

LHT into Public Road

Critical Acceptance Gap

6 s (Table 6.5)

Follow-up Headway Gap

3 s (Table 6.5)

## Lookup Tables

## Unsignalised Intersection Vehicle Storage Requirements

Ref: Austroads Guide to Traffic Engineering Practice Part 5 - Intersections at Grade (see Figure 4.4 for 95% confidence Queue Lengths)

Utilisation Ratio	Veh Spaces Required
0.000	1
0.220	2
0.365	3
0.470	4
0.550	5
0.605	6
0.650	7
0.685	8

## Unsignalised Intersection Level of Service

Ref: RTA Guide to Traffic Generating Developments Table 4.2

Delay (s)	Level of Service
0	A
14	B
28	C
42	D
56	E
70	F

## **Appendix C**

### **Bathurst Regional Council Requirements**

- Engineering Guidelines (2.3.7 Driveway Construction)
- Standard Drawing EN7881b (Rural Vehicle Access)



# BATHURST

## Guidelines for ENGINEERING WORKS within the City of Bathurst

Last amended on 6 September 2011

## 2.3.7 Driveway Construction

### 2.3.7.1 Urban Access Driveways and Carparks.

All access driveways are to be designed in accordance with the requirements of AS2890.1 for residential properties and AS2890.2 for commercial premises.

Driveways from the kerb layback to the property boundary are to be constructed with the requirements below. The factors to be considered when designing vehicle access driveways include:

- Ensuring gradient is compatible with future footpath requirements (nominally, this will require a cross fall of no greater than 4% on the future footpath alignment);
- Existing natural surface levels at the property boundary;
- Where kerb and gutter does not exist, the design gutter invert level;
- Clearance requirements for the critical design vehicle;
- Preventing ingress of road water into the property;
- Ensuring driveway does not obstruct major flows within the roadway;
- Consideration of traffic loading,
- Location of existing utilities and services;
- Sight distances shall be as required by the RTA Road Design Guide.

Driveways should be constructed of full-width, 150mm thick, unreinforced concrete, having a characteristic strength of not less than 25MPa. Expansion joints should be provided using 9mm thick bitumen impregnated filler boards.

Alternatively, plain or coloured asphaltic concrete (hotmix) of 40mm thickness laid over 100mm compacted roadbase; 140mm thick asphaltic concrete; or paving bricks or blocks of minimum 65mm thickness laid in stretcher bond, herringbone or basket weave pattern to manufacturer's recommendations may be used, with a 150x150mm concrete edge each side.

Other materials will be considered on request, however they should provide a durable, hard-standing crossing which is not subject to erosion, does not overly hinder access to footway services.

Commercial driveways will require consideration of axle loadings to determine the minimum required construction standard – see Section 2.3.7.2 “Commercial Driveways”.

All crossings are to be constructed to the design access levels either designed and issued by Bathurst Regional Council's Engineering Department or privately designed and approved by Bathurst Regional Council's Engineering Department. A compliance certificate should be obtained from Bathurst Regional Council or an accredited certifier, certifying that the driveway has been constructed in accordance with the design levels.

Where a driveway is dangerous, or may interfere with storm water runoff or pedestrian movements, and the driveway has not been constructed to levels issued by Bathurst Regional Council, Council have the power to direct the property owner to rectify the driveway.

Due consideration should be given to the position and floor level of building construction to ensure that vehicular access is possible.

### ***Rural Access Driveways***

Vehicular access locations shall be sited to take into account the following factors:

- Existing natural surface levels at the property boundary;
- Sight distances shall be as required by the RTA Road Design Guide
- Clearance requirements for the critical design vehicle;
- Preventing ingress of road water into the property;
- Ensuring driveway does not obstruct major flows within the roadway;
- Consideration of traffic loading,
- Location of existing utilities and services;

The property gate or stock grid shall be installed with a setback of 10m from the boundary of the land with the public road. The minimum width of the crossing shall be 4m and shall be two coat bitumen sealed from the edge of the road wearing surface to the entrance gate or stock grid. The bitumen seal shall conform with the RTA Sprayed Sealing Guide. Pavement design is to be in accordance with Section 2.4 "Pavement Design."

Based upon site conditions, either a 150mm thick, 6m wide dish drain, or a 450mm dia. (min) reinforced concrete pipe culvert with headwalls shall be constructed. See Drawing EN7881b for further details.

Rural driveways that will be used for significant commercial purposes, will be required to have the gateway setback 20m from the boundary of the land. The minimum width of the driveway shall be determined by taking into consideration the manoeuvring area required for a 19m semi trailer.

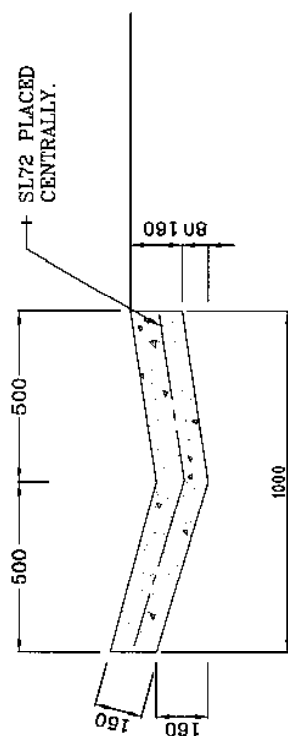
### ***2.3.7.2 Commercial Driveways and Carparks.***

For commercial zoned lots, driveways shall be designed and constructed (noting the requirements of Section 2.3.7.1 "Urban Driveways") to take into consideration axle loadings etc. Driveways shall be a minimum of 200mm of 25MPa concrete, with 2 layers of SL72 mesh, 50 top and bottom cover. Due consideration shall be given to the location of expansion and control joints.

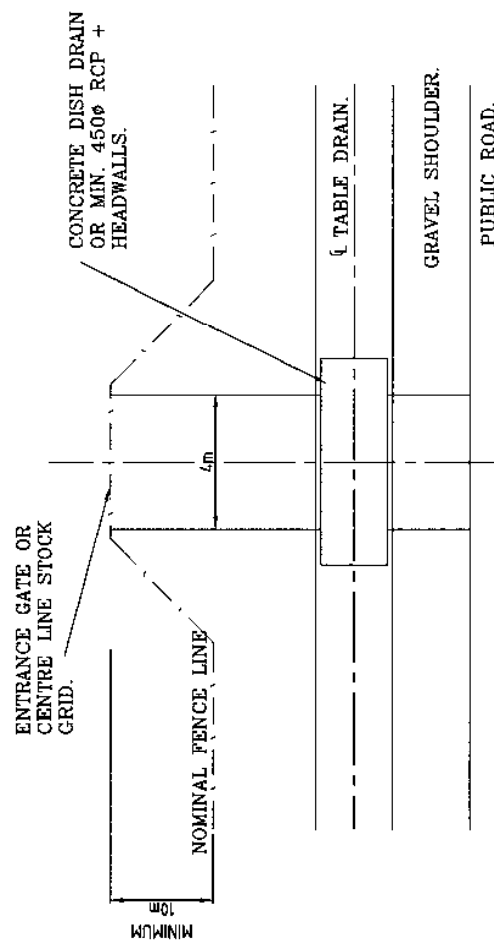
### ***2.3.7.3 Urban Battleaxe Lots***

For urban battleaxe blocks, the full length of the access handle (including footway crossing) shall be paved with 25MPa, 150mm (min) thick concrete, with a minimum width of 2.4m. The subgrade shall be compacted to a minimum of 95% standard.



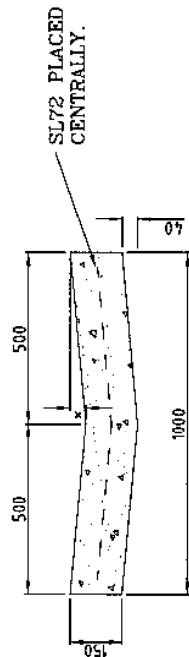


## RURAL LINED TABLE DRAIN

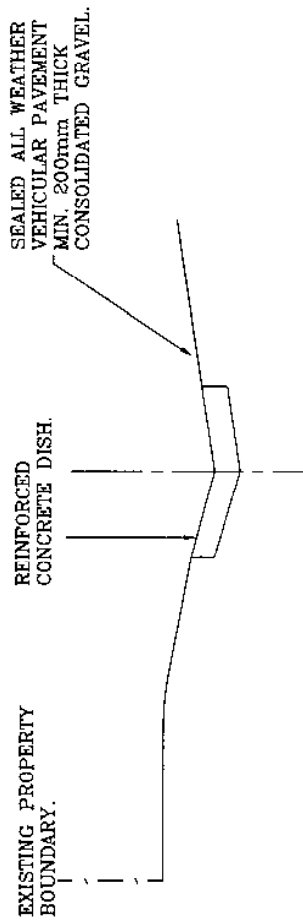


**SIGHT DISTANCE IN BOTH DIRECTIONS  
TO RTA DESIGN GUIDE.**

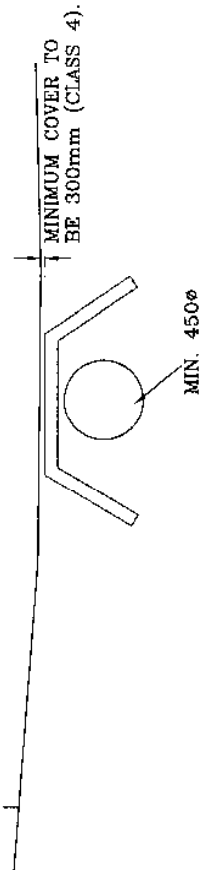
## PLAN



DISH CROSSING - URBAN (\* 40mm)  
- RURAL (\* 80mm)



OR



## ELEVATIONS

[illegible]



# CIVIL & FORENSIC PTY LTD

CIVIL, STRUCTURAL & ACCIDENT RECONSTRUCTION ENGINEERS

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23032-02  
 15 May 2023

Bronwyn De Losa  
 1371 Tarana Road  
 Locksley NSW 2795

Dear Bronwyn

## ***Structural Assessment Proposed Function Centre - Clifton Woolshed***

This Assessment has been prepared on the basis of draft plans (ref: 22307) prepared by ILDrafting Pty Ltd and our inspection on Friday 14 April 2023.

The site is at "Clifton" 1371 Tarana Road, Locksley (Lot 1 DP251968). This is a rural holding indicated in Image 1 below. Lot 1 (shaded) extends to the south beyond the edge of this image.



**Image 1:** Site Location (Source: SiX Maps)

The Lot is bisected by Tarana Road and has Frying Pan Creek running through it. The main homestead and associated outbuildings are located on the portion north of Tarana Road and the subject shearing shed is located on the portion south of the road. Road access to the shearing shed and surrounding fields is off Tarrana. The shearing shed is a timber and steel frame structure that predates 1964.

### Project Description

It is proposed to convert the existing shearing shed into a Function Centre for the purpose of conducting wedding receptions and similar events. I have been advised that the projected venue seating capacity is 150 and have been provided with plans indicating the proposed internal layout and areas of proposed external construction.

The new construction consists of an accessible ramp on the northern side and an outdoor service area (veranda) on the east side. These are to be new construction and are not the subject of our assessment.

It is also intended to renovate the internal fit out including enclosing the open section of floor and replacing areas of slatted flooring with solid timber floor. Because of the age of the structure, some hardwood timber members require maintenance and it is understood, where this is to occur the use of exemplar material or structurally equivalent materials is proposed. Eg. Some original timber hardwood columns have already been adjusted to allow leveling of the floor. This has been done using short 90x90 SHS sections - these steel sections are structurally equivalent to the original column.

Internal lining and sealing of roof and wall cladding has not been assessed.

### Existing Conditions

The shearing shed is located in a field on the southern side of Tarana Road.

It is an old structure (pre 1964) that has been constructed with pre-fabricated cold formed steel portal frames and braces. The roof is of corrugated iron directly supported by the portal frame and roof joists. The frame and joists are constructed of proprietary Lipped-C sections formed by bending a hot rolled sheet with a press brake. The original sheet steel is assessed as being equivalent to modern 250MPa grade steel.



**Image 2:** Extract from Historical Aerial photograph - taken 1 February 1964.

The floor, floor joists (100x50), floor bearers (100x70) and additional support piers (100x100) are constructed of hardwood. This is likely to have been lumbered on site from local eucalyptus trees, such as ironbark, red box or yellow box.

It is not possible to know if the original timber was seasoned (moisture controlled) prior to installation. However after sixty years of use, the timber is effectively seasoned and all timber in the building is considered to be Seasoned Hardwood of Grade F14 or better.

### Site Load Assessment

In accordance with Australian Standard AS 1170.3-2003 Snow and Ice Actions the site has been classified as Region AC (sub-alpine) with a **Ground Snow load of 0.86kPa**. This is a 1:150 year exceedance probability ( $k_p=1.5$ ) loading as required by BCA. The **roof snow load is 0.54kPa**.

In accordance with Australian Standard AS 1170.2-2011 Wind Actions the site has been assessed as **Wind Classification N2**. The downward **Wind action is 0.92kPa**. This is a 1:500 year exceedance probability loading as required by BCA.

The original design floor load of the shearing shed has been assessed based on typical use for such sheds and the need to store wool bales after shearing. The assessed load is 7kPa and represents the maximum design load for the shed when constructed.

Floor loads for the proposed use have been assessed in accordance with Australian Standard AS 1170.1-2002 Permanent, Imposed & other Actions. An imposed floor load of 5.0kPa is applicable for a venue that includes areas for dancing. This load would also apply to kitchens, hallways, assembly and bar areas. Seated areas would be subject to a lesser floor load of 2.0kPa to 4.0kPa depending on format. For flexibility of layout, our assessment has been based on an **imposed floor load of 5.0kPa**.

### Floor and Subfloor structure

We have assessed the floor and subfloor structure using the design loads determined above in accordance with AS1170 Structural Design Actions.

Our assessment found that the structure is able to satisfactorily support these loads in combinations required by AS1170.0 Structural Design Actions - General Principles.

### Portal Frame and Roof

We have assessed the portal frame structure and associated roof supports using the design loads determined above in accordance with AS1170 Structural Design Actions.

Our assessment found that the structure is able to satisfactorily support these loads in combinations required by AS1170.0 Structural Design Actions - General Principles. This is consistent with satisfactory performance over a life of 60 years.

### Modification of Structure

It was noted that some modification has been carried out or is proposed to level the floor, fill in floor openings and so on. Where this is proposed, work should be carried out using the same or structurally equivalent members.

### Timber Protection

It was noted that timber piers are directly buried into the ground under the shearing shed. This is not desirable, however the hardwood used is resilient and has had sixty years of exposure without significant deterioration.

However, the original timber piers also do not have termite protection and there is no place to easily inspect for termite activity. Where SHS spacers have been installed the top and bottom of the tube are sealed, creating an effective inspection point.

At locations where timber piers are not to be adjusted with SHS spacers, termite inspection points should be added by installing a suitably sized ant cap to the top of the pier.

Conclusion

This opinion has been made after careful consideration of the information provided and that obtained independently. It is subject to re-evaluation in the light of any additional information or investigations that may eventuate.

In coming to this opinion I have utilised my training as a Civil/Structural Engineer and experience as a Certified Practising Engineer.

1. The site is assessed as a Class N2 site for wind.
2. The ground snow load for the site is assessed as 0.86kPa. The corresponding roof snow load is 0.54kPa.
3. The imposed floor load is assessed as 5.0kPa.
4. The structure has exhibited satisfactory structural performance for the extent of a 60+ year life.
5. The portal frame, roof structure, floor and subfloor structure are structurally adequate. This assumes that the structure is maintained to the original construction and is repaired where required.
6. Where structural elements are replaced or repaired, exemplar or structurally equivalent members are to be used.
7. Provision should be made for termite inspection points at the top of timber piers. Sealed SHS extensions, where installed are considered adequate.

I trust this information is satisfactory. If you have any further queries on this matter please contact me at my office on 6332-5400 or email [andrewb@cnf.com.au](mailto:andrewb@cnf.com.au).

Yours faithfully



Andrew Brown BE CPEng MIEAust  
Civil & Forensic Pty Ltd.



20230222  
15 March, 2023

Bronwyn Delosa  
1371 Tarana Road  
LOCKSLEY NSW 2795

Attention: Bronwyn Delosa

Dear Bronwyn

RE: Effluent Disposal Investigation - 1371 Tarana Road, Locksley 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 rural lot along the Tarana Road, within the locality of Locksley. The lot is approximately 22.81ha in size, and the existing development site is 40m from Frying Pan Creek.

#### 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-300mm: Light brown, slightly moist, sandy silt, with very few fine gravels, moderately structured  
300mm-900mm: Light brown yellow, slightly moist, sandy loam, with very few fine gravels, moderately structured  
900mm-1200mm: Light brown, slightly moist, silty loam, with common fine gravels, moderately 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](mailto:bathurst@calare-civil.com.au)  
Web: [www.calare-civil.com.au](http://www.calare-civil.com.au)

\\SERVER\Projects\2023\20230222\Effluent\20230222-L01-DB.docx





Image 1: Subsoil investigation at the proposed development site

### DISPOSAL OF EFFLUENT

#### General

The proposed development is comprises a conversion of an existing shearing shed into a function center for wedding receptions. Information supplied by the client indicates that 1 event would occur per week with a maximum of 120 guests. The amenities include bathroom facilities and a kitchen. 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 minor limitation.

Potential restrictive site & soil features located relative to the proposed disposal site are:

- Existing development approximately 34m NW. Minor limitation.
- Closest dam approximately 117m E. Minor limitation.
- Drainage depression approximately 66m SE. Minor limitation.
- Frying Pan Creek approximately 101m W. Minor limitation.
- Closest Bore GW806039 approximately 70m E. Minor limitation.
- Closest property boundary approximately 47m E. Minor limitation.
- Moderately structured Category 3 Loam soil. Minor 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)



Due to site constraints, the 100m bore buffer (GW806039) has been reduced to 70m to allow for the recommended trench bed. The reduced buffer distance is not expected to have an adverse impact on any surface or ground water nearby.

### Design Effluent Flow

In accordance with recommendations of Water NSW, the design effluent generation for non-habitable developments will reference 'Septic Tank and Collection Well Accreditation Guideline', (NSW Health, 2001).

TYPE OF PREMISES	WASTES	DAILY FLOW Litres/Person/Day	CALCULATION OF DAILY FLOW RATE	REMARKS
Clubs Licensed	WC, urinal, basin, kitchen	11	Persons x 11	Dishwasher/glassware allowance = 1550L/100 persons

With reference to Annexure 3 of the above document, the facility will be designed for the design flow rate specified under Commercial Installations as listed below:

– Clubs Licensed: 11 L/day/person when considering the proposed facilities mentioned above.

The client has indicated that there are a maximum of 120 guests and that there will be approximately 1 wedding/formal gathering event each week.

$$Q_{\text{d event}} = 120 \text{ persons} \times 11 \text{ L/person/event} + 1550 \text{ L/100 persons} = 3180 \text{ L/event.}$$

$$3180 / 7 \text{ days} = 455 \text{ L/day (average daily flow rate for licensed club)}$$

### Soil Properties

The methods used to determine absorptive characteristics of site soils in this study were:

- 1) Visual/tactile assessment of site soil profile
- 2) Assessment of soil landscape sheets.

In accordance with Table L1, we have identified the underlying soils as Category 3 (Loam). 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 ( $k_{\text{sat}}$ ) of 3.0m/d with an associated Design Loading Rate (DLR) of 15 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 29.0m<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 m2
January	210.80	158	69.60	52	465	571	14105	25
February	159.60	120	55.60	42	420	498	12740	26
March	139.50	105	50.70	38	465	532	14105	27
April	87.00	65	43.30	32	450	483	13650	28
May	52.70	40	43.30	32	465	472	14105	30
June	33.00	25	44.10	33	450	442	13650	31
July	37.20	28	49.30	37	465	456	14105	31
August	55.80	42	50.00	38	465	469	14105	30
September	84.00	63	46.30	35	450	478	13650	29
October	127.10	95	60.60	45	465	515	14105	27
November	162.00	122	57.40	43	450	528	13650	26
December	201.50	151	63.40	48	465	569	14105	25

DEPTH OF STORED EFFLUENT  
DLR 15 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	28.97							
January		487	571	-84	-280	0	-280	0
February		440	498	-58	-194	0	-194	0
March		487	532	-45	-149	0	-149	0
April		471	483	-12	-39	0	-39	0
May		487	472	15	49	0	49	49
June		471	442	29	98	49	98	147
July		487	456	31	103	147	103	250
August		487	469	17	58	250	58	309
September		471	478	-7	-24	309	-24	285
October		487	515	-28	-94	285	-94	191
November		471	528	-57	-191	191	-191	0
December		487	569	-82	-273	0	-273	0

From AS1547:2012, the total required bed length is calculated as follows:

$$L = A_e/B_e$$

Where  $A_e$  = 28.97m<sup>2</sup> (required area)

$B_e$  = 2.4m (wetted base of 2.4m wide bed)

n.b. a nominal depth of bed of 0.45m is adopted from 0.309m + 0.05m freeboard, rounded up to 0.45m.

Then:  $L = 28.97/2.4$

$$= 12.1\text{m (say 12.0m)}$$

In summary, for the dwelling, adopt one bed 12.0m long x 2.4m wide x 0.45m deep (see attached sketch).

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).

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%.

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.

From Annexure 3 of 'Septic Tank and Collection Well Accreditation Guideline', (NSW Health, 2001) the septic tank shall be sized as follows:

Septic tank capacity =  $Q + 1550 = 3180 - 1550 = 4730 \text{ L}$

Minimum collection well volume =  $3180 - Q_d = 2725 \text{ L}$ . A collection well of 3000L is to be installed in series to store effluent during periods of peak usage. The effluent is to be pumped from the collection well to the disposal area at a maximum rate of 455 L/day. The collection well should be fitted with an alarm to notify staff in the event of pump failure. The tank will be emptied prior to commencement of the next event and therefore the tank is to be suitably anchored into the ground in accordance with the manufacture's accommodations to prevent the tank lifting.

### 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)

### Sizing of Collection Well for Proposed Function Centre

In accordance with Clause 4.2, Annexure 3 of the NSW Health Septic Tank and Collection Well Accreditation Guideline the minimum collection well capacity is 3000L. It is our understanding that the facility could be used for periods of 5 days and with a buffer of several days to organise pump out after notification of the system approaching capacity which the minimum capacity will cater for. It may be beneficial to install a larger collection well to reduce pump out interval.

Given the sporadic use of the facility, the average daily flow is considered conservative. Peak loading flow is expected generate 800L/day for an estimated 120 attendees at organised events. The expected daily flows are estimates only and the pump out interval will depend on actual daily flow, actual number of patrons using the facilities and the frequency of club meetings.

Note: All system components to be compliant with NSW Health department. As per NSW Health requirements, septic tanks larger than 5000L and collection wells larger than 12000L for commercial pump out installations require separate accreditation from NSW Health.

### Further Considerations

The implementation of wastewater and nutrient reduction initiatives such as the following will further improve the performance of the system:

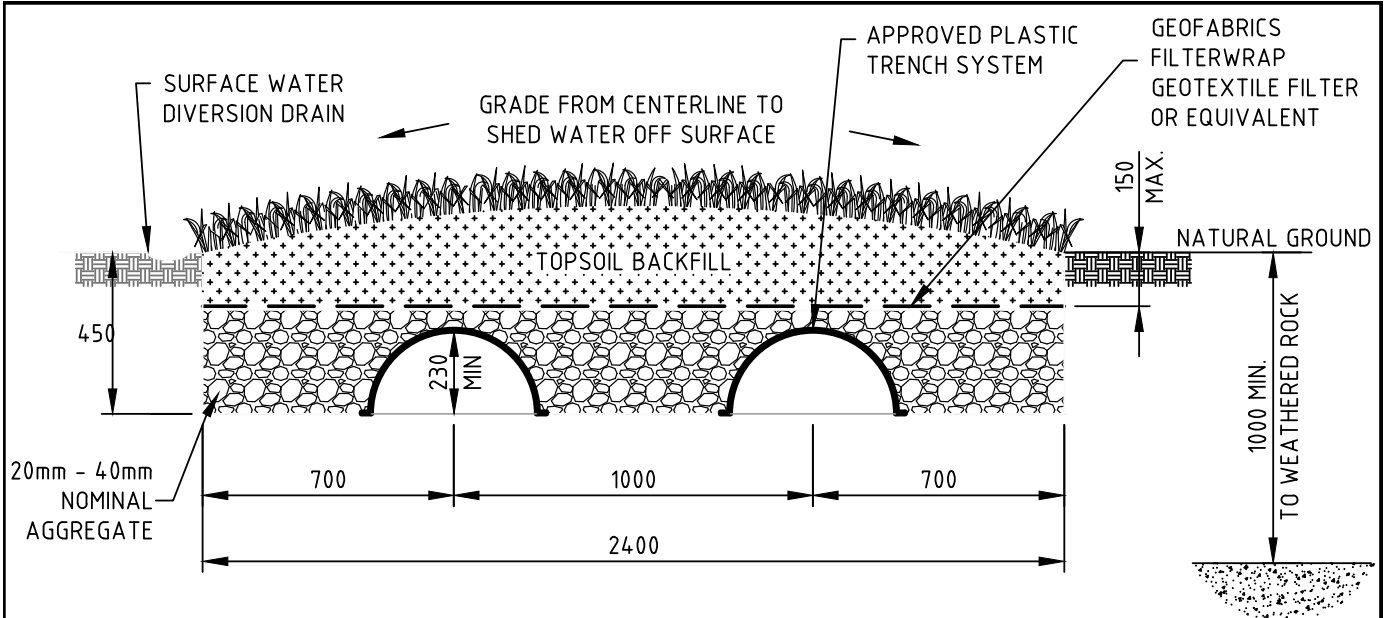
- Use of low phosphate/low SAR detergents, and low quantities where practicable.
- Water saving shower heads, taps and appliances.
- Consideration of 3/4.5 litre dual flush toilets.
- Avoid placing fats, oils or food waste into the system.
- Reducing peak hydraulic loading by reducing shower time and washing laundry over several days as opposed to completing multiple cycles in one day

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 1:2000

DWG. No.: E1	Rev.: A	Drawn: DB Date: 15-3-23	EFFLUENT DISPOSAL REPORT 1371 TARANA ROAD LOCKSLEY NSW 2795 BRONWYN DELOSA	<b>CALARE</b> <b>ENV</b> CONSULTING ENGINEERS  170 RANKIN STREET, BATHURST, N.S.W. 2795 Tel: (02) 63323343 Fax: (02) 63318210
JOB No.: 23.0222		Scales: AS SHOWN		
		Approved: S.J.		

Attention Lewis Wilde  
Environmental, Planning and Building services Department  
Bathurst Regional Council  
Council@bathurst.nsw.gov.au

Thank you for the written information related to the DA application No 2023/137 for 1371 Tarana Rd Locksley.

I am writing to object to the development application 2023/137. Having reviewed the application plans to convert the existing shearing shed as a function centre, I would like to outline the following concerns.

The driveway access into the paddock the sharing shed is located in is just around the corner from 2 blind bends. This corner is dangerous already and the proposed traffic update of up to 140 guests allowed in the function will add significantly to the risk of this road for local traffic. Similarly, Tarana road, specifically through Brewongle, is the main way to access Locksley from Bathurst and consists of several one lane passes, including under the subway and the one lane bridge just before Clifton homestead. There are two car park numbers listed in the development application including spaces for 50 cars on the DA and 40 cars on the noise admissions report however, regardless which is correct both of these numbers will put excessive pressure on a narrow, windy rural road and make it more dangerous for travel for local residents. This road is up to two nights a week. Currently this road primarily services the dozen or so properties within Locksley and Gemalla and is not exposed to significant traffic pressures.

Upon reviewing the plans for the shearing sheds internal conversion, I am unsure if significant soundproofing is proposed. The plans do not outline this. However, as the sharing shed is a tin structure with no lining, the noise from live music or loud speaker systems will not be contained within the function venue. Neither will general noise from the proposed up to 150 guests and from cars and or busses arriving for the function.

The 12:00 p.m. curfew proposed in the DA is also significantly late for a small sleepy rural village. While the closest neighbour is 250m away, there are significant number of properties along Locksley station road that are only 400m to 500m from these proposed function venue. Noise from live events will travel to affect all houses on Locksley station road. Currently the village is very quiet apart from the trains that travels through. Trains however pass each house withing a few minutes and therefore the noise is brief in duration. Functions commencing at 4p.m. until midnight (12am) as proposed, and in peak function season on a minimum of 3-4 nights a week will cause significant noise disruption to the residents of Locksley village in particular sleep disruption and general noise pollution.

While I would prefer the development application was not approved by council. I propose the following as feedback for council on reviewing the application if it is to go ahead.

- Limiting guest numbers to be less than 80. -Functions to be able to continue no later than 10:00 p.m on the weekends and 9:00 p.m. on weeknights.

- Significant soundproofing in the internal structure to limit noise pollution to the surrounding residents.
- A traffic survey be completed to review the impact of significant car increases on the existing road and the one lane bridges and subways.
- Reviewing the access location of the driveway, insisting on a turning lane to make this access less dangerous for frequent drivers of Tarana Road.

Thank you for taking the time to review my concerns and suggestions for the development application.

Sincerely,

A handwritten signature in black ink, appearing to read 'Danielle Pears', with a stylized, cursive script.

Danielle Pears  
Owner of 40 Locksley station road, Locksley  
New South Wales 2795



Michael & Adrienne Miller

1395 Tarana Rd Locksley

[REDACTED]

[REDACTED]

Attention Lewis Wilde

Environmental Planning and Building Services

Bathurst Regional Council

Proposed Function Centre 1371 Tarana Rd Locksley

DA No2023/137

Adrienne & myself object to the proposed development for the following reasons .

Noise - Locksley is a quiet rural Community ,Our residence on the property is only 240 meters from the proposed development which we believe will be significant noise disruption to who ever is in our residence .

The existing shearing shed is built from tin with no internal linings or sound proofing ,there is no mention of how the development is going to improve or do any changes to reduce the noise level on the Locksley community . The noise report is based on figures that are currently there. there is no mention of increased noise levels that will be there with a proposed development of this kind and what is acceptable to surrounding residences.

- Up to 150 Guests is a significantly large amount of people which will create a larger amount of noise
- The curfew of 12pm in the DA is also late which will keep the small Locksley community awake with noise longer.

-Visual impact - The existing shearing shed is in full vision from our residence including a proposed car park , There is not anything in the proposal to limit the visual impact to our residence .

Entrance & road impact - The proposed entrance is on a sharp bend which is dangerous already to traffic without adding up to 150 Guests who will arrive at a similar time that will be a risk to local traffic , the entrance would need major works to make safe. The road to the proposal also has a blind subway and a 1 lane bridge just before it which are also dangerous especially to people who don't know the road.

Regards Michael & Adrienne Miller

*an alit*



RECEIVED

06 JUN 2023

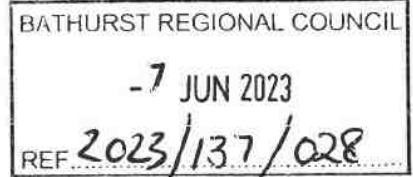
Monday 5 June 2023

BATHURST REGIONAL COUNCIL

R Denyer

Manager Development Assessment

Bathurst Regional Council



ATT Lewis Wilde

In reply to your letter dated 22 May, 2023 and the Development Application #2023/137 ; Proposed Function Centre at 1371 Tarana Rd Locksley NSW.

We have looked at the on-line information regarding the proposal and wish to express some deep concerns.

We live a few hundred metres uphill across an open paddock from the shearing shed and can clearly see the building from rooms along the western side of our house.

A function held there recently resulted in an unexpected and unreasonable amount of noise until after midnight. The relentless thump of the base notes of disco music and voices of partygoers carried up to our house and disturbed our sleep.

The development application suggests a long open verandah across the front of the shearing shed (facing our house) with large doors into the building.

We fear the noise from the music and the partygoers standing outside on this verandah will affect us, especially on the very quiet and still nights we get during the warmer months. We like to leave our windows open on these nights but if the recent function is anything to go by this probably won't be feasible.

Twenty five plus wagon-goods trains etc. we're expected when we moved here but they are infrequent and pass by fairly quickly. Long hours of partygoing with loud incessant thumping music was never expected and will ruin our peace and quiet AND sanity.

This part of Locksley is a very sheltered and quiet part of the valley much enjoyed by the residents and it is alarming to think this amenity could be shattered during party nights. Some neighbours, not privy to the development application details have also expressed this noise issue.

Many have also expressed concerns about vehicle access to the shearing shed function centre off Tarana Road, by unfamiliar visitors, from what is a tight uphill corner on a rather narrow unmarked road. There is also a 100kmph speed limit on Tarana Road which unfortunately some people take complete advantage of.

But our worries are mostly noise related as we know we will be badly affected. The road is what it is, speed limit and all.

We hope some consideration is taken regarding our concerns with the proposal.

Alan Bayliss



52 Locksley Station Road, Locksley NSW 2795

e. [REDACTED]

t. [REDACTED]

**Lewis Wilde**

---

**From:** Craig Hingston [REDACTED]  
**Sent:** Friday, 16 June 2023 4:24 PM  
**To:** Lewis Wilde  
**Subject:** DA 2023/137 comment

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**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 Lewis,

Thank you for taking my call today and allowing me to present my personal concerns relating to the proposed function centre on Tarana Road.

I live at 16 Locksley Station Road, we are the first property on the right (the side closest to the intended development) as you enter our street.

We are the closest property to the DA site on our side of Tarana Road (i.e. the right hand side as you climb the hill from the Clifton corner towards the railway bridge) and we are directly above it, the sloping terrain providing a natural "amphitheatre" which will carry sound up from their site to us.

My wife and I made a big decision in late 2022 to leave Sydney and invest in a quiet, peaceful location near Bathurst (our favourite regional town) for a new lifestyle and for our retirement. We discovered the place called "Tranquility" ...named obviously because this is such a quiet area...and invested \$900,000 to be here.

We chose it for the solitude.

We have a 1 year old living here and noise to the extent of what we are expecting from a function centre will have an effect on their ability to sleep and lead to stress from the mother.

At the moment the only noises we hear are the occasional cow about a kilometre away and the birds. And the occasional train which is fine.

I work in marketing and I once was involved in promotion and advertising of some function centres in Sydney. I have a good idea of what this intended scenario will look like.

There will be a lot of noise generated by amplified music (even if it is indoors we will still hear the thud thud of the bass notes...and maybe more) and the DJ and MC and speech makers...as well as the noise of guests talking and singing. On warmer days and nights the guests will be outdoors, the doors and windows will no doubt be open, and the noise will spread.

In short, I am opposed to the DA.

It will have a drastic impact on the type of lifestyle we want to enjoy. Now and into the future.

If we have to accept that this project will go ahead, I would like to see rigid controls in place...along with serious penalties should they be ignored (I believe that a verbal warning or small fee is not going to deter a function centre owner from doing what they please).

## Attachment 9.1.5.1

I would expect a limit on noise levels (a set decibel level)...(one that we can monitor to ensure they are adhering to it!)...

I would expect a restriction on how often events can be held there (1 to 2 times per month?)...

I would expect a strict curfew...

I would expect sound proofing of the centre...

I would expect any open doorways or windows to be facing towards the creek and not towards us.

Again, Lewis, thank you for allowing me to express my concerns.

I regret that I am unable to attend the special hearing on the 20th as I will be in Sydney on business.

I can be contacted on [REDACTED]

--

Regards,

Craig Hingston  
[REDACTED]

## DISCUSSION FORUM

DETAILS: DA2023/237 – CHANGE OF USE TO FUNCTION CENTRE AT  
1371 TARANA RD, LOCKSLEY

DATE: TUESDAY, 20 JUNE 2023

PRESENT: **BRC: NEIL SOUTHORN, LEWIS WILDE**

**APPLICANT: BRONWYN DE LOSA, JAIME DE LOSA**

**OBJECTORS: ALAN BAYLISS, DANIELLE PEARS (BY VIDEO  
AND TENANTS IN PERSON, TONY MILLER AND HELLEN),  
MICK AND ADRIENNE MILLER.**

FILE: 2023/137

---

Meeting Opened: 2:10pm

**Neil Southorn (NS) and Lewis Wilde (LW):** make opening remarks and introductions

**Bronwyn De Losa (BDL):** describes the development, as proposed, including building work and change of use.

**NS:** speaks to concerns in common – noise, particularly around timing.

**BDL:** provides additional details for sound insulation for shearing shed.

**NS:** asks about timing of functions.

**BDL:** 1 per month to start, up to two per month, and from about 1pm through to curfew.

**Alan Bayliss (AB):** cites recent party, detailing loud music until after 2am.

**BDL:** indicates that party was their daughters 18<sup>th</sup>, and functions will not be that loud or late.

**AB:** explains concerns that the functions will be more often than twice a month, in order for the owners to recoup costs, and that they will not be controlled, and will disturb that quietness of the valley. Alan has significant concern for loss of amenity of the valley, citing parking on the road.

**BDL:** clarifies that the parking will be on site, a mix of cars and busses, and up to 20.

**AB:** States his ongoing opposition to the application, citing difficulty in maintaining order of parties, loss of amenity, noise and traffic.

**Tony Miller (TM)** – cities traffic concerns around drunk drivers and those unfamiliar with the area and the road.

**Ellen** - stated she is totally against the development.

**Danielle Pears (DP)**: cities acoustic lining for walls and ceiling. What about the floor?

**BDL**: open to investigating acoustic flooring solutions

**DP**: will the windows be double glazed?

**BDL**: exploring options for windows (shutters, double glazing).

**DP**: requested details for sound proofing products.

**BDL**: explains the measures proposed, and provided details of insulation.

**DP**: cites that the area is already very quiet, and asked for details to be provided.

**Mick Miller (MM)**: stated he has similar noise concern, as well as the aesthetic and appearance of the function centre.

**BDL**: cites the previously explained acoustic solutions proposed, and speaks to plans and design documents.

**AB**: highlighted his concerns for ongoing noise and lack of control over attendees.

**BDL**: cites the previously explained acoustic solutions proposed, and that staff will be on site to manage attendees.

**AB**: will there be any 18<sup>th</sup>s?

**BDL**: No 18<sup>th</sup>s of 21<sup>st</sup>s.

--general discourse around noise and functions--

**NS**: explains that conditions of consent will be used to control noise levels, operating hours, and will be related to previous approvals, and the EPA guidelines for similar uses.

**BDL**: explains that the function centre will be 'up market' to ensure functions aren't unmanageable.

**AB**: states that those present represent the Locksley Valley.

--further discourse around noise--

**DP**: asked about conditions of consent.

**NS**: yes, there will be conditions of consent, and explained the approvals process.

**DP**: will these include traffic?

**NS**: Assessment by BRC engineers will govern conditions around access.

**Adrienne Miller (AM):** stated septic will be close to creek.

**NS:** Geotechnical report provided indicates the location of the disposal area, and is acceptable. Provides a summary of matters discussed so far (noise, traffic septic/creek)

**AM:** To traffic concerns: asked if there would be more signage, and raised concern that drivers take the corner too quickly.

**BDL:** cites the natural controls of the geometry of the road (bends and corners), including existing signage.

**AM:** cites that stock trucks, stock, and many other vehicles use the road.

**LW:** waiting for engineers comments.

**AM:** asked if there will be follow up meetings?

**AB:** cites concerns for the speed of drivers.

--discourse around traffic and speed—

**NS:** There is a follow up process, but further meetings should be independent of Council. The objectors can work with the applicant to workshop solutions, or the application must be put to a Council meeting for determination.

**AB:** stated ongoing opposition.

**NS:** describes Council process, obligation to make determination. The proposed use is a legal use of the land, and that there is scope to work together for a better solution.

**AM:** si there opportunity for further discussion and advice?

**NS:** Yes, independent of Council. Council will impose conditions on any consent to enable it to control noise levels.

**AM:** asked if there was scope for further assessment of the acoustic impacts/

**NS & LW:** there is scope for additional assessment, however, report provided is adequate for DA purposes.

--discourse, AB, NS, DBL re noise and solutions—

**NS –** explained details of engineers process for acoustic reporting.

**MM & AM:** asked if background noise level had been established.

**DBL and J\*\*\*:** confirmed background noise level had been established.

**MM:** asked if there was an acceptable noise level.

**NS:** Yes, dictated by EPA guidelines.

**DBL and J\*\*\*:** confirmed sound would be controlled by electronic means as well.

**MM:** asked if noise could be controlled.

**BDL:** yes, through insulation and limits on the sound system.

**AB:** asked about curfews.

**NS:** EPA guidelines will form the basis for these conditions, including the recommendations of the acoustic report.

**DP:** summary of points: applicant and objectors can work together, or the application is determined by Councillors.

**NS:** Yes, a report will be made by NS/LW to Council if a the parties cannot come to terms.

**MM:** proposes a week to decide based on the info provided.

--general agreement, feedback from objectors to Council by COB Tuesday, 27 June 2023.—

**AB:** stated continuing opposition to the development.

**NS:** noted opposition, Council will maintain the information provided today, pending ongoing discussion.

**DP:** stated time is required to consider the application and new information.

--general agreement, feedback from objectors to Council by COB Tuesday, 27 June 2023.—

Meeting Closed: 3:05pm

N Southorn  
**DIRECTOR**  
**ENVIRONMENTAL, PLANNING & BUILDING SERVICES**



---

**New conditions – suggested by those who made submissions.**

1. **The number of guests at any event may not exceed 100, excluding venue and catering staff.**

*REASON: It is in the public interest that the function centre not exceed this number to manage the noise levels emitted from the use of the function centre. Section 4.15 of the Environmental Planning and Assessment Act 1979, as amended.*

2. **The number of events may not exceed four (4) per month, with no more than two events to occur in any seven (7) day period.**

*REASON: It is in the public interest that the function centre not exceed this number to manage the noise levels emitted from the use of the function centre. Section 4.15 of the Environmental Planning and Assessment Act 1979, as amended.*

3. **Prior to the issue of a Construction Certificate, a landscape plan must be submitted to Council for approval. This landscape plan is to specify:**
  - **Evergreen species on the driveway alignment.**

*REASON: It is in the public interest that vegetation shield the road and adjoining properties from vehicle headlights when entering/exiting the function centre. Section 4.15 of the Environmental Planning and Assessment Act 1979, as amended.*

4. **Prior to the issue of a Construction Certificate, a plan must be submitted detailing acoustic insulation measures for the function centre.**

*REASON: Measures will be required to help manage the noise emissions from the function centre. Section 4.15 of the Environmental Planning and Assessment Act 1979, as amended.*

Subject: Response to Proposed Conditions by Objectors – Function Centre

We have received and thoroughly reviewed the proposed conditions submitted by the objectors in relation to our function Centre. We appreciate the opportunity to address their concerns and provide our response, we have been committed to working collaboratively with both Bathurst Council and our neighbouring properties throughout the development process.

1. Noise from amplified music or sound equipment may only operate:

After careful consideration, we would like to express our disagreement with the proposed change to operating hours. We firmly believe that our original proposed operating hours remain appropriate and conducive to the success of our function centre and aligns with DP 2015/0319 Box Grove and similar.

We understand that concerns about maintaining the amenity of the area, and we want to assure you that we have carefully designed our business to minimise any potential disruptions to the neighbourhood. In keeping with the original hours proposed by us and approved with council's draft conditions, we feel we are still adhering to all relevant regulations. Our commitment to noise management and responsible event hosting remains unwavering, and we have taken significant measures to ensure that any noise generated by the function centre will not adversely affect the surrounding neighbourhood. This is guaranteed by the condition noise regulations proposed in the DA.

2. The number of guests:

Regarding the number of guests at our Function Centre, we are prepared to compromise and agree to limit the number of guests from our original 150 down to 130. This decision reflects our commitment to finding a balance between our business objectives and the concerns raised. We also want to emphasise that the number of guests should have no effect on overall noise. Our Function Centre will be constructed using the appropriate acoustic materials to ensure that we comply with the specified noise limits regardless of the number of guests we host.

3. Number of Events:

We do not agree with the limitation on the number of events to be held in a month or within a seven-day period. As a business, our function centre's success is closely tied to the ability to host events and provide services to our customers. Restricting the number of events to a specific count could significantly impact our viability and ability to meet the diverse needs of our clients. Furthermore, we will implement event management strategies that mitigate any potential impacts.

### 4. Landscape Plan:

We accept the requirement to submit a landscape plan to Council, specifying evergreen species of vegetation that will shield the road and adjoining properties to mitigate any potential light disturbances from vehicle headlights.

### 5. Acoustic Insulation Plan:

We agree to submit a plan detailing acoustic insulation measure for the function centre before obtaining a Construction Certificate. Implementing effective acoustic insulation measures is crucial in managing noise emissions and ensuring the comfort of nearby properties.

In conclusion, we genuinely appreciate the input provided by the objectors, and we assure you that we have taken their concerns seriously throughout the planning and development process. We believe that our willingness to engage in open dialogue, our proactive approach to noise management, and our acceptance of certain conditions demonstrate our commitment to being a responsible and cooperative member of the community.

Please consider this response as our acceptance of the proposed conditions, where applicable, and our continued commitment to complying with all relevant regulations.

Thank you for your time and consideration. We look forward to working together towards a successful and harmonious function centre that benefits both our business and the community.

Sincerely,

Bronwyn and Jamie De Losa

## Department of Planning and Environment



Contact: Department of Planning and Environment-Water  
Phone: 1300081047  
Email: [waterlicensing.servicedesk@dpie.nsw.gov.au](mailto:waterlicensing.servicedesk@dpie.nsw.gov.au)

Our ref: IDAS-2023-10417  
Your ref: DA2023/137

17 August 2023

The General Manager  
BATHURST REGIONAL COUNCIL  
<no address on record>

Attention: Lewis Wilde

Uploaded to the ePlanning Portal

Dear Sir/Madam

**Re:** IDAS-2023-10417 - Integrated Development Referral – General Terms of Approval  
**Dev Ref:** DA2023/137  
**Description:** Conversion of an existing shearing shed to a function centre.  
**Location:** Lot 1, DP251968, 1371 TARANA ROAD LOCKSLEY 2795

I refer to your recent referral regarding an integrated Development Application (DA) proposed for the above location. Attached, please find Department of Planning and Environment-Water's General Terms of Approval (GTA) for part of the proposed development requiring a Controlled Activity approval under the *Water Management Act 2000* (WM Act), as detailed in the subject DA.

Please note Council's statutory obligations under section 4.46 of the *Environmental Planning and Assessment Act 1979* (EPA Act) which requires consent, granted by a consent authority, to be consistent with the general terms of any approval proposed to be granted by the approval body.

If the proposed development is approved by Council, Department of Planning and Environment-Water requests these GTA be included (in their entirety) in Council's development consent. Please also note the department requests notification:

- if any plans or documents are amended and these amendments significantly change the proposed development or result in additional works or activities (i) in the bed of any river, lake or estuary; (ii) on the banks of any river lake or estuary, (iii) on land within 40 metres of the highest bank of a river lake or estuary; or (iv) any excavation which interferes with an aquifer.

The Department of Planning and Environment-Water will ascertain from the notification if the amended plans require review of or variation/s to the GTA. This requirement applies even if the amendment is part of Council's proposed consent conditions and do not appear in the original documentation.

- if Council receives an application under s4.46 of the EPA Act to modify the development consent and the modifications change the proposed work or activities described in the original DA.
- of any legal challenge to the consent.

As the proposed work or activity cannot commence before the applicant applies for and obtains an approval, the department recommends the following condition be included in the development consent:

**The attached GTA issued by the Department of Planning and Environment-Water do not constitute an approval under the *Water Management Act 2000*. The development consent holder must apply to the department for a Controlled Activity approval after consent has been issued by Council and before the commencement of any work or activity.**

A completed application must be submitted to the department together with any required plans, documents, application fee and proof of Council's development consent. Finalisation of an approval can take up to eight (8) weeks from the date the application and all required supporting documentation is received.

## Attachment 9.1.5.1

Applications for controlled activity approval should be made to the department, by lodgement of a Controlled Activity Approval – New approval application on the NSW Planning Portal at:  
<https://www.planningportal.nsw.gov.au/>

The Department of Planning and Environment-Water requests that Council provide a copy of this letter to the development consent holder.

The Department of Planning and Environment-Water also requests a copy of the determination for this development application be provided by Council as required under section 4.47(6) the EPA Act.

Yours Sincerely



**For**  
**Patrick Pahlow**  
**Team Leader**  
**Licensing and Approvals**  
**Department of Planning and Environment-Water**



## General Terms of Approval

for proposed development requiring approval under s89, 90 or 91 of the Water Management Act 2000

Reference Number:	IDAS-2023-10417
Issue date of GTA:	17 August 2023
Type of Approval:	Controlled Activity
Location of work/activity:	Lot 1, DP251968, 1371 TARANA ROAD LOCKSLEY 2795
Waterfront Land:	Frying Pan Creek
DA Number:	DA2023/137
LGA:	BATHURST REGIONAL

The GTA issued by Department of Planning and Environment-Water do not constitute an approval under the *Water Management Act 2000*. The development consent holder must apply to the Department of Planning and Environment-Water for the relevant approval **after development consent** has been issued by Council **and before** the commencement of any work or activity.

Condition Number	Details
------------------	---------

TC-G001	Before commencing any proposed controlled activity on waterfront land, an application must be submitted to Department of Planning and Environment-Water, and obtained, for a controlled activity approval under the Water Management Act 2000.
TC-G002	<p>A. This General Terms of Approval (GTA) only applies to the proposed controlled activity described in the plans and associated documents relating to Development Application DA2023/137 provided by Council to Department of Planning and Environment-Water</p> <p>B. Any amendments or modifications to the proposed controlled activity may render the GTA invalid. If the proposed controlled activity is amended or modified, Department of Planning and Environment-Water, must be notified in writing to determine if any variations to the GTA will be required.</p>



20230222  
15 March, 2023

Bronwyn Delosa  
1371 Tarana Road  
LOCKSLEY NSW 2795

Attention: Bronwyn Delosa

Dear Bronwyn

RE: Effluent Disposal Investigation - 1371 Tarana Road, Locksley 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 rural lot along the Tarana Road, within the locality of Locksley. The lot is approximately 22.81ha in size, and the existing development site is 40m from Frying Pan Creek.

#### 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-300mm: Light brown, slightly moist, sandy silt, with very few fine gravels, moderately structured  
 300mm-900mm: Light brown yellow, slightly moist, sandy loam, with very few fine gravels, moderately structured  
 900mm-1200mm: Light brown, slightly moist, silty loam, with common fine gravels, moderately 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

The proposed development is comprises a conversion of an existing shearing shed into a function center for wedding receptions. Information supplied by the client indicates that 1 event would occur per week with a maximum of 120 guests. The amenities include bathroom facilities and a kitchen. 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 minor limitation.

Potential restrictive site & soil features located relative to the proposed disposal site are:

- Existing development approximately 34m NW. Minor limitation.
- Closest dam approximately 117m E. Minor limitation.
- Drainage depression approximately 66m SE. Minor limitation.
- Frying Pan Creek approximately 101m W. Minor limitation.
- Closest Bore GW806039 approximately 70m E. Minor limitation.
- Closest property boundary approximately 47m E. Minor limitation.
- Moderately structured Category 3 Loam soil. Minor 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)



Due to site constraints, the 100m bore buffer (GW806039) has been reduced to 70m to allow for the recommended trench bed. The reduced buffer distance is not expected to have an adverse impact on any surface or ground water nearby.

### Design Effluent Flow

In accordance with recommendations of Water NSW, the design effluent generation for non-habitable developments will reference 'Septic Tank and Collection Well Accreditation Guideline', (NSW Health, 2001).

TYPE OF PREMISES	WASTES	DAILY FLOW Litres/Person/Day	CALCULATION OF DAILY FLOW RATE	REMARKS
Clubs Licensed	WC, urinal, basin, kitchen	11	Persons x 11	Dishwasher/glassware allowance = 1550L/100 persons

With reference to Annexure 3 of the above document, the facility will be designed for the design flow rate specified under Commercial Installations as listed below:

– Clubs Licensed: 11 L/day/person when considering the proposed facilities mentioned above.

The client has indicated that there are a maximum of 120 guests and that there will be approximately 1 wedding/formal gathering event each week.

$$Q_{\text{d event}} = 120 \text{ persons} \times 11 \text{ L/person/event} + 1550 \text{ L/100 persons} = 3180 \text{ L/event.}$$

$$3180 / 7 \text{ days} = 455 \text{ L/day (average daily flow rate for licensed club)}$$

### Soil Properties

The methods used to determine absorptive characteristics of site soils in this study were:

- 1) Visual/tactile assessment of site soil profile
- 2) Assessment of soil landscape sheets.

In accordance with Table L1, we have identified the underlying soils as Category 3 (Loam). 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 ( $k_{\text{sat}}$ ) of 3.0m/d with an associated Design Loading Rate (DLR) of 15 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 29.0m<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 m2
January	210.80	158	69.60	52	465	571	14105	25
February	159.60	120	55.60	42	420	498	12740	26
March	139.50	105	50.70	38	465	532	14105	27
April	87.00	65	43.30	32	450	483	13650	28
May	52.70	40	43.30	32	465	472	14105	30
June	33.00	25	44.10	33	450	442	13650	31
July	37.20	28	49.30	37	465	456	14105	31
August	55.80	42	50.00	38	465	469	14105	30
September	84.00	63	46.30	35	450	478	13650	29
October	127.10	95	60.60	45	465	515	14105	27
November	162.00	122	57.40	43	450	528	13650	26
December	201.50	151	63.40	48	465	569	14105	25

DEPTH OF STORED EFFLUENT  
DLR 15 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	28.97							
January		487	571	-84	-280	0	-280	0
February		440	498	-58	-194	0	-194	0
March		487	532	-45	-149	0	-149	0
April		471	483	-12	-39	0	-39	0
May		487	472	15	49	0	49	49
June		471	442	29	98	49	98	147
July		487	456	31	103	147	103	250
August		487	469	17	58	250	58	309
September		471	478	-7	-24	309	-24	285
October		487	515	-28	-94	285	-94	191
November		471	528	-57	-191	191	-191	0
December		487	569	-82	-273	0	-273	0

From AS1547:2012, the total required bed length is calculated as follows:

$$L = A_e/B_e$$

Where  $A_e$  = 28.97m<sup>2</sup> (required area)

$B_e$  = 2.4m (wetted base of 2.4m wide bed)

n.b. a nominal depth of bed of 0.45m is adopted from 0.309m + 0.05m freeboard, rounded up to 0.45m.

Then:  $L = 28.97/2.4$

$$= 12.1\text{m (say 12.0m)}$$

In summary, for the dwelling, adopt one bed 12.0m long x 2.4m wide x 0.45m deep (see attached sketch).

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).

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%.

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.

From Annexure 3 of 'Septic Tank and Collection Well Accreditation Guideline', (NSW Health, 2001) the septic tank shall be sized as follows:

Septic tank capacity =  $Q + 1550 = 3180 - 1550 = 4730 \text{ L}$

Minimum collection well volume =  $3180 - Q_d = 2725 \text{ L}$ . A collection well of 3000L is to be installed in series to store effluent during periods of peak usage. The effluent is to be pumped from the collection well to the disposal area at a maximum rate of 455 L/day. The collection well should be fitted with an alarm to notify staff in the event of pump failure. The tank will be emptied prior to commencement of the next event and therefore the tank is to be suitably anchored into the ground in accordance with the manufacture's accommodations to prevent the tank lifting.

### 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)

### Sizing of Collection Well for Proposed Function Centre

In accordance with Clause 4.2, Annexure 3 of the NSW Health Septic Tank and Collection Well Accreditation Guideline the minimum collection well capacity is 3000L. It is our understanding that the facility could be used for periods of 5 days and with a buffer of several days to organise pump out after notification of the system approaching capacity which the minimum capacity will cater for. It may be beneficial to install a larger collection well to reduce pump out interval.

Given the sporadic use of the facility, the average daily flow is considered conservative. Peak loading flow is expected generate 800L/day for an estimated 120 attendees at organised events. The expected daily flows are estimates only and the pump out interval will depend on actual daily flow, actual number of patrons using the facilities and the frequency of club meetings.

Note: All system components to be compliant with NSW Health department. As per NSW Health requirements, septic tanks larger than 5000L and collection wells larger than 12000L for commercial pump out installations require separate accreditation from NSW Health.

### Further Considerations

The implementation of wastewater and nutrient reduction initiatives such as the following will further improve the performance of the system:

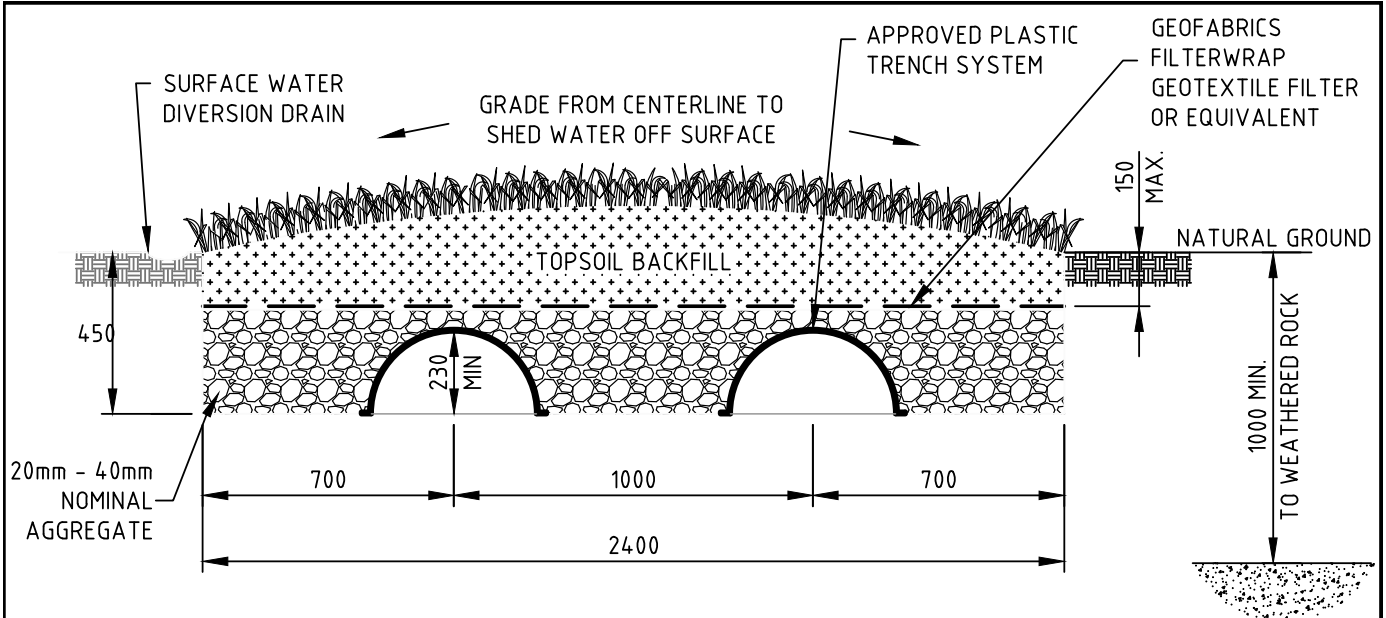
- Use of low phosphate/low SAR detergents, and low quantities where practicable.
- Water saving shower heads, taps and appliances.
- Consideration of 3/4.5 litre dual flush toilets.
- Avoid placing fats, oils or food waste into the system.
- Reducing peak hydraulic loading by reducing shower time and washing laundry over several days as opposed to completing multiple cycles in one day

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 1:2000

DWG. No.: E1	Rev.: A	Drawn: DB Date: 15-3-23	EFFLUENT DISPOSAL REPORT 1371 TARANA ROAD LOCKSLEY NSW 2795 BRONWYN DELOSA	<b>CALARE</b> <b>ENV</b> CONSULTING ENGINEERS  170 RANKIN STREET, BATHURST, N.S.W. 2795 Tel: (02) 63323343 Fax: (02) 63318210
JOB No.: 23.0222		Scales: AS SHOWN		
		Approved: S.J.		

## Bathurst Regional Development Control Plan 2014

**READING THIS DOCUMENT:**

- This document displays only Clauses of the DCP that are proposed to be amended, repealed and introduced.
- Blue text boxes are intended only to provide further clarification on the DCP Amendment and will not form part of the Final DCP document.

Key:

Abc Existing provision (unchanged).

Abc Amended / Introduced provision.

~~Abc~~ Repealed provision.**4 RESIDENTIAL DEVELOPMENT**

Sections of Chapter 4 that are not displayed in this document remain unchanged.

**4.1 PRELIMINARY****4.1.1 Land to which this Section applies**

Unless otherwise stated, this section applies to the land and residential activity outlined in the table below.

Land	Activity
<b>R1 – General Residential</b>	Detached studios Medium density housing Residential accommodation Shop top housing
<b>R2 – Low Density Residential</b>	Detached studios Residential accommodation
<b>R3 – Medium Density Residential</b>	Detached studios Residential accommodation
<b>E1 – Local Centre</b>	Medium density housing Shop top housing
<b>E2 – Commercial Centre</b>	Medium density housing Shop top housing
<b>E3 – Productivity Support</b>	Shop top housing
<b>RU1 – Primary Production</b>	Detached studios Secondary dwellings
<b>RU2 – Rural Landscape</b>	Detached Studios Secondary dwellings
<b>RU4 – Primary Production Small Lots</b>	Detached studios Secondary dwellings
<b>RU5 – Village</b>	Detached studios Secondary dwellings Shop top housing

## Bathurst Regional Development Control Plan 2014

Land	Activity
<b>R5</b> – Large Lot Residential	Detached studios Secondary dwellings
<b>C4</b> – Environmental Living	Detached studios Secondary dwellings

Within Zones **E1** Local Centre and **E2** Commercial Centre, medium density housing is to comply with the relevant standards which apply to such development as if it were located within Zone **R1** General Residential and located in Precinct 1 (see schedule 6).

~~Within all zones other than Zone **R1** General Residential, Zone **R2** Low Density Residential and Zone **R3** Medium Density Residential, secondary dwellings (granny flats) are to comply with any relevant standard which applies to such development, other than minimum lot size standards.~~

Note: Chapter **17** applies **only** to land shown on DCP Map No. **4A** – Laffing Waters Master Plan. A provision of Chapter **17** prevails over any other provision of this Plan to the extent of any inconsistency.

#### **4.15 SECONDARY DWELLINGS AND DETACHED STUDIOS**

##### **14.5.1 Objectives**

- (1) To facilitate a range of housing choice and promote affordability.
- (2) To ensure that secondary dwellings and detached studios are established in conjunction with the principal dwelling on the same allotment.
- (3) To ensure the building form and design of secondary dwellings and detached studios are compatible with the established character of the residential area.
- (4) To ensure that the building form and design of secondary dwellings and detached studios provide appropriate amenity to residents including solar access, private open space and privacy.
- (5) To ensure that secondary dwellings and detached studios are appropriately designed and sited to compliment the design of the principal dwelling and not adversely impact on the amenity of the principal dwelling or adjoining properties.
- (6) To ensure that separate pedestrian and service access is provided to a secondary dwelling without compromising the amenity of the principal dwelling or adjoining properties.
- (7) To ensure sufficient private open space is maintained onsite for the principal dwelling and provided on site for the secondary dwelling.
- (8) To ensure that private open space is useable, functional and has a high level of amenity.
- (9) To provide guidance on what may reasonably be considered a secondary dwelling and a detached studio.



### 14.5.2 Definitions

**Dwelling** means a room or suite of rooms occupied or used or so constructed or adapted as to be capable of being occupied or used as a separate domicile.

**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 1: See clauses 5.4 and 5.5 of *Bathurst Regional Local Environmental Plan 2014* (LEP 2014) for controls relating to the total floor area of secondary dwellings.

Note 2: Secondary dwellings are a type of residential accommodation, as defined by LEP 2014.

A **detached studio** is considered to be development that is:

- a) established in conjunction with a lawful dwelling, and
- b) is on the same lot of land as the lawful dwelling, and
- c) is generally located within 20 metres of the lawful dwelling, and
- d) is not capable of being occupied as a separate dwelling.

Note 1: Detached studios may be used for purposes such as a bedroom, an artist's workspace, a home office, a hobby room, a rumpus room, a teenager's retreat, or similar habitable room. A studio shall generally comprise a single room or a single room and bathroom facility, however Council will consider appropriate justification for a floor plan containing additional rooms on its merits. No kitchen or laundry facilities will be permitted.

### 14.5.3 All Developments

#### 4.15.3.1 Siting

Secondary dwellings and detached studios must be located on the same lot as the principal (or lawful) dwelling.

#### 4.15.3.2 Heritage

New development near heritage buildings and in heritage conservation areas should be sympathetic in design and should not detract from the existing streetscape character.

#### 4.15.3.3 Setbacks

- (1) Setbacks are required to meet the following objectives:
  - a) Sufficient separation space must be provided between buildings to maintain privacy and sunlight access for neighbouring dwellings and for buildings on the site.



## Bathurst Regional Development Control Plan 2014

- b) Buildings are to be setback from the street to provide adequate space for landscaping, privacy and an attractive streetscape.
  - c) Setbacks must be designed to reduce the apparent bulk of the new buildings.
- (2) Where minimum setbacks are applicable to the principal (or lawful) dwelling under this Plan, those minimum setbacks must also be applied to the secondary dwelling and/or detached studio. For information, the prescribed setbacks for each zone are located elsewhere in this Development Control Plan, as follows:

Location / Precinct	Zone / Land Use Area	DCP Clause
All parts of the Local Government Area, <b>except</b> for land located within the Laffing Waters Master Plan Precinct.	R1 General Residential zone.	4.4.2
	R2 Low Density Residential zone.	
	R3 Medium Density Residential zone.	
	Residential development in business (E) zones.	
	RU1 Primary Production zone.	6.2.3
	RU2 Rural Landscape zone.	
	RU4 Primary Production Small Lots zone.	
	RU5 Village zone.	7.10.3
	R5 Large Lot Residential zone.	6.2.4
	C4 Environmental Living zone.	
Laffing Waters Master Plan Precinct.	R3 Medium Density Residential zone and <b>Medium</b> Density Residential Land Use Area	17.3.1.2
	R1 General Residential zone and <b>Conventional</b> Density Residential Land Use Area.	17.3.2.2
	R1 General Residential zone and <b>Low</b> Density Residential Land Use Area.	17.3.3.2

- (3) The secondary dwelling or detached studio is to be located behind the main building line of the principal (or lawful) dwelling, unless it is consistent with the design of the principal (or lawful) dwelling.

**Note:** If the land is bushfire prone, the applicant is to take into consideration the requirements of an Asset Protection Zone for the secondary dwelling. The establishment of the Asset Protection Zone may require a Biodiversity Assessment to be completed.

#### 14.5.4 Secondary Dwellings

##### 4.15.3.1 Siting

The distance between the secondary dwelling and the principal dwelling must not exceed the following:

- a) If located on land zoned R1, R2, R3, R5, C4, E1, E2, E3 or E4 – 30 metres.
- b) If located on land zoned RU1, RU2, RU4 or RU5 – 50 metres.

**4.15.3.2 Access**

- (1) Separate pedestrian access for the secondary dwelling must be provided to a primary or secondary road frontage and be located to minimise the potential for adverse amenity impacts on the principal dwelling.
- (2) Pedestrian accessibility must be provided to the secondary dwelling from the road for the purpose of garbage and mail collection.

**4.15.3.3 Private Open Space**

- (1) Secondary dwellings are to be provided with an area of private open space in accordance with the following:
  - a) Minimum area of 24m<sup>2</sup> which is separate to the required open space for the principal dwelling.
  - b) Minimum dimension of 3 metres.
  - c) Is directly accessible to a main living area (living or dining room).
  - d) Has adequate solar access and privacy in accordance with the requirements for dwelling houses.
  - e) Is not steeper than a 1:50 gradient.
- (2) Development of the secondary dwelling must not result in the private open space of the principal dwelling being located within the front setback.
- (3) The private open space for the principal dwelling is not to be reduced below the minimum requirements contained in this Plan by the proposed secondary dwelling.

**4.15.3.4 Car Parking**

Car parking is to be provided in accordance with the requirements of Chapter 14.

**14.5.5 Detached Studios****4.15.3.1 Siting**

- (1) The distance between the detached studio and the lawful dwelling must not exceed 20 metres.
- (2) There must be only one detached studio per lot and it must be located behind the front building line of the lawful dwelling.

**4.15.3.2 Use and Facilities****Distinction between a dwelling and detached studios**

A dwelling will typically include sleeping facilities, bathroom facilities (with toilet) and kitchen. A private laundry is not essential for it to be considered as a dwelling (although it may be required for its use as a dwelling). What constitutes a kitchen will depend on the circumstances of the case but the provision of benches, sinks, refrigeration and electrical outlets would typically be considered to constitute a kitchen. The fact that an oven and cooktop is not provided will not necessarily prevent the use of the area as a kitchen.

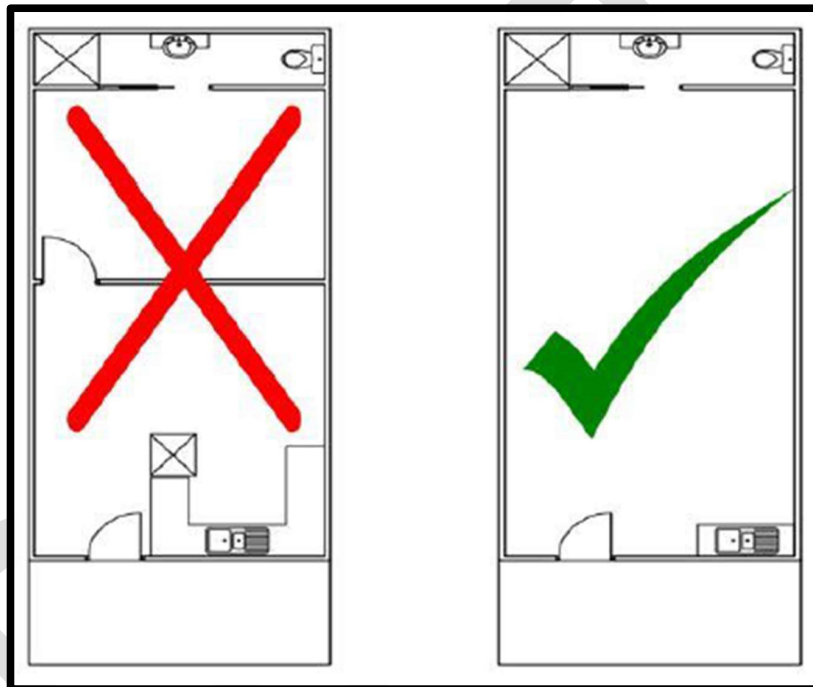
**Development Controls**

## Bathurst Regional Development Control Plan 2014

- (1) No kitchen or laundry facilities will be permitted within a detached studio.
- (2) The following facilities may be permitted within detached studios, depending on the proposed use:
  - a) A bathroom comprising a toilet, shower and wash basin.
  - b) A sink (free-standing or in a maximum 1.2m long bench-top) with a hot and cold water supply for washing hands and/or cleaning art/hobby equipment only.

Note 1: A condition will be included in any development consent prohibiting the detached studio from being used, or adapted to be used, for separate occupancy.

Note 2: The floor plans below demonstrate what would be considered acceptable for a detached studio and what would not be considered acceptable:



**Figure 0:1 – Indicative Floor Plans for Detached Studio – Acceptable vs Unacceptable**

#### 4.15.3.3 Private Open Space

The private open space for the main (lawful) dwelling is not to be reduced below the minimum requirements contained in this Plan by the proposed detached studio.

#### 4.15.3.4 BASIX and Energy Efficiency

A detached studio forms part of the principal (or lawful) dwelling on the land and is classified a Class 1 building under the National Construction Code (NCC). Accordingly, the relevant provisions of the BCA and DCP applicable to a Class 1 dwelling, including bushfire, smoke alarms, flood controls, etc. apply to a detached studio. Generally, a BASIX Certificate is not required for a detached studio, unless the value of building work is over \$50,000. When BASIX does not apply, Councils DCP requires reasonable and practical energy efficiency measures, such as insulation to walls/ceilings and shading to windows.

### Emma Castle

---

**From:** Your Say Bathurst Region <notifications@engagementhq.com>  
**Sent:** Wednesday, 30 August 2023 6:47 PM  
**To:** Council; Emma Castle  
**Subject:** Lucky Phil completed Amendment – Secondary Dwellings and Detached Studios (20.00371)

**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.

Lucky Phil just submitted a submission 'Amendment – Secondary Dwellings and Detached Studios' with the responses below.

#### Name

Phil Harnett

---

#### What is your preferred contact method?

Email

---

#### Your email address

pharnettj@gmail.com

---

**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.**

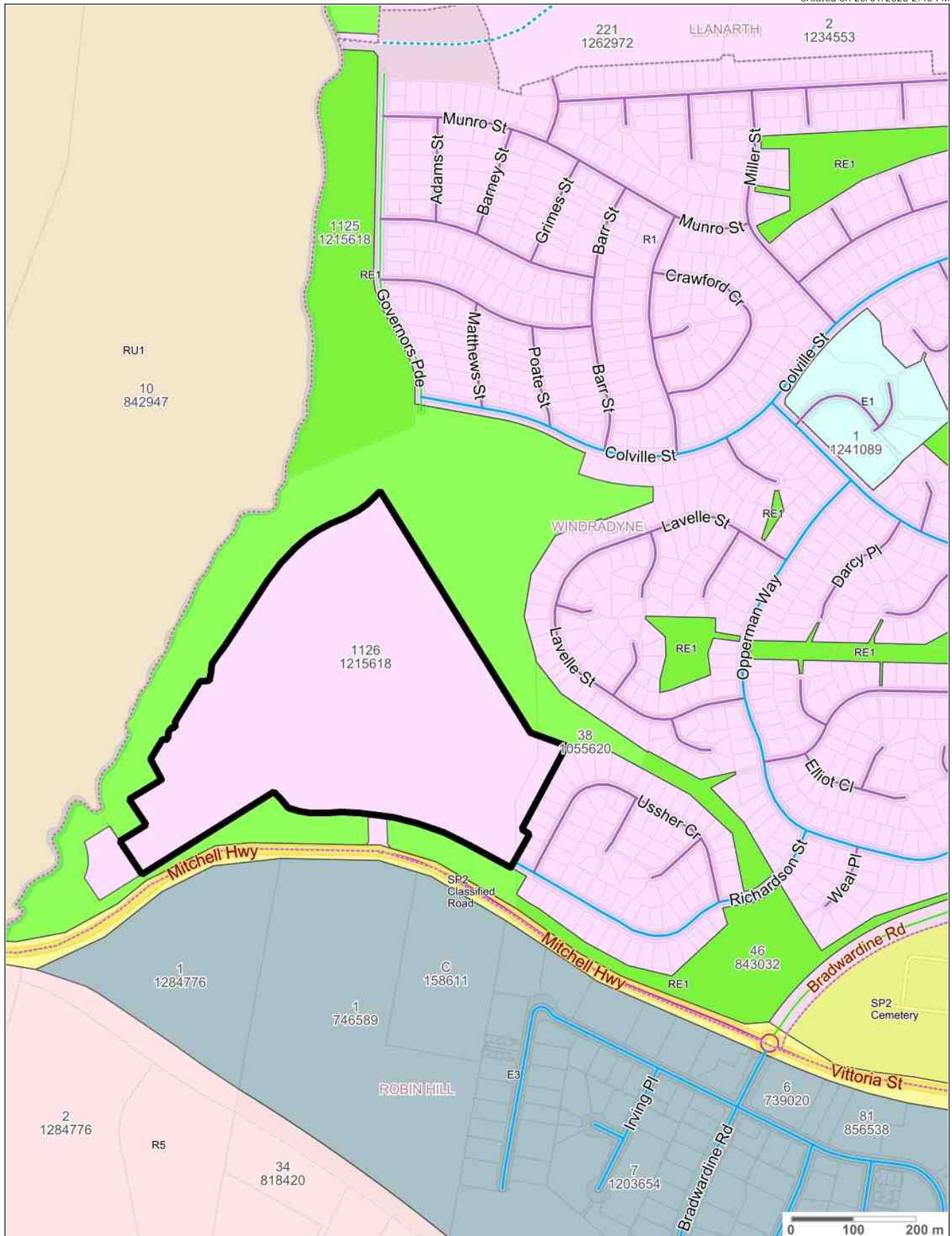
I have not made a reportable political donation

---

#### Please outline your submission

The location of proposed granny flats or studios to property boundaries should be further defined so as to maintain a reasonable amenity for those adjoining. Given the expected continuing uptake of solar panels shadowing of adjoining properties roofs should not be approved.

---



**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: Daniel Dwyer

Date: 20/09/2023

Projection: GDA94 / MGA zone 55

Map Scale: 1:8000 @ A4

## Windradyne 1100 Road Naming





**BATHURST REGIONAL COUNCIL**

Bathurst Regional Council  
PMB 17  
158 Russell Street  
BATHURST NSW 2795  
Telephone: 02 6333 6111  
Fax: 02 6331 7211  
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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: Daniel Dwyer

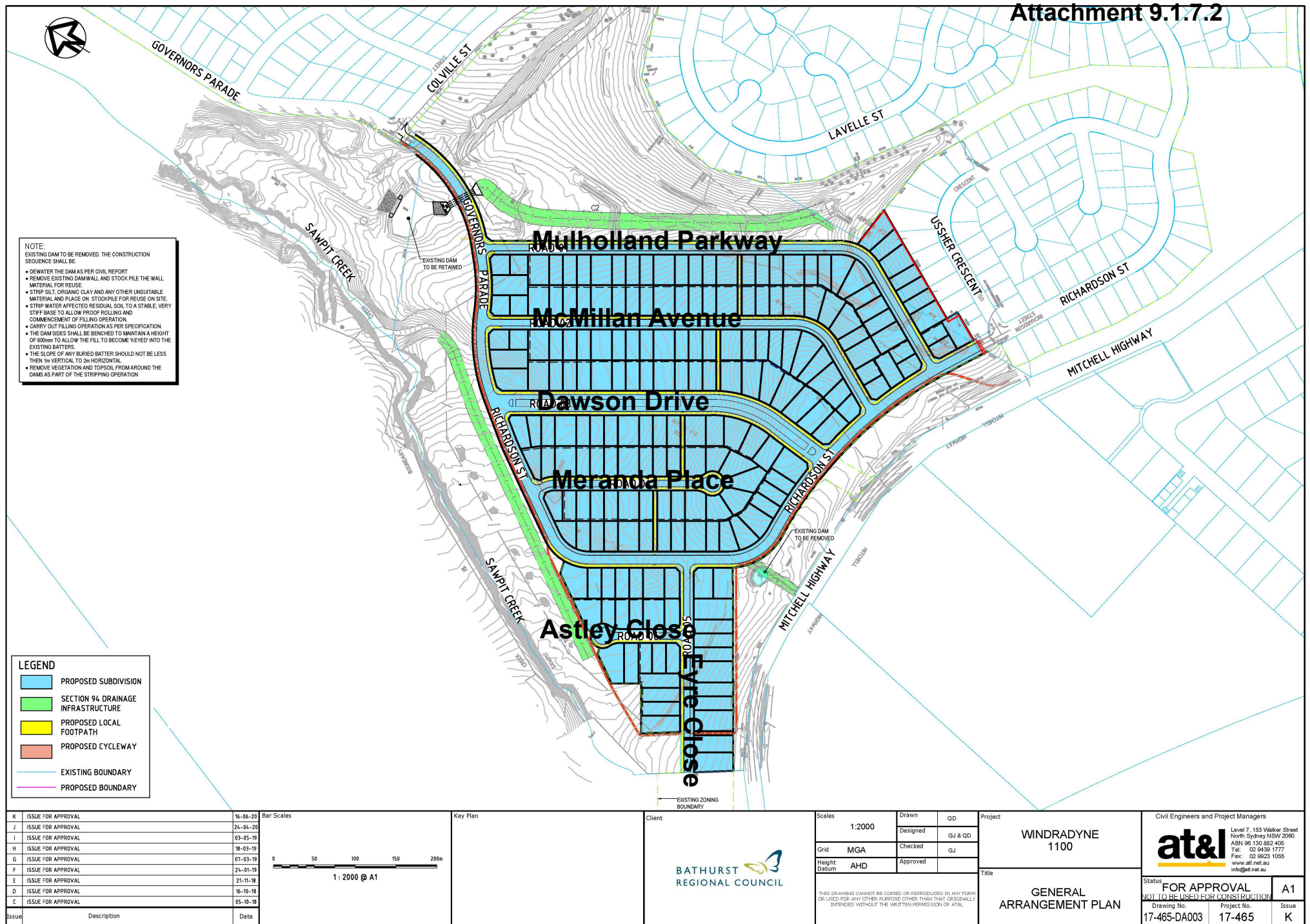
Date: 20/09/2023

Projection: GDA94 / MGA zone 55

Map Scale: 1:8000 @ A4

## Windradyne 1100 Road Naming





## **CAR PARKING LICENCE AGREEMENT**

### **Bathurst Chase NSW**

Parties

**MINTUS INVESTMENTS 3 PTY LTD**

ACN 667 337 822

and

**BATHURST REGIONAL COUNCIL**



## Reference Schedule

Date

### Parties

**The Company:**

ACN

Notice details

**Mintus Investments 3 Pty Ltd**

667 337 822

Address: c-/ Mintus  
Suite 506, Level 5, 55 Phillip Street,  
Parramatta NSW 2150

Email: admin@mintus.com.au

Attention: The Company Secretary

**Trust:**

ABN

**The Retail Investment Trust 7**

40 739 227 394

**Council:**

Notice details

**Bathurst Regional Council**

Address: 158 Russell Street,  
BATHURST NSW

## RECITALS

- A. The Company is the owner and the registered proprietor of the Land of which the Car Parks forms part.
- B. The Company grants a licence to the Council to use the Car Park Areas as free car parking areas upon the terms set out in this Agreement and the Council accepts this Agreement and all terms and conditions set out in it.

## IT IS AGREED THAT

### 1 DEFINITIONS AND INTERPRETATION

#### 1.1 Defined terms

The following definitions, together with those in the Reference Schedule, apply unless the contrary intention appears:

**Agreement** means this Car Parking Licence Agreement.

**Centre** means the shopping centre known as Bathurst Chase (previously known as Bathurst Metroplaza), 39 William Street, Bathurst NSW erected on the Land including the Car Park.

**Car Parks** means any car park located on the Land which forms part of the Centre.

**Car Park Areas** means any car park which forms part of the Car Parks with entrances from Durhan Street, Howick Street and a loading bay area for tenancies from Evans Lane as identified on the plan annexed to this deed as Annexure A.

**Council's Off Street Car Parking Code** means the Council's Off Street Car Parking Code as amended from time to time.

**GST** has the same meaning given to that term in the GST Law.

**GST Law** means a *New Tax System (Good and Services Tax) Act 1999*, as amended from time to time.

**Land** means the whole of the land being Lot 101 in Deposited Plan 1167584 and Lot 23 in Deposited Plan 845431.

**Licence Period** means five (5) years commencing from the date of this Agreement.

**Subsequent Term** means an option for renewal of this Agreement for a further period of five (5) years commencing immediately after expiry date of the Licence Period pursuant to clause 2.

**1.2**      Interpretation

In this Agreement, the following rules of interpretation apply unless the context requires otherwise:

- 1.2.1      a reference to a singular number is deemed to include a reference to a plural number and vice versa;
- 1.2.2      a reference to a person, corporation, trust, partnership, Joint venture, association, corporate or unincorporated body, other body corporate, any Government Agency or other entity includes any of them;
- 1.2.3      where two or more persons are the Company or the Council, all covenants, agreements, restrictions, conditions and provision which bind the Company and the Council shall bind all of them jointly and each of them severally;
- 1.2.4      any reference to a statute, ordinance or regulation includes all statutes amending, consolidating or replacing the statute referred to;
- 1.2.5      where a day or last day for doing anything or on which an entitlement is due to arise is not a business day, that day or last day will be the immediately following business day;
- 1.2.6      a reference to a body (including without limitation, an institute, association or authority), whether statutory or not:
  - a.      which ceases to exist; or
  - b.      whose power or functions are transferred to another body is a reference to the body which replaces it or which substantially succeeds to its power or functions.

**2 LICENCE TO USE PREMISES AS A CAR PARKING AREA**

**2.1**      Grant

The Company grants to the Council the licence for the Licence Period to park cars in allocated spaces in the Car Park Areas or use the Car Park Areas as free car parking for the use of the general public parking.

**2.2**      Licence Fee

The licence fee payable by the Council to the Company shall be \$1.00 per annum payable if and when demanded.

**2.3**      Holding Over

If the Council continues to use the Car Park Areas after the termination of this Agreement with the Company's prior written consent, and without a new or renewed Agreement being entered into, then the Council does so under a monthly tenancy, on the same terms as this Agreement except for the Licence Period, which either party may terminate on one month's notice ending on any date.

**2.4**      Option to renew

If the Council wishes to take a renewed Agreement of the Car Park Areas for the Subsequent Term the provided that the Council gives notice in writing to that effect to the Company for at least three (3) months but not more than six (6) months prior to the termination of this Agreement and provided that there is no subsisting

breach of the terms and covenants of this Agreement on the Council's part, the Company must grant a renewed Agreement of the Car Park Areas to the Council for the Subsequent Term commencing on the day after the date of termination of this Agreement, and otherwise on the same covenants, terms, conditions, obligations and agreements are contained in this Agreement except that this definition of Subsequent Term and this clause 2.4 shall be deleted.

### 2.5 Termination of this Agreement

Despite any other provisions under this Agreement and at any time during the Licence Period, either party may terminate this Agreement by giving six (6) months written notice to the other party (**Termination Notice**). If this clause 2.5 applies, this Agreement terminates on the date of expiry of the Termination Notice.

## 3 COUNCIL'S OBLIGATIONS

### 3.1 Council's Obligations

The Council must:

- 3.1.1 provide upon the Car Park Areas public parking for use of the general public and to care for, control and manage the Car Park Areas as a parking area in accordance with the Council's Off Street Car Parking Code;
- 3.1.2 impose and take all reasonable steps to enforce a maximum parking period for the Car Park Areas of three (3) hours for which a vehicle may be parked in a designated parking space on the Car Park Areas;
- 3.1.3 provide a parking area attendant (at no cost to the Company) to patrol the Car Park Areas on an "as required" basis agreed to between the parties from time to time to supervise the Car Park Areas as free parking areas and issue infringement notices to vehicles which are parking in excess of the permitted maximum periods or which breach any other regulations applying to the use of the Car Park Areas as parking areas; the days and periods on and during which the attendant will be in attendance at the Car Park Areas for this purposes shall be determined by the Council in consultation with the Company and if appropriate will not evidence a daily or weekly routine;
- 3.1.4 provide the Company with information as to all penalties recorded, as well as information as to the hours attended at the Centre by the parking area attendant;
- 3.1.5 draw any want of repair in the surface of the Car Park Areas to the attention of the Company immediately it becomes aware of, and

For the avoidance of doubt, the Council shall be entitled to retain for itself all revenue generated from infringement notices issued in accordance with the terms of this Agreement.

### 3.2 Prohibitions

The Council must not:

- 3.2.1 exempt any particular vehicles or class of vehicles from such maximum parking period except such vehicles nominated by the Company and the Council from time to time; and

- 3.2.2 use or permit to be used without the prior written consent of the Company or any part thereof for any purpose other than parking areas in accordance with clauses 2.1 and 3.1.

## **4 COMPANY'S OBLIGATIONS**

### **4.1 Company's Obligations**

The Company must:

- 4.1.1 maintain at all times at its own expense the surface of the Car Park Areas in a state of good repair to the reasonable satisfaction of the Council and will keep the Car Park Areas clean and free of rubbish and promptly comply with any reasonable request from the Council to carry out repair to the Car Park Areas;
- 4.1.2 provide and erect at its own cost all notices and signs as shall be appropriate for the proper and conduct management of the Car Park Areas, these notices and signs shall be erected in the positions nominated by the Council in consultation with the Company;
- 4.1.3 maintain in good repair and condition at its own cost all fencing and guideposts situated upon or on or near the boundaries of the Car Park Areas;
- 4.1.4 maintain in good repair and condition at its own cost all fencing and guideposts situated upon or near the boundaries of the Car Park;
- 4.1.5 remove all of its fixtures and fittings as determined by the Council by the termination date of this Agreement and to make good at its own cost any damage to the Car Park Areas caused by such removal;
- 4.1.6 pay all rates, taxes and other imposts payable in respect of the Car Park Areas;
- 4.1.7 indemnify the Council against any claims or demands against the Council arising out of any injury to persons or property from whatever cause within the Car Park Areas or as a consequence of any matter or thing occurring within the Car Park Areas, and in any such case in the absence of any wilful act, default, omission or negligence on the part of the Council, its servants and agents and the Company;
- 4.1.8 keep in full force and effect during the Licence Period and any holding over, a policy of public risk insurance with respect to the Car Park Areas noting the interest of the Council, in which the limit of indemnity is not less than \$20,000,000.00 for any one incident and to supply the Council with details of such policy upon request.

## **5 MISCELLANEOUS**

### **5.1 Releases**

The Company is not liable to the Council and the Council releases the Company from all liability, loss, claim, damages, costs and expenses arising from or incurred in connection with any damage or loss of any property of the Council from the Car Park Areas however caused except to the extent that such loss, damage or injury is caused by the carelessness or negligence of the Company.

**5.2      Council's Regulations**

The Council may at any time impose, vary or revoke any regulations relating to the use of the Car Park Areas, provided that it is consistent with the Council's power in that regard existing under the Local Government Act 1993, as amended from time to time, or any regulation made there under, and provided that the Council provides the Company with prior written notice detailing any changes pursuant to this clause 5.2.

**6 NOTICES**

6.1      All notices, requests, demands, consents, approvals, agreements or other communications (**Notice**) to or by a party to this Agreement must be in writing and must be:

6.1.1      left at or sent to the address or email address of the addressee in this Agreement (or such other address or email address previously notified in writing by the addressee as the addressee's alternative address for notice); or

6.1.2      if addressed to the Council may also be left at or sent by pre-paid post:

a.      the address set out in this Agreement; or

b.      the address last notified to the sender for the purposes of this clause.

6.1.3      If given by the Company, may be signed by the director of the Company or by any person employed by the Company or the Company's duly appointed attorney, solicitor or agent.

6.1.4      If given by the Council, may be signed by a solicitor, appointed attorney or an authorised officer of the Council.

6.2      A Notice in accordance with clause 6.1 will take effect:

6.2.1      if left at an address or sent by an email, on the day the Notice was delivered provided the Notice was delivered by 5.00pm on that day or that day is a business day. Otherwise, the Notice will take effect from the next business day; or

6.2.2      if sent by post, on the fourth business day after the Notice was sent.

**7 LIMITATION OF LIABILITY**

7.1      The Council acknowledges that the Company enters into this Agreement in its capacity only as trustee of the Trust and in no other capacity.

7.2      The Company's liability under this Agreement, whilst the Company remains the trustee of the Trust, is limited to the realisable value of the assets of the Trust held by the Company when the claim is made or the proceedings are instituted and the Council is not entitled to enforce any claim, remedy or liability against the Company or against the Company's assets which do not and have not formed part of the Trust.

- 7.3 The Company shall not have any further liability under this Agreement after title to the Car Park Areas shall have ceased to be vested in the Company as trustee of the Trust.

## **8 GST**

8.1 Definition

Capitalised expressions which are not defined in clause 1.1 but which have a defined meaning in the GST Law (irrespective of whether they are capitalised in the GST Law) have the meaning given to them under the GST Law.

8.2 Payment of GST

The parties agree that:

- 8.2.1 all Payments have been set or determined without regard to the impact of GST;
- 8.2.2 if the whole or any part of a Payment is the consideration for a Taxable Supply for which the payee is liable to GST, the payer must pay the payee an additional amount (GST Amount) being equivalent to the amount of that GST at the same time as the GST exclusive consideration if payable or to be provided;
- 8.2.3 the payee will provide to the payer a Tax Invoice.

8.3 Input Tax Credit

Despite any other provision of this Agreement, if a Payment due under this Agreement is a reimbursement or indemnification by one party of an expense, loss or liability incurred or to be incurred by the other party, the Payment shall exclude any part of the amount to be reimbursed or indemnified for which the other party can claim an Input Tax Credit.

**Executed and delivered as a Deed.**

**EXECUTED** for and on behalf **MINTUS INVESTMENTS 3 PTY LTD ACN 667 337 822 ATF THE RETAIL INVESTMENT TRUST 7** in accordance with section 127(1) of the *Corporations Act 2001*:

.....  
Signature of Sole Director/Secretary

**MELHEM HAZZOURI**  
.....  
Name of Sole Director/Secretary

**EXECUTED** for and on behalf **BATHURST REGIONAL COUNCIL** by its Attorney being the person for the time being holding or fulfilling the duties of General Manager of Bathurst Regional Council and the said Attorney states at the date of execution of this present instrument he has received no notice of revocation of Power of Attorney Registered Book            No            by virtue of which he executed.

.....  
Signature of Witness

.....  
Name of Witness

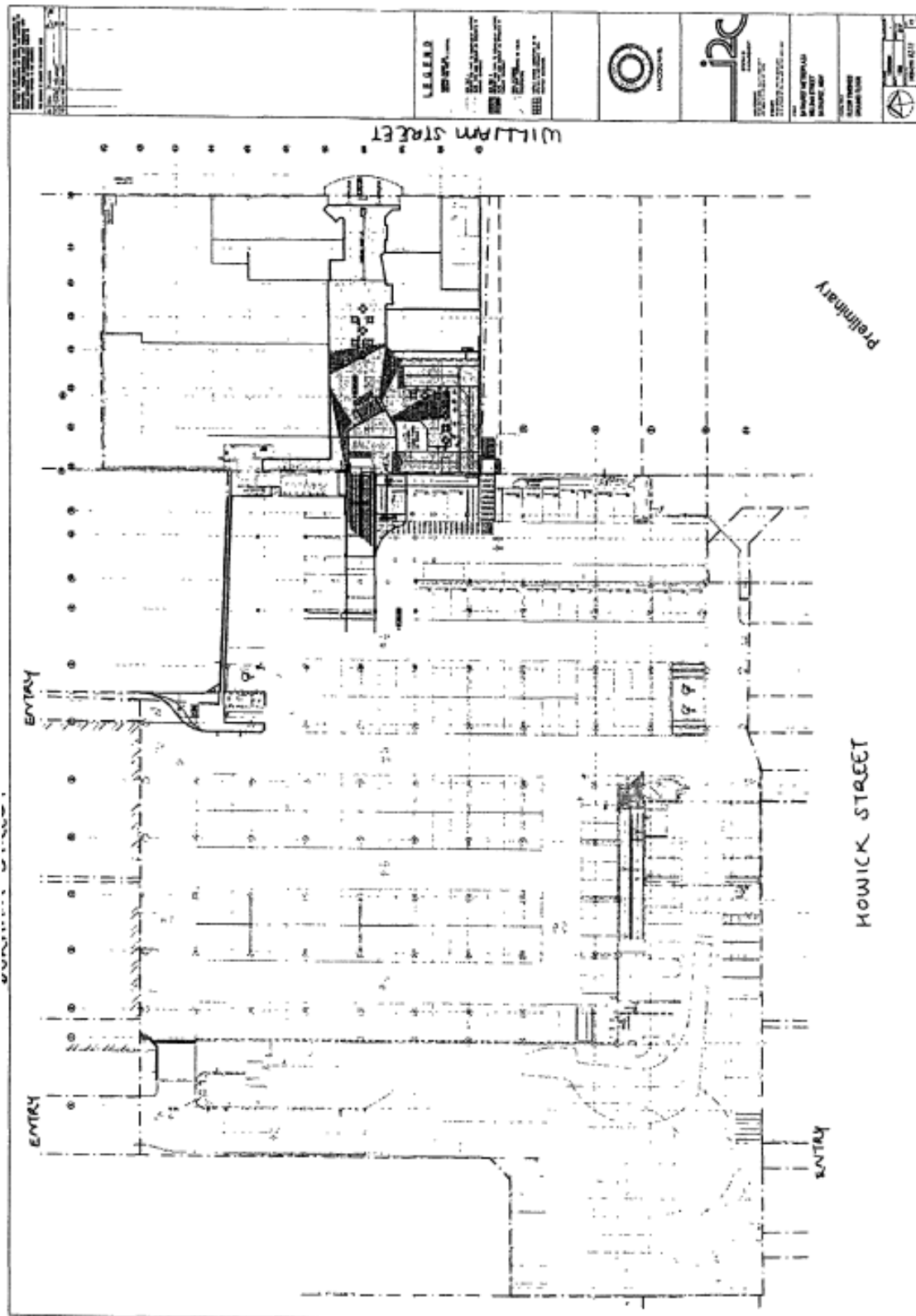
.....  
Address of Witness

.....  
Signature of Attorney

.....  
Name of Attorney



**ANNEXURE A  
CAR PARK AREAS**



## Coles Carpark - 39 William Street, Bathurst



Map Zoom: 471.5 m

## Info Results

## Property Info (1)(Property)

Parcel Num	Lot No	Sec No	Title Desc	Plan No	Area	Area UOM	Land Status	Zone
89226	101		Lot/Deposited Plan	1167584	1.168	H		B3 Commercial Core

## Property Address (1)(Property)

Property Name	Unit No	Unit Suff	Street Num	Street Num Suff	Street End	Street End Suff	Street Name	Locality	State	Post Code
			39				William Street	BATHURST	NSW	2795

## Rates Info (1)(Property)

Assess Num	Old Assess No	Zone	Rates Cat	Rateable	Valuation Number
199801	503020009	BU	Business - Bathurst City	Y	3684804

#

BATHURST  
REGIONAL COUNCIL

"Base Maps: © Department of Lands 2006"

Bathurst Regional Council expressly disclaims all liability for errors or omissions of any kind whatsoever, or any loss, damage or other consequence which may arise from any person relying on information comprised in this Plan.

The information on this form is being collected to allow council to process your application and/or carry out its statutory obligations. All information collected will be held by Council and will only be used for the purpose for which it was collected. An individual may view their personal information and may correct any errors.

Note: The colours on this Plan do not indicate zones under the Bathurst Regional (Interim) Local Environmental Plan 2005.

20211597  
30 June, 2023

Bathurst Regional Council  
Manager Strategic Planning  
158 William Street  
BATHURST NSW 2795

## Heritage Lamp Standards Condition Report

Client: Bathurst Regional Council

Location: Bathurst NSW 2795 (encompassing Keppel St, William St, George St, Howick St, Russell St, Church St, Machattie Park and Chifley Park)

Purpose: Condition Assessment and Maintenance Plan



Prepared by: Calare Civil Pty. Ltd. and Christo Aitken and Associates Pty. Ltd.

**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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## **2 Executive Summary**

At the request of Bathurst Regional Council, Calare Civil Pty Ltd in conjunction with Christo Aitken and Associates Pty Ltd have completed an inspection of the historical lamp standards located in the Bathurst CBD streetscape, Machattie Park, King's Parade and Chifley Park. The majority of the lamps are listed on the State Heritage Register and are iconic to the Bathurst Streetscape.

The lamps vary in appearance but can essentially be grouped into two groups comprising Twin Lamp Standards and Single Lamp Standards. There is also the Jubilee Water Fountain, originally used as a watering trough for horses and a drinking fountain for people, which has since been retro fitted with lights and relocated from its original position outside the courthouse to within Machattie Park at the corner of George and Keppel Streets. It is noted that 4 of the lamps in lower George St are replicas moulded from cast iron to the same design as the originals.

The Twin Lamp Standards are Victorian in design and predominately located in Keppel, William, George and Howick Streets. There are also six lamp standards that flank the Carillion in Kings Parade, two that match the lamps located in the road reserves and four other lamps of a different design, resembling the single lamps in the area but with twin light. There are 60 twin lamps in total.

There are 3 variations of the single lamp standards. There are 8 lamps located in Chifley Park, uniform in appearance but the design is unique to this location. There is a secondary design that populates Machattie Park and King's Parade. Also located in Machattie Park are a more modern variant of the single lamp standard that has been constructed to emulate the original design but are more robust in nature. The number of single lamps total 52.

The project brief required inspection of the lamps by a Structural Engineer and Heritage Architect to determine both the condition of the lamps and their structural integrity, identifying and recording any common flaws and degradation of the lamps in terms of both the structural integrity and originality of the lamps.

Given that the lamps are almost 100 years old, some components of the lamps have reached the end of their serviceable life due to the effects of weathering and corrosion, or have been destroyed as a result of misadventure (i.e. car impact, loss or breakage during lamp light maintenance) or vandalism. Due to the age of the lights and the scarcity of replacement parts, replica elements have replaced the damaged originals over the course of the lamps life to date. The result is that not all parts are the same age, design, material or colour and hence there is some variation in the appearance of the lamps, particularly the canopy finials, canopy and luminaire globe appearance (please refer to Appendix A for diagrams of the lamps, their components and the nomenclature adopted in this report). The evolution of automobiles over the life of the lamps has created the requirement for street signage, which has resulted in some signs being fixed to lamps located in the road reserve, impacting the aesthetic of the lamps. During their lifetime, most (but not all) twin lamps have also been modified with a cross arm used to display triangular flags to advertise local events and exhibitions.

Structural inspections of the lamps have revealed that due to the corrosive nature of cast iron, and inevitable water ingress, as well as the contact of the base of the lamps with the ground, that corrosion has occurred to all lamps. In addition to this, protective coatings such as paint and galvanising have reached the end of their life spans several times. Generally, the paint maintenance is in good order, however small flaws in these coatings, and the inability to recoat internal surfaces that were originally painted have also led to localised corrosion. It is noted that the level of corrosion that has occurred does vary from lamp to lamp.

Several key contributors to corrosion have been identified and numerous solutions to prevent and decrease the rate of corrosion have been listed in the report, each of which vary in cost. These solutions include passive protection such as the renewal of paint coating and better sealing of joints, as well as active protection option in the form of a sacrificial anode. Recommendations have been made regarding the time frame to implement these coatings based on cost and ease of installation.

### **3 Introduction**

At the request of Bathurst Regional Council (BRC), Calare Civil Pty Ltd (CC) in conjunction with Christo Aitken and Associates Pty Ltd (CA) have completed an inspection of the historical lamp standards located in the Bathurst CBD streetscape, Machattie Park, Kings Parade and Chifley Park. The majority of the lamps are listed on the State Heritage Register and are iconic to the Bathurst Streetscape. The lamps are listed on the Bathurst Local Environment Plan 2014.

#### **3.1 Inspection Team**

The project team comprised the following disciplines from the following firms:

- Heritage Consultant – Christo Aitken & Associates, Conservation Architect with over 35 years experience. Christo has worked throughout the Central West since 1995 with a focus on heritage and history of the region.
- Structural Engineering Consultant – Calare Civil Consulting Engineers, a consulting engineering practice operating in Bathurst since 1990. Calare Civil provide structural engineering, civil engineering, building design services and associated works on industrial, commercial, agricultural and residential developments for both private and government sectors Australia wide.

#### **3.2 Project Brief and Report Objectives**

The scope of works for the project were:

- Meeting with relevant BRC stakeholders, organisation and development of Traffic Management Plan (TMP) and proposed inspection methods
- Heritage Inspection of the lamps
- Inspection of the lamps general condition identifying broken, damaged or degraded parts
- Structural Inspection of lamps including bases, fasteners and internal void surfaces where practicable and measurement of critical structural elements
- Assessment of corrosion damage (if present) and the effect of corrosion on the structural integrity
- Structural analysis of the lamps and the lamps ability to resist vehicle impact loads and wind loading

Reporting on structural findings, and in conjunction with the Heritage Specialist, devising ongoing maintenance plan to prevent and inhibit corrosion without impacting the heritage status and appearance of the lamps.

#### **3.3 Reference Material**

This review has been carried out in accordance with the following Standards Australia (SA) Codes of Practice:

- AS/NZS2312.1:2014 Guide To The Protection Of Structural Steel Against Atmospheric Corrosion By The Use Of Protective Coatings - Part 1: Paint Coatings
- AS/NZS2312.2:2014 Guide To The Protection Of Structural Steel Against Atmospheric Corrosion By The Use Of Protective Coatings - Part 1: Hot Dip Galvanizing
- AS2239:2003 Galvanic (Sacrificial) Anodes for Cathodic Protection

The above material has been used to designate the Corrosivity Category of the environment that the lamps are located in, as well as determining the expected lifespan and period to first maintenance of the coating. AS2239 has also been used to determine a preliminary design for a sacrificial anode.



## 4 History and Significance

### 4.1 History

In 1863 after Bathurst City Council was formed and the aldermen had established council's basic organisation they turned their attention to municipal needs<sup>1</sup>. The streets of the town were a priority in view of their 'primitive condition with many bogs, gullies, ruts and unformed drains'. At the end of the year Bathurst made its first attempt to light the streets in a comprehensive way. An order was placed with George Fish, a local engineer to supply six lamp irons and in 1864 tenders were called for the supply of kerosine street lamps complete with wicks. Although the first street lamps powered by coal gas in Sydney were erected in 1841, Bathurst during the 1850s and later had a few shopkeepers who lit their properties with gas in various forms but this gas was not produced from coal and was mainly confined to the interiors of buildings. By 1872 a small private gas works was encouraged by Council in Durham Street. After its completion, the first supplies were available to consumers, although this was limited to the centre of the township.

Council's policy at the time was to improve street lighting by replacing kerosine with gas lamps as funds became available. The paraffin lamps were gradually converted to gas and an additional two lamps were erected at each of the intersections of George, William with Durham, Howick, Russell and Keppel Streets within the CBD. A special levy of three pence in the pound was placed on property owners in the areas to pay for it. This levy needed special legislation to be enacted. The lights required much maintenance and were often subject to vandalism and the cost of extending mains and repairs to roads afterwards was high. By 1877 Bathurst had 55 street lights<sup>2</sup> and Council were considering a municipal gas works to reduce their costs which was eventually completed in 1888 at the eastern end of Russell Street.

The process of removing the 1870s and 1880s gas lamps in the centre of town began in August 1924 when the first power cables were laid underground in Church Street. The Bathurst Times noted in an article on 1<sup>st</sup> September 1924 "*King's Parade should be a blaze of light at night when the new electricity lamps are completed. They will number 20. The old gas lamps will be removed*"<sup>3</sup> A further article on 20<sup>th</sup> December of the same year provided a little detail on the electrification scheme with details of the engines, producers, alternators, switchboard, powerhouse and street lights among other aspects. The article based on details from Mr R.J.N. Franki of Sydney, who was the supervising engineer, includes the following important details:

*"The street lighting consists of approximately 370 lights, and the whole of the lighting is carried out on the constant current series system and is split up into three separate circuits, each being controlled from the powerhouse. The lamps vary from 50 to 400rp(?). Several types of fittings are installed. In the main part of town there are 47 ornamental standards fitted with alabaster rippled globes with canopy dome refractors. In Keppel Street and some of the main parts of town where it is difficult to install the standards, ornamental brackets fitted with the same shades have been supplied.*

*For lighting the Willow Drive what are known as highway lighting units, have been installed. These are fitted with parabolic reflectors and arranged so that the angle of the light can be adjusted and thrown into the roadway. Wherever possible elsewhere right-angled brackets have been installed, fitted with porcelain enamel radial wave reflectors, and in many cases where trees would block the lighting if brackets were installed centre suspension fittings have been suspended across the road. The whole of the street lighting equipment was supplied by the Australian General Electric Co. Ltd."*<sup>4</sup>

<sup>1</sup> Theo Barker, *A History of Bathurst, Volume 2 from Settlement to City*, 1998

<sup>2</sup> NSW Heritage Council, SHR Inventory Sheet *Bathurst Street Lamps*, ref ID 5053084, 2003

<sup>3</sup> Bathurst Times, Local & General, *A Blaze of Lights*, Monday 1 September 1924

<sup>4</sup> Bathurst Times, *Electric Light, Modern Bathurst Scheme*, Saturday 20 December 1924

Franki, the consulting engineer, also spoke at the opening ceremony noting an aspect of the design and selection process to perhaps consider in their future care and management that *"they had a very beautiful city and those responsible had had a great task in trying to design an adequate lighting scheme. They had felt that blazing lights would not be suitable for such a beautiful and dignified city. They had therefore given them the subdued ornamental lamps"*. The ceremonies closed with Mr Van Valzahan, managing director Australian General Lighting Co. Ltd., said *"the lighting of King's Parade was unique and it had been left to Bathurst to lead the way in Australia for ornamental lighting of this nature (Applause)"*<sup>5</sup>

The above article provides a useful description of some of the first lamp standards and their technical aspects for understanding some of the changes that may have occurred to the remaining lamp standards.

But the importance of the weekend for Bathurstians was not lost on the wider community, a separate article proudly expressed the community's interest and vision.

*"Bathurst was on Saturday electrified in more senses than one. The pulse of the West quickened because of the new life that has been infused as a result of the advent of light and power. The citizens experienced a feeling of pride at this achievement...The advent of the electricity has a bearing upon another important problem which is ever with the dweller in New South Wales provincial cities. That is the tendency to converge upon Sydney."*

The above article also Evocatively points to the end of an era in the township:

*"There was something pathetic about the gas street lamps in Bathurst on Friday night. Their day and their night was over. "Ring out the old, ring in the new". What tales these old standards, which have done such a noble service for many a long year, could tell could they be induced to speak! In the march of progress they have fallen by the wayside to give way to the new and modern, to give way to an almost sinister power which has well-nigh revolutionized the world...from the time of the link-men who carried torches to show the way to English gentry and gentlewomen, methods of street lighting have improved with the effluxion of time. It is doubtful if electricity will ever be superseded by any other form of illumination".*

As the timber street poles and the suspended lights caused problems with shops and office buildings, particularly during the demolition of the street balconies then taking place, they were gradually replaced with free-standing lamps. The free-standing street lamps, known at the time as the White Way (referring to the lights in the centre of the streets and the general lighting in the city centre) was first proposed in 1930 by Mr W.B. Bell, the Bathurst Council Electrical Engineer. The proposal included George Street (2 blocks), Howick Street (1 block), William Street (4 blocks) and Keppel Street (2 blocks). It was originally intended that the spacing of the standards was to be fourteen feet<sup>6</sup>. There was initial local resistance to the proposal for central lamp standards regarded as unsafe for drivers, but others maintained that the island refuges around the standards would provide protection for pedestrians. In November 1930 the Council resolved to start installation work and after a redesign period of 3 years, the central standards were installed in two stages, the city centre in 1933 and Keppel Street in 1935. There was still some opposition to the siting and the design of the standards which included letters to the newspapers strongly objecting to the extension of lamp posts down Keppel Street, pointing out that the centre of the road 'was a safety margin for cars travelling along streets with other cars leaving the curb' Other objections noted that they wanted Bathurst to go ahead, 'not 50 years backward' and wondered why Council was installing 'a row of lamp posts like those thrown out of the more advanced towns'. Council's electrical engineer, W.B. Bell continued to support the scheme and aesthetic character of the standards referring to the apparently successful central standards in Macquarie Street in Sydney and the traditional quality design of the ornamental standards from Australian General Electric. The design of the twin lamp standards are unusually Victorian in character despite their Interwar period. When he presented his scheme to Council, he expressed the opinion that his proposal was one that 'will meet Bathurst's requirements for at least 10 years ahead'<sup>7</sup>

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<sup>5</sup> National Advocate, *Electric Light Installed in Bathurst, Switching On Ceremony, Saturday Night's Celebrations, Progress and Praise, Addresses at the Banquet*, Monday 22 December 1924

<sup>6</sup> National Advocate, 16 May and 15 October, 1930

<sup>7</sup> National Advocate 29 July 1930

Other heritage elements included in the study includes the former drinking fountain at the southern side of Machattie Park on the corner of Keppel and George Streets. The drinking fountain was a gift of the Women and Girls of Bathurst to commemorate Queen Victoria's Golden Jubilee. Mrs. Machattie presented the gift to Mayor Webb in 1888. It was originally located on Russell Street between King's Parade and the Courthouse but relocated at some point in the 1930's possibly at the time of the first stage of the central lamp standards. A catalogue from Macfarlane & Co has been sourced and the drinking fountain was manufactured by Walter Macfarlane & Co. at the Saracen Foundry, Glasgow and appears to be one of their many designs (number 27)<sup>8</sup>. The 6'6" diameter 18'0" high design was *"well-suited for street crossings, squares, marketplaces etc. as it afforded drinking accommodation for a large number of horses and drivers, and effectively lit a wide space, with the least possible obstruction to other traffic"*. Originally this lamp had a single gas lamp but was modified to a five-light design similar to some of the Machattie Park single lamp standards.

It provided a drinking trough for horses with a small basin for dogs at ground level. The trough was a circular cast iron basin supported on legs in the form of horses' hooves. The central stanchion supported the structure which was seated on a circular plinth. A central fluted column was capped with a central lamp and four additional lamps on arm extensions. A shield on the post offered inscription. Four projecting tendrils suspended cups allowing humans to drink from the spouting water whilst horses drank from the large basin.

The above documentary material provides some useful references for the future care and maintenance of the lamp standards; however, the material also raises a number of unresolved queries relating to future care and maintenance:

- Were any of the late 19<sup>th</sup> century gas lamp standards retained and reused by Council?
- Which of the existing lamp standards in King's Parade are remaining from the original installation of 20 standards in 1924? There are currently 53 single-light lamps throughout King's Parade. When were the subsequent standards supplied and installed and where were they sourced?
- Which of the existing lamp standards in the centre of George Street, Howick Street, William Street and Keppel Streets are remaining from the first stage of the 1933 and 1935 installations? How many twin lamps were installed in the first stage? There are currently 56 twin-light lamps located in these streets. When were the subsequent standards supplied and installed and where were they sourced?
- When were the single-light Machattie Park lamp standards installed and where were they sourced? The SHR inventory sheet notes that The Machattie Park lamps are generally older than the others and include a central single globe reminiscent of the original gas light fittings.
- When were the Chifley Memorial Park lamp standards installed and where were they sourced? Could they have also been adapted from earlier gas light fittings?
- When was the single lamp pillar of the Jubilee drinking fountain in Machattie Park modified to a five-light design. Historical photographs show the modified light located in its original location in front of the Court House.

Recent research has also clarified the manufacturing and design details for the significant twin-light standards in the centre of the road reserves supplied and installed by the Australian General Electric Co. Ltd. In summary, the following has been researched with relevance to the future care and maintenance of the lamp standards:

- Trove and National Archives of Australia
- General Electric Co., Ltd (GEC) and Australian General Electric Co. Ltd (AGE)
- The Story of a Great Australian Industry, AGE. The 1930s merger.
- GEC and their history of street lighting in America
- GEC manufacturers of lamp standards, catalogues
- Library of Congress Archives and Records of early 20<sup>th</sup> C trade literature
- Sourcing early 20<sup>th</sup> Century trade literature from GEC manufactures for similar lamp standard designs.
- Sourcing early 20<sup>th</sup> Century GEC catalogues for original components for Bathurst lamp standards
- Historic street lighting and lamp standards interest groups and available records
- Memorial drinking fountains interest groups and available records
- Cast Iron manufacturers in Great Britain in the late 19<sup>th</sup> Century.

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<sup>8</sup> <https://memorialdrinkingfountains.wordpress.com/2015/01/30/golden-jubilee-fountain/>

- Trade literature from foundries in UK together with design catalogues relating to the drinking fountain.
- Locating similar lamp standards in Australia
- Liaison with Melbourne City Council Town Planners and Maintenance Staff
- Liaison with Melbourne City Council Archives
- Sourcing trades, manufacturers and foundries in Australia

The lamp standards in the road reserves were previously owned and managed by Southern Mitchell County Council and subsequently managed by Country Energy (Essential Energy) but are now more recently under the ownership and management of Bathurst Regional Council. Council staff recognise the heritage value of the lamp standards within the built context of the CBD and the background to the project appears to be to integrate their longer-term care and conservation into Council's wider asset management strategy. This might also involve co-ordination between different sections of Council in their overlapping roles and responsibilities centred on the street lamps and, therefore, the issue of understanding significance, constraints and opportunities may be an important aspect to the project.

### **4.2 Significance**

The lamp standards are of State and Local significance with some listed on the State Heritage Register (ref *Bathurst Street Lamps* SHR ID 01666) and Schedule 5 Part 1 of the Bathurst Regional LEP 2014 (*Bathurst Street Lamps* ref LEP Item I22). The lamp standards are generally located in the Bathurst CBD in the street reserves and in Machattie Park. The report also included the lamp standards in Chifley Memorial Park in West Bathurst which are only listed on Schedule 5 of the Bathurst Regional LEP 2014 (*Chifley Memorial Park and bronze bust* ref LEP Item I283). A total of 113 lamp standards were identified in the brief, although another lamp was identified in Kings Parade, not listed on the supplied maps. The lamp base appears to be original, but the post has been replaced.

The Bathurst Street Lamps are a defining element of the City and it is important that they are appropriately presented, restored and maintained. The centre of Bathurst is a sensitive heritage conservation area (HCA) also protected by the Bathurst Regional LEP 2014. The statement of significance for the HCA clearly reinforces the historic urban design issues which are directly related to the street lamp standards highly visible in the major streets, footpaths and historic parks.

The State Heritage Register listing illustrates the wider recognition of these values and notes that the 105 street lamps listed on the SHR are a *"major element of nineteenth and early twentieth century street furniture that contributes to the distinctive historical character of the central civic and business areas of Bathurst... they form a distinctive civic landmark in Bathurst and are rare in New South Wales"*. A further imperative to the project may be that the SHR listing notes that the street lamps are highly intact and are in need of repair and maintenance. The project also includes 8 street lamps in Chifley Memorial Park which is individually listed as a local item (I283) in Schedule 5 of Bathurst Regional LEP 2014. There are four replica lamps towards the northern end of George Street included in the project.

### **4.3 Heritage Management Context**

The high significance values of the Bathurst Street Lamps are recognised in the State and Local Government heritage listings. The listings also include their location and contribution to the Bathurst Heritage Conservation Area listed in Schedule 5 Part 2 of the Bathurst Regional LEP 2014. The statutory listings provide protection to those values at a number of levels.

While the listings bring with it a range of benefits there are also a range of statutory obligations at State and Local level. These are briefly summarised below:

### 4.3.1 State:

- The requirements of Section 57(1) of the NSW Heritage Act 1977 refer which details the “Controlled Activities” on places listed on the State Heritage Register
- The controlled activities range from demolition to altering a building. An approval for proposed works may require a Section 60 Application to Heritage NSW. The proposed works should be discussed with Heritage NSW in advance to clarify the statutory requirements (refer to NSW Legislation <https://legislation.nsw.gov.au/view/html/inforce/current/act-1977-136#sec.57>)
- Heritage NSW has also established a process for minor works with a series of Standard Exemptions requiring notification for works unlikely to impact on key aspects of significance. Section 57(2) refers to the exemptions and details of the current Standard Exemptions are available from Heritage NSW or their website (refer to 2020 publication Standard Exemptions – Guidance <https://www.heritage.nsw.gov.au/assets/Standard-Exemptions-Guidance-PDF.pdf>)
- Heritage NSW ‘Standard Exemptions’ guidelines detail the current 21 typical exemptions from Exemption 1 Maintenance and Cleaning to Exemption 21 Change of Use for State Heritage Register items. The exemptions were designed to generally address buildings and sites but can also be applied to the Bathurst Street Lamps as follows:
  - Exemption 1 - Maintenance and Cleaning
  - Exemption 2 - Repairs to non-significant fabric
  - Exemption 3 - Alteration to non-significant fabric
  - Exemption 5 - Repair or replacement of non-significant services (incl electrical)
  - Exemption 9 – Painting
  - Exemption 10 – Restoration of fabric that forms part of the significance of the item (significant fabric)
  - Exemption 12 – Temporary Structures (to be confirmed as applying to event flags and banners etc)

The guidelines detail the expectations in terms of the type of activities that might be regarded as exempt within each category. A current copy (2022) has been included in Appendix I for initial reference but it is recommended that the up-to-date guidelines be referred to Heritage NSW website because details may change from time-to-time.

### 4.3.2 Local:

- The requirements of Clause 5.10 of the Bathurst Regional LEP 2014 outlines Council’s Objectives for the LGA, the Requirements for Development Consent, When Consent is not Required, the Effect of Proposed Development on Heritage Significance and other matters, such as heritage assessment (refer to NSW Legislation <https://legislation.nsw.gov.au/view/html/inforce/current/epi-2013-0713#sec.5.10>)
- Development consent is generally required for a range of works from demolition to substantially altering the fabric of the heritage item.
- The LEP also includes provisions for minor works approval and notification when the proposed changes are ‘of a minor nature or is for the maintenance of the heritage item...and would not adversely affect the heritage significance of the heritage item’ (refer to LEP Clause 5.10(3)(a)-(d) <https://legislation.nsw.gov.au/view/html/inforce/current/epi-2013-0713#sec.5.10>)

## 4.4 Types of Lamps

Council’s brief noted the following ‘the historical lamp standards within the streets and formal parks in the Bathurst CBD make a significant contribution to Bathurst’s history. Therefore one of the key considerations of Council is the value that the relatively unique lamp standards contribute to the wider character and significance of the centre of the City.







However, it was also noted that 'Council has replaced some of the standards over time where vehicle collisions have irreversibly damaged the original standards. In 2006 Council received grant funding from the NSW Heritage Office to assist in repainting all of the lamp standards' and 'A number of the existing standards are now in fair to poor condition. Council is seeking a condition assessment and rating of all the standards to determine and prioritise a schedule of works required to immediately improve their condition and an ongoing maintenance plan to maintain their condition into the future'.

In summary, the objectives are as follows:

- State and Local heritage significance
- Contributory character to the City
- Maintenance obligations
- Fair to poor condition
- Clarify repair priorities

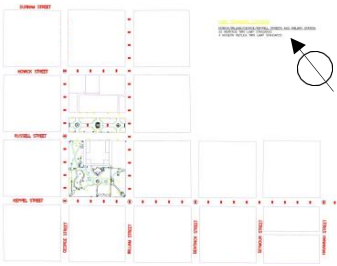
Type of Standard	Location	Number of Standards
<b>Bathurst CBD</b>		
<i>Twin lamp standards</i>	<i>Within CBD road reserves William Street (between Durham and Keppel Streets) George Street (between Durham and Keppel Streets) Note: also includes 4 replica standards between Durham and Howick. Howick Street (between William and George Street) Keppel Street (between George and Havannah Street)</i>	54
<i>Twin lamp standards</i>	<i>King's Parade 2 Twin Lamps matching those in the road reserve 4 Twin Lamps with a similar base to the single lamps</i>	6
<i>Single lamp standards</i>	<i>Russell and Church Street footpath of King's Parade, and within Machattie Park</i>	45*
<i>5 Luminaire lamp standard / horse trough</i>	<i>Machattie Park</i>	1*
<b>West Bathurst</b>		
<i>Single lamp standards</i>	<i>Chifley Memorial Park</i>	8*
<b>Total</b>		<b>114</b>

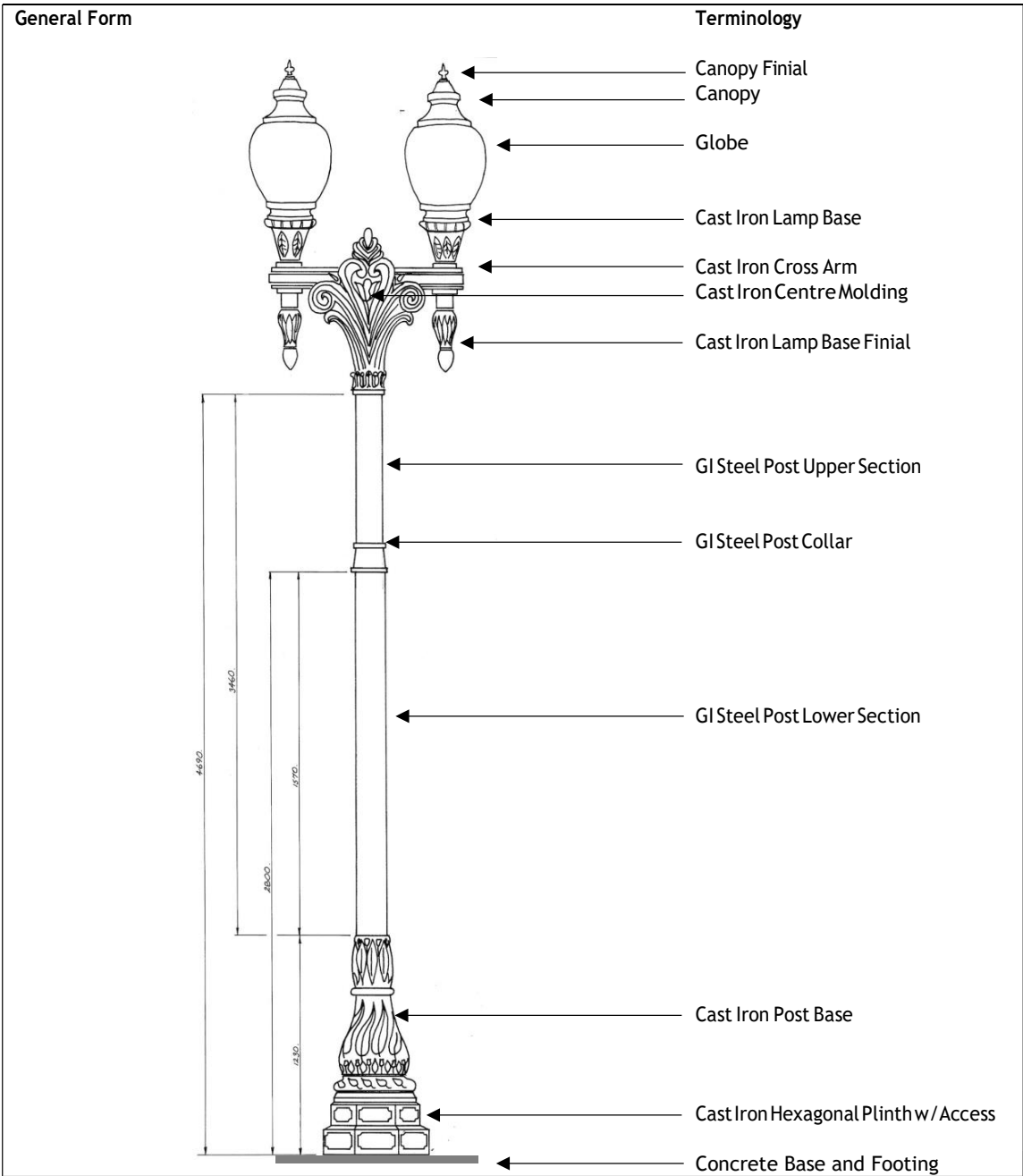
A tabulated analysis of each of the types of lamps was prepared at the outset of the project and copies of the sheets for each are attached below. These were then used to develop a strategy for the detailed sheets used during the inspections.

Historic Lamp Standards - Types		
<p>Type 1</p> 	<p>Type 2A</p> 	<p>Type 2B</p> 
<p>Type 3</p> 	<p>Type 4</p> 	<p>Type 5</p> 



Bathurst Historic Street and Park Lamp Standards - Condition Assessment and Maintenance Plan 2022

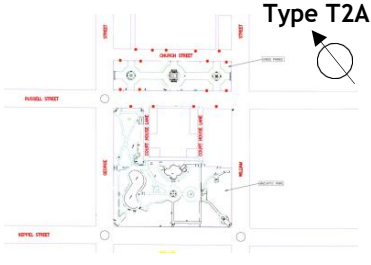
<b>Lamp Type T1</b> William Street George Street Howick Street Keppel Street Kings Parade Other Notes Manufacturer Installation Date	<b>Total 52</b>  15 (incl Keppel St junction) 11 (excl 4 north of Howick) 4 (excl George & William) 20 (excl George & William) 2  General Electric / Union Metal Pty c1933	<b>Type T1</b>  Location Key T1
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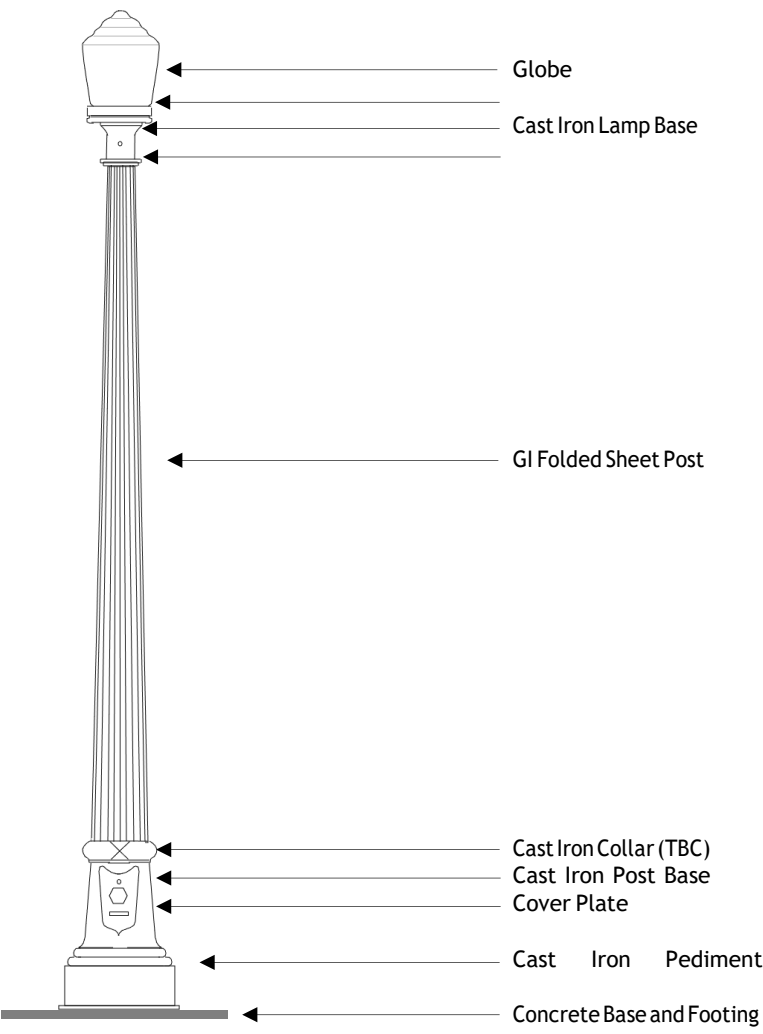


Prepared for Bathurst Regional Council - Christo Aitken & Associates in association with Calare Civil Pty Ltd



## Bathurst Historic Street and Park Lamp Standards - Condition Assessment and Maintenance Plan 2022

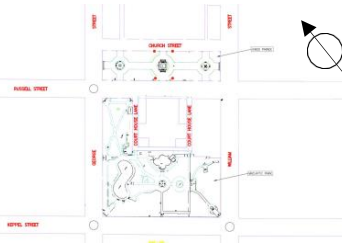
<b>Lamp Type T2A</b> Church Street King's Parade Russell Street Other Notes Manufacturer(s) Installation Date(s) Subvariants	<b>Total 17</b> 5 off Type T2A 8 off Type T2A 4 off Type T2A  TBC TBC Type 2B Twin Globe (King's Pde)	 <p>Location Key T2A</p>
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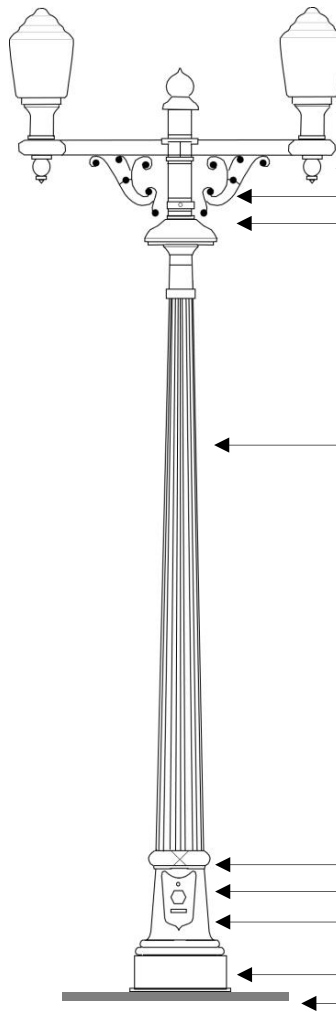
General Form	Terminology
	

Prepared for Bathurst Regional Council - Christo Aitken & Associates in association with Calare Civil Pty Ltd

## Attachment 9.1.9.1

### Bathurst Historic Street and Park Lamp Standards - Condition Assessment and Maintenance Plan 2022

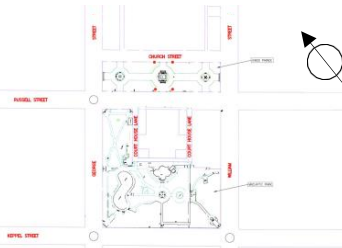
<p><b>Lamp Type T2B</b> King's Parade</p> <p>Other Notes Manufacturer(s) Installation Date(s) Subvariants</p>	<p><b>Total 4</b> 4 off Type</p> <p>TBC TBC Type 2A Single Globe</p>	<p><b>Type T2B</b></p>  <p>Location Key</p>
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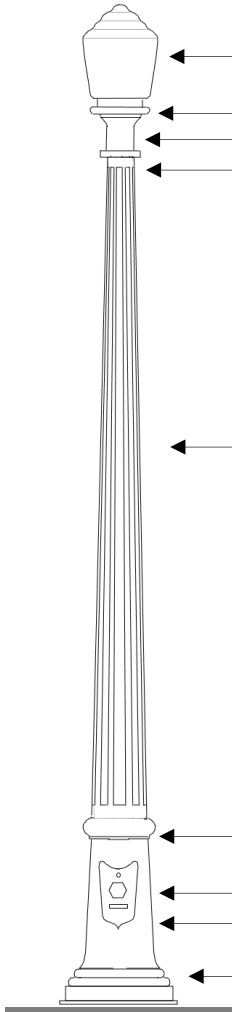
General Form	Terminology
	<p>Globe</p> <p>Cast Iron Lamp Base (TBC)</p> <p>Cast Iron Arm (TBC)</p> <p>Cast Iron Final (TBC)</p> <p>Cast Iron Filigree (TBC)</p> <p>Cast Iron Capital (TBC)</p> <p>GI Folded Sheet Post (TBC)</p> <p>Cast Iron Collar (TBC)</p> <p>Cast Iron Post Base</p> <p>Cast Iron Cover Plate</p> <p>Cast Iron Pediment</p> <p>Concrete Base and Footing</p>

Prepared for Bathurst Regional Council - Christo Aitken & Associates in association with Calare Civil Pty Ltd

## Attachment 9.1.9.1

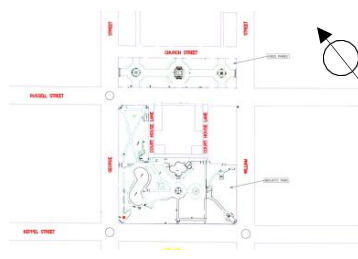
### Bathurst Historic Street and Park Lamp Standards - Condition Assessment and Maintenance Plan 2022

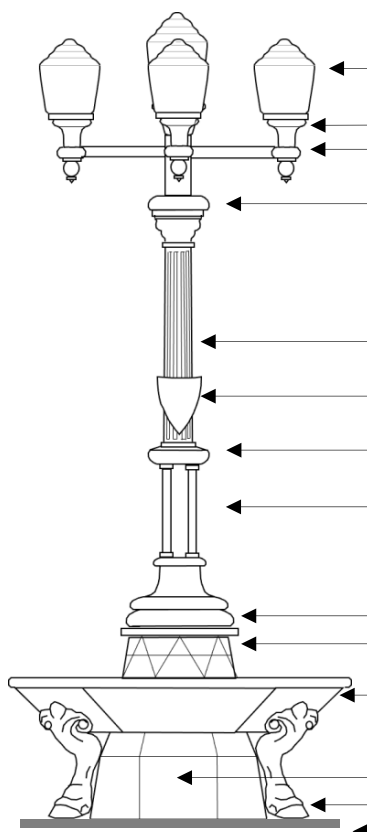
<p><b>Lamp Type T3</b> Machattie Park</p> <p>Other Notes Manufacturer(s) Installation Date(s) Subvariants Installation Date(s)</p>	<p><b>Total 27</b> 27 off Type 3</p> <p>Note : 5 recent reproductions are located in the SW corner of the Park fronting George Street and the midpoint of the NW side of the pond.</p> <p>TBC TBC TBC</p>	<p><b>Type T3</b></p>  <p>Location Key</p>
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General Form	Terminology
	<p>Globe</p> <p>Cast Iron Lamp Base</p> <p>Outer Post - Folded Galvanised Iron Inner Post - Uncertain</p> <p>Cast Iron Collar (TBC)</p> <p>Cast Iron Post Base Cover Plate</p> <p>Cast Iron Pediment Concrete Base and Footing</p>

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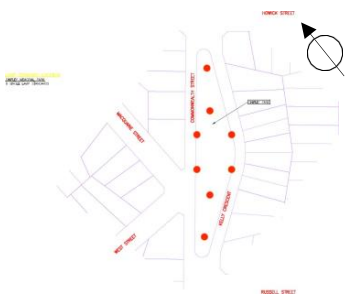
## Bathurst Historic Street and Park Lamp Standards - Condition Assessment and Maintenance Plan 2022

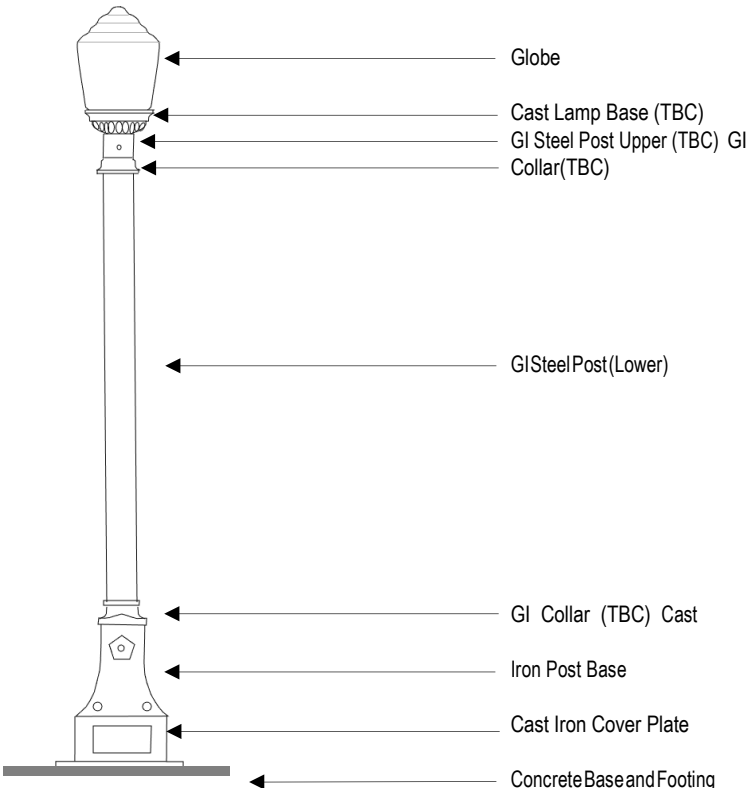
<b>Lamp Type T4</b> Machattie Park (SW cnr)	<b>Total 1</b> 1 off Type 4	<b>Type T4</b> 
Other Notes  Manufacturer(s) Installation Date(s) Subvariants	Jubilee Drinking Fountain relocated from Russell Street TBC 20 June 1887 Dedication Similar to T3	Location Key

General Form	Terminology
	<ul style="list-style-type: none"> <li>Globe (5 off)</li> <li>Cast Iron Lamp Base (5 off)</li> <li>Cast Iron Cross Arm (2 off)</li> <li>Cast Iron Upper Capital</li> <li>Cast Iron Upper Post</li> <li>Cast Iron Plaque &amp; Inscription</li> <li>Cast Iron Mid Capital</li> <li>Cast Iron Lower Post</li> <li>Cast Iron Pediment</li> <li>Concrete Facetted Upper Base</li> <li>GI Octagonal Water Trough for horses and originally pans for dogs</li> <li>Concrete Facetted Lower Base</li> <li>Cast Iron Legs (4 off Bronze?)</li> <li>Concrete Octagonal Base</li> </ul>

Prepared for Bathurst Regional Council - Christo Aitken & Associates in association with Calare Civil Pty Ltd

## Bathurst Historic Street and Park Lamp Standards - Condition Assessment and Maintenance Plan 2022

<b>Lamp Type T5</b> Chifley Memorial Park  Other Notes Manufacturer Installation Date	<b>Total 8</b> 8 off  TBC TBC	<b>Type T5</b>  Location Key
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General Form	Terminology
	
	Globe Cast Lamp Base (TBC) GI Steel Post Upper (TBC) GI Collar(TBC) GI Steel Post(Lower) GI Collar (TBC) Cast Iron Post Base Cast Iron Cover Plate Concrete Base and Footing

#### 4.5 Lamp Inventory

A summary of the lamps type and location is tabulated below:

Item	Total Count
Twin Lamp Standard	Keppel St – 22 William St – 14 George St – 14 (including 4 replicas) Kings Parade – 2 Howick St – 4 Lamps <b>Total: 56</b>
Single Lamp Standard	Machattie Park – 27 Chifley Park – 8 Kings Parade – 18 <b>Total: 53</b>
Twin Lamp – Modified from single lamp	Kings Parade – 4 <b>Total: 4</b>
Jubilee Fountain	Machattie Park - 1

#### 4.6 Lamp Naming Convention

For the purpose of inspecting and reporting on the lamps, a naming convention was established to identify each individual lamp. It is noted that some lamps, namely the twin lamp standards located in the road reserves and the single lamp standards in Chifley Park have an asset number from the time of Country Energy's ownership of the lamps. The single lamp standards in Machattie Park and Kings Parade do not have an asset number and hence a naming convention was adopted to identify all lamps.

The Lamp Standard Naming Convention designates Lamp Type – Lamp Location – Lamp Number respectively. This has been done to provide anyone reading this report or carrying out proposed maintenance with a description of the lamp's appearance and approximate location.

##### 4.6.1 Lamp Type:

The first letter group designates the Lamp Standard as either a Single Lamp Standard (SLS), Twin Lamp Standard (TLS) or the Jubilee Fountain (JF).

##### 4.6.2 Location:

The second letter group designates the location of the lamp. The list of locations are below:

- MP: Machattie Park
- CP: Chifley Park
- KP: Kings Parade (encompassing the lamps on both sides of Russell and Church Streets)
- KS: Keppel St (Lamps increase numerically from SE to NW i.e. 1 located at the train station and 22 located at the George and Keppel St intersection). It is noted that for simplicity of the nomenclature that lamps on street intersection have been labelled simply as KS for Keppel St, including the lamps orientated facing George and William Streets).
- WS: William Street St (Lamps increase in number from SW to NE i.e. 1 located closest to Keppel St and 8 located closest to the William and Durham St intersection).
- GS: William Street St (Lamps increase in number from SW to NE i.e. 1 located closest to Keppel St and 8 located closest to the William and Durham St intersection)

### 4.6.3 Number:

The number increases from 1 to the total number of lamps in each location. It is noted that the replica Twin Lamp Standards are designated R1-R4.

Some examples are listed below:

1. **SLS-MP-2** is lamp number 2 located in Machattie Park and is a single lamp standard
2. **TLS-KS-15** is lamp number 15 located on Keppel St and is a twin lamp standard

## 5 Inspection

The structural inspection comprised inspecting the external and internal surfaces of the lamps, by accessing through the base plate. In addition to this, several lamps were inspected while electrical maintenance was being carried out on the lamps. This permitted inspection of the lamps when the luminaire globes were removed and the base finials could also be inspected. During the project establishment, an inspection of the moulds used for creating replicas as well as replica components and damaged components was undertaken. This was done to gain a better understanding of the assembly of the lamps and the weak points within the design that permit the ingress of water. During the inspection, it was also noted which components varied or had been replaced from the original design, and if any traffic signage was fitted to the lamps. This was done to provide the Heritage Consultant with a record of modifications that have been made to the lamps during the course of the lamps life.

### 5.1 Baseline Record for Future Monitoring and Inspections

Best efforts were made at the time of inspection to record completely the condition of the external surface of the lamps to build a detailed digital imagery archive (video and photographic images) to be integrated into the overall report for Council. This was done to provide a baseline benchmark for future monitoring and inspections and any further degradation could be mapped accurately from the original inspection. Due to the height of the lamps and the difficulty of trying to photograph the lamps on a ladder or elevated work platform, drones were employed to record the condition of the lamp from top to base on all sides providing a high-resolution recording of the lamps safely and more completely than could be achieved on a ladder.

The drone was also proposed as it offered an inspection method that increased safety and decreased cost and time by conducting a recorded video survey around the top of each post. This technique has the benefit of allowing rapid inspection of each post in a safe manner that mitigates the needs for working at heights and minimises the time spent by the inspectors in the road space, thus reducing the risk to the inspectors.

Due to restrictions imposed by the Civil Aviation and Safety Authority (CASA), the drone was not able to be safely employed in the road reserve without completely closing the road and restricting all pedestrian access within 30m of the lamp. Initial attempts to complete the survey within summer twilight hours when pedestrian and vehicle traffic is minimal still proved dangerous for operation of the drone, and ultimately the use of the drone in the road reserve was ultimately abandoned. The drone was successfully employed in the inspection and recording of lamps located within Machattie Park and King's Parade.

The twin lamps in the road reserve were inspected by a truck mounted telescopic Elevated Work Platform (EWP). This technique proved successful, however access for the truck dictated the side of the lamp that was inspected and the proximity to the lamp that could be achieved. It is noted that best efforts were made to identify all degradation, corrosion and broken parts, although there may be some defects present on the lamp that were obscured from view in both the EWP and from the ground and therefore not recorded. In addition to this, some inspections were completed between 2:00 am and 6:00 am due to traffic management. It is noted that in the poor lighting and being restricted to viewing one side of the lamp.

Lamps located in the roundabouts were inspected from the ground with the exception of the intersection of William and Keppel Streets which was inspected with an EWP. An EWP was not used on the intersections of

Russell and William Streets and Howick and William Streets due to the business of these intersections and limitations within the TMP. A rapid inspection of these lamps was undertaken while moving in the road space with the EWP.

### **6 Heritage Condition Survey Summary**

The following section is a summary of findings related to integrity, intactness, condition and maintenance issues relating to lamp post types T1 to T5 in King's Parade, Machattie Park, Chifley Park and George, William, Russell and Keppel Streets. The focus of these issues relates to heritage issues.

The issues have been tabulated in a concise way grouped against lamp standard type, issue identified, risk and opportunity. Many of the issues appear to be consistent from lamp type to lamp type and therefore only a condensed summary is included here.





The findings have been grouped into precincts rather than lamp standard types for ease of reference relating to an urban space and the implications to the character of that space.





For a more detailed account of the findings, please refer to the appended Heritage Report in Appendix D.





## 6.1 Common Findings

### 6.1.1 KING'S PARADE INCL CHURCH & RUSSELL STREETS






Lamp Standard Type	Lamp Standard Element / Component	Inspection Notes	Works
Type T1 Twin Lamp	Concrete Base	Good	
	Cast Iron Base and Plinth	Minor chipping of paintwork. Dark Brunswick Green with Indian Red trim details.  Minor surface rusting of surfaces and junctions of cast ironwork components.  Access panels uncertain edge fit and may be allowing water entry to the base.	Check access panel to ensure watertight. Investigate Union Metal Manufacturing original detailing for possible gasket at interface.  Treat rust and repaint.
	Post Sections and Collar	Minor surface rusting of surfaces. Lower collar junctions are problematic with cracking and loss of original caulking. Water entry likely. The caulking appears to be a cementitious mix and relatively wide gap between post and collar.  The issues with caulking may result from the diameter of opening in the cast iron base designed / supplied by Union Metal from USA to fit their standard ornate posts and the diameter of the existing plain posts that appear to have been supplied locally in Australia. Further investigation recommended.  Unsightly mid-level suspension system for flags and banners. Rusting chains.  Cracked mid-level collar.	Investigate original caulking mix, remove loose and damaged and re-caulk to match original mix and detail. Patch and repaint.  Investigate alternative methods for flags and banners. Investigate potential longer-term wind impact of flags and banners on the central posts their junctions and their in-ground fixings.  Investigate reason for cracking. Investigate temporary solutions and long-term replacement.
	Cast Iron Lamp Base, Cross Arms, Centre Molding and Finials	Minor evidence of rusting of surfaces and junctions of metalwork.	Treat rust and repaint.
	Canopy and Globe	Some original or early translucent / alabaster globes with original finials but some with later retrofitted globe and canopies (western end).	Remove the retrofitted / painted upper canopies and later mismatching globes with replacements better matching the original profiles, sizes and lighting colour and translucency.
Type T2A Single Lamp	Concrete Base	Minor rust where paintwork expose.. Minor increase in ground levels in isolated locations only.	Minor lowering of ground levels where possible.
	Cast Iron Base and Plinth	Minor rust particularly to the upper and lower leading edges of the outer casing of the folded galvanised sheet	Check access panel to ensure watertight. Investigate Union Metal Manufacturing original

Lamp Standard Type	Lamp Standard Element / Component	Inspection Notes	Works
   		<p>central post. Access panel plates in fair condition but water penetration needs to be inspected and checked after rain. The junction</p> <p>Manufacturer's badge retained on many bases. Union Metal Manufacturing Co. but model number unclear with extensive paint layers.</p>	<p>detailing for possible gasket at interface.</p> <p>Investigate allowed to sit at upper and lower edges of the GI folded sheeting resulting in localized rust. An effective seal should be explored.</p> <p>Treat rust and repaint.</p>
	Post Sections and Collar	Extensive loose and flaky paint to some posts back to galvanised iron finish. GI finish appears sound.	Treat rust at localized spots, prime and repaint.
	Cast Iron Lamp Base	Minor rusting at junctions of cast iron and wrought iron(?) decorative detail.	Treat rust at localized spots, prime and repaint.
	Canopy and Globe	<p>Condition good and apparently retaining most of the early / original globes. Rippled alabaster finish.</p> <p>Dirt and debris trapped.</p>	<p>Inspect and clean out all lamp bases including any weep holes or overflows.</p> <p>Inspect for evidence of original seal between the globe and the globe base.</p> <p>Further investigation required into Union Metal original details.</p>
Type 2B Twin Lamp	Concrete Base	As Type T2A	As Type T2A
	Cast Iron Base and Plinth	As Type T2A	As Type T2A
	Post Sections and Collar	As Type T2A	As Type T2A

Lamp Standard Type	Lamp Standard Element / Component	Inspection Notes	Works
	Cast Iron Lamp Base, Cross Arms	Decorative bracket with twin fitting. Unclear if retrofitted locally in Australia or if original Union Metal model. Further investigation required.  Insensitive adaptation to create spotlight housing. Missing elements including drop finial.	Relocate spotlights and reinstate original fittings and globes.
	Canopy and Globe	As Type T2A	As Type T2A





## 6.1.2 MACHATTIE PARK

Lamp Standard Type	Lamp Standard Element / Component	Inspection Notes	Works
Type 3 Single Lamp (original Union Metal Manufacturing Co)    	Concrete Base	Generally fair where visible but ground levels have risen up considerably in some areas and a few bases are now partially obscured by raised lawns and particularly raised garden beds. Moisture will inevitably be entering the base in some of these situations	Reduce ground levels back to their original levels to limit water entry and enable access to the access panels.
	Cast Iron Base	Generally fair but some posts are missing their original cast iron cover plates and poor fitted replacements.  Moisture entry into the bases may be affecting fixings Manufacturer's badge retained on many bases. Union Metal Manufacturing Co. but model number unclear with extensive paint layers.	Replace missing access plates with original profile. Source replacements necessary.  Recasting may be required.  Reduce water and moisture entry into the bases.  Remove paint from representative Union Metal badge to check for model number. Check with manufacturer for replacement parts, such as the shield cover plates and original seals.
	Cast Iron Post and Collars	Limited mechanical damage to the folded galvanised iron sheeting. Some damage evident at interface with lower collar. Upper sections of appear good.	Investigate ability to reform sheeting where seriously damaged, and particularly where admitting water to the bases.
	Globe and Globe Base	Condition good and apparently retaining most of the early / original globes.  Dirt and debris trapped.	Inspect and clean out all lamp bases including any weep holes or overflows.  Inspect for evidence of original seal between the globe and the globe base.  Further investigation required into Union Metal original details.
Type 3 Single Lamp (recent replacements)	Installed in SW corner of the park in the 1990s(?).	Fair to good. Appears to be Australian made(?) cast steel reproductions of the Union Metal single folded galvanised iron sheet.  Some ill-fitting access panels with some potential to allow water entry into the base.	Make good access panel plate(s).  Investigate lamp base detailing.  Clean and minor paint retouch.


Lamp Standard Type	Lamp Standard Element / Component	Inspection Notes	Works
  		Dirt and debris around lamp globe base may lead to water collection with potential issues of entry into the central post. Investigate details of lamp globe base.	
Type 4 Drinking Fountain	Concrete Base	Good	
 	Trough and Legs	<p>Good. Dark Brunswick Green. Legs painted Indian Red or Burgundy.</p> <p>Little sign of rust deterioration or flaking paint.</p> <p>Original dog drinking bowls have been removed from the original configuration seen in historical photographs and manufacturer's trade catalogue.</p>	<p>Investigate original finish for legs.</p> <p>Investigate availability of replacement parts from United Kingdom reproduction parts for MacFarlane's Water Trough #27.</p>
	Cast Iron Post and Fittings	<p>Good. Little sign of rust deterioration or flaking paint.</p> <p>Some original fittings have been removed from the original configuration seen in historical photographs and manufacturer's trade catalogue.</p> <p>Chains and drinking cups for travellers missing.</p>	Investigate availability of replacement parts from United Kingdom reproduction parts for MacFarlane's Water Trough #27.
	5-Light Armature	Good. Little sign of rust deterioration or flaking paint.	
	Globe bases and Globes	<p>Condition good. Uncertain if globes are recent replacements / reproduction matching T3 lights generally in the park.</p> <p>Dirt and debris trapped.</p>	<p>Inspect and clean out all lamp bases including any weep holes or overflows.</p> <p>Inspect for evidence of original seal between the globe and the globe base.</p>



## 6.1.3 CHIFLEY PARK

Lamp Standard Type	Lamp Standard Element / Component	Inspection Notes	Works
Type T5 Single Lamp        	Concrete footing	Generally appears sound	
	Cast Iron Base, Access Panel, and Decorative Rosettes	<p>Flared cast iron base with upper collar. Some bases in poor condition with surface rust.</p> <p>The interiors of some bases are severely rusted due to high moisture content. Considerable ant activity internally adding to the moisture retention.</p> <p>Decorative rosettes may have been coloured to match the collar.</p> <p>Decorative rosettes appear to be cast. Original colour unclear. Partially overpainted. Rust apparent at interface between rosettes and cast iron flared base. Bi-metallic action?</p> <p>Some bases may need to be replaced where extensively rusted.</p>	<p>Pacify rust and repaint.</p> <p>Address water entry and moisture retention issues in base. New access plates may be required.</p> <p>Alternative repair and pacifying techniques to be investigated to retain the original bases where possible. Sacrificial anode?</p> <p>Further investigation required to retain the rosettes</p>
	Post	<p>Painted externally, Indian Red. Evidence under top coat of Brunswick Green (Mid?) Painted partially internally Brunswick Green. Generally weathered and flakey and peeling paintwork</p> <p>Minor surface rust to all posts including rust issues at junction of post and base. The original caulking / seal has deteriorated and open joints in some lamp standards.</p>	<p>Pacify rust, prime and repaint.</p> <p>Investigate original colour scheme(s)</p> <p>Investigate original caulking and re-caulk, repaint.</p>
	Upper Collar / Globe Base	<p>Appears to be cast collar but overpainted.</p> <p>Rusting of screws to secure globe and to secure collar to post.</p>	<p>Remove overpainting.</p> <p>Investigate original colour or finish of collar. Reinstate if known.</p> <p>Replace rusted screws and repaint.</p>
	Globe	<p>Translucent glass globes, generally in good condition. Uncertain condition of seal between globe and globe base.</p> <p>Fair condition generally, similar to T3 globe shape</p>	<p>Recommend dismantle and inspect all globes.</p> <p>Clean and check original seal between globe and base.</p> <p>Further investigation junction and interface to ensure watertight.</p>

## Attachment 9.1.9.1

Lamp Standard Type	Lamp Standard Element / Component	Inspection Notes	Works
		single lamp standards in Machattie Park	

In summary, the history and provenance of these lamp standards is unclear but they appear to be largely intact retaining their early elements and detail. Surface rust is an issue, particularly at the junctions and interfaces with adjoining elements. The 4 large rosettes and 8 small corner rosettes on the flared base and the cast lamp base are important features in an otherwise modestly detailed lamp standard design but they are not presented to their best.








The most serious issue is the moisture penetration and retention within the flared bases, which seems consistent in varying degrees through the group. Options for repair should be explored together with longer-term management of the water ingress. There appear to be a number of issues that may be contributing to the water entry including ill-fitting access panels and deteriorated seals at the junctions of some components.








6.1.4 GEORGE, WILLIAM, HOWICK AND KEPPEL STREETS


Lamp Standard Type	Lamp Standard Element / Component	Inspection Notes	Works
<b>Type T1 Twin Lamps</b>  The condition issues relating to the T1 lamp standards in George, William, Howick and Keppel Streets are largely typical.	Concrete Base	Cracking and damage to a number of remaining mid-early twentieth century concrete median islands and bollards.	Consider redesigning this uncomfortable relationship between old and new.
	Cast Iron Base and Plinth  Note : the lower image of the traffic island from Google Streetview November 2020 showing a cracked base after vehicle impact.	Cracked cast iron plinths allowing water entry. "MCA Ballina" generally. As noted elsewhere the Union Metal Manufacturing had developed a specialised fixing method for their lamp standards. It is unclear whether that method was used in the 1930s installation works and, if so, was it modified in the 1990s installation of the plinths.  Base plinth impacted by vehicle and position apparently moved. Need to investigate fixings, plumb and electrics impacted.	Replacement of cracked and damaged plinths after investigation of fixing methodologies..  Pacify rust, prime and repaint surface rust.  Investigate.
	Post Sections and Collar	Surface rusting to most posts.  Deterioration of caulking at the junction between the lower section of the central posts and the upper section of the cast iron bases. Water is entering at these locations.  Cracked mid-height central post collars potentially allowing water entry into the lower section of the central posts.  Numerous traffic signs, notices and other later fittings. Many of the clamps and braces have different fixing methods which results in the central posts being unnecessarily cluttered and likely to damage the paintwork and lead to isolated surface rusting.  Spotlights(?) insensitively attached to a lamp standard at a pedestrian crossing in William Street (north).	Pacify rust, prime and repaint.  Replacement necessary.  Rationalization necessary  Reconsideration necessary.



  	<p>Cast Iron Lamp Base, Cross Arms, Centre Molding and Finials</p>	<p>Rusting evident from the majority of the cast iron junctions at upper level moldings.</p> <p>Minor damage to the central upper molding but allowing another entry point for water into the molding and potentially leading to internal rust issues.</p> <p>Blocked drainage channels external at the lamp bases possibly contributing to water entry internally into the lamp bases</p>	<p>Investigate issues where extensive rusting to determine if water is being retained at the junctions or elsewhere. Investigate the potential of gaskets fitted to the upper level of the wing arms that receive the lamp bases and drop finials to deter water within the metal to metal faces below.</p> <p>Clean out drainage channels and investigate original seal detail between the base of the alabaster globes and the cast iron lamp bases.</p> <p>Pacify rust, prime and repaint.</p>
   	<p>Canopy and Globe</p>	<p>Missing finials from the upper canopy and mismatched replacement finials unsatisfactorily fixed and allowing water entry into the top of the upper canopy and globe base below.</p> <p>Cracked and taped main globes.</p> <p>Mismatched plastic centre seam globes</p> <p>Mismatched upper canopies. Other unidentified attachments to the canopies.</p>	<p>Water entry from the top is an urgent issue to resolve. It will require redesign or re-adjustment of the retrofitted finials to ensure a snug waterproof fit.</p> <p>Replace all mismatched and damaged globes to match the original form, material and detail.</p> <p>Inspect and clean out all lamp bases including any weep holes or overflows.</p> <p>Inspect for evidence of original seal between the globe and the globe base.</p> <p>Further investigation required into Union Metal original details.</p>

   			
<p>Type T1 Twin Lamps (1990's reproductions in George Street north)</p>   	<p>Concrete Base</p> <p>Cast Iron Base and Plinth</p> <p>The bases have a manufacturer's name "MCA Ballina". Initial research indicates the firm may have been Metal Cast Australia established in 1990, based in Ballina and formerly the historic shipyard firm "Ballina Slipway" which re-focused to castings.</p> <p>Post Sections and Collar</p>	<p>Generally in good condition with only minor rust spotting to some sections of the post, collars and junctions of the cast iron components.</p> <p>Fair to good</p> <p>Fair to good. Different detail to Union Metal regarding central post diameter. Union metal detail reduces diameter of upper post; MCA detail retains the same diameter (may be single posts with a collar for aesthetics). Note references in Union Metal trade literature to their sophisticated ground fixings And mid-height sleeve</p>	<p>Treat rust at localized spots, prime and repaint.</p> <p>Treat rust at localized spots, prime and repaint.</p>

		junctions for central posts and the technique apparently factory tested. Further investigation recommended in fixing details and their condition.	
	Cast Iron Lamp Base, Cross Arms, Centre Molding and Finials	Fair to good	Treat rust at localized spots, prime and repaint.
	Canopy and Globe	<p>Fair to Poor. A relatively large number of broken globes allowing water entry to the electrics and possibly the interior of the central post, which may be transferred to the base.</p> <p>The metal finials above the upper canopy appear a good match to the original Union Metal in their design but the metal choice retains a reflective character whereas the Union Metal originals have a dull weathered character. The 1990s finials have been left unpainted. Further investigate original material and finish.</p>	Urgent need to replace broken globes to limit water entry.

**6.2 SUMMARY CONCLUSIONS**

The existing historic streetlights in Bathurst were a considerable investment by the town at that time to improve its infrastructure and amenity using electricity. In particular, the lamp standards in the principal streets of the CBD appear to have been a much fought for commitment with a wide range of local views on their character, performance and siting. The lamp standards were supplied and installed by GEC through the then newly established AGE with high quality designed lamp standards from GEC's established manufacturer in the United States. The first stage of the installation appears to have been a success and was shortly followed by an expansion of the layout within the town and this has continued through to the 1990s with the northern end of George Street benefitting from a number of matching lamp standards to those installed in the early 1930s. Machattie Park and Kings Parade, the heart of the City, similarly benefitted from improved electric lighting with lamp standards from GEC's manufacturer in the United States. Chifley Memorial Park and its associated residential estate was a later improvement in Bathurst in the early 1950s.

The lamp standards installed in the 1930s have served Bathurst well over the past 90 years despite the apparent uncertainties of maintenance regimes and the supply of appropriate original fixtures and fittings as part of the ongoing repairs and replacements. The twin lamp standards, largely in the principal CBD streets are today recognised as making a substantial contribution to the unique character of Bathurst.

The changes over the years in the responsibility for day-to-day management of the lamp standards may have led to some inconsistencies in understanding the maintenance needs of the lamp standards and the appropriate replacement parts. Bathurst Regional Council (BRC) have recently accepted the ongoing responsibilities for maintenance which is positive as they have significant cultural values. These values were also recognised in 2013 by State Government with their State Heritage Register (SHR) listing. The survey and condition assessment of these lamp standards commissioned by BRC in 2022 is indicative of the change for the better.

The survey and condition assessment has now provided an important baseline from which future care and conservation can be managed, monitored and maintained. While the extent of repairs and maintenance may appear daunting at this initial step in the process, particularly relating to the twin lamp standards in the road reserves, the core issues needing to be addressed are largely the same - water and moisture management. There is a need for some catch-up maintenance. The original design of the twin lamp standards appears to have been of the highest quality but without an understanding and appreciation of the original detailing it is possible that later replacement of parts from other sources may have resulted in a loss of those original performance outcomes. The recent surveys have shown that water entry is from a number of directions from the damaged and ill-fitting substituted globes or finials at the top of the lamp standards to the ill-fitting access panels, bases and changes of ground level at the bottom of the lamp standards.

The original detailing may also have included now long-lost discrete gaskets and seals that may have been overlooked in the replacement or substitution of parts and fittings. It is clear from the inspections that some tasks are relatively simple to limit some of the water entry, such as cleaning the well-designed drainage channels within the lamp bases to avoid blockages and surcharge.

The recent informal research and investigation into available documentation for the original 1930s lamp standards has provided useful information but it is only a start. Further formal research is required to clarify every detail of the lamp types and the findings must be integrated within the regular maintenance regimes. Suppliers of original fittings and parts need to be sourced and ongoing relationships established. Although the GEC lamp standards appear relatively rare in Australia the recent research also reached out to the City of Melbourne who appear to retain a few similar standards and therefore there is an opportunity for BRC to establish a long-term relationship with their lighting infrastructure team and each benefit from the understanding of these American lamp standards. Recent research also identified some cities in America that may also retain operational examples of these lamp standards and they may also be interested in sharing their experience, understanding and knowledge in repair and conservation.

In summary, the survey and condition assessment is a positive first step in the longer-term improved management of these significant historic streetscape and parks and gardens elements.

## **7 Structural Condition Survey**

### **7.1 Inspection Procedure**

The lamps were inspected internally and externally. The purpose of the internal inspection was to assess and record the condition of the internal surfaces of the lamps visible from the Base Cover Plate and to inspect the baseplate and fixity of each post to the footing and determine the structural integrity of the anchors restraining the lamp. The base is the area most susceptible to corrosion having contact between dissimilar metals and in potentially moist conditions in contact with soil and other debris.

The internal inspection was completed by accessing the base for visual inspection through the base access panel. In order to gauge the internal condition of the cast-iron surface in the central void space in the post above the base mount, a snake camera was inserted up the core of 6 posts (4 single lamp standards, including 2 in Machattie Park and 2 in Chifley Park and 2 twin lamp standards). These posts were selected at random and excluded high risk posts in the road reserve (for safety reasons and to minimise risk to inspecting personnel) to provide a sample of the general internal condition of the lamps.

The external inspection was completed by visually assessing the paint coating and condition of the globes and individual components. Junctions of components were inspected for water ingress and the presence of corrosion. Single lamp standards were inspected with a drone and the condition could be readily inspected without the need for a ladder due to the lower height of the standard.

Twin lamps required the use of an EWP to inspect the individual elements and connections at the top of the lamp. Some lamps were inspected while electricians replaced the light bulbs allowing for an internal inspection of the globes and the ensemble of components that comprise the light bulb holder, globe, canopy and finial cap.

Each lamp had an inspection pro forma completed with any observation or remarks noted from the internal and external inspection. The general findings summarised from the inspections are documented below.

### **7.2 Twin Lamp Standards**

#### **7.2.1 Common Findings**

##### **7.2.1.1 General**

The Twin Lamp Standards comprise a central Post embedded in the ground. Inspections using the snake camera found that at least 1300mm was measured below the ground. No concrete footing was observed, although it may have just been obstructed from view by a buildup of dirt over the top. It is therefore not known if the post has been driven directly into the ground. The post is of single length but steps from 190.5mm (7 ½ inches) diameter to 165mm (6 ½ inches) in diameter and has a thickness of 9.5 mm (¾ inch) at the base. It is not known if the thickness is uniform for the length of the Post but it has been assumed for analysis purposes. The step occurs at various heights across the posts, and this may be due to the staged installation of the posts. The cast iron collar is used to hide the step in the post.

The Centre Moulding is socketed on the Post so that the post acts as a spigot to retain it. The Lamp Base and Base Finials are clamped onto the Centre Moulding and the threaded rods continue up through the Lamp Base. The Globe slides over the threaded rod and a retaining plate is used to clamp the Globe down. The retaining plate has a single rod in the centre and the Canopy has a penetration that allows it to slide over the rod. The Finials then screw onto the threaded rod securing the Canopy in place.

##### **7.2.1.2 Corrosion**

The structural inspection revealed that the lamps have suffered various degrees of corrosion, however this corrosion uniformly occurs in the same susceptible areas. These areas include the base of the structure and

points of water ingress and egress, particularly the lamp base and base finials and post collar. The internal surface of the Post was also found to be moderately corroded.

The corrosion at the base varies depending on the support condition around the base and the frequency of exposure to water. Lamps located in roundabouts are in contact with moisture retaining material such as mulch and topsoil, exacerbating the corrosion in these lamps. In addition to this, the lamps in these locations have a higher exposure to water due to the automated sprinkler system used to water the vegetation. It is noted that this is an above ground sprinkler system, and on some roundabouts, elevated sprinkler system that would subject the lamp to a large amount of water.

At the Base and the Post junction, grout has been used to provide a seal against water ingress. Due to the age of the grout, it is cracked and spalling on most lamps and no longer effective at providing a complete seal. It is noted that this has been either painted or replaced on some lamps (or a combination of both) and this junction is in fair to good condition on some lamps.

### 7.2.1.3 Bases

The Bases were generally in fair condition although some cracked Bases were observed. In addition to this, some are corroding where the grout seal is failing and permitting the ponding of water in the spalled grout. Paint is also flaking near the concrete/Base junction and the onset of surface corrosion is visible. The seal between the concrete is poor and allows for water ingress. This was noted to be particularly bad on some roundabouts where the vegetation is regularly irrigated.

### 7.2.1.4 Access Cover Plates

Three variants of the Access Cover Plates were identified. They comprise the original GE plates, a makeshift cheaper steel plate replacement fabricated from plate of different thicknesses and a more recent cast replica of the original, manufactured in Ballina. Some chipping of the paint around the access cover plates was observed during the inspections and removing and replacing the plates during the inspections also resulted in localised damage to the paint due to the difficulty of loosening the restraining mechanism. Minor modifications would simplify opening and closing the plates and may prevent future damage. The locking mechanism varies with the lamps, but generally comprises a bolt and lug for the original cover plates, and screws for the plate steel variants. The Ballina replicas has modified the original design to use two bolts.

### 7.2.1.5 Collars

Generally, the collars are in fair to good condition, although several cracked collars were observed. As the volume of iron oxide is 6 times greater than iron, it is hypothesised that the cracking of the collar is due to the corrosion occurring between the Collar and Post, expanding and causing the Collar to crack.

### 7.2.1.6 Globes

The globes varied in both material and design. On some lamps, the globes have been replaced with polymer replicas, due to the difficulty in finding replacement parts (confirmed in conversations with BRC staff). There are also several variants of the glass globes, with alabaster variants and clear/translucent purple globes also present. The variants can be seen in the photos in Appendix C: Digital Imagery.

Unfortunately due to vandalism, traffic accidents and presumably maintenance accidents, many of the globes are also cracked or broken. This permits water ingress to the lamp structure and means of access for insects.

### 7.2.1.7 Canopies

As per the globes, there are also several variants of the canopies in both material and design. On some lamps, the canopies have been replaced with pressed steel replicas in a bell shape, due to the difficulty in finding replacement parts (confirmed in conversations with BRC staff). There are also several variants of the glass

canopies, with alabaster variants and clear/translucent purple also present on some lamps. The variants can be seen in the photos in Appendix C: Digital Imagery.

The glass canopies have a oversized hole in the top that is quite larger than the threaded rod they sit over. In addition to this, the threaded rod used to retain the Canopy with the Finial can become displaced or bent to the side. This causes the seal to be broken by the Finial as there is very little tolerance between the diameter of the opening in the Canopy and the base of the Finial. This problem can be seen in the photos in Appendix C: Digital Imagery.

### 7.2.1.8 Finials

There are 3 main variants of the finials. The first is what is thought to be the original design and appears to be coated in zinc from the colouration of the oxide that has formed on the surface of the finial. There is also a replacement with the appearance of being turned as opposed to cast. The third variant is a stainless steel replica of the original design. The variants can be seen in the photos in Appendix C: Digital Imagery.

### 7.2.1.9 Sealing of Globes, Canopies and Finials

BRC has also confirmed that the bulbs used have recently been upgraded to LED, and the several of these lights prematurely failed. Investigation by the manufacturer found that insect infestation was the cause of the failure. As can be seen in the photos in Appendix C: Digital Imagery, skewing of the retaining rod causes misalignment of the Finial to the Canopy and due to the oversized penetration in the Canopy, water ingress and insect access can be achieved through this point. In addition to this, broken Globes or Canopies also permit water and insect ingress.

Improved sealing could be achieved by installing a rubber flange between the Canopy and the Finial. Ideally this would also fit into the oversized hole of the Canopy and act as a reducing bush to locate the retaining rod central to the Canopy. It is noted that the Canopy locates itself quite well on the Globe due to the presence of an upturn lip on the Globe and the downturned lip of the Canopy, although the central rod must be vertical for this to work. It is not known if a proprietary product is available or able to be readily modified to suit the task. Any solution would need to be trialed for effectiveness and then have the visual impact (which with the correct sized piece) would be minimal, if any.

Another common problem was missing or broken Finials, and while the number of lamps with this problem was relatively small, it was observed that this was having a detrimental effect on the condition of the lamp and most likely the lifespan of the bulb.

### 7.2.1.10 Vehicle Impact Protection

Most lamps have bollards installed either end of the lamp in the direction of traffic movement, however anecdotal evidence from BRC suggests that several lamps have still been impacted by vehicles. It is presumed that most incidents have occurred at the intersections of Keppel and Seymour Streets, Russell and William Streets and Howick and William Streets. The lamps in these locations do not have any traffic protection and it was noted during the inspection that the Base at the intersection of Russell and William Streets had been replaced with a replica. It was also noted that the lamp at the intersection of Howick and William Street was impacted by a large vehicle that twisted the Centre Mould.

Generally, the bollards are considered fit for purpose and effective for most lamps. Any installation of bollards on lamps in intersections will likely increased the amount of collisions with traffic (even if it is only into the bollard) as the bollards will encroach on the roadway, and therefore installation of traffic protection will likely be detrimental to traffic.



**7.2.2 Structural Analysis**

A structural analysis has been performed on the lamps. The purpose of this analysis was to:

1. Identify what stresses the advertising flags impose on the lamps during a design wind event.
2. Identify how the lamp would perform from impact from a light vehicle
3. Identify how the lamp would perform from impact from a medium vehicle

This review has been carried out in accordance with the following Standards Australia (SA) Codes of Practice:

- AS/NZS1170.0:2002 Structural Design Actions: General Principles
- AS/NZS1170.1:2002 Structural Design Actions: Permanent, Imposed and Other Actions
- AS/NZS1170.2:2021 Structural Design Actions: Wind Actions
- AS1170.4:2007 Structural Design Actions: Earthquake Actions in Australia
- AS 4100:2020 Steel Structures Code

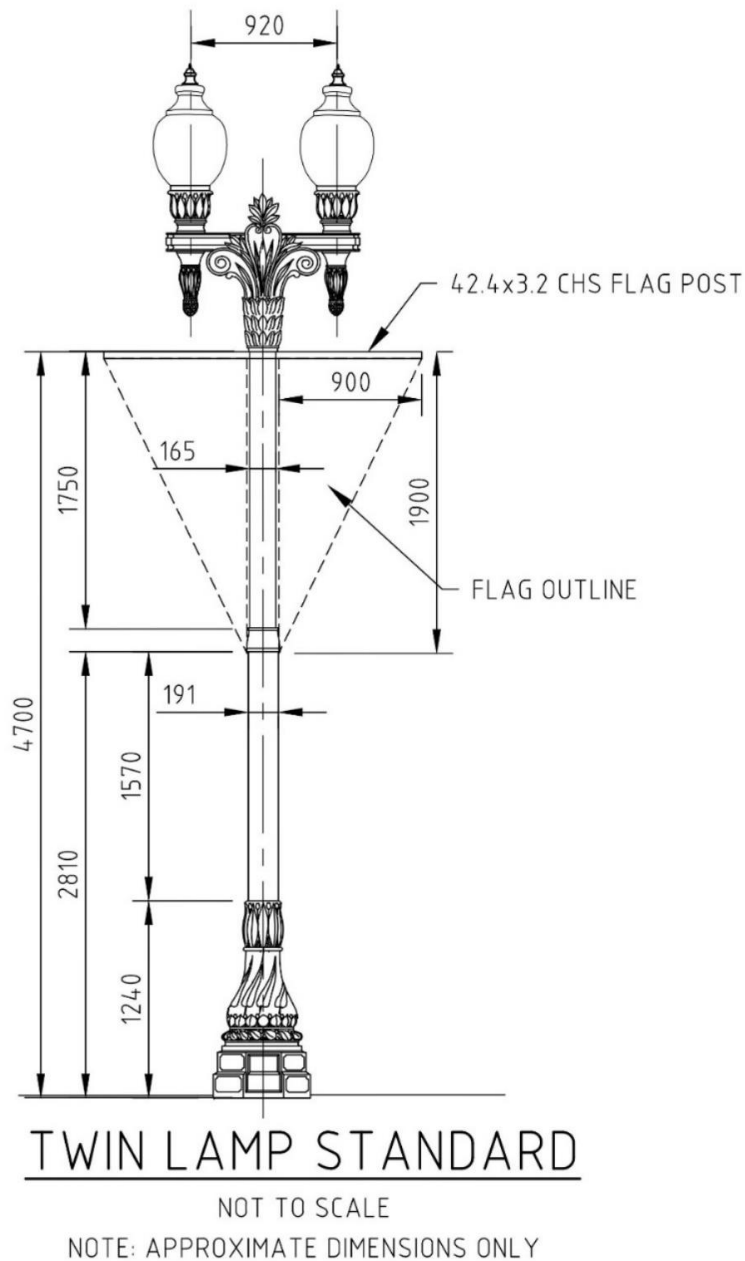
The following assumptions have been made when analysing the structure:

- Footings are of sufficient depth and strength to withstand the applied loads such that the lamp will fail by yielding first (footing diameter, material, strength and depth are not known)
- The lamp has no localised defects (such as cracks or excess pitting) that will cause it to fail prior to the section yielding
- 90 MPa yield stress assumed for cast iron analysis
- Cast iron density of 7130 kg/m<sup>3</sup>
- The Base covering offers no strength to the structural post and is for aesthetic purposes only

The following design criterion has been adopted:

- Structure Importance Level 1 (minor structure) in accordance with the NCC 2019;
- Annual Probability of Exceedance (AEP) as follows in accordance with Table B1.2b of the NCC:
  - Wind loading has been designed for an AEP of 1 in 100 years for Ultimate Limit State Wind and an AEP of 1 in 25 years has been adopted for Wind Serviceability Limit State.
  - Earthquake has been designed for an AEP of 1 in 250 years for Ultimate Limit State
- AS/NZS1170.1: Self-weight of lamp  $G = 3.31$  kN (approximately, due to the complexity of the shape the lamp would need to be weighed);
- AS/NZS1170.1: Super-imposed light vehicle (< 2500kg GVM) impact load to lamp = 30 kN (Impact height 0.5m above ground level) in accordance with AS1170.1 Clause 3.8;
- AS/NZS1170.1: Super-imposed medium vehicle (2500kg-10,000kg GVM) impact load to lamp = 40 kN (Impact height 0.5m above ground level) in accordance with AS1170.1 Clause 3.8;
- AS/NZS1170.2: Wind region A3 (non-cyclonic), with a Terrain Category of Terrain Category of 3.0 (terrain with numerous closely spaced obstructions) in accordance with AS/NZS 1170.2, and a regional wind speed of  $V_{R,100} = 41$  m/s ( $M_s = 1.00$ ,  $M_t = 1.00$ ,  $M_d = 1.00$  and  $M_{z,cat} = 0.83$  in accordance with AS/NZS 1170.2); and
- AS1170.4: Annual Probability of Exceedance (AEP) of 1 in 250 years for Ultimate Limit State Earthquake Design and Earthquake Design Category (EDC) I, Probability Factor of  $K_p = 1.0$  and Hazard Factor of  $Z = 0.08$  in accordance with AS1170.4:2007 with a Site Sub-Soil Class  $C_e$  (Shallow Soil).

Due to the variations in dimensions, the following dimensions have been adopted for analysis. Under maximum load, the major stresses occur at the base of the post due to the cantilever of the structure and therefore the collar height does not affect calculations significantly.



Traffic impact analysis is complex and cannot be readily simplified without many major assumptions of unknown parameters. The impact force is dependent on many factors including the Gross Vehicle Mass (GVM), the impact velocity, the effectiveness of the bollard and the deformation to both the lamp and the vehicle caused during the impact which reduces the forces. It is noted that crumple zones in cars as well as deflection in the post would contribute to the total deformation, and therefore total deflection would be dependent on the vehicle make and model, as well as if any crash protection was offered by a bull bar or similar. In addition to this, the impact height (and therefore post deflection) would also vary in accordance with the make and model of the vehicle impacting the structure. The existing bollards may also reduce the impact force as potentially would the angle of impact from the vehicle if it glanced the structure or hit it obliquely.

For the purpose of analysis, the loads used for carpark barriers have been used to determine the stresses in the Post under design loads. It is noted that these forces are much lower than forces for a vehicle of the same mass traveling at the speed limit of 50 km/h. The calculations are tabulated below:

**Section Properties**

Thickness	t	9.545	mm
Outside Diameter	d <sub>2</sub>	190.5	mm
Inside Diameter	d <sub>1</sub>	171.41	mm
Elastic Section Modulus	Z	233824.102	mm <sup>3</sup>
Plastic Section Modulus	S	312838.148	mm <sup>3</sup>
Effective Section Modulus	Z <sub>e</sub>	312838.148	mm <sup>3</sup>
Second Moment of Area	I	22271745.7	mm <sup>4</sup>
Yield Stress	f <sub>y</sub>	90	MPa
Modulus of Elasticity	E	92400	MPa

**Calculations**

Section Moment Capacity	M <sub>s</sub>	28.155	kN.m
Factored Section Moment Capacity	φM <sub>s</sub>	25.340	kN.m
Impact Height	z	0.5	m
Max Impact Force (unfactored)	P	56.31	kN
Deflection	Δ	1.14	mm
AS1170.1 Light Vehicle Load	P	30	kN
Factored Load	P*	45	kN
Design Moment	M*	22.50	kN
Factored Section Moment Capacity	φM <sub>s</sub>	25.34	kN.m
Design Capacity		1.13	OK
AS1170.1 Light Vehicle Load	P	40	kN
Factored Load	P*	60	kN
Design Moment	M*	30.00	kN
Factored Section Moment Capacity	φM <sub>s</sub>	25.34	kN.m
Design Capacity		0.84	FAILS

As revealed above, a light vehicle travelling at a relatively low speed will not cause the post to fail although a medium vehicle will. Using an assumption that 300mm of deformation will occur between the car and the lamp, it can be seen that without any factors of safety that a light vehicle that impacts the lamp directly will cause the lamp to yield if travelling in excess of 13.2 km/h and a medium vehicle with a GVM of 10,000 kg will lamp to yield if travelling in excess of 6.6 km/h.

Light Vehicle Analysis		
GVM	2500	kg
GVM	24.5	kN
Δ	300	mm

Impact Speed		Impact Force
km/h	m/s	kN
50	13.89	803.76
45	12.50	651.04
40	11.11	514.40
35	9.72	393.84
30	8.33	289.35
25	6.94	200.94
20	5.56	128.60
15	4.17	72.34
13.234	3.68	56.31
10	2.78	32.15
5	1.39	8.04

Medium Vehicle Analysis		
GVM	10000	kg
GVM	98.1	kN
Δ	300	mm

Impact Speed		Impact Force
km/h	m/s	kN
50	13.89	3215.02
45	12.50	2604.17
40	11.11	2057.61
35	9.72	1575.36
30	8.33	1157.41
25	6.94	803.76
20	5.56	514.40
15	4.17	289.35
10	2.78	128.60
6.617	1.84	56.31
5	1.39	32.15

<b>Wind Calculations</b>		
Area of Flag	0.855	m <sup>2</sup>
C <sub>shp</sub>	0.76	
Lever	4.025	m
Area of Lamp	2.141	m <sup>2</sup>
C <sub>shp</sub>	1.5	
Lever	3.4	m
V <sub>R,100</sub>	41	m/s
M <sub>s</sub> =	1.00	
M <sub>t</sub> =	1.00	
M <sub>d</sub> =	1.00	
M <sub>z,cat</sub> =	0.83	
V <sub>des,q</sub> =	34.0	m/s
p <sub>des,q</sub> =	0.58xC <sub>shp</sub>	kPa
Design Force	2.24	kN
Desing Moment	7.83	kN.m
Design Capacity	3.38	OK
<b>Earthquake Calculations</b>		
Mass of Lamp (approximate)	331	kg
Weight of Lamp	3.25	kN
Lever	3.4	m
Design Force	0.32	kN
Desing Moment	1.10	kN.m
Design Capacity	23.93	OK

In summary, the lamps has sufficient resistance to withstand earthquake and wind loading, although any impact from a vehicle would likely cause failure unless there is a low impact speed. Due to the large amount of variables and parameters, it is impossible provide an exact analysis for vehicle impact.

From a risk mitigation perspective, it is believed the existing traffic impact protection is sufficient, however will never completely remove the risk of impact. The risk is considered to be equivalent to any modern lamp as vehicle impact would also cause failure of this structure.

### 7.2.3 General Recommendations

It is recommended that to prevent further corrosion and degradation of the lamps in the short term, a mastic silicone sealant be applied to the cast iron Lamp Base and Centre Moulding. This would prevent water ingress at this location which is responsible for the rust staining present on the Base Finials and where the Centre Moulding meets the cast iron Post. It was also noted that some posts exhibited corrosion where water was ponding in the cast iron Collar and Post junction causing rust staining on the Post. A sealant could also be provided at this location too to prevent corrosion and rust staining of the post. It was observed that some lamps already have a mastic sealant present in this location which appears to be functioning effectively.

The junction of the Post and the Base is sealed with grout to prevent water ingress in this location. The condition of the grout varies, with some grout in good condition and painted, and other grout eroded and spalled. It is recommended that the grout be replaced on lamps where it is missing with a non-shrink grout such as SikaGrout 212 HP or equivalent. Following the curing of the grout it is recommended that it is painted to match the lamp as this will minimize visual impact and extend the life of the grout.

Generally, the corrosion occurs at the junction of elements, and due to the age of the lamps, any gasket or paint seal that may have initially been present has long since been lost. A key point for water ingress is the junction of

the Lamp Base and the Centre Moulding. It is recommended that the junction is brushed back with a wire brush to remove any loose rust or flaking paint, and the junction repainted and sealed after the paint has dried with a mastic sealant. The sealant bead should be formed so that it sheds water away from this junction. The lifespan and required maintenance will be dependent on the product used, and the manufacturers documentation should provide an estimated lifespan.

The sealing of the Canopies, Globes and Finials could be improved with the use of a rubber flange and bush to better seal this joint. It was observed however that some lamps also had a poor seal due to cracks and breaks in the glass and polyethylene components. In order to reduce maintenance costs, it is recommended that as light bulbs require replacement, they are replaced with a more durable light bulb rated for exterior environments. The manufacturer of the current make and model has stated that the light bulb is only suitable for sealed lamp environments.

As the Post is cast into the ground and may even be directly in contact with the soil, there is no easy way to remove it and apply a protective coating. It is therefore recommended that a sacrificial anode be employed. Effectively, this is a sacrificial piece of metal connected to the cathode (in this case, the Post and lamp in general) via a wire cable which corrodes preferentially to the cathode. The anode can be replaced periodically, preserving the cathode. This would permit galvanic protection of the lamp without the need for removal, protecting the exposed interior surfaces, and be much lower in cost than the alternative. This is described in more detail in Section 7.4.

Long term, and as budget permits, the tops (Centre Moulding, Base Finial, Lamp Base) of the lamps could be removed, hot dip galvanised and powder coating which could result in a 50 year life to first maintenance. The original components appear to have been galvanised on the outside although this coating has been compromised where corrosion has occurred, primarily at the junctions. With this work and the mastic sealant bead above, water ingress into the structure would be limited to the quality of the seal of the Globes and Canopies, and the lower structure would be protected by the sacrificial anode. It is noted that this will decrease the tolerance between elements and should be trialed first to ensure that the componentry will go back together as designed.

The seal between the Base and the concrete was also poor on many lamps and this could be better sealed with grout. In addition to this, it was found that elevated sprinklers are used to water vegetation in roundabouts and possibly median strips. This subjects the lamp to regular wetting and therefore increasing corrosion. Changing the watering method to a subsurface drip line would reduce the impact of the irrigation on corrosion of the lamps.

### **7.3 Single Lamp Standards**

#### **7.3.1 Machattie Park and Kings Parade Lamps General Observations**

The single lamp standards located in Machattie Park and King's Parade comprise a cast iron base, a galvanised rolled sheet post and a cast iron lamp collar and base at the top. The rolled sheet post is two layers thick at the bottom and due to the taper of the base towards the top the top is 3 layers thick.

The lamp is assembled by fixing the cast iron base to the footing using anchors that are cast into the concrete footing. The footing is approximately 350mm in diameter and 450mm thick, with a 50x50mm square penetration in the centre of the footing that permits the cables to pass up through the footing into the post. The base is fixed to the footing using 3 anchors cast into the footing. The anchors are bent to accommodate the tapering of the base and fix the top of the Base using a nut to clamp it to the ground. The fasteners were found to be plain steel with no corrosion protection. All fasteners exhibited corrosion, however some fasteners were found to be corroded to the point where the integrity had been compromised. On some lamps it was found that the fasteners had been replaced with galvanised threaded rod.

The rolled sheet Post forming the main body of the lamp is fixed to the base using threaded rods extending from the Lamp Base at the top of the Post to the Base anchored to the footing. The Globe is then fixed using three screws to hold the lip at the bottom in place.

It was noted during an inspection of a damaged Single Lamp Standard post (located at the BRC Council Depot on the 22/08/22) revealed that significant corrosion was occurring at the galvanised post and base junction. It was noted that despite being galvanised the rolled sheet post had corroded through the inner layer in places compromising the structural integrity of the post. This is primarily due to the contact between dissimilar metals and the ability for water to pond in this location. On some posts that have been painted, corrosion was found to be working its way through the paint from the inside out.

The structural inspection revealed that the lamps have suffered various degrees of corrosion, however this corrosion uniformly occurs in the cast iron base and around the fasteners, due to the higher presence of moisture and the contact of dissimilar metals.

The luminaires of the lamps typically were the polymer replacement variant, presumably due to the damage of the original glass ones from weathering and vandalism over the years.

The access cover plate on the base of the lamps varied, with both original plates and replacements present. It was noted that the lug cast integrally with the plates used to retain it in place had snapped on some lamps, which may have led to some lost plates, or rendered the plate ineffective creating the requirement for replacement cover panels.

It was noted that the ground level has increased around the lamps over time so that the base is generally below ground level, increasing the rate of corrosion around the base and to the fasteners.

The lamps located in King's Parade generally had paint in much worse condition than their Machattie Park counterparts. In addition to this, consistent damage was observed on all lamps directly adjacent to the road reserve on Church St and Russell St. Traffic is considered to be the biggest risk to the lamps in this area.

### 7.3.2 Chifley Park Lamps General Observations

The lamps in Chifley Park comprise a cast iron post cast into a concrete footing. Details of the concrete footing (dimensions and depth) are not known as they could not be determined without disassembling or excavating adjacent to the lamp (and potentially destabilizing it in the process). There is a slide on cast-iron base for aesthetics that are non-structural. This construction is very similar to the Twin Lamp standards. It was noted that the original paint appeared to be dark green and the current paint in maroon. Generally the exterior paint on the Chifley Park lamp standards was older and more degraded than the paint on the Machattie Park lamps and spots of corrosion were showing through the paint. The internal surface of the cast iron base was also painted although this paint was beyond the end of its lifespan and was ineffective at preventing further corrosion.

The base of the lamps were filled with soil that appeared to be deposited from ants nests over many years. The cast iron access cover plates were generally in poor condition and exhibiting signs of major corrosion and degradation. It was noted that a lot of the baseplate fasteners were ineffective with some lamps only having one effective fastener.

One lamp exhibited a puncture mark in the post which appeared to be galvanised and much thinner than at the base. It is thought that this post has been replaced with a sheet metal replacement.

### 7.3.3 Common Findings

#### 7.3.3.1 Corrosion

Corrosion was present throughout all the lamps inspected. Due to the age of the lamps the original protective coatings have degraded to the point where they are no longer effective, particularly on the inside where additional coats of paint have not been applied.

Corrosion typically occurs at the junction between elements and on uncoated surfaces. The lamps also generally exhibit a higher level of corrosion at the base due to contact with the earth increasing their exposure to water.

### 7.3.3.2 Protective Coatings

Generally, the lamps external paintwork is in very good condition due to BRC's ongoing commitment to the preservation and maintenance of the lamp structures. The internal surfaces however do not have any protective coatings due to the difficult access without disassembling the lamp. It was noted that the galvanizing on the internal surface of the rolled lamp posts was in good condition.

The condition of the paint of the lamps in King's Parade was more worn and degraded than the lamps in Machattie Park. The protective coatings are also flaking in peeling on some lamps leaving large areas of bare metal exposed.

The paint condition of the lamps in Chifley Park was generally very poor and needs to be replaced as soon as practicable.

### 7.3.3.3 Anchors and Fasteners

Generally it was found that the anchors and fasteners were in poor condition and missing in some instances. Corrosion has compromised the integrity of the anchors in the Machattie Park and Kings Parade lamps. The fasteners used to hold down the aesthetic base of the Chifley Park lamps are generally in poor condition and some are either missing or ineffective.

### 7.3.4 Structural Analysis

Structural analysis has not been completed on single lamp standards. The lamps in Machattie Park and King's Parade have a theoretical hinge point at the Base and Post junction, which relies on the tension in the threaded rod to restrain the post. The capacity of this hinge is therefore dependent on the tension of the rods which is unknown. The base of the post is also partially ineffective due to the presence of corrosion in this area. In addition to this the material thickness and shape diameter varies with height and the complexity of the shape does not permit accurate analysis. Most lamps with observed deformation damage were deformed on the post, and not all of these lamps had been impacted by traffic, as lamps in Machattie Park were also deformed, indicating that local deformation of the post is possible by vandals.

### 7.3.5 General Recommendations

#### 7.3.5.1 Machattie Park and Kings Parade

It is recommended that the lamps in this area have a maintenance schedule implemented over the next 5 to 10 years. Generally the exterior paint is in good condition although the interior surfaces and structural elements such as the anchors and fasteners holding the structures together. Bimetallic corrosion was also observed at the joints in the lamp particularly between the Post and the Base.

It is recommended that a protective coating be applied to the entire lamp. Given that the lamp is readily disassembled into smaller parts, it is possible to entirely coat the individual components to prevent further corrosion. Further information on protective coating options is discussed in section 7.4.6.

It is recommended that the fasteners and anchors are replaced in the near future to ensure they adequately restrain the lamp.

It is also proposed to remove environmental factors that are currently contributing to the corrosion of the posts. The posts are in contact with the ground with a high moisture level and acidic organic material. Installation of a plinth to raise the lamp 75-100mm above finished ground level. This could be formed on top of the existing footing while the anchors are being replaced. Alternatively a precast solution may also be used and the new

anchors chemically anchored to the original footing and used both to restrain both the lamp and the precast concrete plinth.

The above works could be implanted as the existing paint reaches the end of its lifespan and the works completed gradually as budgeting permits, completing the works on lamps with the worst condition first.

It is strongly recommended that consideration be given to moving the lamps in King's Parade located directly on the kerb on Russell and Church Streets 1m further away from the road space. It was observed that many if not all of these lamps had some degree of traffic impact damage from parking cars impacting the posts.

Priority should be given to the lamps in Kings Parade for paint maintenance as the existing paint was observed to be more worn and damaged on these lamps.

### 7.3.5.2 Chifley Park

The paint on the lamps in Chifley Park has reached the end of its lifespan. It is recommended that the paint is replaced with a new protective coating. Given the size of the lamps and the fact that they are readily broken down into small components, it is recommended that the lamps are disassembled into individual parts to coat all surfaces effectively. It is also recommended that the Post be investigated once the Base is removed to determine how deep the post is cast in. If the concrete is weak and shallow, it may be possible to remove the Post without damaging it to apply a protective coat to this element too. Further information on protective coating options is discussed in section 7.4.6.

It is recommended that the existing apron slab holding down the decorative Base be replaced. In many instance the fasteners are missing or ineffective and extremely close to the edge of the concrete. In addition to this penetrations have been cut in and the apron does not extend to the centre of the post allowing ants to create a nest in this void. If the apron/plinth is replaced with new concrete it can be used to seal the lamp against the ingress of moisture and vermin (and therefore soil) which will aid in the prevention of further corrosion.

### 7.3.5.3 Vehicle Impact Protection – Single Lamps

Some of the lamp standards have been impacted by vehicles in the past. The lamp standards most at risk are the lamps located in Kings Parade (Russell St and Church St) where the lamps are located directly adjacent to the road space where reverse 45 degree parking and parallel parking is permitted, increasing their susceptibility to being struck by reversing vehicles.

The lamps located in Chifley Park directly adjacent to the road are also at increased risk of being struck by vehicles.

It is noted that installation of protective bollards will significantly detract from the existing aesthetic and will appear out of place. It is recommended that consideration be given to moving the lamps further away from the road space, so that instead of being located on the top of kerb, the lamps are located at least 1m from the kerb. This will mitigate the risk of impact damage from reversing or out of control vehicles without impacting the overall aesthetic of the streetscape.

## **7.4 Structural Findings and Recommendations**

Throughout the inspection process, it was found that universally that corrosion of the lamps and degradation of the material posed the single biggest risk to the lamp standards. If left unchecked, the material will continue to degrade to the point where it compromises the integrity of the structure. This will require replacement parts and compromise the heritage integrity of the lamps as well high costs.



#### 7.4.1 Mechanisms and Causes of Corrosion

The corrosion of steel and iron is the formation of hydrated ferric oxide in the presence of oxygen and water. This process is accelerated in a low pH environment and in the presence of soluble contaminants such as salts or by other processes such as bimetallic corrosion. Generally speaking, steel and iron have a low corrosion rate in alkaline environments although when the pH becomes very high this can accelerate the process. Microclimate effects such as those experienced in lamps will have an effect on the rate of the corrosion process.

Cast iron is a material that was readily available during the period of the lamps construction and facilitated the ability to create intricate mouldings of any desired shape. The disadvantages of the material however is the brittleness and low ductility, as well as its susceptibility to corrosion. Corrosion is the degradation of metallic materials and is caused by exposure to oxygen and water and is exacerbated by the presence of high amounts of moisture, salts or contact between dissimilar metals. Corrosion starts by degrading the surface of a material and if left untreated can compromise the integrity of the material.

Moisture serves as an electrolyte between the oxygen, soil and metal resulting in the transfer of electrons. The contact of dissimilar metals further accelerates the process forming galvanic corrosion, where one metal acts as a cathode (the negatively charged material) and the other material acts as the anode (a positively charged material). This principle is the same as for rudimentary batteries. This process causes accelerated corrosion of the anode material, which is the more reactive of the two metals, as electrons are transferred from the anode to the cathode by means of the electrolyte substance. Both salts and iron oxide (rust) can increase the conductivity of the electrolyte and therefore accelerate the process.

#### 7.4.2 AS/NZS2312.1:2014 Atmospheric Corrosivity Categories

The following six atmospheric corrosion categories are abbreviated excerpts taken from AS/NZS2312.1:2014. The following descriptions have been used to assess the corrosive nature of the environment the tanks are exposed to. This was done for specification purposes of suitable protective coatings. The categories are based on the corrosion rates of mild steel given in ISO 9223 and an additional tropical category which is not determined by corrosion rate.

Category	Description
C1 (Very low)	Environments in this category are most commonly found inside heated or air conditioned buildings with clean atmospheres, such as most commercial buildings.
C2 (Low)	Environments in this category include dry, rural areas as well as other regions remote from the coast or sources of pollution.
C3 (Medium)	This category mainly covers coastal areas with low salinity. The extent of the affected area varies significantly with factors such as winds, topography and vegetation.
C4 (High)	This category occurs mainly on the coast and the extent depends on winds, wave action and topography. Industrial regions may also be in this category. This category extends inside industrial plant where it is best considered as a micro-environment. Damp, contaminated interior environments such as occur with swimming pools, dye works, paper manufacturers, foundries, smelters and chemical processing plants may also extend into this category.
C5 (Very High) C5-I (Industrial) C5-M (Marine)	This category is common offshore and on the beachfront in regions of rough seas and surf beaches. This category may also be found in aggressive industrial areas, where the environment may be acidic with a pH of less than 5. For this reason, Category C5 is divided into marine and industrial for purposes of coating selection. Some of the damp and/or contaminated interior environments in Category C4 may occasionally extend into this category.
Cx (Extreme)	This new category (not covered in the 2008 edition of AS 4312) was introduced to ISO 9223 in 2012 to account for some regions with corrosion rates greater than those in C5. These regions are found at some surf beach shoreline regions with very high salt deposition. Such corrosion rates would also be found in severe acidic industrial environments.
T (Inland Tropical)	A tropical environment is found in coastal areas of north Queensland, Northern Territory, north-west Western Australia, Papua New Guinea and the Pacific Islands, except where affected by salinity.

#### 7.4.3 Designated Corrosion Category

For the purpose of this report, the micro and macro climate and environment to which the lamp structures are exposed to have been classified as being **Category C2 (Low)** in accordance with AS2312.1:2014.

#### 7.4.4 Preventative Measures for Corrosion

The simplest way to prevent corrosion is to remove the factors necessary to facilitate corrosion in the first place, this being oxygen, water, salts and contact between dissimilar metals. The use of protective coatings is the simplest way to do this and can be completed using either active or passive coatings. An active coating is formed by coating the material in a reactive but stable material which will form a protective coat. A common example of an active coat is zinc galvanising to react with the atmosphere and form a protective coat. Passive coatings work by forming a barrier between the metal and the environmental factors that cause corrosion. A common example is paints or epoxies that work by preventing contact of air and water and the surface of the metal. Passive coatings can be applied directly to the surface of the metal to be protected, or over the top of an active coating (although active coatings cannot be applied over the top of passive coatings).

Another option is the implementation of sacrificial anodes. This method implements the use of a more reactive piece of metal that is buried next to the structure to be preserved and connected via a wire. The higher reactivity of the sacrificial results in it corroding preferentially to the less reactive metal of the structure via the mechanisms of galvanic corrosion described in section 7.4.1.

The reactivity of metals compared to other metals is listed in AS/NZS2312.2:2014 Table B1 - Partial Galvanic Series Showing Relative Position Of Zinc To Other Metals. This table is shown below:

<b>Cathodic (less prone to corrosion)</b>
Austenitic stainless steel
Nickel-chromium-iron alloys
Nickel
Gunmetal
Monel
Copper
Phosphor bronze
Ferritic stainless steel
Brass 60/40
Aluminium bronze
Lead
Chromium
Tin
Mild steel, cast iron
Aluminium alloys
Zinc
Magnesium
<b>Anodic (more prone to corrosion)</b>

#### 7.4.5 Lifespan of Protective Coatings

When selecting protective coatings, the cost to durability rating should also be factored in as increased initial outlay for a protective coating with an increased lifespan will have the additional benefits of reducing the frequency of future maintenance. Surface paint on the exterior will provide several years protection for this surface alone, although protection of the internal and external surfaces with high build coatings will protect the integrity of the entire structure for many years.

The lifespan of the system is defined as the time that can elapse before major or general maintenance is required and is therefore given the term "life to first maintenance". This life is generally determined from

considering the design life of the structure and the limitations/complications associated with undertaking maintenance works. Given that the lamps have a long-intended lifespan and comprise numerous components with ornate shapes and concealed voids and cavities complicating the application of internal protective coatings, it is recommended to undertake major restoration to maximise the life to first maintenance.

AS/NZS2312.1:2014 expresses durability in terms of the following five ranges although a higher predicted lifespan will generally attract a higher cost and may involve a higher level of surface preparation:

- Short term: 2 to 5 years
- Medium term: 5 to 10 years
- Long term: 10 to 15 years
- Very long term: 15 to 25 years
- Extra-long term: 25+ years

### 7.4.6 Recommended Corrosion Protection Measures for Single Lamp Standards

The single lamp standards located in Machattie Park comprise a cast iron base, a galvanised rolled sheet post and a cast iron lamp collar and base at the top. It is noted that on inspection of the lamps that corrosion was occurring between the cast iron Base and the galvanised base.

Due to the ease of disassembling the lamps it is recommended that the lamps be disassembled and all components be sandblasted, hot dip galvanised and powder coated to desired colour. Ultimately this will prevent bimetallic corrosion as well provide a protective coating inside and out of the posts. Galvanising the elements with a coating of paint will result in a period to first maintenance of 25 years (assuming a two pack epoxy with two coats, a first coat followed by a high build coat on top of a suitable primer). In addition to this, if the components of the lamp are hot dip galvanised with a coating of HDG600 (85µm), the anticipated lifespan would be 40-100 years of the galvanised material. This of course could be extended further with regular repainting of the exterior surface and removing environmental factors by construction plinths to prevent contact of the lamps with the ground.

Maintenance works already completed by BRC include the installation of new zinc coated/galvanised anchors, introducing further material to create bimetallic corrosion. By hot dip galvanising the lamp bases it will remove the influence of the anchors and original galvanised post on the rate of corrosion caused between these elements and the cast iron base.

### 7.4.7 Galvanic Anodes for Cathodic Protection

A sacrificial anode is a piece of metal (typically Magnesium or Zinc) connected to the cathode (in this case, the Post and lamp in general) via a wire cable (a 5m length of 7/1.04 electrical cabling with red insulation). The anode corrodes preferentially to the cathode and requires periodic maintenance and replacement. The specifications above comply with AS2239:2003 and generally the anode would be placed 5m from the structure and backfilled in a sodium bentonite and gypsum blend for maximum effect. The anode can be replaced periodically, preserving the cathode (lamp) and therefore extending the expected life indefinitely with the upkeep for external coatings and water ingress and drainage management.

Benefits:

- No electrical current required
- Easy to install
- Minimal cost

Disadvantages

- Anode current is uncontrollable making it difficult to ensure protection throughout the entire structure
- Frequent monitoring and replacement of Anodes is required to determine

If this option is desired, consultation with a designer of galvanic anodes should be undertaken to get exact specifications, an accurate design and designation of anode mass and therefore lifespan of the anode.

### 8 Conclusion

The Heritage Lamp Standards are iconic to the Bathurst streetscape and are an important piece of heritage infrastructure to maintain. Problems currently exist, primarily in the form of corrosion, which if left unattended, will rapidly decrease the life of the lamps. While some lamps have components that are in poor condition, generally the lamps as collective are in good condition for their age and this is a testament to the overall quality of the construction of the materials and the lamp design. The lamps lifespan can be extended indefinitely with regular maintenance and corrosion prevention in the future to preserve the fabric of the posts. With regular maintenance this significant piece of fabric can be retained for future generations to appreciate.

Simple small changes can also be made to increase the lifespan of the lamps by removing the environmental causes of damage. This includes moving lamps currently exposed to reversing traffic or garbage trucks (King's Parade) or close to roads (Chifley Park) further away from traffic. Changing above ground and elevated sprinkler systems to subsurface irrigation will prevent the constant wetting of the lamps. Installation of a concrete base plinth to lift the base of the lamp above the finished ground level will reduce the rate of corrosion in the bases that are partially buried and reduce the exposure of these elements to moisture.

Another common observation was that some damaged or missing components have been replaced with temporary, simple replacements that have become permanent solutions. The most common of these are base access cover plates that have inevitably become damaged or lost on both the Twin Lamps and Single Lamps. Efforts should be made to replicate the original design and quality of these elements to ensure the original aesthetic remains.

We trust that this information contained in this tender submission meets your requirements. Please do not hesitate to contact the undersigned should you require any further information.

Yours faithfully,  
CALARE CIVIL PTY LTD

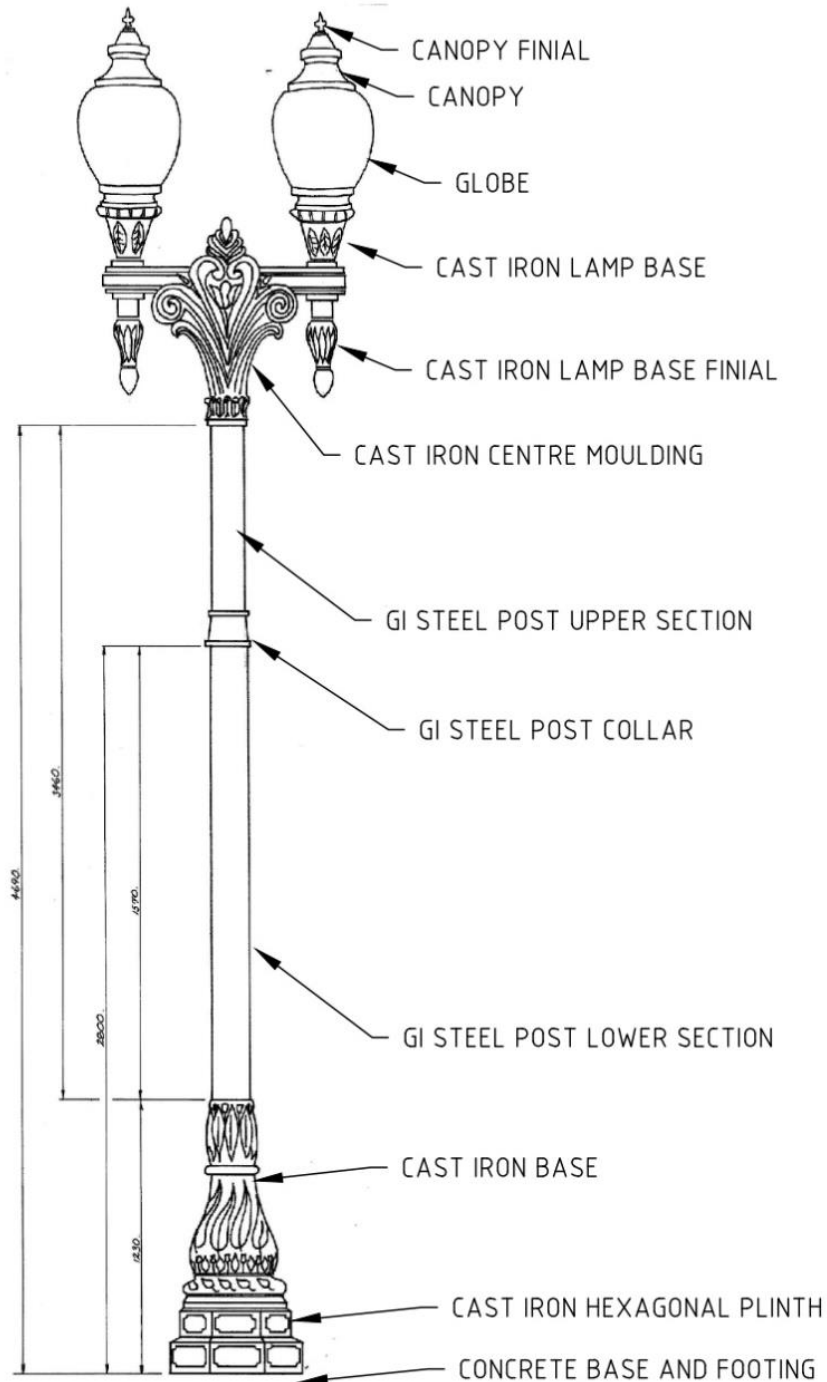


Sean Johnson  
BE MIEAust.

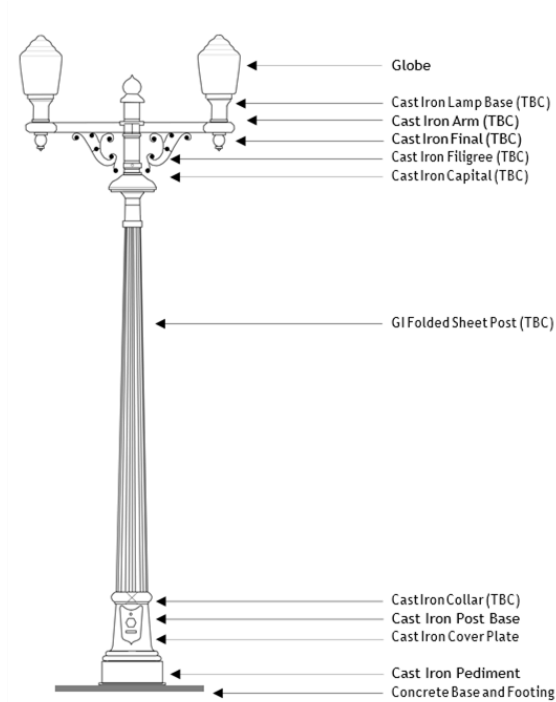
## 9 Appendix A: Schematic Diagram of Lamp Types and Lamp Location Maps

### 9.1 Lamps Diagrams and Nomenclature

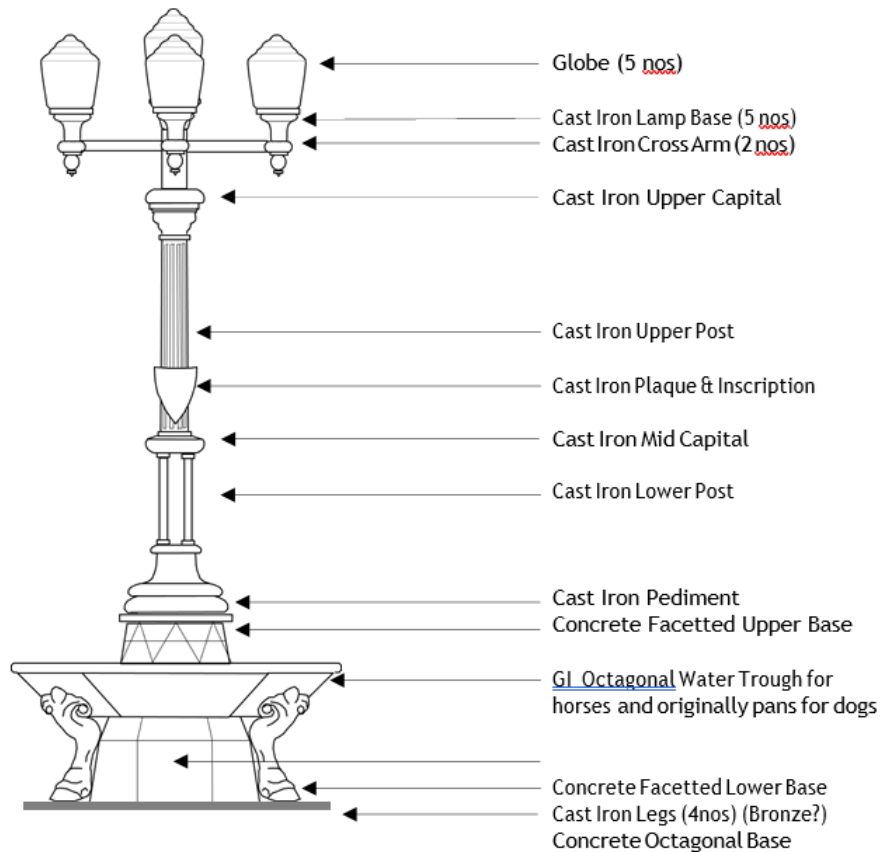
#### 9.1.1 Twin Lamp Standards – Road Reserve and King's Parade



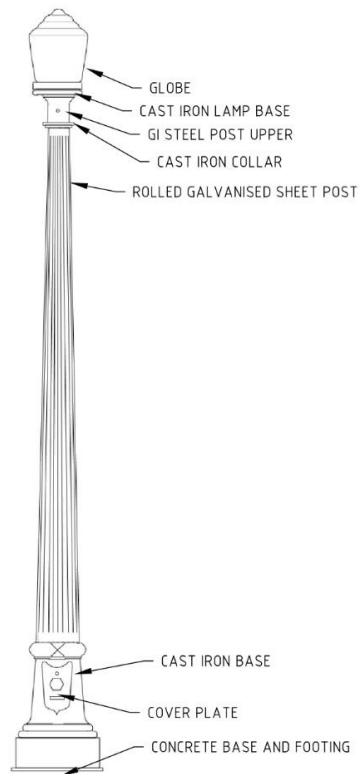
## 9.1.2 Twin Lamp Standards – King's Parade



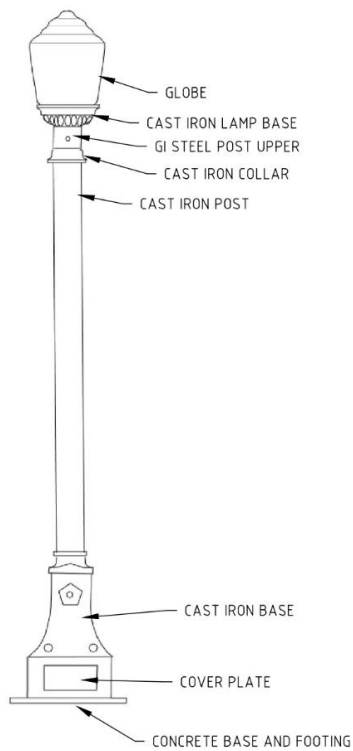
## 9.1.3 Jubilee Fountain

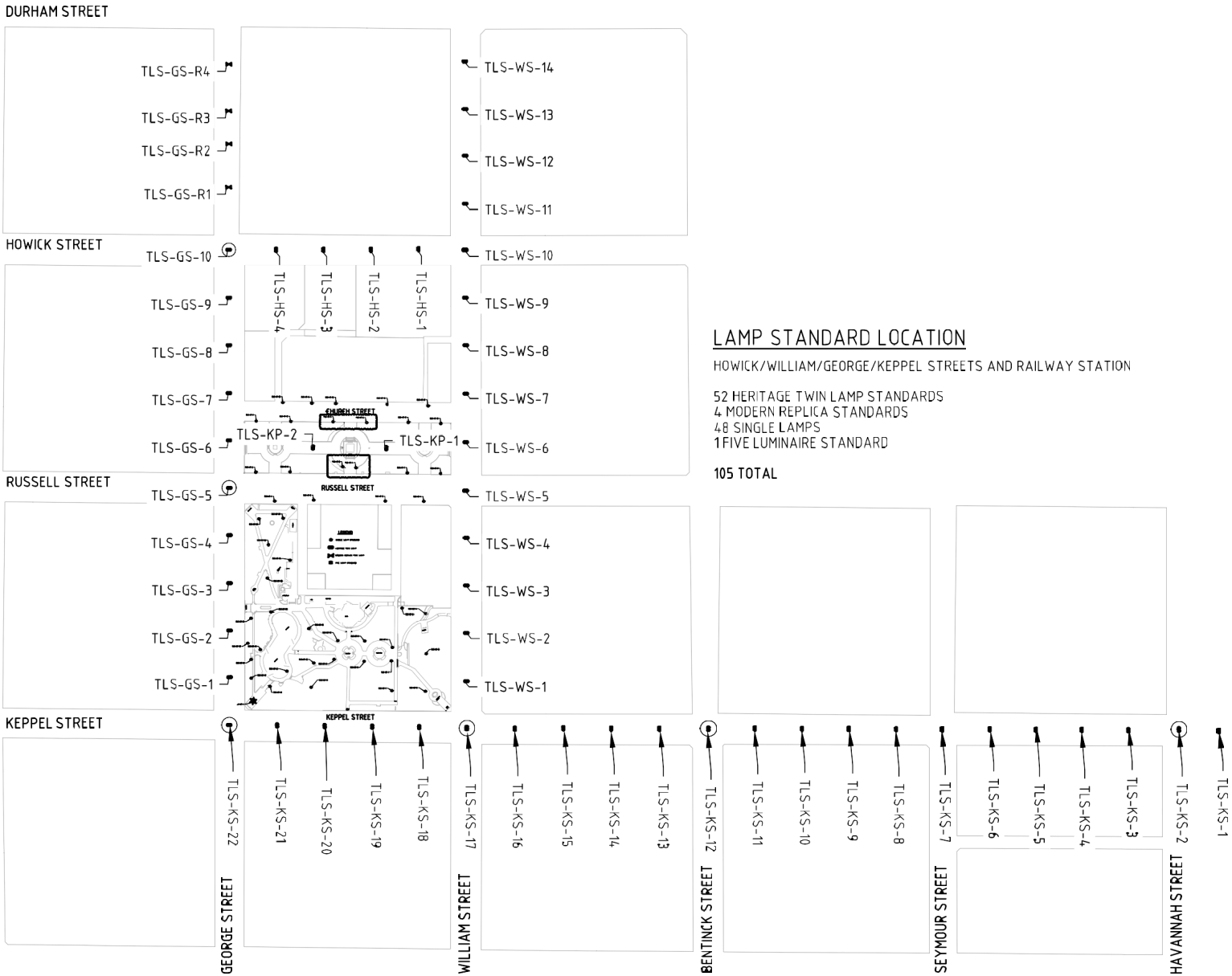


## 9.1.4 Single Lamp Standards – Machattie Park and Kings Parade

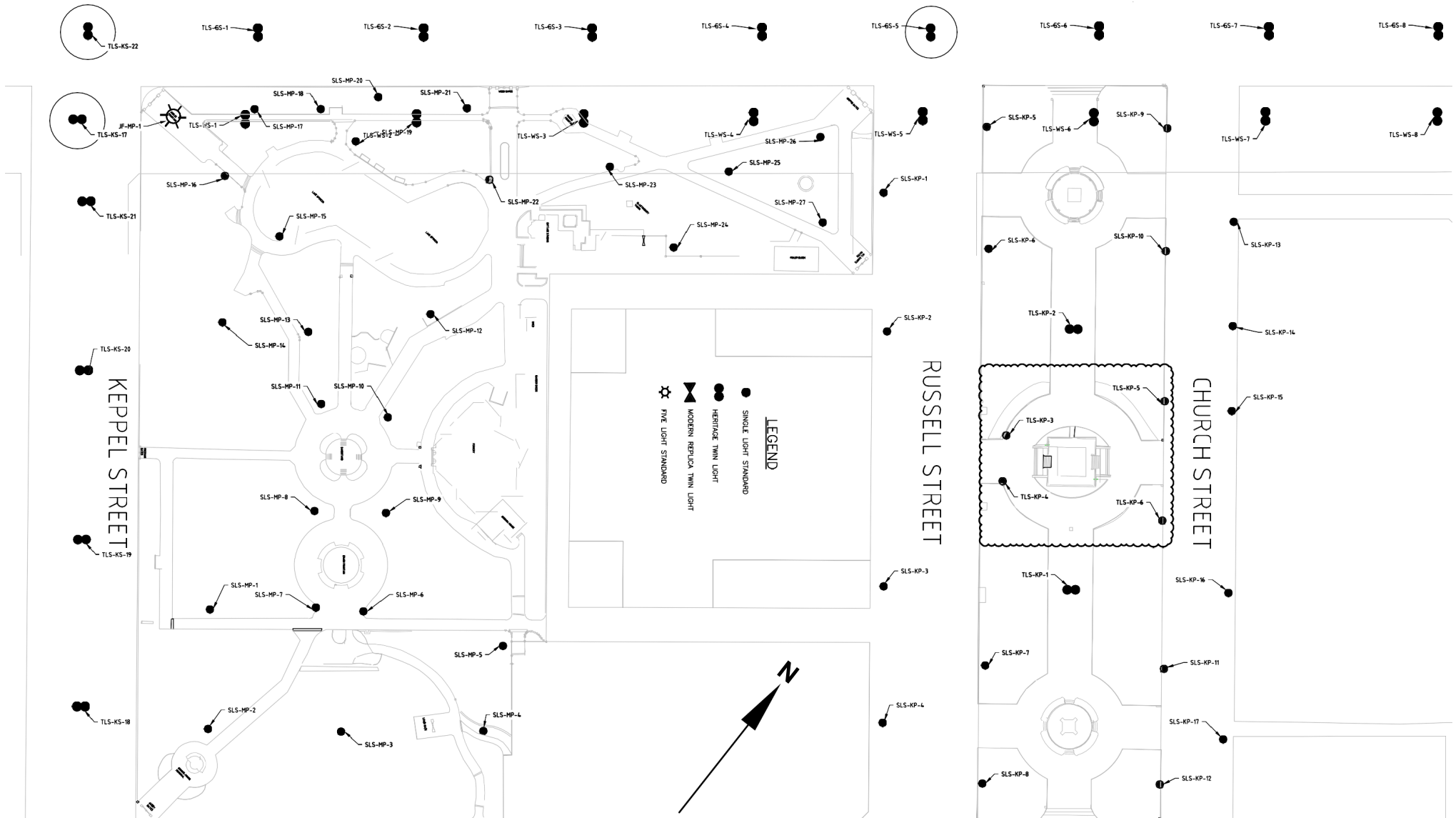


## 9.1.5 Single Lamp Standards – Chifley Park

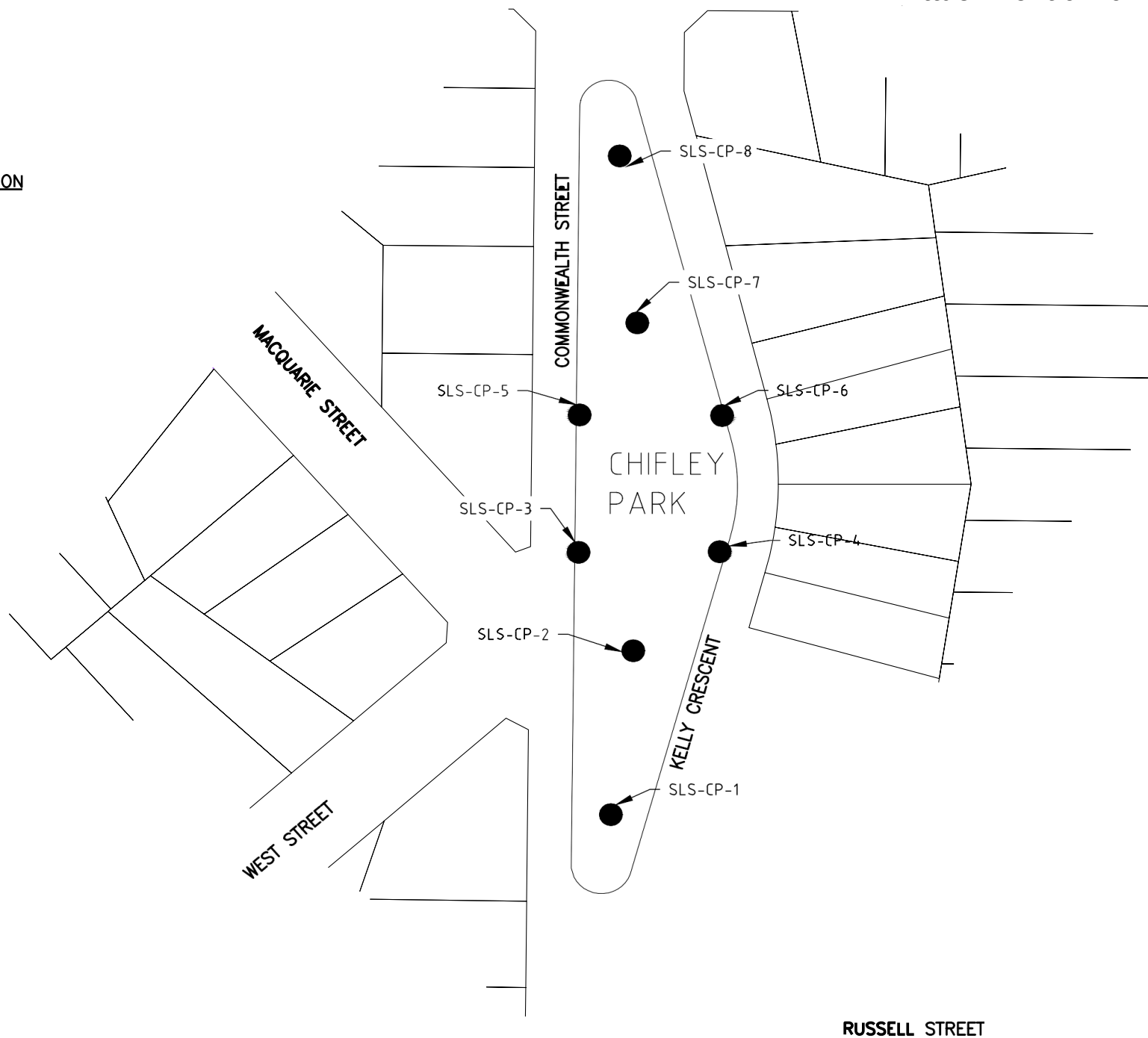








**LAMP STANDARD LOCATION**  
**CHIFLEY MEMORIAL PARK:**  
**8 SINGLE LAMP STANDARDS**



RUSSELL STREET

## **10 Appendix B: Maintenance Plan**

### **10.1 Objective:**

By implementing a maintenance plan, the heritage lamp standards can be protected and preserved for future generations, maintaining their historical and aesthetic value. The purpose of this maintenance plan is:

1. To extend the lifespan of the lamps
2. To maintain the significance of the lamps by preserving the original fabric of the lamps
3. To preserve aesthetic appeal of heritage lamps by ensuring replacement componentry is uniform in appearance and sympathetic to the original design and aesthetic

### **10.2 Required Works**

#### **10.2.1 Scheduling of Works**

Works should be carried out as required and as budgets permit. The times below are recommended and allowance should be made within in budgets and time of Council staff to complete the works. Alternatively the works may be sub-contracted although this work should be monitored to ensure that objectives of the maintenance plan are met.

#### **10.2.2 Environmental Protection**

As a matter of priority, it is recommended that any environmental factors that subject the lamps to damage or corrosion be removed as soon as practicable to minimise the damage.

These works are considered relatively simple to implement and will have a large benefit on preserving the lamps. They may also be undertaken as required by concurrently with other works (i.e. changing event flags or light bulbs).

These works include:

- Use of a mastic sealant to prevent water ingress around the top of the Lamp Base, Centre Moulding and Collar on Twin Lamps
- Use of grout and paint to prevent water ingress between the Base and Post
- Changing above ground sprinkler systems to subsurface irrigation (not in close proximity to the lamp)
- Removing built up soil around the lamp bases
- Removing moss, lichen and organic debris from the Lamp Base and Base.

Environmental works with a higher degree and complexity and planning required include:

- Moving Single Lamp standards exposed to traffic impact risks away from the road
- Installation of a concrete plinth to raise the lamps above the moisture and soil conditions
- Better sealing between the Finials, Canopies and Globe on the Twin Lamp standards.

#### **10.2.3 Inspection and Cleaning**

Establish a routine maintenance schedule based on factors such as location, environmental conditions, and historical significance. Yearly inspections and maintenance are considered appropriate.

Conduct regular visual inspections of all heritage lamps to identify signs of corrosion, such as rust spots, discoloration, flaking paint or vandalism.

Clean the lamps if required using a mild detergents and non-abrasive cloths to remove dirt, grime, and pollutants that can accelerate corrosion.

Inspect the electrical components, wiring, and connections for any signs of damage or deterioration.

Document all findings and maintenance activities, including dates of inspection, actions taken, and any issues found. This record will help track the lamp's condition over time.

It is recommended that this work be carried out on a 12 month basis or as required, whichever occurs first. Due to the amount of lamps this will require several weeks per year to complete the work. The work should be scheduled and staged as required.

#### 10.2.4 Corrosion Protection:

The corrosion protection works should be staged as time and budgets permit, with lamps identified as having a poorer condition to be prioritised for works first. The recommendations made for fabric preservation should be evaluated for suitability, cost and effectiveness and a final plan adopted based on budget constraints.

This may be removal of localised and overall corrosion from the fabric, galvanising, painting,

Following the adoption of a suitable set of corrosion preventative measures, work should be implemented. The ongoing maintenance of this part of the maintenance plan will be dependent on the works and method adopted. It is recommended that during the proposed 12 month inspections, any defects in external coatings be noted and repaired as soon as practicable.

Intensive inspections should be carried out on a 5-10 year basis as required to evaluate the ongoing effectiveness of the corrosion prevention internally and externally. Depending on the works completed this may be extended.

As the works are expected to be completed over the course of several years, the works should be documented and the lamp scheduled for future inspections and maintenance based on the completion date of restoration works.

Lamps that are currently in better condition than others will be the last to receive maintenance works. It is recommended that these lamps be monitored on a 12 monthly basis to ensure no rapid deterioration of the lamps occur between now and the restorative/preventive works.

#### 10.2.5 Replacement of Improvised/Makeshift Replacement Parts

It was noted that some lamps have had improvised parts made to replace original lost or damaged parts. This primarily applies to Base Access Cover Plates on all lamps as well as Canopies and Finials on Twin Lamps. These parts should be replaced with replicas that resemble the original design.

Globes also vary in appearance due to the difficulty in sourcing replacements for the original. It was also noted that suppliers sometimes cease making components and therefore another generation of replacement Globes must be sourced elsewhere. It is recommended that a high-quality replica be sourced for the globes that resemble the original as closely as possible and this implemented for all future globe replacements. Consideration may be given to placing a bulk order of these (using past replacement requirements to estimate future consumption rates) which may reduce production costs and ensure the uniformity of the lamps appearance. Unfortunately due to ongoing vandalism and the fragile nature of the original components, it is anticipated that regular replacement of these elements will be ongoing.

#### 10.2.6 Public Education and Interpretation

Consideration should be given to education/informing the public about the significance of the lamps and the fragile nature of some lamp elements. This may reduce vandalism incidents or lead to a higher reporting of vandalism incidents. This might be achieved through signs to aid the public in their interpretation of the lamps history and significance, and informing the public through announcements on the councils websites, social media or other channels or possibly a QR code in the vicinity of some lamps to direct the public to these channels.

## 11 Appendix C: Digital Imagery

### 11.1 Select Images

For all other photos please refer to the images and videos and inspection noted located on the Digital Record of Site Inspections on the supplied Hard Drive Disk.

#### 11.1.1 Twin Lamp Standards



Photo 1: Build up of lichen and moss in the Lamp Base



Photo 2: Insect build up in the Lamp Base



Photo 3: Build up of lichen and moss in the Lamp Base



Photo 4: Finial and Canopy retaining rod





Photo 5: Attempt to seal light by previous maintenance worker where Finial was missing



Photo 6: Replacement steel canopies



Photo 7: Variation in Finial design, original on left, older replacement in centre and recent replica on right



Photo 8: Skewed Finials and retaining rod resulting in poor seal and permitting water ingress and access for insects





Photo 9: Skewed Finials and retaining rod resulting in poor seal and permitting water ingress and access for insects



Photo 10: Skewed and missing Finials resulting in poor seal and permitting water ingress and access for insects



Photo 11: Broken Canopy permitting water ingress and access for insects



Photo 12: Broken Globe permitting water ingress and access for insects





Photo 13: Variants of Globes and Canopies



Photo 14: Variants of Globes and Canopies



Photo 15: Grout seal in good condition



Photo 16: Grout Seal in very poor condition





Photo 17: Grout seal in poor condition



Photo 18: Pitting in post, further corrosion prevented from quality paint coating (note some defects may be from initial casting)



Photo 19: Mastic sealant between collar and post at the end of its life



Photo 20: Mastic sealant between collar and post at the end of its life



Photo 21: Corrosion from water ingress in collar



Photo 22: Corrosion from water ingress between collar





Photo 23: Corrosion at component junctions



Photo 24: Corrosion at Base Finial and Centre Moulding





Photo 25: Corrosion at Base Finial and Centre Moulding



Photo 26: Surface corrosion inside of Base



Photo 27: Surface corrosion at base of the Post



Photo 28: Inside of Base





Photo 29: Poor sealing of Base against concrete



Photo 30: Close-up of poor Base/concrete seal



Photo 31: Elevated sprinkler system extending reach of water



11.1.2 Single Lamp Standards – Machattie Park and Kings Parade Variants



Photo 32: Typical example of Lamp Standard (Note external paint generally in very good condition)



Photo 33: Top of galvanised rolled post – Machattie Park and Kings Parade Lamp Standard





Photo 34: Corroded base of rolled galvanised post from Machattie Park and Kings Parade Lamp Standard

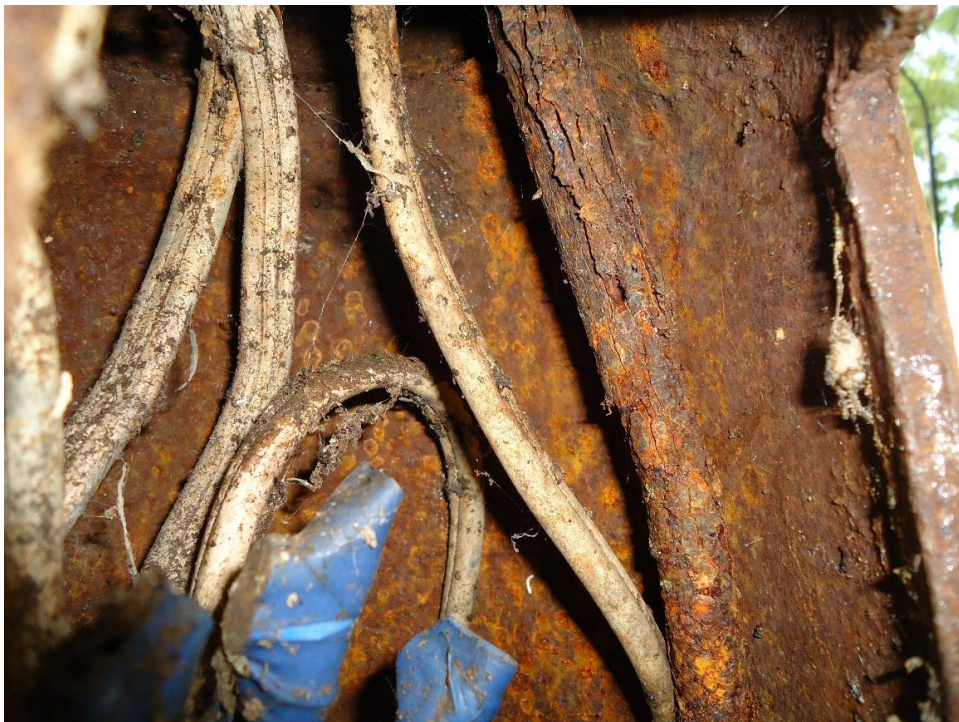


Photo 35: Corroded anchors from Machattie Park and Kings Parade Lamp Standard





Photo 36: Corroded anchors from Machattie Park and Kings Parade Lamp Standard



Photo 37: Corroded anchors from Machattie Park and Kings Parade Lamp Standard





Photo 38: Moisture present in base of lamp



Photo 39: Replaced galvanised anchor and galvanised access plate





Photo 40: Original Base and Access Plate with good condition paint



Photo 41: Polymer Luminaire typical on all lamps





Photo 42: Buried lamp bases accelerating corrosion



Photo 43: Replacement access cover (Note lack of embossed logo or edging)



11.1.3 Single Lamp Standards – Chifley Park



Photo 44: Typical example of Lamp Standard



Photo 45: Excessive build up of dirt contributing to corrosion





Photo 46: Excessive build up of dirt contributing to corrosion



Photo 47: Photo from inside the Base orientated toward the globe (Note original colour of post is green)



Photo 48: Corrosion showing through external paint



Paint flaking showing potential galvanising of cast iron Lamp Base





Photo 49: Corrosion of cast in post



Photo 50: Replaced access panel





Photo 51: Thin wall galvanised post – potentially not original



Photo 52: Ineffective fastener top of photo





Photo 53: Ineffective fastener on same lamp as Photo 52



Photo 54: Ineffective fastener on same lamp as Photo 52 and Photo 53



**12 Inspections Notes**

**13 Appendix D: Heritage Report**

## Bathurst Lamp Condition Summary

Lamp Serial	Country Energy Asset Number	Street	Heritage Condition								Heritage Score	Structural Condition						Summary	
			Traffic Signs	Flags Present	Replacement Globes	Replacement Canopies	Replacement Finials	Replacement Base Cover	Broken/Missing Elements	Base Condition		Paint Condition	Structural Damage	Corrosion Present?	Grout at Base Junction	Structural Score	Structural Priority	Total Score	Priority
TLS-KS-1	CE44706	Keppel St	No	No	No	No	Yes	Yes	No	5	Fair	Good	No	Yes	Good	6	3	11	2
TLS-KS-2	CE44707	Keppel St	No	Yes	Yes	Yes	No	No	No	3	Fair	Fair	No	Yes	Fair	4	28	7	34
TLS-KS-3	CE44708	Keppel St	No	Yes	No	No	Yes	No	No	4	Fair	Fair	No	Yes	Poor	3	43	7	34
TLS-KS-4	CE44709	Keppel St	No	Yes	Yes	No	Yes	Yes	No	2	Fair	Fair	No	Yes	Poor	3	43	5	50
TLS-KS-5	CE44710	Keppel St	No	Yes	No	No	No	No	No	5	Fair	Fair	No	No	Good	6	3	11	2
TLS-KS-6	CE44711	Keppel St	No	Yes	No	No	Yes	No	Yes	3	Fair	Fair	No	Yes	Good	5	17	8	26
TLS-KS-7	CE44712	Keppel St	No	No	Yes	No	Yes	No	No	4	Fair	Good	No	No	Poor	5	17	9	17
TLS-KS-8	CE44713	Keppel St	No	Yes	Yes	No	Yes	No	Yes	2	Fair	Poor	No	Yes	Poor	2	52	4	56
TLS-KS-9	CE44714	Keppel St	Yes	Yes	Yes	No	Yes	No	No	3	Fair	Poor	No	Yes	Poor	2	52	5	50
TLS-KS-10	CE44715	Keppel St	Yes	Yes	Yes	No	Yes	No	No	3	Fair	Poor	Yes	Yes	Fair	2	52	5	50
TLS-KS-11	CE44716	Keppel St	No	Yes	No	Yes	No	No	Yes	3	Fair	Poor	No	Yes	Poor	2	52	5	50
TLS-KS-12	CE44717	Keppel St	No	No	No	No	Yes	Yes	No	4	Fair	Good	No	No	Good	7	1	11	2
TLS-KS-13	CE44718	Keppel St	No	Yes	Yes	No	Yes	Yes	No	2	Fair	Poor	No	Yes	Good	4	28	6	45
TLS-KS-14	CE14461	Keppel St	Yes	Yes	Yes	No	Yes	No	No	3	Fair	Poor	No	Yes	Fair	3	43	6	45
TLS-KS-15	CE47460	Keppel St	Yes	Yes	Yes	No	No	Yes	Yes	2	Fair	Poor	No	Yes	Good	4	28	6	45
TLS-KS-16	CE46050	Keppel St	No	Yes	Yes	No	No	Yes	No	3	Fair	Poor	No	Yes	Good	4	28	7	34
TLS-KS-17	CE46049	Keppel St	No	No	Yes	Yes	No	No	No	4	Fair	Poor	No	Yes	Good	4	28	8	26
TLS-KS-18	CE47454	Keppel St	No	Yes	No	No	Yes	No	No	4	Fair	Fair	No	Yes	Fair	4	28	8	26
TLS-KS-19	CE47455	Keppel St	No	Yes	Yes	No	No	No	No	4	Fair	Fair	No	Yes	Poor	3	43	7	34
TLS-KS-20	CE47456	Keppel St	No	Yes	Yes	No	Yes	No	No	3	Fair	Fair	No	Yes	Good	5	17	8	26
TLS-KS-21	CE47457	Keppel St	No	Yes	Yes	No	Yes	No	Yes	2	Fair	Poor	No	Yes	Good	4	28	6	45
TLS-KS-22	CE47458	Keppel St	No	No	Yes	Yes	Yes	No	Yes	2	Fair	Fair	No	Yes	Good	5	17	7	34
TLS-WS-1	CE46048	William St	No	Yes	No	No	No	No	Yes	4	Fair	Fair	No	Yes	Good	5	17	9	17
TLS-WS-2	CE46047	William St	No	Yes	Yes	No	Yes	Yes	Yes	1	Fair	Poor	No	Yes	Good	4	28	5	50
TLS-WS-3	CE46046	William St	No	Yes	Yes	No	No	No	No	4	Fair	Fair	No	Yes	Fair	4	28	8	26
TLS-WS-4	CE46045	William St	No	Yes	Yes	Yes	No	No	No	3	Fair	Good	No	Yes	Good	6	3	9	17
TLS-WS-5	NP400795	William St	No	No	No	No	No	Yes	No	5	Fair	Poor	No	No	Fair	4	28	9	17
TLS-WS-6	CE46044	William St	No	Yes	No	No	No	No	Yes	4	Fair	Fair	No	Yes	Poor	3	43	7	34
TLS-WS-7	CE46031	William St	No	Yes	No	No	Yes	No	Yes	3	Fair	Poor	No	Yes	Poor	2	52	5	50
TLS-WS-8	CE46030	William St	Yes	Yes	Yes	No	No	No	No	4	Fair	Fair	No	No	Fair	5	17	9	17
TLS-WS-9	CE46029	William St	No	Yes	No	Yes	Yes	No	No	3	Fair	Fair	No	Yes	Fair	4	28	7	34
TLS-WS-10	CE46028	William St	No	No	No	No	No	Yes	No	5	Fair	Fair	Yes	Yes	Fair	3	43	8	26
TLS-WS-11	CE46531	William St	No	Yes	No	No	No	No	No	5	Fair	Good	No	No	Poor	5	17	10	10
TLS-WS-12	CE46530	William St	No	Yes	No	No	No	No	No	5	Fair	Good	No	No	Good	7	1	12	1
TLS-WS-13	CE46529	William St	No	Yes	No	No	No	No	Yes	4	Fair	Good	No	Yes	Poor	4	28	8	26
TLS-WS-14	CE46528	William St	No	Yes	No	No	No	No	No	5	Fair	Good	No	No	Fair	6	3	11	2
TLS-HS-1	CE47481	Howick St	No	Yes	Yes	No	Yes	No	No	3	Fair	Good	No	Yes	Good	6	3	9	17
TLS-HS-2	CE47482	Howick St	No	Yes	Yes	No	Yes	No	No	3	Fair	Good	No	Yes	Good	6	3	9	17
TLS-HS-3	CE47483	Howick St	No	Yes	No	No	No	No	No	5	Fair	Good	No	Yes	Good	6	3	11	2
TLS-HS-4	CE47488	Howick St	No	Yes	No	No	Yes	No	No	4	Fair	Good	No	Yes	Good	6	3	10	10
TLS-GS-1	CE47459	George St	No	Yes	Yes	No	No	No	Yes	3	Fair	Fair	No	Yes	Fair	4	28	7	34
TLS-GS-2	CE47462	George St	No	Yes	Yes	No	No	No	Yes	3	Fair	Poor	No	Yes	Fair	3	43	6	45
TLS-GS-3		George St	Yes	Yes	Yes	No	Yes	No	Yes	2	Fair	Fair	No	No	Fair	5	17	7	34
TLS-GS-4	CE47498	George St	Yes	Yes	Yes	No	No	No	No	4	Fair	Fair	No	Yes	Poor	3	43	7	34
TLS-GS-5	CE47497	George St	Yes	No	No	No	No	No	Yes	5	Fair	Good	No	Yes	Good	6	3	11	2
TLS-GS-6	CE47496	George St	No	Yes	No	No	No	No	No	5	Fair	Fair	No	Yes	Poor	3	43	8	26
TLS-GS-7	CE47495	George St	Yes	Yes	Yes	No	No	No	Yes	3	Fair	Fair	No	Yes	Fair	4	28	7	34
TLS-GS-8	CE47494	George St	Yes	Yes	No	No	No	No	Yes	4	Fair	Good	No	No	Fair	6	3	10	10
TLS-GS-9	CE47493	George St	Yes	Yes	No	No	No	No	No	5	Fair	Good	No	Yes	Fair	5	17	10	10
TLS-GS-10	CE47489	George St	No	No	No	No	Yes	No	No	5	Fair	Fair	No	Yes	Fair	4	28	9	17
TLS-GS-R1	CE36883	George St	No	Yes	No	No	No	No	No	5	Fair	Good	No		Good	6	3	11	2
TLS-GS-R2	CE36884	George St	Yes	Yes	No	No	No	No	Yes	4	Fair	Good	No		Good	6	3	10	10
TLS-GS-R3	CE36885	George St	Yes	Yes	No	No	No	No	No	5	Fair	Good	No		Good	6	3	11	2
TLS-GS-R4	CE36886	George St	No	Yes	No	No	No	No	Yes	4	Fair	Good	No		Good	6	3	10	10
TLS-KP-1	-	Kings Parade	No	No	No	No	No	No	No	5	Fair	Good	No	No	Poor	5	17	10	10
TLS-KP-2	-	Kings Parade	No	No	No	Yes	No	No	No	4	Fair	Good	No	No	Poor	5	17	9	17

Description	Score
Poor	0
Fair	1
Good	2
Yes	0
No	1

<b>POLICY:</b>	APPROVED HANDLING OF FILL
<b>DATE ADOPTED:</b>	Director Corporate Services & Finance Report #8.3.5 Council 16 June 2021 Resolution Number: ORD2021-189
<b>ORIGINAL ADOPTION:</b>	Director Environmental, Planning & Building Services Report # 1 Policy 7 September 2011 Council 21 September 2011 Minute Book No. 11192
<b>FILE REFERENCE:</b>	11.00006-04
<b>OBJECTIVE:</b>	To establish guidelines for the correct transport and disposal of approved fill material with minimal environmental impact

## 1. BACKGROUND

The *Protection of the Environment Operations Act (1997)* (the Act) outlines the transport and use of land as waste facilities, and the *Protection of the Environment Operations (Waste) Regulation (201405)* (the Regulation) outlines the requirements for individuals and corporations in dealing with waste materials that are transported and applied to land.

The *Protection of the Environment Operations Act (1997)*, Section 143 'Unlawful transporting or depositing of waste', states:

### ~~(1) Offence~~

~~If a person transports waste to a place that cannot lawfully be used as a waste facility for that waste, or causes or permits waste to be so transported:~~

- ~~(a) the person, and~~
- ~~(b) if the person is not the owner of the waste, the owner, are each guilty of an offence.~~

(1) Offence If a person transports waste to a place that cannot lawfully be used as a waste facility for that waste, or causes or permits waste to be so transported—

- (a) the person, and
  - (b) if the person is not the owner of the waste—the owner of the waste, and
  - (c) if the waste is transported in a vehicle and the person is not the owner of the vehicle—the owner of the vehicle,
- are each guilty of an offence.

## 2. AIM

The aim of this policy is to ensure the protection of public health and the environment and to improve the methods used to transport and dispose of fill material.

### 3. LAND TO WHICH THIS POLICY APPLIES

This policy applies to all land within the Bathurst Regional Council Local Government Area. It applies to actions which result in the transport of fill from one property to another.

### 4. BENEFITS

The inappropriate transport and disposal of fill material can result in a devaluing of the natural and human environment and can cause harm to both humans and the environment through:

- Failing to prevent the loss of material during transport;
- Contaminated material being introduced to the environment;
- Inappropriate material being used during construction or land conservation works;
- Material being placed in locations not suitable or not permitted to receive such material.

This policy aims to provide clear guidelines for the appropriate transport and disposal of material that is classed as 'clean fill'.

### 5. APPROVED MATERIALS

Approved materials for the purpose of this policy are classed as 'Clean Fill'. Clean fill includes the following material.

- (a) Virgin Excavated Natural Material (VENM) as defined in the Act and in the Glossary.
- (b) Rock material sourced from an approved quarry or reseller.
- (c) Top soil or similar material sourced from an approved seller.
- (d) Materials subject to a Resource Recovery Exemption issued by the [NSW](#) Environment Protection Authority that permit the material's use for engineering fill, earthworks, building, landscaping and/or construction works and:
  - i. Meets the requirements of that exemption;
  - ii. Details are provided to Council of such evidence prior to transport and disposal;
  - iii. Is not deposited in a waterway or other environmentally sensitive area.

### 6. APPROVED TRANSPORT OF CLEAN FILL

Approved transport means clean fill that is transported in a manner that does not result in material being lost during transit:

- (a) Material is to be contained in a vehicle or other transport device that is designed to carry such material
- (b) Material is to be covered in a manner that will not result in the material being blown, washed or otherwise lost during transport ~~and in conjunction with s49 of the Regulation~~

- (c) The driver conveying the material must be able to provide details as to the owner, origin and nature of the material and to the location of disposal
- (d) If material being transported is to be taken to an unlicensed landfill or a site not dedicated for the receiving and processing of waste, the driver conveying the material must carry written approval from the receiving landowner or corporation as per s143(3A) of the Act.

## **7. APPROVED RECEIVING OF CLEAN FILL**

Approved receiving means allowing clean fill to be deposited onto land which the person receiving such material has approval or has given permission to do so. The person receiving the material is to:

- (a) Obtain documentation regarding owner, origin and nature of material;
- (b) Obtain documentation regarding person or corporation transporting the material;
- (c) Provide written approval to the individual or corporation transporting and disposing of the material as per s143(3A) of the Act.

## **8. APPROVED DISPOSAL OF CLEAN FILL**

Approved disposal means transporting and depositing clean fill to a site that allows the receiving of such material, including:

- (a) A licensed landfill site including the Bathurst Waste Management Centre but excluding Bathurst Region Rural Transfer Stations;
- (b) An unlicensed landfill site that meets the requirements of the Policy or has consent to receive material and has given approval to receive such material;
- (c) An approved\* construction or land conservation works site that receives only Virgin Excavated Natural Material (VENM) and has given approval to receive such material;
- (d) An approved\* construction or land conservation works site that receives other naturally sourced clean fill and has given approval to receive such material;
- (e) site that receives material recovered as part of a resource recovery exemption and has given approval to receive such material, has the relevant Council consent or is exempt from consent.

\*An approved site means one for which site works have received the relevant Council or other Government Department consent.

## **9. MATERIALS THAT ARE NOT APPROVED FOR DISPOSAL**

Materials that are classed as waste are not approved for disposal to a site other than that which is licensed to receive such waste. Waste is defined in the Act and in the Glossary below and includes but is not necessarily limited to:

- Non-exempt building or demolition material;
- VENM mixed with building or demolition material;
- VENM sourced from former fuel storage areas or other potentially contaminated sites;
- Green (garden and plant) waste;
- Asbestos;
- Household waste and other litter;
- Cars, tyres, batteries and other vehicle parts;
- Dead animals;

- Chemicals, fuel, paint and other hazardous liquids;
- Other putrescible, hazardous or liquid waste, as defined in the Act.

## 10. MATERIALS NOT INCLUDED IN THIS POLICY

The application to land with organic material for agricultural purposes may be permitted subject to the relevant Council or ~~relevant NSW Government Department Office of Environment and Heritage~~ Approval or Exemption and as such, are not dealt with under the Policy. Such material may include but not necessarily be limited to:

- Biosolids;
- Food waste;
- Feed lot waste;
- Manure, compost or other processed organic material.

## 11. TRANSPORT NOT INCLUDED IN THIS POLICY

Fill that is transported and deposited without leaving the property boundary and is not placed contrary to any Act or Regulation does not require approval and is not included in this policy. Property boundary means a single or multiple titled parcel of land that is contiguous and owned by the same person or corporation.

If the fill is taken outside the property boundary, then the conditions of this policy apply.

## ~~IMPROVEMENT POLICY~~

~~Council seeks feedback from the public on ways to improve the policy and make it easier to understand. Please address your comments in writing to:~~

~~The General Manager  
Bathurst Regional  
Council Private Mail  
Bag 17 BATHURST  
NSW 2795~~

## 12. GLOSSARY

Clean Fill must meet the definitions of 'non-putrescible' waste under the Act and the conditions outlines in this Policy, and not contain any material that would otherwise alter the natural environment, result in contamination or devaluing of the natural or human environment.

The following items are defined under the *Protection of the Environment Operations Act (1997)*:

Land pollution or pollution of land means placing in or on, or otherwise introducing into or onto, the land (whether through an act or omission) any matter, whether solid, liquid or gaseous:

- (a) that causes or is likely to cause degradation of the land, resulting in actual or potential harm to the health or safety of human beings, animals or other terrestrial life or ecosystems, or actual or potential loss or property damage, that is not trivial; or

- (b) that is of a prescribed nature, description or class or that does not comply with any standard prescribed in respect of that matter,

Litter includes:

- (a) any solid or liquid domestic or commercial refuse, debris or rubbish and, without limiting the generality of the above, includes any glass, metal, cigarette butts, paper, fabric, wood, food, abandoned vehicles, abandoned vehicle parts, building or demolition material, garden remnants and clippings, soil, sand or rocks, and
- (b) any other material, substance or thing deposited in or on a place if its size, shape, nature or volume makes the place where it is deposited disorderly or detrimentally affects the proper use of that place,

Resource Recovery Exemption

Resource recovery exemptions are granted by the NSW Environment Protection Authority (NSW EPA) ~~the Office of Environment and Heritage (OEH)~~ where the land application or use as fuel of a waste material is a bona-fide, fit for purpose, reuse opportunity that causes no harm to the environment or human health, rather than a means of waste disposal. General exemptions are issued for commonly recovered, high- volume and well-characterised waste materials.

A general exemption may be used by anyone, without seeking approval from ~~OEH~~ the NSW EPA, provided the generators, processors and consumers fully comply with the conditions of the exemption and this Policy.

Section 143(3A) Defence – approved notice

It is a defence in any proceedings for an offence under this section if the defendant establishes that:

- (a) an approved notice was, at the time of the alleged offence, given to the defendant by the owner or occupier of the place to which the waste was transported or was displayed at the place, and
- (b) the approved notice stated that the place could lawfully be used as a waste facility for the waste, and
- (c) the defendant had no reason to believe that the place could not lawfully be used as a -waste facility for the waste.

An s143(3A) Notice is available at

[http://www.environment.nsw.gov.au/resources/waste/notice\\_s143.pdf](http://www.environment.nsw.gov.au/resources/waste/notice_s143.pdf)  
<https://www.epa.nsw.gov.au/licensing-and-regulation/legislation-and-compliance/notices-and-other-reg-docs>

**Virgin excavated natural material (VENM)** means natural material (such as clay, gravel, sand, soil or rock fines):

- (a) that has been excavated or quarried from areas that are not contaminated with manufactured chemicals, or with process residues, as a result of industrial, commercial, mining or agricultural activities, and
- (b) that does not contain any sulfidic ores or soils or any other waste and includes excavated natural material that meets such criteria for virgin excavated natural materials may be approved for the time being pursuant to an EPA Gazette notice.



Waste includes:

- (a) any substance (whether solid, liquid or gaseous) that is discharged, emitted or deposited in the environment in such volume, constituency or manner as to cause an alteration in the environment, or
- (b) any discarded, rejected, unwanted, surplus or abandoned substance, or
- (c) any otherwise discarded, rejected, unwanted, surplus or abandoned substance intended for sale or for recycling, processing, recovery or purification by a separate operation from that which produced the substance, or
- (d) any processed, recycled, re-used or recovered substance produced wholly or partly from waste that is applied to land, or used as fuel, but only in the circumstances prescribed by the regulations, or
- (e) any substance prescribed by the regulations to be waste.

A substance is not precluded from being waste for the purposes of the Act merely because it is or may be processed, recycled, re-used or recovered.

<b>POLICY:</b>	USE OF REMOTELY PILOTED AIRCRAFT SYSTEMS / DRONES
<b>DATE ADOPTED:</b>	Director Corporate Services & Finance Report #8.2.5 Council 19 May 2021 Resolution Number: ORD2021-151
<b>ORIGINAL ADOPTION:</b>	Director Environmental Planning & Building Services Report #1 Policy 5 December 2018 Council 20 February 2019 Minute Book No. 12902
<b>FILE REFERENCE:</b>	41.00089
<b>OBJECTIVE:</b>	To ensure that all legislated requirements for the use of Remotely Piloted Aircraft System (RPAS)/Drone technology and the management and use of data collected by such technology is applied and adhered to by Council staff.

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Remote Piloted Aircraft ~~will increase the efficiency of~~ can contribute to Council's corporate and operational activity across the ~~municipality local government area~~. The ~~below~~ parameters described below are to be adhered to when operating a RPAS/Drone for Council use.

- That the operation of RPAS/Drone technology by Council shall be in accordance with Civil Aviation Safety Regulations Part 101 (CASR101). All CASA regulations and guidelines as well as approved operational procedures are to be adhered to at all times when piloting an RPAS.
- The operator of an RPAS/Drone must hold an operator accreditation.
- That Bathurst Regional Council will only fly RPAS/Drones over private property in connection with a lawful function of Council.
- Where practicable, notice of such flights over private property will be provided to property owners.
- Any and all data collected or recorded by the RPAS/Drone, including geospatial data, is owned by Council and may be subject to the *Privacy and Personal Information Act 1998 (NSW)*, the *Surveillance Devices Act 2007 (NSW)*, the ~~Commonwealth Privacy Act 1998~~ (Commonwealth) and the Bathurst Regional Council Code of Conduct.
- Recordings are subject to the legislated Information Privacy Principles that determine the storage and retention of data.
- Data is considered and managed by:
  - Collecting (or recording) only for a specific purpose in support of a lawful Council function;
  - Reviewing to redact inadvertently collected personal data; ~~and~~
  - Editing to dispose of data that is not required; and
  - Storing data in accordance with Council's corporate record keeping requirements-

Definitions:

CASA: Civil Aviation Safety Australia

CASR: Civil Aviation Safety Regulations

Council: ~~Bathurst Regional Council~~

RPAS/Drone: 'Remotely piloted aircraft system' is the common term used to reference an unmanned aircraft and the equipment used to operate it. This term is used interchangeably with 'drone'.

**BATHURST REGIONAL COUNCIL**  
**INVESTMENT PERFORMANCE**

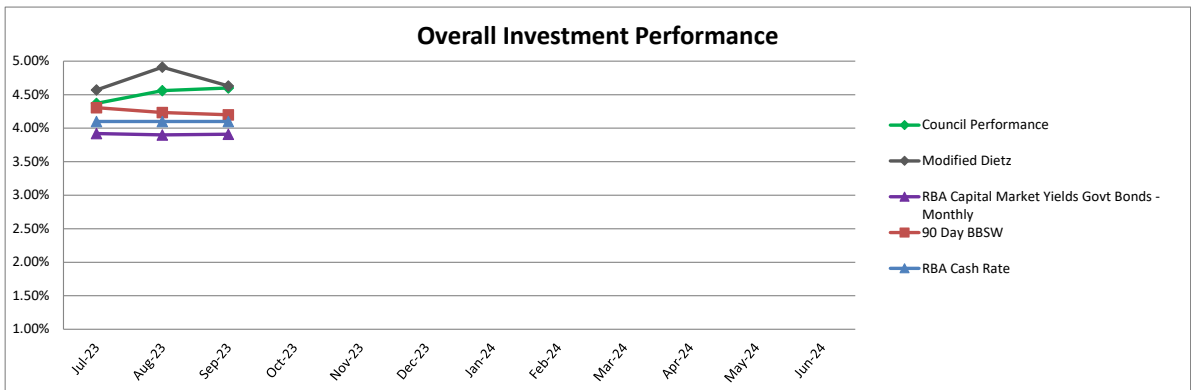
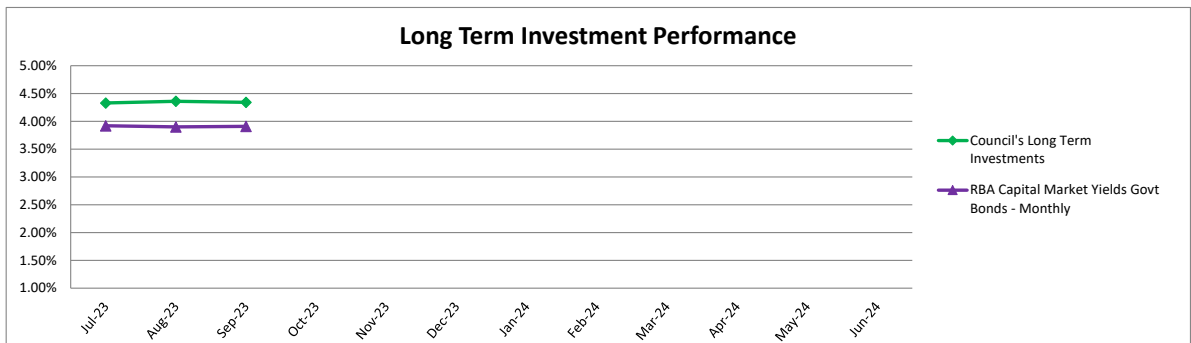
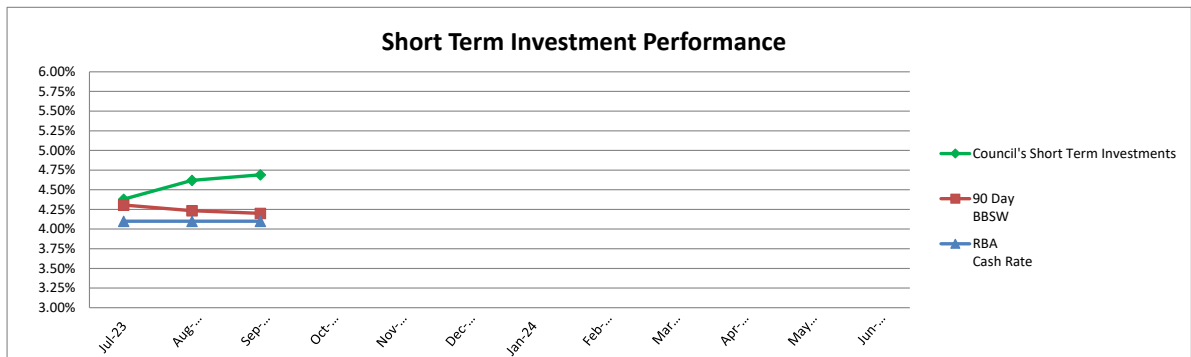
**Investment Policy Benchmarks**

**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	4.10%
AFMA - 90 Day Bank Bill Swap Rate (BBSW) Avg Mid	4.20%
RBA Capital Market Yields Govt Bonds - Monthly	3.91%
Modified Dietz Calculation	4.63%

	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-23	4.10%	4.31%	4.38%	3.92%	4.33%	4.57%	4.37%
Aug-23	4.10%	4.23%	4.62%	3.90%	4.36%	4.91%	4.56%
Sep-23	4.10%	4.20%	4.69%	3.91%	4.34%	4.63%	4.60%
Oct-23							
Nov-23							
Dec-23							
Jan-24							
Feb-24							
Mar-24							
Apr-24							
May-24							
Jun-24							



**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	53%	Complies
	A-1	100	21%	Complies
	A-2	40	19%	Complies
	A-3 or unrated	Note*	7%	Complies
			<b>100%</b>	
Long Term				
	AAA	100	0%	Complies
	AA+ AA AA- A+ A	100	87%	Complies
	A-	40	0%	Complies
	BBB+ BBB	20	11%	Complies
	BBB- & unrated	Note *	2%	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. 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	24%	Complies
National Australia Bank Limited	AA-	40	21%	Complies
Westpac	AA-	40	6%	Complies
HSBC	AA-	40	3%	Complies
Suncorp Metway Ltd	A+	30	19%	Complies
Macquarie Bank Limited	A+	30	3%	Complies
UBS AG Australia	A+	30	1%	Complies
Sumitomo Mitsui Banking Corp	A	30	1%	Complies
Bank of Queensland Limited	BBB+	5	3%	Complies
Bendigo & Adelaide Bank Ltd	BBB+	5	5%	Complies
IMB	BBB+	5	2%	Complies
AMP	BBB	5	5%	Complies
Auswide Bank	BBB	5	1%	Complies
Maritime Mining & Power Credit Union	ADI	Note*	6%	
			<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	63,000,000	3,350,000	0	2,200,000	40	100	79%	Complies
One to three years	1,500,000	1,500,000	0	10,600,000	0	60	16%	Complies
Three to Five Years	0	0	0	4,500,000	0	30	5%	Complies
Over Five Years	0	0	0	0	0	15	0%	Complies
	<b>64,500,000</b>	<b>4,850,000</b>	<b>0</b>	<b>17,300,000</b>			<b>100%</b>	

Recommendation: That the report be noted.

**Responsible Accounting Officer**

.....  
Aaron Jones  
Director Corporate Services & Finance

.....  
Prepared By Lesley Guy

3-Oct-23

.....  
Reviewed By Tony Burgoyne

# 2023/24 Annual Operational Plan

## Bathurst 2040 Community Strategic Plan

As at 30<sup>th</sup> September 2023

### 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 9.2.2.1

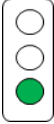

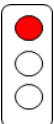
On the following pages, each of Council's principal activities is shown along with their four year Delivery Program actions and the Annual Operational Plan tasks that will be undertaken. These actions and tasks are linked back to the Bathurst 2040 CSP to show the community how its needs and wants are being delivered.

The table below is a guide to reading the Delivery Program and Annual Operational Plan.

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer
From the Objectives shown on Page 2	What actions will be delivered to achieve the objective	What specific projects will be undertaken this year to address the 4 year actions	<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.


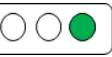

Below is a summary of the Status of all Performance Measures:

<p>In progress – tracking as expected</p>  <p>163 / 165</p> <p>98 %</p>	<p>Needs Attention</p>  <p>1 / 165</p> <p>1 %</p>	<p>Urgent Attention</p>  <p>1 / 165</p> <p>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 – 2023/2024 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	Marsden Ln – Rosemont to Willow Dr – 210m	
		Monitor condition of footpaths.	100% of urban footpath inspected.	Manager Works	Level 1 (CBD) – Aug 23 completed Level 2 – Next inspection due Jan – Apr 24	
4.1 4.5	Maintain and improve the existing road infrastructure consistently throughout the network.	Improvement of road infrastructure to upgrade sub-standard sections of the sealed network.	Reconstruction and resealing works as per Council's 2023/2024 capital works and routine maintenance programs.  Completion of 2023/2024 Roads to Recovery Program.	Manager Works	In progress/ongoing  Caloola Rd Reconstruction underway. Construction due to be completed 30 Oct 23  Resealing of Rural and Urban Roads Commenced 25 Sept 23. Completed by March 2024	



Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2023/2024 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status												
		Renewal of gravel road surface throughout the network.	Completion of 2023/2024 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 2023, next assessment due 2027)	<div><div></div><div></div><div></div></div>												
					<table><tr><td>Excellent</td><td>25.6</td><td>1</td></tr><tr><td>Good</td><td>38.5</td><td>2</td></tr><tr><td>Fair</td><td>28.5</td><td>3</td></tr><tr><td>Poor</td><td>6.5</td><td>4</td></tr><tr><td>Bad</td><td>0.8</td><td>5</td></tr></table> <div><div></div><div></div><div></div></div>	Excellent	25.6	1	Good	38.5	2	Fair	28.5	3	Poor	6.5	4	Bad
Excellent	25.6	1																
Good	38.5	2																
Fair	28.5	3																
Poor	6.5	4																
Bad	0.8	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>												

## Water, Sewer and Waste





Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2023/2024 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
3.2 3.3 3.5 4.3 6.2 6.6 1.4 3.3 4.3 6.2 6.6	Maintain and upgrade existing water and sewer infrastructure to meet the needs of all stakeholders into the future. Maintain and upgrade existing waste infrastructure to meet stakeholder requirements.	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 August, 401 tests were undertaken (through NSW Health FASS Laboratory plus Council testing for fluoride and chlorine). There was 99.8% compliance with the 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.  All burst mains have been repaired, and repeat burst mains are replaced as resources allow.  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 August, complaints regarding flow and pressure were 5 for the 2023/24 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.	



Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2023/2024 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
					To 31 August, 7 discoloured water complaints were received, and all have been resolved.	
		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 remains very strong.	
		Winburndale Dam Flood Security Upgrade	Project is constructed and commissioned.	Manager Water and Waste	Practical completion of the Winburndale Dam Flood Security Upgrade was achieved on 31 July. The final report has been submitted to Restart NSW and has been approved. Updates to relevant documentation continues.	
		Stormwater Harvesting Project Stage 1	Project is constructed.	Manager Water and Waste	Survey, design reports and approvals are being progressed for this project, tenders have been advertised and have closed to selected contractors who are pricing the proposed works.  Tenders closed 27 July 2021 and have been reported to council. The appointed contractor and appointed project manager are reviewing the design and undertaking relevant site-specific plans and documentation. The contractor is on site and has commenced site works.	


Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2023/2024 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
					<p>Further meetings took place in December in Parramatta with DPE and NSW Health regulators representatives to progress the project.</p> <p>Site work has commenced in a number of locations for the pipework installation. The Water Filtration Plants planned bulk earthworks for the land are complete and excavation is advanced at the WWTW for the intake pond.</p>	
		Achieve the 12 DPE Strategic Planning Outcomes to a reasonable standard	<p>Consolidate 12 Guidance documents into a table. Collaborate through C NSWJO on suitable aspects. Determine action plan towards compliance.</p> <p>Maintain approvals at over 90% of active businesses.</p>	Manager Water and Waste	<p>In progress. C NSWJO has held meetings and workshops on how to integrate this into the IP+R (Integrated Planning and Reporting) process. DPE is working with C NSWJO on this project.</p>	
		Continue implementation of Trade Waste Policy.		Manager Water and Waste	<p>Trade Waste Policy is current, has been approved by NSW Office of Water, and adopted by Council.</p> <p>As of 30 September 2023, there were 324 approvals in place, with 359 active businesses (90%).</p> <p>The 2021 Liquid Trade Waste Management Guidelines have been reviewed, with minimal changes noted.</p>	
		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>Update of documentation is continuous as per compliance review schedules. Both dams have current Emergency Plans and other required documentation in place. A 15-year comprehensive safety review is nearing completion for Chifley Dam, and the finalisation of Winburndale</p>	

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2023/2024 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
					<p>Dam operational and compliance documentation is scheduled for early 2024 (6 months post-upgrade completion).</p> <p>Delays from PWA in providing updated risk reports, have prevented BRC from meeting timeframes for Dam Safety NSW compliance. They have been informed of this situation.</p>	
		Work with CNSWJO on Water Utilities Alliance goals	Meetings attended. Relevant projects supported. Goals delivered on projects relevant to BRC.	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>	
		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	<p>Wastewater Treatment Works operations are ongoing, with maintenance and repairs conducted as required.</p> <p>For the current licence year commencing 1 April to 30 September 2023, 4,300 tonnes of biosolids have been delivered off site as per the contract.</p> <p>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 ongoing.</p> <p>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.</p> <p>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 current licence year starting on 1</p>	




Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2023/2024 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
<b>1.4</b> <b>3.3</b> <b>4.3</b> <b>6.2</b> <b>6.6</b> <b>2.2</b> <b>3.3</b> <b>6.1</b> <b>6.2</b> <b>6.6</b>	Maintain and upgrade existing waste infrastructure to meet stakeholder requirements.				April 2023, samples have been taken and sent for testing. Results have indicated 1 breach of EPA License 1647. This was an exceedance of FCC due to an equipment failure. The equipment has been repaired and the results have returned to within licence limits.  On the 3 <sup>rd</sup> of August 2023, a quantity of oil was dumped into the sewer system by unknown persons. This was captured at the WWTP and removed by specialist waste contractors. The event did not affect the laboratory testing results for the plant.	
		Continue program of sewer main CCTV inspection, and lining if warranted	Mains where blockages or overflows occur are inspected.	Manager Water and Waste	Identification of appropriate locations for CCTV pipe inspection is ongoing through customer issues, staff advice and development proposals. Any issues found are scheduled for repair or replacement as required.	
		Identify, plan and undertake water and sewer construction works.	Complete capital works program	Manager Water and Waste	Liaison with Technical Services staff to obtain advice on road projects and / or developments is continuing. The aim is to ensure water and sewer services are relocated prior to TFNSW or BRC projects commencing.	
		Replace waste collection vehicles on a 4 yearly cycle.	One waste collection vehicle replaced per annum.	Manager Water and Waste	The waste collection vehicle fleet is up to date.	
		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 earlier this year (last one on 24 August 2023), and this is done	

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2023/2024 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
		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	<p>annually to monitor actual fill and the final fill plan.</p> <p>Several ongoing projects are supported, with bi-monthly meetings attended online.</p> <p>New projects or opportunities are assessed as they arise.</p> <p>Almost all options available to Bathurst Regional Council through NetWaste are supported.</p> <p>Examples include recycling of waste tyres, mattresses, Household Chemical Cleanout, Waste 2 Art and collection and recycling of scrap metal.</p> <p>Recycling and organics collection service started in April 2016. The contract is proceeding well. A textile recycling trial has been conducted. The 2022 Garage Sale Trail has been held over 2 weekends in November 2022, and as the contract is ending a review of this event has been concluded. Council will not renew the Garage Sale Trail contract.</p> <p>The 2023 Household Chemical Cleanout was held on 2 September with over 110 customers and collection of almost 3,000kg of challenging waste streams sent for processing in Sydney.</p> <p>For 2022/24 to the end of August 2023, food and garden tonnage is 424 and recycling is 273 giving a total of 6,698 tonnes.</p> <p>30,956 tonnes of food and garden waste have been sent for composting in the first 89 months (April 2016 to August 2023)</p> <p>Combined with recycling, totals show a diversion from landfill of over 47,451</p>	
<b>2.2</b> <b>3.3</b> <b>6.1</b> <b>6.2</b> <b>6.6</b> <b>3.2</b> <b>3.3</b> <b>3.5</b> <b>4.3</b>	<p>Reduce waste to landfill.</p> <p>Maintain and upgrade existing water and sewer infrastructure to meet the needs of all stakeholders into the future.</p>	<p>Council to continue education and promotion of appropriate smart behaviours regarding green waste and recycling. Promote recycling to maximise diversion from landfill.</p>	<p>Recycling promotion and education programs run and reported annually.</p> <p>Monitor combined diversion and report annually.</p>	Manager Water and Waste		


Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2023/2024 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
6.2 6.6					tonnes, or over 47.4 million kilograms over this time. Sustainability is one focus area where education works are continuing, and the recycling contract education strategies are also underway.	
		Identify, assess and implement appropriate diversion opportunities.	Opportunities reviewed to determine cost/benefit and reported annually.	Manager Water and Waste	<p>Council participates in 8 NetWaste Regional collection contracts being used - motor oil, wood/timber processing, landfill environmental monitoring, regional waste services, tyres, household chemical cleanout, and mattress recycling. Scrap metal and E-waste recycling is continuing with a separate Council contract arrangement.</p> <p>The small truck used to transport new/old/event bins across Bathurst is to be replaced with an electric vehicle, that has been ordered. No delivery date is available at this time.</p>	

## Recreation

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2023/2024 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.	Project commencement for the construction of the Ralph Cameron Oval Playground Upgrade	Manager Recreation	Design completed. Contract awarded for playground element. Quotations being called for earth works & drainage element. Anticipate on site works commencing January 2024.	
		Update Sporting venues including associated infrastructure.	Repainting of selected courts at the John Matthews Netball complex	Manager Recreation	Currently preparing specifications for scope of works. Quotations being sought, closing October 2023. On site works anticipated to commence in November 2023. After netball season.	
		Update parks including associated infrastructure.	Upgrade of Gorman's Hill Park in accordance with adopted design & Everyone Can Play design principals.	Manager Recreation	Contract awarded. Landscape upgrade to included installation of stepping logs, playground equipment, garden beds, planting, irrigation, turf lawns, concrete path, and seating. <b>Park opened to the public end of September 2023.</b>	
			Commence construction of Stage 2 of Centennial Park Upgrade Masterplan	Manager Recreation	Stage 2 works include the installation of passive recreation areas and children's playground equipment. Elements to be installed within the works include, park seating, picnic shelters, BBQ's garden beds, irrigated lawn areas, tree planting, various playground structures, softfall installation and concrete paths. Tender awarded in September 2023. Anticipated on site works to commence December 2023.	
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	Maintenance activities undertaken to all recreation assets in accordance with adopted maintenance service levels in the	Manager Recreation	Ongoing as part of adopted maintenance service levels and funding provisions of the current Council Operational Plan.	

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2023/2024 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
1.4 5.1 5.5 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 provide long term strategies for the Region.	Asset Management Plan. Arrange for 11 Tree Planting and volunteer engagement activities.	Manager Recreation	Community and volunteer tree planting activities commenced in August 2023.  6 planting day have been undertaken this financial year.	

## Mount Panorama

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2023/2024 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 2023/2024 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.	


## 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 – 2023/2024 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 in place supports a collaborative culture where strategic objectives and community needs are achieved within budgetary constraints.	Review Organisational Structure to ensure CSP can be adequately & appropriately supported.	Manager Human Resources	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 6.7 6.8	Promote and support a safe workplace in line with statutory and legislative requirements with a focus on employee wellbeing.	A child safe recruitment and working with children check system is developed and implemented. Related training programs focus on children in the workplace as well as compliance related training.	Build and implement Child Safe Standards in line with Office of the Children's Guardian "Child Safe Recruitment and Working with Children Check"	Manager Human Resources	In progress/ongoing	
1.1 6.1 6.2 6.4 6.7	Training and development is fairly & effectively supported for all Council employees	Training needs are identified and effectively implemented for all Council staff.	Increase employee knowledge and awareness of mental health and well being issues & behaviours.	Manager Human Resources	In progress/ongoing	




Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2023/2024 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
6.8 6.9	with an aim to retain talent, develop current & future leaders, increase job satisfaction and morale and improve productivity and safety.	Training focus is on ensuring compliance requirements (WHS, Skills based) are met but also on investing in the ongoing development of our people.				
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.	Learning and development program implementation.  Training Programs delivered.	Work with sections on developing a Support and organise relevant training for all employees as required and as budgets allow.  Continuation of Manager to Leader program	Manager Human Resources	In progress/ongoing	

## Governance

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2023/2024 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
<b>6.4</b> <b>6.5</b> <b>6.8</b> <b>6.9</b>	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.	
<b>6.4</b> <b>6.5</b>	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, including possible use of new RelianSys system.	
		Action requests for information under GIPA Act.	Information requests (formal and informal) actioned in accordance with statutory guidelines.	Manager Corporate Governance	September 2023 - 4 applications received and 3 applications were finalised. Total of 32 applications received YTD, with 29 finalised.	
<b>4.3</b> <b>6.4</b>	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.	
<b>6.4</b> <b>6.5</b> <b>6.8</b> <b>6.9</b>	Ensure Audit and Risk Management Committee effective operation	Regular risk management reporting.  Completion of internal audits as established by the Internal Audit Plan.	Quarterly risk register updates.  Internal audits completed and reported to ARMC.	Manager Corporate Governance	Ongoing discussions between Dept Heads & MCG.  Investigations underway for a software solution to manage the risk register, with RelianSys being trialled.	
<b>6.4</b> <b>6.5</b> <b>6.6</b> <b>6.8</b>	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	Monthly insurance reports to Department Heads.	Manager Corporate Governance	Reporting framework finalised. Reports now generated as required. Ongoing discussions between DCSF & MCG.	

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2023/2024 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
		Continuous Improvement Pathway (CIP) program.	Submission of completed CIP workbooks to Statewide Mutual			



## Events

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2023/2024 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
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 Winter Festival, NRL, Bathurst 1000 off track events, Australia Day, New Years Eve celebrations.	Events as listed are delivered.	Events Manager	<p>July</p> <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>20,000 on the ice rink</li> <li>16,000 in the kaleidoscope</li> <li>18,000 on the ferris wheel</li> <li>Approx \$20m economic benefit to region</li> <li>13 sponsors for the event</li> <li>Record numbers at Opening Night (7,500) and Brew and Bite (20,000) people.</li> </ul> <p>August</p> <ul style="list-style-type: none"> <li>Wrap of winter festival; reporting, invoicing, thanking sponsors and suppliers</li> <li>Application for NSW Tourism awards for 2022 Winter Festival</li> <li>Commence recruitment for Grants &amp; Sponsorship Officer Role</li> <li>Start preparing for Bathurst 1000 and upcoming events</li> </ul> <p>September</p> <ul style="list-style-type: none"> <li>Continue recruitment for Grants &amp; Sponsorship role</li> <li>Continue reporting on 2023 winter festival</li> <li>Preparing for Bathurst 1000 Off track events; Super Wednesday transporter</li> </ul>	

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2023/2024 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
					parade, Legends Dinner and a new event – music in the parade on the Friday evening, replacing the Saturday Street Fair. <ul style="list-style-type: none"> <li>• Preparations for Wanderers game, Bathurst International, Summer Beats, NYE, Christmas and Australia Day planning.</li> </ul>	



## Information Services

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2023/2024 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 16th of January. Council has received the testing report. This testing included external and internal penetration testing. Council's IT section is has created a plan to correct the issues identified and is currently working through it. Next round of testing is scheduled for January 2024	
		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.	
		Develop Cyber Security Strategic Plan and Roadmap	Strategy and Roadmap adopted	Manager Information Services	In progress/ongoing	
		Upgrade GIS from GDA94 to GDA 2020.	Ensure that BRC GIS is current by implementing GDA2020 it is	Manager Information Services	In progress/ongoing. This project is progressing well. Much work has been completed and we have engaged the service of Chartis Technology to assist with the implementation.	

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2023/2024 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
			anticipated that this will be completed in 2023/2024 financial year.			
		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 2023/2024.	Manager Information Services	The new VOIP phone system has been pushed to fiscal year 23-24 as we proceed with the current proof of concept for teams calling and Mitel hosted system.	
		Perform Disaster Recover testing at Bathurst Regional Council's DR site.	It is anticipated that full test will be performed by End of December 2023.	Manager Information Services	Full DR testing is being rescheduled for fiscal 23-24 After testing a report will be written detailing the results obtained.	




**Property**


Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2023/2024 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 Coordinator	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 Kelso Industrial Park as required.	Provision of land to meet demands.	Property Manager Coordinator	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.	

## Finance


Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2023/2024 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 2023/24 adopted by Council on 19/07/2023.  At Council meeting 16/08/23 Council resolved to commence consultation with the community on a potential Special Rate Variation for the 2024/25 year. At Council meeting 20/09/2023 Council resolved to cease community consultation immediately and not pursue an SRV.	
		Improve Council's cash flows.	Rates and Charges Outstanding Ratio less than 10%.	Manager Financial Services	As per Draft 2022/23 Financial Statements achieved 6.32%  (2021/22 5.82%) (2020/21 6.29%) (2019/20 6.49%) (2018/19 6.22%) (2017/18 6.17%) (2016/17 5.68%)	
		Ensure Council's level of debt is manageable.	Debt service cover ratio greater than 2.	Manager Financial Services	As per Draft 2022/23 Financial Statements achieved 1.85 times (2021/22 2.46) (2020/21 1.71) (2019/20 1.06) (2018/19 2.17) (2017/18 3.66) (2016/17 4.12)	
		Maximise invested funds within prudential guidelines.	Outperform monthly 90 day bank bill swap rate.	Manager Financial Services	At 30 <sup>th</sup> September 2023 current year average: • Investment earnings – 4.60% (2022/23 average 3.37%) • 90 day Bank Bill Swap Rate – 4.20%	

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2023/2024 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
		Monitor, review and update Long Term Financial Plan	Long Term Financial Plan 2023-2033 adopted.	Manager Financial Services	<p>Long Term Financial Plan for 2023/24 adopted by Council on 19/07/2023.</p> <p>At Council meeting 16/08/23 Council resolved to commence consultation with the community on a potential Special Variation for the 2024/25 year (Council resolved to cease community consultation on 20/09/2023). This proposal included a LTFP with 3 scenarios plus the base case. This Draft LTFP is on public exhibition until 31 October 2023.</p>	

## Corporate Communications

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2023/2024 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	2023 Community Survey  Survey result found 82% of the community is somewhat satisfied or higher (somewhat satisfied to very satisfied) with Council. Up from 75% in 2021.	



				<div> <input type="radio"/> <input type="radio"/> <input checked="" type="radio"/> </div>
Ensure community consultation occurs.	<p>All consultation projects included on the "Your Say" platform.</p> <p>Followers on social media &gt; 20,000 BRC Website visits &gt; 40,000</p>	Manager Corporate Communications	<p>As 30 September 2023:</p> <p>100% consultation projects on Your Say Bathurst Ongoing: (Irrigation portal.e, 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, Floodplain Management Plan, Water Harvesting, Special Rate variation, DCP amendments)</p> <p>New: Drought Resilience Plan, Australia Day Awards, Bathurst 1000 off track events</p> <p>Closed: Road/Laneway naming,</p> <p><b>Social media followers:</b></p> <p>July: 20,968</p> <p>August: 21,059</p> <p>BRC Facebook Page: 19,369</p> <p>BRC Twitter Page: 1,764</p> <p><b>September: 21,133 (total FB &amp; Twitter)</b></p> <p><b>Website visits</b></p> <p>July: 88,315</p> <p>August: Results not available</p> <p>Winter Festival: 828</p> <p>BRC: 17050</p> <p>Mount Panorama: 12437</p>	

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2023/2024 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
					Bathurst Library: 5800  <b>September: 36,115*</b>  *website redevelopment underway with some figures currently unavailable	
		Ensure Council's website remains relevant and up to date.	Development of new website completed and launched.	Manager Corporate Communications	Redevelopment of new corporate website on OpenCities platform underway	




## 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 – 2023/2024 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.	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 priority areas identified in the Bathurst Community Safety Plan.	Manager Community Services	September: Meeting held on 28 September 2023.  YTD one (2) Community Safety Committee Meeting held.  YTD two (1) initiative/project undertaken in accordance with the Bathurst Community Safety Plan.  September: No initiatives implemented.	
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	September: 30 of 35 (83%) actions in progress.	





Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2023/2024 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 Disability Inclusion Action Plan (DIAP).	Manager Community Services	YTD eight (8) community services initiatives/projects were developed and implemented: 1. Winter Festival 2023 including a sensory zone including flexible seating options, earmuffs and fidget toys. Accessibility Day included collaboration with Social Futures. Access at a Glance audit conducted on Winter Festival site. Marvaloo portable accessible toilet on site. 2. Access Grants open to businesses and promoted on Council's website and social media. 3. IDPWD Working Group meetings held. 4. Flexible seating options for children provided to Bathurst Library. 5. Sensory Friendly Session (Dino-Time) held at Australian Fossil and Mineral Museum. 6. Training/information sessions for Businesses wanting to employ people with disability 7. IDPWD Art workshops 8. International Day of Sign Languages video developed and promoted.	
			Quarterly reviews undertaken to determine the number of actions in progress or complete.	Manager Community Services	September: 52 of 59 (85%) actions in progress.	
			Relevant Community Services initiatives/projects developed and implemented as per actions identified in the	Manager Community Services	YTD two (3) initiatives/projects developed and implemented. 1. Seniors Festival Organising Committee meetings held and Seniors Festival 2024 grant application developed and submitted. 2. Community Development Officer presentation to CPISA meeting regarding	

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2023/2024 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
		Collaborate with key stakeholders to develop and deliver programs/ activities to meet the needs of the Indigenous community.	Positive Ageing Strategy.		Positive Ageing Strategy and community development projects. 3. Dementia Australia Presentation, morning tea and Dementia Alliance meeting	
			Aboriginal Commitment Strategy actions implemented, inclusive of four (4) working party meetings facilitated.	Manager Community Services	September: No working party meeting held. YTD One (1) Working Group meetings held.	
			Relevant Community Services initiatives, projects, activities, and events developed and implemented to service the Indigenous community.	Manager Community Services	September: One (1) initiative/project implemented. Marang Connections Cultural Camp took place at Yalmambirra Boogijoon Doolin, Balladoran. YTD six (6) Community Services initiatives completed.  - Marang Connections Boys Business/ Girls Business – indigenous activities during NAIDOC week. - For Our Elders 4-week bus campaign. 10 Local Aboriginal elderly community members appeared on back of two Bathurst Buses from 26 June – 24 July 2023 - "Today's Yarns, Tomorrow's Stories" book publication telling yarns/stories of 17 local Aboriginal elderly community members launched during NAIDOC Week - NAIDOC opening ceremony/flag raising and book launch - Marang Connections Family Fun Afternoon. - Marang Connections Cultural Camp took place.	

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2023/2024 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
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	September: No update report completed. YTD no update reports 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	September: Youth Council meeting was held 18 September 2023. YTD three (3) Youth Council Meetings held.	
			Undertake and/or participate in two (2) initiatives, activities, programs and events.	Manager Community Services	September: Youth Council promoted R U OK? Day on 14 September 2023, participated in International Day of Sign Languages on 23 September 2023 and attended a Daybreak Rotary Club meeting on 27 September. YTD five (5) Youth Council activities completed.	
5.0 6.0  5.1 5.2 5.3 5.4	Provision of community education promoting the benefits of responsible pet ownership and companion animal management.	Research, development and implementation of quality community education programs in relation to pet ownership.	Develop and implement two (2) programs to support community awareness and education.	Manager Community Services	September: No activity this month.	
	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	September: Children's Services continued to review policies and procedures to align with industry legislation. YTD fifty-seven (57) Policies have been reviewed 100% of policies for were adopted at the August Council meeting.	

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2023/2024 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
6.3 6.4 6.7			Review and update current Service Self-Assessment Tool	Manager Community Services	September: FDC and Scallywags self-assessment tool has continued to be updated by Children's Services Administration Team, Educators, Nominated Supervisor and Child Development Officers.  YTD five (5) reviews have occurred on the service documents.	
	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	September: No programs/projects researched or developed.  YTD Zero (0) Reviews of industry requirements carried out, no programs/projects required during period.	
			Implementation of relevant programs	Manager Community Services	September: No (0) programs were implemented.  YTD zero (0) programs implemented	
		Maintain high occupancy rates within Children's Services	% Occupancy rate for LDC greater than 85%	Manager Community Services	August: The occupancy rate for LDC was 90.06%. Numbers calculated over a five-week period.  YTD the occupancy rate is 88.70% slight occupancy rate reduced due to family's job relocation needs and current recruitment needs.	
			% Occupancy rate of FDC greater than 70%	Manager Community Services	September: The occupancy rate for FDC was 87.70% Numbers calculated over a (5) five-week period.  YTD the occupancy rate of FDC is 87.81% Slight occupancy rate reduced due to change of care needs for families and Educator leave.	

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2023/2024 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
			Promotion of Children's Services	Manager Community Services	September: Zero (0) Promotions through Children's Services YTD Zero (0) promotions held.	
	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	September: Zero (0) collaborations occurred. YTD Zero (0) activities have occurred.	

## Bathurst Library




Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2023/2024 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.	Analyse results from Library 2023 Customer Satisfaction Survey	Report to Council by December 2023	Manager Library Services	September: Report in draft. YTD: Customer Satisfaction Survey closed Monday 17 July. Analysis underway.	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>
	1.3 5.3	Maintain and improve community participation in the Library Services	Membership is 25% or more of total population.	Manager Library Services	September: 61 new members YTD the total active membership of Bathurst Library is 10,825 = 25% of Bathurst population.	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>
1.3 5.3		Maintain and improve visitations.	Yearly visitations are 85,000 or more (monthly average: 7,080)	Manager Library Services	September: 8,641 visitations YTD: 26,632 visitations	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>
		Maintain and improve program and event delivery.	Deliver 200 or more programs / events.	Manager Library Services	September: 24 programs delivered YTD: 60 programs delivered.	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>
		Maintain and improve attendance at programs and events	3,000 attendees or more to programs / events. (monthly average: 200)	Manager Library Services	September: 360 attendees at programs YTD: 1,873 attendees at programs and events	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>
		Maintain and increase circulation of all library material	Loans exceed 200,000 (16,666/month average)	Manager Library Services	September: 16,834 items borrowed (electronically) YTD: 51,299 items borrowed.	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>
		Improve online information	Research, curate and build a Bathurst War information web page by June 2024	Manager Library Services	September: Research underway YTD: Research underway	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>





Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2023/2024 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
6.1	Communicate and engage with the community	Improve adult digital literacy skills	Provide at least 20 technology sessions/workshops for adults	Manager Library Services	September: Two (2) technology sessions/workshops delivered. YTD: Six (6) technology sessions/workshops delivered.	
		Improve Readers Resources	Curate and provide access to 4 new or revised subject specific reading lists per year	Manager Library Services	September: 5 reading lists YTD: 5 reading lists – Tween Reading (Sept); Contemporary Fiction (Sept); Romance (Sept); Rural Romance (Sept); Horror & Thriller (Sept).	
			Curate 6 book displays per year	Manager Library Services	September: "Fall in love with reading" YTD: Two (2) book displays	
		Promote Australian Indigenous history and content.	One (1) Wiradjuri or Australian Indigenous content highlight per month	Manager Library Services	September: 11 September 2023: 715 post impressions. YTD: Three (3) content highlights	
		Growth in followers on the library social media platform	More than 4,000 followers on Facebook	Manager Library Services	September: + 47 followers YTD: 4,258 Facebook followers	
6.2	Maintain and create partnerships with local organisations	Monitor community satisfaction with Library Services, Programs and Collections	Launch visitor satisfaction survey by December 2023	Manager Library Services	September: Best practice research and draft developing. YTD: Best practice research and draft developing	
		Reach out to the community beyond the walls of the facility	At least two (2) library pop-ups by June 2024.	Manager Library Services	September: No action YTD: One (1) Pop up (Marang Connections)	
		Foster relationships with local educational institutions	Partner with 2 educational institutions to deliver activities in	Manager Library Services	September: No Action YTD: One (1) partnership (Bathurst Little Learning Centre)	







Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2023/2024 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
	and neighbouring councils.		the library by June 2024			



## Bathurst Regional Art Gallery

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2023/2024 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.	Maintain and improve community participation and engagement through public programs and events.	Minimum six (6) public programs per exhibition slot.	Art Gallery Director	September: Saturday Exhibition Tours x 4 (30) Sunday Sketch Session x 3 (12) School Holiday Workshop : Drawing Basics x 1 (20)  Dobell Drawing Prize Opening Night (80) Luke Thurgate Live Drawing Opening Night of Dobell Luke Thurgate Live Drawing demonstrations x 2 (85)  Public Programs: 12 YTD: 33 programs, participation 659	
		Maintain and improve student and teacher engagement through education programs and outreach.	Minimum three (3) education projects delivered.	Art Gallery Director	September: HOME program (2/3) between local primary schools and locally based First Nations artist Ronda Sharpe. Students (91) Adults (24)  St Stanislaus College, Bathurst Tour x 1 (10) Scots All Saints x 1 (29)  YTD: 2/3 education projects delivered, participation. Students (155) Adults (30)	
		Provide opportunities for the professional development of regionally based artists.	Research & establish BRAG Artist Collective.	Art Gallery Director	September: Groundfloor collective (Bathurst/Lismore) supported by BRAG (2024 in development) helping key exhibition proposals from cutting edge emerging regional practitioners find traction in institutional programming.  BRAG now offers online exhibition rooms running alongside each of its in-person gallery exhibitions.	

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2023/2024 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
					Increasing engagement, professional opportunities through extended market reach, profiling and platforming.	
		Develop community access to and understanding of contemporary indigenous art.	Stage two (2) contemporary Aboriginal art programs.	Art Gallery Director	September Dobell drawing prize features artwork by two (2) First Nations' artists. YTD: Four (6) contemporary Aboriginal art projects undertaken, attendance: 6680	
		Deliver activities for Bathurst 2024 Commemoration.	Deliver three (3) partnership projects with key stakeholder groups during 2024 calendar year.	Art Gallery Director	September: 2024 program in development with key industry groups: UQ Art Museum, KADIST, CSU, Bathurst Observatory Research Facility, Ground Floor Artist Collective.	
		Develop community access to the permanent collection.	Develop online search engine for permanent collection through BRAG website.	Art Gallery Director	September: Artwork Archive, an online Collection Management System, launched as part of BRAG procedural update: it is a CMS designed for client, and temporary exhibition asset management – with inbuilt features designed to enhance and extend new website for great accessibility and engagement.  Website launched January 2023, will include access to Collection through website Artwork Archive/Emu database. Final delivery in development, scheduled for beginning 2024.	
		Redevelop BRAG Store as public access space	Commence refurbishment of BRAG Art Store to multi-use theatre space.	Art Gallery Director	September: Plans and progress reviewed. Architectural partners researched; procurement policy being reviewed.	

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2023/2024 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
6.1 2.6	Communicate and engage with the community	Increase community engagement on social media platforms.	Increase followers on Facebook, YouTube & Instagram. Target annual growth rate: 1.25%	Art Gallery Director	<p>September Followers: 12,331</p> <p>Monthly increase: 66</p> <p>YTD Followers: 12,331</p> <p>July 2022/2023 followers: 10,777 / 12,131</p> <p>Percentage increase: 12.6%</p> <p>2022/2023 FY Followers: 12,035</p> <p>Yearly Target (+1.25%): 12,185</p> <p>Initiated a digital publishing cycle and strategy. Begins with e-news weekly, social posts daily, and website dynamic interaction. Powered through Mailchimp and Planoly to deliver streamlined socials delivery and to push traffic back through our website.</p> <p>September Engagement/Impressions: 66,946</p> <p>YTD Engagement/Impressions: 270,164</p> <p>2022/2023 FY Engagement/Impressions: 843,108</p> <p>Yearly Target (+1.25%): 853,650</p>	
5.2 1.3 6.6	Promote cultural activity in the Bathurst CBD, neighbourhoods and the region's villages through the development of inclusive and accessible	Ensure sustainability of BRAG artist in residence activities through development of new models and partnerships	Develop two (2) programs/ opportunities.	Art Gallery Director	<p>September: Negotiations for Hill End AIR ongoing.</p> <p>Bathurst Grange Distillery (BGD) x BRAG Art competition and artist in residence: Winner of the Summer Gin Label competition (launched at BRAG)</p>	

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2023/2024 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
	satellite programs and events, and the promotion of Hill End as a significant site of contemporary and historic Australian art and culture. Strengthen financial and organisational sustainability.				will be recipient of Foyer Space Gallery residency sponsored by BGD.  BRAG x Woolstore Wilga Station residential intensive partnerships for 2024.	
		Activate the Bathurst Public Art Policy as resources permit.	Develop and deliver three (3) public art projects	Art Gallery Director	September:  1. 2024 <i>Wambuul Memorial Garden</i> project in development, Jonathan Jones included in talks as proposed curator of both Wambuul and Gallery exhibition connected through 2024 commemoration.  2. Call Out developed to be launched in October to populate our public art platforms: forecourt projection, TAFE screens and Foyer Space Gallery. Result will be 5 x Forecourt projects / 1 x Old Tafe Screen annual commission.  3. Partnered with BALC to deliver public art mural and youth workshops for 'Wambuul' delivery for end of 2023.  YTD: Three (3) programs in development	
		Increase revenue across gallery operations	An increase of 2.5% on 2022/2023 shop and program profit.	Art Gallery Director	September 2023:  Shop Takings: \$2,826.46 School Holiday Workshop: \$260.00 School Tour: \$75.00  Total Takings: \$3161.46  September 2022: Total Takings: \$8,173.13  2022/2023 Takings YTD: \$34,418.70	

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2023/2024 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
					2023/2024 Takings YTD: \$10,044.96	
		Increase sponsorship	Develop one (1) new sponsorship partnership	Art Gallery Director	September: Partnerships / Sponsorship confirmed with key stakeholders: <ul style="list-style-type: none"> <li>BRAG x BGD Art Prize and Artist in Residence Foyer Space Gallery</li> <li>Woolstore Wilga Station</li> <li>Reckless Brewery have expressed interest to sponsor similar programs to BGD.</li> <li>BRAG developed Sponsor/Donor and renewed membership program launching in 2024.</li> </ul> YTD: 2 x new sponsorship partnerships developed	
		Review and revise gallery policies and plans	Develop 2024 – 2028 Strategic Plan	Art Gallery Director	September: Public Art Policy being reviewed, WHS policy and procedures reviewed and implemented (last revised 2021). Strategic Plan 2024-2027 – in development  <b>Have begun research to identify funding sources (grants and philanthropy) for the gallery's asset maintenance plan, one which must include refurbishment to safeguard capacity to deliver state of the art temporary exhibitions and to receive loans from state and national institutions.</b>	


## Bathurst Memorial Entertainment Centre


Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2023/2024 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.	Identification and documentation of weekly, monthly, quarterly, half yearly, annual and bi-annual maintenance. Planning and budget allocation to identified areas of regular maintenance.	Funding applications made as suitable opportunities arise	Manager BMEC	YTD no funding sources identified to address urgent maintenance issues.	
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	Manager BMEC	September: 6863  YTD (as of end of September): 20663	
4.3 6.8	Measure and increase customer satisfaction within BMEC, as well as identify areas to improve customer experience for users of the venue.	Maintain and improve program and event delivery	Deliver a program of events for a variety of segments of the community and visitors.	Manager BMEC	August: CPSA Monthly Meeting Evans Art Show Living Bathurst Public School Concert The Waifs The Australian Ballet Bathurst Eisteddfod	
		Maintain and improve program and event delivery. Strive to diversify attendance at programs and events.	Deliver a Local Stages Program supporting local skill development and the creation of new, contemporary performing arts events.	Manager BMEC	August: Compareo Weekly Classes The Man in the Park monologue selection process Bathurst Writers' & Readers' Festival - Tracy Sorensen Book Launch Presentation of The Man in the Park and Viv! Local Giants projects at APAX Conference in Cairns	
			Deliver the Bathurst Sea of Sound Festival	Manager BMEC	Planning underway for 2024. New dates 19-21 January 2024 3 days of events that give greater focus on community participation as well as catering for visitors to Bathurst	




Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2023/2024 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
			Deliver the Bathurst Writers' & Readers Festival	Manager BMEC	2024 dates May 20 – 26 Program for 2024 to expand to include more education related offerings as well as Sydney Writers' Festival livestream events, and locally produced events. Bathurst Writers' & Readers' Festival - Tracy Sorensen Book Launch	
			Devise strategies to engage with diverse sectors of the community.	Manager BMEC	New strategies in place to raise awareness of BMEC and our activities. This includes increased radio presence, promotion through advertising and increased signage.	
		Achieve a minimum Net Promoter Score of +50 over the next year.	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: • Score for customers attending events is +74. • Venue hire score currently +100. Target score is over +50	
		Identify areas for improvement from current statistics, create strategic responses and implement change.	NPS results to increase from current levels as strategy is implemented.	Manager BMEC	August: No activity.	
1.3 4.3	Communicate and engage with the community	Growth in community engagement	At least one (1) intrinsic impact study undertaken. 2% growth in social media followers over 2022/2023	Manager BMEC	YTD no intrinsic impact studies undertaken. July: Facebook Likes 4,592, 5057 Followers Instagram 1179 Followers YTD Facebook Likes 56, Instagram Followers 7	

## Museums

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2023/2024 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 Museums Bathurst	Facilitate engagement with Museums Bathurst through the provision of exhibitions, public programs, lifelong education and other activities	85,000 annual visitors to Museums Bathurst. Provision of exhibitions, public programs, and educational opportunities across all Museums Bathurst sites.	Manager Museums	<p>In September 2023 a total of 10,253 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><b>Year to date (YTD) total visitors to Council Museums is 30,806.</b></p> <p>In September the following occurred:</p> <p><u>Exhibitions</u></p> <ul style="list-style-type: none"> <li>• AFMM - The Dino-store - ongoing</li> <li>• AFMM – ‘Local Schools, Local Stories’ cabinet – The Earth is Changing exhibition by MacKillop College</li> <li>• Chifley Home – Gallery and interpretation - ongoing</li> <li>• BRM – Temporary Exhibition - Before and After: How the Railway changed Bathurst – ongoing</li> <li>• NMRM – “60 Years of the Great Race”</li> </ul> <p><u>Public programs:</u></p> <ul style="list-style-type: none"> <li>• Chifley Home – Tea with Lizzie - tea tasting on 10 September with 15 attendees</li> <li>• BRM – Spring markets held in tennis court on 17 September</li> <li>• NMRM – Fathers’ Day event 3 September – 287 visitors attended</li> </ul>	

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2023/2024 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
					<p>Educational Tours (schools) A total of 11 tours with 492 students visited the following museums:</p> <ul style="list-style-type: none"> <li>• AFMM – 8 tours total 429 students</li> <li>• BRM – 3 tours 63 students</li> </ul> <p>Adult Tours A total of 1 tour with 30 adults visited the following museum:</p> <ul style="list-style-type: none"> <li>• Chifley Home – 1 tour total 30 adults.</li> </ul>	
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	<p>In September the following occurred:</p> <ul style="list-style-type: none"> <li>• 14 volunteers assisted at BRM with the operation of the layout for September.</li> <li>• All museums provide free entry to carers and welcome support animals.</li> <li>• The Earth is Changing - Local Schools, Local Stories Cabinet exhibition dioramas curated by Year 9 students of MacKillop College.</li> <li>• BRM - Visit by Wangarung Disability Group – 17 people</li> <li>• AFMM - West Bathurst Preschool visit with 20 preschoolers</li> <li>• NMRM – Accessible Art Workshops held on 25/26 September.</li> <li>• NMRM – 3 disability group tours</li> </ul>	
3.3 5.3	Strive for environmental stewardship through improved operations and the provision of education for	Review and implement strategies to reduce Museums Bathurst environmental footprint and provide educational opportunities for visitors and	Identify and target areas to reduce energy consumption in the operations of each facility.	Manager Museums	<p>In September Museums Bathurst have undertaken the following environmental strategies:</p> <ul style="list-style-type: none"> <li>• Monitoring and reducing, where possible, energy use including turning off appliances</li> </ul>	

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2023/2024 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
	Museums Bathurst visitors	the broader Bathurst community	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.		<ul style="list-style-type: none"> <li>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 (1,596 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 form air-conditioning.</li> <li>Ongoing provision of EV charger and solar panels at CTCF.</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 September at the Central Tablelands Collection Facility:</p> <ul style="list-style-type: none"> <li>All BRAG collection now relocated to CTCF.</li> <li>School of Arts move commenced with Pest treatment included.</li> <li>Australian Museum compactus installation complete and final planning for Somerville relocation commencing 9 October with catalogue upgrade.</li> <li>Two truck loads from state collecting agency delivered for long term storage.</li> <li>At end September 121 cubic metres of material was in paid storage from external users.</li> </ul>	

## Tourism

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2023/2024 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	September: no new products YTD one (1) new package developed. <ul style="list-style-type: none"><li>“Discover Bathurst” Digital map</li></ul>	<div><div></div><div></div><div></div></div>
		Grow Regional Tourism Partnership program.	Number of tourism partners increased by 5%	Manager Tourism & Visitor Services	September: 16 new/renewing partners for current financial year. YTD 91 paid tourism partners. Full year target of 158. Campaign to attract new partners underway and new prospectus with reviewed tiered structure issued.	<div><div></div><div></div><div></div></div>
		Increase stakeholder advertising in Destination Guide	Number of ad placements increased 5%	Manager Tourism & Visitor Services	Advertising prospectus distributed. Due date for Destination Guide Publication is February 2024.	<div><div></div><div></div><div></div></div>
1.3 2.6	Provide visitors and prospective visitors to the area with quality inspiration, information and services.	Develop new engaging content for Bathurst Step Beyond App	One (1) new tour product added and promoted	Manager Tourism & Visitor Services	September: No new tours added. YTD no (0) new products yet developed.	<div><div></div><div></div><div></div></div>
		Increase volume of online tour, event and accommodation bookings	Increase of 10% total bookings through online portal	Manager Tourism & Visitor Services	September: \$6,064, revenue from 94 bookings. YTD: 24.14% increase against 2022/23 figures to total \$18,169	<div><div></div><div></div><div></div></div>
		Develop annual Destination Guide	2023/4 Destination Guide published	Manager Tourism & Visitor Services	Destination Guide designer appointed; advertising prospectus produced. Printing scheduled for February 2024.	<div><div></div><div></div><div></div></div>
		Implement Tourism Wayfinding and Signage Strategy priority action items	10 action items completed within 2023/24	Manager Tourism & Visitor Services	September: Applications submitted for new tourism (white on brown) signage for museums, town centre, Bridle Track. Heritage Drive revision finalised with signage to be realigned. One (1) action completed YTD	<div><div></div><div></div><div></div></div>


Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2023/2024 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
		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	September: \$9,084 gross sales from 414 customers YTD 15.2% decrease to \$23,151	
2.6	Effectively promote and market the Bathurst Region as a key destination	Develop and implement new 2023-2025 marketing plan	33% of total actions completed or underway by 30 June 2024	Manager Tourism & Visitor Services	YTD 34 of 39 action items (87%) completed or underway as of 30 September – current plan. New plan underdevelopment.	
		Implement online content strategy.	Destination website page views increase 10% Total social media following (includes Facebook, Instagram and YouTube) increase 10%	Manager Tourism & Visitor Services	September: 32,228, pageviews -2.75% against September 2022  September: 164 new social media followers Users: YTD 12.54% increase on 2022/2023 to 34,697 Pageviews: YTD 3.3% decrease on 2022/2023 to 84,847 Social Media: YTD of 3.15% increase total social media to total 26,199 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	September: Two (2) articles generated.  YTD 18 media articles generated across all platforms including Holidays with Kids 'Top Towns for Families' feature.	
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 (2019) and 2023-5 Marketing Plan	Overnight visitors increase by 5% Total annual visitors increase by 3% Visitor Spend increases 5% Measurement based on Tourism	Manager Tourism & Visitor Services	Annual Tourism Research Australia figures not yet released.  YTD 4.6% decrease in overall occupancy to 53% as shown by 'Localis' analytics platform	

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2023/2024 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
			Research Australia annual data and Localis data analytics			
		Promote BVIC as essential step off point for Bathurst Region.	Annual visitation to BVIC increases by 3%	Manager Tourism & Visitor Services	September: 3,936 Visitors to BVIC. YTD visitations decrease of 1.1% on 2022/2023 with a total of 10,699 visitors to BVIC.	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>



## Destination Management



Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2023/2024 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
2.6	Utilise the Destination Management Plan as a basis for marketing, promotion and tourism development.	Implement the Strategic priorities of the 2019 DMP	75% of actions completed or underway	Manager Tourism & Visitor Services	YTD 56% or 58 of the 104 priority actions completed or underway.	
2.2 2.6	Support and develop the regional tourism industry	Implement the Tourism Industry Engagement Strategy	Hold at least: <ul style="list-style-type: none"> <li>four (4) targeted meetings with industry segments</li> <li>four (4) industry capacity building workshops</li> <li>30 one on one meetings between MT&amp;VS and industry partners</li> <li>Conduct 60 famil visits to tourism businesses.</li> </ul>	Manager Tourism & Visitor Services	September: Three (3) meetings held between Manager Tourism & Visitor Services and tourism industry partners. Industry Capacity meeting held 12 September. Four (4) business famil visits.  YTD. 13 one on one meetings held.  YTD. No targeted meetings held.  YTD: One (1) workshop held.  YTD: No industry meetings held.  YTD: 13 famil visits to tourism partners.	
2.2 2.6	Connect with industry and consult with a cross section of industry representatives	Continue monthly industry eDM.  Host industry gatherings	Minimum of 12 industry eDMs issued.  Hold at least four (4) overall industry networking and education events.	Manager Tourism & Visitor Services	July: 1 eDM issued YTD: 1 eDMs issued  Industry Events: Hosted Bathurst region tourism partner networking evenings. YTD None yet held (0).	


Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2023/2024 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
		Increase online engagement with industry	Pageviews of industry website increase 20%		Pageviews: July 31 pageviews YTD 8% decrease in pageviews	
2.6	Set and measure benchmarks	Publish annual market intelligence report to strengthen knowledge and guide investment.	Annual market intelligence report produced.  Accommodation benchmarking maintained by use of analytics platform	Manager Tourism & Visitor Services	Market intelligence now includes data drawn from 320 accommodation properties. Benchmarking achieved through Localis analytics platform.  Market intelligence updated and published monthly on bathurstregiontourism.com.au	




## 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 – 2023/2024 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
<b>6.4</b> <b>5.2</b> <b>5.4</b>	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.  Maintain fenced Off Leash areas monthly.	Manager Environment	The next community desexing program is planned for November 2023.  Off leash areas maintained by contractors when necessary.	
<b>6.4</b> <b>5.4</b>	Meet Council's responsibilities under the Companion Animals Act 1998 and Public Spaces (Unattended Property) Act 2021 by promptly responding to customer requests and implementing 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	99.04% of customer requests responded to within adopted corporate standards for the period 1 July 2023 to 31 July 2023.  116 customer requests were investigated during the period 1 July 2023 to 31 July 2023.  100% of customer requests responded to out of hours.	

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2023/2024 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
<b>6.4</b>	Meet Council's responsibilities under the Prevention of Cruelty to Animals Act 1979 and the Public Spaces (Unattended Property) Act 2021 in the operation of the Bathurst Animal Rehoming Centre	Operate Bathurst Animal Rehoming Centre	<p>Conduct a social media program to promote rehoming of impounded dogs and cats.</p> <p>Maximise the % of eligible dogs returned to owner or sold or released to welfare organisations.</p> <p>Maximise the % of eligible cats returned to owner or sold or released to welfare organisations.</p>	Manager Environment	<p>58 adoption posts were made during the period 1 July 2022 to 30 June 2023.</p> <p>64 "Help we are lost" posts were made during the period 1 July 2022 to 30 June 2023, trying to reunite impounded pets with their owners.</p> <p>Visits to the adoption page on Council's website averaged 1,762 views per month between 1 July 2022 and 30 June 2023. This is higher than the average for the previous review period which was 1,383.</p> <p>25 dogs and 8 cats were impounded between 1 July 2023 and 31 July 2023.</p> <p>86.2% of dogs were returned to owner, sold, or released to welfare organisations in the period between 1 July 2023 and 31 July 2023.</p> <p>92.3% of cats were returned to owner, sold, or released to welfare organisations in the period between 1 July 2023 and 31 July 2023.</p>	
<b>6.4</b> <b>4.4</b> <b>5.2</b> <b>5.4</b>	Meet Council's responsibilities under the Road Rules 2014 and Fines Act 1996	<p>Monitor and enforce parking regulations on public roads</p> <p>Implement a community education program regarding the Australian Road Rules</p>	<p>Monitoring undertaken a minimum of 15 days per month on average.</p> <p>Educational social media posts conducted monthly.</p> <p>100% compliance with contractual obligations</p>	Manager Environment	<p>Frequency of monitoring increasing but not yet back to pre-covid activities. 88 Penalty Infringement Notices and 29 formal cautions were issued for the period 1 July 2023 to 31 July 2023.</p> <p>Seven social media posts on parking enforcement made during the period 1 July 2022 to 30 June 2023.</p>	
<b>6.4</b> <b>5.2</b>	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	20 Penalty Infringement Notices were issued for the period 1 July 2023 to 31 July 2023.	

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2023/2024 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
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 2023 to 31 July 2023.  33 customer requests were investigated by Council in the period 1 July 2022 to 31 July 2023.  Seven Penalty Infringement Notices and ten formal cautions for various offences were issued in the period 1 July 2022 and 30 June 2023. Five Prevention Notices, two Clean-Up Notices and one Cost Compliance Notice were issued in the period.	
3.3 3.5 6.1	Continue to improve the community's awareness and capacity regarding contemporary environmental issues	Communicate sustainability messages via a range of on-line and traditional media sources.  Undertake educational programs to enhance community knowledge	Weekly posts on the @sustainablebathurst Facebook page  Implement educational initiatives targeting different sectors of the community.	Manager Environment	Followers of the page increased from 1739 on 1 July 2022 to 1892 on 30 June 2023. An average of three posts were made each week on various sustainability themes during the period 1 July 2022 to 30 June 2023. Total reach was 13123 with an average monthly "reach" was 1,094 and total "post engagement" was 6,814 with a monthly average of 568. Reach is a measure of how many people see content, and engagement how many people like/comment/share/save the posts.  The Sustainable Schools Grant recipients were advised in May 2023 and program implementation has commenced. Nine grants were awarded.	
3.1 3.2 6.4	Implement Council's Onsite Sewage Management Strategy and meet Council's obligations under the Local Government Act 1993	Conduct inspections and issue approvals for existing onsite sewage management systems without approvals or requiring renewal.	Increase the number of onsite sewage management systems with a current approval to operate.	Manager Environment	Inspection program is ongoing with a focus on high-risk systems and systems where the ownership is changing due to sale of the property.  467 approvals to operate have been issued for the period 1 July 2022 to 30 June 2023. As of 30 June 2023, there were a total of 1190 current approvals in the local government area.	

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2023/2024 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
3.1 3.4 3.5 1.4 4.6 6.4	Meet Council's obligations under the Local Government Act 1993, Biodiversity Conservation Act 2016 and community expectations to manage, restore, enhance and conserve the natural environment	Implement the high priority projects from strategic environmental plans as grant funding becomes available.  Ensure that the assessment of development applications meets all of the statutory requirements and relevant planning policies.	Implement a priority project identified in the Urban Waterways, Biodiversity, Pest Bird or Roadside Vegetation Management Plans  Number of development applications assessed and professional advice provided.	Manager Environment	2022/23 project activities focused on the Brick pit wetlands.  Installation of signage and guideposts for high conservation value sections of roadway identified in the RVMP occurred in June 2023 with 400 new red guideposts installed.	
3.5 3.3 6.6	Implement energy efficiency and renewable energy projects at Council facilities	Implement the Emissions Reduction Plan	Meet targets identified in the Emissions Reduction Plan	Energy Strategy Officer	The contract has been awarded to improve the collection of methane from the Waste Management Centre which will facilitate flaring of a higher portion of the gas, resulting in reduced emissions.	
3.3 3.5 6.4 3.1	Meet Council's statutory reporting obligations under the Local Government Act 1993	Monitor the operational footprint of Council's operations and report on trends identified.  Measure and collate the trends in environmental condition across the Local Government Area	Collate data and prepare reports on Environmental data on an annual basis	Manager Environment	Trends in Council's operational footprint included in the monthly report prepared for internal review, with annual data included in the State of Environment (SOE) reporting.	
6.4 5.4	Meet Council's obligations in the Food Regulation Partnership and the Food Act 2003	Conduct a program of inspections of food premises including home-based food premises to ensure compliance with regulations.	Conduct an inspection of all high and medium risk food premises by June 2024  95% of customer requests responded to	Manager Environment	339 food inspections of food premises and 139 inspections of temporary food premises were undertaken between 1 July 2022 and 30 June 2023. 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 on 28 July 2023.	



Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2023/2024 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
			within adopted corporate standards		No food related customer requests were investigated during the period 1 July 2023 to 31 July 2023.  100% of customer requests responded to within adopted corporate standards for the period 1 July 2023 to 31 July 2023.	
<b>6.4</b> <b>5.4</b>	Meet Council's obligations under the Public Health Act 2010 and associated regulations	Conduct a program of inspections of skin penetration premises, public swimming and spa pools and cooling towers.	Conduct a risk-based inspection program for skin penetration premises.  Conduct a risk-based inspection program for public swimming pools and spa pools.  95% of customer requests responded to within adopted corporate standards.	Manager Environment	Inspections of skin penetration premises undertaken as resources allow. Changes to the regulations and how a skin penetration premises is defined mean that this is a lower priority activity.  Public swimming pool inspections will recommence later in 2023 and were not able to be resourced in the review period.  Legionella Management Plan was adopted by Council in February 2022. Implementation is ongoing with inspections undertaken, as necessary.  100% responded to within adopted corporate standards between 1 July 2023 and 31 July 2023.  1 customer request were investigated by Council during the period 1 July 2023 to 31 July 2023.	









## Development Assessment

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2023/2024 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  Average gross days taken to determine a DA (2021 Avg 83)  Average net days taken to determine a DA (2021 Avg 44)	Manager Development Assessment	NSW State Average 2020–21	Bathurst Regional Council <b>September 2023</b>	Bathurst Regional Council year to date average	<div><div></div><div></div><div></div></div>	
					90	86.95	81.10		
					Average gross days taken to determine a DA				
					48	50.35	47.18		
		To be at or below the state average for determination times for complying development	Comparative data provided as part of annual Local Development Performance Management (LDPM) to DPIE  Average days taken to determine a CDC (2021 Avg 13)	Manager Development Assessment	NSW State Average 2020–21	Bathurst Regional Council <b>September 2023</b>	Bathurst Regional Council year to date average	<div><div></div><div></div><div></div></div>	
					17	2.5	5.81		
					Average days taken to determine a CDC				



## Planning


Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2023/2024 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 controls adopted by Council. Planning proposals referred to NSW Department of Planning & Environment for gazettal	Manager Strategic Planning	<ol style="list-style-type: none"> <li>1. Laffing Waters DCP Amendment – Adopted by Council – Sept Council meeting.</li> <li>2. North St Perthville Planning Proposal – Reinstated Residential zone – Gateway determination requested. <u>Withdrawn in July 2023</u>.</li> <li>3. Review of Community Participation Plan – Adopted by Council – Sept Council meeting.</li> <li>4. Schedule 1 Review of Bathurst Regional LEP.</li> <li>5. Review commenced.</li> <li>6. Removal of Kerb and Gutter deposit requirements from Complying Development conditions in LEP.</li> <li>7. Planning Proposal documentation referred to DPE seeking consideration as minor LEP amendment.</li> <li>8. Review and update Aboriginal Heritage Provisions in the DCP – updated provisions being drafted.</li> <li>9. Secondary dwellings and detached studios – new provisions in DCP. Draft provisions being prepared.</li> <li>10. Stewarts Mount Planning Proposal – draft supporting documentation provided to Council for preliminary review.</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 under way and/or completed by 30 June 2024.	Manager Strategic Planning	<ol style="list-style-type: none"> <li>1. Bathurst Region Active Transport Strategy – Visioning consultation completed. Project plan/discussion paper for 2023 prepared. Initial discussions held with BRAC and Cyclesafe.</li> <li>2. Bathurst Bypass Economic Analysis Report – presented to Council in July. <u>Discussions with Central West Joint Organisation and with Transport for NSW ongoing.</u></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>	



Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2023/2024 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
1.5 4.1 4.3 4.6 5.2 5.5 6.4	Undertake urban design and place management investigations.	Prepare studies and plans.	Draft studies/plans under way and/or completed by 30 June 2024.	Manager Strategic Planning	<ol style="list-style-type: none"> <li>Streets as Shared Spaces Round 2 project – Machattie Lane to Parrish Lane – completed. Project in its 12 month trial.</li> <li>Village Plans – visioning consultation with Rockley, Peel and Sofala completed.</li> <li>Former TAFE precinct – Opportunities for staged development process being investigated, subject to budget.</li> <li>Protection of trees policy – responding to Council resolution of 23 August – internal consultation underway.</li> <li>Grant application – support to activate 3 potential sites for low-rise medium density housing – underway.</li> <li>Grant application – support to undertake a Master Plan of former Ambulance Station precinct – underway.</li> </ol>	
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 and underway/completed by 30 June 2024.	Manager Strategic Planning	<ol style="list-style-type: none"> <li>Investigations underway to determine if stormwater plan should be moved to section 64 of LGA 1993.</li> <li>Laffing Waters Contribution Plan – Consultants appointed. Project underway.</li> </ol>	
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.	More than 75 site visits undertaken by the Heritage Advisory Service.	Manager Strategic Planning	<ol style="list-style-type: none"> <li>2023/2024 site visits (to date): 27</li> </ol>	
		Provide heritage incentive funding programs to protect, maintain, enhance and promote the regions heritage assets.	More than \$500,000 worth of works generated from Council's heritage assistance funds.	Manager Strategic Planning	<ol style="list-style-type: none"> <li>Bathurst Region Local Heritage Fund – 53 applications received and grant offers made to 50 projects. Projects underway.</li> <li>Bathurst Region Conservation and Interpretation Fund – 2023/24 – 7 applications received and grant offers made to 7 projects. Projects underway.</li> <li>Bathurst CBD Main Street Improvement Fund – 2023/24 – 8 applications received and grant offers made to 8 projects. Projects underway.</li> </ol>	

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2023/2024 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
		Prepare and implement projects for the interpretation and display of cultural heritage and history information.	New interpretative/promotional information made available.	Manager Strategic Planning	<ol style="list-style-type: none"> <li>1. Pillars of Bathurst Project design of additional sign/plaque underway.</li> <li>2. CBD Wayfinding Project – sign structures manufactured. Interpretation and wayfinding panels being developed.</li> <li>3. Heritage Interpretation Plan for Macquarie View Tennis Club – consultation completed. Draft plan being prepared.</li> <li>4. Wiradjuri Resistance &amp; declaration of Martial Law in 1824 – An Interpretation Project – funding application lodged under the NSW Community Heritage Grants 2023-25. Funding application unsuccessful.</li> <li>5. Theo Barker Lecture held on 21 September 2023 with speaker Christine Yeats presenting on 'The more things change the more they stay the same': revisiting Theo Barker's 1973 findings on the needs, problems and capacities of Historical Societies in NSW.</li> <li>6. Staff attended the ICOMOS Conference in Sydney including Bathurst stand promoting Bathurst Region heritage.</li> </ol>	
		Prepare research/studies into the region's heritage values	<p>Studies/plans considered and adopted by Council.</p> <p>Number of local heritage items included in the Local Environmental Plan.</p>	Manager Strategic Planning	Condition Assessment and Maintenance Plan for the Street and Park Lamp Standards – NSW Heritage grant accepted. Final draft report accepted and to be reported to Council.	

## Economic Development

CSP 2040 Objective Reference	Deliverable Actions over the next 4 years	Operational Plan – 2023/2024 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 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. Aerodrome land use study commenced in Nov 22 with an expected completion date of Apr 23. Draft situation analysis report provided Dec 22.</li> <li>- DA approved for Stage 1 of Kelso Industrial Estate expansion (\$4.8M Drought Stimulus Fund). Tender awarded Jan 23.</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>- nbn fibre has been installed to the Airport boundary.</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>	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 launched 16 Mar 23 at Upstairs. Includes video. Both publications have been provided to Real Estate agents who attended the launch.</li> <li>- Reinstated process for responding to Evo City enquiries.</li> <li>- Highway billboards to be reskinned April 2023.</li> <li>- Website has changed to bathurstliveinvest.com.au.</li> <li>- Four new resident interviews and photography sessions undertaken. Uploaded onto website.</li> </ul>	

CSP 2040 Objective Reference	Deliverable Actions over the next 4 years	Operational Plan – 2023/2024 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>Annually updated New Resident Guide.</p> <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>- September 2022 BizMonth held. A very successful lunch with Layne Beachley with 218 people attending.</li> <li>- MED meets with Business Chamber Board monthly meeting along with Mayor. Representation at all Business Chamber events to date.</li> <li>- All Upstairs Startup hub board meetings attended to date.</li> <li>- Redesigned Bathurst Business Hub website.</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> <li>- First 2022 Bathurst Young Professionals event sponsored by Economic Development held in Nov. Attended by 50+ young professionals.</li> <li>- Two grant writing seminars held in 2022 to assist business and community groups in applying for grants. Next seminar 16 April 2023. One attendee Perthville Progress Association successful with a \$146,000 grant</li> <li>- Business Chamber Christmas function held Dec 22</li> </ul>	

CSP 2040 Objective Reference	Deliverable Actions over the next 4 years	Operational Plan – 2023/2024 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><b>Conduct grant writing workshops</b> to assist businesses and community groups finding and securing grants.</p>			
			<p>Organise the Bathurst Careers Expo with minimum 55 stalls and 1,500 attendees.</p> <p>Minimum of 40 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>			
		Grow local employment, investment and attract new businesses.		Manager Economic Development	<ul style="list-style-type: none"> <li>- Continued posting of EvoJobs.</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>- 2023 Careers Expo 02 August 2023. CSU main sponsor.</li> <li>- Planning has started to prepare an Investment Attraction Toolkit in conjunction with the Office of Regional Economic Development.</li> </ul>	
		<p>Develop Bathurst into a Smart Community of national significance.</p> <p>Support innovative practices from industry.</p>	<p>Assist work units in implementing smart places projects as required.</p>	Manager Economic Development	<ul style="list-style-type: none"> <li>- Collaboration with Environment team to install 100 sensors in street lighting to monitor temperature.</li> <li>- Smart benches installed.</li> <li>- Investigations into various new Smart projects.</li> </ul>	



CSP 2040 Objective Reference	Deliverable Actions over the next 4 years	Operational Plan – 2023/2024 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
			<p>Seek funding and roll out Smart Community priority projects.</p> <p>Promote Bathurst as a Smart Community.</p>		<ul style="list-style-type: none"> <li>- Bathurst Digital Twin launched in Oct 22, the first regional centre to have a digital twin of its CBD. This was a collaboration project with Spatial Services.</li> <li>- Continue to work with Upstairs Start Up Hub to ensure its ongoing success. Recently provided support to a grant application.</li> </ul>	

# Attachment 9.2.3.1

## 2023-2024 Section 356 Donations Report as at 30 September 2023

Details	Reference	Date	Donations approved in Budget	Mt Pan Fee Waived	BMEC Donations	Sundry Donations	TOTAL
			\$	\$	\$	\$	\$
<b>Annual Budget</b>			<b>122,447.00</b>	<b>35,000.00</b>	<b>60,000.00</b>	<b>13,988.00</b>	<b>231,435.00</b>
<b>Spent to date:</b>							
WRAS Annual Subscription/donation	Operation Plan	26/07/2023	-2,770.00				-2,770.00
Western NSW Dance Festival - 13/06/2023	S356 Policy	10/08/2023			-1,163.64		-1,163.64
Scots All Saints College - Showcase 20/07/2023	S356 Policy	10/08/2023			-829.09		-829.09
BMEC - CPSA Monthly Meetings - 03/08/2023	Operation Plan	10/08/2023			-955.46		-955.46
Evans Art Council - Art Show 03/08/2023	S356 Policy	10/08/2023			-314.18		-314.18
Bathurst City Colts Water Account	Operation Plan	23/08/2023	-4,229.23				-4,229.23
Bathurst City & RSL Band Association Inc	Operation Plan	23/08/2023	-5,000.00				-5,000.00
Bathurst Edgell Jog Committee Inc	Operation Plan	23/08/2023	-1,000.00				-1,000.00
Bathurst Lapidary and Collectors Club Inc	Operation Plan	23/08/2023	-2,050.00				-2,050.00
Bathurst Refugee Support Group Inc. (BRSG)	Operation Plan	23/08/2023	-500.00				-500.00
Bathurst Senior Citizens Association	Operation Plan	23/08/2023	-500.00				-500.00
Evans Art Council	Operation Plan	23/08/2023	-3,000.00				-3,000.00
Lions Club of Bathurst Inc	Operation Plan	23/08/2023	-2,000.00				-2,000.00
Sofala Progress Association	Operation Plan	23/08/2023	-2,000.00				-2,000.00
The Neighbourhood Centre (formerly BINC)	Operation Plan	23/08/2023	-900.00				-900.00
Vivability Limited	Operation Plan	23/08/2023	-1,000.00				-1,000.00
Western Sydney University Medical Scholarship	Operation Plan	23/08/2023	-7,500.00				-7,500.00
headspace Bathurst (Marathon Health)	Operation Plan	24/08/2023	-1,500.00				-1,500.00
Sydney International Piano Competition	Operation Plan	24/08/2023	-1,000.00				-1,000.00
Bathurst Country Music Club Inc	Operation Plan	24/08/2023	-500.00				-500.00
Napoleon Reef Landcare Inc	Operation Plan	24/08/2023	-1,000.00				-1,000.00
Monkey Hill UHF Repeater	Operation Plan	31/08/2023	-1,000.00				-1,000.00
Country Women's Association of NSW - Central Western Group (CWA)	Operation Plan	31/08/2023	-300.00				-300.00
Bathurst Public School - Concert 2023	S356 Policy	7/09/2023			-1,268.36		-1,268.36
Zebra Finch Society of Australia	S356 Policy	19/09/2023		-1,323.64			-1,323.64
Russell St Road Closures - Variety B to B Bash community family fun day 05/08/2023	Operation Plan	22/09/2023	-2,500.00				-2,500.00
Russell St Road Closures - Midstate Freight 2023 Bathurst Rally 23/09/2023	Operation Plan	23/09/2023	-2,500.00				-2,500.00
<b>Amount Spent</b>			<b>-42,749.23</b>	<b>-1,323.64</b>	<b>-4,530.73</b>	<b>0.00</b>	<b>-48,603.60</b>
<b>Available Balance before commitments</b>			<b>79,697.77</b>	<b>33,676.36</b>	<b>55,469.27</b>	<b>13,988.00</b>	<b>182,831.40</b>
<b>Committed:</b>							
Bathurst AH&P Association	Operation Plan		-8,244.00				-8,244.00
Bathurst Junior Sports Awards	Operation Plan		-5,000.00				-5,000.00
Allegri Singers - Mendelssohn's Elijah Production	16/08/23 Item 08.03.06		-2,000.00				-2,000.00
Sofala & District AH&P Association	Operation Plan		-350.00				-350.00
Bathurst City Colts Water Account	Operation Plan		-3,160.77				-3,160.77
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		-2,500.00				-2,500.00
Mitchell Conservatorium	Operation Plan				-7,000.00		-7,000.00
BMEC - Bathurst Eisteddfod Sep 2023	Operation Plan				-30,000.00		-30,000.00
BMEC - Bathurst Youth Council	Operation Plan				-2,000.00		-2,000.00
BMEC - CPSA Monthly Meetings	Operation Plan				-10,044.54		-10,044.54
Russell St Road Closures	Operation Plan		-5,000.00				-5,000.00
The Friends of the Bathurst War Memorial Carillon Inc	Operation Plan		-2,000.00				-2,000.00
Bathurst Remembers t/a Communications and Resources Project (CARP) Inc.	Operation Plan		-1,000.00				-1,000.00
Carillon Theatrical Society	Operation Plan				-1,000.00		-1,000.00
Rockley and District Community Association Inc	Operation Plan		-1,000.00				-1,000.00
Mitchell Conservatorium - Carols by Candlelight	Operation Plan		-1,000.00				-1,000.00
The Rotary Club of Bathurst	Operation Plan			-5,000.00			-5,000.00
Bathurst Gardener's Club Inc	Operation Plan		-500.00				-500.00
Rotary - Cirencester to Bathurst Cycling Event	Operation Plan		-20,000.00				-20,000.00

## Attachment 9.2.3.1

### 2023-2024 Section 356 Donations Report as at 30 September 2023

Details	Reference	Date	Donations approved in Budget	Mt Pan Fee Waived	BMEC Donations	Sundry Donations	TOTAL
			\$	\$	\$	\$	\$
Bathurst Historic Car Club	21/06/23 Item 09.02.11			-1,199.00			-1,199.00
2023 Variety Bash	19/07/23 Item 08.03.09			-1,460.91			-1,460.91
Wattle Tree House - Homelessness Sleep Out	19/07/23 Item 08.03.10					-1,706.36	-1,706.36
Bathurst Golf Club - Women's NSW Open Golf Regional Qualifier	20/09/23 Item 8.3.9					-5,000.00	-5,000.00
<b>Amount Committed</b>			<b>-79,754.77</b>	<b>-7,659.91</b>	<b>-50,044.54</b>	<b>-6,706.36</b>	<b>-144,165.58</b>
Adjustment between Funds			57.00		0.00	-57.00	
<b>Available Balance</b>			<b>0.00</b>	<b>26,016.45</b>	<b>5,424.73</b>	<b>7,224.64</b>	<b>38,665.82</b>

Summary Remaining Budget	\$
Donations approved in Budget	0.00
Mt Pan Fee Waived	26,016.45
BMEC Donations	5,424.73
Sundry Donations	7,224.64
<b>Total Remaining</b>	<b>38,665.82</b>

Summary	\$
Total Budget	231,435.00
Less: Amount Spent	-48,603.60
Less: Amount Committed	-144,165.58
<b>Total Remaining</b>	<b>38,665.82</b>

## Market Rental Subsidies for 2023/24

NAME OF TENANT	LOCATION	Current Rent PA	Estimated Market Rent	BRC Rental Subsidy
Mitchell Conservatorium	Machattie Park Cottage	589.00	18,008.00	17,419.00
Central Tablelands Woodcraft Inc	Learmonth Park	618.00	16,758.00	16,140.00
Community Opportunity Shop Inc	8 Lions Club Drive	1,179.00	22,343.00	21,164.00
Community Opportunity Shop Inc	Veggie Patch Church Lane	1.00	16,758.00	16,757.00
Air Services Australia	Aerodrome - Communication	1.00	20,107.00	20,106.00
Taxi Cabs of Bathurst Co-operative Society Ltd	Communication tower	1,375.00	20,107.00	18,732.00
Master Communications & Electronics Pty Ltd	Communication tower	4,778.00	20,107.00	15,329.00
Bathurst City & RSL Band Association	Walmer Park	245.00	22,343.00	22,098.00
Bathurst Lions Club Inc	Short St	1.10	16,758.00	16,756.90
Evans Arts Council Inc	Lee Street	500.00	5,586.00	5,086.00
Bathurst District Historical Society Inc	Mitre Street	1.00	11,173.00	11,172.00
Bathurst District Historical Society Inc	16 Stanley Street	500.00	11,173.00	10,673.00
Bathurst Meals on Wheels Inc	4 Watt Drive	1.00	55,845.00	55,844.00
Department of Defence (Air Cadets)	Aerodrome - Lot 25	90.91	14,339.00	14,248.09
Department of Defence (Air Cadets)	Aerodrome - Lot 36	90.91	41,412.00	41,321.09
			<b>302,846.08</b>	



**Bathurst Regional Council**  
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#### Important Notice!

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Drawn By: Bethany Beattie

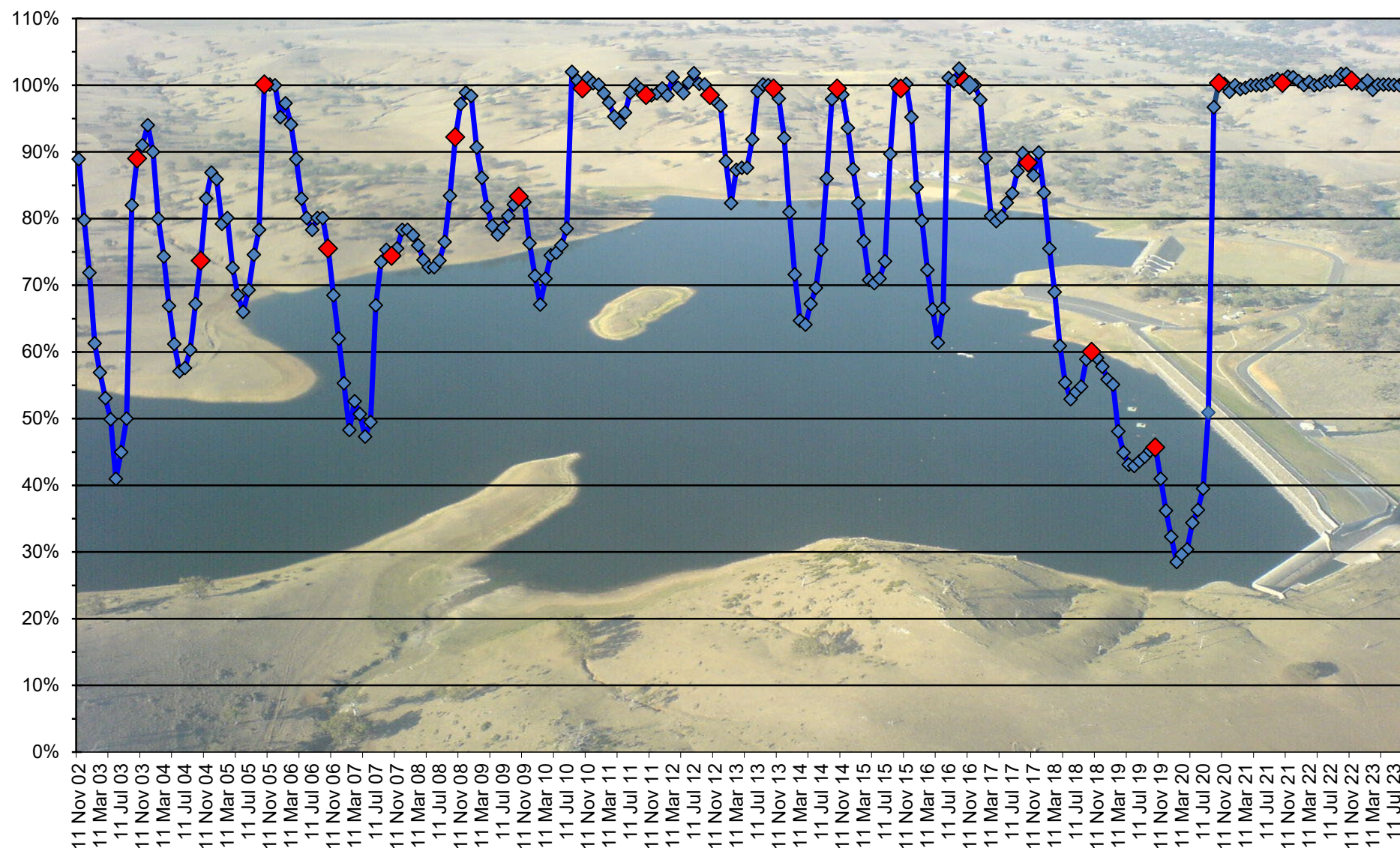
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Projection: GDA94 / MGA zone 55

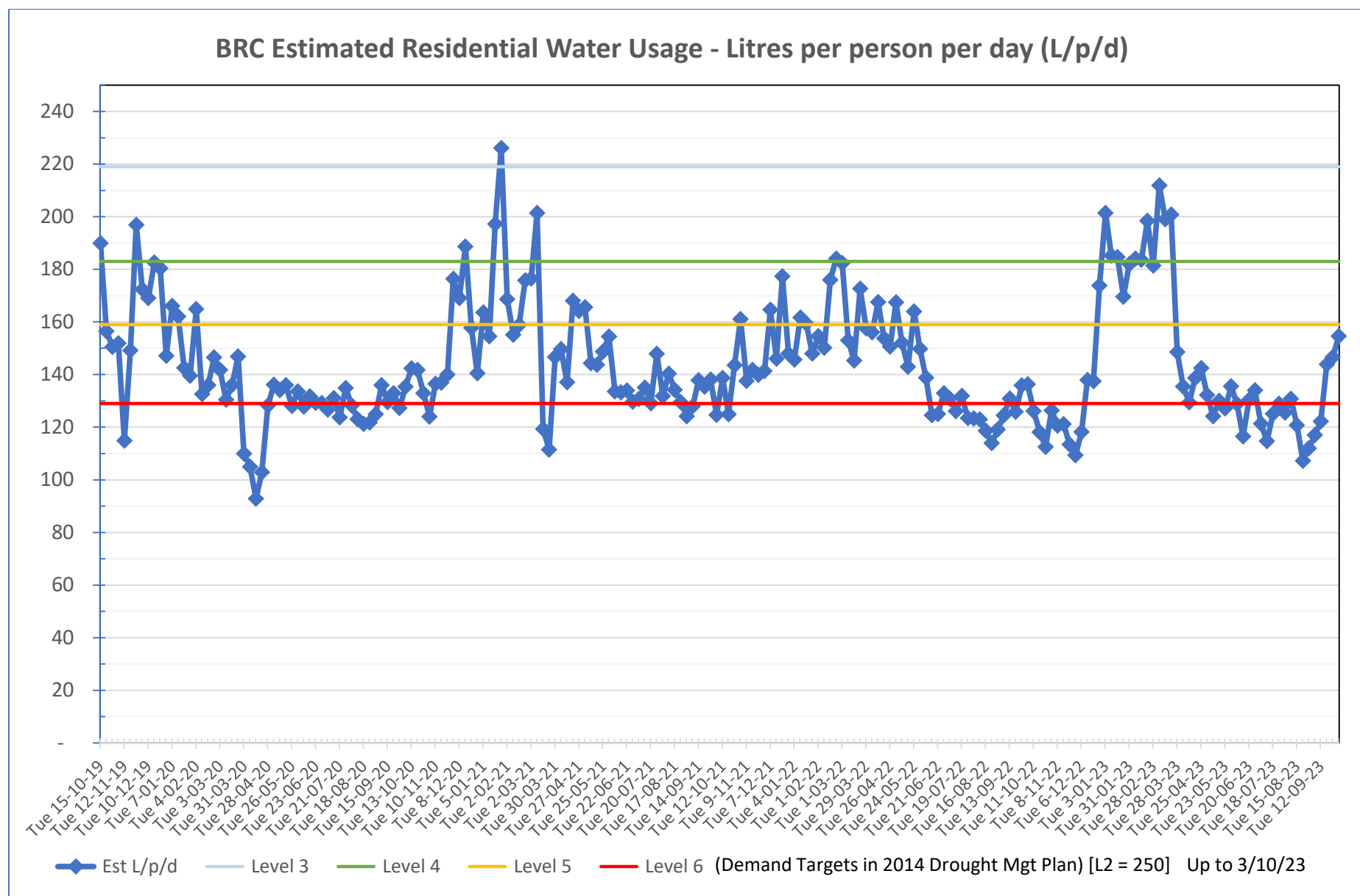
Map Scale: 1:1500 @ A4



### Bathurst Regional Council: Monthly Chifley Dam Volume (%)



Red markers = 11 October. Last reading 3 October 2023.







OUTDOORS	
<b>Lawns &amp; Gardens</b>	<ul style="list-style-type: none"> <li>• <b>Water out of the heat of the day</b></li> <li>• For a maximum of <b>3 hours per day total</b> (includes lawns &amp; gardens)</li> <li>• Ensure water from sprinklers or watering systems does not land on hard surfaces</li> <li>• Check weather forecast and soil moisture before watering</li> </ul> <p><b>For gardens:</b></p> <ul style="list-style-type: none"> <li>• Use mulch to reduce moisture loss (7-10 cm deep)</li> <li>• Choose plants with low water requirements (e.g. natives, drought tolerant species)</li> <li>• Group plantings with similar water needs to avoid overwatering</li> <li>• Install and use a rainwater tank</li> <li>• Water trees less frequently but deeply; when planting, create a water well around the base or vertically install a pipe to ensure water goes directly to the roots</li> </ul>
<b>Cars</b>	<ul style="list-style-type: none"> <li>• Wash at <b>home</b> on lawn where possible using a <b>bucket</b> and <b>trigger nozzle on hose</b></li> <li>• At <b>registered car washes</b> at any time</li> </ul>
<b>Swimming Pools</b>	<ul style="list-style-type: none"> <li>• <b>Use a pool cover</b></li> </ul>
<b>Bird Baths/Play Pools &amp; Garden Features</b>	<ul style="list-style-type: none"> <li>• <b>Topping up</b> and <b>filling</b> is permitted</li> <li>• <b>Reuse</b> play pool water on garden beds where safe to do so</li> </ul>
<b>Outdoor Surfaces</b> (e.g. driveways/footpaths)	<ul style="list-style-type: none"> <li>• Wash for <b>health and safety</b> purposes or <b>prior to painting</b></li> <li>• Wash only in <b>immediately affected area</b> and with a high pressure/low volume water device</li> </ul>

**For more information:**  
 Phone 6333 1683  
 Email: [waterrestrictions@bathurst.nsw.gov.au](mailto:waterrestrictions@bathurst.nsw.gov.au)  
 Visit: 158 Russell Street

BATHURST REGIONAL COUNCIL 

## Water Smart Actions

INDOORS	
Indoor Activities	<ul style="list-style-type: none"> <li>• Keep <b>showers</b> to a minimum</li> <li>• Use a <b>bucket in the sink or shower</b> to collect water while waiting for hot water – use this water for watering your garden or for other indoor use</li> <li>• Check <b>taps, fittings, and toilets</b> for leaks – <b>repair any leaks</b> immediately</li> <li>• Use <b>water efficient</b> fittings and appliances</li> <li>• Only do <b>full loads</b> of <b>laundry</b></li> <li>• Run <b>dishwasher</b> only when <b>full</b></li> <li>• Turn the <b>tap off</b> while you <b>brush your teeth</b> or <b>shave</b></li> <li>• Check your <b>water meter</b> – if the numbers or triangle are turning and you aren't using water, you have a leak</li> <li>• Check your <b>rates notice</b> to see how much water you use – try and reduce it</li> </ul>
<b>Business &amp; Community Services</b> (Non-residential)	<ul style="list-style-type: none"> <li>• Undertake above actions within normal business operations</li> <li>• Improve water efficiency and running costs by preparing a Water Efficiency Plan</li> </ul>

Water Smart actions form the foundation of the  
**Bathurst Water Savings Action Plan**  
 and are an important strategy to conserve water at all times.  
 Residential, commercial, industrial, and public users are  
 all encouraged to adopt **Water Smart** actions as a minimum.

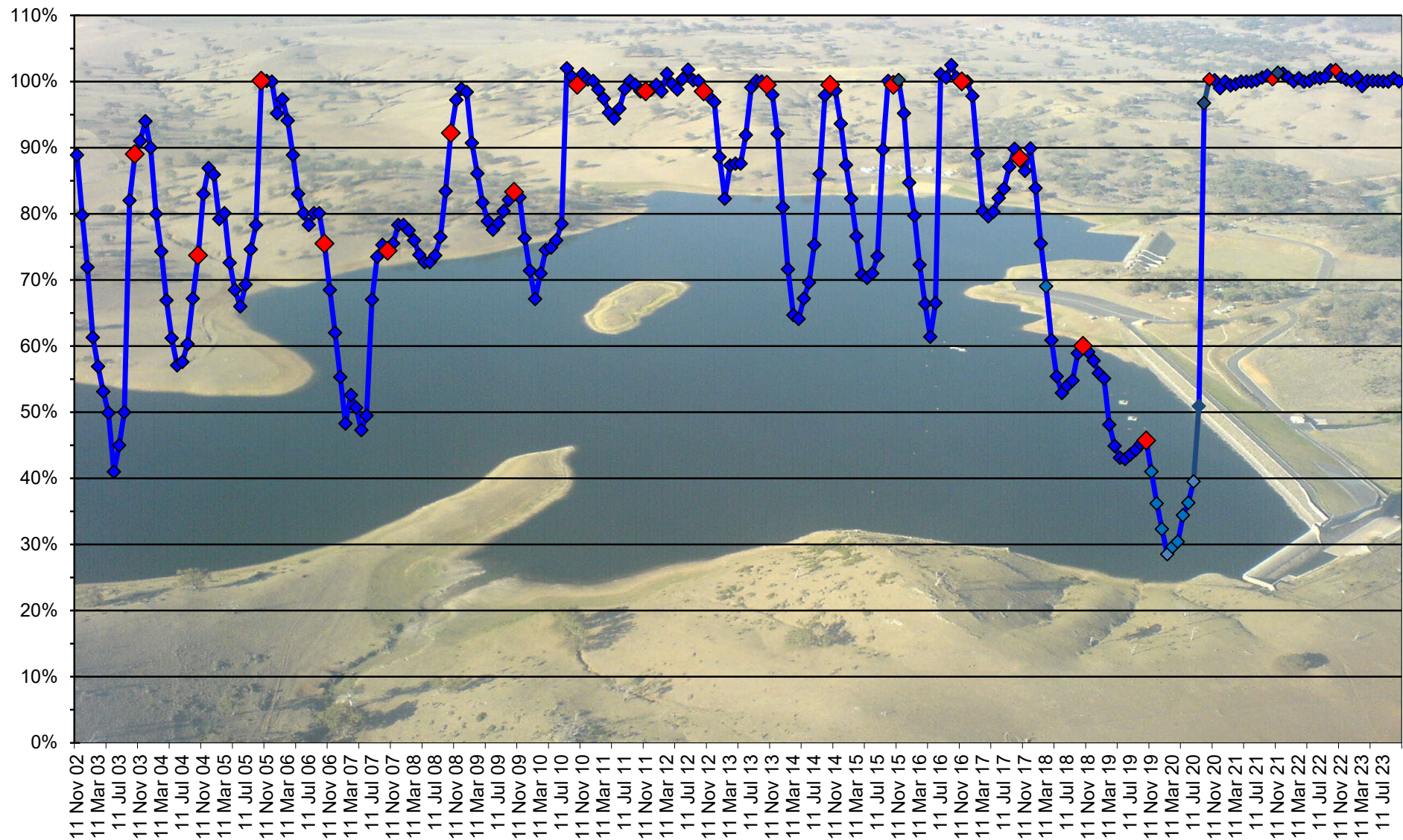
For more information and tips visit  
[bathurst.nsw.gov.au/sustainablebathurst](http://bathurst.nsw.gov.au/sustainablebathurst)

MAINTAINING HEALTH, SAFETY AND HYGIENE IS A PRIORITY

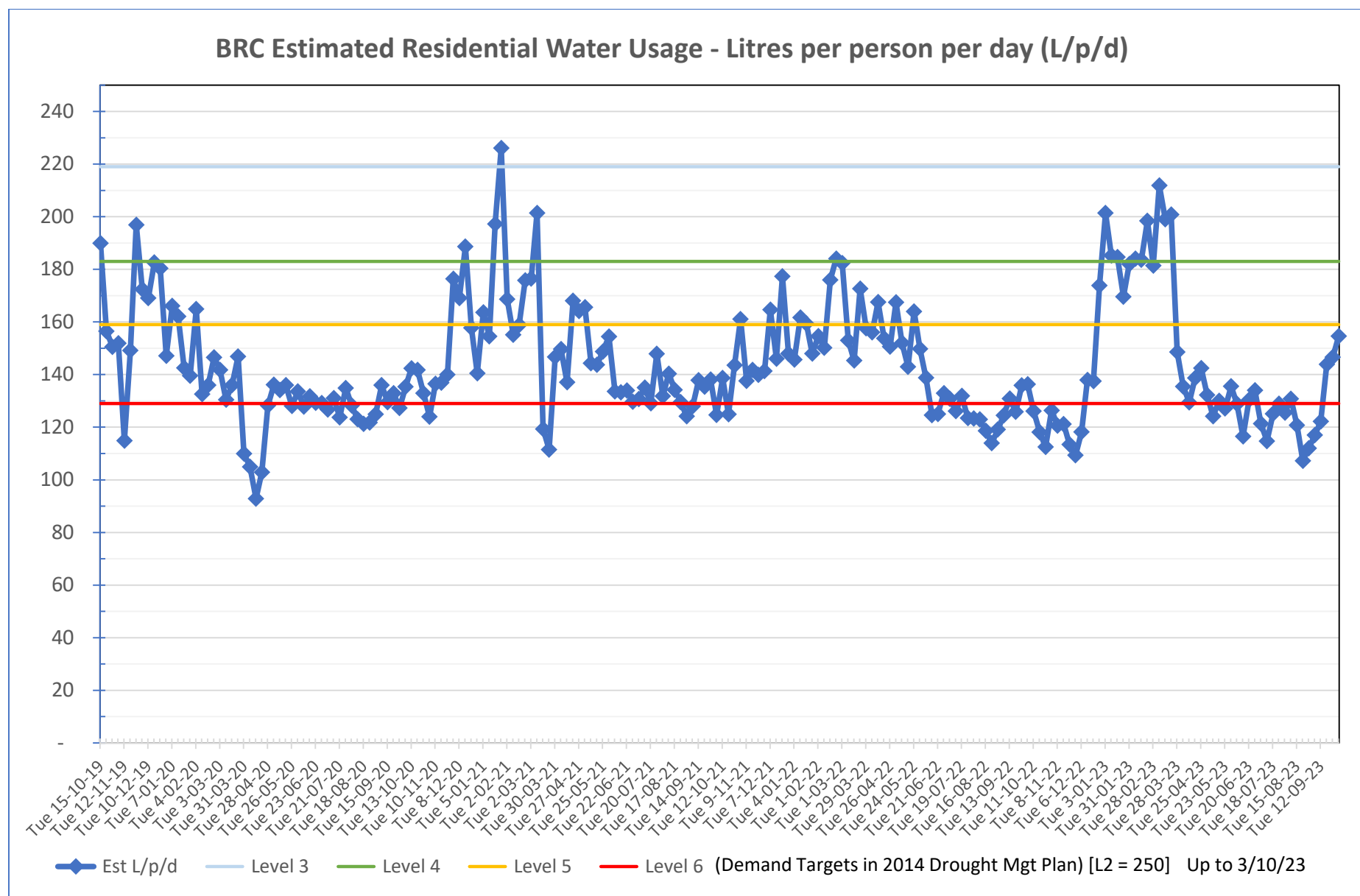
**WATER** *Let's make it last.*

BATHURST  
REGIONAL COUNCIL

### Bathurst Regional Council: Monthly Chifley Dam Volume (%)



**Red markers = 11 October. Last reading 3 October 2023.**



**POLICY:** ASSET MANAGEMENT

**DATE ADOPTED:** Director Engineering Service's Report #7.3.4  
Council 17 February 2021  
Resolution No: ORD2021-47  
Council 17 March 2021  
Resolution No: ORD2021-57  
  
Director Corporate Services & Finance's Report #1  
Policy 5 December 2012  
Council 6 February 2013  
Minute Book No. 11477

**ORIGINAL ADOPTION:**

**FILE REFERENCE:** 03.00160

**OBJECTIVE:** Defines Asset Management requirements for Council owned assets.

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That Council agree to the process of management of assets in Council's ownership and control, as follows:-

- a. A consistent Asset Management Strategy must exist for implementing appropriate asset management best-practice throughout all functions of Council.
- b. All relevant legislative requirements together with political, social and economic environments are to be taken into account in asset management.
- c. Asset management principles will be integrated within existing planning and operational processes.
- d. Service levels will be determined and then reviewed in conjunction with the Integrating Planning and Reporting framework and ongoing development of the Council's Community Strategic Plan. All policies can be reviewed or revoked by a resolution of Council, at any time.
- e. An inspection regime will be used as part of the development of asset management plans to ensure agreed service levels are maintained and to identify asset renewal priorities.
- f. Asset renewal requirements to meet agreed service levels will be identified in infrastructure and asset management plans and long term financial plans.
- g. Asset renewal budgets consider agreed Service levels defined in Asset Management Plans through the budget development process.
- h. Asset renewal plans are prioritised and implemented progressively based on agreed service levels and the effectiveness of the current assets to provide that level of service.

- i. Unfunded renewals are defined, monitored, benchmarked and reported to ensure any ongoing renewal backlog is managed within reasonable and defined constraints.
- j. Systematic and cyclic reviews will be applied to all asset classes to ensure that the assets are managed, valued and depreciated in accordance with appropriate best practice and applicable Australian Standards.
- k. Future life cycle costs will be reported and considered in all decisions relating to creation of new assets and upgrading of existing assets.



<b>POLICY:</b>	WALKWAYS – STRATEGY FOR WALKWAY REQUIREMENTS AND CLOSURES
<b>DATE ADOPTED:</b>	Director Corporate Services & Finance's Report #1 Policy 5 December 2012 Council 6 February 2013 Minute Book No. 11477
<b>ORIGINAL ADOPTION:</b>	Director Corporate Services Report #1 Policy 1 December 2004, Council 8 December 2004 Minute Book No. 9416 (former BCC Policy)
<b>FILE REFERENCE:</b>	28.00016
<b>OBJECTIVE:</b>	To put in place a strategy for dealing with proposed walkway closures

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That Council:

- (a) Adopt a strategy for walkway closures, as indicated on the list held in the Environmental, Planning and Building Services, Engineering Services and Corporate Services sections.
- (b) Adopt, as policy, that all costs associated with walkway closures be borne by the recipients of the adjoining walkway, through consolidation, or if the application to Land NSW is rejected, the costs be borne by the residents proposing the closure.



<b>POLICY:</b>	WATER SUPPLY – MINIMUM PRESSURE STANDARDS
<b>DATE ADOPTED:</b>	Director Corporate Services & Finance's Report #1 Policy 5 December 2012 Council 6 February 2013 Minute Book No. 11477
<b>ORIGINAL ADOPTION:</b>	Director Engineering Services Report #4 Council 18 August 2004 Minute Book No. 9314, 9315
<b>FILE REFERENCE:</b>	37.00152
<b>OBJECTIVE</b>	To provide a minimum standard for water pressure for future development

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~~A minimum pressure standard of 150kPa at the meter or nearby tap, and minimum flow of 0.15L/s at peak day demand at the meter or nearby tap will apply for all future development.~~

The minimum static head required to the highest point on each lot is 30m, calculated when the reservoirs are one-third depleted.

The main shall also be capable of delivering a peak instantaneous demand of 0.15L/s to each lot, at a minimum head of 15m measured at the property water meter, with the service reservoirs two-thirds depleted.

<b>POLICY:</b>	TEMPORARY WEIR ON THE MACQUARIE RIVER
<b>DATE ADOPTED:</b>	Director Corporate Services & Finance's Report #1 Policy 5 December 2012 Council 6 February 2013 Minute Book No. 11477
<b>ORIGINAL ADOPTION:</b>	Director Corporate Services Report #1 Policy 1 December 2004, Council 8 December 2004 Minute Book No. 9416 (former BCC Policy)
<b>FILE REFERENCE:</b>	32.00021
<b>OBJECTIVE:</b>	Future of temporary weir on Macquarie River

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That Council not re-establish the temporary weir on the Macquarie River, unless future legislation permits **and further** that the existing concrete structure would remain intact.

**MINUTES OF BATHURST REGIONAL YOUTH COUNCIL MEETING HELD  
ON MONDAY 18 SEPTEMBER 2023**

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**PRESENT:** Jessie Nunan, Kirilee Scott, Isabella Morris, Jasmyn Nankervis, Jasmin Houston, Meagan Justin, Henry Burnett, Soren O'Shannessy, Nicholas Bellamy, Sabina Short.

**IN ATTENDANCE:** Erin Bender (Youth Development & Community Events Officer).

**1. APOLOGIES:** Harry Tayler, Aarnav Shah, Kyle Destura, Lachlan Wright, Scarlett Hall.

**2. ACKNOWLEDGEMENT OF COUNTRY:** Jasmyn provided an Acknowledgement of Country.

**3. ADOPTION OF PREVIOUS MINUTES:**

**RESOLVED** that the minutes of the meeting held 21 August 2023 be accepted.

**MOVED:** Jessie Nunan

**SECONDED:** Kirilee Scott

**CARRIED.**

**4. GUEST SPEAKER: LEWIS WILDE – DEVELOPMENT CONTROL PLANNER,  
BATHURST REGIONAL COUNCIL**

Lewis was accompanied by Tamsin McIntosh – Senior Heritage Planner.

Lewis and Tamsin facilitated a workshop activity with regards to the Active Transport Strategy. Youth Councillors provided feedback on footpaths, crossings near schools, trees.

Lewis advised that consultation will occur between now and December. He plans to report back to the Youth Council in early 2024.

**5. GUEST SPEAKER: PATOU CLERC – BATHURST LIBRARY**

Patou spoke about the Library Strategic Plan 2019-2024 and explained that the process has started for the development of a new plan. The aim is to determine where to allocate resources and ensure the library aligns with Council goals.

Youth Councillors provided some feedback, including study spaces and booths, the need for additional power points, the library's suitability for younger children and older people.

Patou will forward document for Youth Council to provide additional feedback if they choose to do so.

**6. SOCIAL MEDIA DISCUSSION**

- Engagement with Bathurst Youth Instagram page has increased, important to keep posting regularly.
- Youth Council commented on the effectiveness of their R U OK? Day photo which featured several Youth Councillors wearing yellow.

**MINUTES OF BATHURST REGIONAL YOUTH COUNCIL MEETING HELD  
ON MONDAY 18 SEPTEMBER 2023**

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- Agreed to continue with no schedule – all Youth Councillors to provide content regularly.
- Upcoming content for sharing:
  - Slip, slop, slap
  - End of school term/HSC commencing
  - International Childhood Cancer Awareness Month – September
  - Mental Health Month – October
  - Pink photo – breast cancer awareness
  - Movember – share content

**7. YOUTH COUNCIL PROJECT PLANNING**

- R U OK? Day – photo was taken on 13 September in Kings Parade and posted to social media on R U OK? Day (14 September)
- Edgell Jog previously discussed however Youth Councillors chose not to participate as many were unavailable to attend.
- International Day of Sign Languages – video developed featuring Soren. Will be posted on social media – 23 September.
- Bathurst 1000 Mayoral lunches – Kirilee invited to Saturday event (7 October) and Jasmyn invited to Sunday (8 October)
- Collaboration with headspace – headspace Day event in-centre Saturday 21 October. Open day with morning tea, BBQ and courtyard games. Online raffle draw. To be discussed further – attendance will depend on Youth Council and Council staff availability.
- Halloween event – Australian Fossil & Mineral Museum (AFMM) are planning an event for Tuesday 31 October 5:30-8pm (TBC) and have invited the Youth Council to be involved. Youth Councillors confirmed their interest in participating. Further information to come from AFMM staff once details are confirmed. The event is likely to include dressing up, talks/activities and scary science.
- Aged care facility visits – Erin met with Whiddon to discuss possible Youth Council visits. Whiddon are keen to support this and suggested a monthly frequency. Wednesday between 10:30am and 12pm is the best time for Whiddon. Youth Councillors discussed and would like to go ahead with this. Consideration was given to an alternating Youth Councillors each month, to reduce the time out of school. Youth Councillors decided that they would like to all be invited to attend each month so they can build a relationship with residents. They felt this short monthly visit each would not be too much time away from school. Activities discussed included knitting, cooking, jigsaws and technology/phone assistance.
- Carenne School visit – Council's Community Development Officer, Aimee Cook, has been in contact with Carenne school who have invited Youth Councillors to attend the school to have a discussion about disability and living in Bathurst with a disability. Youth Councillors are keen to proceed with this.
- Christmas project – toy drive and/or attending the carols was discussed. It was agreed that the Youth Council would contribute to an existing toy drive/hamper distribution already occurring in the community, rather than initiating an additional one on their own.
- Bathurst 1000 – Erin is currently working with Council's Events team to determine how Youth Councillors can be involved in community events occurring in the lead up to the race.
- Podcasting at Clubhouse – discussed at previous meeting. Youth Councillors have not pursued this to date. Aston advised that 2MCE have offered the Youth Council a regular radio segment. The group agreed to this as opposed to podcasting in the short term.

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This is page **2** of **3** pages of the Minutes of the Bathurst Regional Youth **Council** Meeting held on 18 September 2023.

**MINUTES OF BATHURST REGIONAL YOUTH COUNCIL MEETING HELD  
ON MONDAY 18 SEPTEMBER 2023**

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- Seniors Festival – Cuppa with a Youth Councillor event. Youth Councillors agreed that any day of the week is suitable for this event at this stage.
- Youth Week 2024 – discussions commenced regarding the type of event/project to celebrate Youth Week 2024. Youth Councillors discussed another sports day as well as a ball. It was suggested that they discuss these ideas or other options with their peers over the coming month and further discussions will occur at the next meeting. Tentative Youth Week dates are 11 – 21 April 2024 however Council has not received official correspondence with these details.

**8. GENERAL BUSINESS**

- Attendance at Public Forum – Bronwyn will update Youth Councillors when a decision is made regarding attendance over coming months.
- Teen Mental Health First Aid training – will occur in first half of 2024.
- Christmas celebration – will occur during December meeting. Youth Councillors discussed that they may go for dinner together afterwards.
- 16 Days of Activism Against Gender-based Violence campaign – project being facilitated by Community Development Officer Aimee Cook. Erin to send through link to videos produced by another Council, for Youth Council's consideration as to whether they would like to be involved in a similar project.
- Youth Councillors were advised that Bronwyn Starkey will be coordinating Youth Council from mid-October as Erin will be commencing extended leave. Bronwyn can be contacted via WhatsApp, email or phone.

**9. NEXT MEETING – MONDAY 16 OCTOBER 2023**

The next meeting will be held at Bathurst Clubhouse. Youth Councillors are invited to arrive from 3:30pm.

**10. MEETING CLOSE**

There being no further business, the meeting closed at 6:01pm.

**MINUTES OF THE TRAFFIC COMMITTEE MEETING  
HELD ON Tuesday 3 October 2023**

**1. MEETING COMMENCES**

**MINUTE**

Meeting commenced at 2.05 pm.

**Members:** Ms Jackie Barry (Transport for NSW - Microsoft Teams), Mr Brett Mooney (NSW Police).

**Present:** Mr Myles Lawrence (Acting Chair - Civil Investigation Team Leader - BRC), Mr Stuart Finn (Acting Manager Technical Services - BRC), Cr Jess Jennings (BRC - Microsoft Teams) .

**2. APOLOGIES**

**MINUTE**

**RESOLVED:**

That the apology of Cr Warren Aubin (BRC), Mr Daryl Grant (MP Representative) and Mr Paul Kendrick (Traffic and Design Engineer - BRC), be accepted and leave of absence granted.

**3. REPORT OF PREVIOUS MEETING**

**3.1. Report of Previous Meeting - 5 September 2023**

**File No: 07.00006**

**MINUTE**

**RESOLVED:**

That the Minutes of the Traffic Committee held on 5 September 2023 be adopted.

**4. DECLARATION OF INTEREST**

**Declaration of Interest**

**MINUTE**

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

Nil

**5. RECEIVE AND DEAL WITH DIRECTOR'S REPORTS**

**5.1.1. MINUTES OF THE TRAFFIC COMMITTEE MEETING  
HELD 5 SEPTEMBER 2023**

**File No: 07.00006**

**MINUTE**

**RESOLVED:**

That the information be noted and necessary actions be taken.

**5.1.2. WESTERN SYDNEY WANDERERS WOMEN'S A-  
LEAGUE GAME - NOVEMBER 2023**

**File No: 23.00026**

**MINUTE**

**RESOLVED:**

That the Western Sydney Wanderers Women's A-League game to be held at Carrington Park, Bathurst on Saturday 18 November 2023 be classified as a Class 2 event, and the traffic management for this event be approved subject to conditions as detailed in the Director of Engineering Services' report.

**5.1.3. INSTALLATION OF 'NO STOPPING' - INTERSECTION  
OF OAKES STREET AND HAVANNAH STREET**

**File No: 25.00197**

**MINUTE**

**RESOLVED:**

That Council install 'No Stopping' signage at the intersection of Oakes Street and Havannah Street.

**5.1.4. ROCKABILLY CAFE - 'DREAMS DO COME TRUE'  
FUNDRAISER EVENT 2023**

**File No: 23.00026-22**

**MINUTE**

**RESOLVED:**

That the Rockabilly Café fundraiser 'Dreams Do Come True', to be held on Sunday 10



December 2023, be classified as Class 2 event, and the traffic management for this event be approved, subject to conditions as detailed in the Director Engineering Services' report.

**5.1.5. BATHURST INTERNATIONAL - CIRCUIT TO CITY OFF TRACK EVENT - AMENDMENT**

**File No: 04.00148**

**MINUTE**

**RESOLVED:**

That amendments to the traffic management for the previously approved Bathurst International – Circuit to City Off Track Event be approved subject to the conditions as detailed in the Director Engineering Services' report.

**5.1.6. 2023 BATHURST INTERNATIONAL**

**File No: 04.00148**

**MINUTE**

**RESOLVED:**

That the Bathurst International to be held at Mount Panorama Racing Circuit from Friday 10 November to Sunday 12 November 2023 be classified as a Class 2 event and the traffic management for this event be approved, subject to conditions as detailed in the Director Engineering Services' report.

**5.1.7. REQUEST FOR 1P - 253 GEORGE STREET BATHURST**

**File No: 28.00006-14/299**

**MINUTE**

**RESOLVED:**

That Council not approve the installation of line marking and a 1P parking zone outside 253 George Street, Bathurst, Teahouse - the tea specialty shop.

**5.1.8. 2023- BATHURST OUTDOOR EXPO AND CHRISTMAS MARKETS**

**File No: 23.00026**

**MINUTE**

**RESOLVED:**

That Bathurst Outdoor Expo and Christmas Markets to be held at the Bathurst Showground on Saturday 18 November and Sunday 19 November 2023 be classified as a Class 2 event and the Traffic Management Plan for this event be approved, subject to conditions as detailed in the Director Engineering Services' report.

**5.1.9. 2023 CHALLENGE BATHURST**

**File No: 04.00148**

**MINUTE**

**RESOLVED:**

That the Challenge Bathurst to be held at Mount Panorama Racing Circuit on Thursday 23 November to Thursday 30 November 2023 be classified as a Class 2 event and the traffic management for this event be approved, subject to conditions as detailed in the Director Engineering Services' report.

**5.1.10. ST PHILOMENA'S CATHOLIC PRIMARY  
SCHOOL DROP OFF PICK UP ZONE  
EXTENSION**

**File No: 13.00089**

**MINUTE**

**RESOLVED:**

That Council extend the school's drop off pick up area.

**6. TRAFFIC REGISTER**

**6.1. Traffic Register**

**File No: 07.00006**

**MINUTE**

**RESOLVED:**

That the information be noted.

**8. MEETING CLOSE**

The Meeting closed at 2.38 pm.