

## ORDINARY MEETING OF BATHURST REGIONAL COUNCIL

14 September 2022

His Worship the Mayor & Councillors

### **Notice of Ordinary Meeting of Bathurst Regional Council – Wednesday 21 September 2022**

I have to advise that an Ordinary Meeting of Bathurst Regional Council will be held in the Council Chambers on Wednesday 21 September 2022 commencing at 6:00 PM or immediately following the conclusion of the Public Forum session.

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

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

D J Sherley

**GENERAL MANAGER**

**MINUTES OF THE ORDINARY MEETING OF  
BATHURST REGIONAL COUNCIL  
HELD ON Wednesday 21 September 2022**

**1 PUBLIC FORUM**

**MINUTE**

**Ingrid Pearson** - Architects Outwest Learning Group - Thanked Director Environmental Planning and Building Services, staff and Cr Hogan for their participation in the Architects Housing forum last week. Mrs Pearson spoke to three opportunities that came out of the forum.

**Vianne Tourle** - Friends of Centennial Park DES Confidential Report (13.2.2) - Spoke to proposal for construction at Centennial Park and the history of this matter. Queries what happens if the tender does not work out, are there other alternatives? Noted the works the group would like to be completed.

**Peter Simmons** - Friends of Centennial Park DES Confidential Report (13.2.2) - Spoke to the development of Centennial park and the needs of the surrounding area. Council have adopted a master plan and funds of \$250k p.a have been provided. Delighted works will start including (i) trees (but it is important that existing trees are not lost) (ii) Noted bird life is great in this area, spoke to range of birds that present at the park, new trees should also support and nourish local birdlife. Will keep working with Council.

**Stuart Pearson** - Spatial Services Facility Mt Panorama Avenue - Did a tour of this area a number of years ago. Spoke to the services three 'D' modelling facility. This will provide opportunities for people to see "spatially" what developments are being proposed. Noted could use this for the BIMC proposal to help people visualise the proposal. Asked Council to seek the use of this initiative for the BIMC development .

**Gordon Crisp** - Ratepayer - Spoke to items 9.8.2, 9.3.6, 9.3.9 and referred to submissions to Council. Then spoke to the alleged court costs incurred by Council over water costs, stated these are \$500k per the General Manager and also the General Manager has indicated he will appeal the decision. Mr Crisp in his second submission has stated a Minister of the Crown has not done his duty, and referred to possible blackmail and alleged unfair pressure has brought to bear on the minister.

**General Manager** - Advised Mr Crisp if he has proof of corruption then he should contact the ICAC.

**Roslyn Wheatley** - 266 Havannah Street DEPBS 9.2.4 - Spoke to proposal before Council and concerns with destruction of cultural property. The Mill town area holds much of Bathurst's history. Then noted privacy concerns with respect to the development.

**Bob Trimming** - Disability Access Advocate - Disappointed at the number of businesses which don't have disability access and spoke to some examples. Also has concerns with access to some wedding venues.

Spoke then to Notice of Motion regarding 'dogs off lead' and experiences he has had. There are problems, thanked Council ranger for assistance in a recent incident he was



involved in. Perhaps fines should be mandatory. Issues include; people not having fences who have dogs, dogs defecating on footpaths. Asks Councillors to support this Notice of Motion.

**Graeme Wheeler** - Item 9.2.4 - 266 Havannah Street on behalf of the developer - Spoke to actions taken by developers to comply with all requirements. Have met with residents and addressed concerns including gardens. Relevant information has been provided to Council. Some of the objections have no factual basis, they are of concern.

**K Sargeant** - Notice of Motion - Spoke to experiences in dog attacks. Environmental concerns in which dogs are brought up. Some owners are very irresponsible. Dogs must be socialised, and where needed appropriate precautions are taken. Owners need to be trained. Rangers need to be out there more, also need more signage. More oversight of dog owners needs to occur.

**Lorraine Sargeant** - Congratulated the museums unit on the Collections Facility for Bathurst. However the same can't be said for the Environmental Planning and Building Services department, who are directed by developers. Raised a recent DA considered, adjacent to her property, which has impacted her way of life. Referred to people coming out from Sydney and their reasons for doing so. Noted concerns expressed by Councillors about possible court cases and their ramifications. Raised the issue of reviewing DCP's to protect the Soul of Bathurst.

## **2 RECORDING OF MEETINGS**

## **3 MEETING COMMENCES**

### **MINUTE**

Meeting commenced at 6.45pm.

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

The Mayor noted the recent passing of Her Majesty Queen Elizabeth II and paused for a minute silence.

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

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

### **MINUTE**

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

### **RESOLVED:**

That the attendance via audio-visual link of Cr B Fry be accepted.

## 6 MINUTES

### 6.1 CONFIRMATION OF MINUTES - ORDINARY MEETING OF BATHURST REGIONAL COUNCIL HELD 17 AUGUST 2022

**File No:** 11.00005

#### RECOMMENDATION:

That the Minutes of the Ordinary Meeting of Bathurst Regional Council held on 17 August 2022 be adopted.

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#### REPORT:

The Minutes of the Ordinary Meeting of Bathurst Regional Council held on 17 August 2022 are attached.

#### FINANCIAL IMPLICATIONS:

Nil

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

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

Strategy 6.4 Meet legislative and compliance requirements.

#### COMMUNITY ENGAGEMENT:

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

#### ATTACHMENTS:

1. 170822 Ordinary Minutes only [6.1.1 - 40 pages]

#### MINUTE

**RESOLUTION NUMBER: ORD2022-314**

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

**RESOLVED:**

That the Minutes of the Ordinary Meeting of Bathurst Regional Council held on 17 August 2022 be adopted.

## **7 DECLARATION OF INTEREST**

### **Declaration of Interest**

#### **MINUTE**

**RESOLUTION NUMBER: ORD2022-315**

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

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

Cr K Burke declared a non-pecuniary/ non significant interest in item 9.2.4 of the DEPBS Report.

Reason: Councillor has a phone conversation with applicant regarding drainage after an on-site inspection.

Cr A Aubin declared a non-pecuniary/ non significant interest in item 9.2.4 of the DEPBS Report.

Reason: House was grandfathers house (he passed away in 1978).

## 8 MAYORAL MINUTE

### 8.1 COVID-19 BUSINESS AND COMMUNITY - STIMULUS MEASURES

**File No:** 14.00764, 16.00179

#### **RECOMMENDATION:**

That Council note the report on the costs and impacts of the COVID Pandemic on Council for the year ended 30 June 2022.

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#### **REPORT:**

Council has received a number of Mayoral Minutes and reports since the commencement of the COVID-19 pandemic, which have provided an assessment of the impacts that the pandemic is having on Council's operations. These reports have also provided proposed actions by Council to ease the burden on local businesses and the community to help sustain the local economy and community organisations.

The continued pressures on Council, businesses and the community due to the impact of the pandemic are certainly significant.

This report progresses Council's response and provides updated advice on Council's services to the community. The measures have been developed having regards to:

- **not putting the Council into an unsustainable situation;**
- **maintaining service levels, where practicable, to the community;**
- **maintaining permanent staff employment; and**
- **providing assistance to businesses in the region.**

A copy of the most recent Mayoral Minute, as presented to Council's Ordinary Meeting of 16 March 2022 is provided at **attachment 1**.

#### Council Services

Council is maintaining as many services as practicable, with a number of these being provided in altered formats. In most situations, the resumption of "normal" operations has been able to be facilitated.

The work locations of staff continue to be reviewed and as a risk management approach, staff continue to occupy the following sites;

- Civic Centre;
- Lee Street (former Evans Shire office);
- Various Cultural sites; and
- Post Office building – top floor.

A small number of staff are working from home due to returning a positive test result, or being classed as a household close contact.

## **Economic Development**

### **Impact from COVID**

#### **Background**

The previous COVID impact Mayoral Minute (March 2022) reviewed the recovery of the local economy following the second shutdown period triggered by the Delta outbreak. This analysis, coupled with the June 2021 Mayoral Minute, showed Bathurst experiences a strong, sharp recovering post any lockdown period when compared to other parts of the State. This Mayoral Minute assesses the impact of the recent Omicron outbreak and the effect of labour and supply shortages on the State and local economy.

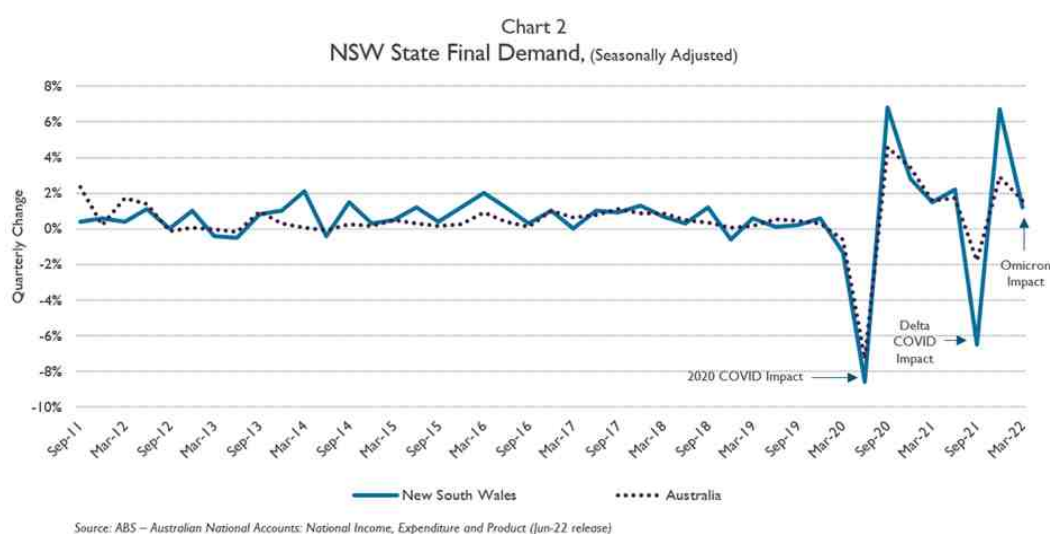
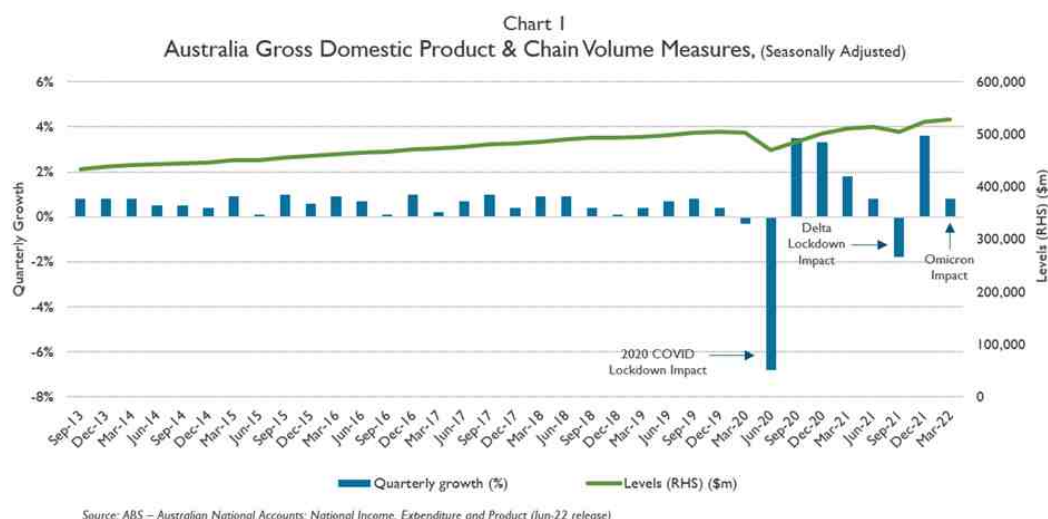
#### **National and State Recovery from COVID-19**

The Australian economy experienced the first recession in nearly 30 years thanks to the first wave of the COVID-19 pandemic (early to mid-2020). The **Australian Gross Domestic Product** (GDP) fell 0.3% in the March 2020 quarter and a further 6.8% in the June 2020 quarter (refer Chart 1).

In the September 2020 quarter, however, the Australian economy had started to move into positive territory, with quarterly growth of 3.5%. By March 2021, the level of economic activity had returned to pre-pandemic levels, with the quarterly activity 0.8% greater than activity for the December 2020 quarter.

This growth story changed on June 26 when Sydney, and later Regional NSW, was placed under lockdown to prevent the spread of the Delta outbreak. The shutdown triggered a 1.9% fall in economic activity for the nation. The greatest impact was experienced across New South Wales, where **State final demand** fell 6.5% (refer Chart 2). Note: State final demand is a measure of economic demand for goods and services in the economy.

Growth for the December 2021 quarter was strong at 3.6%, but short-lived as the Omicron outbreak and staff shortages impacted growth. Growth did however stay in positive territory, at 0.8%, as a result of the economy remaining open during the Omicron wave.



Latest employment (Chart 3) and retail trade data for New South Wales (Chart 4) show a bounce from the Delta shutdown occurring by November 2021 and continuing through to December 2021, as retail and services were permitted to reopen with some limitations in place.

Year-on-year **employment growth** (Chart 3) for New South Wales lifted 0.9% in November 2021 and 1.9% by December 2021. A slight drop-off in the year-on-year employment growth rate occurred in January 2022 (1.6%), as Omicron and staff shortages started to impact businesses. Whilst the recovery from Omicron has been bumpy, the general trend has been upwards since January 2022.

**Retail trade** (Chart 4) in New South Wales bounced back quickly post-reopening. After three months of year-on-year retail trade decline (July, August, and September 2021), retail trade in New South Wales bounced 2.4% year-on-year in October 2021, then 5.3% in November (driven by growing Black Friday sales) and 5.2% in December (Christmas). Omicron appeared to have a limited impact on the overall retail sector but was likely held up by growth in the online retail sector.

**New dwellings approvals** (Chart 5) experienced a strong recovery post the first lockdown, reaching pre-pandemic levels by March 2021 and experiencing a sharp



increase until August 2021. The latest data shows a drop-off in September 2021, initially as a result of the Delta shutdown followed by the impact from Omicron and labour and materials shortages. The delayed response is due to the housing development approval timeframe which typically takes 1-3 months.

**Population growth** (Chart 6) continued to fall throughout most of FY2021, as border closures halted migration. By March 2021, population growth had fallen to record low levels. Since June 2021, population growth for New South Wales and Australia has been improving although as of December 2021 remained at relatively low levels when compared to the historical trend.

The June 2021 population for Bathurst, based on the latest 2021 Census, has now been released. The data showed that whilst population growth has fallen when compared to historical trends (0.7%), growth over the June 2021 period remained significantly higher than New South Wales and Australia as a whole (Chart 7).

It is important to note that this latest population estimate (ERP) based on the 2021 Census varies significantly from the estimate released pre-Census, which indicated a growth rate of 1.2% over the 2020-21 period. Research is currently being undertaken to understand this significant difference (1.2% pre-Census vs 0.7% post-Census). It is likely the missing Charles Sturt University population (due to many studying from home at the time of the Census) has not been accounted for in the post-Census ERP figures.

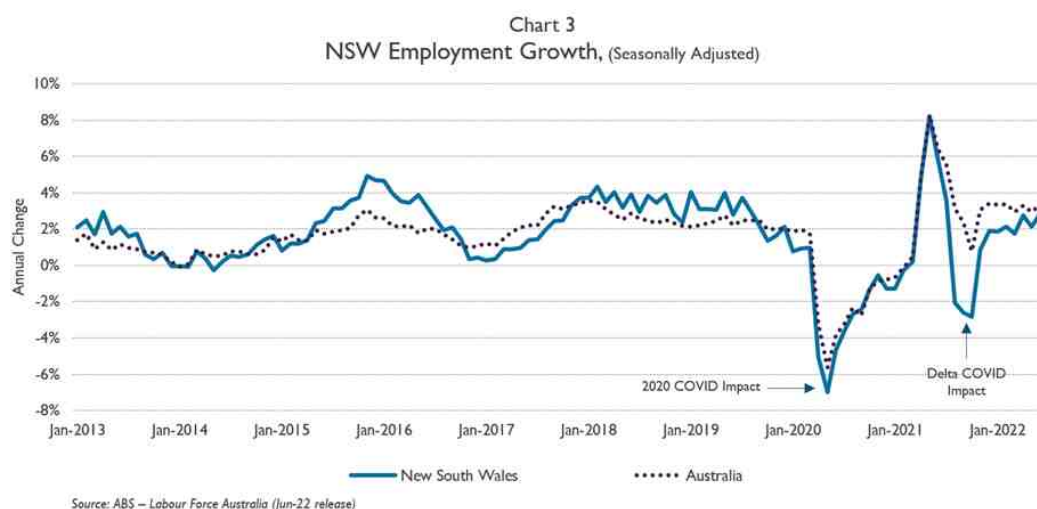


Chart 4  
NSW Retail Trade, (Seasonally Adjusted)

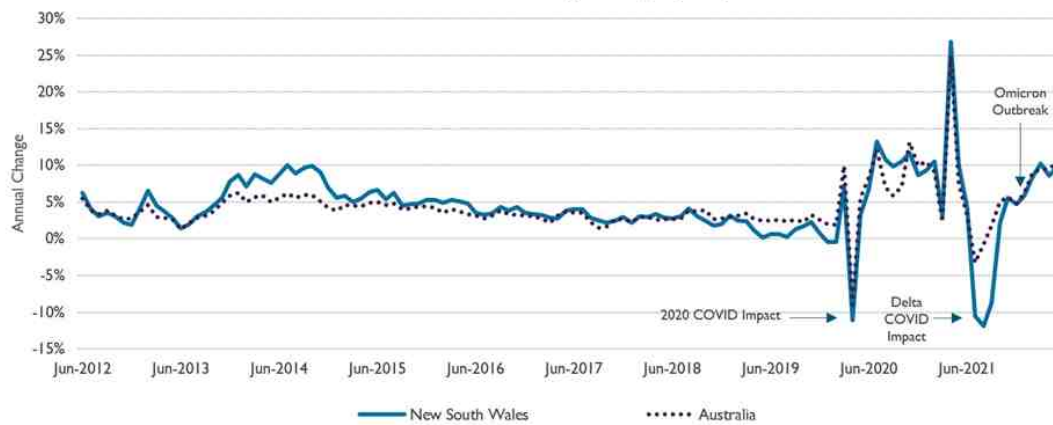


Chart 5  
New South Wales New Dwelling Approvals, (Seasonally Adjusted)

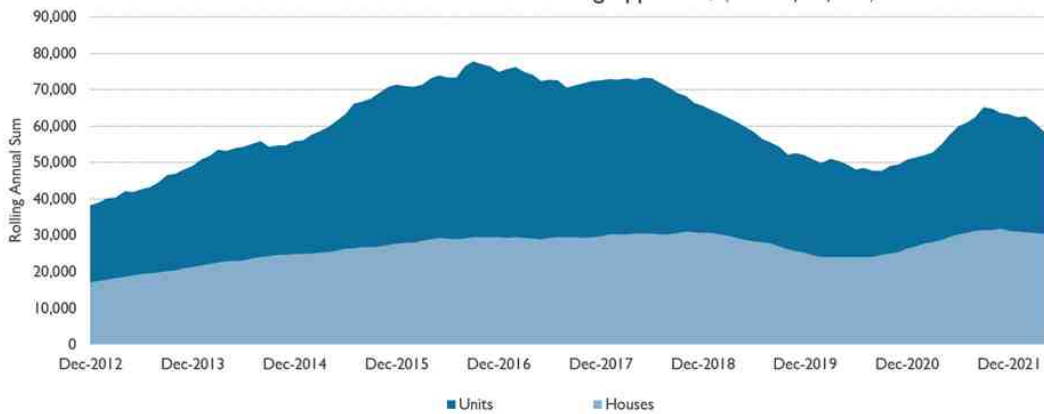
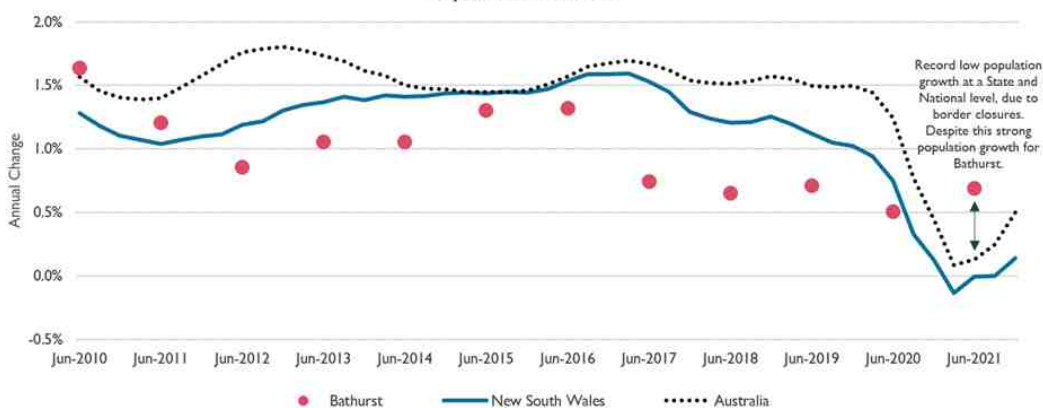


Chart 6  
Population Growth\*



Whilst economic challenges remain, including localised flu and COVID outbreaks, supply constraints, and labour shortages, retail trade and employment appear to be holding up for the moment. It is projected, however, that the cost of living (inflation) will rise at a

greater rate than wage growth over the next few years, leading to a pullback in spending and ultimately downturn pressure on economic growth and upward pressure on unemployment.

### **How did Bathurst Recover post Delta and Omicron?**

The diverse and resilient economy in Bathurst, coupled with the low number of COVID cases, resulted in a lower first-wave COVID impact for Bathurst when compared to other areas of Australia. This, coupled with the range of stimulus measures at a Federal, State and Local Government level, enabled a quick bounce back to pre-COVID levels.

The impact on the Bathurst economy from the Delta outbreak was more pronounced than the first wave of COVID-19. The number of cases in Bathurst was significantly greater and the shutdown period far longer. This led to a deeper and more prolonged impact for Bathurst than that experienced in the first wave.

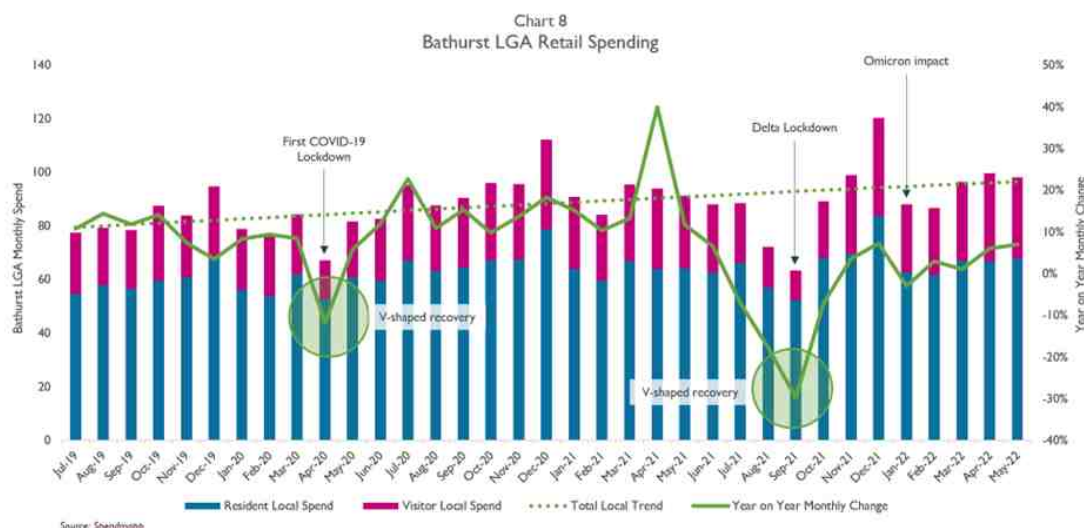
This more pronounced impact can be clearly seen in the Spendmapp card transaction data (Chart 8) purchased by Bathurst Regional Council. The first COVID-19 lockdown resulted in a year-on-year fall in Bathurst LGA retail spending (i.e. income for businesses in the Bathurst LGA) of 12% in April 2020. Year-on-year growth, however, quickly returned to positive levels with 6% year-on-year growth recorded in the following month (May 2020). This clearly shows the quick bounce back that occurred following the first COVID lockdown.

The Delta outbreak showed a different picture. A slow decline in year-on-year sales occurred from July 2020 (as Sydney moved into full lockdown), peaking at a 30% decline by September 2021. As shops started to reopen to the vaccinated on 11 October 2021 (albeit with restrictions) the year-on-year decline reduced to 7%, returning to positive territory by November 2021.

Whilst the close to \$5 million paid out to local Bathurst businesses through Government funding cushioned the blow, this four-month decline no doubt had an impact on many businesses throughout the Bathurst LGA particular the personal service sector (hairdressers, beauticians etc), restaurants, hotels and pubs, accommodation and apparel.

It is important to note that while the spending decline triggered by the Delta outbreak was more prolonged than the first wave, the bounce back (like the first COVID wave) was quick. By December 2021, Bathurst LGA spending had reached record levels, increasing 7% year-on-year and enabling businesses to regain some of the losses experienced in the previous four months (strong a V-shaped recovery).

Unfortunately, the peak spending levels experienced were short-lived as Omicron started to make an impact. January 2022 data shows a decline in year-on-year spending of 3%, with a further drop in total spending in February 2022. Spending did however improve in March 2022 with relatively stable spending through to May 2022 (latest available data).



Other key points to note on the state of the Bathurst economy include:

- There has been a continued trend down in Job Seeker payments. Although a small rise occurred in the last month of the financial year, Bathurst remains below the New South Wales benchmark on a per capita basis (Chart 9).
- New dwelling approvals for the Bathurst LGA slowed slightly during the Delta lockdown period but have been picking up since February 2022. The June 2022 data has not yet been released, however, new dwelling approvals for the financial year are likely to reach 240-250 approvals based on the current trend (Chart 10).
- Forward accommodation bookings from Localis (a web scraping data source, scraping accommodation bookings) show significantly higher forward (future) bookings than experienced over the past two years, providing an indication of continued growth in the tourism sector.
- A record number of new businesses were registered in December 2021, with a net change in total businesses of 63. The growth rate fell slightly in March 2022 but remained strong with a net change of 45 new businesses registered for GST (Chart 11).
- Unemployment for the Bathurst LGA continues to sit at record low levels, sitting at 2.1% as at March 2022 (Chart 12).
- The Bathurst region continues to experience record levels of interest from investors, with several major projects proposed including:
  - o IBM Client Innovation Centre at Charles Stuart University
  - o Bathurst Integrated Medical Centre and adjoining multi-level car park
  - o Leading Edge Data Centre
  - o A \$65 million upgrade to the Bathurst Simplot manufacturing facility
  - o A \$200 million upgrade for Bathurst Health Services

Chart 9  
Job Seeker Recipients per 1,000 persons\*

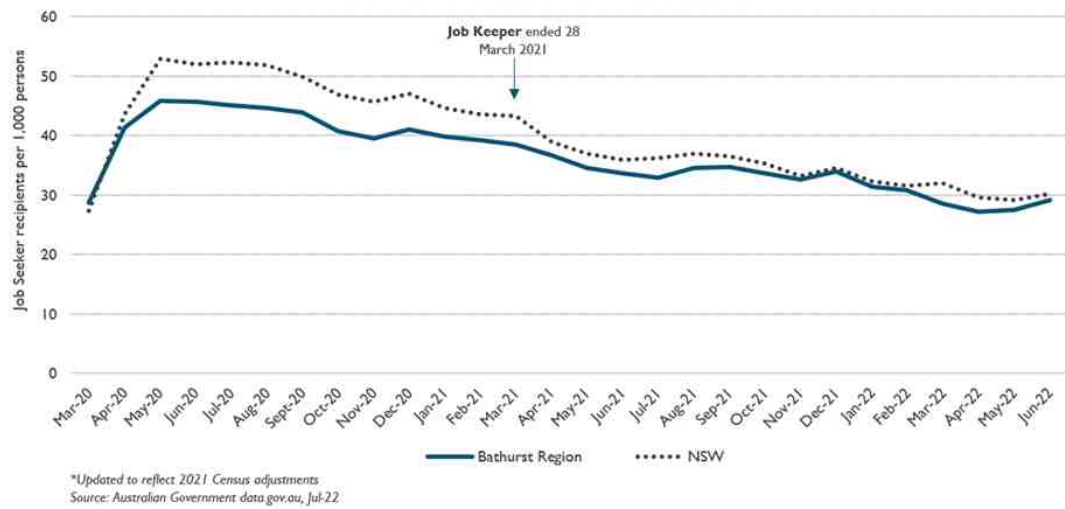


Chart 10  
New Dwelling Approvals

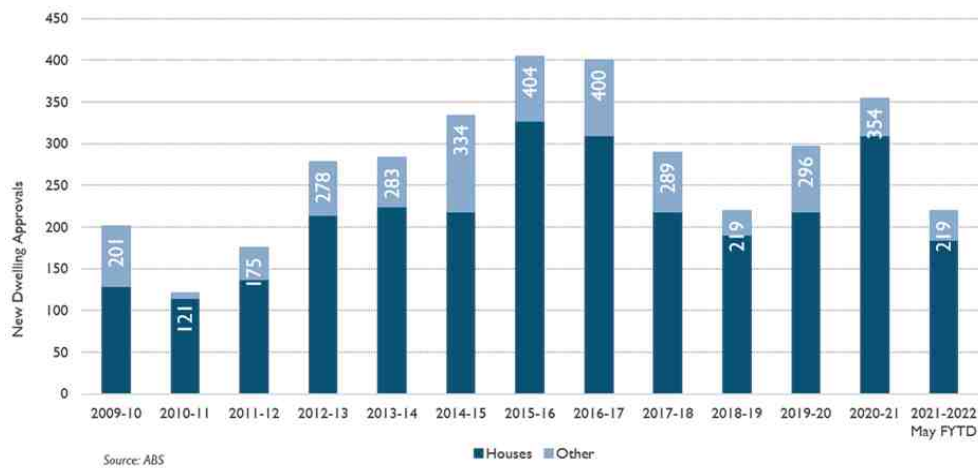
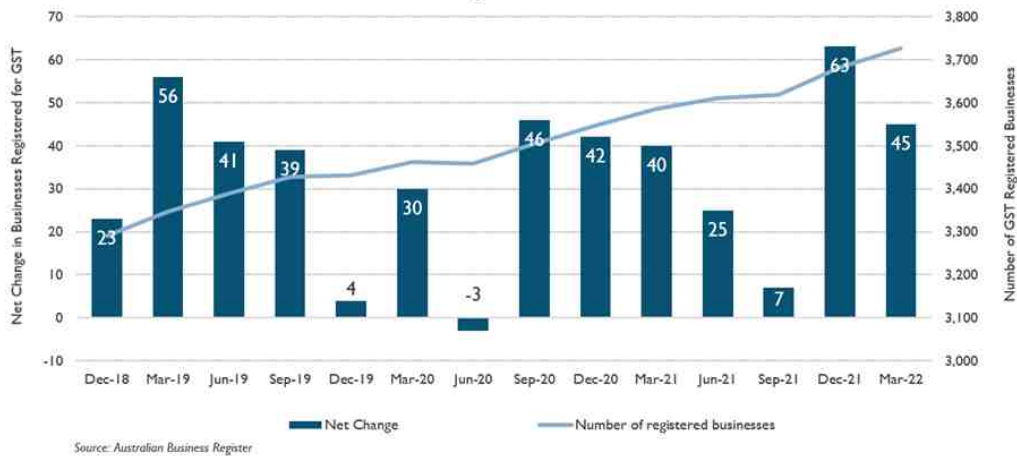
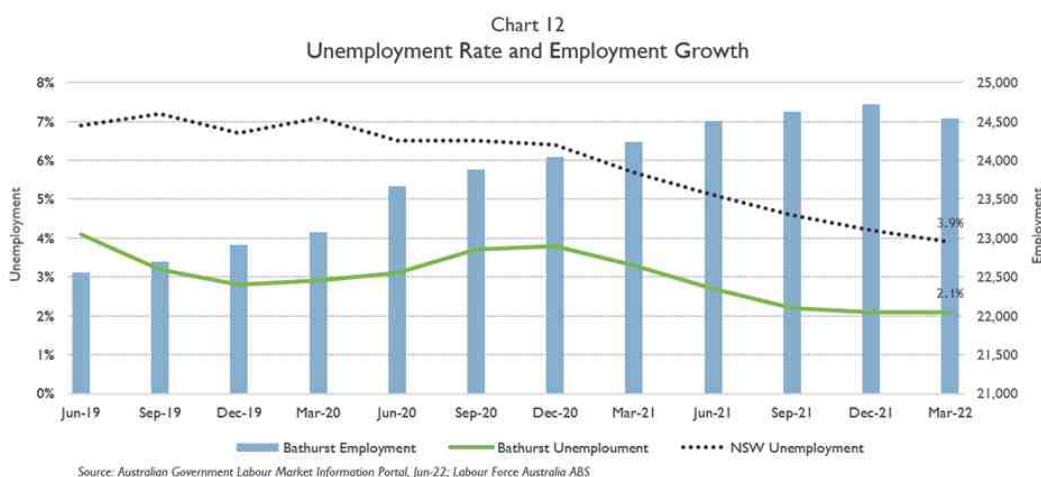


Chart 11  
GST Registered Business





In summary, the impact of the January Omicron wave appeared to be relatively minor when compared to the first COVID-19 and Delta waves. This was no doubt a result of the economy remaining open during the Omicron wave, as compared to the previous major outbreaks.

Whilst economic challenges remain, including localised flu and COVID outbreaks, supply constraints, and labour shortages, the Bathurst economy appears to be relatively stable for the moment. It is expected however that the rising cost of products and services, increasing interest rates, continued supply shortages and upward pressure on wages may have an impact on businesses in Bathurst, particularly small businesses, in the coming months.

## **Community and Cultural Services Update January to June 2022**

### **BATHURST LIBRARY**

- All activities and programs (including children literacy programs, technology assistance, writing workshops, information sessions and author talks) resume in-house using a booking system to limit numbers and ensure physical distancing.
- Providing some events online.
- Options for community to register online for an online library membership and access all online material (ongoing).
- Select and Collect service (ongoing).
- Home and Mobile Library services continue. Access to some nursing homes restricted. Regular communication with home library patrons over the phone. Delivery and pick up of library items done with a safe no contact procedure.

### **BATHURST REGIONAL ART GALLERY (BRAG)**

- Facilities were closed from 15 August to 19 November 2021
- Digital programs replacing gallery programs including BRAGS Art Fair, Pictures of You, BRAG Studio Set, BRAG Town.
- Focus on supporting regional artists: artwork commissions (\$25,000), BRAGS Art Fair Online (129 participating local artists, 3487 Online views, 22 artworks sold, \$8,423.63 raised), and exhibition, programs, and public art opportunities (40 regional artists).
- BRAG weekend opening hours reduced from 10 to 8 hours to support operations

- and reduce reliance on volunteers – ongoing
- Cancelled activities included public and education programs and exhibitions
- 21/22 Summer 'blockbuster' program dates extended (28,797 visitation including digital public art programs)

## MUSEUMS

- Museums have been opened to the public from January to June 2022 with good numbers reflecting the increase in domestic travel.
- The Australian Fossil & Mineral Museum was closed on Sunday 1 May 2022 due to COVID-19 staffing issues.
- International Selfie Day in January was cancelled due to continuing concerns regarding large crowds in confined spaces and COVID-19.
- Reinterpretation and conservation of Chifley Home was completed during this period with the museum opened to the public on the June Long Weekend.

## BATHURST MEMORIAL ENTERTAINMENT CENTRE (BMEC)

- BMEC has been open to the public from January to June. The number of events within the venue has increased as performers and producers are anxious to get back on stage. Attendances have been mixed as some COVID-19 hesitancy remains, particularly after so many postponements and cancellations.
- Face to face Box Office was closed briefly due to staff unavailability. Online and phone sales remained available.
- In 2022 BMEC was able to apply to Create NSW for assistance towards shows that have proceeded to performance but still been impacted by COVID-19. These funds were shared with the producer for each event.
- Local performers:
  - Fast Cars is a new work produced by Local Stages the final draft of script & music is being written, plans are underway to perform in March 2023. This project has engaged local visual and performing artists.
  - Drama workshops for young people returned to a live format in February as did.
  - Compareo – BMEC's performing arts program for young adults with a disability.
  - Three BMEC Season shows, Sydney Symphony, Sydney Dance Company and Mara! Big Band, were impacted by Covid postponements but all were able to be rescheduled for performances later in the year

## COMMUNITY SERVICES

- **NSW Youth Conference 2021** was cancelled and rescheduled to February 2022. The Youth Conference was held in February 2022 in Goulburn with Bathurst Regional Youth Councillors attending.
- **Creating Connections/Reducing Social Isolation for Seniors Grant.** Council received a Reducing Social Isolation for Seniors Grant to coordinate Creating Connections. The program was designed to introduce seniors to a range of activities offered throughout the region and provides vouchers to encourage continued participation. The program was due to commence in August 2021 but was postponed to May 2022 due to COVID-19. The program was held with limited interest and attendance. The attendees who participated provided positive feedback.
- **Older, Safer Wise Sessions.** Sessions regarding abuse of older people planned

for February 2022, was postponed and occurred on 30 March 2022, during Seniors Festival and was well-attended.

- Aboriginal and Torres Strait Islander community initiatives have been uninterrupted during this period, delivered as normal, with NSW COVID guidelines implemented.

## **TOURISM ACTIVITY/PROGRAMS**

- Sought and received \$50,400 funding through Destination NSW to match \$42,000 BVIC investment for “Feel New” collaborative destination marketing campaign running May - September 2022.
- Increased online promotion with 14.4% increase in users to the Bathurst destination website from 1 January -30 June 2022.
- Delivered The Autumn Colours Heritage Program and Bathurst Heritage Trades Trail to drive visitation and raise regional profile March – May 2022, with record attendance recorded. Applied for and received \$3,000 in funding from Cultural Heritage and Arts Regional Tourism program to support the Heritage Trades Trail event.
- Worked with groups including The Packard Club (visited May 2022) and Outback Trial (visited March/April 2022) to bring events delayed by the COVID19 pandemic to Bathurst.
- Developed new 64-page Destination Guide, designed by local agency, and printed 20,000 for distribution June 2022.
- Provided financial, logistical and promotional support to villages to deliver events and new interpretive products including projects at Hill End, Rockley and Perthville.

## **Impacts on Council budgets due to COVID-19 Pandemic**

To date Council has received three reports which have identified the financial impacts that the COVID-19 pandemic has had on Council’s 2021/2022 Budget. A list of these reports is provided in the table below:

<b>Report</b>	<b>Financial Impact</b>
22 September 2021	\$524,000
17 November 2021	\$275,547
16 March 2022	<u>\$128,000</u>
	\$927,547

Council staff have undertaken a review of Council’s operations and have quantified additional impacts up to the end of the June quarter. A summary of each impact is provided below:

### **1. Aerodrome Landing Charges – loss of \$75,000**

In addition to the adjustments that had been previously recognised due to the restrictions imposed on Rex Airlines, the aerodrome has experienced a decline in the landing charges associated with general aviation.

### **2. Council’s Operational Expenses – loss of \$148,055**

Due to an interim change to the Local Government State Award, the payment of salaries for staff who had tested positive to COVID was required to be funded from a source other than the staff member’s leave entitlements. A provision for “special



leave” was not included in Council’s original budget.

3. Reduction in Museum Visitations – loss of \$118,000

Despite museums being able to re-open during the June quarter, visitation numbers were lower than anticipated as the community and tourism visitors begin to adjust to the “post-COVID” restricted environment.

The collective total of the additional items listed above amount to \$341,055, bringing the total for the 2022/23 financial year to \$1,268,602.

The table below provides a summary of the total financial cost that the COVID-19 Pandemic has had on Council:

<b>Year</b>	<b>Financial Impact</b>
2019/2020	\$722,359
2020/2021	\$5,638,408
2021/2022	<u>\$1,268,602</u>
	\$7,629,369

## **FINANCIAL IMPLICATIONS:**

As these additional items have been quantified after the conclusion of the financial year, a budget variation will not be processed. Funding for these items will be included as Council’s year-end result is determined.

## **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 5.3 Help build resilient, inclusive communities.

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

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

Strategy 6.4 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. Mayoral Minute - 16 March 2022 [8.1.1 - 13 pages]  
**MINUTE**

**RESOLUTION NUMBER: ORD2022-316**

**MOVED: Cr R Taylor**

**RESOLVED:**

That Council note the report on the costs and impacts of the COVID Pandemic on Council for the year ended 30 June 2022.

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

### **9.1 GENERAL MANAGER'S REPORT**

#### **9.1.1 DISCLOSURES BY COUNCILLORS AND DESIGNATED PERSONS RETURNS**

**File No: 11.00002-06**

#### **RECOMMENDATION:**

That the completed Disclosure of Interest for Councillors and Designated Persons Returns for Councillors and relevant staff be noted for period ending 30 June 2022.

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#### **REPORT:**

In accordance with the provisions of Council's Code of Conduct (Clause 4.25), the Disclosure of Interest for Councillors and Designated Persons Returns for Councillors and relevant staff will be tabled at the meeting.

#### **FINANCIAL IMPLICATIONS:**

Nil

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

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

Strategy 6.4 Meet legislative and compliance requirements.

#### **COMMUNITY ENGAGEMENT:**

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

#### **ATTACHMENTS:**

Nil

#### **MINUTE**

**RESOLUTION NUMBER: ORD2022-317**

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

**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 2022.

## 9.2 DIRECTOR ENVIRONMENTAL PLANNING AND BUILDING SERVICES REPORT

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

**File No:** 03.00053

#### RECOMMENDATION:

That the information be noted.

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#### REPORT:

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

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

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

with those standards, the consent authority—

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

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

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

**Note—**

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

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

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

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

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

## **FINANCIAL IMPLICATIONS:**

Nil

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

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

Strategy 6.4 Meet legislative and compliance requirements.

## **COMMUNITY ENGAGEMENT:**

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

## **ATTACHMENTS:**

Nil

## **MINUTE**

**RESOLUTION NUMBER: ORD2022-318**

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

## **RESOLVED:**

That the information be noted.

## **9.2.2 GENERAL REPORT**

**File No: 03.00053**

### **RECOMMENDATION:**

That the information be noted.

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### **REPORT:**

The following reports are provided for Council's information.

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

### **FINANCIAL IMPLICATIONS:**

Nil

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

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

Strategy 4.6 Plan for, assess and regulate development activity.

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

Strategy 6.4 Meet legislative and compliance requirements.

### **COMMUNITY ENGAGEMENT:**

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



## **ATTACHMENTS:**

1. D A's Approved [9.2.2.1 - 2 pages]
2. D A's Refused [9.2.2.2 - 1 page]
3. D A's Pending [9.2.2.3 - 3 pages]
4. Over 40 days [9.2.2.4 - 1 page]
5. Variations [9.2.2.5 - 1 page]

## **MINUTE**

**RESOLUTION NUMBER: ORD2022-319**

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

## **RESOLVED:**

That the information be noted.

**9.2.3 DA 2022/330 DEMOLITION OF EXISTING DWELLINGS & OUTBUILDINGS, TREE REMOVAL, CONSTRUCTION OF SINGLE STOREY DUAL OCCUPANCY AND TWO LOT SUBDIVISION AT 51-53 PIPER STREET, BATHURST. APPLICANT: MR E CHANDLER. OWNER: MR E CHANDLER & MRS S NEWTON-CHANDLER**

**File No: 2022/330**

**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. 2022/330, subject to conditions able to be imposed pursuant to Section 4.17 of the Environmental Planning and Assessment Act 1979, as amended and including conditions to the effect that:
- 1) Prior to the issue of Construction Certificate, the applicant is to submit for approval an amended schedule of colours and materials that indicates the proposed mortar colour. The mortar to be used is to be an off-white to earthen tone.
  - 2) Demolition is not to commence until a Construction Certificate has been issued for the infill dwelling;
- (b) call a division.
- 

**REPORT:**

The Site

Council has received a Development Application (DA) for the demolition of existing semi-detached dwellings and outbuildings, tree removal and construction of single storey dual occupancy dwellings with attached garages at 51-53 Piper Street, Bathurst, described as Lot 1, DP 560405 and Lot 11, DP 527669.

See location plan and aerial photo at **attachment 1**.

The subject site currently comprises two separate lots with a semi-detached dwelling and outbuildings on each lot.

Summary of attachments

Attachment No.	Description
1	Location plan and aerial photo
2	DA plans
3	Statement of Environmental Effects

4	Statement of Heritage Impact
5	Heritage Building Report
6	Building Condition Survey
7	Infill form and photomontage
8	Submission from National Trust

### History of Site/Proposal

Council has previously considered a proposal for demolition of the semi-detached dwellings and its redevelopment for the purposes of a single dwelling.

Council at its Ordinary Meeting on 16 October 2019 resolved to approve Development Application 2019/244 for:

- Demolition of the two existing semi-detached dwellings and associated outbuildings;
- Tree removal; and
- Construction of one single storey replacement dwelling with an attached garage.

Demolition of the outbuildings and tree removal has commenced on the site. The previous Development Application has not progressed to the point of a Construction Certificate and demolition of the dwellings. The consent however remains active and is therefore capable of being acted upon.

### The proposal

The proposal involves:

- Demolition of the two existing semi-detached dwellings and associated outbuildings;
- Tree removal;
- Construction of a single storey dual occupancy; and
- Two lot subdivision (boundary adjustment).

See plan of proposed development at **attachment 2** and Statement of Environmental Effects at **attachment 3**.

### Planning Context

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

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

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

The *Height of Buildings Map* indicates that the maximum building height for the subject property is 9 metres. The proposed dwellings will have an overall height of approximately 6.0 metres. The development therefore complies with Clause 4.3 *Height of buildings*.

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

The subject site is within the Bathurst Heritage Conservation Area but not listed as an individual Heritage Item. See discussion below under Chapter 10 of the DCP.

## **Chapter 4 Residential development**

The site is contained within Precinct 1 pursuant to the *Bathurst Regional Development Control Plan 2014* (DCP). Dual occupancies are permissible with consent in the precinct. The proposal complies with the objectives of the Precinct and the development standards for dual occupancies.

A summary of compliance with the principal development standards under Chapter 4 is provided below:

<b>Development Standard</b>	<b>Permissible</b>	<b>Proposed</b>	<b>Compliance</b>
Minimum lot size	600m <sup>2</sup>	1198.84m <sup>2</sup>	Yes
Site Coverage	Maximum 50% coverage	49%	Yes
Height	Two- storey maximum	Single storey	Yes
Setback – Front	Complement existing	4.033 metres	Yes
Setback – Rear	In accordance with NCC	In accordance with NCC	Yes
Setback – Side	In accordance with NCC	In accordance with NCC	Yes
Car parking – Resident	1 per dwelling	2 per dwelling	Yes
Car parking - Visitor	1 per dwelling	1 per dwelling (stacked driveway)	Yes
Accessway Width	3-6m wide	3.0 metres & 3.0 metres	Yes
Open space area	50m <sup>2</sup> (four bedroom)	Front dwelling – 53.3m <sup>2</sup> Rear dwelling – 64.2m <sup>2</sup>	Yes
Open space width	4m wide	Minimum 4.0 metres	Yes
Garage doors	70% of façade	Garage setback 10 metres from building line – 13.5% of facade	Yes
Battle-axe allotment(P2/P3 only)	Regular allotments only	Regular allotment	Yes

## **Chapter 10 Environmental Considerations**

A total of five trees were approved for removal under the previous Development Application (2019/244).

Four of the trees have already been removed with only one remaining adjacent to the rear boundary of 53 Piper Street.

The remaining tree is an *Ulmus glabra* (Wych Elm) is in good condition and free of structural defects. The tree possesses a multi trunked form and is around 11 metres in

height. The tree is located in close proximity to the existing dilapidated garage structure and the rear property fence of No. 53 Piper Street, Bathurst. The tree has been identified as a prescribed tree species and is currently protected under Council's Tree Preservation and Management Policy.

It is noted that the tree is located within the footprint of the proposed second dwelling and will need to be removed. It should be noted that its removal was approved under the previous Development Application (2019/244) and that consent remains valid.

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

### **Statement of Heritage Impact**

A detailed Statement of Heritage Impact has been prepared in accordance with Section 10.3.3 of the Bathurst Regional Development Control Plan 2014. A copy of the Statement of Heritage Impact is included at **attachment 4**.

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

*The primary implications arising from the assessed significance of the site are as follows:*

- *The principal significance of the place relates to the historical and aesthetic values of the site and its location and the social narrative of the area.*
- *The buildings at Nos.51 & 53 Piper Street are historically significant as being an example of late Victorian workers' semi-detached residences which, together with nearby buildings, reflect the past European growth of the town of Bathurst especially around Milltown during the late Victorian era when the increasing population of Bathurst generated a need for low cost rental properties for working families. It forms part of the streetscape of Piper Street between Seymour and Bentinck Streets within the Bathurst Conservation Area. The site has associational significance with early colonial Bathurst resident Mr John Liscombe who owned the vacant land and also with an early well-known local individual of his time, Mr George Thompson, who operated a Kelso tannery and commissioned the construction of the building for investment purposes and whose family the property remained in ownership of for decades.*

The Statement of Heritage Impact has identified ownership as early as 1835.

The Statement of Heritage Impact notes the following:

- *Both houses display significant structural damage.*
- *All of the rooms display significant damage according to the engineer's reports and this has been caused by building movement, rising damp, ground levels above the floor level, little or no subfloor ventilation and lack of damp-proofing.*
- *There are high levels of rising damp in most walls. Rising damp is ground moisture rising up a wall and from there the water travels into timbers causing rot. Poor and no sub-floor ventilation and moisture in the sub-floor area have worsened the problem. This appears to have caused major damage to structural members.*

The Statement of Heritage Impact draws the following conclusion:

- *The physical fabric of the site and its use as a residence has been severely compromised through structural damage, deterioration of condition and substantial fabric loss and damage. There is no heritage based requirement to retain the*

*majority of the built elements on the subject site, given that the remedial work to arrest the structural damage would require a complete re-build. The Engineer's advice is that it is not financially viable to repair or retain the existing buildings.*

## **Historical Assessment**

The Statement of Heritage Impact contains a Historical Assessment. The Historical Assessment is as follows:

### Mid 1800s to 1880s

*The land lies within of the historically significant residential building sector of central Bathurst. It is an important part of the central town area and it forms part of the conservation area of Bathurst. Land set aside for development as part of the town plan for Bathurst was taken up in about the 1850's in this block and residences have infilled and dominated the streetscape since. The first European owner was investor John Liscombe who also owned a number of other allotments in this block as well as farms and a station 12 miles from Bathurst at Mt Tamar where he lived with his family and ran the farm with convict labour. Mr Liscombe migrated to Australia in 1825. Mr Liscombe was a prominent evaluator, auctioneer, landowner, Clerk of the Bench, postal officer and coroner for Bathurst in the 1830's and 1840's.*

*The land at No.51-53 Piper Street was part of the allotments purchased by John Liscombe for investment purposes in 1835.*

*The houses were built for George Andrew Thompson as investment properties in about 1880-1881 after he purchased the land. Mr Thompson had migrated from Scotland to Bathurst during the gold rush and consequently started the Great Western Steam Tannery at Kelso.*

*The houses are described in rates notices as having 5 rooms. They remained in the Thompson family and were tenanted nearly continuously and provided working class accommodation for many families over the decades.*

*None of the residents of the houses proposed to be demolished are known to be significant in the development of the area or known to be prominent in the community according to the Heritage Building Report.*

*There are no further ownerships noted in the Heritage Report.*

As noted above, the existing houses were built circa 1880-1881. A separate Heritage Building Report prepared by the Bathurst & District Historical Society can be found at **attachment 5**.

## **Structural Assessment**

A Structural Assessment aims to demonstrate the condition of the building and essential and desirable works. Council's DCP defines essential work to be "any works required to make the building structurally sound and safe and reverse any adverse deterioration". Desirable works means "other work required to make the structure more habitable and comfortable".

### Calare Civil Building Condition Survey (Structural Assessment)

A Building Condition Survey (prepared by Calare Civil Pty Ltd, dated 6 August 2018)

submitted with the application indicates that the building has suffered major damage due to reactive clay movement, unsuitable building techniques and general weathering/deterioration due to a lack of maintenance over a long period of time. These concerns have been confirmed by site inspection undertaken by Council Officers. See Building Condition Survey at **attachment 6**.

The Building Condition Survey prepared by Calare Civil Pty Ltd identifies the following essential and desirable works:

1. Essential Work (to ensure structural soundness and safety of building).

<b>Remedial Work</b>	<b>Cost Estimate</b>
Repair external timber and eaves	\$5,000
Replace iron roof	\$15,000
Replace all gutters and downpipes and ensure connection to in ground system	\$5,000
Repair sub floor bearers and joists and replace floor throughout	\$40,000
Test for and remove if necessary any asbestos present	\$70,000
Repair external cracked and damaged masonry	\$9,000
Replace all internal plumbing	\$6,000
Repair all stormwater drainage	\$4,000
Replace bathroom	\$15,000
Replace kitchen	\$15,000
Replace all electrical wiring	\$11,000
<b>Total cost estimate (excluding GST)</b>	<b>\$195,000</b>

2. Desirable Work (to make structure more habitable and comfortable).

<b>Remedial Work</b>	<b>Cost Estimate</b>
Demolish and replace carport	\$4,000
Repair or replace damaged fencing	\$7,000
<b>Total cost estimate (excluding GST)</b>	<b>\$11,000</b>

Whilst the kitchen and bathroom replacement have been identified under “essential work”, these elements are not structural and therefore should more appropriately be considered as “desirable work”. Therefore the revised total essential work cost would be **\$165,000** and the revised total desirable work cost would be **\$41,000**.

It is also noted that the figures quoted are those prepared in 2018. It is therefore likely that the estimated costs exceed these amounts.

### Cook Roe Structural Assessment Report

A Structural Assessment (prepared by Cook Roe Structural Engineers, dated 5 October 2018) was submitted with the application. A copy of the full 129 page document can be obtained from the Environmental Planning and Building Services Department. Below is a summary of the findings of the Cook Roe Structural Assessment report.

#### **51 Piper Street**

*Upon inspection of the property the following items were identified:*

- *The timber framed floor of the dwelling is uneven throughout, particularly in the lounge room where there is a significant hump in the middle of the room;*

- *Internally, significant cracking was identified in the masonry walls of the building, particularly on the southern and eastern walls. Crack widths in excess of 20mm were measured at numerous locations;*
- *Damage around the front entry suggests that the southern wall of the building is significantly bowed;*
- *The movement and cracking in the masonry walls of the buildings has also led to separation of the timber architrave and skirting boards in numerous locations, along with cracking and delamination of the render wall finishes;*
- *Ceiling heights in the rear laundry/bathroom section of the premises appear to be below the requirements of the National Construction Code (NCC);*
- *There is evidence of damp in the rear section of the building over the slab on ground;*
- *Externally the southern and eastern walls of the building appear to be bowing outwards;*
- *Steel wall braces have been installed at some point in the past in an effort to prevent walls from spreading out. There is significant cracking and movement at the wall brace locations;*
- *Brickwork is loose above the lintels to the front door and windows on the southern facade.*

### **53 Piper Street**

*Upon inspection of the property the following items were identified:*

- *The timber framed floor of the dwelling is uneven throughout. There is a significant drop in the floor level from the entry hallway into the front, south eastern bedroom;*
- *Internally, significant cracking was identified in the masonry walls of the building, particularly on the southern and western walls;*
- *The ceiling in the south eastern corner of the front south western bedroom has dropped by approximately 100mm;*
- *The movement and cracking in the masonry walls of the buildings has also led to separation of the timber architrave and skirting boards in numerous locations, along with cracking and delamination of the render wall finishes;*
- *There is evidence of damp throughout the building;*
- *The kitchen floor is extremely springy;*
- *Externally the southern and western walls of the building appear to be bowing outwards;*
- *Steel wall braces have been installed at some point in the past in an effort to prevent walls from spreading out. There is significant cracking and movement at the wall brace locations;*
- *The ground level adjacent to the building on the western side of the building appears to be above finished floor level at the rear of the property;*
- *There is little to no ventilation to the sub floor space of the building.*

### **Conclusion**

*There is significant damage to the walls and floors of both buildings and the current foundations are inadequate for the soil conditions present on the site. Rectification of the buildings would require, as a minimum:*

- *Full demolition of the eastern wall of 51 Piper Street and the western wall of 53 Piper Street;*
- *Partial demolition of the southern wall of both buildings;*



- *Underpinning and/or provision of new foundations to the eastern wall of 51 Piper Street and the western wall of 53 Piper Street, and reinstatement of the walls;*
- *Demolition of timber floor structure to both dwellings, provision of new floor structure and likely new foundation system to floor structure;*

*These works would likely result in the need to remove most of the roof of both buildings, which essentially would result in a demolition of more than 50% of the existing structure. Even with these extensive works some issues would not be addressed, such as the rising damp issues, poor sub floor ventilation and inadequate foundations for the walls that have not been replaced.*

*All buildings have a design life. The NCC requires that new buildings be designed for a minimum design life of 50 years; the fact that these buildings have stood for approximately 100 years is a testament to their original construction. However given the damage that has been identified in this report, and the steps that would be required to repair this damage, it is our opinion that the buildings located at 51 and 53 Piper Street, Bathurst, have reached the end of their design lives.*

*It is our opinion that it is not financially viable to repair and retain the existing buildings. On this basis it is our recommendation that the buildings be demolished to provide a clear site and allow for the construction of new dwellings or the like which have been suitably designed for the site conditions, and in accordance with the current Australian Standards and the NCC.*

While the above structural assessments are from 2018 no significant structural or remedial works have been undertaken. It is likely that the buildings have deteriorated further in that time.

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

In order to assess the conservation significance of the dwelling proposed for demolition and consider the findings of the Statement of Heritage Impact in relation to whether or not demolition can be supported in this instance, an assessment under the *Bathurst Conservation Area Management Strategy* (BCAMS) was undertaken.

The following table provides a summary of the assessment.

Address of Building: 51 & 53 Piper Street, Bathurst	BCAMS Rating: 7
Type of Building/Current Use: Residential	Zoning: R1 General Residential
	Period of Construction: <input type="checkbox"/> Colonial 1820-1840 <input type="checkbox"/> Early Victorian 1840-1860 <input type="checkbox"/> Mid Victorian 1860-1885 <input checked="" type="checkbox"/> Late Victorian 1880-1900 <input type="checkbox"/> Federation 1900-1920 <input type="checkbox"/> 1920's <input type="checkbox"/> 1930/40s <input type="checkbox"/> 1950/60s <input type="checkbox"/> 1970/80s/90s <input type="checkbox"/> post 2000's <input type="checkbox"/> Rare <input checked="" type="checkbox"/> Representative

Heritage Listings: Located within the Bathurst Heritage Conservation Area.	
<p>Brief History: The buildings were constructed in early 1880's as modest worker's dwellings.</p> <p>The buildings were built for George Andrew Thompson for investment properties in about 1880-1881 after he purchased the land. These dwellings remained in the Thompson family and were tenanted nearly continuously and provide working class accommodation for many families over the decades.</p> <p>Mr Thompson has migrated from Scotland to Bathurst during the gold rush and consequently started the Great Western Steam Tannery at Kelso.</p>	
Streetscape: The streetscape is an eclectic mix of residential buildings from many different eras.	
<p>Physical Description:</p> <p>The building is set close to the lot boundaries. The house is representative of late Victorian semi-detached dwellings. The dwellings have a symmetrical floor plan with a central hallway and a central chimney. The front façade of the building is symmetrical with a high-pitched hipped roof. The building has a painted brick finish. The veranda of the building wraps around the corner of 51 Piper Street and on the front façade of whole building has a low pitch straight veranda roof.</p> <p>The roofing on 51 Piper Street is a clad in corrugated profile. The roofing of 53 Piper Street has been replaced with a modern Colorbond profile.</p> <p>Both dwellings have skillion additions at the rear constructed of asbestos fibro sheeting and fibre cement weatherboard.</p> <p>The building displays typical Victorian era shapes which are simple yet formal, with a basic veranda and minimal ornamentation.</p>	
<p>Condition Description:</p> <p>The building in its entirety is in very poor condition as supported by the engineering reports submitted. Both houses display significant structural damage. The buildings are in a poor state from the building movement, rising damp, ground levels above the floor level, little or no subfloor ventilation and lack of damp-proofing.</p> <p>There is significant damage to the walls and floors of both buildings and the current foundations are inadequate for the soil conditions. The structural report estimates that the required works to rectify the buildings would result in demolition of almost 50% of the structure. These works would not address the other issues in the building such as rising damp issues, poor sub floor ventilation and inadequate foundation of the original walls.</p>	
<p>Statement of Significance:</p> <p>Historically significant in a regional context (pre 1900/state significant)</p>	
<p><u>Heritage Significance</u></p> <p>(4) Historically significant in a regional context (pre 1900/state significant)</p> <p>(3) Historically significant in a local context (1900 – 1920s)</p> <p>(2) Significant in a local context (1930s-50s)</p> <p>(0) Not significant</p>	<p><u>Streetscape Rating</u></p> <p>(3) Contributory</p> <p>(1) Neutral</p> <p>(0) Intrusive</p>
<p><u>Integrity</u></p> <p>(3) Substantially intact</p> <p>(2) Altered sympathetically</p> <p>(1) Altered unsympathetically – Reversible</p> <p>(0) Altered unsympathetically – Non-reversible</p> <p>(0) Relatively intact but structurally unsound</p>	

Special Vegetation: The site contains one mature tree. The tree is an elm species and is visible from the street.
Comments: Both dwellings are severely deteriorated and structural unsound. The building does contribute to the streetscape in its current form and is representative of a mid-Victorian building.

The sheds at the rear of the site do not appear to be original and have limited visibility from the street.

The above BCAMS assessment was undertaken as part of the previous application for demolition DA 2019/244 which was approved by Council on 23 October 2019. As the building has remained unchanged since this assessment, the BCAMS assessment above remains valid.

A high BCAMS rating has been given to the property, based on age and streetscape contribution. However, the complete demolition of a structurally poor building can be supported on the basis of its poor overall condition and the cost of structural remedial works.

### **Infill development**

Council Officers met with the applicant on site regarding the proposed infill and the plans submitted have reflected those discussions including:

- The proposed design is to be reflective of the simple nature of the dwelling it is replacing;
- The proposed roof form, symmetrical façade and garage setback are supported;
- Consideration of the overall roof height and pitch; and
- The Streetscape Plan indicates appropriate floor, eave and overall heights.

See infill form and photomontage at **attachment 7**.

The existing building is symmetrical with windows of appropriate proportion and a veranda for the full length of the front of the building. The proposed dwelling is generally symmetrical with a wide frontage, hipped roof and verandah. The form of the existing dwelling is represented in the infill dwelling that presents to the street.

The Schedule of Colours and Materials identifies the use of 'Namoi Federation Blue' brickwork. These bricks are of a high quality and have a variety of tonal differences in the bricks. Whilst they are of a darker colour, they are considered appropriate given they are proposed on a modern building. Additionally, the use of 'Shale Grey' roof will offset the darkness of the brick work. A darker roof with these bricks would not be supported as the roof space is expansive. It is requested by condition of consent that the mortar to be used is to be an off-white to earthen tone.

Double hung windows are consistent with the existing timber double hung windows. As the building will now be a modern build, a request for windows to be timber is not required.

The additional dwelling on the site will mostly be screened from view by the dwelling fronting Piper Street and the boundary fencing.

Council previously approved the demolition of the building on the site. The proposed infill development is considered to be sympathetic to the heritage conservation area and is of a suitable form and scale.

## Public Notification

In accordance with Council's Community Participation Plan (CPP), the Development Application was advertised and notified to adjoining property owners from 15 August 2022 to 29 August 2022. No submissions were received during the public exhibition period. A submission was received from the local branch of the National Trust on 6 September 2022, after the close of the public exhibition period.

See submission from National Trust at **attachment 8**.

The submission from National Trust made the following requests:

1. *We believe that Council should seek a much more detailed and thorough assessment of the condition of the buildings.*
2. *The rear poor quality extensions could be demolished and additions added to the original rooms of the brick cottages providing an update for modern living.*
3. *By retaining the front rooms of the cottage and reinstating the verandas, the streetscape would be maintained, as has been accomplished in many heritage cottages within the Heritage Conservation Area. Rankin Street contains several excellent recent examples.*
4. *We believe that the two houses proposed in the DA, one immediately behind the other, represent an overdevelopment of the site and leave very little room for green open space. Maintaining the existing buildings would allow open green space to be maximised.*

As outlined above in this report, a detailed Statement of Heritage Impact has been submitted with this application. The Statement of Heritage Impact is the same document submitted with the previous Development Application (2019/224) but with an updated introduction letter.

Also as outlined above in this report, two reports detailing the current condition of the buildings have been submitted with this application - a Building Condition Survey (prepared by Calare Civil Pty Ltd, dated 6 August 2018) and a Structural Assessment (prepared by Cook Roe Structural Engineers, dated 5 October 2018). Both reports are the same documents submitted with the previous Development Application (2019/224). While the reports are from 2018, no significant structural or remedial works have been undertaken. It is likely that the buildings have deteriorated further in that time. The previous Development Application has not progressed to the point of a Construction Certificate and demolition of the dwellings however the consent remains active and is therefore capable of being acted upon.

## **CONCLUSION:**

Council has received a Development Application (DA) for the demolition of existing semi-detached dwellings and outbuildings, tree removal and construction of two single storey dwelling with attached garages (dual occupancy) at 51-53 Piper Street, Bathurst.

The Development Application was advertised and notified to adjoining property owners from 15 August 2022 to 29 August 2022. No submissions were received during the public exhibition period. A high BCAMS rating has been given to the property, based on age and streetscape contribution. However, the complete demolition of a structurally poor building is supported on the basis of its poor overall condition and the cost of structural remedial works. Council previously approved the demolition of the building on the site. The proposed infill development is considered to be sympathetic to the heritage conservation area and is

of a suitable form and scale.

## **FINANCIAL IMPLICATIONS:**

Nil

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

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

Strategy 4.6      Plan for, assess and regulate development activity.

## **COMMUNITY ENGAGEMENT:**

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

## **ATTACHMENTS:**

1. Location & Aerial [9.2.3.1 - 2 pages]
2. DA Plans [9.2.3.2 - 20 pages]
3. Statement of Environmental Effects [9.2.3.3 - 6 pages]
4. Statement of Heritage Impact [9.2.3.4 - 18 pages]
5. Heritage Building Report [9.2.3.5 - 28 pages]
6. Building Condition Survey [9.2.3.6 - 10 pages]
7. Infill form + Photomontage [9.2.3.7 - 3 pages]
8. National Trust Submission [9.2.3.8 - 1 page]

## **MINUTE**

## **RESOLUTION NUMBER: ORD2022-320**

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

### **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. 2022/330, subject to conditions able to be imposed pursuant to Section 4.17 of the Environmental Planning and Assessment Act 1979, as amended and including conditions to the effect that:
  - 1) Prior to the issue of Construction Certificate, the applicant is to submit for approval an amended schedule of colours and materials that indicates the proposed mortar colour. The mortar to be used is to be an off-white to earthen tone.
  - 2) Demolition is not to commence until a Construction Certificate has been issued for the infill dwelling;
- (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

**9.2.4 DEVELOPMENT APPLICATION 2022/115 - PROPOSED  
DUAL OCCUPANCY AND SUBDIVISION OF LOTS 32 AND  
33 DP 1529, 266 HAVANNAH STREET, BATHURST.  
APPLICANT: LUKE CUTLER. OWNER: G & L WHEELER**

**File No: 2022/115**

**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. 2022/115, 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:

- 1) All roofed and paved areas are to be drained and the water from those areas and from any other drainage conveyed to the gutter in Busby Street, in accordance with AS/NZS 3500.

Stormwater disposal drains shall be connected to all roof gutter down pipes within 14 days of installation of the down pipes and/or the construction of hard standing areas, as may be appropriate, to discharge roofwater to the approved method of disposal.

Where kerb and gutter is constructed, an approved PVC or galvanised steel kerb adaptor (either roll over kerb adaptor or upright kerb adaptor) shall be installed in the kerb.

NOTE 1: 'Pump-out' stormwater drainage systems are not acceptable.

- 2) The ground surrounding the building shall be graded and drained to ensure that all surface and seepage water is diverted clear of buildings on the site and clear of adjoining properties. Permanent surface or subsoil drains or a combination of both shall be provided to all excavated areas, hard standing areas and depressions. The invert of such drains shall be a minimum of 200 mm below the finished floor level and shall have a minimum grade of 1:100 to the approved stormwater disposal location. This work shall be carried out within 14 days of the installation of the roof gutter down pipes.
- 3) All earthworks, filling, building, driveways or other works, are to be designed and constructed (including stormwater drainage if necessary) so that at no time will any ponding of stormwater occur on adjoining land as a result of this development.
- 4) The developer is to construct inter allotment drainage to drain all lots not draining naturally to a public road. The drainage system is to include grated inlet pits with a 100 mm diameter pipe connection to all such lots. All drainage

works are to comply with the provisions of AS/NZS 3500 and Bathurst Regional Council's Guidelines for Engineering Works.

- 5) During the carrying out of the proposed works, if any archaeological remains are discovered, the developer is to stop works immediately and notify the Heritage Division, NSW Office of Environment & Heritage. Any such find is to be dealt with appropriately and in accordance with the Heritage Act 1977, recorded, and details given to Council prior to the continuing of works.

NOTE 1: A Section 140 Permit will need to be obtained to disturb archaeological relics. This permit is to be obtained from the Department of Premier & Cabinet (Heritage), prior to the disturbance of the archaeological relics.

- 6) The cladding on the roof of the proposed dwelling is to be of traditional corrugated profile.

(b) notify those who made submissions of its decision; and

(c) call a division.

---

## SUMMARY:

Council has received a Development Application seeking consent for a dual occupancy (second dwelling) and subdivision at 266 Havannah Street, Bathurst. The application proposes the removal of a number of trees and a fountain from the site.

A total of seven (7) submissions were received during the initial assessment of the application raising concerns over the historical value of the site, the proposed development, stormwater drainage, privacy and issues with documentation.

The application was initially reported to the Ordinary Meeting of Council held on 17 August 2022. Council resolved to defer consideration of the matter for further information on drainage and other matters, specifically:

- privacy concerns,
- the dual occupancy provisions relevant to the development,
- the historical significance of the fountain to be demolished, and
- use of the property for short term rental accommodation

Following Council's resolution to defer this application at the 17 August 2022 Council meeting Council has received additional submissions (see **attachment 13**).

### Stormwater discharge

The principles governing the disposal of stormwater from the development include:

- All stormwater from hardstand areas (roofs, driveways, etc.) are to be directed to a legal point of discharge.
- Inter allotment drainage should be constructed where a lot does not drain naturally to a public road.
- All earthworks, filling, building and hardstand areas are to be designed and constructed so that it is not directed towards or cause ponding on adjoining land.



Applying these principles to this development the following is relevant:

- The existing dwelling and shed at 266 Havannah Street drain towards Havannah and Busby Street.
- With the exception of ensuring that any stormwater from the existing structures is either wholly within the new allotments and/or protected by easements, there is no change to the stormwater arrangements for the existing structures on the land.
- The land slopes generally to the rear towards Busby Street.
- The gutter in Busby Street would be an acceptable location for disposal of stormwater from the new allotment and the new dwelling.
- Whilst there are earthworks proposed for the new dwelling there is nothing to suggest that, subject to conditions of consent and appropriate construction, that it would have an adverse impact on adjoining properties.

**Comment:**

It is not considered that the proposed development, if appropriately constructed and maintained, would increase the risk of stormwater runoff being discharged to adjoining land.

Should consent be granted, the following conditions would be considered appropriate:

1. All roofed and paved areas are to be drained and the water from those areas and from any other drainage conveyed to the gutter in Busby Street, in accordance with AS/NZS 3500.

Stormwater disposal drains shall be connected to all roof gutter down pipes within 14 days of installation of the down pipes and/or the construction of hard standing areas, as may be appropriate, to discharge roofwater to the approved method of disposal.

Where kerb and gutter is constructed, an approved PVC or galvanised steel kerb adaptor (either roll over kerb adaptor or upright kerb adaptor) shall be installed in the kerb.

NOTE 1: 'Pump-out' stormwater drainage systems are not acceptable.

2. The ground surrounding the building shall be graded and drained to ensure that all surface and seepage water is diverted clear of buildings on the site and clear of adjoining properties. Permanent surface or subsoil drains or a combination of both shall be provided to all excavated areas, hard standing areas and depressions. The invert of such drains shall be a minimum of 200 mm below the finished floor level and shall have a minimum grade of 1:100 to the approved stormwater disposal location. This work shall be carried out within 14 days of the installation of the roof gutter down pipes.
3. All earthworks, filling, building, driveways or other works, are to be designed and constructed (including stormwater drainage if necessary) so that at no time will any ponding of stormwater occur on adjoining land as a result of this development.
4. The developer is to construct inter allotment drainage to drain all lots not draining naturally to a public road. The drainage system is to include grated inlet pits with a 100 mm diameter pipe connection to all such lots. All drainage works are to comply

with the provisions of AS/NZS 3500 and Bathurst Regional Council's Guidelines for Engineering Works.

## Privacy

The proposed new dwelling shares a common boundary with 6, 8 and 10 Spencer Street. The orientation of the properties is such that the side elevation of the proposed new dwelling adjoins the rear yards of these properties.

Relevant to the issues the following is noted:

- The extent of earthworks proposed is illustrated on the amended earthworks plan provided at **attachment 7**. The plan was amended to allow the floor level of the proposed dwelling to be lowered by 600mm in response to submissions. As noted on the plan, an area to the rear of the proposed new lot will be cut by approximately 600mm. The dwelling itself will be constructed with a deep edge rebate on the north- east side, i.e. a vertical sub-wall offset 1070mm from the boundary adjoining the Spencer Street properties, with a maximum height of approximately 800mm at the eastern end of the proposed dwelling.
- The windows of the proposed dwelling adjacent to the boundary with the Spencer Street properties are:
  - o two bedrooms,
  - o bathroom and toilet,
  - o indoor living area.
- The private open space and alfresco areas of the proposed dwelling are located at the rear of the property.
- Overshadowing is not considered to impact on the enjoyment of these properties given the location of the proposed dwelling, the nature of the land and the existing vegetation.

Council DCP standards relative to privacy are as follows:

- *Windows of habitable rooms facing side or rear boundaries are generally to be offset by at least 1.0 from the centre point of any opposite facing window.*
- *Where a proposed window will face directly onto adjoining principle private open space, the window must be screened or have obscure glazing*

Having regard to these standards, the following is noted:

- The proposed dwelling does not directly adjoin 6 Spencer Street. There are no windows adjoining 6 Spencer Street. There is also a shed located in the rear of 6 Spencer which shields the properties.
- The windows of the proposed dwelling adjoining 8 Spencer include 2 bedrooms, a bathroom and living rooms. At the rear of 8 Spencer is a pool and outbuilding. The dwelling at 8 Spencer Street is shielded from the proposal by virtue of the outbuilding.
- The windows of the proposed dwelling adjoining 10 Spencer contains a family room and outdoor alfresco area. The family room window is located adjoining the shed at the rear of 10 Spencer. The outdoor dining area is located behind 8 Spencer Street however it is located at least 20m from the dwelling at 8 Spencer Street.

## **Comment:**

The proposal as submitted complies with the privacy provisions of Council's Development Control Plan.

**Dual Occupancy, Subdivision/Boundary Adjustment; Sequence and description of process:**

The application as lodged is described as a "single storey dwelling and two lot subdivision (boundary adjustment)".

The principles governing the development of the land are as follows:

- The minimum lot size for subdivision purposes is 550m<sup>2</sup>.
- There is no minimum lot size within the LEP for a dwelling although the DCP contains a development standard of 550m<sup>2</sup> for dwellings consistent with the LEP.
- The minimum lot size for a dual occupancy in this precinct is 850m<sup>2</sup>.
- A dual occupancy (once physically commenced) can be subdivided into 2 lots. The lots do not need to comply with the minimum lot size of 550m<sup>2</sup>.

Generally, there are 2 approaches to develop the land. Firstly, the land could be subdivided (or in this case the boundary adjusted) to create 2 lots of at least 550m<sup>2</sup>. Following that a separate development application could then be lodged for a new dwelling on the vacant allotment. Secondly, the proposal can be considered as a dual occupancy (i.e. 2 dwellings on one lot of land) which, following physical commencement of the proposed dwelling, will be subdivided into 2 separate allotments.

It is noted that the application as lodged could not be achieved using the first of these approaches as the lot to contain the dwelling (454m<sup>2</sup>) is less than the minimum lot size required (550m<sup>2</sup>)

Considered together the allotments have an area of 1214.1m<sup>2</sup>. Cumulatively, they meet the minimum lot size for a dual occupancy to be permissible. Consolidation of the land to form a single lot would not require the consent of Council as it is exempt development.

Further, Clause 4.2(B)(4) of the Bathurst Regional Local Environmental Plan 2014 states that:

*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.*

**Comment:**

The proposal is considered under the dual occupancy provisions available under the LEP and DCP. In this regard, it is considered consistent with these provisions.

**Further Investigation of the Fountain Known to be Located on the Site**

The property contains a large fountain which formed part of a larger garden that extended towards Spencer Street.

The fountain is a rendered concrete structure approximately two metres high, and of equal diameter. It is adorned with two cherub statues with facility for various plantings within its construction. Historical and current images of the fountain are available at

**attachment 10** (these images were provided by a resident).

At the public forum held preceding Council's meeting on 17 August 2022, residents spoke addressing the application and the historical value of the site, with particular reference to the fountain identified in this report. The suggestion is that the fountain is connected to Tom Adam who designed and/or built similar structures elsewhere in the Blue Mountains and at Taronga Zoo in the 1930's.

Further investigation into the nature and history of the fountain was undertaken by Council staff. This included contact with Blue Mountains City Council, internet searches, online database and literature reviews.

Following Council's decision to defer the application, Council made contact with the residents who raised the issue and with a representative of Blue Mountains City Council with knowledge to the fountains and grottos in that area.

Note that some documentation refers to Tom Adam whilst others refer to Tom Adams.

The results of this research are below:

#### Discussion with Blue Mountains City Council

Council has contacted the nominated representative of Blue Mountains City Council (BMCC) provided. The representative provided copies of correspondence with residents and a series of recent and historical images of the fountain. The advice concludes that:

*My understanding is the Mt Vic fountain and grottos were designed and built by Tom Adams in the 1930s, who also built similar structures elsewhere in the Blue Mountains and at Taronga Zoo.*

*The park was constructed by the owner of the Imperial Hotel opposite.*

*There are other similar structures in the Blue Mountains which are heritage listed by Blue Mountains Council - <https://flic.kr/p/6oFXVU> , <https://flic.kr/p/6oFVV3> , <https://flic.kr/p/2hc5i7S>*

The advice provided does not draw any conclusions as to whether the fountain at 266 Havannah Street is in fact designed and or constructed by Tom Adam.

The correspondence, photographs and statement can be found at **attachment 11**.

#### National Library of Australia: Trove

A search of the National Library of Australia Trove database does not contain any references to a fountain, nor any contribution by a designer in relation to 266 Havannah Street. There is reference to 266 Havannah Street being entered in a garden competition in 1949:

Source and Description	Extract
National Advocate, 28 September 1949, Mr R. Aubin entered the property in a local Garden Competition. The article does not elaborate.	
Trove Article Identifier: <a href="http://nla.gov.au/nla.news-article161655004">http://nla.gov.au/nla.news-article161655004</a>	

*Building Bathurst*, Graham Lupp, 2018

The dwelling is described in Graham Lupp's 'Building Bathurst' as part of its Chapter relating to the work of John Job Copeman as follows:

**1897 BATHURST Cottage residence for W.E Haggett**  
 266 Havannah Street. (DEM). Copeman called Tenders (BT 23 Sep).

There is no reference to the fountain although it is most likely constructed some time after the construction of the dwelling.

#### Additional Information Provided by Objectors

In addition to the above research conducted by Council, residents provided a series of sources regarding Tom Adam. The focus is on a number of similarly constructed pieces across the Blue Mountains and Sydney (Taronga Zoo). The resident's additional information is discussed below, and can be found at **attachment 12**.

Source	Discussion
Previous owner of 266 Havannah Street, Mrs Floyd	Mrs Cooke and Mrs Maree Litzkendorf were both informed by Mrs Floyd that the fountain was built by the same person who built the fountain at Mount Victoria Memorial Park.
Biographical detail for Tom Adam from <i>Design and Art Australia Online</i> <a href="https://www.daa0.org.au/bio/tom-adam/personal_details/">https://www.daa0.org.au/bio/tom-adam/personal_details/</a>	<p><i>Design &amp; Art Australia Online (DAAO) is a collaborative e-Research tool built upon the foundations of the Dictionary of Australian Artists Online. DAAO is an open source freely accessible scholarly e-Research tool that presents biographical data about Australian artists, designers, craftspeople and curators. A framework of open access intellectual property rights is an underlying principle of DAAO. We are committed to sharing information and collaborative research. We welcome all committed researchers, be they artists, family historians or affiliated academics, to engage in the principles of public scholarly research by contributing to DAAO's growing database.</i> (extract from DAAO website)</p> <p>This source provides basic biographical and descriptive data stating that Tom Adams was a 'Landscape architect responsible for animal enclosures and picnic shelters at Taronga Zoo in Sydney as well as picnic shelters, grottoes and fountains in Sydney, the Blue Mountains and Western New South Wales.'</p> <p>Note that the brief does cite fountains as amongst his works.</p>
<i>Memorial Park, grottos and war memorial</i> <a href="https://mountvictoria.nsw.au/our-great-places/the-imperial-park-zoo/">https://mountvictoria.nsw.au/our-great-places/the-imperial-park-zoo/</a>	This web page is found on the Mount Victoria tourism website and contains detail of the rendered concrete grottos within Mount Victoria's Memorial Park. The web page indicates that the grottos were designed by Tom Adam, and originally formed part of a zoo in the area.
<i>Proposed New African Savannah/Waterhole &amp; Congo Precincts, Taronga Zoo, Mosman, Assessment of Heritage Impact 2017</i> (pp60-63) <a href="https://majorprojects.planningportal.nsw.gov.au/prweb/PRRestService/mp/01/getContent?AttachRef=SSD-">https://majorprojects.planningportal.nsw.gov.au/prweb/PRRestService/mp/01/getContent?AttachRef=SSD-</a>	<p>This assessment was produced for Taronga Conservation Society by Geoffrey Britton Environmental Design &amp; Heritage Consultant, Nicholas Jackson, Historian and Ashley Built Heritage in 2017, and provides additional detail on Mr Adams' work. During discussion of Taronga Zoo's Giraffe House, the assessment states the following:</p> <p><i>"A small park at Mount Victoria sheds some light on the people who actually built [the giraffe house] as archival</i></p>

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information held at the Mount Victoria Museum mentions that various faux-rock structures for a small zoo within the local park in the 1930s “were designed by Tom Adam[s] who had already built similar structures at Taronga Zoo”. Those at Mount Victoria were “made from cement-rendered steel and wire mesh and were likely to have been created by Adam[s] either with his assistants from the zoo or by local men employed under the Depression Emergency Employment Scheme” ... Similar faux-rock structures of the same era feature in other local Blue Mountains parks at Katoomba Falls (near the Scenic Railway) and at Leura Falls.”

The assessment also cites a concrete faux-log cabin shelter, and that descendants of Mr Adams’ indicated that he was also responsible for construction of the zoo’s giraffe house.

The above information is summarised as follows:

1. Mr Tom Adam was responsible for at least the design and inspiration, if not the construction, of the Giraffe house at Taronga Zoo, and the similarly constructed grottos and fountain at Mount Victoria.
2. The above items are constructed of rendered concrete to appear as faux-rock.
3. The fountain at 266 Havannah Street is constructed in a similar rendered concrete.
4. Previous owners of the land have advised current residents of the area that the fountain was built by the same person who built the fountain at Mount Victoria,.
5. Tom Adam is sporadically mentioned in a limited number of sources, and is cited to be the designer behind the Giraffe House at Taronga Zoo and the rock shelter/grottos at Mount Victoria.

It is recognised that the fountain resembles other works by Mr Adam, but no direct connection can be made with the evidence available. This aside, Tom Adam is not recognised as an individual of particular note within the Bathurst region, nor is the fountain considered to bear any particular heritage value as an example of outstanding quality.

Traditional craftsmanship is perhaps the most tangible manifestation of intangible cultural heritage. However, in applying a value-based approach, the focus is on the values and qualities of craftsmanship and its connection with community, culture and place. In this instance, the fountain and its method of construction does not have any tangible or intangible cultural heritage significance in the Bathurst Region.

### **Use of the site for Short Term Rental Accommodation (STRA).**

As part of recent reforms to the planning system to accommodate the rise of short term rental (Airbnb etc.) the concept of short term rental accommodation (STRA) was introduced. STRA relates to the use of a dwelling by the host to “provide accommodation in the dwelling on a commercial basis for a temporary or short term period”. STRA may be either hosted or non hosted.

State Environmental Planning Policy (Housing) 2021 (the SEPP) allows the use of a dwelling as Short Term Rental Accommodation to be carried out as exempt development subject to compliance with criteria. It is beyond the scope of the assessment of this application to consider whether the dwelling will, if approved, be used for STRA. Similarly, the fact that the property may or may not be used for STRA is not a matter that

may be considered by Council at this time.

The following report reproduces the assessment reported to the previous meeting without change.

## REPORT:

### Site

266 Havannah Street comprises 2 allotments of land being Lots 32 and 33 DP 1529. Collectively they have a total area of 1214.1m<sup>2</sup>.

The site has frontage to both Havannah Street and Busby Street.

An existing dwelling is predominantly located on Lot 33 with some encroachments onto Lot 32. The existing dwelling presents to Havannah Street. The property also contains a shed at the rear that presents to Busby Street.

Historically the 2 allotments have operated as a single holding with the respective areas below.

Existing Lot	Area (m <sup>2</sup> )
32	651.3
33	562.8
TOTAL	1214.1

The site currently contains:

- An existing dwelling (constructed circa 1898) of late Victorian style,
- Remnants of the historic garden,
- Garage, and
- Trees.

When viewed from Busby Street the site is seen as the rear yard of the property in that it is fenced with the existing garage/shed for 266 Havannah Street accessed from Busby Street. Generally, this section of land has been developed with houses fronting either Havannah Street or Spencer Street with Busby Street forming the rear of the properties.

The land slopes from Havannah Street and towards the south east.

Due to the configuration of the land the allotment shares a common boundary with a number of properties fronting Spencer Street.

The submitted Heritage Impact Statement indicates the existing dwelling was designed by one of Bathurst's most prominent architects, John J. Copeman. The adjoining vacant lot (Lot 33) was historically associated with the dwelling as its attached garden. On occasion this garden was opened for public viewing.

A location Plan can be found at [attachment 1](#).

### Proposed Development

The Development Application seeks consent to:

- Remove a number of trees from the site,
- Construct a dwelling with frontage to Busby Street, and
- Adjust the boundary between the two existing lots such that each dwelling is on its own lot.

The proposed site plan can be found at **attachment 2**.

The proposed lots are to have areas as follows:

<b>Proposed Lot</b>	<b>Area (m<sup>2</sup>)</b>
Containing Existing Residence	762.4*
Containing Proposed Residence	454.4*

\*Estimate calculated based on the plans provided.

The new dwelling is to have frontage to Busby Street. The applicant has provided a streetscape elevation for the proposed development, which can be found at **attachment 3**.

### **Summary of Attachments**

<b>Attachment No.</b>	<b>Description</b>
1	Location Plan
2	Plans and elevations of the proposed development
3	Streetscape elevation
4	Statement of Environmental Impacts
5	Statement of Heritage Impact
6	Heritage development infill form
7	Earthworks plan
8	Submissions
9	Discussion Forum minutes
10	Historical and Current Images.
11	Correspondence, photographs and statement from Mr Merriman
12	Correspondence and photographs from Mrs Cooke
13	Additional submissions

### **Planning Context**

The planning controls that govern the development of the land include:

1. Bathurst Regional Local Environmental Plan 2014 (LEP)
2. Bathurst Regional Development Control Plan 2014 (DCP)
3. Bathurst Regional Community Participation Plan 2019 (CPP)
4. State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 (SEPP (BASIX))

### **State Environmental Planning Policies**

SEPP (BASIX)



The proposed dwelling has been accompanied by a BASIX certificate, demonstrating compliance with the SEPP.

## **Bathurst Local Environmental Plan 2014 (LEP)**

### Zone

The subject site is located in the R1 General Residential zone. The objectives of the 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 proposal is for a dual occupancy (detached) dwelling and subdivision:

***Dual occupancy (detached) means 2 detached dwellings on one lot of land, but does not include a secondary dwelling.***

It is noted that the site consists of two lots. For the purposes of the application the site is considered as one land area.

The applicant's description of the proposal is found in the submitted Statement of Environmental Effects at **attachment 4**.

The proposal is consistent with the objectives of the R1 General Residential zone.

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

The minimum lot size required for a dual occupancy is 850m<sup>2</sup>. A dual occupancy is permissible on this site as cumulatively it exceeds the minimum lot size.

It is also noted that Lot 32 would be of sufficient size to accommodate a dwelling as it has an area in excess of 550 sqm. The encroachments from the existing dwelling onto Lot 32 would however preclude this from occurring without adjustments to the boundary or partial demolition.

### Clause 4.3B Height of buildings

The maximum permissible height for buildings on this land is 9 metres. The proposed dwelling rises to 6 metres and therefore complies.

### Clause 5.10 Heritage Conservation

The land is within the Bathurst Heritage Conservation Area (HCA).

The site does not contain a listed heritage item.

The application was accompanied by a Statement of Heritage Impact (**attachment 5**). This Statement of Heritage Impact describes the history of the site, the construction of the dwelling (designed by John J. Copeman, one of Bathurst's most prominent architects), and the historical garden.

The existing dwelling is retained as part of the proposal.

A number of submissions raise the loss of the garden and grounds as a concern.

The submitted Statement of Heritage Impact makes the following observations:

- *Two allotments have been used together with No.264 Havannah Street being used as the garden for No.266 Havannah Street since the house was built in 1897.*
- *The principal significance of the place relates to the historical value of the house and the land. Historically the subject land lies within a residential area of South Bathurst, formerly known as Milltown, which resulted from the government setting aside land for large residential allotments. The 1880's subdivision by prominent local businessman and politician William Paul created smaller affordable allotments of land fronting Havannah Street with rear access from Busby Street. The resultant allotments are an unusual wedge shape at the rear because this was the original boundary between the town and the shire. The house has always been attached to two of these allotments with the garden on one allotment and the house on the other.*
- *The land at No.264 Havannah Street has reasonable historical significance as it relates to the original mid-nineteenth century residential subdivision pattern of Section 166. The value of the site lies in its association with the adjoining residence which was built by prominent Bathurst architect John Job Copeman and the consequent usage as the garden attached to that house which was on occasion was significant enough to be opened for public viewing.*
- *Reginald Stanley and Joan Aubin (nee Rowley) owned the property in the 1950's, The garden was opened occasionally for charity fundraising.*

Historical photographs contained within the public submission demonstrate the past condition of the garden on the site although the date is unknown. Much of the formality of the former garden has since been removed.

The proposed dwelling faces Busby Street. The application was accompanied by an Infill Form (**attachment 6**). Busby Street currently presents as the rear of the properties fronting Havannah Street and Spencer Street. Presently it is dominated by domestic fences and the outbuildings at the rear of 266 Havannah Street and 2 Spencer Street. In this context the streetscape differs from other areas where dwellings are located on either side and it is a matter of ensuring that the dwelling is consistent with the surrounding development. The proposed design of the dwelling, involving both hipped and gabled roof elements, vertically proportioned windows and a garage that does not directly front Busby Street, is sympathetic to the style of the dwellings within this part of the HCA.

It is noted that no other houses front Busby Street in this section of the road. It is not

considered that a dwelling fronting the road at this position is out of character for the area.

The proposal is therefore considered satisfactory in the Heritage Conservation Area.

#### Clause 7.5 Essential Services

<b>Service</b>	<b>Availability</b>
Water	Water connection is available to the proposed dwelling from Council's main in the far side of Busby Street.
Electricity	Electricity is available to the proposed dwelling from existing infrastructure in Busby Street.
Sewage disposal/management	A Council sewer main crosses the site and is available for connection to the proposed dwelling.
Stormwater	Stormwater from the proposed dwelling must be drained to the gutter in Busby Street.
Access	Access is afforded to the proposed dwelling directly from Busby Street.

### **Bathurst Regional Development Control Plan 2014 (DCP)**

#### Chapter 4 – Residential Development

The site is contained within Precinct 2 pursuant to the DCP.

Dual occupancies are permissible with consent in the precinct. The proposal complies with the objectives of the Precinct and the development standards for dual occupancies:

<b>Development Standard</b>	<b>Permissible</b>	<b>Proposed</b>	<b>Compliance</b>
Minimum lot size	850m <sup>2</sup>	1224.1m <sup>2</sup> (combined)	Complies
Site Coverage	Maximum 50%	34.4%	Complies
Height	Two-storey maximum	Single storey	Complies
Setback – Front	complement existing	2.27m (complies with existing garage and sheds in Busby St.)	Complies
Setback – Rear	In accordance with NCC	4m	Complies
Setback – Side	In accordance with NCC	0.9m / 1.07m	Complies
Car parking – Resident	1	Double garage on side of proposed.	Complies
Accessway Width	3-6m wide	6.66m	Complies
Open space area (Existing dwelling)	50 m <sup>2</sup>	445m <sup>2</sup>	Complies
Open space area (New dwelling)	50m <sup>2</sup>	69m <sup>2</sup>	Complies
Open space width (Existing dwelling)	4m wide	10m	Complies
Open space width (New dwelling)	4m wide	4m	Complies
Garage doors (New dwelling)	50% of façade	19%	Complies
Frontage width (Busby Street, 6m building line)	Minimum 20m	20.55m	Complies
Frequency	Corner allotment or 40m separation	More than 40m	Complies

## Chapter 10 – Urban Design and Heritage Conservation

The application has been supported by an Infill Form showing the proposal relative to surrounding development noting this section of Busby Street is dominated by a mixture of rear outbuildings and fences. Direct comparison between the proposed dwelling and surrounding residential dwellings is therefore limited. The dominant features in this section of Busby Street are the garages and outbuildings located on 266 and 268 Havannah Street and the rear fences of the adjoining properties.

In terms of the infill design itself the following are relevant with reference to the DCP considerations.

<b>DCP consideration</b>	<b>Comment</b>
<b><i>Character - All built environments have their own special character. The proposal is to ensure that the harmony and unity of the area is maintained.</i></b>	The mix of gables and hipped roofs noted in the area (although not along this section of Busby Street) shows that the mixed roof design is suitable for the area.
<b><i>Scale - The scale of a building is its size in relation to surrounding buildings or landscape. Infill design should recognise the predominant scale (height and bulk) of the setting.</i></b>	The streetscape is dominated by the outbuildings and fences. The closest building being the garage at the rear of 266 Havannah.
<b><i>Form – The form of a building is its overall shape and volume and the arrangement of its parts. Infill design should be sympathetic to the predominant form of its neighbours.</i></b>	The massing of the dwelling is such that the frontage is broken up to step along the street relative to the angle of the road. The gable style typical of the bungalow style and the mixed roof lines that exist in the area (10 Spencer, 12 Spencer, 21 Spencer). A notable absence from the proposed dwelling is a verandah, made up for by the multiple frontage lines.
<b><i>Siting – New buildings should contribute sympathetically to the local streetscape. Infill design should conform to existing front and side setbacks and be oriented on site in a manner consistent with the established streetscape pattern</i></b>	The setback proposed for the dwelling is 2.27m at its closest approach. The other dominant building on this section of Busby Street is the garage which serves 266 Havannah. It is located only 0.78m from the boundary. The setback is considered acceptable given: <ul style="list-style-type: none"><li>• The existing garage is much closer to Busby Street, and</li><li>• The broken frontage means that the front building line is not a continuous wall, but is made up of a number of sections, with features.</li></ul>
<b><i>Material and Colours – Infill design should recognise characteristic materials, textures and colours used locally and in adjacent buildings.</i></b>	The proposed dwelling will be constructed of brick, with a Colorbond roof, and a weatherboard cladding in the gables. A condition of consent is that the developer provide a schedule of colour and materials for approval before a construction certificate is issued.

As is noted in the Heritage Impact Statement the existing dwelling at 266 Havannah was designed by John Job Copeman who is prominent in the early architecture of Bathurst. 266 Havannah Street is a highly decorative late Victorian style dwelling with gables to the front. The dwelling was designed to take advantage of the views to the north and east.

The direct impact on the Copeman designed dwelling at 266 Havannah Street is limited in terms of the streetscape as Busby Street is read separately to Havannah Street.

Whilst the property was known to have an ornate garden much of it has been removed. There is nothing to suggest that any remaining fabric or vegetation warrants retention from an historical or heritage perspective.

### Chapter 13 – Landscaping and Greening

Approximately 12 trees are proposed for removal in conjunction with this application. The trees identified as affected by the proposed development are as follows:

- 3 x Juniperus species, around 4 metres in height, located adjacent to the property boundary fence, appear to be healthy, in good condition with no structural defects evident
- Gleditsia triacanthos (Golden Honey Locust) around 5 metres in height, located adjacent to the property boundary fence, appears to be healthy, in good condition with no structural defects present
- Citrus species (Lemon) around 2 metres in height, appears to be healthy, in good condition with no structural defects present
- Feijoa sellowiana (Feijoa) around 1.5 metres in height, appears to be healthy, in good condition with no structural defects present
- Ulmus glabra “Lutescens (Golden Wych Elm) around 8 metres in height, located on far side of garden, appears to be healthy, in good condition with no structural defects present
- Prunus species, around 2.5 metres in height, located middle of garden, appears to be healthy, in good condition with no structural defects present

There are no trees which are native or of particular Heritage value. The trees to be removed are not “prescribed trees” as they are less than nine metres in height within the Heritage Conservation Area. Accordingly consent for their removal is not required.

### Chapter 14 – Parking

Section 14.3 of the DCP requires 1 covered car parking space for both the existing house and the proposed dwelling. As the existing house retains its existing garage, and the new proposed dwelling includes a double garage, the application complies with the requirements of the DCP.

### Chapter 16 – Earthworks

The provided earthworks plan can be viewed at **attachment 7**.

The retaining wall rises to 600mm at its highest. The retaining wall supports the cut and is proposed to be constructed of concrete sleepers.

## **Bathurst Regional Community Participation Plan 2019 (CPP)**

As the application proposes a new dwelling in the HCA, it was placed on neighbour notification for 10 days, between 18 and 28 March 2022.

A total of two (2) submissions were received during this period, with a further five (5) received after the notification period had closed. All submissions are considered below. Please note that there are two (2) submissions from Roslyn Wheatley.

These submissions can be viewed at **attachment 8**.

The table below provides a summary of the matters raised by the submissions.

Name	Date	Matters Raised
Litzkendorf	22 March 2022	<ul style="list-style-type: none"><li>• Stormwater drainage</li><li>• Removal of trees</li><li>• Privacy</li><li>• Heritage value of fountain</li></ul>
Cooke	25 March 2022	<ul style="list-style-type: none"><li>• Privacy</li><li>• Views and overlooking</li><li>• Visual impact on heritage value of neighbourhood</li><li>• Stormwater concerns</li><li>• Loss of Spencer St Property values</li><li>• Issues with the Statement of Environmental Effects</li></ul>
Horwood	11 April 2022	<ul style="list-style-type: none"><li>• Heritage concerns with regard to grounds and fountain</li></ul>
Murphy	12 April 2022	<ul style="list-style-type: none"><li>• Impacts on stormwater</li></ul>
Wheatley	21 April 2022	<ul style="list-style-type: none"><li>• Heritage concerns for the existing house and garden</li><li>• Impact on Tourism (Mt Pan racing circuit)</li></ul>
Tregillgas and Moss	5 June 2022	<ul style="list-style-type: none"><li>• Inconsistent dwelling size,</li><li>• Privacy concerns</li><li>• Loss of trees</li><li>• Earthworks</li><li>• Deterioration of Heritage</li></ul>
Wheatley	13 June 2022	<ul style="list-style-type: none"><li>• Deterioration of Local Heritage</li><li>• Risk to Privacy</li><li>• Risk to views</li></ul>

The following matters are raised by the submissions:

1. Stormwater drainage issues,
2. Loss of trees,
3. Loss of historical garden area and fountain,
4. Loss of privacy,
5. Extent of earthworks,
6. Incompatibility with and deterioration of Heritage Conservation Area,
7. Loss of views from the existing property, and
8. Issues with documentation.

A Discussion Forum was held on 12 April 2022, attended by the following:

- Luke Cutler (Applicant),
- Litzkendorf,
- Cooke, and
- Cooke (Son of Cooke)


The minutes of this forum can be found at **attachment 9**.

No resolution was reached, and the application is now presented to Council for its

consideration.

The following comments are made in relation to the issues raised:

Issue	Comment
Stormwater	It is noted that a number of submissions cite stormwater drainage issues surrounding the existing property. Any further development on the site will be subject to conditions that the development be appropriately drained, such that all stormwater not captured for use on site is conveyed to the gutter in Busby Street.
Loss of trees	Although the application states that no trees are to be removed, it has been identified that trees will be removed to make way for the dwelling. The trees are addressed in the discussion of chapter 13 of the DCP.
Garden and fountain	<p>The garden is noted to have historically been open to the public on occasion although much of its formality has been lost. The loss of 454.4m<sup>2</sup> of the garden to the new proposed development is proposed in this application. Much of the existing garden immediately adjoining the existing dwelling is retained.</p> <p>The existing fountain is proposed to be removed to make way for the private open space associated with the new proposed dwelling. The fountain is not considered to be of any particular historical value.</p>
Privacy	<p>The land slopes from the proposed development site towards Spencer Street. The proposed dwelling is built up on the site, as demonstrated by the submitted elevations (<b><u>attachment 2</u></b>) and earthworks plan (<b><u>attachment 6</u></b>).</p> <p>The relationship between the proposed development and the adjoining land is illustrated in the overlay below. .</p> <p>The outdoor alfresco area and windows opening from the living room of the dwelling adjoin the rear of 8 and 10 Spencer Street, and are orientated towards an existing shed rear gardens. The rooms towards the front of the proposed dwelling open from two bedrooms and a bathroom space.</p>

	
Earthworks	The earthworks proposed are less than 1 metre in height and comply with Chapter 16 of the DCP.
Heritage Conservation Area	The design of the proposed dwelling (roof style, roof pitch, materials, frontage), is considered to be sympathetic to the style of construction of the surrounding area.
Views	It is noted that a number of submissions are concerned with the loss of views from the existing site. It is recognised that the proposed dwelling will affect the view from the existing dwelling on the site to the East/South East, including the loss of the trees. It is not considered that this loss of view is a reason to refuse the application.
Documentation	<p>It is acknowledged that the documentation submitted with the application did not contain all the information required to appropriately assess the application. During the course of assessment, further detail was sought from the applicant, who provided:</p> <ul style="list-style-type: none"> <li>• Infill form,</li> <li>• Earthworks plan,</li> <li>• Streetscape elevation,</li> <li>• Details of trees proposed to be removed.</li> </ul>

## CONCLUSION:



Council has received a Development Application for a dual occupancy dwelling and subdivision within the Bathurst Heritage Conservation Area at 266 Havannah Street, Bathurst. The application proposes the removal of a number of trees and a fountain from the site.

A total of seven (7) submissions were received during assessment of the application, raising concerns over the historical value of the site and proposed development, stormwater drainage, privacy, and issues with presented documentation.

The current proposal is consistent with the requirements of the LEP, DCP and SEPP (BASIX), therefore approval is recommended.

## **FINANCIAL IMPLICATIONS:**

Nil

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

### **Objective 4: Enabling sustainable growth.**

Strategy 4.6      Plan for, assess and regulate development activity.

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

Strategy 6.4      Meet legislative and compliance requirements.

## **COMMUNITY ENGAGEMENT:**

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

## **ATTACHMENTS:**

1. Location plan [9.2.4.1 - 1 page]
2. Plans and Elevations [9.2.4.2 - 6 pages]
3. Streetscape elevations [9.2.4.3 - 1 page]
4. Statement of Environmental Effects [9.2.4.4 - 6 pages]
5. Statement of Heritage Impact [9.2.4.5 - 29 pages]
6. Heritage development infill form [9.2.4.6 - 2 pages]
7. Earthworks plan [9.2.4.7 - 1 page]
8. Submissions [9.2.4.8 - 31 pages]
9. Discussion Forum minutes [9.2.4.9 - 3 pages]
10. Historical and current images fountain [9.2.4.10 - 6 pages]
11. BMCC correspondence and photos [9.2.4.11 - 9 pages]
12. Additional information provided by objectors [9.2.4.12 - 25 pages]
13. Additional submissions [9.2.4.13 - 11 pages]

**Councillor K Burke declared non- pecuniary/ non significant interest in the item and stayed in the room**

**Reason: Councillor had a phone conversation with the applicant regarding drainage after an on-site inspection**

**Councillor W Aubin declared non- pecuniary/ non significant interest in the item and stayed in the room**

**Reason: House was Grandfather's (he passed away in 1978).**

## **MINUTE**

**RESOLUTION NUMBER: ORD2022-321**

**MOVED: Cr A Smith    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. 2022/115, 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:

- 1) All roofed and paved areas are to be drained and the water from those areas and from any other drainage conveyed to the gutter in Busby Street, in accordance with AS/NZS 3500.

Stormwater disposal drains shall be connected to all roof gutter down pipes within 14 days of installation of the down pipes and/or the construction of hard standing areas, as may be appropriate, to discharge roofwater to the approved method of disposal.

Where kerb and gutter is constructed, an approved PVC or galvanised steel kerb adaptor (either roll over kerb adaptor or upright kerb adaptor) shall be installed in the kerb.

NOTE 1: 'Pump-out' stormwater drainage systems are not acceptable.

- 2) The ground surrounding the building shall be graded and drained to ensure that all surface and seepage water is diverted clear of buildings on the site and clear of adjoining properties. Permanent surface or subsoil drains or a combination of both shall be provided to all excavated areas, hard standing areas and depressions. The invert of such drains shall be a minimum of 200 mm below the finished floor level and shall have a minimum grade of 1:100 to the approved stormwater disposal location. This work shall be carried out within 14 days of the installation of the roof gutter down pipes.
- 3) All earthworks, filling, building, driveways or other works, are to be designed and constructed (including stormwater drainage if necessary) so that at no time will any ponding of stormwater occur on adjoining land as a result of this development.
- 4) The developer is to construct inter allotment drainage to drain all lots not draining naturally to a public road. The drainage system is to include grated inlet pits with a 100 mm diameter pipe connection to all such lots. All drainage works are to comply with the provisions of AS/NZS 3500 and Bathurst Regional Council's Guidelines for Engineering Works.

- 5) During the carrying out of the proposed works, if any archaeological remains are discovered, the developer is to stop works immediately and notify the Heritage Division, NSW Office of Environment & Heritage. Any such find is to be dealt with appropriately and in accordance with the Heritage Act 1977, recorded, and details given to Council prior to the continuing of works.

NOTE 1: A Section 140 Permit will need to be obtained to disturb archaeological relics. This permit is to be obtained from the Department of Premier & Cabinet (Heritage), prior to the disturbance of the archaeological relics.

- 6) The cladding on the roof of the proposed dwelling is to be of traditional corrugated profile.

7) Earthworks associated with proposed new dwelling are limited to those shown on the plan prepared by Reliable Drafting Services (JobNo17.156 Dwg No.1 Amdt B Dated 22-6.22). In this regard the maximum cut at the rear of the property is limited to 600mm and the dwelling is to be constructed using a deep edge rebate on its northern eastern side adjoining and there is to be no significant change to the ground levels immediately adjoining the boundaries of 6, 8 and 10 Spencer Streets.

8) A new boundary fence is to be constructed between proposed Lot containing the new dwelling and 6,8 and 10 Spencer. The fence line (behind the building line) is to be 1.8m above ground level (existing) or, if of a stepped design on sloping ground, the highest point of each step may be up to 2.2m above ground level (existing) if the lowest point of each step is no more than 1.8m above ground level (existing)

(b) notify those who made submissions of its decision; and

(c) call a division.

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

**The result of the division was:**

In favour of the motion - Cr K Burke, Cr B Fry, Cr J Jennings, Cr M Hogan, Cr I North and Cr A Smith

Against the Motion - Cr W Aubin, Cr G Hanger and Cr R Taylor

Absent - Nil

Abstain - Nil

**MINUTE**

**RESOLUTION NUMBER: ORD2022-322**

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

**RESOLVED:**

Council explore options for the relocation of the fountain and request additional details on

the provenance of the fountain.

## 9.2.5

### DRAFT POLICY - "FUTUREPROOFING OUR CBD - 2022 AND BEYOND"

**File No:** 20.00340

#### RECOMMENDATION:

That Council adopt the Policy - "Futureproofing Our CBD – 2022 and Beyond" as presented in the Attachment to this report.

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#### REPORT:

Council at its meeting held 20 July 2022 resolved to:

- (a) adopt the Bathurst Town Centre Master Plan (TCMP) as a reference document to inform future decision making within the Bathurst CBD; and
- (b) place the draft Policy – "Futureproofing our CBD - 2022 and beyond" – on public exhibition for a period of 28 days.

Rather than adopting a detailed schedule of future works under the TCMP, Council has resolved to consider adopting a new supporting Policy for the CBD - "Futureproofing our CBD - 2022 and beyond". The TCMP remains relevant as a reference document to support decisions under that Policy. Future decisions can reference the TCMP for possible solutions or adapt solutions to suit the circumstances of the case, or develop new solutions provided they respond to the principles of the Policy. Other strategies and plans will also inform those decisions.

The Policy - "Futureproofing Our CBD – 2022 and Beyond" aims to guide change in the public realm of the Bathurst CBD, whether owned publicly or privately.

The objective of the Policy is to establish the guiding principles to support future decision making to ensure the public realm of the CBD responds to changing community values and economic and environmental influences over time.

The Policy seeks to ensure that change within the public realm of the Bathurst CBD (defined as the land zoned B3 Commercial Core) is positive, and negative impacts are minimised and mitigated.

The public realm is defined in the Policy as those spaces around, between and within buildings that are publicly accessible and visible including streets, plazas, parks, footpaths, laneways, parks and open spaces. The policy applies to changes that may be made to land, buildings, streets, lanes, footpaths, parks, spaces, views and vistas that may impact or change the public realm of the Bathurst CBD.

Eight principles are proposed to guide future change of the public realm in the CBD under the Policy:

1. *Sense of Place* - How does change engage with the Bathurst Town Centre?

2. *Heritage and Streetscape* - How does change integrate with the Bathurst Town Centre and its heritage streetscapes and parklands?
3. *Landscape and environment* - How does change respond to and integrate with the environment and landscape of the Bathurst Town Centre?
4. *Economic vitality* - How does change revitalise the Bathurst Town Centre and particularly activate the streets of the Bathurst Town Centre?
5. *Connection* - How does change prioritise connectivity and walkability?
6. *Traffic and Parking* - How does change manage disruptions to traffic and parking and enhance opportunities for public and active transport?
7. *Climate and Resilience* - How does change respond to climate conditions and their impacts on the Bathurst Town Centre?
8. *Liveability* - How does change encourage new employees to work and new residents to live in the Bathurst Town Centre?

Importantly the Policy also makes a commitment to ongoing community engagement and where appropriate the ongoing trialing of change.

The draft Policy was placed on public exhibition for a period of 28 days until 22 August 2022. Fourteen (14) submissions were received (refer **attachment 1**). A summary of the public exhibition process, the issues raised and a response to those issues is provided at **attachment 2**.

There has been general support for the principles and approaches outlined in the draft Policy. There was also support for the Town Centre Master Plan.

Two key issues were raised in a number of the submissions.

1. Disappointment that Council had not adopted the Town Centre Master Plan and implemented all its recommendations. Concern that improvements in the CBD will be halted.

Comment:

Council's adoption of the TCMP as a reference document maintains the integrity of all the ideas and suggestions put forward in the Plan. Council can reference those ideas and suggestions in any changes it proposes within the CBD on an ongoing basis and adoption of the draft Policy would support ongoing improvement projects being considered by Council within the CBD.

The Streets as Shared Spaces funding has enabled Council to trial change, particularly relating to new vegetation and shared spaces, and has proved an effective method of engaging with the community as to how that change is best managed and achieved. Future CBD improvements can be considered by Council as budgets permit.

Further, the Policy has application to the development of private land in the form of some heads of consideration when proposals are being considered.

2. Concerned that the Policy enables and promotes a change of building height within the Bathurst CBD.

Comment:

The Policy does not alter the LEP height limit controls or permit changes in the permissible building heights under the LEP. An LEP amendment would be required

to change building height permissibility. Any such LEP amendment would include consultation with the community.

The Town Centre Master Plan provides Council and the community with a range of suggested opportunities to encourage new employment floorspace and residential opportunities in the CBD. Increasing building height is just one of those options. The draft Policy does not promote a change in building height; it simply includes it as one option that might be considered to enable increases in living and built form density. The Policy reinforces that any change in built form must be achieved in ways that mitigate impacts to street frontage rhythm and character. The Policy response clearly seeks to prioritise and protect the heritage and streetscape qualities of the CBD to ensure that the scale, bulk, massing, form and siting of new development complements and improves the quality and amenity of the public domain. The Policy therefore sets the framework to ensure building form change within the CBD, including building height, remains relevant and respectful of the heritage and streetscape qualities of the CBD.

It is considered that a 'one-size fits' all approach to determining whether height limits should be altered is unlikely to be appropriate in the near future. Each streetscape, the unique views to and from localities, heritage qualities, existing building heights and ground heights differ across the CBD (as highlighted in the Town Centre Master Plan). A case-by-case consideration inclusive of consideration of the methodology presented in the Town Centre Master Plan, combined with further community consultation, remains the preferred approach at this time. As each case is considered, new planning and urban design controls can be inserted into the LEP and DCP as may be relevant.

Positive comments were received in relation to the potential to visualise future changes in the CBD. This remains particularly relevant in relation to future proposals that might exceed existing LEP height limits. Council staff will be considering how the Council's Development Control Plan can be amended to include the requirement for better imagery/modelling of significant development proposals.

Minor changes are proposed to the draft Policy as a result of the feedback received during the public exhibition period and a review of the draft policy by staff. A copy of the Policy recommended for adoption is provided at **attachment 3**, with the proposed changes highlighted in red text.

It would be appropriate for Council to undertake regular reviews of the Policy to ensure that the Policy continues to reflect current community sentiment and values and responds to lessons learnt as new decisions are made.

## **CONCLUSION:**

Council has exhibited a draft Policy - "Futureproofing Our CBD – 2022 and Beyond". The Policy seeks to establish the guiding principles to support future decision making to ensure the public realm of the CBD responds to changing community values and economic and environmental influences over time. The Policy is supported by the Bathurst Town Centre Master Plan adopted by Council as a reference document.

Adoption of the Policy is now recommended with regular reviews proposed to ensure the policy remains relevant.

## **FINANCIAL IMPLICATIONS:**

Nil

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

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

Strategy 1.5 Promote good design in the built environment.

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

Strategy 2.4 Promote our City and Villages as an attractive place to live.

### **Objective 4: Enabling sustainable 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.

### **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.

Strategy 5.4 Make our public places safe and welcoming.

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

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

Strategy 6.1 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. Copy of submissions [9.2.5.1 - 41 pages]
2. Submission Summary [9.2.5.2 - 12 pages]
3. draft Futureproofing our CBD - 2022 and beyond - for adoption [9.2.5.3 - 5 pages]

## **MINUTE**

**RESOLUTION NUMBER: ORD2022-323**

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

## **RESOLVED:**

That Council adopt the Policy - "Futureproofing Our CBD – 2022 and Beyond" as presented in the Attachment to this report.



## 9.2.6

### BATHURST BACKYARD BIRD COUNT - RESULTS OF 2021 PROGRAM AND INVOLVEMENT IN 2022 NATIONWIDE COUNT

**File No:** 13.00081

#### RECOMMENDATION:

That Council note the results of the 2021 Bathurst Backyard Bird Count and supports the 2022 participation in the Aussie Backyard Bird count.

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#### REPORT:

The first Aussie Backyard Bird Count was conducted in 2014 by BirdLife Australia and is now one of the largest community engagement projects in Australia. Council has participated in and promoted the annual October program since 2015.

The bird count intends to fill the gap in knowledge about a range of bird species through 'citizen science' – their observations of bird life in their local area provide a snapshot of the how populations are doing across the region and across Australia and helps to raise the profile of backyard and neighbourhood birds.

The information gained from the Bathurst Region and other counts are entered into the national Birddata database which helps direct research, funding and attention to where it is needed. It can also then be used to compare local observations against state and national trends.

As well as actively promoting the count which ran from 18 to 24 October 2021, Council conducted an event called "Birds on Mount Panorama-Wahluu: A guided bird watching walk through Albens Reserve" with local bird expert, Tiffany Mason on Sunday 24 October 2021. 20 locals saw 31 species and around 150 birds within the woodland landscape including Little Eagles and Dusky Woodswallows.

The full report is included as **Attachment 1**.

The following table presents a snapshot of participation and the results for the Bathurst region.

	2015	2016	2017	2018	2019	2020	2021
<b>Total birds counted</b>	4,852	7,426	10,575	11,586	11,690	8,325	15,481
<b>Change from previous year</b>	NA	+2,574	+3149	+1011	+104	-3,365	+7,156
<b>Total species recorded</b>	136	132	158	162	150	123	123
<b>Change from previous year</b>	NA	-4	+26	+4	-12	-27	0
<b>Threatened species recorded</b>	10	13	13	12	7	7	5

<b>Number of pest birds in top 10</b>	3	3	3	3	3	3	3
<b>Number of participants</b>	71	95	218	254	198	184	316
<b>Number of surveys completed</b>	191	191	355	372	358	284	477
<b>Average number of birds seen per hour</b>	NA	NA	106	109	107	94	104

Table 1. Results of the Bathurst participation in the Aussie Backyard Bird Count 2015-2021

The most sighted birds and the species with highest number of individuals has remained fairly consistent over the 7 years of local counting. For the first time, a native bird (Australian Magpie) was the most commonly sighted, followed by the introduced Starling and Sparrow. The average number of birds seen per hour of the count (2017-2021) remains relatively stable.

Figure 1 details the top 10 birds seen, based upon total count. Native species and other non-native species commonly observed are generally considered to be tolerant species which can live in a range of habitats or more aggressive species which can push into already occupied areas. This includes the Crested Pigeon, Crimson Rosella, Common Blackbird and Pied Currawong. Council is monitoring the relatively recent arrival of two species of concern that are not in the top 10: Indian (Common) Myna and Rainbow Lorikeet. The Myna is considered one of the most invasive species of animal on earth and displaces native birds and mammals from nesting hollows and feeding areas. Rainbow Lorikeets, despite being an Australian bird native to coastal areas, can be very aggressive towards other birds and can build up to very high numbers in urban areas, which causes a problem for public authorities and shopping centres. It is thought to be moving inland as conditions become warmer due to climate change.

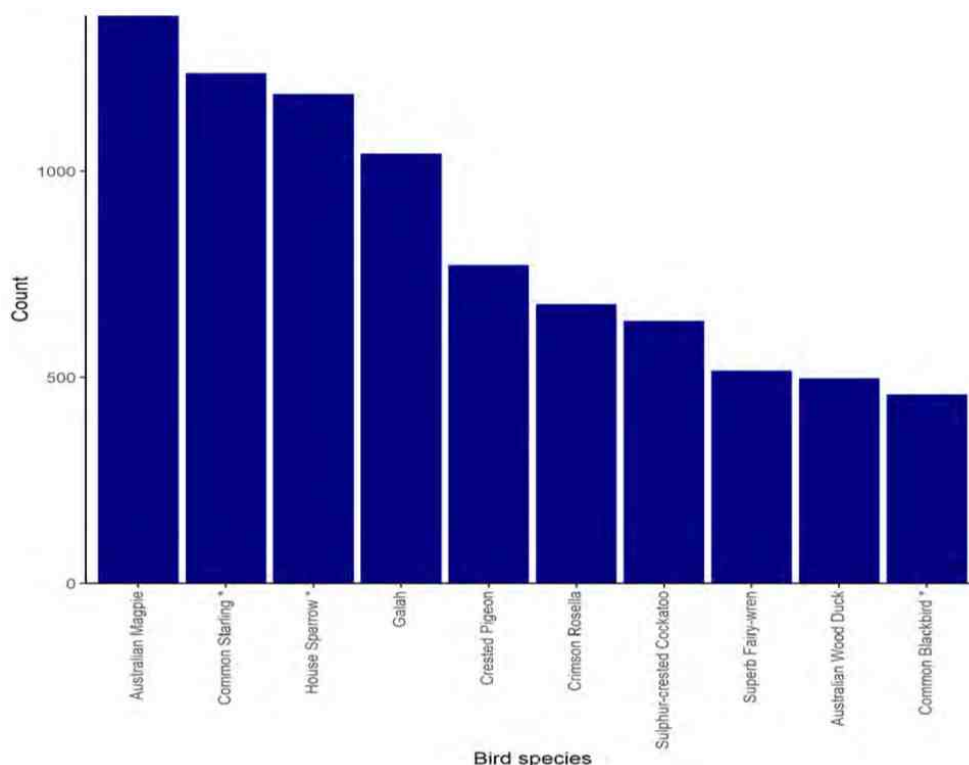


Figure 1. The ten most abundant bird species within the Bathurst Regional Council local

government area for the 2021 Aussies Backyard Bird Count. \* Indicates introduced species.

Figure 2 below is a comparison in the reporting rate for birds observed in the Bathurst Regional Council LGA against those reported at the NSW and national level. The reporting rate indicates how often the species is seen, not just the number of birds. It is a sign of how common the species is.

Introduced species (Table 2) were reported at a relatively high rate – as much as 45%. The actively managed feral Pigeon (Rock Dove) remain commonly seen (3%) though the number of birds seen is substantially lower than 2017 (184 down to 42 birds). The four other introduced species – Starling, Sparrow, Blackbird and Myna remain relatively stable.

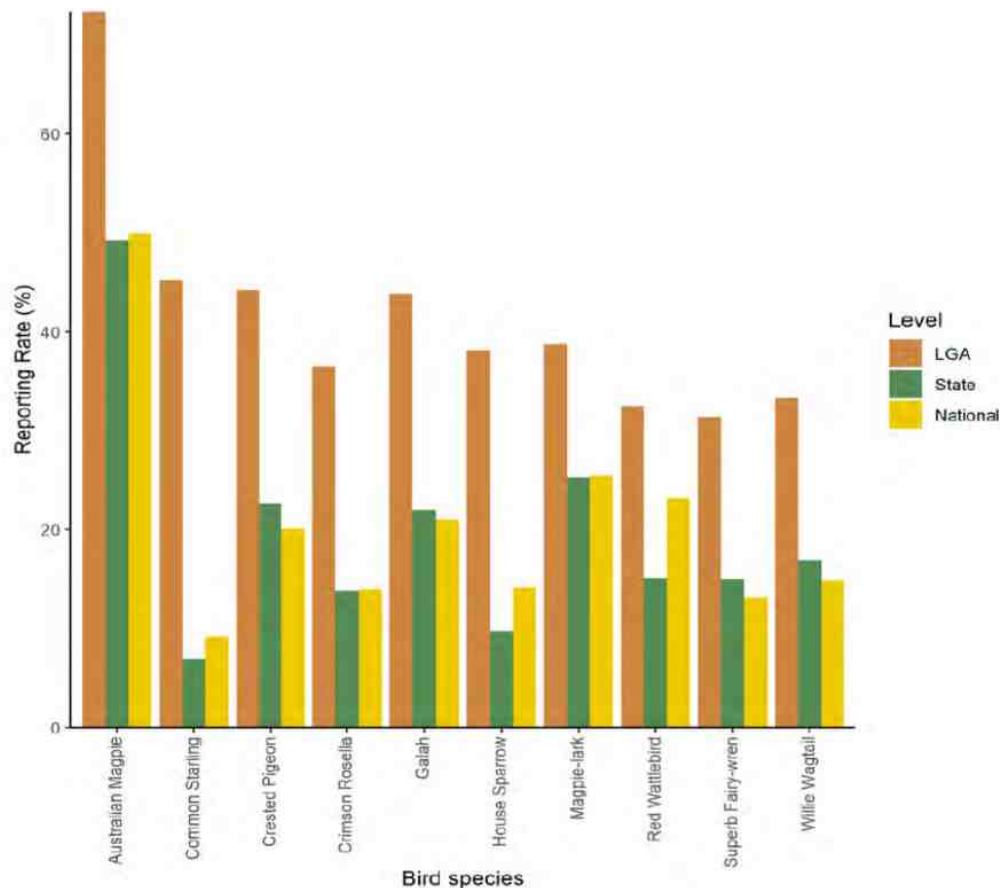


Figure 2. Comparison of the reporting rates (%) of the top 10 birds recorded in Bathurst Region.

Bird Species	Count	Proportion of total individuals (%)	Number of surveys detected in	Reporting rate (%)
Common Starling	1236	7.98	216	45.28
House Sparrow	1186	7.66	182	38.16
Common Blackbird	456	2.95	137	28.72
Common Myna	163	1.05	49	10.27
Rock Dove	42	0.27	16	3.35
European Goldfinch	19	0.12	5	1.05
Eurasian Skylark	8	0.05	5	1.05
Spotted Dove	5	0.03	3	0.63
Domestic Goose	4	0.03	1	0.21

Table 2: Introduced Species recorded during 2021 Backyard Bird Count

It is thought that introduced birds are more common in the Bathurst Region compared to other local government areas due to the prevalence of exotic vegetation and the ongoing loss of native vegetation due to development and agriculture. During on-ground counts, there was clearly more native species in parks and gardens that had predominantly native vegetation such as Victoria Park and Elmo Lavis Park.

Despite only seven annual counts being undertaken, there is a decline in how often and the number of threatened species being observed. There may be several factors at play including where participants are located or weather conditions on the day, but this is following a general declining trend in populations for native threatened bird species.

The information gained from Council's participation in the annual Aussie Backyard Bird Count is used to direct actions outlined in the Bathurst Pest Bird Management Strategy. The Bathurst Biodiversity Management Plan and Pest Bird Management Strategy list the surveying of native and introduced bird populations as priority actions. Council will continue to support participation in the annual count and other citizen science projects that help to monitor local bird populations.

## 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 1.4 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 3.4 Protect and improve the region's biodiversity.

### 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:**

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

### **ATTACHMENTS:**

1. Bathurst Backyard Bird Count Report [9.2.6.1 - 44 pages]

### **MINUTE**

**RESOLUTION NUMBER: ORD2022-324**

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

### **RESOLVED:**

That Council note the results of the 2021 Bathurst Backyard Bird Count and supports the 2022 participation in the Aussie Backyard Bird count.

### 9.2.7

## PEST BIRD MANAGEMENT STRATEGY - AN UPDATE ON ACTIVITIES

**File No:** 14.00627

### RECOMMENDATION:

That the information be noted.

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### REPORT:

In response to concerns about increasing pigeon and other pest bird populations in Bathurst, Council engaged NGH Environmental to develop a Pest Bird Management Strategy in 2012.

Recommended activities included:

- Conduct ongoing monitoring of pest bird populations.
- Encourage the use of exclusion devices (nets, spikes, etc.) on private buildings.
- Remove problem birds from high population areas that impact upon public space.
- Increase the use of native plantings and habitat in the urban and suburban environment which encourages native species rather than pest bird species.

The control of pests on private property is not the responsibility of Council. However, Council, private landholders and the community may be impacted by large numbers of pest birds, particularly pigeons. Council has therefore coordinated efforts to control pigeons and other pest birds where they congregate in locations that impacts upon the community or public property. This includes street frontages and awnings with the permission of the property owner, and Council property in the CBD.

Council commenced pigeon control activities with a CBD trapping program including ten business and five Council sites over a six-week period in March 2013, with 904 pigeons removed as part of this program. Over time the success of the trapping program declined so Council engaged a professional contractor who uses a variable powered air-rifle to remove birds in a safe manner.

Council coordinates two to four CBD control events per year with the coverage now including up to 26 private and Council sites across the main city area. Actions in other locations are conducted as required. Since 2013, Council has removed 4,733 pigeons and 256 starlings and mynas. The most recent removal activity in January 2022 resulted in 40 pigeons removed.

The following graphs provide an overview of the removal program (Figure 1) and corresponding pigeon monitoring data (Figure 2) since 2012.

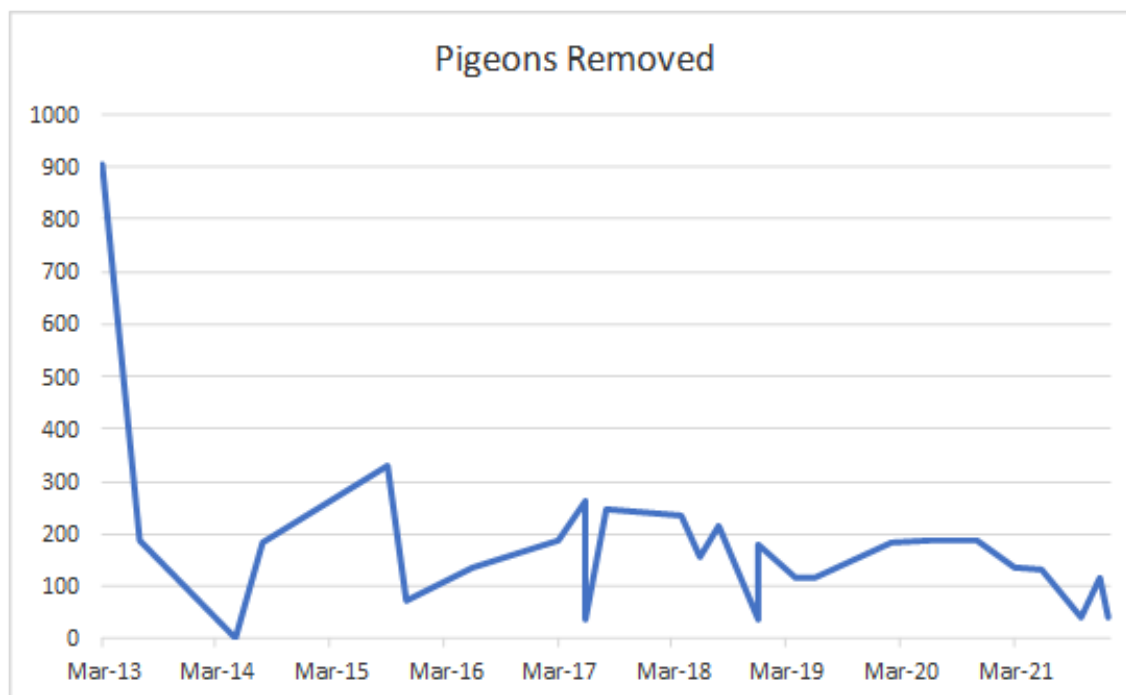


Figure 1. Results of CBD pigeon programs 2013-2022

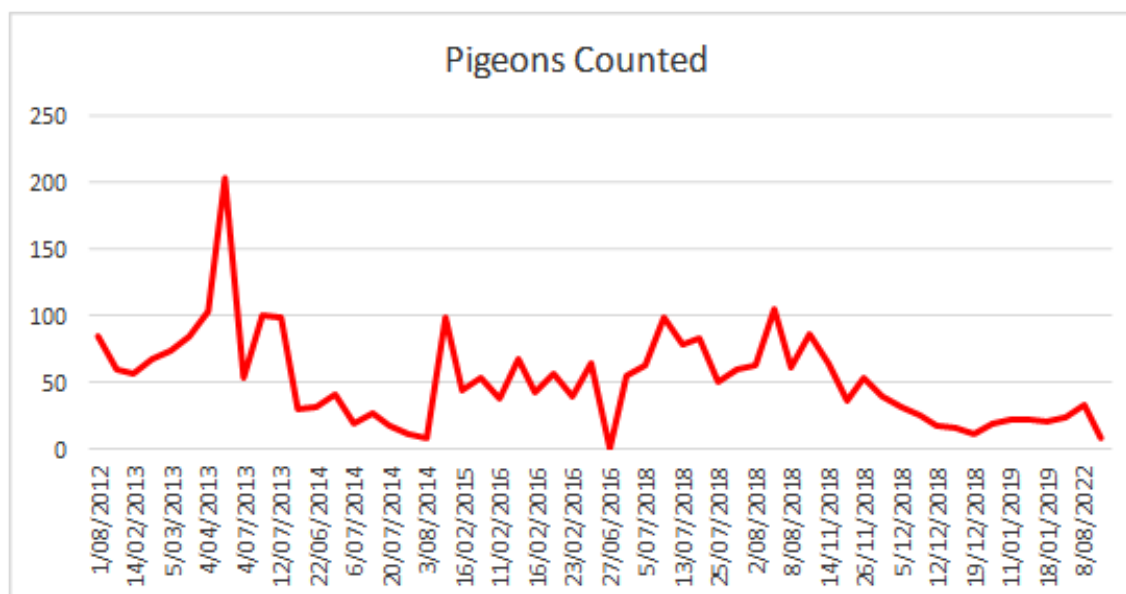


Figure 2. CBD Pigeon counts 2012-2022

As an environment that has a healthy population of native birds is likely to have less pest bird species, Council has coordinated other activities to encourage and support native birds. In 2012, Council developed a Backyards for Wildlife book which is now available for free as a booklet or digital download. Over 2,000 copies of the book have been provided to the community. Council has conducted two separate programs whereby over 400 native animal nest boxes have been provided to the local residents. Council also coordinates the local events for the annual Aussie Backyard Bird Count which has counted nearly 70,000 birds since 2015 as well as coordinating the Bathurst Backyard Ranger project on iNaturalist since 2020 which has recorded 1,336 birds from 157 species.

The results of control and monitoring programs has shown that current efforts are working well to suppress pest bird numbers in the Bathurst CBD. As the city is an open environment and birds can move about to different habitat and food sources, Council will employ methods known to effectively manage mobile populations whilst monitoring and testing other cost-effective methods as they become available.

## **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 3: Environmental stewardship.**

Strategy 3.4      Protect and improve the region's biodiversity.

### **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: ORD2022-325**

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

## **RESOLVED:**

That the information be noted.



## 9.3 DIRECTOR CORPORATE SERVICES AND FINANCE'S REPORT

### 9.3.1 STATEMENT OF INVESTMENTS

File No: 16.00001

#### RECOMMENDATION:

That the information be noted.

#### REPORT:

\$97,730,000 was invested at 31 August 2022 in accordance with Council's investment policies, the Minister's Investment Order dated 12 January 2011, the Local Government Act 1993 and associated regulations. All investments have been reconciled with Council's general ledger and are listed below:

	<u>Rating</u>	<u>Balance</u>	<u>Average Return</u>
<b><u>Short Term 1 – 365 Days</u></b>			
<b>(Comprising Commercial Bills, Term Deposits, Debentures and Certificates of Deposits):</b>			
National Australia Bank Limited	A-1+	10,500,000	0.90%
CBA	A-1+	19,500,000	2.99%
Suncorp	A-1	10,500,000	1.84%
AMP	A2	3,000,000	0.75%
Bank of Queensland Limited	A2	9,000,000	1.61%
Bendigo & Adelaide	A2	3,000,000	3.57%
IMB	A2	3,000,000	2.70%
Members Equity Bank	A2	6,000,000	1.20%
Maritime, Mining & Power Credit Union Limited	ADI	1,500,000	3.82%
		<b>66,000,000</b>	<b>2.05%</b>
<b><u>Long Term &gt; 365 Days</u></b>			
<b>(Comprising Commercial Bills, Term Deposits, Debentures, and Certificates of Deposits):</b>			
National Australia Bank Limited	A-1+	12,000,000	0.90%
		<b>78,000,000</b>	
<b><u>Long Term (Comprising Commercial Bills, Term Deposits, Debentures, and Bonds):</u></b>			
<b><u>Floating Rate Term Deposits</u></b>			
Westpac Coupon Select 2	AA-	1,500,000	2.24%
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 Limited	AA-	1,230,000	0.40%
		<b>5,730,000</b>	<b>1.31%</b>
<b><u>Floating Rate Notes</u></b>			
CBA Green	AA-	1,500,000	2.15%
Commonwealth Bank of Aust 2	AA-	500,000	3.23%
National Australia Bank	AA-	700,000	0.95%

National Australia Bank 1	AA-	1,200,000	2.80%
National Australia Bank 2	AA-	1,000,000	2.07%
HSBC Sydney	A+	1,500,000	2.60%
Westpac	A+	1,000,000	3.40%
Macquarie Bank	A	1,500,000	1.96%
UBS AG Australian	A	650,000	2.94%
Suncorp Metway Ltd	BBB+	500,000	2.84%
Suncorp Metway Ltd	BBB+	1,550,000	2.19%
Suncorp Metway Ltd	BBB+	500,000	3.28%
Sumitomo Mitsui Banking Corp	BBB+	1,000,000	2.39%
Bendigo & Adelaide Ltd	BBB	900,000	1.74%
		<b>14,000,000</b>	<b>2.39%</b>

<b>Total Investments</b>		<b>\$97,730,000</b>	<b>1.81%</b>
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***These funds were held as follows:***

Reserves Total (includes unexpended loan funds)	51,549,301
Grants held for specific purposes	1,198,308
Section 7.11 Funds held for specific purposes	44,982,391
Unrestricted Investments	0
<b>Total Investments</b>	<b>\$97,730,000</b>

<b><u>Total Interest Revenue to 31 August 2022</u></b>	<b>\$298,211.72</b>	<b>1.81%</b>
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**A Jones**  
Responsible Accounting Officer

## **FINANCIAL IMPLICATIONS:**

There are no financial implications resulting from this report.

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

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

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

## **COMMUNITY ENGAGEMENT:**

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

## **ATTACHMENTS:**

1. Investments 31 August 2022 [9.3.1.1 - 2 pages]

**MINUTE**

**RESOLUTION NUMBER: ORD2022-326**

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

**RESOLVED:**

That the information be noted.

### 9.3.2

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

**File No:** 16.00187

### RECOMMENDATION:

That the information be noted.

---

### REPORT:

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

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

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

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

### FINANCIAL IMPLICATIONS:

Nil

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

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

Strategy 6.4 Meet legislative and compliance requirements.

### COMMUNITY ENGAGEMENT:

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

### ATTACHMENTS:

1. Operational Plan Review Aug 2022 [9.3.2.1 - 63 pages]

**MINUTE**

**RESOLUTION NUMBER: ORD2022-327**

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

**RESOLVED:**

That the information be noted.

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

**File No: 18.00004**

#### **RECOMMENDATION:**

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

---

#### **REPORT:**

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

#### **FINANCIAL IMPLICATIONS:**

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

Section 356:	\$ 18,598.52**
BMEC Community use:	\$ 9,000.00
Mount Panorama:	\$30,000.00

\*\* The above amount includes donations already committed but not yet paid. After allowing for the committed donations the remaining balance is \$18,628.52.

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

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

Strategy 6.4 Meet legislative and compliance requirements.

#### **COMMUNITY ENGAGEMENT:**

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

#### **ATTACHMENTS:**

1. 356 Council Report Aug 2022 [9.3.3.1 - 2 pages]

#### **MINUTE**

**RESOLUTION NUMBER: ORD2022-328**

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

**RESOLVED:**

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

### 9.3.4 POWER OF ATTORNEY

**File No:** 11.00007

#### RECOMMENDATION:

That the information be noted.

---

#### REPORT:

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

Purchaser	Address	Lot & DP	Agreement Type
Bathurst Aircraft Maintenance	PJ Moodie Drive	Lot 9 DP873722	Lease agreement
Bathurst Rugby Club	Anne Ashwood Park	Part Lot 2 DP 1272602	Licence agreement
Lions Club of Mt Panorama	8 Stanley Street	Part Lot 2 DP 863083	Licence agreement

#### Linen Plan Release

Owner	Description	Title	Address
Presbyterian Church NSW Property Trust	Two lot Subdivision (boundary adjustment)	Lot 5A DP415674 & Lot 1 DP 860563	4173 O'Connell Road, White Rock & Claremont Drive, White Rock

#### General Items

Nil

#### 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:



Nil

**MINUTE**

**RESOLUTION NUMBER: ORD2022-329**

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

**RESOLVED:**

That the information be noted.

### 9.3.5

## 2021/2022 FINANCIAL STATEMENTS

**File No:** 16.00055

### RECOMMENDATION:

That Council:

- (a) refer the draft Financial Statements to Council's auditors, Audit Office of NSW, for audit;
- (b) sign the Certificates with respect to the General Purpose Financial Statements and the Special Purpose Financial Statements for the year ended 30 June 2022;
- (c) adopt the Accounting Policies shown in the financial reports.

---

### REPORT:

Council is required, under section 413 (1) of the Local Government Act 1993, to prepare financial reports for each year, and refer them for audit. For Council's information the draft Financial Reports for the year ended 30 June 2022 are provided as the General Purpose Financial Statements (**attachment 1**) and Special Purpose Financial Statements (**attachment 2**). Note that the draft Financial Reports may be subject to change during the audit process.

Pursuant to Section 413 (2) (c) of the Local Government Act Council is required to make a statement in the approved form (**attachment 3** and **attachment 4**) in respect of its General Purpose Financial Statements and Special Purpose Financial Statements.

Each year, Council determines its significant Accounting Policies to be incorporated into the Financial Statements. Those policies deal with how the Council implements the International Financial Reporting Standards (IFRS), the Australian Accounting Standards (AAS), the Local Government Code of Accounting Practice (the Code) and the specific principles, bases, conventions, rules and practices that are applied in preparing and presenting the Financial Statements. The accounting policies are included in the Financial Statements for Council's adoption.

Following completion of the audit, the Financial Statements will be placed on public exhibition prior to the formal presentation to Council.

### FINANCIAL IMPLICATIONS:

Nil

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

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

- |              |  |
|--------------|--|
| Strategy 6.4 | Meet legislative and compliance requirements.                              |
| 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. Attachment 1 General Purpose Financial Statements 2022 Draft [9.3.5.1 - 71 pages]
2. Attachment 2 Special Purpose Financial Statements 2022 Draft [9.3.5.2 - 12 pages]
3. Attachment 3 Signature Page - General Purpose Financial Statements 2022 Draft [9.3.5.3 - 1 page]
4. Attachment 4 Signature Page - Special Purpose Financial Statements 2022 Draft [9.3.5.4 - 1 page]

## **MINUTE**

**RESOLUTION NUMBER: ORD2022-330**

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

## **RESOLVED:**

That Council:

- (a) refer the draft Financial Statements to Council's auditors, Audit Office of NSW, for audit;
- (b) sign the Certificates with respect to the General Purpose Financial Statements and the Special Purpose Financial Statements for the year ended 30 June 2022;
- (c) adopt the Accounting Policies shown in the financial reports.

### 9.3.6 COUNCIL POLICY REVIEW - POLICIES REVIEWED WITH NO OR MINIMAL CHANGES IDENTIFIED

**File No: 11.00006**

#### **RECOMMENDATION:**

That Council:

- (a) adopt the following Policies as amended:
  - i) Insurance – Public Liability Insurance
- (b) note the following Policies as operational policies:
  - i) Insurance – Public Liability – Ex-Gratia Payments

---

#### **REPORT:**

As part of Council's governance procedures, a program to review all Council policies every two years has been implemented.

##### **Policies with no or minimal changes**

The following Council Policies have recently been reviewed. As part of the review, it was identified there were no or minimal changes to be made, and therefore the policies are not required to be placed on public display or formally readopted by Council.

<b>Policy Reviewed</b>	<b>Action</b>	<b>New Renewal Date</b>
Insurance – Public Liability Insurance <b><u>attachment 1</u></b>	Minor changes to the insurance coverage amounts based on advice from Council's insurers	September 2024

##### **Policies identified as Operational Policies**

That the following policies have been reviewed and have been considered to be operational and it is recommended that the policy be removed from the Council Policy Manual.

<b>Policy Reviewed</b>	<b>Action</b>	<b>New Renewal Date</b>
Insurance – Public Liability – Ex-Gratia Payments	Minor changes to the insurance coverage amounts based on advice from Council's insurers	September 2024

#### **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. Policy Public Liability Insurance [9.3.6.1 - 2 pages]

## **MINUTE**

**RESOLUTION NUMBER: ORD2022-331**

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

## **RESOLVED:**

That Council:

- (a) adopt the following Policies as amended:
  - i) Insurance – Public Liability Insurance
- (b) note the following Policies as operational policies:
  - i) Insurance – Public Liability – Ex-Gratia Payments

### 9.3.7

## FLOODPLAIN RISK MANAGEMENT COMMITTEE TERMS OF REFERENCE

**File No:** 07.00007

### RECOMMENDATION:

That Council:

- (a) Establish the Floodplain Risk Management Committee,
  - (b) adopt the Floodplain Risk Management Committee Terms of Reference and Operational Guidelines;
  - (c) appoint the Mayor and one other Councillor and alternate Councillors to the Committee, and
  - (d) commence the recruitment for community members on the committee.
- 

### REPORT:

Council's current Floodplain Risk Management Plan for the Macquarie River was developed in 1993 and made various recommendations, including the construction of levee banks in various locations around Bathurst.

Council completed the last stage of flood levee construction in late 2021 with the construction of the Perthville Levee. Council has subsequently secured partial grant funding to develop a new Floodplain Model for the Macquarie River. The Floodplain Development Manual (the Manual) details that a Floodplain Risk Management Committee should be formed as the first step in the process. The Committee acts as both a forum and focus for the discussion of technical, social, economic, environmental and cultural issues, guiding the development of the flood plan model.

The Manual suggests that membership of the Committee would include:

- elected members of Council;
- Council staff from engineering, planning and environmental disciplines;
- an appropriate number of representatives of the local community, industry bodies and environmental groups;
- representatives of relevant industry bodies;
- officers from Office of Environment and Heritage
- representatives from State Emergency Services

Members of the Local Emergency Management Committee (LEMC) can be called upon to provide expert advice on an 'as required' basis.

Council staff have developed the Terms of Reference and Operational Guidelines (**attachment 1**) for the Committee which are based on other similar committees in other LGAs. The Floodplain Risk Management Committee will pursue specific actions and strategies which relate and contribute to the following key focus areas:

- The discussion of technical, social, economic and ecological issues and for the

- distillation of possibly differing viewpoints on these issues.
- To assist Council by providing direction through the process of preparation and implementation of Floodplain Risk Management Planning
- To foster partnerships and collaboration between the local community and Council

## **FINANCIAL IMPLICATIONS:**

Nil

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

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

Strategy 3.5 Increase resilience to natural hazards and climate change.

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

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

Strategy 6.3 Advocate for our community.

Strategy 6.4 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. Floodplain Risk Management Committee TOR Guidelines [9.3.7.1 - 7 pages]

## **MINUTE**

**RESOLUTION NUMBER: ORD2022-332**

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

### **RESOLVED:**

That Council:

- (a) Establish the Floodplain Risk Management Committee,
- (b) adopt the Floodplain Risk Management Committee Terms of Reference and Operational Guidelines;
- (c) appoint the Mayor and Cr Fry with Cr Hogan as an alternate Councillor to the Committee, and
- (d) commence the recruitment for community members on the committee.

### **9.3.8 REQUEST FOR WAIVER OF BMEC HIRE CHARGES**

**File No: 18.00004**

#### **RECOMMENDATION:**

That Council not waive the Venue Hire charges associated with the Bathurst and District Branch of the National Trust and Wiradyuri Elders' hire of the Bathurst Memorial Entertainment Centre, for their hire on 14 August 2022, and instead apply the 20% "Local Community Organisation" discount as per Council's adopted Revenue Policy.

---

#### **REPORT:**

Council is in receipt of a request from Mr McPherson, on behalf of the Bathurst and District Branch of the National Trust and Wiradyuri Elders, seeking a waiver of the Bathurst Memorial Entertainment Centre (BMEC) venue hire fee, for their event held on 14 August 2022. A copy of the request is provided at **attachment 1**.

This event was a commemoration activity to recognise the Declaration of Martial Law on 14 August 1824, and was required to be relocated indoors due to the anticipated inclement weather and the rising river level.

Council's adopted Revenue Policy provides the ability for a 20% discount of venue hire to "Local Community Organisations – Not for Profit Organisations" where money raised is dispersed for the benefit of the community. Given the nature of this hire, it is likely that this discount would have automatically been applied. However, as the request is seeking a full waiver, this matter is required to be referred to Council for consideration.

The venue hire fee for this event was \$481 (including GST).

#### **FINANCIAL IMPLICATIONS:**

Should Council resolve in accordance with the recommendation of this report, there is sufficient funding with the Section 356 – BMEC Community Use allocation. It should also be noted that there is sufficient funds within this allocation to cover a full waiver if Council wished to resolve that way.

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

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

Strategy 1.3 Enhance the cultural vitality of the region.

#### **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. BMEC fee waiver request I Mc Pherson on behalf of National Trust and Wiradyuri Elders [9.3.8.1 - 1 page]

## **MINUTE**

**RESOLUTION NUMBER: ORD2022-333**

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

## **RESOLVED:**

That;

- a) Council Waive the Venue Hire charges of \$481 (including gst) associated with the Bathurst and District Branch of the National Trust and Wiradyuri Elders' hire of the Bathurst Memorial Entertainment Centre, for their hire on 14 August 2022, and
- b) the waiver to be funded by the Section 356 - BMEC Community use allocation.

### **9.3.9 EXTENSION OF TENURE - AUDIT AND RISK MANAGEMENT COMMITTEE - INDEPENDENT MEMBERS**

**File No: 07.00096**

#### **RECOMMENDATION:**

That Council endorse the tenure extension of Andrew Fletcher to 31 December 2022 and Phillip Burgett to 31 March 2023 as the appointed independent members of Council's Audit and Risk Management Committee.

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#### **REPORT:**

As part of the Charter for Council's Audit and Risk Management Committee (ARMC), appointed members to the ARMC are limited to a maximum tenure of no more than eight (8) years. When the current independent members, Mr Andrew Fletcher and Mr Phillip Burgett were reappointed earlier this year, consideration of their full tenure was inadvertently omitted. Both of the independent members reached the end of their eight year term as at 30 June 2022.

Discussions have occurred with the independent members seeking their agreement to extend their term, which will allow the ARMC to continue to operate whilst the recruitment of replacement members occurs. An EOI process for this recruitment has commenced.

The agreement that has been reached with the independent members is for Mr Fletcher to continue to 31 December 2022 and Mr Burgett to continue to 31 March 2023.

As this is a variation to the Charter for this Committee a resolution of Council is required to allow the ARMC to continue to operate. Councillors were requested to provide their approval to extend the tenure of the independent members, via email, on the understanding that if approval was obtained, that the approval would need to be endorsed at the September Ordinary meeting. The majority of Councillors have provided their approval. Accordingly, this report is seeking the endorsement of this approval.

For information, Council staff have commenced the recruitment process for new committee members to the ARMC.

#### **FINANCIAL IMPLICATIONS:**

Nil

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

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

Strategy 6.4      Meet legislative and compliance requirements.

**COMMUNITY ENGAGEMENT:**

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

**ATTACHMENTS:**

Nil

**MINUTE**

**RESOLUTION NUMBER: ORD2022-334**

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

**RESOLVED:**

That Council endorse the tenure extension of Andrew Fletcher to 31 December 2022 and Phillip Burgett to 31 March 2023 as the appointed independent members of Council's Audit and Risk Management Committee.

### **9.3.10**

## **REQUEST FOR PARTIAL VENUE HIRE FEE WAIVER - ARCHITECTS OUTWEST LEARNING GROUP**

**File No: 18.00004**

### **RECOMMENDATION:**

That Council not waive the hire fees associated with the Architects OutWest Learning Group's hire of the Bathurst Railway Museum scheduled on 15 September 2022.

---

### **REPORT:**

Council is in receipt of a request from Mrs Ingrid Pearson on behalf of the Architects OutWest Learning Group seeking a \$600.00 waiver of the \$935.00 quoted venue hire fees for the Group's use of the Bathurst Railway Museum to host a Housing Forum on 15 September 2022.

The purpose of the Forum is to inform architects, building designers and building professionals as well as members of community organisations and public on the latest National Construction Code 2022 changes to create livable, accessible and energy efficient housing. Council staff will be providing a presentation at the Forum.

Council's adopted Revenue Policy provides for a "...reduction of 20% on hire fees and entry fees for Not-for-Profit (NFP), local organisations and groups within the local (LGA) area. The discount does not include staffing charges".

Mrs Pearson has provided clarification that the Group are not a formal, legal or not-for-profit group. However, the Group is closely affiliated with the NSW Chapter of the Australian Institute of Architects.

For this Forum, Mrs Pearson has indicated that they are anticipating an attendance of 20-30 people, and that a small fee of \$20 will be charged to cover the venue and catering costs.

In accordance with Council's adopted Revenue Policy, this report is recommending that a waiver not be approved.

### **FINANCIAL IMPLICATIONS:**

There are no financial implications arising from the recommendation of this report.

Should Council wish to provide a partial waiver, there are sufficient funds within Council's Section 356 Donations allocation to fund this request.

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

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

Strategy 2.1      Support local business and industry.

**COMMUNITY ENGAGEMENT:**

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

**ATTACHMENTS:**

Nil

**MINUTE**

**RESOLUTION NUMBER: ORD2022-335**

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

**RESOLVED:**

Council:

- a) Waive the hire fees of \$600 associated with the Architects OutWest Learning Group's hire of the Bathurst Railway Museum, scheduled for 15 September 2022, and
- b) the waiver be funded by the Council's - section 356 allocation.

### 9.3.11 RENEWAL OF SPORTING LICENCE AGREEMENT - PART LOT 5 DP776928, KNOWN AS LEARMONTH PARK, KELSO

**File No: 04.00033**

#### **RECOMMENDATION:**

That Council approves the renewal of the Sporting Licence Agreement for part Lot 5 in DP776928, known as Learmonth Park, Kelso for a period of five (5) years as detailed in the report.

---

#### **REPORT:**

The existing Sporting Licence Agreement for part Lot 5 in DP776928, known as Learmonth Park, Kelso is due to expire on 30 September 2022. A map of the location is shown at [attachment 1](#).

The current licensee, Bathurst Touch Association Inc has confirmed with Council's Property Section 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.

The proposed new terms and conditions are:

Commencement date	1 October 2022
Expiration date	30 September 2027
Licence term	Five (5) years
Option period	Nil
Licence fee	\$700.00 per annum (GST inclusive)
Outgoings	100% electricity, telephone, water and garbage, annual sporting field fees as per Council's Revenue Policy
Insurance requirements	Public Liability Insurance cover to the amount recommended by Council's insurance provider for the term of the licence (twenty million dollars {\$20m} as of 1 January 2022)

An in-house licence agreement will be prepared at nil cost to Bathurst Touch Association Inc.

It is recommended that Council approves entering into a sporting licence agreement for part Lot 5 in DP776928, known as Learmonth Park, Kelso with Bathurst Touch Association Inc for a period of five (5) years with a licence fee of \$700.00 per annum

(GST inclusive) as detailed in the report.

## **FINANCIAL IMPLICATIONS:**

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

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

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

### **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. Touch Assoc map [9.3.11.1 - 1 page]

## **MINUTE**

**RESOLUTION NUMBER: ORD2022-336**

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

### **RESOLVED:**

That Council approves the renewal of the Sporting Licence Agreement for part Lot 5 in DP776928, known as Learmonth Park, Kelso for a period of five (5) years as detailed in the report.

### 9.3.12 RENEWAL OF SPORTING LICENCE AGREEMENT - LOT 283 DP47960 – BOUNDARY ROAD CROWN LAND RESERVE

**File No: 04.00031**

#### RECOMMENDATION:

That Council approves the renewal of the Sporting Licence Agreement for Lot 283 DP47960, Boundary Road Crown Land Reserve for a period of twelve (12) months as detailed in the report.

---

#### REPORT:

The previous Sporting Licence Agreement for Lot 283 DP47960, Boundary Road Crown Land Reserve, expired in February 2020. The licensee, Bathurst Archers Inc, has been on a continuance since that time. A map of the location is shown at **attachment 1**. It should be noted that the site is Crown Land, administered by Council.

Bathurst Archers Inc has confirmed with Council's Property Section that they wish to enter into a new agreement.

The proposed new terms and conditions are set out below:

Commencement date	TBC
Expiration date	TBC
Licence term	Twelve (12) months
Option period	Nil
Licence fee	\$700.00 per annum (GST inclusive)
Outgoings	100% electricity, telephone, water and garbage, where applicable. Annual sporting field fees as per Council's Revenue Policy
Insurance	Public Liability Insurance cover to the amount recommended by Council's insurance provider for the term of the licence (twenty million dollars {\$20m} as of 1 January 2022)

It is recommended that Council approves entering into a Sporting Licence Agreement for Lot 283 DP47960, Boundary Road Crown Land Reserve with Bathurst Archers Inc for a period of twelve (12) months with a licence fee of \$700.00 per annum (GST inclusive) as detailed in the report.

#### FINANCIAL IMPLICATIONS:

If the recommendation is adopted Council will receive \$700.00 per year (GST inclusive) for twelve (12) months.



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

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

### **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. Bathurst Archers map [9.3.12.1 - 1 page]

## **MINUTE**

**RESOLUTION NUMBER: ORD2022-337**

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

### **RESOLVED:**

That Council approves the renewal of the Sporting Licence Agreement for Lot 283 DP47960, Boundary Road Crown Land Reserve for a period of twelve (12) months as detailed in the report.

### 9.3.13 COMMUNITY LEASE AGREEMENT – LOT A AND LOT C DP157645, KNOWN AS 5 CHURCH LANE, KELSO

**File No: 22.02574**

#### **RECOMMENDATION:**

That Council approves entering into a Community Lease Agreement for Lot A and Lot C DP157645, known as 5 Church Lane, Kelso for a period of five (5) years, as detailed in the report.

---

#### **REPORT:**

The Community Lease Agreement with Bathurst Community Opportunity Shop Inc for Lot A and Lot C DP157645, known as 5 Church Lane, Kelso expired on 11 May 2015. The lessee has been on a continuance since that time, and has proved to be a satisfactory tenant.

A map of the location is shown at **attachment 1**.

Bathurst Community Opportunity Shop Inc has confirmed that they wish to enter into a new Community Lease Agreement, with the following proposed terms and conditions:

Commencement date	1 September 2022
Expiry date	31 August 2027
Lease term	Five (5) years
Option period	Nil
Lease fee	\$550.00 per annum (GST inclusive)
Outgoings	100% water usage charges
Insurance requirements	Public Liability Insurance cover to the amount recommended by Council's insurance provider for the term of the lease (twenty million dollars {\$20m} as of 1 January 2022)

It is recommended that Council approves entering into a Community Lease Agreement for Lot A and Lot C DP157645, known as 5 Church Lane, Kelso with Bathurst Community Opportunity Shop Inc with a lease fee of \$550.00 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 \$550.00 per year (GST inclusive) for five (5) years.

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

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

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

## **COMMUNITY ENGAGEMENT:**

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

## **ATTACHMENTS:**

1. 5 Church Lane map [9.3.13.1 - 1 page]

## **MINUTE**

**RESOLUTION NUMBER: ORD2022-338**

**MOVED: Cr J Jennings SECONDED: Cr B Fry**

## **RESOLVED:**

That the matter be deferred for consideration at a future meeting of Council.

## 9.4 DIRECTOR ENGINEERING SERVICES' REPORT

### 9.4.1 WATER SUPPLY UPDATE

**File No:** 32.00017

#### **RECOMMENDATION:**

That the information be noted.

---

#### **REPORT:**

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

As at Tuesday 6 September 2022, Chifley Dam was at 100.5%, with 30,266ML in storage. Refer **attachment 1** for a graph of Chifley Dam storage levels. Chifley Dam has been at capacity or overflowing for the past 2 years.

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

Winburndale Dam was at 72.0% on Tuesday 6 September 2022. The level is 2.34m below the crest level and there is 1,224ML in storage.

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

In Bathurst, the estimated residential water usage varies from week to week but remains below the target for Level 6 water restrictions. Over the last 4 weeks, the average estimated residential water usage is 9.2ML/d. Refer **attachment 2** for details of consumption.

#### **FINANCIAL IMPLICATIONS:**

Nil

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

**Objective 3:** Environmental stewardship.

Strategy 3.2 Develop Bathurst as a Smart City.

#### **COMMUNITY ENGAGEMENT:**

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

#### **ATTACHMENTS:**

1. Chifley Dam Monthly Storage Graph [9.4.1.1 - 1 page]

2. Estimated Residential Water Usage Graph [9.4.1.2 - 1 page]

**MINUTE**

**RESOLUTION NUMBER: ORD2022-339**

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

**RESOLVED:**

That the information be noted.

## 9.5 DIRECTOR CULTURAL AND COMMUNITY SERVICES' REPORT

### 9.5.1 BATHURST ACCESS IMPROVEMENT GRANTS 2022/2023

**File No:** 16.00107

#### RECOMMENDATION:

That Council provide \$14,000 under the 2022/2023 Bathurst Access Improvement Grants for the following applicants:

Business/Organisation	Amount of Funding
XJS World Pty Ltd (Crago Mill)	\$5,000 which is the maximum grant funding amount.
Mr Con Venardos (79 William Street, Bathurst)	\$5,000 which is the maximum grant funding amount.
Bathurst Lapidary & Collectables Club (old Eglinton Fire Shed)	\$4,000 which is 50% of the project cost.

#### REPORT:

Council has allocated \$15,000 in its 2022/2023 Annual Operating Plan for a small grants program offering businesses and non-profit organisations, within the Bathurst region, funding of 50% of project costs up to a maximum of \$5,000 on a dollar-for-dollar basis.

Council coordinates the program with the applications assessed by the Bathurst Regional Access Committee (BRAC) with their recommendations provided to Council for consideration.

Three (3) submissions were received for funding under the Bathurst Access Improvement Grants 2022/2023 program.

The applications were considered by BRAC and determined that the applications met the criteria for the grant:

**XJS World Pty Ltd** – Construction of new access ramp at rear of Crago Mill premises facilitating access to new entry point.

**Mr Con Venardos** – Restoration of 79 William Street, former OPSM premises. Separating the former merged shop into two shops, necessitating an automatic door and ramp to provide access, removing the step.

**Bathurst Lapidary & Collectables Club** – Construction of an accessible parking space adjacent to the Clubhouse, Old Eglinton Fire Shed.

The recipients will be notified that acceptance of these funds does not exempt their obligation to obtain development approval for their proposed works, if required. The

recipients will be encouraged to contact Council's Environmental Planning and Building Services Department to confirm their requirements in proceeding with their proposed work.

Recommendation provided by BRAC is attached.

## **FINANCIAL IMPLICATIONS:**

Funding for this item is contained within existing budgets

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

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

Strategy 5.3 Help build resilient, inclusive communities.

Strategy 5.4 Make our public places safe and welcoming.

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

Strategy 6.3 Advocate for our community.

## **COMMUNITY ENGAGEMENT:**

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

## **ATTACHMENTS:**

1. BRAC access grants 2022 23 (1) [9.5.1.1 - 1 page]

## **MINUTE**

**RESOLUTION NUMBER: ORD2022-340**

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

## **RESOLVED:**

That Council provide \$14,000 under the 2022/2023 Bathurst Access Improvement Grants for the following applicants:

<b>Business/Organisation</b>	<b>Amount of Funding</b>
XJS World Pty Ltd (Crago Mill)	\$5,000 which is the maximum grant funding amount.
Mr Con Venardos (79 William Street, Bathurst)	\$5,000 which is the maximum grant funding amount.
Bathurst Lapidary & Collectables Club (old Eglinton Fire Shed)	\$4,000 which is 50% of the project cost.

## 9.5.2

## BATHURST CCTV FUNDING PROGRAM 2022/2023

**File No:** 16.00145

### RECOMMENDATION:

That Council:

- (a) Provide \$699.00 under the Bathurst CCTV Funding Program 2022/2023, as follows:

Business/Organisation	Amount of Funding
Coetsee Legal	\$199 which is 50% of the total cost on a dollar-for-dollar basis.
Keystone 1889	\$500 which is the maximum amount approved for funding.

- (b) Re-open the application process to offer the program to further businesses in a second round commencing February 2023.

---

### REPORT:

Council has allocated \$10,000 in its 2022/2023 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 2022/2023.

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

The applications were required to meet the following criteria:

1. Specifications, quality and source of equipment.
2. Surveillance equipment registered with Bathurst Police.
3. Completion of installation within 90 days of approval.
4. Information supporting and addressing the need for CCTV in the business location.
5. Potential for coverage of the public space adjacent to the premises.



Applications for the program for this financial year, were received up to Friday 19 August 2022. The Assessment Group assessed the applications against the criteria and made the following recommendations to Council.

The Assessment Group recommends that Council:

- (a) Provide \$699.00 under the Bathurst CCTV Funding Program, 2022/2023, to provide assistance to the following applicants:

<b>Business/Organisation</b>	<b>Amount of Funding</b>
Coetsee Legal	\$199 which is 50% of the total cost on a dollar-for-dollar basis.
Keystone 1889	\$500 which is the maximum amount approved for funding.

- (b) Re-open the application process to offer the program to further businesses in a second round commencing February 2023

#### CCTV Funding Program Summary to Date

This is the eighth year of this program. To date, 91 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 5 businesses requesting withdrawal. If Council adopts the recommendation from the Assessment Group, as above, the accrued total will be 93 businesses approved for funding.

#### **FINANCIAL IMPLICATIONS:**

Council has provided \$10,000 in the Annual Operating Plan for Bathurst CCTV Funding Program 2022/2023. A balance of \$9,301 remains unallocated following the round of applications.

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

**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: ORD2022-341**

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

### **RESOLVED:**

That Council:

- (a) Provide \$699.00 under the Bathurst CCTV Funding Program 2022/2023, as follows:

<b>Business/Organisation</b>	<b>Amount of Funding</b>
Coetsee Legal	\$199 which is 50% of the total cost on a dollar-for-dollar basis.
Keystone 1889	\$500 which is the maximum amount approved for funding.

- (b) Re-open the application process to offer the program to further businesses in a second round commencing February 2023.

### 9.5.3

## BATHURST REGIONAL YOUTH COUNCIL 2022/2023

**File No:** 11.00020

### RECOMMENDATION:

That Council:

- (a) note the information; and
  - (b) adopt the membership of the Bathurst Regional Youth Council 2022/2023 including Harvey Lew as Youth Mayor and Ella Kay as Youth Deputy Mayor.
- 

### REPORT:

Recruitment for the 2022/2023 Youth Council occurred during May and June 2022, with applications being received up until Tuesday 7 June 2022. Twenty one applications were received and interviewed for the positions.

The 2022/2023 Youth Council consists of 14 young people aged 15 – 18 years of age and all high schools are represented. A Training Day was held on Tuesday 19 July 2022, to outline processes and requirements of their role as Youth Councillors.

The first Youth Council Meeting for 2022/2023 was held on Tuesday 16 August 2022, where the election of Youth Mayor and Youth Deputy Mayor occurred.

The 2022/2023 Youth Councillors are detailed below:

Name	School
Harvey Lew	Bathurst High Campus – Denison College
Chloe Tayler	Mackillop College
Jasmyn Nankervis	Mackillop College
Heidi Twohill	Mackillop College
Jasmin Houston	Mackillop College
Ella Kay	Scots All Saints College
Kirilee Scott	Scots All Saints College
Wil Crosland-Hamer	Scots All Saints College
Olivia Brabham	Scots All Saints College
Kiana Lowry	Kelso High Campus – Denison College
Ruby Morris	Skillset Senior College
Drew Wade	St Stanislaus' College
Isaac Barrett	St Stanislaus' College
Blake Kreuzberger	St Stanislaus' College

The Youth Mayor is Harvey Lew.  
The Youth Deputy Mayor is Ella Kay.

The Media Officers are Heidi Twohill and Kirilee Scott.

## **FINANCIAL IMPLICATIONS:**

There are no financial implications resulting from this report.

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

### **Objective 4: Enabling sustainable growth.**

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

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

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

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

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

## **COMMUNITY ENGAGEMENT:**

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

## **ATTACHMENTS:**

Nil

## **MINUTE**

**RESOLUTION NUMBER: ORD2022-342**

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

### **RESOLVED:**

That Council:

- (a)      note the information; and
- (b)      adopt the membership of the Bathurst Regional Youth Council 2022/2023 including Harvey Lew as Youth Mayor and Ella Kay as Youth Deputy Mayor.

#### 9.5.4

### DESTINATION MANAGEMENT PLAN IMPLEMENTATION - SEPTEMBER 2022

**File No:** 20.00299

#### RECOMMENDATION:

That the information be noted.

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#### REPORT:

Council, at its meeting held 13 December 2017, resolved to receive updates on destination brand strategy implementation. Implementation of the strategy is the responsibility of the Bathurst Visitor Information Centre (BVIC) acting as the Destination Management Organisation for the Bathurst region.

The 2021/2022 financial year was both challenging and unpredictable for the tourism industry due to the ongoing impact of the COVID-19 pandemic, with lockdowns and travel restrictions between July-December 2021 and extreme consumer uncertainty disrupting traditional holiday travel patterns. 2022/2023 is expected to see a return to more normalised conditions and BVIC's strategy is designed to capitalise upon this. The following information is provided as an update on the implementation of the Destination Brand Strategy as at 1 September 2022.

Destination Brand Implementation	Action
Destination Website	<p>The Bathurst region destination website has continued to perform strongly in 22/23 YTD though comparative statistics against the previous year's result are distorted by the high number of single page searches in July/August of 2021 when session time dropped dramatically as did pageviews whilst users increased specifically to research the COVID19 information page.</p> <p>USERS = 19,499 (-9.8%) PAGEVIEWS = 54,627 (+28.4%) BOUNCE RATE = 64.5% (-17.9%) AVERAGE SESSION TIME = 1.59 minutes (+81.3%)</p>
Online Booking Platform	<p>The "Bookeasy" booking engine continues to assist operators and events to increase sales, and to provide a direct booking option for Bathurst region accommodation. Sales have recovered strongly following the negative impacts of COVID19 in 21/22.</p>

Destination Brand Implementation	Action
	<p>2022/2023 financial year to date sales of \$7,208 have been achieved, being a 40.2% increase over the previous year.</p> <p>In addition, BVIC is providing ticketing services to community and non-profit group events including the Spring Spectacular and Rockley Gardens and Art Festival for the first time in 22/23.</p>
Curated Online Content	<p>BVIC is responsible for ongoing content creation with an overarching content strategy completed. New content generated in the last quarter includes:</p> <ul style="list-style-type: none"> <li>- A film shoot in June/July 2022 by 'Ginger Snap Productions', contracted by Destination NSW as part of the 'Feel New' collaborative marketing campaign</li> <li>- A new 'virtual tour' of Miss Traill's House in partnership with the National Trust.</li> <li>- New town and attractions images captured in a shoot August 22</li> </ul>
Marketing Plan	<p>A new 3-Year Marketing Plan was completed by BVIC to set the priorities for the next three years and was adopted by Council in February 2021. The Plan reflects an approach that encompasses the challenges and also the opportunities presented by the COVID 19 outbreak. 31 of the 39 priority areas have commenced and are either complete or ongoing as at 1 September 2022.</p>
Signage	<p>Priority area 4 of the Destination Management Plan calls for the "development of a strategic approach to tourism signage". A brief was prepared by BVIC and quotations requested in August 2021 for a suitable agency to prepare a Tourism Wayfinding and Signage Strategy including an audit of all tourism signage and extensive consultation. Specialist company '<i>Wayfound</i>' was selected to undertake this project. Work on this project commenced in July 2022, with an online survey and two stakeholder engagement sessions held in August. The draft strategy is currently being prepared.</p> <p>The re-skinning of four highway billboards (located on Mitchell Highway, Orange Road, Blayney Road and Marangaroo), currently advertising the 'Doors Open' business campaign, is being planned in collaboration with Events and Economic Development.</p>
Touring Trails App	<p>There have been 19,284 uses of the Bathurst 'Step Beyond' app to date. A new walking tour of Chifley Home and</p>

Destination Brand Implementation	Action
	<p>Milltown was launched in June and of St Joseph's Convent &amp; Heritage Centre at Perthville in July 2022 and the Rockley Progress Association is developing a walking tour of Rockley Village.</p> <p>Incorporation of this technology has also been proposed in the Mount Panorama Boardwalk interpretation plan.</p> <p>Expansion of the app to add a directory of local businesses is under consideration.</p>
Brand Awareness Campaign	<p>Consumer eDMs (electronic direct mail) continue to provide a monthly newsletter and event information to 4000+ subscribers.</p> <p>BVIC was successful in applying for funding through the Destination NSW "Feel New" collaborative marketing program. This funding has supported a social media business promotion in May, and subsequently a major 6-week content led campaign which launched in August. Destination NSW funded all content creation and matched a \$40,000 investment from the BVIC marketing budget with \$48,000 in additional funding. Bathurst videos have received 686,633 views to 1 September and the destination website a 7% rise in referral traffic from Visit NSW.</p>
BVIC	<p>A new drinking water bottle refill station was installed near the smart bench at BVIC.</p> <p>BVIC illuminations during the 2022 Winter Festival were expanded to include the park area between BVIC and Great Western Highway.</p> <p>A new design and quotes for the rear counter and display have been received with current budget constraints necessitating a delay in construction.</p> <p>YTD retail sales through BVIC of \$18,608 have been achieved, 281% above 2020/2021 result (which was negatively impacted by COVID19). Result also 58.4% above 2020/2021 period.</p> <p>\$3,579 of sales have now been made from 'The Cotswolds Store'.</p>
Public Relations	<p>Over the past three months PR activity has focused on attracting journalists and influencers with an emphasis on family focused publications and the high yielding DINKS (double income no kids) short break market. The Winter</p>

Destination Brand Implementation	Action
	Festival was a major drawcard, with Weekend Sunrise broadcasting live on the morning of 2 July. Bathurst has also featured in Ella's List, SMH Traveller, Timeout, influencer activity and in a new online listing with the NRMA Open Road Magazine.
Visitor Guide/Destination Guide	<p>The Bathurst Region Destination Guide is distributed locally to businesses as well as nationally through the network of accredited visitor information centres (AVICs). 20,000 copies of the new 2022 edition were printed and were delivered and distributed in June, with the publication also available online as a flipbook or a PDF download.</p> <p>A local graphic design agency was utilised in creation of the new edition which increased in size from 52-64 pages and was produced in a landscape format for the first time.</p> <p>A new publication showcasing the region's villages, also written and designed in house, and first printed in August 2020 has proved exceptionally popular and is currently being updated to its fifth (revised) edition.</p>
Destination Management Plan	The Destination Management Plan 2019-2024 was adopted by Council at its December 2019 meeting and is being implemented according to the priorities identified in the strategic action plan. To date, 52 of the 104 priority actions identified have been completed or are in progress as at 1 September 2022 representing 50% of all actions.

## 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 1.1 Respect, protect and promote the region's Aboriginal heritage assets.
- Strategy 1.2 Protect, enhance and promote the region's European heritage assets and character.
- Strategy 1.3 Enhance the cultural vitality of the region.

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

- Strategy 2.1 Support local business and industry.



- Strategy 2.2 Grow local employment, investment and attract new businesses by nurturing and supporting entrepreneurs, partnerships and local skill development.
- Strategy 2.3 Develop Bathurst as a Smart City.
- Strategy 2.5 Support Mount Panorama as a premier motor sport and event precinct.
- 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.
- Strategy 5.4 Make our public places safe and welcoming.

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

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

**COMMUNITY ENGAGEMENT:**

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

**ATTACHMENTS:**

Nil

**MINUTE**

**RESOLUTION NUMBER: ORD2022-343**

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

**RESOLVED:**

That the information be noted.

## 9.5.5 NATIONAL MOTOR RACING MUSEUM - 2022 FATHER'S DAY EVENT

**File No: 21.00005**

### **RECOMMENDATION:**

That the information be noted.

---

Father's Day 2022 was once again celebrated at the National Motor Racing Museum with the return of the popular laps of Mount Panorama in Council owned Museum vehicles and free entry to the Museum for Fathers.

This year the Museum vehicles included:

- 1963 Ford Cortina GT
- 1966 Mini Cooper S
- 1967 Ford Falcon GT
- 1968 Holden Monaro GTS327
- 2014 Ford Falcon Supercar

Attendance levels and income were back to pre-COVID-19 levels. A total of 185 people participated in the rides with an income of \$3,225.

Facebook comments included:

- *Fantastic morning! We really enjoyed the museum and my husband loved his surprise doing the laps in the Monaro! Thank you so much for a wonderful experience.*
- *Loved my ride in the Mini.*
- *I had a great day. My children have never been to Mount Panorama before and their first experience was a lap in the XR GT. Thank you to everybody today who made this possible*
- *Was awesome to go for a passenger ride around the track*

There was a total of 324 visitors to the museum including 114 free entries with retail sales of over \$2,500 on the day. The visitor demographics were broken down to 27% Bathurst Region, 29% Regional NSW, 25% Metro NSW and 19% Interstate. A number of visitors made the trip to Bathurst from Penrith, Central Coast and Wollongong just to participate in the car rides.

Other activities on the day included Shannons Insurance, who also provided sponsorship for the event, Trike Adventures (Dubbo) and Virtual Reality Racing Simulators.

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

Strategy 2.1      Support local business and industry.  
Grow local employment, investment and attract new businesses  
Strategy 2.2      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.  
Strategy 2.5      Support Mount Panorama Wahlenburg as a premier motor sport and  
event precinct.  
Strategy 2.6      Promote our City and Villages as a tourist destination.

### **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.

## **COMMUNITY ENGAGEMENT:**

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

## **ATTACHMENTS:**

Nil

## **MINUTE**

**RESOLUTION NUMBER: ORD2022-344**

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

## **RESOLVED:**

That the information be noted.

## 9.5.6 BATHURST REGION: A CULTURAL VISION 2036 - FIFTH ANNUAL PROGRESS REPORT

**File No: 20.00056**

### **RECOMMENDATION:**

That Council note and endorse the actions as outlined in the fifth annual progress report for the Bathurst Region: A Cultural Vision 2036.

---

Council, at its meeting held 21 June 2017, adopted the Bathurst Region: A Cultural Vision 2036. The aim of the plan was to provide a 20 Year Cultural Vision for the Bathurst Region, which was developed through considerable community consultation and is premised on the notion that:

*The Bathurst Region will be recognised as Australia's premier inland centre of culture and creativity.*

The implementation of the Cultural Vision will be achieved through the delivery of strategies grouped in three Outcome Areas:

1. Creative Places
2. Creative Programs
3. Creative People

These three Outcome Areas are considered the essential ingredients required to generate the conditions that will support and foster the human and physical conditions in which a centre of culture and creativity will thrive.

Each of the goals contained in the Cultural Vision has a number of related and achievable strategies that fall into the 1-4 year, the 5-10 year and the 11-20 year horizon.

In delivering the Cultural Vision, progress reporting is prepared and submitted to Council for endorsement annually. The fifth annual progress summary report, on the progress of actions is provided at **attachment 1**.

The Cultural Vision is beneficial in giving direction to Council facilities and programs and is utilised as a reference for grant applications and linking of stakeholders in the community.

2021/2022 was again impacted by managing effects from the COVID-19 pandemic. However, strategies and objectives actioned during this period included:

- Central Tablelands Collections Facility construction.
- Public Art Policy endorsed, successful grant awarded and delivery of projects completed and underway.
- Major grant application for Performing Arts residency facility submitted.

During 2022/2023 an industry audit and literature review will be undertaken to provide information on an updated Cultural Plan. It is noted that both the Federal and State Governments are reviewing and drafting new Cultural Plans. The outcome of these plans will influence Council's new Cultural Plan/Vision.

## **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 1.1 Respect, protect and promote the region's Aboriginal heritage assets.

Strategy 1.2 Protect, enhance and promote the region's European heritage assets and character.

Strategy 1.3 Enhance the cultural vitality of the region.

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

Strategy 2.2 Grow local employment, investment and attract new businesses by nurturing and supporting entrepreneurs, partnerships and local skill development.

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

### **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. 2022 Cultural Vision Review [9.5.6.1 - 5 pages]

## **MINUTE**

**RESOLUTION NUMBER: ORD2022-345**

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

**RESOLVED:**

That Council note and endorse the actions as outlined in the fifth annual progress report for the Bathurst Region: A Cultural Vision 2036.

## **10 REPORTS OF OTHER COMMITTEES**

### **10.1 TRAFFIC COMMITTEE REPORT - 6 SEPTEMBER 2022**

**File No: 07.00006**

#### **MINUTE**

**RESOLUTION NUMBER: ORD2022-346**

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

#### **RESOLVED:**

That the recommendations of the Traffic Committee Meeting of Bathurst Regional Council held on 6 September 2022 be adopted.

## 11 NOTICES OF MOTION

### 11.1 NOTICE OF MOTION - DOGS OFF LEADS AND UNRESTRAINED DOGS

**File No:** 11.00004

#### **RECOMMENDATION:**

That Council implement the following in response to an increase of off lead/ unrestrained dogs around the city:

1. Start a media campaign both newspaper and radio.
  2. Repeat the message in our rate notice newsletter including the fines for offences
  3. Signs in Pet Shops and Vet Surgeries
  4. Signs on walking tracks and parks
  5. More Rangers to be a visible force (Budget item)
- 

#### **REPORT:**

Councillor Aubin submitted the following Notice of Motion in relation to unrestrained/off lead dogs around Bathurst.

##### **Motion:**

That in response to the very disturbing increase in the occurrence of dogs off leads and unrestrained dogs right throughout our city, that Council:

1. Start a media campaign both newspaper and radio.
2. Repeat the message in our rate notice newsletter including the fines for offences.
3. Signs in Pet Shops and Vet Surgeries.
4. Signs on walking tracks and parks.
5. More Rangers to be a visible force (Budget item).

##### **Report:**

There has been a very disturbing increase in the occurrence of dogs off leads and unrestrained dogs right throughout our city. (not talking about off leash areas)  
The incidence of dogs walking off a leash whilst the owner walks with a lead hanging over their shoulder is staggering.

Unrestrained dogs attacking dogs walking on a lead is equally staggering.  
Our community is demanding that we (Council) do something to stop these events as people have the right to feel safe whilst out walking their dogs. It is a very traumatic experience for both the dog and its owner to be attacked by an unrestrained dog.  
We need to change the attitude of a lot of dog owners who are in denial about their dog attacking another dog or human, often saying, " don't worry, he wouldn't hurt a fly"

Let's get serious about making our community feel safe when out walking, with or without a dog, an activity which should promote health and well-being, not fear.

#### **ATTACHMENTS:**

Nil



## **MINUTE**

**RESOLUTION NUMBER: ORD2022-347**

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

### **RESOLVED:**

That Council implement the following in response to an increase of off lead/ unrestrained dogs around the city:

1. Start a media campaign both newspaper and radio.
2. Repeat the message in our rate notice newsletter including the fines for offences
3. Signs in Pet Shops and Vet Surgeries
4. Signs on walking tracks and parks
5. More Rangers to be a visible force (Budget item)

## 12 COUNCILLORS / DELEGATES REPORTS

### 12.1 MINUTES - COUNCILLORS MEETING WITH COMMUNITY GROUPS/REPRESENTATIVES - 10 AUGUST 2022

**File No:** 11.00019, 07.00017

#### RECOMMENDATION:

That the information be noted.

---

#### REPORT:

**Present:** Mayor Taylor, Deputy Mayor Fry (via teams), Cr K Burke, Cr Hogan, Cr Smith

**Apologies:** Cr Hanger, Cr Warren Aubin Cr Ian North, Cr Jess Jennings

#### **1. Central NSW Joint Organisation – Jenny Bennett**

- Provided the background and an update on the CNSWJO
- Outlined the new draft priorities of the CNSWJO
- Discussed the upcoming Joint Organisation conference, opportunities and challenges facing the member Council's of the Joint Organisation
- Thanked Bathurst Regional Council for their contribution and support to the Joint Organisation.
- Discussed the areas that Joint Organisation operates within, including advocacy and group procurement.

#### FINANCIAL IMPLICATIONS:

Nil

#### 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.

#### COMMUNITY ENGAGEMENT:

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

#### ATTACHMENTS:

Nil

**MINUTE**

**RESOLUTION NUMBER: ORD2022-348**

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

**RESOLVED:**

That the information be noted.

## **12.2 MINUTES - BATHURST REGIONAL YOUTH COUNCIL - 16 AUGUST 2022**

**File No: 11.00020**

### **RECOMMENDATION:**

That the information be noted.

---

### **REPORT:**

The Youth Council considered a number of items at their meeting held on Tuesday 16 August 2022, including the following:

- Election of Youth Mayor: Harvey Lew
- Election of Youth Deputy Mayor: Ella Kay.
- Election of two Media Officers: Heidi Twohill and Kirilee Scott.
- R U OK? Day initiative.
- 2022/2023 Project planning.

The Minutes of the Youth Council Meeting held on Tuesday 16 August 2022 are attached.

### **FINANCIAL IMPLICATIONS:**

There are no financial implications resulting from this report.

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

#### **Objective 4: Enabling sustainable growth.**

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

#### **Objective 5: Community 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 16 August 2022 [**12.2.1** - 3 pages]

**MINUTE****RESOLUTION NUMBER: ORD2022-349****MOVED: Cr B Fry SECONDED: Cr K Burke****RESOLVED:****RECOMMENDATION:**

That the information be noted.

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

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

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

#### **MINUTE**

**RESOLUTION NUMBER: ORD2022-350**

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

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

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

#### **RESOLVED:**

That:

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

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

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

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

## 13.1 DIRECTOR CORPORATE SERVICES AND FINANCE'S REPORT

### 13.1.1 RESIDENTIAL TENANCY AGREEMENT 447 CONROD STRAIGHT

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

This item relates to the proposal to execute a new residential tenancy agreement for 447 Conrod Straight, Mount Panorama.

#### MINUTE

**RESOLUTION NUMBER: CONF2022-66**

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

#### **RESOLVED:**

That Council endorse the General Manager's actions in executing a new residential tenancy agreement for Lot 2 DP1179272, known as 447 Conrod Straight, Mount Panorama, for a period of twelve (12) months, as detailed in the report

### 13.1.2 RENEWAL AERODROME LEASE LOT 32 PJ MOODIE DRIVE

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

This item relates to the proposal to renew the lease Agreement for a hangar site located at PK Moodie Drive, Bathurst Aerodrome.

#### MINUTE

**RESOLUTION NUMBER: CONF2022-67**

**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 Aerodrome for a period of ten (10) years

with a ten (10) year option period as detailed in the report.

### **13.1.3 COMMERCIAL LEASE – 5 WARK PARADE**

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

This item relates to the proposal to renew the Commercial Lease Agreement for 5 Wark Parade, Windradyne.

#### **MINUTE**

**RESOLUTION NUMBER: CONF2022-68**

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

#### **RESOLVED:**

That Council approve the renewal of the commercial lease agreement for Lot 7 DP806109, known as 5 Wark Parade, Windradyne for a period of two (2) years as detailed in the report.

### **13.1.4 RURAL LICENCE AGREEMENT 151 LAFFING WATERS LANE**

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

This item relates to the proposal to renew the Rural Licence Agreement for 151 Laffing Waters Lane.

#### **MINUTE**

**RESOLUTION NUMBER: CONF2022-69**

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

#### **RESOLVED:**

That Council approve the renewal of the Rural Licence Agreement for Lot 231 DP1177478, known as 151 Laffing Waters Lane, Laffing Waters, for a period of twelve (12) months with a twelve (12) month option for renewal as detailed in the report and subject to Council's Land Management Guidelines and insurance requirements.



### **13.1.5 RURAL LICENCE AGREEMENT 434 LAFFING WATERS LANE**

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

This item relates to the proposal to renew the Rural Licence Agreement for 434 Laffing Waters Lane.

#### **MINUTE**

**RESOLUTION NUMBER: CONF2022-70**

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

#### **RESOLVED:**

That Council approve the renewal of the Rural Licence Agreement for Lot 5 DP774064, known as 434 Laffing Waters Lane, Laffing Waters, for a period of twelve (12) months with a twelve (12) month option for renewal as detailed in the report and subject to Council's Land Management Guidelines and insurance requirements.

### **13.1.6 AERODROME LEASE AGREEMENT 16 WINDSOCK WAY**

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

This item relates to the proposal to enter into a Lease Agreement for a hangar site located at 16 Windsock Way, Raglan.

#### **MINUTE**

**RESOLUTION NUMBER: CONF2022-71**

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

#### **RESOLVED:**

That Council approves entering into a lease agreement for a hangar site located at Lot 12 DP1041715, known as 16 Windsock Way, Raglan, for a period of ten (10) years with a ten (10) year option period as detailed in the report.

## **13.2 DIRECTOR ENGINEERING SERVICES' REPORT**

### **13.2.1 TENDER 36.00790 - CONSTRUCTION OF CARPARK AT HEREFORD STREET KELSO**

**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 Tender for Construction of Carpark at Hereford Street, Kelso

## **MINUTE**

**RESOLUTION NUMBER: CONF2022-72**

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

## **RESOLVED:**

That Council accept the tender from Motive Civil and Plant Hire Pty Ltd in the amount of \$3,342,980.00 (incl. GST), subject to provisional items and variations.

### **13.2.2 TENDER 36.00771 - CONSTRUCTION OF STAGE 1 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 proposal to accept the tender for the Construction of Stage 1 Centennial Park Landscape Upgrade

## MINUTE

**RESOLUTION NUMBER: CONF2022-73**

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

### **RESOLVED:**

That Council:

- a. accept the tender of Kingsline Pty Ltd in the amount of \$1,113,374.40 (GST Inclusive) including selected provisional items as detailed within the report, subject to adjustments, for the construction of stage 1 Centennial Park Landscape Upgrade, and
- b. that an additional \$120,000 be provided to fully fund the proposed works, inclusive of contingencies.

### **13.2.3 36.00570 - VARIATION TO CONTRACT FOR THE MANAGEMENT OF MANNING AQUATIC CENTRE**

**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 accept the variation to the contract for the Management of Manning Aquatic Centre.

## MINUTE

**RESOLUTION NUMBER: CONF2022-74**

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

### **RESOLVED:**

That Council:-

- a. endorse the actions of the General Manager to accept the variation to Belgravia Leisure relating to gas retail price increases for the 2022/23 financial year, and
- b. reduce the 50m outdoor pool operating season by one month, commencing in the 2022 /23 summer outdoor pool season.

## **14 RESOLVE INTO OPEN COUNCIL**

**MINUTE**

**RESOLUTION NUMBER: CONF2022-75**

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

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

**15 ADOPT REPORT OF THE COMMITTEE OF THE WHOLE**

**MINUTE**

**RESOLUTION NUMBER: ORD2022-351**

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

**RESOLVED:**

That the Report of the Committee of the Whole, resolution numbers Conf2022-66 to Conf2022-75 be adopted.

**16 MEETING CLOSE**

**MINUTE**

The Meeting closed at 8.30pm.

**CHAIR:**

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# **Ordinary Meeting of Council - 21 September 2022** **Attachments**

<b>6.1 CONFIRMATION OF MINUTES - ORDINARY MEETING OF</b>	
<b>BATHURST REGIONAL COUNCIL HELD 17 AUGUST 2022.....</b>	<b>6</b>
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**MINUTES OF THE ORDINARY MEETING OF  
BATHURST REGIONAL COUNCIL  
HELD ON Wednesday 17 August 2022**

**1 PUBLIC FORUM**

**MINUTE**

**Robyn Wheatley- 26 Havannah Street**

- Objects to the DA
- Considers that the concerns raised have been dismissed
- Too many compromises have been made by the LEP
- Provided further historical information regarding the fountain
- Queries the value of the Heritage Conservation Area if the DA is approved
- Considers that the new building would be too intrusive to the heritage building.

**John Hollis- Code of Meeting Practice**

- Considers that the Public Questions time should not be changed and provides opportunity for issues to be raised.
- Considered that the proposal does not address an open Council.
- Offered suggestions on how to resolve

**Jennifer Gray - Code of Meeting Practice**

- Considers that a shorter time will not offer the community to address Council appropriately. Sees issues with those who are not familiar with public speaking, or speaking on an emotive topic.
- Considers that shortening of time will reduce the access of the public to Councillors.

**Ingrid Pearson - Code of Meeting Practice**

- Should not be restricting the ability of Council to determine whether a Public forum should be held
- Shortening the time will impact on the Community's ability to speak to Council.

**David Clyburn - Bathurst Water-ski Club**

- Speaking in support of the Waterski slalom course.
- Sees it as a benefit for the Community and there are a number of other examples on other waterways.

### **Lorraine Sargent - 236 Lambert**

- Thanked Council for the discussion meeting recently held
- Cites that Stormwater issue will be addressed and considers that not speedy enough
- Adding of the roof is corrugated roof profile - prefers that should be colorbond not zincalume.
- Requests that the matter be delayed so that these items be clarified.
- Supports ability to speak at public forum

### **Kent McNab - Code of Meeting Practice**

- Supports the retention of 5 minutes limit
- Considers that the proposal is undemocratic. Queries the ability of contact with Councillors without public question time.

### **Bob Triming - Code of Meeting Practice Lectern**

- Thanked for adjusting lectern
- Echoes the comments from previous speakers regarding the public forum
- Comments about lack of communication with Councillors

### **Stuart Pearson - Code of Meeting Practice**

- Discussed premises of democracy, suggests that the public time should be retained at 5 minutes.

### **Dianne McNab - Code of Meeting practice**

- Considers that the time be retained at 5 minutes and opposes the reduction in Public Forum
- Requests that submission summary be amended to remove 'appears'
- Commented on the availability/ contact ability of Councillors. Considers that the existing ability to speak on any aspect of Council operations has served the community well.

### **Gordon Crisp - Legal proceedings**

- Raised concerns about the expenditure of \$500k on legal proceedings. Cities Council policy on legal proceedings.

### **Lorraine Lang - DCP Amendment Ashworth Drive**

- Considers that the amendment is inappropriate for the residential area. Objects to the alteration to the DCP

### **Amanda Jaques - Ashworth Drive**

- Raised concerns with the proposed amendment. Considers that a better use for the site would be for open space. Objects to the proposed amendment. Considers that the future development is inconsistent with Council's strategies

## **2 RECORDING OF MEETINGS**

### **3 MEETING COMMENCES**

#### **MINUTE**

Meeting commenced at 6:53pm.

**Present:** Cr K Burke, Cr M Hogan, Cr I North, Cr A Smith, Cr R Taylor

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

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

#### **MINUTE**

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

#### **RESOLVED:**

That the apology of Cr W Aubin, Cr B Fry, Cr J Jennings, Cr G Hanger be accepted and leave of absence granted.

### **6 MINUTES**

#### **6.1 CONFIRMATION OF MINUTES - ORDINARY MEETING OF BATHURST REGIONAL COUNCIL HELD 20 JULY 2022**

**File No: 11.00005**

#### **MINUTE**

**RESOLUTION NUMBER: ORD2022-283**

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

#### **RESOLVED:**

That the Minutes of the Ordinary Meeting of Bathurst Regional Council held on 20 July 2022 be adopted.

## 7 DECLARATION OF INTEREST

### Declaration of Interest

#### MINUTE

**RESOLUTION NUMBER: ORD2022-284**

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

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

Cr K Burke declared non-significant/non-pecuniary interest in item 8.1.4 of the DEPBS Report.

Reason: Councillors had a phone conversation with applicant regarding drainage after an on-site inspection.

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

### 8.1 DIRECTOR ENVIRONMENTAL PLANNING AND BUILDING SERVICES REPORT

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

**File No: 03.00053**

#### MINUTE

**RESOLUTION NUMBER: ORD2022-285**

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

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

#### 8.1.2 GENERAL REPORT

**File No: 03.00053**

#### MINUTE

**RESOLUTION NUMBER: ORD2022-286**

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

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

**8.1.3 DEVELOPMENT APPLICATION NO. 2022/207 -  
PROPOSED TWO STOREY DWELLING, DETACHED  
CARPORT AND 2 LOT RESIDENTIAL SUBDIVISION AT  
263 LAMBERT STREET, BATHURST. APPLICANT: MRS  
D SETHI. OWNER: MRS D SETHI**

**File No: 2022/207**

**MINUTE**

**RESOLUTION NUMBER: ORD2022-287**

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

**RESOLVED:**

**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. 2022/207, 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:
  - 1) Prior to the issue of Construction Certificate, the applicant is to submit for approval a schedule of colours and materials. Colours and materials are to be consistent with the existing dwelling on the site. Any facebrick is to be strong autumn tones.
  - 2) During the carrying out of the proposed works, if any archaeological remains are discovered, the developer is to stop works immediately and notify the Heritage Division, NSW Office of Environment & Heritage. Any such find is to be dealt with appropriately and in accordance with the Heritage Act 1977, recorded, and details given to Council prior to the continuing of works.
  - 3) The cladding on the roof of the proposed dwelling and garage is to be of traditional corrugated profile.
  - 4) No demolition shall cause damage to, or adversely affect, the structural integrity of a building or those portions that are to be retained (clause 1.7.3.1 – AS2001-2001). The applicant is to ensure that when undertaking the proposed partial demolition every precaution is taken to protect the structural integrity of the remaining walls and roof. This may necessitate the removal of materials by hand, particularly where materials are bonded in or ‘toothed’ in (such as brickwork) or have a shared foundation or shared timber plate.

The use of heavy machinery is strongly discouraged because of the damage it can cause to the subject building and surrounding buildings. Heavy machinery must not be used within three metres of those portions that are to be retained.

NOTE: A description of the method of demolition proposed to be used and the type of equipment proposed for implementing those methods is to be lodged with Council prior to the commencement of work.

- 5) All earthworks, filling, building, driveways or other works, are to be designed and constructed (including stormwater drainage if necessary) so that at no time will any ponding of stormwater occur on adjoining land as a result of this development.
- 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 K Burke, Cr M Hogan, Cr I North, Cr A Smith and Cr R Taylor

Against the Motion - Nil

Absent - Cr W Aubin, Cr B Fry, Cr J Jennings and Cr G Hanger

Abstain - Nil

**8.1.4 DEVELOPMENT APPLICATION 2022/115 - PROPOSED  
DUAL OCCUPANCY AND SUBDIVISION OF LOTS 32 AND  
33 DP 1529, 266 HAVANNAH STREET, BATHURST.  
APPLICANT: LUKE CUTLER. OWNER: G & L WHEELER**

**File No: 2022/115**

**Cr K Burke declared non-significant/non-pecuniary interest in item 8.1.4 of the  
DEPBS Report.**

**Reason: Councillors had a phone conversation with applicant regarding drainage  
after an on-site inspection.**

**MINUTE**

**RESOLUTION NUMBER: ORD2022-288**

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

**RESOLVED:**

- i. That Council defer consideration of this matter for further information on drainage and other matters.
- ii. 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 K Burke, Cr M Hogan, Cr I North, Cr A Smith and Cr R Taylor

Against the Motion - Nil

Absent - Cr W Aubin, Cr B Fry, Cr J Jennings and Cr G Hanger

Abstain - Nil



**8.1.5                      MODIFICATION OF DA 2021/501 - DEMOLITION  
AND RECONSTRUCTION OF EXISTING  
DWELLING WITH NEW ADDITIONS, ATTACHED  
CARPORT AND DECK AT 170 HAVANNAH  
STREET, BATHURST. APPLICANT: MRS H  
DEEHAN. OWNER: MR J & MRS H DEEHAN**

**File No:                      2021/501**

**MINUTE**

**RESOLUTION NUMBER: ORD2022-289**

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

**RESOLVED:**

That Council:

- (a) as the consent authority, grant consent pursuant to Section 4.16 of the Environmental Planning and Assessment Act 1979 to the modification to Development Application No. 2021/501, subject to conditions able to be imposed pursuant to Section 4.17 of the Environmental Planning and Assessment Act 1979, as amended and including conditions to the effect that:

Prior to the commencement of demolition, the developer is to submit to Council an electronic copy (.pdf) of the photographic record of the site. The photographic record is to be prepared in accordance with the Photographic Recording of Sites Guidelines for the site for which approval has been granted.

NOTE: Council will forward a copy of the photographic record to the Bathurst District Historical Society for their records.

- (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 K Burke, Cr M Hogan, Cr I North, Cr A Smith and Cr R Taylor

Against the Motion - Nil

Absent - Cr W Aubin, Cr B Fry, Cr J Jennings and Cr G Hanger

Abstain - Nil

**8.1.6 DEVELOPMENT APPLICATION NO. 2021/312 -  
PRIMITIVE CAMPING GROUND, ADDITIONS &  
ALTERATION TO EXISTING SHED & USE AS FUNCTION  
CENTRE AND AMENITIES BLOCK - 1932 THE BRIDLE  
TRACK BRUINBUN - APPLICANT: AARON  
SCHUMACHER. OWNER: P SEAMAN**

**File No: 2021/312**

**MINUTE**

**RESOLUTION NUMBER: ORD2022-290**

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

**RESOLVED:**

That Council:

- (a) support the variation to Clause 6.2 "Siting" of *Bathurst Regional Development Control Plan 2014*.
- (b) as the consent authority, grant consent pursuant to Section 4.16 of the *Environmental Planning and Assessment Act 1979* to Development Application No. 2021/312, 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:

**General**

- 1. The function centre must not accommodate more than ninety (90) guests at any one time.  
  
The primitive camping ground must not accommodate more than eighty (80) campers at any one time.  
  
For the duration that a function is being held onsite, the camping ground must not be used by any campers who are not associated with the function.
- 2. The function centre must not operate for more than eight (8) hours in any twenty-four (24) hour period, provided also that any function must not operate between 12:00am and 7:00am on any given day.
- 3. The development must be carried out in accordance with the following approved plans and supporting documentation, except where the conditions of this consent expressly require otherwise.

Council Reference No.	Document Type	Description	Document Reference	Prepared By	Issue	Dated
2021/312/076.	Plan.	Cover Page.	Job No. 14220, Sheet 01.	Aaron Schumacher Drafting.	L.	4 July 2022.
2021/312/076.	Plan.	Site/Roof Plan.	Job No. 14220, Sheet 02.	Aaron Schumacher Drafting.	L.	4 July 2022.
2021/312/076	Plan.	Part Site/Roof Plan.	Job No. 14220, Sheet 03.	Aaron Schumacher Drafting.	L.	4 July 2022.
2021/312/076.	Plan.	Part Site Plan – New Parking Area.	Job No. 14220, Sheet 04.	Aaron Schumacher Drafting.	L.	4 July 2022.
2021/312/076.	Plan.	Part Site Plan – New Parking Area.	Job No. 14220, Sheet 05.	Aaron Schumacher Drafting.	L.	4 July 2022.
2021/312/076.	Plan.	Part Site Plan – New Parking Area.	Job No. 14220, Sheet 06.	Aaron Schumacher Drafting.	L.	4 July 2022.
2021/312/076	Plan.	Ground Floor Plan.	Job No. 14220, Sheet 07.	Aaron Schumacher Drafting.	L.	4 July 2022.
2021/312/076.	Plan.	Ground Floor Plan (Farm Shed).	Job No. 14220, Sheet 08.	Aaron Schumacher Drafting.	L.	4 July 2022.
2021/312/076.	Plan.	Elevations 1 & 2.	Job No. 14220, Sheet 09.	Aaron Schumacher Drafting.	L.	4 July 2022.
2021/312/076.	Plan.	Elevations 3 & 4.	Job No. 14220, Sheet 10.	Aaron Schumacher Drafting.	L.	4 July 2022.
2021/312/076.	Plan.	Sections AA & BB.	Job No. 14220, Sheet 11.	Aaron Schumacher Drafting.	L.	4 July 2022.
2021/312/076.	Plan.	Elevations 5 & 6.	Job No. 14220, Sheet 12.	Aaron Schumacher Drafting.	L.	4 July 2022.
2021/312/0	Plan.	Elevations	Job No.	Aaron	L.	4 July

76.		7 & 8.	14220, Sheet 13.	Schumacher Drafting.		2022.
2021/312/076.	Plan.	Specification.	Job No. 14220, Sheet 14.	Aaron Schumacher Drafting.	L.	4 July 2022.
2021/312/005.	Report.	Geotechnical Report.	20180631.	Calare Civil.	--	10 June 2021.
2021/312/011.	Report.	Statement of Environmental Effects.	14220 – SOEE – B.	Aaron Schumacher Drafting.	--	5 July 2021.
2021/312/047.	Report.	Bushfire Protection Assessment.	Project No. 21SYD_2023 2.	EcoLogical.	1.	6 October 2021.
2021/312/078.	Report.	Noise Impact Assessment.	2201.03.Report.1.	Acoustik.	1.	13 July 2022.
2021/312/081.	Correspondence.	Letter Addressing Council's Request for Further Information.	14220 – Council Response – D.	Aaron Schumacher Drafting.	--	25 July 2022.

4. The existing farm shed proposed to be refurbished and used as a function centre is to be upgraded to comply with the following performance requirements of NCC Volume One 2019;

- a) DP1 Access for people with a disability
- b) DP2 Safe movement to and within a building
- c) DP3 Fall prevention barriers
- d) DP4 Exits
- e) DP6 Paths of travel to exits
- f) DP8 Carparking for people with a disability
- g) EP1.2 Fire extinguishers
- h) EP4.1 Visibility in an emergency
- i) EP4.2 Identification of exits
- j) FP1.4 Weatherproofing
- k) FP1.5 Rising damp
- l) JP1 Energy use

5. The food premises fitout is to be constructed in strict accordance with Australian Standard AS4674-2004 – Design, construction and fitout of food premises.

NOTE 1: Detailed plans and specifications of food premises are to be submitted detailing the construction method of floors, walls and ceilings in all areas. The finishes to walls, floors and ceilings are to be included. The plan is also to include the location of items such as appliances, equipment and wash

hand basin.

6. No liquor is to be sold from the premises. A liquor licence must not be granted in relation to the approved function centre.
7. Prior to the issue of any Construction Certificate, the applicant is to obtain from Council an Approval to Operate a Camping Ground pursuant to Section 68 of the Local Government Act 1993

NOTE 1: Council will determine the Section 68 Application and impose any relevant conditions in accordance with the Bathurst Local Approvals Policy 2000. The applicant is advised to read the Approval and comply with the conditions as appropriate.

### Primitive Camping Ground

8. This Development Consent allows for the establishment of no more than nine (9) camp sites, as identified on the approved Site Plan.
9. A visitor must not be permitted to stay in a moveable dwelling in the primitive camping ground for more than fifty (50) days in a twelve (12) month period.

In calculating the number of days a visitor stays in a moveable dwelling, only overnight stays must be counted.

10. Camping is not permitted within the primitive camping ground other than on the nine (9) designated camp sites.
11. A caravan, annexe or campervan must not be permitted to be installed within 6 metres of another caravan, annexe, campervan or tent.
12. A tent must not be permitted to be installed within 6 metres of a caravan, campervan or an annexe or within 3 metres of another tent.
13. Unoccupied caravans, campervans and tents are not permitted to remain in the camping ground for more than 24 hours.
14. If a fee is charged for camping, a register must:
  - a) Be kept in accordance with section 121 of the *Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021*.
  - b) Specify the size of the group accompanying the registered person.

### Bushfire Protection

15. From the start of building works, the property around the building must be managed as an inner protection area (IPA) for a distance of 50 metres in accordance with the requirements of Appendix 4 of *Planning for Bush Fire Protection 2019*. When establishing and maintaining an IPA the following requirements apply:
  - a) tree canopy cover should be less than 15% at maturity;
  - b) trees at maturity should not touch or overhang the building;

- c) lower limbs should be removed up to a height of 2m above the ground;
  - d) tree canopies should be separated by 2 to 5m;
  - e) preference should be given to smooth barked and evergreen trees;
  - f) large discontinuities or gaps in vegetation should be provided to slow down or break the progress of fire towards buildings;
  - g) shrubs should not be located under trees;
  - h) shrubs should not form more than 10% ground cover;
  - i) clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation.
  - j) grass should be kept mown (as a guide grass should be kept to no more than 100mm in height); and
  - k) leaves and vegetation debris should be removed.
16. Non-perimeter roads for special fire protection purpose (SFPP) developments must comply with general requirements of Table 6.8b of *Planning for Bush Fire Protection 2019* and the following:
- a) minimum 5.5m carriageway width kerb to kerb;
  - b) parking is provided outside of the carriageway width;
  - c) hydrants are located clear of parking areas;
  - d) there are through roads, and these are linked to the internal road system at an interval of no greater than 500m;
  - e) curves of roads have a minimum inner radius of 6m;
  - f) the maximum grade road is 15 degrees and average grade of not more than 10 degrees;
  - g) the road crossfall does not exceed 3 degrees; and
  - h) a minimum vertical clearance of 4m to any overhanging obstructions, including tree branches, is provided.
17. The provision of water, electricity and gas must comply with the following in accordance with Table 5.3c of *Planning for Bush Fire Protection 2019*:
- a) A 10,000 litre static water supply tank must be provided on site;
  - b) a connection for firefighting purposes is located within the IPA or non-hazard side and away from the structure;
  - c) 65mm Storz outlet with a ball valve is fitted to the outlet;
  - d) ball valve and pipes are adequate for water flow and are metal;
  - e) supply pipes from tank to ball valve have the same bore size to ensure flow volume;
  - f) underground tanks have an access hole of 200mm to allow tankers to refill direct from the tank;
  - g) a hardened ground surface for truck access is supplied within 4m;
  - h) above-ground tanks are manufactured from concrete or metal;
  - i) raised tanks have their stands constructed from non combustible material or - bush fire-resisting timber (see Appendix F of AS 3959);
  - j) unobstructed access can be provided at all times;
  - k) underground tanks are clearly marked;
  - l) tanks on the hazard side of a building are provided with adequate shielding for the protection of firefighters;
  - m) all exposed water pipes external to the building are metal, including any fittings;
  - n) where pumps are provided, they are a minimum 5hp or 3kW petrol or diesel-powered pump, and are shielded against bush fire attack; any hose and reel for firefighting connected to the pump shall be 19mm internal diameter; and

- o) fire hose reels are constructed in accordance with AS/NZS 1221:1997, and installed in accordance with the relevant clauses of AS 2441:2005;
  - p) where practicable, electrical transmission lines are underground;
  - q) where overhead, electrical transmission lines are proposed as follows:
    - i) lines are installed with short pole spacing (30m), unless crossing gullies, gorges or riparian areas; and
    - ii) no part of a tree is closer to a power line than the distance set out in accordance with the specifications in ISSC3 Guideline for Managing Vegetation Near Power Lines.
  - r) reticulated or bottled gas is installed and maintained in accordance with AS/NZS 1596:2014 and the requirements of relevant authorities, and metal piping is used;
  - s) all fixed gas cylinders are kept clear of all flammable materials to a distance of 10m and shielded on the hazard side;
  - t) connections to and from gas cylinders are metal;
  - u) polymer sheathed flexible gas supply - lines are not used; and
  - v) above-ground gas service pipes are metal, including and up to any outlets.
18. Landscaping within the required asset protection zone must comply with Appendix 4 of *Planning for Bush Fire Protection 2019*. In this regard, the following principles are to be incorporated:
- a) A minimum 1 metre wide area (or to the property boundary where the setbacks are less than 1 metre), suitable for pedestrian traffic, must be provided around the immediate curtilage of the building;
  - b) Planting is limited in the immediate vicinity of the building;
  - c) Planting does not provide a continuous canopy to the building (i.e. trees or shrubs are isolated or located in small clusters);
  - d) Landscape species are chosen to ensure tree canopy cover is less than 15% (IPA), and less than 30% (OPA) at maturity and trees do not touch or overhang buildings;
  - e) Avoid species with rough fibrous bark, or which retain/shed bark in long strips or retain dead material in their canopies;
  - f) Use smooth bark species of trees species which generally do not carry a fire up the bark into the crown;
  - g) Avoid planting of deciduous species that may increase fuel at surface/ground level (i.e. leaf litter);
  - h) Avoid climbing species to walls and pergolas;
  - i) Locate combustible materials such as woodchips/mulch, flammable fuel stores away from the building;
  - j) Locate combustible structures such as garden sheds, pergolas and materials such as timber garden furniture away from the building; and
  - k) Low flammability vegetation species are used.
19. Bush Fire Emergency Management and Evacuation Plan is prepared consistent with the:
- a) NSW RFS document: A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan; and/or,
  - b) Australian Standard AS 3745:2010 Planning for emergencies in facilities.

The Bush Fire Emergency Management and Evacuation Plan must consider a mechanism for the early relocation of occupants on days when adverse fire weather is notified or adverse fire activity occurs in the local government area

in which the development operates.

A copy of the Bush Fire Emergency Management and Evacuation Plan should be provided to the Local Emergency Management Committee for its information prior to occupation of the development.

### Electricity Infrastructure

20. Compliance with any requirements of Essential Energy, including, but not limited to:
- a) If required, the Applicant will need to engage the services of an Accredited Service Provider to ensure adequate provision of power is available to any new improvements in accordance with the NSW Service and Installation Rules.
  - b) If the proposed development changes, there may be potential safety risks and it is recommended that Essential Energy is consulted for further comment.
  - c) Any existing encumbrances/easements in favour of Essential Energy (or its predecessors) noted on the title of the above property must be complied with.
  - d) Essential Energy's records indicate there is electricity infrastructure located within the property and within close proximity of the property. Any activities within these locations must be undertaken in accordance with the latest industry guideline currently known as *ISSC 20 Guideline for the Management of Activities within Electricity Easements and Close to Infrastructure*. Approval may be required from Essential Energy should activities within the property encroach on the electricity infrastructure.
  - e) Prior to carrying out any works, a "Dial Before You Dig" enquiry should be undertaken in accordance with the requirements of Part 5E (Protection of Underground Electricity Power Lines) of the *Electricity Supply Act 1995* (NSW).
  - f) Given there is electricity infrastructure in the area, it is the responsibility of the person/s completing any works around powerlines to understand their safety responsibilities. SafeWork NSW ([www.safework.nsw.gov.au](http://www.safework.nsw.gov.au)) has publications that provide guidance when working close to electricity infrastructure. These include the *Code of Practice – Work near Overhead Power Lines* and *Code of Practice – Work near Underground Assets*.

### Contamination and Heritage Conservation

21. If any unidentified material not previously identified as part of an investigation are uncovered during the development, then all works shall stop immediately in that area and Council be contacted. Works are not to recommence until approval has been received from Council. Depending upon the nature and the significance of the material, further assessment may be required before further work can continue in that area. Unexpected finds include but are not limited to:



- a) Suspected contamination in the form of ash, staining, discolouration, odours, underground petroleum storage systems or suspected asbestos containing material; or
- b) Suspected Aboriginal relics in the form of tools, artwork, bones etc; or
- c) Suspected non-Aboriginal heritage relics not previously identified.

### Signage

22. Development Consent has not been granted for the installation of any signage on the land. A separate Development Application must be submitted for any future signage proposals.

### Landscaping

23. Prior to the issue of any Construction Certificate, a Landscaping Plan must be prepared in accordance with Chapter 13 of *Bathurst Regional Development Control Plan 2014* and submitted to Council for endorsement. The plan must include, but not be limited to, the following:

- a) Landscape screening on the Western sides of Camp Sites 1, 2, 3, 4, 5, 8 and 9.
- b) Landscape screening on the Southern sides of Camp Sites 1 and 2.
- c) Landscaping within and around all carparking areas.
- d) The proposed plantings must have a maturity height, width and density that is appropriate to screen the size of an average caravan.
- e) Plans are to be drawn to a suitable scale (preferably 1:100 – 1:200).
- f) North point.
- g) Position of existing and proposed main structures on the site (including camp sites, buildings, carparks, fencing, paths, retaining walls and surface materials).
- h) Position, height, width and species name of existing trees and other natural features. All plantings are to be drawn to scale.
- i) The provision of a table identifying botanical and common plant names, the number of proposed plants to be planted, their mature growing height for Bathurst, the pot size of plants to be installed, and a key that identifies the location of each plant species to be planted.
- j) Planting details (staking, mulching, soil depths, drainage, etc).
- k) Locations, functions and dimensions of physical landscape structures such as paving, fencing, walls, screens, street furniture and grassed areas.
- l) Irrigation details.
- m) Edging details to planting beds.

Council is to certify that the landscape plan is in accordance with *Bathurst Regional Development Control Plan 2014*, prior to the issue of any Construction Certificate.

24. Landscaping is to be carried out and maintained in perpetuity in accordance with the certified landscape plan. Modification to the certified landscape plan shall only be after receiving written approval from Council.

NOTE 1: The landscaping is to be completed prior to the occupation of the building and maintained in perpetuity.

### **Vehicular Access and Carparking**

25. The construction of an all-weather primary **and** secondary vehicular access to the allotment. Each access must be located in accordance with the approved Site Plan and shall include:
- a) a gate or stock grid set back a minimum distance of ten metres from the boundary of the land with the public road.
  - b) a minimum 4.0 metre wide sealed footway crossing, extending from the edge of the bitumen seal on the public road to the entrance gate or stock grid.
  - c) a 150 mm thick 3.0 metre wide concrete dish drain or 450 mm minimum diameter reinforced concrete pipe culvert with headwalls, aligned with the table drain in the public road.

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

26. The erection of signs that clearly indicate to the drivers of vehicles, both on and off the subject land, the driveway by which they are to enter or leave the subject land.
27. The provision of at least twenty-seven (27) car parking spaces on the subject land in a manner that is in accordance with Australian Standard AS 2890.1 - 2004 Car Parking and *Bathurst Regional Development Control Plan 2014*.
28. The installation of exterior LED luminaires to all vehicular manoeuvring and parking areas. The exterior lighting shall be designed and installed so that no obtrusive light will be cast onto any adjoining property.

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

### **Lighting**

29. 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.

### Noise

30. The roof of the function centre must be constructed of an external Colourbond corrugated steel sheet with internal Colourbond (or similar) sheet on the ceiling side. The two sheets must be separated by a 475mm cavity with acoustic/thermal insulation in the cavity. This specification must be identified on the Architectural Plans, prior to the issue of any Construction Certificate.
31. The walls of the function centre must be constructed of external Colourbond corrugated steel sheet internally lined with 10mm Weathertex sheet with cavity acoustic/thermal insulation. This specification must be identified on the Architectural Plans, prior to the issue of any Construction Certificate.
32. The outer corners of the verandah associated with the function centre must be enclosed. A partition must be constructed to the underside of the roof, in the following locations:
  - a) Along the complete 3 metre width of the North-Western end of the verandah.
  - b) Along the complete 3 metre width of the South-Eastern end of the verandah.
  - c) Along the South-Western edge of the verandah for a distance of 2 metres inwards from each corner, towards the external stairs.

The partition walls must be constructed with a weighted sound reduction index (RW) of greater than 30dB or be constructed using the same construction material as the walls of the function centre. Fixed windows in the partition walls must consist of 6.38mm laminated glass. These specifications must be identified on the Architectural Plans, prior to the issue of any Construction Certificate.

33. Patrons leaving the function centre after 10:00pm must exit via the North-Western and North-Eastern doors of the building.
34. Prior to the issue of any Occupation Certificate, signage must be installed in a prominent position at the following locations:
  - a) At the entrance to each carpark.
  - b) Within each designated camp site.
  - c) On the verandah of the function centre.

The signage must state the following (or to a similar effect):

*"Please respect our neighbours. Loud talking and loud music (or the like) is prohibited after 6pm. Congregating in the carpark must be kept to a minimum after 10pm. Conversations and music must not be audible from adjacent camp sites after 10pm."*

35. All doors and windows located on the South-Western Elevation of the function centre (including the verandah) must remain closed after 6:00pm.

36. The erection of signs that clearly indicate to the drivers of vehicles both on and off the subject land, the location and means of access to the carparking area.
37. Any traffic leaving the site after 6:00pm on any given day, must exit via the secondary access located on the Northern side of the camping ground.
38. Prior to the issue of any Occupation Certificate, an Operational Noise Management Plan (NMP) must be prepared by a suitably qualified Acoustic Engineer and submitted to Council for endorsement.

The NMP must be consistent with the findings and recommendations of the *Noise Impact Assessment Report* (prepared by Acoustik, dated 13 July 2022, Revision 1) and must address the following matters at minimum:

- a) Identification of nearby residences and sensitive land uses.
- b) Identification of the relevant noise criteria established in the *Noise Impact Assessment Report* (prepared by Acoustik, dated 13 July 2022, Revision 1).
- c) Identification of all noise generating activities likely to be associated with the operation of the development, including but not limited to, the following:
  - (i) Camping activities and equipment.
  - (ii) Campsite generators.
  - (iii) Traffic generation, vehicular movements and carparking (including car doors slamming).
  - (iv) Music and speeches.
  - (v) People gathering/talking.
  - (vi) Mechanical equipment.
  - (vii) Hours of operation.
- d) Identification of the names and positions of personnel responsible for noise management onsite and a description of the roles and responsibilities of each person.
- e) A detailed description of the operational measures which will be implemented onsite to minimise noise emissions and prevent any exceedances of the relevant noise criteria at nearby residences and sensitive land uses. This must include, but not be limited to, the following:
  - (i) Proposed measures to control and minimise noise emissions from the designated camp sites, particularly including (but not limited to) any noise which may result from the following activities:
    - Talking/gathering campers.
    - Music, radios and televisions.
    - Generators.
    - Dogs and animals.
    - Traffic generation and vehicular movements.

- Car doors slamming.
  - Engines starting.
- (ii) Proposed measures to control and minimise noise emissions from the function centre, particularly including (but not limited to) any noise which may result from the following activities:
- Talking/gathering guests.
  - Music and speeches.
  - Traffic generation and vehicular movements.
  - Car doors slamming.
  - Engines starting.
  - Car doors slamming.
  - Engines starting.
- (iii) The “conditions of use” which all onsite campers and function guests must adhere to.
- (iv) The provision of the following advice to all campers and function guests, prior to their arrival:
- That the “conditions of use” must be adhered to. A written copy must be supplied, prior to booking.
  - That the amenity of neighbouring properties must be respected.
  - That loud music and loud talking is prohibited after 6:00pm.
  - That congregating in the carpark must be kept to a minimum after 10:00pm.
  - That conversations and music must not be audible from adjacent camp sites after 10:00pm.
- (v) Encouraging all function guests to stay in the camping ground available onsite. Where this is not accepted, encouraging guests to adhere to the road rules and consider noise impacts on surrounding properties when leaving the site.
- (vi) Proposed methods to monitor and control crowd behaviour and noise levels.
- (vii) Offering a bus service to function guests as part of the event package.
- (viii) All other conditions of this Development Consent which relate to the control and reduction of noise emissions from the development.
- (ix) All other recommendations identified under Section 4.4 of the Noise Impact Assessment Report (prepared by Acoustik, dated 13 July 2022, Revision 1).
- f) A Schedule of Staff Responsibilities in relation to noise management practices and the timing at which individual tasks are required to be carried out (see below example).

Noise Impacts	Noise Management Task	Timing	Responsibility	Equipment
E.g. Patrons talking.	Ensure that all patrons leaving the function centre after 10pm exit via the North-Western and North-Eastern doors of the building.	After 10pm.	Camping ground/ function centre manager.	--
E.g. Music and patrons gathering/ talking.	Install signage in prominent locations within the car parks, camp sites and function centre to advise patrons that loud talking and loud music is prohibited after 6pm and that congregating in the carpark must be kept to a minimum after 10:00pm.	Prior to operation.	Camping ground/ function centre manager.	Signage and posts.
E.g. Music, speeches and patrons gathering.	Close all doors and windows located on the South-Western Elevation of the function centre and verandah.	After 6pm.	Camping ground/ function centre manager.	Door/window keys.

- g) A complaints management procedure. Any incidents and complaints regarding noise impacts are to be recorded as per the standard business complaints handling procedure and investigations are to be undertaken to identify wherever possible the specific cause and corrective action to be implemented where possible to prevent similar impacts from reoccurring.
- h) Methods for monitoring and reviewing the effectiveness of the noise management measures.

#### **Air Quality (Dust, Smoke, Odour) and Waste Management**

- 39. All vehicles, caravans, trailers and the like must only be parked entirely within the designated camp sites and/or designated carparking spaces.

Any overflow carparking is to be located on the Northern side of the camping ground, away from the neighbouring dwelling house located on adjoining Lot 18 DP 1204572 (1930 The Bridle Track Bruinbun NSW 2795).

40. All campfires must be contained within fire buckets and must only be located entirely within the designated camp sites.

The landowner(s) must observe NSW Rural Fire Service (RFS) requirements in relation to Bush Fire Danger Periods.

41. All outdoor cooking facilities (barbeques and the like) must only be located entirely within the designated camp sites.
42. Fixed and lidded garbage bins must be provided within each camp site and throughout all carparks for public use. Garbage bins must not be allowed to overflow and must be regularly maintained and emptied into suitably located and covered communal bins/containers.

NOTE: All garbage bins and communal waste containers must be suitably located so as to minimise the impacts of wind-blown litter, waste, odour and noise on surrounding properties.

43. Prior to the issue of any Occupation Certificate, an Operational Waste Management Plan must be prepared in relation to the function centre and primitive camping ground and be submitted to Council for endorsement. The plan must include, but not be limited to, the following:
- a) The types of operational waste to be handled.
  - b) The expected volume of each waste (e.g. per day/week).
  - c) The onsite management and storage methods of the waste.
  - d) The methods of controlling and managing windblown litter and odour associated with the waste.
  - e) The methods, location and frequency (e.g. per hour/day/week) of waste disposal.
  - f) The methods, location and frequency (e.g. per hour/day/week) of waste collection and transport.
  - g) A Site Plan (to scale) which identifies:
    - i) The location of all individual waste bins to be provided throughout the function centre and primitive camping ground.
    - ii) The location of the communal waste container(s) to be provided onsite for the storage and collection of all waste from the site.
    - iii) The location of all vehicular manoeuvring areas necessary for garbage collection.
    - iv) The location of any other waste management features proposed within the Operational Waste Management Plan.

NOTE: The Operational Waste Management Plan must be designed to minimise the impacts of wind-blown litter, waste, odour and noise on surrounding properties.

### Erosion and Sediment Control / Dust

44. Erosion and sediment control measures are to be established prior to commencement of construction and maintained to prevent silt and sediment escaping the site or producing erosion. This work must be carried out and maintained in accordance with an approved Erosion and Sediment Control Plan.

NOTE 1: All erosion and sediment control measures must be in place prior to earthworks commencing and implemented for the duration of the construction. Copies of the above guidelines are available from Council's Environmental, Planning & Building Services Department.

45. Prior to the issue of the construction certificate the developer is to submit to Council for approval an Erosion and Sediment Control Plan, which shows at least the following:

- a) Barrier fencing and exclusion zones
- b) Sediment fencing
- c) Stabilised access point/s
- d) Stockpile sites
- e) Wash down location
- f) Waste bins
- g) Maintenance and inspection regime
- h) Standard design drawings as per the Landcom Soils and Construction Volume 1 – "The Blue Book" OR the International Erosion Control Association
- i) Site plan/s detailing the above

NOTE 1: All erosion and sediment control measures must be in place prior to earthworks commencing and implemented for the duration of construction.

46. The development is to be conducted, and the site managed, in such a manner that sediment is not tracked onto the public road or discharged to the environment via stormwater or site runoff.
47. The completed work site is to be presented in a 'stable site', that is a site that has the following ground cover to achieve a C-factor of 0.10 (or 60% ground cover) within 20 days of completion or construction works, or a C-factor of 0.05 (or 70% ground cover) within 2 months of completion of construction. Acceptable ground cover at completion includes only:

- a) Grass turf
- b) Top soil cover and established grass
- c) Top soil cover and seeded hydromulch
- d) Straw or woodchip mulch to a depth of 20-40mm outside areas of concentrated flow

NOTE 1: When Extreme or Critical enforced water restrictions are in place, other methods such as polymer application supported by surface water controls, sediment controls and an ongoing maintenance regime may be used in place of the acceptable controls upon written approval from Council.

### Stormwater Management



48. All roofed and paved areas are to be drained and the water from those areas and from any other drainage conveyed to an appropriately sized and sited on-site disposal area, in accordance with AS/NZS 3500.

Storm water disposal drains shall be connected to all roof gutter down pipes within 14 days of installation of the down pipes and/or the construction of hard standing areas, as may be appropriate, to discharge roofwater to the approved method of disposal.

Where kerb and gutter is constructed, an approved PVC or galvanised steel kerb adaptor (either roll over kerb adaptor or upright kerb adaptor) shall be installed in the kerb.

NOTE 1: 'Pump-out' stormwater drainage systems are not acceptable.

49. The ground surrounding the building shall be graded and drained to ensure that all surface and seepage water is diverted clear of buildings on the site and clear of adjoining properties. Permanent surface or subsoil drains or a combination of both shall be provided to all excavated areas, hard standing areas and depressions. The invert of such drains shall be a minimum of 200 mm below the finished floor level and shall have a minimum grade of 1:100 to the approved storm water disposal location. This work shall be carried out within 14 days of the installation of the roof gutter down pipes.
50. All earthworks, filling, building, driveways or other works, are to be designed and constructed (including stormwater drainage if necessary) so that at no time will any ponding of stormwater occur on adjoining land as a result of this development.

### Potable Water Supply

51. A Quality Assurance Program (QAP) is to be prepared in accordance with the *NSW Private Water Supply Guidelines*, *Australian Drinking Water Guidelines 6*, *Public Health Act 2010* and *Public Health Regulation 2012* and submitted to the Bathurst Public Health Unit. Evidence that the QAP has been approved by the Bathurst Public Health Unit must be submitted to your Principal Certifying Authority, prior to the issue of any Occupation Certificate.

### Retention of Existing Vegetation

52. Clearing of native vegetation is prohibited unless it is in accordance with the provisions of the *Biodiversity Conservation Act 2016*, as amended and the *Local Land Services Act 2013*, *State Environmental Planning Policy (Biodiversity and Conservation) 2021*, Chapter 9 of the *Bathurst Regional Council Development Control Plan 2014* as amended. All vegetation must be checked for hollows or active nests prior to felling. If any fauna species are known to inhabit a hollow or nest then an ecologist is to be consulted on the appropriate form of removal and felling that does not result in the death of the animal, and evidence kept of such consultation.

(c) includes an additional condition of consent that inhibits the use of generators except in case of emergency

(d) notify those persons who lodged a submission; and

(e) call a division.

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

**The result of the division was:**

In favour of the motion - Cr K Burke, Cr M Hogan, Cr I North, Cr A Smith and Cr R Taylor

Against the Motion - Nil

Absent - Cr W Aubin, Cr B Fry, Cr J Jennings and Cr G Hanger

Abstain - Nil

**8.1.7 BATHURST REGIONAL DEVELOPMENT  
CONTROL PLAN 2014 - AMENDMENT -  
ASHWORTH DRIVE LAND USE BUFFER**

**File No: 20.00362**

**MINUTE**

**RESOLUTION NUMBER: ORD2022-291**

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

**RESOLVED:**

That Council:

- (a) not adopt the Bathurst Regional Development Control Plan amendment as outlined in this report;
- (b) notify those who lodged submissions of its decision;
- (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 K Burke, Cr M Hogan, Cr I North, Cr A Smith and Cr R Taylor

Against the Motion - Nil

Absent - Cr W Aubin, Cr B Fry, Cr J Jennings and Cr G Hanger

Abstain - Nil

**8.1.8 BATHURST REGIONAL COUNCIL LOCAL APPROVALS POLICY 2022**

**File No: 20.00130 & 41.00089**

**MINUTE**

**RESOLUTION NUMBER: ORD2022-292**

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

**RESOLVED:**

- a. place the Draft Bathurst Regional Council Local Approvals Policy 2022 on public exhibition for a period of 28 days and accept submissions for a period of 42 days in accordance with Section 160 of the Local Government Act 1993;
- b. if no submissions are received, refer the Policy to the Departmental Chief Executive, seeking consent for the nominated exemptions, in accordance with Section 162 of the Local Government Act 1993;
- c. upon receipt of advice from the Departmental Chief Executive, and provided that no amendments are required, adopt the Policy;
- d. give public notice of the revocation of the Local Approvals Policy 2018 and the adoption and commencement of the Local Approvals Policy 2022 in accordance with Section 166 of the Local Government Act 1993; and
- e. once adopted, update Council's Policy Manual – Policy: LEP's & DCPs & Local Approval Policy to replace the words "Bathurst Region Local Approvals Policy 2018" with "Bathurst Regional Council Local Approvals Policy 2022".

**8.1.9                      WATTLE FLAT PUBLIC RECREATION  
RESERVE MANAGEMENT PLAN**

**File No:                      04.00096**

**MINUTE**

**RESOLUTION NUMBER: ORD2022-293**

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

**RESOLVED:**

That Council:

- (a)    adopt the Wattle Flat Public Recreation Reserve Management Plan as exhibited;  
      and
- (b)    note that any reference to MOU in the draft Wattle Flat Public Recreation Reserve  
      Management Plan is to be taken to mean a Management Agreement of some kind.

## 8.2 DIRECTOR CORPORATE SERVICES AND FINANCE'S REPORT

### 8.2.1 STATEMENT OF INVESTMENTS

**File No:** 16.00001

**MINUTE**

**RESOLUTION NUMBER:** ORD2022-294

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

**RESOLVED:**

That the information be noted.

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

**File No:** 16.00187

**MINUTE**

**RESOLUTION NUMBER:** ORD2022-295

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

**RESOLVED:**

That the information be noted.

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

**File No:** 18.00004

**MINUTE**

**RESOLUTION NUMBER:** ORD2022-296

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

**RESOLVED:**

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

**8.2.4 POWER OF ATTORNEY**

**File No: 11.00007**

**MINUTE**

**RESOLUTION NUMBER: ORD2022-297**

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

**RESOLVED:**

That the information be noted.

**8.2.5 CODE OF MEETING PRACTICE**

**File No: 11.00051**

**MINUTE**

**RESOLUTION NUMBER: ORD2022-298**

It was moved:

1. Council adopt the Code of Meeting Practice with:
  - (i) Cross-references and formatting changes as contained in the report; and
  - (ii) Clause 4.5 amended to allow each speaker to have five (5) minutes with a warning being sounded after four (4) minutes
2. That Council places on public exhibition a proposed further amendment that provides:
  - (i) speakers at public forum prior to an Ordinary Meeting of Council have five (5) minutes and may only speak on matters contained within the agenda of the Ordinary Meeting; and
  - (ii) a public forum be introduced prior to the commencement of Policy Committee Meetings allowing speakers to have five (5) minutes and be able to address Council on any matter of interest.

**With the absence of a seconder to this motion, the motion lapsed.**

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

**RESOLVED:**

1. That Council adopt the Code of Meeting Practice with:
  - (i) Cross-references and formatting changes as contained in the report; and
  - (ii) Clause 4.5 be amended to allow each speaker to have five (5) minutes with a warning being sounded after four (4) minutes;
2. The Council refer the Code of Meeting Practice to a future working party to discuss future Council meeting structures.

**8.2.6 REQUEST FOR FINANCIAL ASSISTANCE -  
FOLLOWING THE FLOW PRODUCTION**

**File No: 18.00004**

**MINUTE**

**RESOLUTION NUMBER: ORD2022-299**

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

**RESOLVED:**

That the request for financial assistance not be approved.

**8.3 DIRECTOR ENGINEERING SERVICES' REPORT**

**8.3.1 SECTION 356 DONATION ASSOCIATED WITH  
THE PURCHASE OF A CLOSED LANEWAY  
BETWEEN BLANDFORD AND LAMBERT  
STREETS, BATHURST**

**File No: 25.00520**

**MINUTE**

**RESOLUTION NUMBER: ORD2022-300**

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

**RESOLVED:**

That Council –

- a) ratifies its decision from the Confidential report tabled at the ordinary meeting of Council on 18 August 2021 to provide a donation under Section 356 of the Local Government Act 1993,
- b) resolves to ex-gratia waiving of payment of \$55,715.00 by the owner of 9 Blandford Street and payment of \$92,620.00 by the owner of 214 Lambert Street by way of donation under section 356 of the Local Government Act 1993, as detailed in the Director Engineering Services' report.



**8.3.2 WATER SUPPLY UPDATE**

**File No: 32.00017**

**MINUTE**

**RESOLUTION NUMBER: ORD2022-301**

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

**RESOLVED:**

That the information be noted.

**8.3.3 LETTER OF SUPPORT - FOR USE OF CHIFLEY  
DAM BY BATHURST TOURNAMENT WATER  
SKI CLUB**

**File No: 32.00005-08**

**MINUTE**

**RESOLUTION NUMBER: ORD2022-302**

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

**RESOLVED:**

That Council provide a letter of support to Bathurst Tournament Water Ski Club for their Aquatic Licence Application to Transport for NSW to set up a Water Ski Slalom Course at the proposed site on the Campbells River at Chifley Dam, in accordance with the Director Engineering Services' Report

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

### **8.4.1 DRAFT BATHURST REGIONAL COUNCIL ABORIGINAL COMMITMENT STRATEGY**

**File No: 09.00060**

#### **MINUTE**

**RESOLUTION NUMBER: ORD2022-303**

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

#### **RESOLVED:**

That Council

- (a) Adopt the draft Bathurst Regional Council Aboriginal Commitment Strategy (ACS).
- (b) Receive updates on the ACS actions every six (6) months.

### **8.4.2 ARTS OUTWEST 2021 ANNUAL REPORT**

**File No: 18.00036**

#### **MINUTE**

**RESOLUTION NUMBER: ORD2022-304**

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

#### **RESOLVED:**

That Council note the Arts OutWest Annual Report for 2021.

### **8.4.3 BATHURST REGIONAL ART GALLERY - YOUTH ADVOCATES PROGRAM**

**File No: 21.00039, 21.00002**

#### **MINUTE**

**RESOLUTION NUMBER: ORD2022-305**

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

#### **RESOLVED:**

That the information be noted.

**8.4.4 BATHURST MEMORIAL ENTERTAINMENT CENTRE -  
LOCAL STAGES COMPAREO PROGRAM**

**File No: 21.00060**

**MINUTE**

**RESOLUTION NUMBER: ORD2022-306**

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

**RESOLVED:**

That the information be noted.

**8.4.5 MUSEUMS BATHURST - 2022 TRIPADVISOR  
TRAVELLERS' CHOICE AWARDS FOR TOURISM**

**File No: 21.00106, 21.00005**

**MINUTE**

**RESOLUTION NUMBER: ORD2022-307**

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

**RESOLVED:**

That the information be noted.

## 9 REPORTS OF OTHER COMMITTEES

### 9.1 TRAFFIC COMMITTEE REPORT 2 AUGUST 2022

**File No: 07.00006**

**MINUTE**

**RESOLUTION NUMBER: ORD2022-308**

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

**RESOLVED:**

That the recommendations of the Traffic Committee Meeting of Bathurst Regional Council held on 2 August 2022 be adopted.

## 10 COUNCILLORS / DELEGATES REPORTS

### 10.1 MINUTES - COUNCILLORS MEETING WITH COMMUNITY GROUPS/REPRESENTATIVES - 13 JULY 2022

**File No: 11.00019-22**

**MINUTE**

**RESOLUTION NUMBER: ORD2022-309**

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

**RESOLVED:**

That the information be noted.

### 10.2 MINUTES - BATHURST COMMUNITY SAFETY COMMITTEE - 21 JULY 2022

**File No: 07.00107**

**MINUTE**

**RESOLUTION NUMBER: ORD2022-310**

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

**RESOLVED:**

That the information be noted.

**10.3 MINUTES - COUNCILLORS MEETING WITH COMMUNITY GROUPS/REPRESENTATIVES - 3 AUGUST 2022**

**File No: 11.00019**

**MINUTE**

**RESOLUTION NUMBER: ORD2022-311**

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

**RESOLVED:**

That the information be noted.

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

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

**MINUTE**

**RESOLUTION NUMBER: ORD2022-312**

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

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

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

**RESOLVED:**

That:

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

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

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

1. In accordance with Section 9(2A) of the Local Government Act 1993, it is the opinion of the General Manager that the following business is of a kind as referred to in section 10A(2) of the Act and should be dealt with in a part of the meeting closed to the media and public.

2. In accordance with Section 10B(1) it is considered that discussion of the matter in open meeting, would on balance, be contrary to the public interest.
3. In accordance with Section 10A(4) members of the public are invited to make representations to the Council as to whether the matters should or should not be dealt with in Confidential Committee.

## **11.1 DIRECTOR ENVIRONMENTAL PLANNING AND BUILDING SERVICE'S REPORT**

### **11.1.1 EXPRESSION OF INTEREST PROCESS FORMER TECHNICAL COLLEGE PRECINCT**

**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 Expression of Interest process for the former TAFE precinct.

## **MINUTE**

**RESOLUTION NUMBER: CONF2022-60**

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

### **RESOLVED:**

That Council cease the Expression of Interest process in relation to the former TAFE precinct and investigate other options as outlined in this report.

## 11.2 DIRECTOR CORPORATE SERVICES AND FINANCE'S REPORT

### 11.2.1 RURAL LICENCE AGREEMENT - LOT 592 DP1244193, KNOWN AS LOT 592 COX LANE

**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 Rural Licence Agreement for lot 592 Cox Lane, Eglinton.

#### MINUTE

**RESOLUTION NUMBER: CONF2022-61**

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

#### **RESOLVED:**

That Council approves entering into a new rural licence agreement for Lot 592 DP1244193, known as Lot 592 Cox Lane, Eglinton, for a period of twelve (12) months with a twelve (12) month option for renewal as detailed in the report and subject to Council's Land Management Guidelines and insurance requirements.

### 11.2.2 SALE OF LAND AT DURHAM STREET, WEST BATHURST

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

This item relates to the proposal for Council to approve the sale of Part 1 Lot 1 DP995205, Durham Street West Bathurst.

#### MINUTE

**RESOLUTION NUMBER: CONF2022-62**

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

**RESOLVED:**

That Council approve the sale of part Lot 1 DP995205, Durham Street, West Bathurst as detailed in the report.

**11.2.3 SPORTING LICENCE AGREEMENT EGLINTON**

**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 Sporting Licence Agreement for Lot 72 in DP1136842, Park Street Eglinton.

**MINUTE**

**RESOLUTION NUMBER: CONF2022-63**

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

**RESOLVED:**

That Council approves the renewal of the Sporting Licence Agreement for part Lot 72 in DP1136842, Park Street, Eglinton for a period of five (5) years as detailed in the report.

**11.3 DIRECTOR ENGINEERING SERVICES' REPORT**

**11.3.1 TENDER - MOUNT PANORAMA EVENT PRE-CLEAN**

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

This item relates to the proposal to provide event preclean services to Mount Panorama.

**MINUTE**

**RESOLUTION NUMBER: CONF2022-64**

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

**RESOLVED:**



That Council accept the tender of Wilclean Pty Ltd in the amount of \$548,520 inc GST, for provision of event preclean services to Mount Panorama for 3 years, subject to adjustments and provisional items.

## **12 RESOLVE INTO OPEN COUNCIL**

### **MINUTE**

**RESOLUTION NUMBER: CONF2022-65**

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

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

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

### **MINUTE**

**RESOLUTION NUMBER: ORD2022-313**

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

**RESOLVED:**

That the Report of the Committee of the Whole, resolution numbers Conf2022-60 to Conf2022-65 be adopted.

## **14 MEETING CLOSE**

### **MINUTE**

The Meeting closed at 7.55pm

**CHAIR:**

---

**8.1 COVID-19 BUSINESS AND COMMUNITY -  
STIMULUS MEASURES**

**File No:** 14.000764, 16.00179

**RECOMMENDATION:**

That Council provide up to \$2,000 to each Community Group that manages a Council owned Community Hall as a contribution towards their annual public liability insurance premium, with funding to be provided through the Cost of COVID report that is being considered later at this meeting.

---

**REPORT:**

Council has received a number of Mayoral Minutes since the commencement of the COVID-19 pandemic, which have provided an assessment of the impacts that the pandemic is having on Council's operations. These reports have also provided proposed actions by Council to ease the burden on local businesses and the community to help sustain the local economy and community organisations.

The continued pressures on Council, businesses and the community due to the impact of the pandemic are certainly significant.

This report progresses Council's response and provides updated advice on Council's services to the community. The measures have been developed having regards to:

- **not putting the Council into an unsustainable situation;**
- **maintaining service levels, where practicable, to the community;**
- **maintaining permanent staff employment; and**
- **providing assistance to businesses in the region.**

A copy of the most recent Mayoral Minute, as presented to Council's Ordinary Meeting of 21 July 2021 is provided at [attachment 1](#).

Subsequent to the 21 July 2021 Mayoral Minute, Council has received two reports (22/9/21 and 17/11/21) from staff on the cost of COVID for the 2021/2022 financial year. In addition to responding to further revenue losses and costs incurred by Council, due to the pandemic, these reports provided new stimulus measures for the community.

These included:

- (i) provision of a 50% reduction in the Parks, Playing Field Maintenance Charges for winter sports; and
- (ii) provision of a 25% reduction in both the Outdoor Dining Fees and the Footpath Obstruction Licence Fees.

Council Services

Council is working to maintain as many services as practicable, with a number of these being provided in altered formats. Although, with the most recent relaxation of some restrictions, the resumption of "normal" operations in some areas has been able to be facilitated.

The work locations of staff continue to be reviewed and as a risk management approach, staff continue to occupy the following sites;

- Civic Centre;
- Lee Street (former Evans Shire office);
- Various Cultural sites; and
- Post Office building – top floor.

A small number of staff are working from home due to returning a positive test result, or being classed as a household close contact.

### Economic Development

#### **Impact from COVID**

##### **Background**

The previous COVID impact Mayoral Minute (July 2021) reviewed the recovery of the local economy following the shutdowns triggered by the first wave of the COVID-19 pandemic, which showed a strong, sharp recovery for Bathurst when compared to other parts of the state. This Mayoral Minute assesses the impact and recovery from the Delta shutdown (second wave of COVID-19) and, where data is available, the impact of the latest Omicron outbreak.

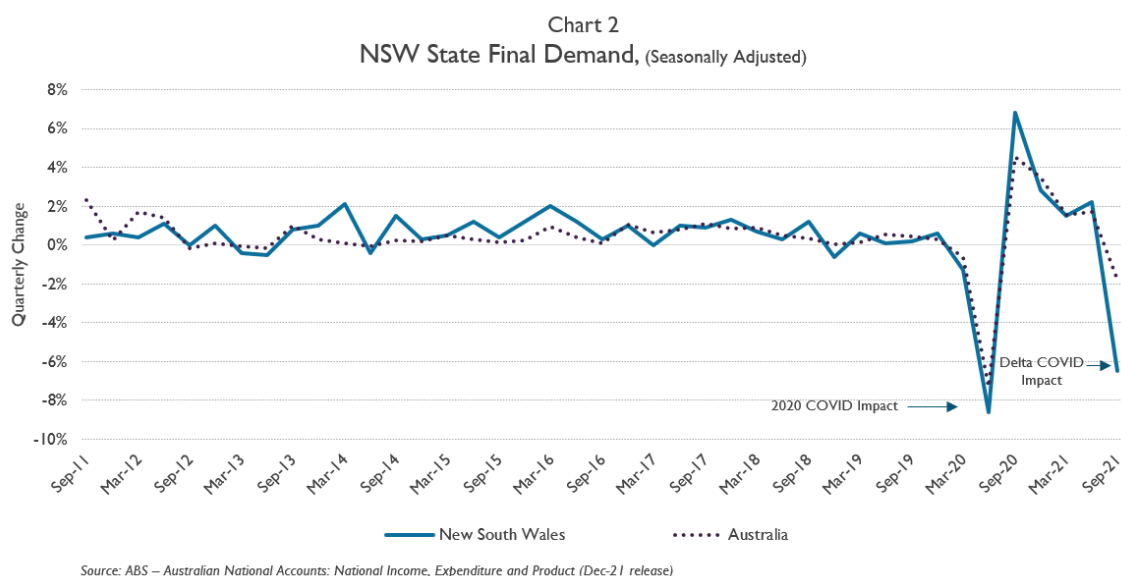
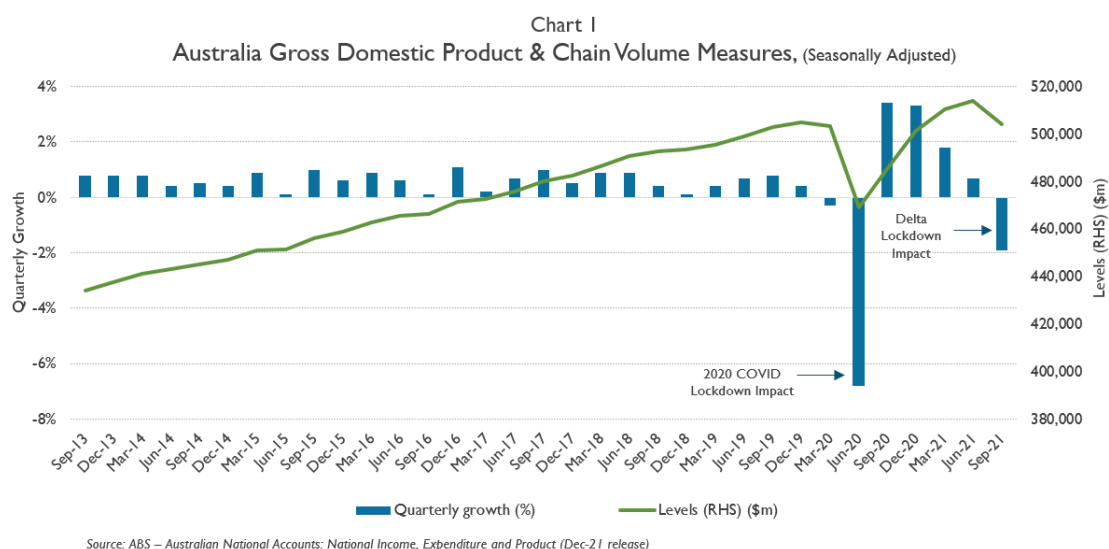
##### **National and State Recovery from COVID-19**

The Australian economy experienced the first recession in nearly 30 years thanks to the first wave of the COVID-19 pandemic (early to mid-2020). The **Australian Gross Domestic Product** (GDP) fell 0.3% in the March 2020 quarter and a further 6.8% in the June 2020 quarter (refer Chart 1).

In the September 2020 quarter, however, the Australian economy had started to move into positive territory, with quarterly growth of 3.5%. By March 2021 the level of economic activity had returned to pre-pandemic levels, with the quarterly activity 0.8% greater than activity for the December 2020 quarter.

This growth story changed on June 26 when Sydney, and later Regional NSW, was placed under lockdown to prevent the spread of the Delta outbreak. The shutdown triggered a 1.9% fall in economic activity for the nation. The greatest impact was experienced across New South Wales, where **State final demand** fell 6.5% (refer Chart 2). Note: State final demand is a measure of economic demand for goods and services in the economy.

Data post September 2021 is yet to be released, however, given the four-month lockdown that followed it is expected that negative or limited growth will have occurred over the period to December 2021, with Sydney likely to be the most impacted market.



Latest employment (Chart 3) and retail trade data for New South Wales (Chart 4) shows a bounce from the Delta shutdown occurring by November 2021 and continuing through to December 2021, as retail and services were permitted to reopen with some limitations in place.

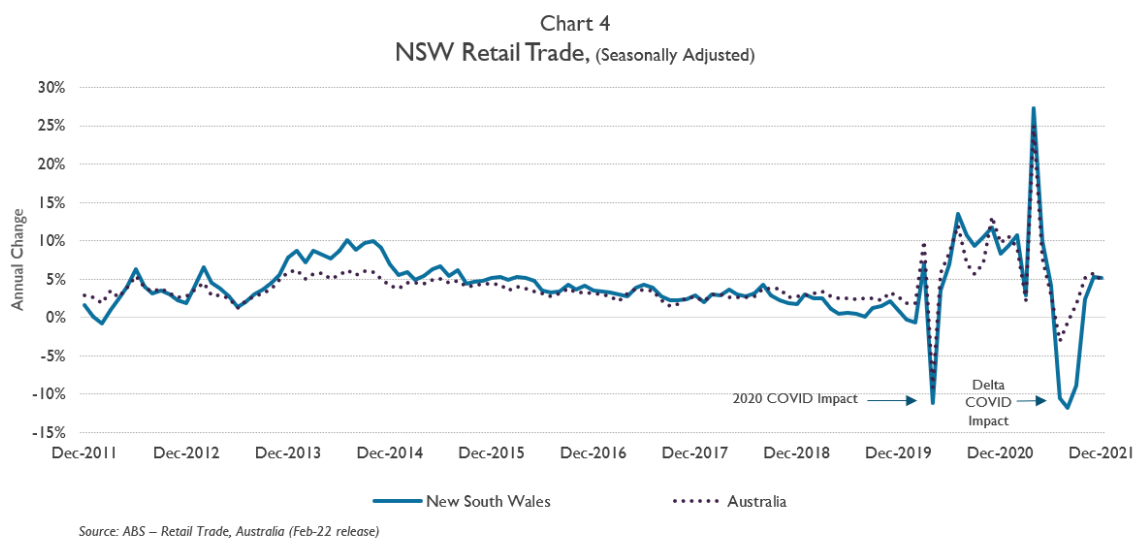
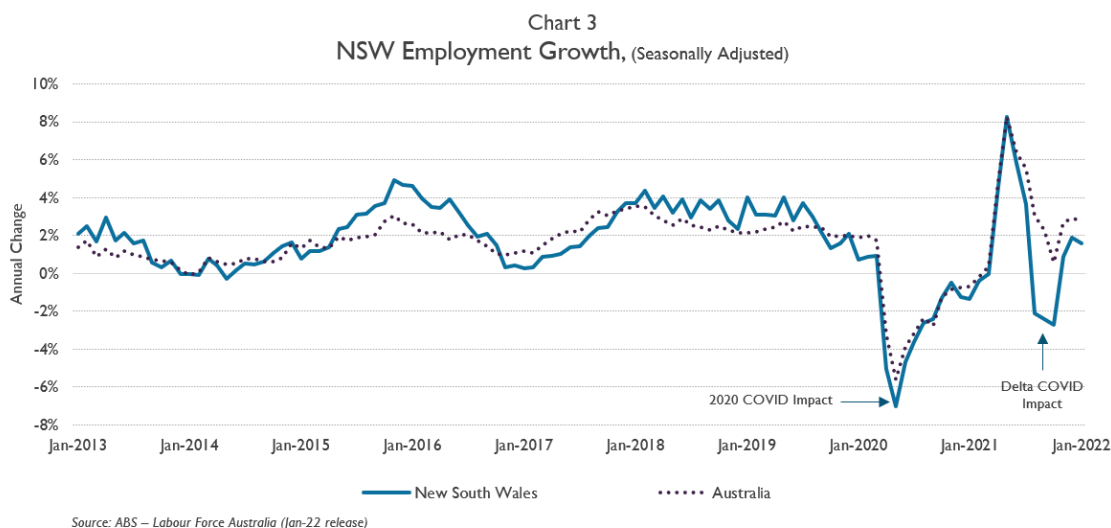
Year on year **employment growth** (Chart 3) for New South Wales lifted 0.9% in November 2021 and 1.9% by December 2021. A slight drop off in the year on year employment growth rate occurred in January 2022 (1.6%), as Omicron and staff shortages started to impact business.

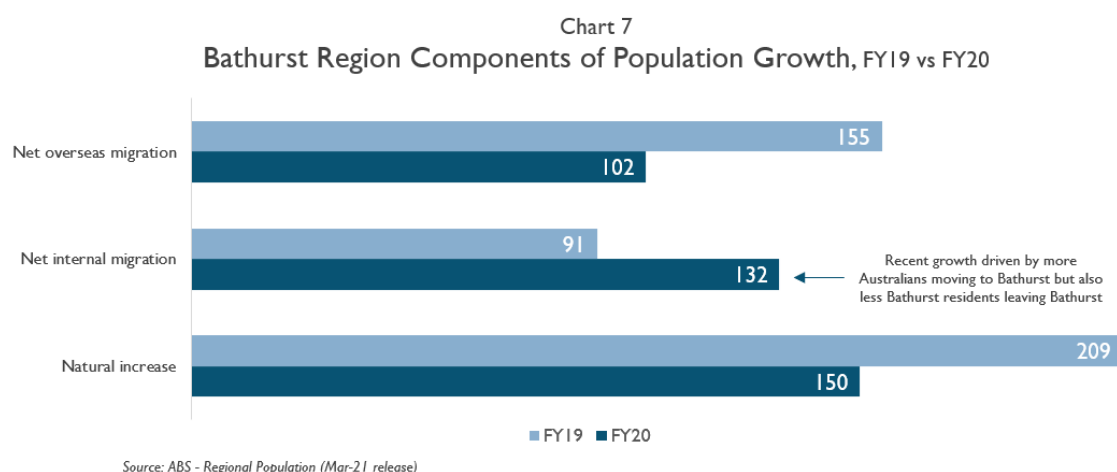
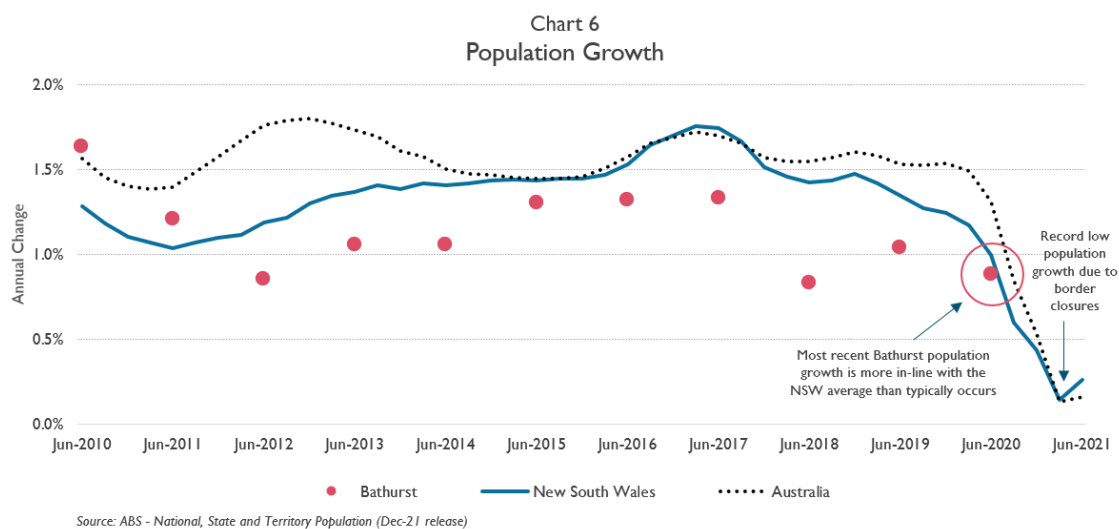
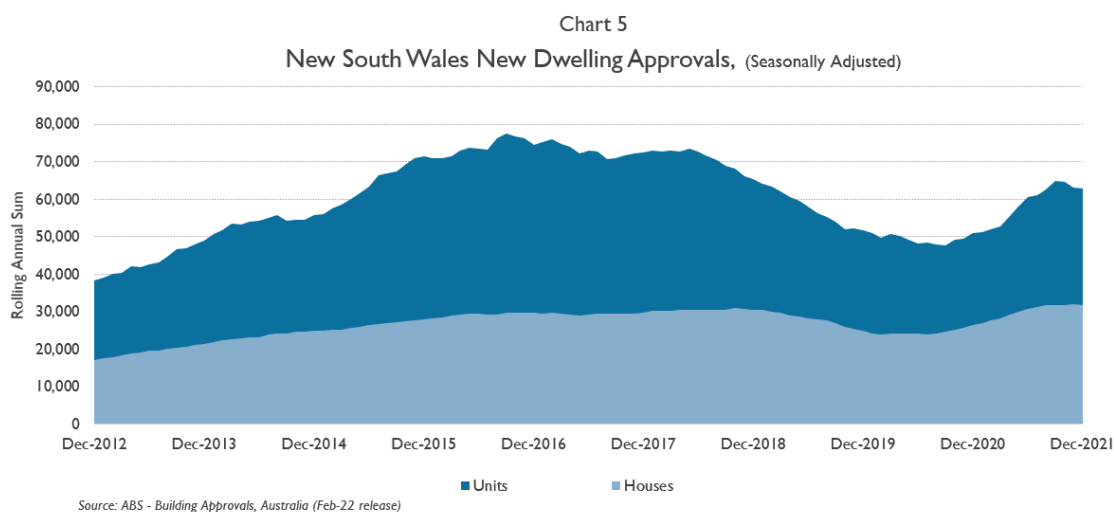
**Retail trade** (Chart 4) in New South Wales bounced back quickly post reopening. After three months of year-on-year retail trade decline (July, August and September 2021), retail trade in New South Wales bounced 2.4% year on year in October 2021, then 5.3% in November (driven by growing Black Friday sales) and 5.2% in December (Christmas).

**New dwellings approvals** (Chart 5) experienced a strong recovery post the first lockdown, reaching pre-pandemic levels by March 2021 and experiencing a sharp increase until August 2021. The latest data shows a slight drop off in November 2021 and limited growth in December 2021, a direct result of the Delta shutdown. The delayed response is due to the housing development approval timeframe which typically takes 1-3 months.

**Population growth** (Chart 6) continued to fall throughout most of FY2021, as border closures halted migration. By March 2021, population growth has fallen to record low levels, although a slight upshoot in growth for New South Wales was experienced in June 2021.

The June 2021 population forecasts for Bathurst will be released 29 March 2022. This data release will reveal whether the higher levels of internal migration experienced over the June 2020 period continued to June 2021 (Chart 7).





It is too early to assess the impact of Omicron at a State and National level. The fear of infection, coupled with supply constraints and staff shortages, is likely to have an impact on particularly the retail sector. The silver lining is Australian households have saved an

estimated \$200+ billion during the pandemic, with a proportion likely to be funnelled back into the economy through increased spending once restrictions are removed and consumer sentiment returns to pre-pandemic levels.

### **How did Bathurst Recover post Delta?**

The diverse and resilient economy in Bathurst, coupled with the low number of COVID cases, resulted in a lower first wave COVID impact for Bathurst when compared to other areas of Australia. This, coupled with the range of stimulus measures at a Federal, State and Local Government level, enabled a quick bounce back to pre-COVID levels.

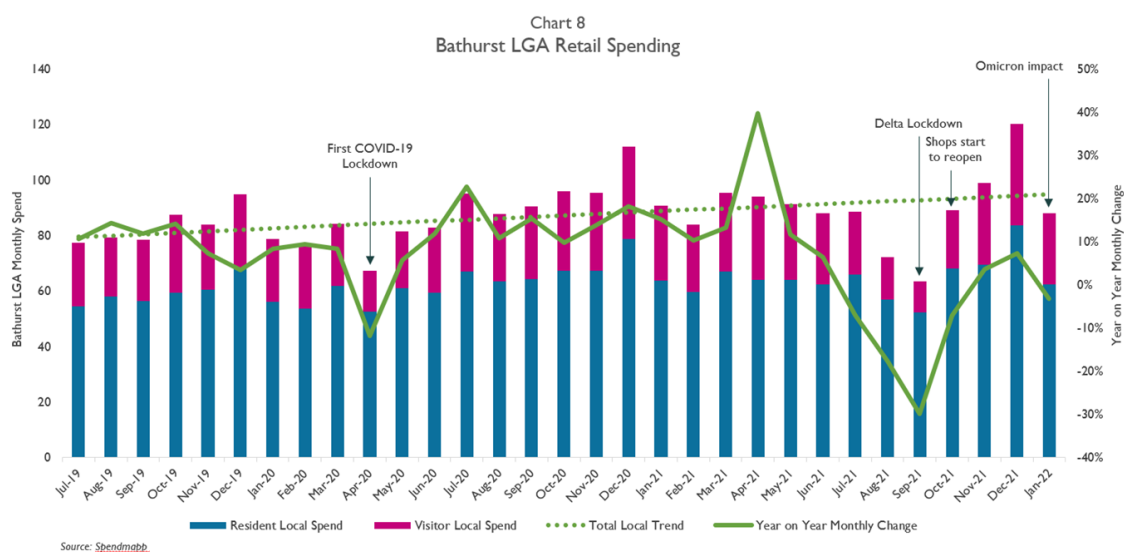
The Delta outbreak has had a more pronounced impact on the Bathurst economy than the first wave of COVID-19. The number of cases in Bathurst was significantly greater and the shutdown period far longer. This led to a deeper and more prolonged impact for Bathurst than that experienced in the first wave.

This more pronounced impact can be clearly seen in the Spendmapp card transaction data (Chart 8) purchased by Bathurst Regional Council. The first COVID-19 lockdown resulted in a year-on-year fall in Bathurst LGA retail spend (i.e. income for businesses in the Bathurst LGA) of 12% in April 2020. Year on year growth, however, quickly returned to positive levels with 6% year on year growth recorded in the following month (May 2020). This clearly shows the quick bounce back that occurred following the first COVID lockdown.

The Delta outbreak shows a different picture, with a slow decline in year-on-year sales occurring from July 2020 (as Sydney moved into full lockdown) and peaking at a 30% decline by September 2021. As shops started to reopen to the vaccinated on 11 October 2021 (albeit with restrictions) the year-on-year decline reduced to 7%, returning to positive territory by November 2021.

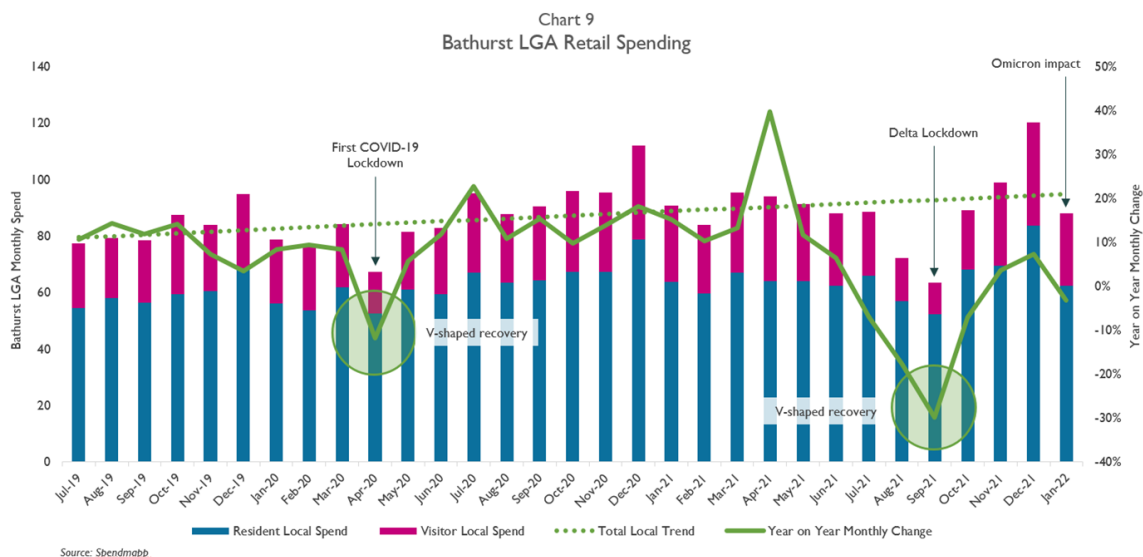
Whilst the close to \$5 million paid out to local Bathurst businesses through Government funding cushioned the blow, this four-month decline no doubt had an impact on many businesses through the Bathurst LGA particular the personal service sector (hairdressers, beauticians etc), restaurants, hotels and pubs, accommodation and apparel.

It is important to note that while the spending decline triggered by the Delta outbreak was more prolonged than the first wave, the bounce back (like the first COVID wave) was quick. By December 2021, Bathurst LGA spending has reach record levels, increasing 7% year on year and enabling businesses to regain some the losses experienced in the previous four months.



Unfortunately, the peak spending levels experienced were short lived as Omicron started to make an impact. January 2021 data (latest data available) shows a decline in year-on-year spending of 3%, a likely direct result from the most recent Omicron outbreak.

The extent of impact from Omicron will not be known until February 2021 data is released, however, comfort can be taken from the Bathurst LGA historical trend recorded throughout the previous two outbreaks. The Bathurst LGA data clearly shows Bathurst experienced a V-shaped recovery post the first COVID-19 wave and the Delta outbreak (Chart 9). In both instances residents of Bathurst, on average, return quickly to pre-shutdown spending habits. Bathurst resident's strong support of local business was evident in the spending figures, particularly in the month of December. Visitor spend in the Bathurst LGA was also quick to return, with December 2021 visitor spend at record levels.



Other indicators that the Bathurst economy remains strong, despite the recent COVID outbreaks include:

- After a small rise in December 2021, Job Seeker recipients for the Bathurst LGA fell in January 2022 and has remained below the NSW average on a per capita basis throughout the pandemic (Chart 10).



- New dwellings approvals for the Bathurst LGA remain relatively strong, despite the recent lockdowns (Chart 11).
- Forward accommodation bookings from Localis (a web scraping data source, scraping accommodation booking) shows significantly higher forward (future) bookings than experienced over the past two years, providing an indication of the expected strong return of tourism.
- Whilst there is a lag on employment and unemployment data at an LGA level (Chart 12), the low levels of unemployment for the December 2021 quarter for New South Wales provide an indication of where unemployment sits for Bathurst, with Bathurst unemployment consistently sitting more than 2.4% below the state average.

In addition to the above, the Bathurst Region is currently experiencing record levels of interest from investors, with several major projects proposed including:

- IBM Client Innovation Centre at Charles Stuart University
- Bathurst Integrated Medical Centre and adjoining multi-level car park
- Leading Edge Data Centre
- Quest accommodation and business centre
- Interest generated in the TAFE Expressions of Interest campaign

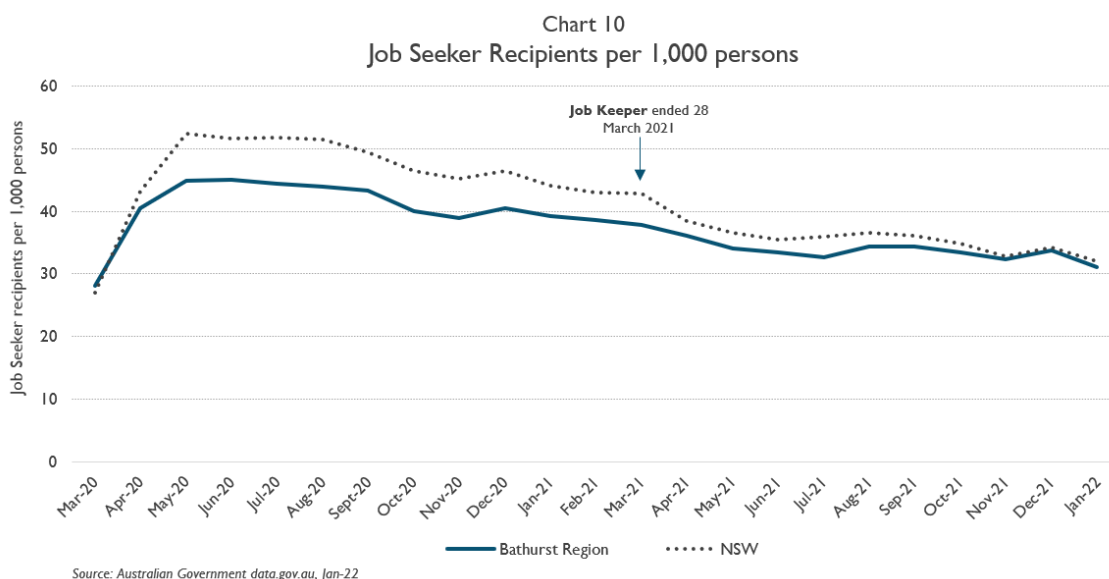


Chart 11  
New Dwelling Approvals

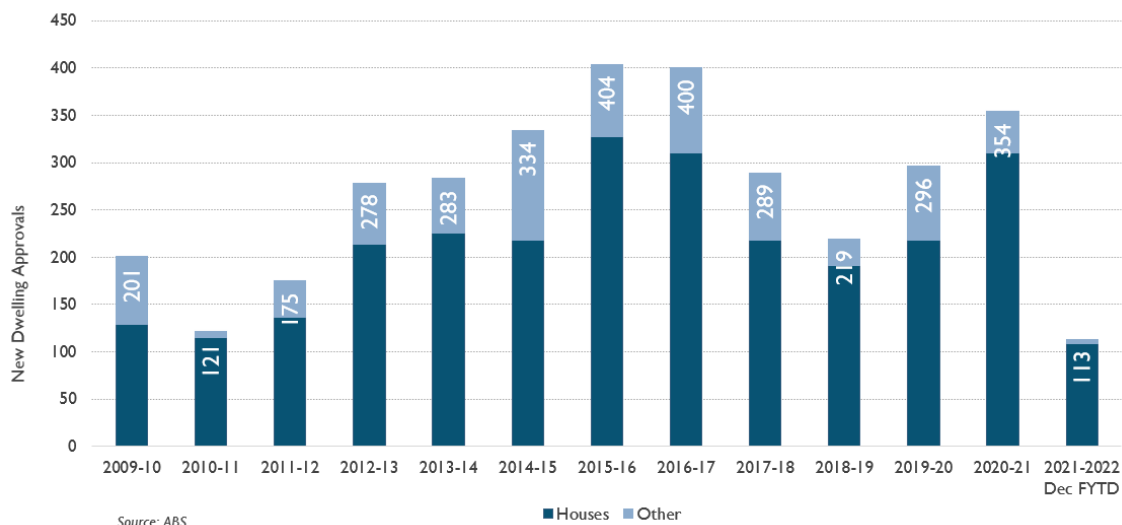


Chart 12  
Unemployment Rate and Employment Growth



In summary, the Delta shutdown resulted in a deeper and more prolonged impact than the previous first COVID-19 wave, due to the localised outbreak and the longer shutdown period. Like the first wave, the bounce back for Bathurst businesses was strong and sharp, with record spending levels achieved for the Bathurst LGA in December 2021. January data showed an impact from Omicron (although significantly less than previous outbreaks, given the significant lessening in restrictions), however, historical trends, current available data and levels of investment indicate that the bounce back for the Bathurst LGA is likely to be quick.

### Community and Cultural Services Update since July 2021

#### **CLOSURES OF FACILITIES:**

Facilities were closed during COVID-19 Lockdown 13 August to 18 October 2021.

#### **BATHURST LIBRARY**

- Filming, editing and uploading online storytimes to library website, for on-line access due to COVID-19 restrictions in numbers accessing the facility.

- Cataloguing StoryBox online storytimes to improve ease of access for public to utilise sessions at home.
- Options for community to register online for an online library membership and access all online material (ongoing)
- Select and Collect service (ongoing)
- Book delivery to existing members to Bathurst town area during lockdown.
- Reopening technology support: assisting the community face to face and on the phone to access proof of vaccination, Service NSW app, Medicare app, checking in etc.
- Participating in NSW Public Library Association online author event program and linking community to state-wide events

### **BATHURST REGIONAL ART GALLERY (BRAG)**

COVID-19 lockdowns, restrictions, and economic impacts has resulted in an increased focus on supporting and promoting regional visual artists through BRAG programs including:

- Artwork commissions (acquisitive): Genevieve Carroll (Hill End), Harrie Fasher (Portland), Tom Buckland (Oberon), Locust Jones (Katoomba), Aleshia Lonsdale (Wiradjuri, Mudgee)
- BRAGS Art Fair Online: 129 participating local artists, 3487 Online views, 22 artworks sold, \$8,423.63 raised
- Exhibitions: Genevieve Carroll (Hill End), Harrie Fasher (Portland), Tom Buckland (Oberon), Locust Jones (Katoomba), Aleshia Lonsdale (Wiradjuri, Mudgee), Karin Smith (Bathurst), Col Fenn (Bathurst) Robert Hirschmann (Portland), Nic Mason (Bathurst), Fleur McDonald (Kandos), John Daly (Orange), Peter Wilson (Bathurst), Luke Sciberras (Hill End), Hui Selwood (Hill End), Adrienne Doig tour (Cowra Regional Art Gallery, Benalla Art Gallery)
- BRAG Artists Collective (BAC): BRAG will launch the BAC in March 2022 giving local artists increased presence and agency within BRAG programs
- Public Art: Wiradjuri artists Sven (Banha Belong) and Birrunga Wiradjuri (SASS mural)
- Public & Education Programs: workshops presented by local artists Rhonda Sharpe (Wiradjuri, Forbes), Lucy Smith (Bathurst), Sven (Bathurst), Ruth Stone (Carcoar), Gen Carroll (Hill End), Harrie Fasher (Portland)
- Hill End AIR: BRAG continues to support the cultural and economic viability of Hill End through the following projects: CWA exhibitions (100 artists), residential intensives.

### **MUSEUMS**

- Museums closed to the public on Sunday 15<sup>th</sup> August reopening NMRM 20 October, AFMM 21 October, BRM 22 October. (Total of 9 weeks)
- Cancelled events/activities included NMRM Father's Day event in September and annual International Selfie Day January
- Extra activities included online virtual classroom broadcasts at AFMM and Rail Museum reaching over 6,000 students and the 12 Days of Xmas promotion to encourage visitation and purchase of gifts prior to Xmas
- Seven-day operation over the January school holiday period from 27<sup>th</sup> December to 30 January a total of 15,088 people visited the museums

## BATHURST MEMORIAL ENTERTAINMENT CENTRE (BMEC)

- Festivals ReLaunch Grant. \$50,000 was received for the Inland Sea of Sound through this Create NSW program to support festivals affected by COVID-19.
- A new feature of the Inland Sea of Sound is the Regional Song Contest with 15 songs selected for performance at a showcase event during the festival. Entries are open to any resident of the Central West and provide additional opportunities to showcase local talent. Over 30 entries have been received. The showcase band is made up of leading local musicians providing a professional performance platform for local song writers. The Showcase is also an opportunity for LEAP performers to be profiled if song writers are not able to sing their own song.
- BMEC applied for assistance from Create NSW for shows cancelled or postponed in 2021. \$46,502 was received with \$10,900 retained by BMEC and the balance shared amongst the producers of the cancelled shows. In 2022 BMEC is able to reapply for assistance towards shows that have proceeded to performance but still been impacted.
- Local performers:
  - Fast Cars is a new work produced by Local Stages the final draft of script & music is being written, plans are underway to perform in Feb 2023. This project has engaged local visual and performing artists. While some activity was cancelled due to lock downs – meetings and play readings continued online.
  - Drama workshops for young people continued throughout lock down – going online when attendees couldn't meet in person. This time was particularly used by the participants to develop a script for performance. Drama workshops in 2021 culminated in a performance in December by the young people at the Ponton Theatre at CSU.
  - Compareo – performing arts program for young adults with a disability. This program continued online during lockdown. When classes resumed face to face a number of participants were unable to get to BMEC and online options were provided for them.
  - Bathurst Heat and poetry workshop of the Australian Poetry Slam. This partnership between APS, Bathurst Library and BMEC was held online as the hosts (Sydney based) could not travel to Bathurst.
  - Bathurst Poets supported by Bathurst Library and BMEC Local Stages published an anthology of work. Many of the poems have been written as a response to COVID-19.

## COMMUNITY SERVICES

- **"Keeping Positive during Covid Comp"**, Youth Council initiative- created during lockdown for people to complete and email entry in due to COVID-19.
- **Christmas Scavenger Hunt**, Youth Council initiative- Christmas item was hidden in shop window to prevent lots of traffic going in and out of shops. Allowed people to view from a distance / outside and aimed to also support Local Business.
- **NSW Youth Conference 2021** was cancelled and rescheduled to February 2022
- **Creating Connections/Reducing Social Isolation for Seniors Grant**. Council received a Reducing Social Isolation for Seniors Grant to run Creating

Connections. The program is designed to introduce seniors to a range of activities offered throughout the region and provides vouchers to encourage continued participation. The program was due to commence in August 2021 but has been postponed to May 2022 due to COVID-19.

- **DIAP Consultation** Community Focus Group cancelled in August 2021. Stakeholder Focus Group conducted online.
- **Older, Safer Wise Sessions.** Sessions regarding abuse of older people planned for February 2022 postponed to March 2022.
- **Triple B Event-** Planned for December at Kelso Community Hub - cancelled due to Covid.
- **NAIDOC Community Corroboree.** Partner event with BLALC. Postponed from September 2021 to February 2022

### TOURISM ACTIVITY/PROGRAMS

- Sought and received \$35,000 funding through Destination NSW to match \$35,000 BVIC investment for destination marketing campaign "Open Summer" running November 2021-February 2022.
- Increased Public Relations activity to target the family market. Unable to host an in-person media activity, BVIC designed and produced "Open Summer" media kits which were mailed to 30 chosen journalists, agencies and influencers. This has so far resulted in 5 media visits to the Bathurst region as well as numerous promotions via influencer social media accounts prior to the summer holiday period.
- Developed new online resources and guidelines for safe travel in the Covid age for the destination website [www.bathurstregion.com.au](http://www.bathurstregion.com.au) which has seen a 44.5% increase in users between 1 July 2021 and 30 January 2022 compared with the previous year
- Increased use of local specialist agencies to deliver campaign elements and promotions including design of the printed Destination Guide and media content creation.
- Provided financial, logistical and promotional support to village events to deliver Covid-safe events.

### Community Halls – Public Liability Insurance

Due to the COVID-19 restrictions, community halls across the region were required to close, and therefore were unavailable for hire throughout the duration of the pandemic. In most cases, where a Council owned community hall is managed by a community group, the community group relies on income from hirers to meet their annual operational expenses, including public liability insurance premiums.

The vast majority, if not all, of these community groups have not been the beneficiary of any of the stimulus measures provided by Council to date.

Council has 25 community halls that are managed by community groups. Accordingly, Council may wish to consider providing a one-off contribution of up to \$2,000 to each community group that manages a Council owned community hall, towards the cost of their annual public liability insurance premium. The total cost to Council of this contribution would be up to \$50,000.

### FINANCIAL IMPLICATIONS:

The costs of COVID to Council is the subject of a separate report that is being presented

to Council for consideration.

## **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 5.3 Help build resilient, inclusive communities.

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

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

Strategy 6.4 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:**

Nil

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Type	Year	No.	Value	Description	Address	Date Determine
10	2021	312	\$100,000	1. Primitive Camping Ground 2. Additions and Alterations to Existing S	1932 The Bridle Track BRUINBUN	29/08/2022
10	2022	11	\$330,000	1. Two storey Dwelling House 2. Three (3) Retaining Walls	87 Bant Street SOUTH BATHURST	8/08/2022
10	2022	74	\$187,000	Two (2) Silos, Container-Mounted Dome Shelter, Associated Infrastructu	95 Lee Street KELSO	30/08/2022
10	2022	176	\$297,300	Second dwelling (Dual Occupancy)	110 Peel Street BATHURST	24/08/2022
10	2019	399	\$0	STAGE 1 - Four (4) Lot Englobo Subdivision	Sydney Road KELSO	24/08/2022
				STAGE 2 - Fourteen (14) Lot		
10	2022	207	\$498,300	Two storey dwelling, detached carport & 2 lot residential subdivision	263 Lambert Street BATHURST	24/08/2022
10	2022	208	\$8,000,000	Specialised Retail Premises & signage	6 Ingersole Drive KELSO	15/08/2022
10	2022	211	\$300,000	Single storey detached habitable room and retaining walls	25 Ridgeview Close WHITE ROCK	31/08/2022
10	2022	216	\$60,000	Secondary Dwelling	164 Howards Drive MOUNT RANKIN	24/08/2022
10	2022	226	\$808,245	Second rural dwelling with attached garage	195 Burges Road CALOOLA	2/08/2022
10	2022	231	\$530,000	Two storey dual occupancy	13 Bolton Street KELSO	8/08/2022
10	2022	237	\$5,000	Additions and alterations to existing dwelling	411 Yetholme Drive YETHOLME	10/08/2022
10	2022	241	\$600,000	Demolition of dwelling and construction of replacement dwelli	379 Eleven Mile Drive EGLINTON	3/08/2022
10	2022	253	\$0	Front fence, patio and vergola	1/270A Havannah Street SOUTH BATHURST	31/08/2022
10	2022	260	\$825,000	Construction of four industrial sheds	39 Vale Road SOUTH BATHURST	24/08/2022
10	2022	261	\$132,000	detached habitable space	32 Darling Street EGLINTON	30/08/2022
10	2022	262	\$14,500	Inground swimming pool and safety barrier	13 Cain Drive KELSO	10/08/2022
10	2022	274	\$99,000	Detached habitable rooms	165 Bentinck Street BATHURST	16/08/2022
10	2022	276	\$510,000	1. Single storey dwelling with attached garage	6 Appledore Drive KELSO	3/08/2022
				2. Retaining Wall		
10	2022	278	\$200,000	additions and alterations to exisitng dwelling	28 Rose Street SOUTH BATHURST	9/08/2022
10	2022	280	\$0	Secondary dwelling, associated earthworks and retaining wall	56 Halfpenny Drive KELSO	9/08/2022
10	2022	283	\$269,800	pickled olive and olive oil production facility	661 White Rock Road WHITE ROCK	8/08/2022
10	2022	286	\$1,210,000	Demolition of dwelling, replacement dwelling & secondary dwelling	311 Eleven Mile Drive EGLINTON	9/08/2022
10	2021	433	\$929,500	MOD - sex services premises	8 Kirkcaldy Street SOUTH BATHURST	12/08/2022
10	2022	289	\$25,000	Garage	9 Lord Street BATHURST	2/08/2022
10	2022	290	\$21,800	Patio cover	14 Wellington Street EGLINTON	10/08/2022
10	2021	544	\$675,000	MOD - alterations and additions to existing pub and 3 lot consolidatio	2 Budden Street ROCKLEY	30/08/2022
10	2022	294	\$40,000	Alterations and additions to exisitng dwelling	25 Colville Street WINDRADYNE	9/08/2022
10	2022	296	\$550,000	Second rural dwelling	24 Gestingthorpe Road PERTHVILLE	24/08/2022
10	2022	298	\$47,221	Construction of a shed	42 Sunbright Road KELSO	9/08/2022
10	2022	300	\$18,430	shed	8 Carrol Avenue EGLINTON	19/08/2022
10	2022	301	\$714,000	Infill two storey dwelling and detached secondary dwelling	67 Commonwealth Street WEST BATHURST	31/08/2022
10	2022	303	\$120,000	Habitable room, temporary dwelling, shed,water tanks_shipping containe	107 Blue Ridge Drive WHITE ROCK	16/08/2022
10	2022	307	\$20,000	1. Construction of addition to existing shed2. Fence	49 Marsden Lane KELSO	9/08/2022
10	2021	501	\$500,000	MOD demolition & reconstruction of dwelling, additions, carport, deck	170 Havannah Street BATHURST	25/08/2022
10	2022	309	\$10,000	Use of existing structure as public notice signage	48 Durham Street BATHURST	31/08/2022
10	2022	313	\$146,000	Alterations and additions to existing dwelling	3664 Hill End Road HILL END	10/08/2022
10	2022	314	\$140,000	Single storey attached granny flat and associated earthworks.	7 Samuel Way THE LAGOON	24/08/2022
10	2021	384	\$40,000	MOD - Construction of a shed, rainwater tank, earthworks and retaining	74 George Thomas Close THE LAGOON	5/08/2022
10	2022	316	\$0	alterations additions to exist dwelling, minor demolition an earthwork	15 Rutherford Place WEST BATHURST	8/08/2022
10	2022	318	\$30,000	Construction of colorbond shed	121 Hughes Street KELSO	19/08/2022
10	2022	320	\$0	Two lot rural subdivision	416 The Bridle Track DURAMANA	29/08/2022
10	2022	322	\$200,000	Farm shed	61 Porters Lane YETHOLME	16/08/2022
10	2022	323	\$6,800	Carport	14 Jade Close KELSO	4/08/2022

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Type	Year	No.	Value	Description	Address	Date Determine
10	2022	328	\$19,431	Alterations to existing dwelling	3A Miller Street WINDRADYNE	31/08/2022
18	2022	128	\$30,000	Construction of a veranda	11 Coates Drive KELSO	1/08/2022
10	2022	331	\$19,200	shed	3861 Sofala Road WATTLE FLAT	29/08/2022
10	2022	332	\$18,000	Installation of an inground swimming pool and safety barrier	208 Hollis Lane PERTHVILLE	17/08/2022
18	2022	135	\$82,290	Installation of an inground swimming pool and safety barrier	26 Cox Lane EGLINTON	11/08/2022
18	2022	136	\$48,000	Installation of an inground swimming pool with safety barrier	4 McLean Street WINDRADYNE	8/08/2022
10	2022	337	\$14,002	Construction of a carport	12 Cousins Place WINDRADYNE	16/08/2022
10	2022	353	\$69,829	Construction of enclosed glass room addition to dwelling	31 Jagoe Drive KELSO	22/08/2022
10	2022	366	\$42,736	Construction of a deck, patio cover and carport	11 Riverside Retreat ABERCROMBIE	30/08/2022
18	2020	279	\$400,000	Construction of a single storey dwelling with attached garage	29 Newlands Crescent KELSO	30/08/2022
18	2022	111	\$339,970	Construction of a single storey dwelling with attached garage	51 Newlands Crescent KELSO	30/08/2022
18	2022	146	\$28,000	Inground swimming pool with safety barrier	51 Blue Ridge Drive WHITE ROCK	31/08/2022



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Type	Year	No.	Value	Description	Address	Date Determine
10	2022	239	\$4,000	Change of use to piercing studio and internal fitout	141 George Street BATHURST	24/08/2022

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Type	Year	No.	Value	Description	Address
10	2020	314	\$15,000	Change of use from garage to habitable rooms	1336 Limekilns Road CLEAR CREEK
10	2021	72	\$303,537	Single storey dwelling	7 Bolton Street KELSO
10	2021	75	\$10,000	Intensification of existing mining facility	Trunkey Road CALOOLA
10	2021	21	\$320,000	Second storey extension to existing residential dwelling	208 Boundary Road ROBIN HILL
10	2021	293	\$500,000	Demolition of existing dwelling and construction of 3 commercial units	124 Bentinck Street BATHURST
10	2021	338	\$2,750,673	Eleven lot subdivision and associated works	Corporation Avenue ROBIN HILL
10	2021	429	\$1,155,000	Six two bedroom units & six lot community title subdivision	38A Stanley Street BATHURST
10	2021	497	\$30,000	Replace retaining wall and install new 7x3m swimming pool and barrier	30 Jarrah Court KELSO
10	2021	577	\$906,422	Demolition of Existing Dwelling House, Construction of Multi Dwelling	169 Stewart Street BATHURST
10	2021	619	\$0	Use of existing shipping containers and demolition of dwelling	Turondale Road TURONDALE
18	2021	277	\$350,000	Alterations and additions to existing dwelling	255 College Road ORTON PARK
10	2022	29	\$406,000	Demolish dwelling and structures and construct new dwelling and shed	163 Sydney Road KELSO
18	2022	17	\$0		3 Beavis Place LLANARTH
10	2022	62	\$552,590	Demolition of existing & construction of a single storey dwelling	19 River Road KELSO
10	2022	68	\$507,400	Single storey dwelling	831 Rivulet Road DURAMANA
10	2020	272	\$20,000	MOD - Construction of garage	5 Delaware Crescent ROBIN HILL
10	2022	89	\$665,000	Single storey dwelling with attached garage	343 Wells Access Road WATTLE FLAT
10	2022	93	\$40,000	Three lot subdivision	21 Samuel Way THE LAGOON
10	2022	115	\$380,500	New single dwelling with two lot subdivision (boundary adjustment)	266 Havannah Street SOUTH BATHURST
10	2022	123	\$0	26 Lot Industrial Subdivision (Including One Open Space Lot, Construct	4040 O'Connell Road KELSO
10	2022	124	\$360,000	Demolition, two storey additions and construction of detached carport	52 Seymour Street BATHURST
10	2022	141	\$3,437,090	Warehouse and Service Station	57 Hampden Park Road KELSO
18	2022	64	\$74,823	In ground swimming pool and safety barrier	67 George Thomas Close THE LAGOON
10	2022	166	\$48,475	Two lot subdivision, demolition, tree removal and dividing fence	42 Lloyds Road SOUTH BATHURST
10	2022	168	\$15,000	Use of existing retaining walls	63 Amber Close KELSO
10	2022	192	\$30,000	Construction of a shed	300 Mount Haven Way MEADOW FLAT
10	2022	197	\$100,000	single storey dwelling, water tanks and system of sewage managemnt.	Sofala Road WATTLE FLAT
10	2022	199	\$0	Two lot boundary adjustment	345 Yetholme Drive YETHOLME
10	2022	204	\$170,000	Alterations and additions of existing dwelling	180 Piper Street BATHURST
10	2021	419	\$0	modification to 2 lot subdivision	82 Hodges Road BRUINBUN
10	2022	228	\$2,656,500	6 two storey dwellings, 8 lot strata subdivision, 1 tree removal	135 Durham Street BATHURST
18	2022	99	\$36,000	inground swimming pool with safety barrier	12 Sunbright Road KELSO
10	2022	246	\$0	22 lot residential subdivision, drainage channel works and new road	3 Poplar Place KELSO
18	2022	100	\$53,239	inground swimming pool with safety barrier	24 Cheviot Drive KELSO
10	2022	252	\$150,000	Five lot subdivision	Toronto Street KELSO
10	2022	254	\$400,000	dual occupancy and 2 lot subdivision	55 Hamilton Street EGLINTON
10	2022	255	\$650,000	Construction of a drawing & writing studio	52 Bowen Street HILL END
10	2022	272	\$70,000	Second storey addition to commercial premises	15 Bradwardine Road ROBIN HILL
18	2022	105	\$2,462,070	10 x light industrial units	53 Hampden Park Road KELSO
10	2022	275	\$0	Demolition of Stony Creek Bridge & Eusdale Creek Bridge	2011 Tarana Road GEMALLA
10	2021	241	\$0	MOD - retaining wall	26 Sunbright Road KELSO
10	2022	287	\$0	2 lot subdivision	Adrienne Street RAGLAN
18	2022	120	\$340,000	single storey dwelling with attached garage	5 Lyon Close KELSO
10	2022	288	\$10,000	additions & alterations to commercial premises - re-cladding, painting	110 William Street BATHURST
10	2022	291	\$30,000	Telecommunications facility and tree removal	12 Arthur Street TRUNKY CREEK
10	2022	293	\$750,000	Single storey dwelling with attached garage	1552 Freemantle Road WATTON
10	2022	295	\$28,000	demolition of existing structures	3 Poplar Place KELSO
10	2022	297	\$150,000	Alterations and two storey addition to existing dwelling	51 Logan Street EGLINTON
10	2022	299	\$209,000	Change of use to agricultural produce industry	50 Whyalla Circuit KELSO

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Type	Year	No.	Value	Description	Address
10	2022	302	\$10,000	Construction of a carport	21 Freeman Circuit LLANARTH
10	2022	306	\$0	Two lot rural subdivision	29 Whalans Lane EGLINTON
10	2022	308	\$628,990	Dual occupancy and 2 lot subdivision	12 Carrol Avenue EGLINTON
10	2022	310	\$576,000	Two double storey residential units and three lot subdivision	185 Havannah Street BATHURST
10	2022	311	\$45,000	Alterations to existing dwelling and conversion to habitable room	138A Stewart Street BATHURST
10	2022	312	\$25,000	Alterations to existing dwelling	138 Stewart Street BATHURST
10	2022	315	\$369,000	Alterations and additions to existing dwelling	279 Eleven Mile Drive EGLINTON
10	2021	273	\$65,000	MOD - Alterations and additions to existing detached habitable rooms	275 Russell Street BATHURST
10	2022	317	\$240,000	Relocation of existing shed on block	4 Lee Street KELSO
10	2020	194	\$36,300	MOD Alterations & additions to pub including new comms room and office	250 Stewart Street BATHURST
10	2022	319	\$150,000	Alterations and additions to existing dwelling	3 Aloota Street SOUTH BATHURST
10	2022	324	\$907,500	Partial demolition, additions & alterations, tree removal	225 Lambert Street BATHURST
10	2022	330	\$1,000,000	Demolition existing dwellings, boundary adjustment & dual occupancy	53 Piper Street BATHURST
10	2018	404	\$320,000	Modification - single storey dwelling with attached garage	594 The Bridle Track DURAMANA
10	2022	334	\$47,959	Construction of addition to dwelling	3 Wellington Street EGLINTON
10	2022	335	\$93,500	Second rural dwelling with attached garage	18 Cardinia Avenue ROBIN HILL
10	2022	336	\$250,000	Part demolition and additions to existing dwelling	295 Rivulet Road PEEL
10	2022	338	\$50,000	Construction of a shed.	200 Freemantle Road EGLINTON
10	2022	339	\$16,446	Construction of carport	290A Keppel Street WEST BATHURST
10	2022	341	\$360,000	Second storey addition and alterations to existing dwelling	57 Swanbrooke Street WINDRADYNE
10	2022	342	\$689,800	Construction of a single storey dwelling	1782 Lagoon Road TANNAS MOUNT
10	2022	343	\$110,000	single storey dwelling	170 Upper Turon Road SOFALA
10	2022	344	\$404,850	Dual occupancy second dwelling	24 Bolton Street KELSO
10	2022	345	\$560,000	Dual occupancy and two lot residential subdivision	44 Mendel Drive KELSO
10	2022	346	\$220,000	Use of existing building as a two storey dwelling	403 Evans Plains Road EVANS PLAINS
10	2022	347	\$132,000	Alterations & additions to existing dwelling, proposed detached garage	59 Commonwealth Street WEST BATHURST
10	2022	348	\$8,000	Installation of an illuminated pillar sign	92 Durham Street BATHURST
10	2022	349	\$1,050,000	Two-Storey dwelling with attach garage, retaining walls and earthworks	92 Darwin Drive LLANARTH
10	2022	350	\$1,300,000	Demolish existing dwelling, erect 6 new dwell, 6 lot strata subd	177 Seymour Street BATHURST
10	2016	248	\$26,952	MOD - construction of a garage	7 Vittoria Street WEST BATHURST
10	2022	351	\$20,000	additions and alterations to existing dwelling	36 Durham Street BATHURST
10	2022	352	\$22,526	Additions to existing carport	9 Morgan Place LLANARTH
10	2022	355	\$26,000	garage	172 Piper Street BATHURST
10	2022	356	\$30,000	Construction of a shed	91 Bant Street SOUTH BATHURST
10	2022	357	\$0	Two lot industrial subdivision	6 Michigan Road KELSO
10	2022	358	\$0	Alterations and additions to dwelling, demolition works and carport	299 Stewart Street BATHURST
10	2022	359	\$494,780	Construction of a single storey dwelling	59 Arthur Street TRUNKEY CREEK
10	2022	361	\$0	Subdivision (4 lots)	112 Church Street PEEL
10	2022	362	\$16,100	Use of existing alterations plus additions to existing shed	54 Wylchris Lane MOUNT RANKIN
10	2022	363	\$6,000	Installation of above ground plunge pool and safety barrier	63 Brilliant Street BATHURST
10	2022	364	\$3,500	Construction of a carport	202-204 William Street BATHURST
10	2022	365	\$0	Two lot rural subdivision	Lagoon Road THE LAGOON
10	2022	367	\$31,219	Construction of shed	323 Yetholme Drive YETHOLME
10	2022	368	\$5,400	Construction of a garage	32 Bassett Drive WEST BATHURST
10	2022	369	\$60,500	Demolish existing shed & front fence and construct new carport & fence	176 Rocket Street BATHURST
10	2022	370	\$0		465 Mount Rankin Road MOUNT RANKIN
10	2022	371	\$650,000	Single storey dwelling with attached garage	2 Appledore Drive KELSO
10	2022	372	\$0	Change of use from industrial to recreational	4/31 Corporation Avenue ROBIN HILL
10	2022	373	\$1,500,000	42 lot subdivision+ one residual + overland flow channel	Marsden Lane KELSO
10	2022	374	\$610,800	Single storey dwelling with attached garage & plunge pool with barrier	123 Clear Creek Road CLEAR CREEK
10	2022	375	\$24,355	Shed	Denison Street SOFALA
10	2022	323	\$6,800	Carport	14 Jade Close KELSO

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Type	Year	No.	Value	Description	Address
10	2022	376	\$18,306	Construction of patio cover	7 Hamilton Street EGLINTON
10	2022	98	\$250,000	MOD Alterations & additions to existing dwelling & partial demolition	17 Manilla Street BATHURST
10	2013	374	\$4,500	MOD - use of existing garage	32 Duramana Road EGLINTON
10	2022	377	\$48,000	Alterations and additions to an existing dwelling	16 Spring Close MOUNT RANKIN
10	2022	378	\$25,000	construction of a shed	11 Kemp Street EGLINTON
10	2022	379	\$167,669	Construction of a free standing pool house and habitable room	1292 Rockley Road FOSTERS VALLEY
10	2022	380	\$500	Change of use to beauty salon and signage.	102 William Street BATHURST
10	2022	381	\$15,000	Retaining wall	11 Gell Place ABERCROMBIE
10	2022	382	\$244,500	Single storey dwelling (earth wall)	3902 Sofala Road WATTLE FLAT
10	2022	383	\$4,483,490	28 x Light industrial units	13 Ingersole Drive KELSO
10	2022	384	\$85,000	Alteration and additions to create nine serviced apartments	7 Keppel Street BATHURST
10	2022	385	\$0	Business identification signage	11 Vittoria Street WEST BATHURST
10	2022	386	\$717,920	Second rural dwelling with attached garage	1745 Freemantle Road WATTON
10	2022	387	\$15,000	Addition of verandah and carport to existing dwelling	2212 Turondale Road TURONDALE
10	2022	388	\$222,602	Construction of a secondary dwelling	3 Wigmore Drive ROBIN HILL
10	2022	389	\$12,500	Construction of a shed	20 Fairleigh Place KELSO
10	2022	391	\$9,220	Construction of a verandah and cafe signage	107 William Street BATHURST
18	2022	147	\$450,000	Construction of a single storey dwelling with attached garage	53 Sunbright Road KELSO
10	2022	392	\$50,000	Internal alterations, minor demolition, ramp, change of use and signag	91 Rankin Street BATHURST
10	2022	393	\$825,000	Construction of a second dwelling and shed	84 Frys Lane WHITE ROCK
18	2022	148	\$25,000	Installation of inground swimming pool and safety barrier	14 Connolly Drive KELSO
10	2022	394	\$0	Construction of a second dwelling with garage and two lot subdivision	12 Eugenie Street RAGLAN
10	2022	395	\$43,343	Construction of an insulated patio and erection of glass pool fencing	64 Tandora Street KELSO
10	2022	396	\$6,900	Installation of a carport	34 College Road SOUTH BATHURST
10	2022	397	\$0	Alterations and additions to existing dwelling and carport	65 Bant Street SOUTH BATHURST
10	2022	398	\$45,000	Additions & alterations to existing dwelling	814 Hen & Chicken Lane EVANS PLAINS
10	2021	36	\$1,733,141	MOD - Two storey dwelling with attached garage & pool	235 Bentinck Street BATHURST
10	2022	399	\$91,200	Erect new coloured steel farm machinery/storage shed on concrete slab.	1120 Rockley Road FOSTERS VALLEY
10	2022	400	\$205,222	secondary dwelling	61 Kabbera Boulevard KELSO
10	2022	401	\$17,000	Additions and alterations to an existing dwelling	6 Topaz Court KELSO
10	2022	402	\$18,500	Construction of a shed	12 Cain Drive KELSO
18	2022	149	\$700,000	Dwelling	55 Basalt Way KELSO

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Officer	App Type	Year	Number	Description	Address	Application Date	Days Open	Stop Days	Reason
Mrs L M Griffiths	10	2018	404	Modification - single storey dwelling with attached garage	594 The Bridle Track DURAMANA	27/07/2022	41		Waiting on amended plans
Mr D A Nelson	10	2020	272	MOD - Construction of garage	5 Delaware Crescent ROBIN HILL	22/02/2022	196	194	Waiting on referrals
Ms C L Fulthorpe	10	2020	314	Change of use from garage to habitable rooms	1336 Limekilns Road CLEAR CREEK	8/09/2020	728	721	Waiting on additional information
Mr D J Dwyer	10	2021	75	Intensification of existing mining facility	Trunkey Road CALOOLA	24/02/2021	559	533	TfNSW request for additional information
Mr D A Nelson	10	2021	241	MOD - retaining wall	26 Sunbrite Road KELSO	12/07/2022	56	41	Amended site plan to be submitted
Mr D J Dwyer	10	2021	293	Demolition of existing dwelling & construction of 3 commercial units	124 Bentinck Street BATHURST	24/06/2021	439	398	Amended plans requested
Mrs F Coles	10	2021	338	Eleven lot subdivision and associated works	Corporation Avenue ROBIN HILL	14/07/2021	419	380	Under assessment
Mr D J Wilde	10	2021	419	Modification to 2 lot subdivision	82 Hodges Road BRUINBUN	1/06/2022	97	60	Comments from RFS received 4/9/22 - Under assessment.
Ms T McIntosh	10	2021	429	Six two bedroom units & six lot community title subdivision	38A Stanley Street BATHURST	24/08/2021	378		Waiting on NRAR
Ms C L Fulthorpe	10	2021	497	Replace retaining wall and install new 7x3m swimming	30 Jarrah Court KELSO	8/11/2021	302	290	Waiting on additional information
Mrs F Coles	10	2021	577	Demolition of Existing Dwelling House, Construction of Multi	169 Stewart Street BATHURST	24/11/2021	286	256	Further information requested
Ms T McIntosh	10	2021	619	Use of existing shipping containers and demolition of	Turondale Road TURONDALE	9/02/2022	209		Under assessment
Mrs F Coles	10	2022	29	Demolish dwelling and structures and construct new	163 Sydney Road KELSO	7/02/2022	211	181	Further information requested
Mr L J Wilde	10	2022	62	Demolition of existing & construction of a single storey	19 River Road KELSO	14/02/2022	204		Additional information requested
Ms T McIntosh	10	2022	89	Single storey dwelling with attached garage	343 Wells Access Road WATTLE FLAT	24/02/2022	194		Additional information requested
Mrs F Coles	10	2022	93	Three lot subdivision	21 Samuel Way THE LAGOON	23/02/2022	195	166	Under assessment
Mr L J Wilde	10	2022	115	New single dwelling with two lot subdivision (boundary	266 Havannah Street SOUTH BATHURST	9/03/2022	181		Report to September Council Meeting
Mrs F Coles	10	2022	123	26 Lot Industrial Subdivision (Including One Open Space Lot,	4040 O'Connell Road KELSO	23/03/2022	167		Further information requested
Mrs L M Griffiths	10	2022	124	Demolition, two storey additions and construction of detached	52 Seymour Street BATHURST	17/03/2022	173		Under assessment
Mrs F Coles	10	2022	141	Warehouse and Service Station	57 Hampden Park Road KELSO	29/04/2022	130		Further information requested
Mr D J Dwyer	10	2022	166	Two lot subdivision, demolition, tree removal and dividing fence	42 Lloyds Road SOUTH BATHURST	6/04/2022	153	112	Additional information requested
Mr G R Press	10	2022	168	Use of existing retaining walls	63 Amber Close KELSO	6/05/2022	123	83	Additional information requested
Mr L J Wilde	10	2022	192	Construction of a shed	300 Mount Haven Way MEADOW FLAT	23/05/2022	106		Under assessment
Mr L J Wilde	10	2022	197	Single storey dwelling, water tanks and system of sewage	Sofala Road WATTLE FLAT	10/05/2022	119		Waiting for amended plans.
Mr D J Dwyer	10	2022	199	Two lot boundary adjustment	345 Yetholme Drive YETHOLME	9/05/2022	120	2	Waiting on RFS
Ms T McIntosh	10	2022	204	Alterations and additions of existing dwelling	180 Piper Street BATHURST	10/05/2022	119	80	Additional information requested
Ms T McIntosh	10	2022	228	6 two storey dwellings, 8 lot strata subdivision, 1 tree	135 Durham Street BATHURST	9/06/2022	89	60	Additional information requested
Mr D J Dwyer	10	2022	246	22 lot residential subdivision, drainage channel works and	3 Poplar Place KELSO	3/06/2022	95	59	Waiting on multiple agency referrals
Mr D J Dwyer	10	2022	252	Five lot subdivision	Toronto Street KELSO	22/07/2022	46	20	Additional information requested
Mr L J Wilde	10	2022	254	Dual occupancy and 2 lot subdivision	55 Hamilton Street EGLINTON	14/07/2022	54		Under Assessment.
Ms T McIntosh	10	2022	255	Construction of a drawing & writing studio	52 Bowen Street HILL END	14/06/2022	84	48	Waiting on RFS
Mr L J Wilde	10	2022	272	Second storey addition to commercial premises	15 Bradwardine Road ROBIN HILL	27/06/2022	71	53	Additional information requested
Mr L J Wilde	10	2022	275	Demolition of Stony Creek Bridge & Eusdale Creek Bridge	22 Gemalla Scout Camp Road GEMALLA	30/06/2022	68		Additional information requested
Mr D J Dwyer	10	2022	297	Alterations and two storey addition to existing dwelling	51 Logan Street EGLINTON	7/07/2022	61		Additional information requested
Mrs L M Griffiths	10	2022	299	Change of use to agricultural produce industry	50 Whyalla Circuit KELSO	11/07/2022	57		Under assessment
Mr D A Nelson	10	2022	302	Construction of a carport	21 Freeman Circuit LLANARTH	7/07/2022	61	49	Additional information requested
Mr L J Wilde	10	2022	306	Two lot rural subdivision	29 Whalans Lane EGLINTON	11/07/2022	57		Under Assessment
Ms T McIntosh	10	2022	308	Dual occupancy and 2 lot subdivision	12 Carroll Avenue EGLINTON	15/07/2022	53	48	Additional information requested
Mr D J Dwyer	10	2022	310	Two double storey residential units and three lot subdivision	185 Havannah Street BATHURST	13/07/2022	55		Amended plans requested
Mr G R Press	10	2022	315	Alterations and additions to existing dwelling	279 Eleven Mile Drive EGLINTON	18/07/2022	50		Under assessment
Mr L J Wilde	10	2022	317	Relocation of existing shed on block	4 Lee Street KELSO	18/07/2022	50	26	Additional information requested
Mr D J Dwyer	10	2022	324	Partial demolition, additions & alterations, tree removal	225 Lambert Street BATHURST	20/07/2022	48		Under Assessment
Mr D J Dwyer	10	2022	330	Demolition existing dwellings, boundary adjustment & dual	51 Piper Street BATHURST	26/07/2022	42		Report to September Council Meeting

Printed: 6/09/2022 10:35:41AM

Council DA	Lot	DP	Stre	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
2022/0208	6	1225826	6	Ingersole Dr	KELSO	2795	Commercial	Bathurst Regional Local Environmental Plan	B5 Business Development	Clause 4.3 Height of buildings - 7 metres	The proposal is not inconsistent with the Objectives of the development standard or	500mm or 7%	COUNCIL	15/08/2022





**BATHURST REGIONAL COUNCIL**

Bathurst Regional Council  
PMB 17  
158 Russell Street  
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#### Important Notice!

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Drawn By: Daniel Dwyer

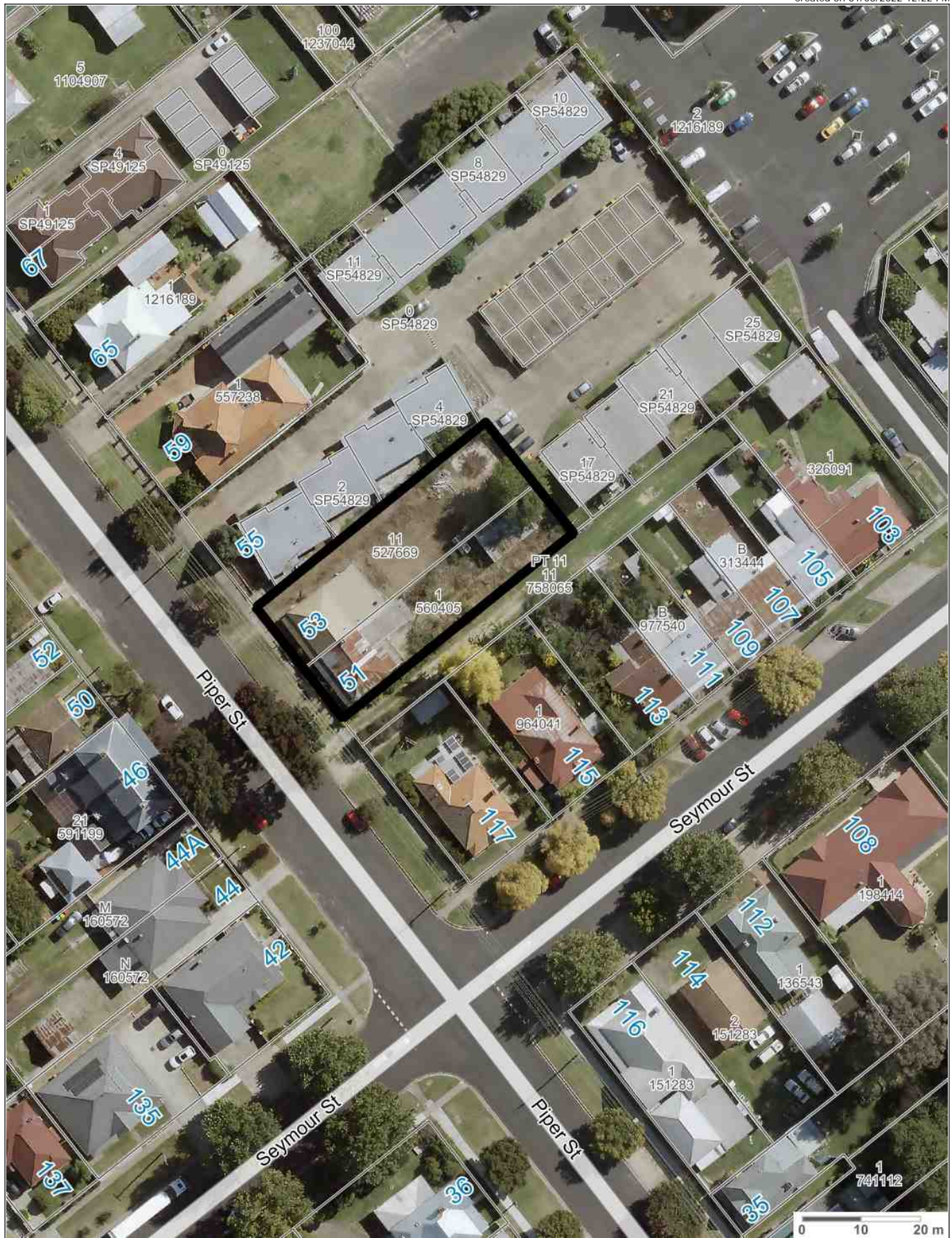
Date: 31/08/2022

Projection: GDA94 / MGA zone 55

Map Scale: 1:845 @ A4

**DA 2022/330**





**BATHURST REGIONAL COUNCIL**  
 PMB 17  
 158 Russell Street  
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Drawn By: Daniel Dwyer

Date: 31/08/2022

Projection: GDA94 / MGA zone 55

Map Scale: 1:845 @ A4

**DA 2022/330**



# PROPOSED DUPLEX DEVELOPMENT AT 51-53 PIPER STREET, BATHURST.

**AMENDED**

Sheet List

Sheet Number	Sheet Name	Drawn By	Checked By
5153/1	Sheet list	Chris Davey	CJD
5153/2	Existing site	Chris Davey	CJD
5153/3	Proposed footprint of site	Chris Davey	CJD
5153/4	Site Plan & boundary changes	Chris Davey	CJD
5153/5	No 51 Floor plan	Chris Davey	CJD
5153/6	No 51 Front/rear elevations	Chris Davey	CJD
5153/7	No 51 Side elevations	Chris Davey	CJD
5153/8	No 51 Sectional	Chris Davey	CJD
5153/9	No 51 Basix/Specification	Chris Davey	CJD
5153/9a	Door Window schedule No 51	Chris Davey	CJD
5153/10	No 53 Floor plan	Chris Davey	CJD
5153/11	No 53 Front/rear elevations	Chris Davey	CJD
5153/12	No 53 Side elevations	Chris Davey	CJD
5153/13	No 53 Sectional	Chris Davey	CJD
5153/14	No 53 Basix/Specification	Chris Davey	CJD
5153/14a	Door Window schedule No 53	Chris Davey	CJD
5153/15	Erosion/Sediment control plan	Chris Davey	CJD
5153/16	51 Redacted floor plan	Chris Davey	CJD
5153/17	53 redacted floor plan	Chris Davey	CJD
5153/18	Infill Application 51-53 Piper St	Chris Davey	CJD
5153/19	Vehicle movement No 53	Chris Davey	CJD
5153/20	Driveway design 51-53 Piper St	Chris Davey	CJD

Christopher DAVEY  
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cdavey42@gmail.com

82 Blue Ridge Drive  
White Rock NSW 2795  
0428521970

Site analysis, design drawings, DA, CC, CDC drawings, BASIX

**Christopher Davey**  
Drafting for the residential housing industry

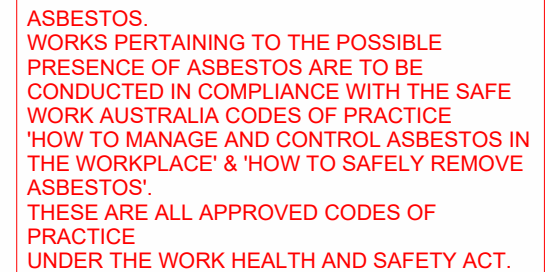
No	Description	Date
1	Remove glazed roof structures. Move carport No 51. Larger bath window No 51.	22/08/2022

'Ewan J Chandler and Sally A Newton-Chandler ATF the SECCA Super Fund'

Proposed dwellings for 51-53 Piper St, Bathurst

## Sheet list

Project number	51	5153/1
Date	22/08/2022	
Drawn by	Chris Davey	
Checked by	CJD	
Scale		69 of 566



1 Existing site plan for  
demolition.  
1 : 500

Existing site			
Project number	51	5153/2	
Date	22/08/2022		
Drawn by	Chris Davey		
Checked by	CJD		Scale

**AMENDED**

**NOTES.**  
TOTAL SITE SIZE: 1198.84M<sup>2</sup>  
FOOTPRINT: HOUSE 51= 304.8M<sup>2</sup>  
HOUSE 53=290.4M<sup>2</sup>  
TOTAL FOOTPRINT = 595.2M<sup>2</sup>  
SITE COVERAGE 49%



Proposed footprint of site  
1 : 200

Christopher DAVEY  
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0428521970

Site analysis, design drawings, DA CC CDC drawings, B-BAR

**Christopher Davey**  
Drafting for the residential housing industry

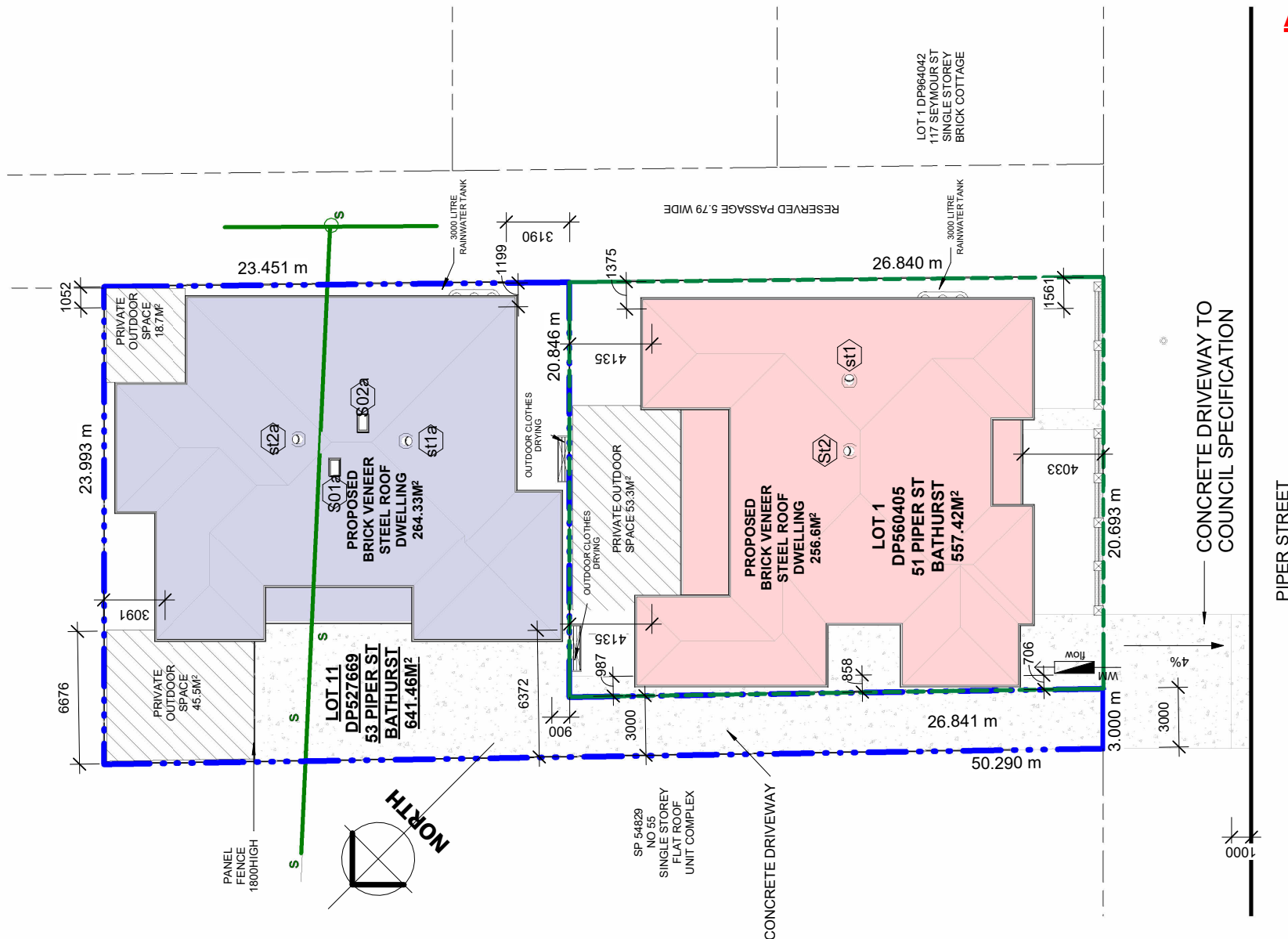
No	Description	Date
1	Remove glazed roof structures. Move carport No 51. Larger bath window No 51.	22/08/2022

'Ewan J Chandler and Sally A Newton-Chandler ATF the SECCA Super Fund'

Proposed dwellings for 51-53 Piper St, Bathurst

Proposed footprint of site		
Project number	51	5153/3
Date	22/08/2022	
Drawn by	Chris Davey	
Checked by	CJD	Scale 1 : 200

# Attachment 9.2.3.2 AMENDED



Site plan and boundary  
adjustments  
1:200

1

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Site analysis, design drawings, DA CC CDC drawings, B.B.A.R.C.

**Christopher Davey**  
Drafting for the residential housing industry

No	Description	Date
1	Remove glazed roof structures. Move carport No 51. Larger bath window No 51.	22/08/2022

'Ewan J Chandler and Sally A Newton-Chandler ATF the SECCA Super Fund'

Proposed dwellings for 51-53 Piper St, Bathurst

Site Plan & boundary changes		
Project number	51	5153/4
Date	22/08/2022	
Drawn by	Chris Davey	
Checked by	CJD	
Scale	1:200	72 of 666

# Attachment 9.2.3.2

Proposed dwellings  
for 51-53 Piper St,  
Bathurst

'Ewan J Chandler and  
Sally A  
Newton-Chandler ATF  
the SECCA Super  
Fund'

Christopher DAVEY  
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White Rock NSW 2795  
0428521970

Site analysis, design drawings, DA CC CDC drawings & BASIX

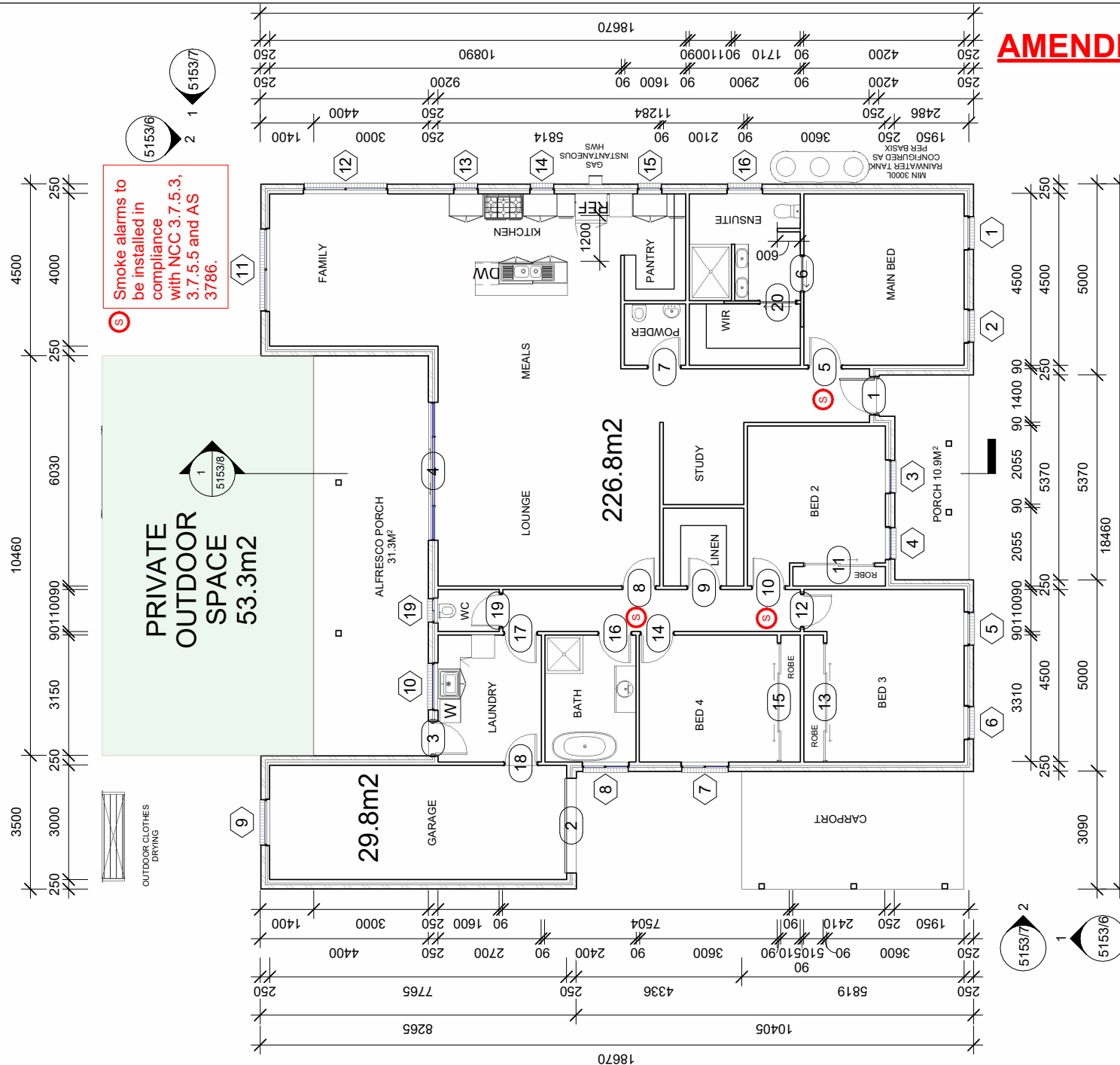


No.	Description	Date
1	Remove glazed roof structures. Move carport No 51. Larger bath window No 22 51.	22/08/20

No 51 Floor plan

Project number	51	5153/5
Date	22/08/2022	
Drawn by	Chris Davey	
Checked by	CJD	Scale 1 : 100

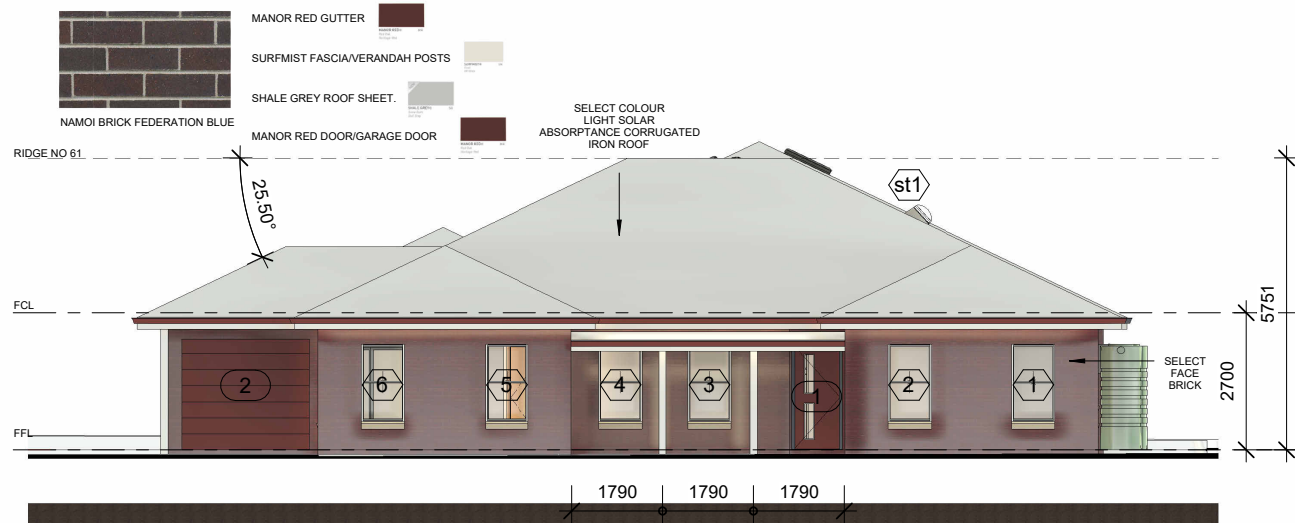
AMENDED



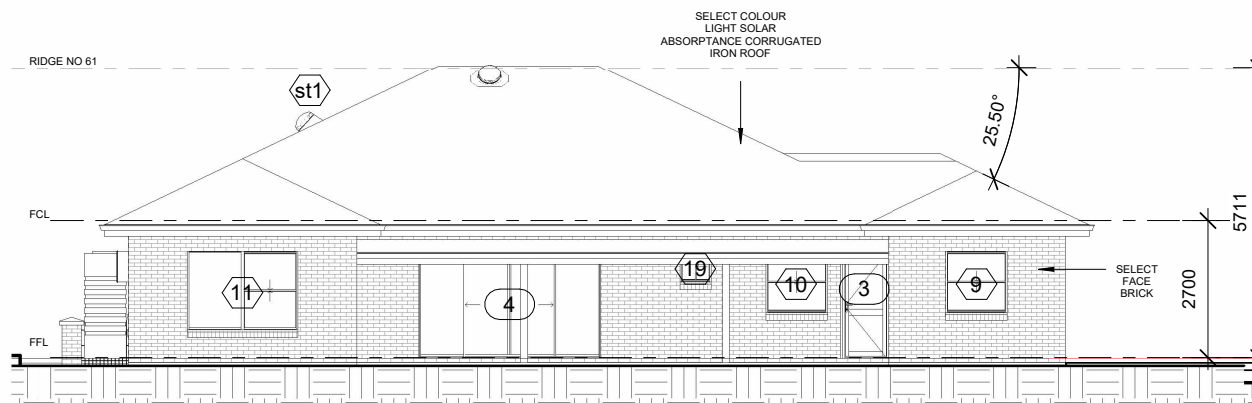
51 Floor plan

1 : 100

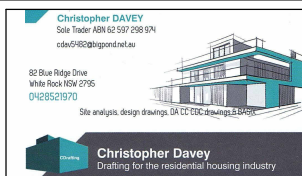
1

**AMENDED**

1 South No 51  
1 : 100



2 North No 51  
1 : 100



No	Description	Date
1	Remove glazed roof structures. Move carport No 51. Larger bath window No 51.	22/08/2022

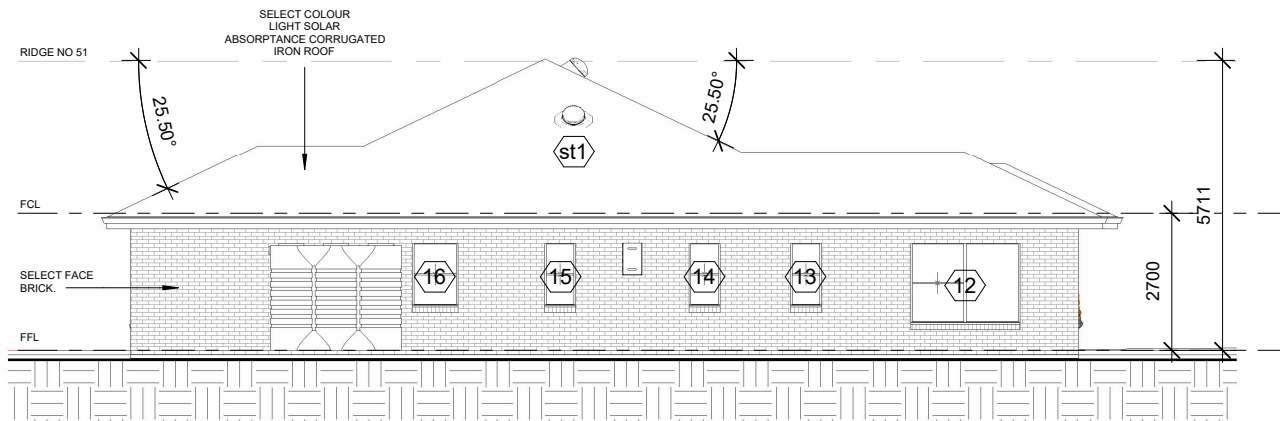
'Ewan J Chandler and Sally A Newton-Chandler ATF the SECCA Super Fund'

Proposed dwellings for 51-53 Piper St, Bathurst

### No 51 Front/rear elevations

Project number	51	5153/6
Date	22/08/2022	
Drawn by	Chris Davey	
Checked by	CJD	
Scale	1 : 100	

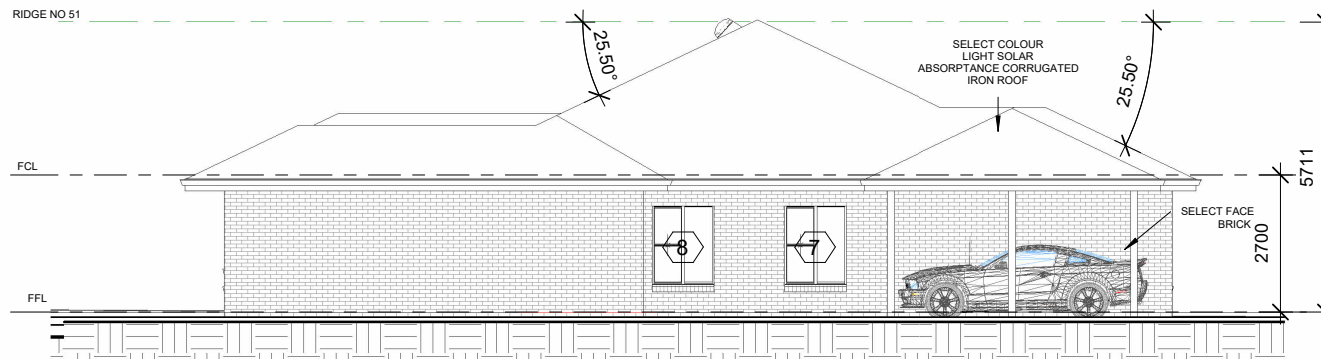


**AMENDED**

1

**East No 51**

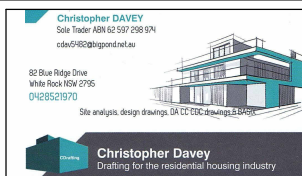
1 : 100



2

**West No 51**

1 : 100



No	Description	Date
1	Remove glazed roof structures. Move carport No 51. Larger bath window No 51.	22/08/2022

'Ewan J Chandler and Sally A Newton-Chandler ATF the SECCA Super Fund'

Proposed dwellings for 51-53 Piper St, Bathurst

**No 51 Side elevations**

Project number	51	<b>5153/7</b>
Date	22/08/2022	
Drawn by	Chris Davey	
Checked by	CJD	
Scale	1 : 100	75 of 566

**AMENDED**

**NOTE. ALL DEMOLITION WORKS ARE TO BE CARRIED OUT IN COMPLIANCE WITH SAFEWORK NSW CODE OF PRACTICE "DEMOLITION WORK"**

**ASBESTOS.**  
WORKS PERTAINING TO THE POSSIBLE PRESENCE OF ASBESTOS ARE TO BE CONDUCTED IN COMPLIANCE WITH THE SAFE WORK AUSTRALIA CODES OF PRACTICE 'HOW TO MANAGE AND CONTROL ASBESTOS IN THE WORKPLACE' & 'HOW TO SAFELY REMOVE ASBESTOS'.  
THESE ARE ALL APPROVED CODES OF PRACTICE UNDER THE WORK HEALTH AND SAFETY ACT.

**CONSTRUCTION.**  
ALL WORKS MUST BE CARRIED OUT IN COMPLIANCE WITH THE 'CONSTRUCTION WORK' CODE OF PRACTICE UNDER THE WORK HEALTH AND SAFETY ACT PER SAFE WORK AUSTRALIA

PLASTERBOARD WALL LINING TO COMPLY WITH NCC 3.12.3.5.

LIGHT SOLAR ABSORPTANCE CORRUGATED METAL SHEET ROOFING TO COMPLY WITH NCC 3.5.1 & AS 1562.1 & BASIX.

GUTTERS AND DOWNPIPES TO COMPLY WITH NCC 3.5.3 AS/NZS 2179 OR AS1273.

TIMBER FRAMING TO COMPLY WITH NCC 3.4.3 & AS 1684.2

WET AREAS TO COMPLY WITH NCC 3.8.1.2 AND AS3740  
MASONRY VENEER TO COMPLY WITH NCC 3.3.5, AS3700 OR AS4773.1 & 2

DRAINAGE TO COMPLY WITH NCC 3.1.2

EXCAVATION FOR FOOTINGS TO COMPLY WITH NCC 3.2.2.1

CONCRETE AND REINFORCING TO COMPLY WITH NCC 3.2.3, AS3600 & AS2870.

VAPOUR BARRIER TO COMPLY WITH NCC 3.2.2.6 & AS2870.

PLASTERBOARD CEILING LININGS TO COMPLY WITH NCC 3.12.3.5.

R 4.0 THERMAL INSULATION TO CEILING TO COMPLY WITH NCC 3.12.1.1, AS 4859.1 AND BASIX.

SARKING TO COMPLY WITH NCC 3.12.1.2, AS/NZS 4859.1 & BASIX

ROOF FRAME TO COMPLY WITH NCC 3.4.3 & AS1684.2

R 2.5 THERMAL INSULATION TO WALL TO COMPLY WITH NCC 3.12.1.4 AS/NZS 4859.1 AND BASIX

GLAZING TO COMPLY WITH NCC P3.6 & AS 1288

EARTHWORKS TO COMPLY WITH NCC 3.1.1.

ENGINEER DESIGNED 100MM REINFORCED CONCRETE RAFT SLAB TO COMPLY WITH NCC 3.2.5.1, AS 2870 & AS3600

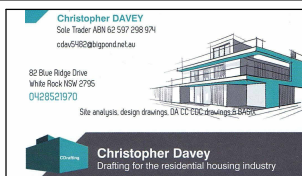
SITE TO BE CLASSIFIED IN ACCORDANCE WITH AS 2870.

FILLING UNDER CONCRETE SLAB TO COMPLY WITH NCC 3.2.2.2

TERMITE RISK MANAGEMENT TO COMPLY WITH NCC 3.1.4 & AS 3660.1

## 1 Sectional No 51

1 : 100



No	Description	Date
1	Remove glazed roof structures. Move carport No 51. Larger bath window No 51.	22/08/2022

'Ewan J Chandler and Sally A Newton-Chandler ATF the SECCA Super Fund'

Proposed dwellings for 51-53 Piper St, Bathurst

## No 51 Sectional

Project number	51	5153/8
Date	22/08/2022	
Drawn by	Chris Davey	
Checked by	CJD	
Scale	1 : 100	76 of 566



**BASIX REQUIREMENTS.** As per BASIX certificate

**FIXTURES.**

**Water commitments.**

Showerheads. All showerheads minimum 3 star (>7.5 but <=9L/min)  
All toilet flushing systems minimum of 3 star.  
All taps in kitchen have a minimum 3 star rating.  
All basin taps in bathrooms have a minimum 3 star rating.

**ALTERNATIVE WATER.**

**Rainwater tank.**

Install rainwater tanks with at least 3000 litres capacity. They must meet and be installed in accordance with the requirements of all applicable regulatory authorities.  
Must be configured to collect rain runoff from at least 338.9 square metres of the roof.  
The tanks must be connected to all toilets and the cold water tap for each clothes washer in the dwelling.

**THERMAL COMFORT.**

**General features.**

Dwelling not have more than two storeys.  
Conditioned floor area not to exceed 300 square metres.  
Not contain a mezzanine area over 25 square metres.  
Not contain a third level habitable attic room.

**Floor walls and ceiling/roof.**

Floor. Concrete slab on ground. No additional insulation.  
External wall. Brick veneer. R2.26 (or 2.80 including construction)  
Internal wall shared with garage. plasterboard. R1.14(or 1.5 including construction.)  
ceiling and roof. Flat ceiling/pitched roof. Ceiling: R4 up. roof. foil/sarking.  
Other. Roof Unventilated light solar absorptance >0.475.

**Insulation to be installed in accordance with NCC 3.12.1.1.**

**Windows, glazed doors and skylights.**

Windows glazed doors and shading devices must be installed as described in the  
**Sheet named Door schedule No. 5153/9a. Window schedule No 5153/9a** and comply with the specifications listed in same.

**ENERGY.**

**Hot water.**

Install a gas instantaneous hot water system.

**Heating/Cooling system.**

Install a ducted single phase electric air conditioner to each living area and the bedrooms of the dwelling. The heating cooling system is to be capable to day/night zoning between living areas and bedrooms.  
It is to have an energy rating EER 3.0 - 3.5

**Ventilation.**

Natural ventilation to be provided in the bathroom.  
Kitchen. Individual fan, ducted to roof. Operation control Manual switch on/off.  
Laundry. Natural ventilation only.

**Artificial lighting.**

Lighting is to be light emitting diode (LED) in all 5 bedrooms/study  
3 living dining rooms, kitchen, all bathrooms, toilets, laundry and hallways.

**Natural lighting.**

A window or skylight must be installed in the kitchen.  
A window/skylight must be installed in the 4 bathrooms and toilets.

**Other.**

Install a gas cooktop and electric oven in the kitchen.  
Provide ventilation for the refrigerator as defined in the BASIX.  
Install a fixed outdoor clothes drying line.

**GENERAL SPECIFICATION.**

**SITE PREPARATION.**

All earthworks are to be carried out to comply with NCC3.1.1.

Any earth retaining structures are to comply with NCC 3.1.2.

Drainage is to comply with NCC 3.1.3. & AS/NZS 3500.3

Termite risk management is to comply with NCC 3.1.4

**FOOTINGS AND SLABS.**

The footing and slab is to comply with NCC 3.2 and AS2870.

Preparation is to comply with NCC 3.2.2.

**CONCRETE AND REINFORCING.**

Concrete must comply with NCC 3.2.3.1 and AS3600.

Steel reinforcement must comply with NCC 3.2.3.2 and AS 2870.

**SITE CLASSIFICATION.**

The site classification is to be conducted in compliance with NCC 3.2.4.1 and AS 2870.

**FOOTING AND SLAB CONSTRUCTION.**

Footing and slab construction is to comply with NCC3.2.5.1 and AS 2870.

**UNREINFORCED MASONRY.**

Masonry veneer is to comply with NCC 3.3.1 , AS 3700, AS 4773 and AS 4773.2.

**FRAMING.**

Timber framing is to comply with NCC 3.4.3 and AS1684.2

**ROOF AND WALL CLADDING.**

Sheet roofing is to comply with NCC 3.5.1 and AS 1562.1. (Dark Solar absorptance >70 to comply with BASIX)

Sarking to be installed to comply with NCC 3.5.2.4, AS/NZS 4200.1 and BASIX.

Gutters and downpipes are to comply with NCC 3.5.3, AS/NZS 2179.1 for metal or AS1273 for UPVC.

Timber and composite wall cladding is to comply with NCC 3.5.4

Fibre cement sheet eaves to be installed in compliance with NCC 3.5.4.5 and AS/NZS 2908.2 or ISO 8336

**GLAZING.**

Glazing is to comply with NCC 3.6 and AS 2047, AS 1288.

**FIRE SAFETY.**

Fire safety is to comply with NCC 3.7.

Smoke alarms to be installed in compliance with NCC 3.7.5.3, 3.7.5.5 and AS 3786.

**HEALTH AND AMENITY.**

Wet areas are to comply with NCC 3.8.1.2 and AS3740.

External above ground membranes are to comply with NCC 3.8.1. , AS 4654.1 and AS 4654.2.

Facilities are to be provided in compliance with NCC 3.8.3.2.

Construction of Sanitary compartments is to comply with NCC 3.8.3.3

Natural light must be provided to all habitable rooms in compliance with NCC 3.8.4.2.

Artificial lighting must be provided in sanitary compartments, bathrooms, ensuites and laundries if natural light is not available to comply with NCC 3.6.4.3 and AS/NZS 1680.0.

Ventilation must be provided to habitable rooms, sanitary compartments, bathrooms, laundry or any other room occupied by a person in compliance with NCC 3.8.5.2.

Walls must be constructed so as to provide sound insulation in compliance with NCC 3.8.6.2 and 3.8.6.4.

**ENERGY EFFICIENCY.**

Building fabric thermal insulation must comply with NCC 3.12.1.1 and AS/NZS 4859.1

Building fabric for.

- \* The roof must be compliant with NCC 3.12.1.2 and BASIX.
- \* External walls must comply with NCC 3.12.1.4 and BASIX.
- \* The attached garage must comply with NCC 3.2.1.6 and BASIX.

External glazing must comply with NCC 3.12.2.1 and BASIX.

Roof lights must be sealed in accordance with NCC 3.12.3.2.

External windows and doors must be sealed in compliance with NCC 3.12.3.3.

Ceilings walls and floors must be constructed to comply with NCC 3.12.3.5.

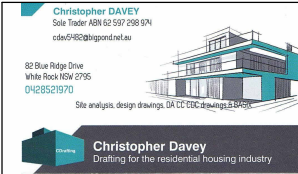
Air movement to the dwelling must comply with NCC 3.12.4.1.

Services must be insulated in accordance with NCC 3.12.5.1 and AS/NZS 4859.1.

Heating and cooling ductwork must meet the requirements of NCC 3.12.5.3.

Artificial lighting must comply with NCC 3.12.5.5 and BASIX.

**Attachment 9.2.3.2**  
**AMENDED**



No	Description	Date
1	Remove glazed roof structures. Move carport No 51. Larger bath window No 51.	22/08/2022

'Ewan J Chandler and Sally A Newton-Chandler ATF the SECCA Super Fund'

Proposed dwellings for 51-53 Piper St, Bathurst

**No 51 Basix/Specification**

Project number	51	5153/9
Date	22/08/2022	
Drawn by	Chris Davey	
Checked by	CJD	
Scale		

**AMENDED**

Door Schedule No 51

Mark	Location	Height	Width	Finish	Frame Material	Comments
1	Entry	2100	1010	Painted	Timber	Hung
2	Garage	2200	2500	Powdercoated	Steel	Select remote auto panel lift garage door
3	Laundry	2100	901	Powdercoated	Aluminium	Hung
4	North family room	2100	3598	Powdercoated	Aluminium	Stacking slider Glazing Double clear air clear. Shading device verandah 3000mm 2400 above base of door. Not overshadowed.
5	Main bed	2040	820	Painted	Timber	Hung
6	Ensuite	2125	1900	Painted	Steel	920 cavity slider
7	Powder	2040	820	Painted	Timber	Hung
8	Hall	2040	820	Painted	Timber	Hung
9	Linen	2040	820	Painted	Timber	Hung
10	Bed 2	2040	820	Painted	Timber	Hung
11	Bed 2 robe	2040	1770	Painted	Timber	2x820 smartrobe
12	Bed 3	2040	820	Painted	Timber	Hung
13	Bed 3 robe	2040	3030	Painted	Timber	4x720 smartrobe
14	Bed 4	2040	820	Painted	Timber	Hung
15	Bed 4 robe	2040	3030	Painted	Timber	4x720 smartrobe
16	Bathroom	2040	820	Painted	Timber	Hung
17	Laundry	2040	820	Painted	Timber	Hung
18	Garage/laundry	2040	820	Painted	Timber	Hung
19	WC	2040	820	Painted	Timber	Hung
20	Ensuite/wir	2125	1900	Painted	Timber	920 cavity slider

Grand total: 20

Window Schedule No 51

Mark	Location	Window Style	Height	Width	Material	Glazing	Remarks
1	South main bed	Double hung	1540	850	Aluminium	Double clear air clear	Shading device eave 575mm 300 above head. Not overshadowed.
2	South main bed	Double hung	1540	850	Aluminium	Double clear air clear	Shading device eave 575mm 300 above head. Not overshadowed.
3	South bed 2	Double hung	1540	850	Aluminium	Double clear air clear	Shading device verahdah 1800 1700 above base of window
4	South bed 2	Double hung	1540	850	Aluminium	Double clear air clear	Shading device verahdah 1800 1700 above base of window
5	South bed 3	Double hung	1540	850	Aluminium	Double clear air clear	Shading device eave 575mm 300 above head. Not overshadowed.
6	South bed 3	Double hung	1540	850	Aluminium	Double clear air clear	Shading device eave 575mm 300 above head. Not overshadowed.
7	West bed 4	Double hung	1540	1210	Aluminium	Double clear air clear	Shading device eave 575mm 300 above head. Not overshadowed.
8	West bed 4	Double hung	1540	1210	Aluminium	Double clear air clear	Shading device eave 575mm 300 above head. Not overshadowed.
9	North garage	Double hung	1200	1210	Aluminium	Double clear air clear	Shading device eave 575mm 300 above head. Not overshadowed.
10	North laundry	Double hung	1200	1210	Aluminium	Double clear air clear	Shading device verahdah 2400 1500 above base of window
11	North family	Double hung	1540	2170	Aluminium	Double clear air clear	Shading device eave 575mm 300 above head. Not overshadowed.
12	East family	Double hung	1540	2170	Aluminium	Double clear air clear	Shading device eave 575mm 300 above head. Not overshadowed.
13	East kitchen	Double hung	1200	610	Aluminium	Double clear air clear	Shading device eave 575mm 300 above head. Not overshadowed.
14	East kitchen	Double hung	1200	610	Aluminium	Double clear air clear	Shading device eave 575mm 300 above head. Not overshadowed.
15	East pantry	Double hung	1200	610	Aluminium	Double clear air clear	Shading device eave 575mm 300 above head. Not overshadowed.
16	East ensuite	Double hung	1200	900	Aluminium	Double clear air clear	Shading device eave 575mm 300 above head. Not overshadowed.
19	North wc	Sliding	600	610	Aluminium	Double clear air clear	Shading device verahdah 2400 900 above base of window
st1	Powder room	Fixed	0	0		Double clear air clear	Shading device nil. Overshadowed nil.
St2	Study	Fixed	0	0		Double clear air clear	Shading device nil. Overshadowed nil.

Christopher Davey  
Drafting for the residential housing industry

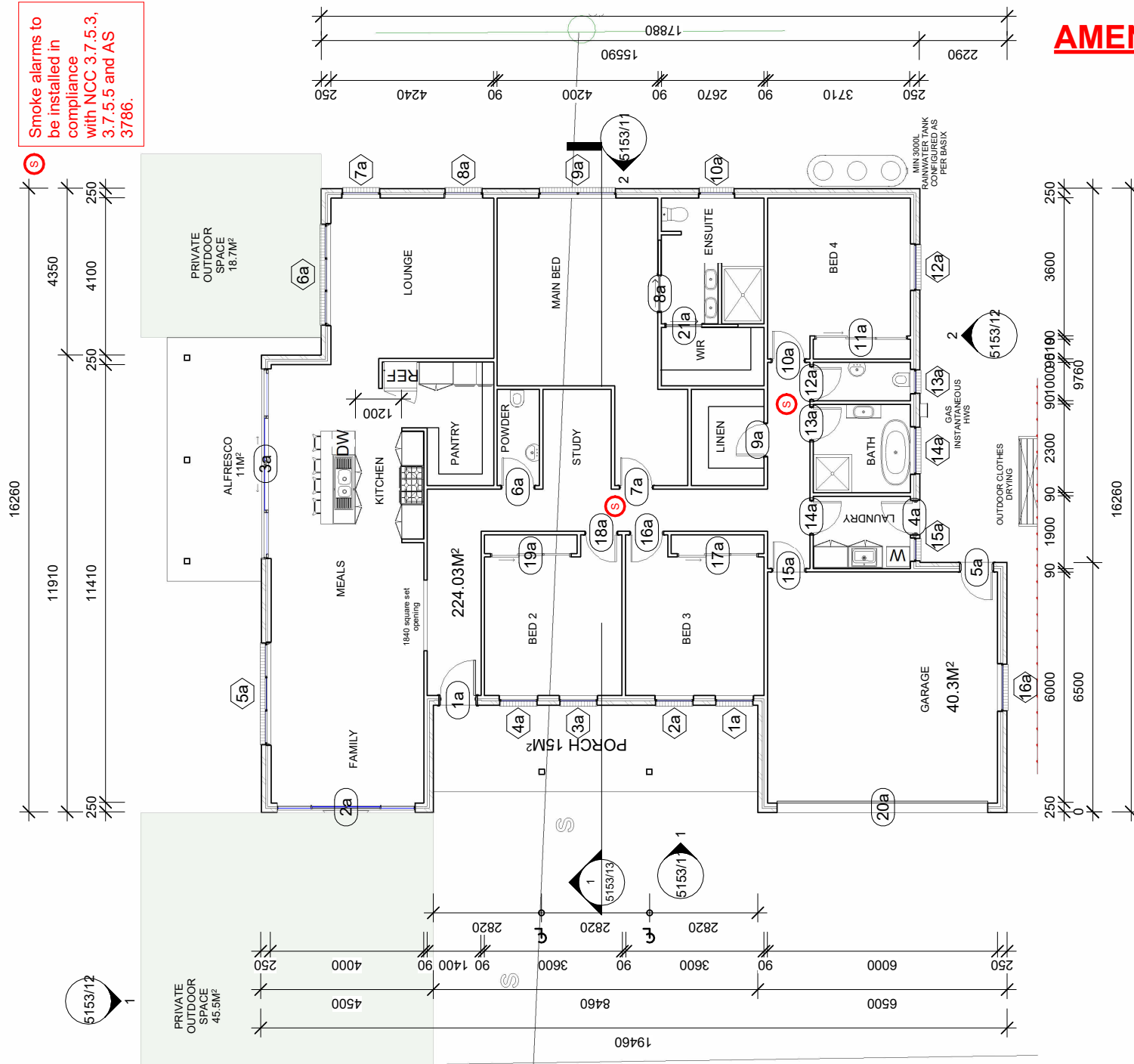
No	Description	Date
1	Remove glazed roof structures. Move carport No 51. Larger bath window No 51.	22/08/2022

'Ewan J Chandler and Sally A Newton-Chandler ATF the SECCA Super Fund'

Proposed dwellings for 51-53 Piper St, Bathurst

Door Window schedule No 51		
Project number	51	5153/9a
Date	22/08/2022	
Drawn by	Chris Davey	
Checked by	CJD	
Scale		78 of 566

Smoke alarms to be installed in compliance with NCC 3.7.5.3, 3.7.5.5 and AS 3786.



## Attachment 9.2.3.2

Proposed dwellings  
for 51-53 Piper St,  
Bathurst

'Ewan J Chandler and  
Sally A  
Newton-Chandler ATF  
the SECCA Super  
Fund'

Christopher DAVEY  
Sole Trader ABN 62 597 298 974  
cdav5482@bigpond.net.au

82 Blue Ridge Drive  
White Rock NSW 2795  
0428521970

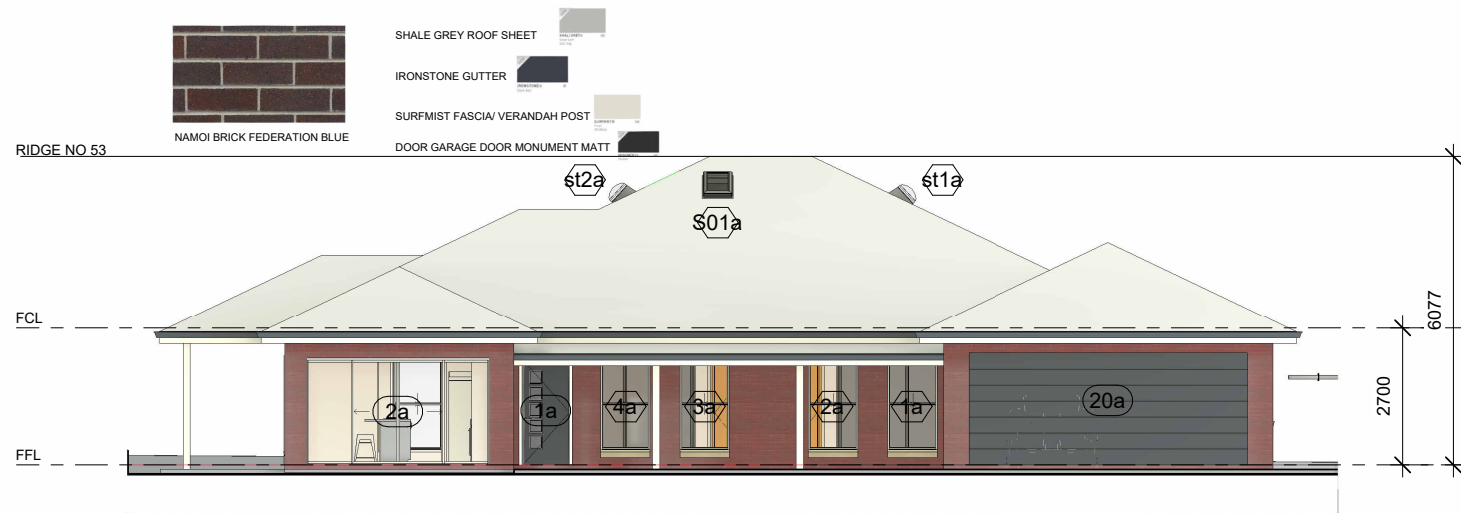
Site analysis, design drawings, DA CC CDC drawings & BASIX



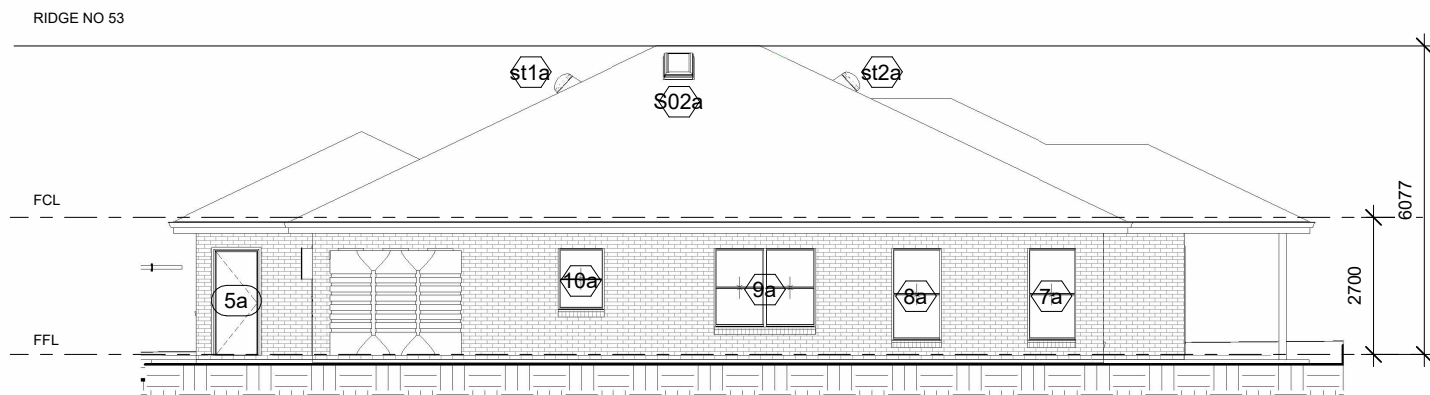
No.	Description	Date
1	Remove glazed roof structures. Move carport No 51. Larger bath window No 22 51.	22/08/20

No 53 Floor plan

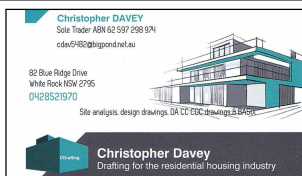
Project number	51	5153/10
Date	22/08/2022	
Drawn by	Chris Davey	
Checked by	CJD	
Scale	1 : 100	

**AMENDED**

**1 West No 53**  
1 : 100



**2 East No 53**  
1 : 100



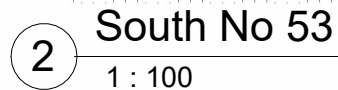
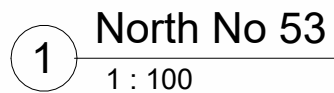
No	Description	Date
1	Remove glazed roof structures. Move carport No 51. Larger bath window No 51.	22/08/2022

'Ewan J Chandler and Sally A Newton-Chandler ATF the SECCA Super Fund'

Proposed dwellings for 51-53 Piper St, Bathurst

### No 53 Front/rear elevations

Project number	51	5153/11
Date	22/08/2022	
Drawn by	Chris Davey	
Checked by	CJD	
Scale	1 : 100	80 of 566

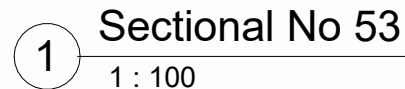


No	Description	Date
1	Remove glazed roof structures. Move carport No 51. Larger bath window No 51.	22/08/2022

Proposed dwellings for 51-53 Piper St,  
Bathurst

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<p>‘Ewan J Chandler and Sally A Newton-Chandler ATF the SECCA Super Fund’</p> <p>Proposed dwellings for 51-53 Piper St, Bathurst</p>	No 53 Sectional	
	Project number	51
	Date	22/08/2022
	Drawn by	Chris Davey
	Checked by	C-ID
	Scale	1 : 100



## Attachment 9.2.3.2

**AMENDED**

### BASIX REQUIREMENTS. As per BASIX certificate

#### **FIXTURES.**

##### **Water commitments.**

Showerheads. All showerheads minimum 3 star (>7.5 but <=9L/min)  
All toilet flushing systems minimum of 3 star.  
All taps in kitchen have a minimum 3 star rating.  
All basin taps in bathrooms have a minimum 3 star rating.

#### **ALTERNATIVE WATER.**

##### **Rainwater tank.**

Install rainwater tanks with at least 3000 litres capacity. They must meet and be installed in accordance with the requirements of all applicable regulatory authorities.  
Must be configured to collect rain runoff from at least 341.7 square metres of the roof.  
The tanks must be connected to all toilets and the cold water tap for each clothes washer in the dwelling.

#### **THERMAL COMFORT.**

##### **General features.**

Dwelling not have more than two storeys.  
Conditioned floor area not to exceed 300 square metres.  
Not contain a mezzanine area over 25 square metres.  
Not contain a third level habitable attic room.

##### **Floor walls and ceiling/roof.**

Floor. Concrete slab on ground. No additional insulation.  
External wall. Brick veneer. R2.26 (or 2.80 including construction)  
Internal wall shared with garage. plasterboard. R1.14 (or 1.5 including construction.)  
ceiling and roof. Flat ceiling/pitched roof. Ceiling: R4 up. roof. foil/sarking.  
Other. Roof Unventilated light solar absorptance <0.475.

##### **Insulation to be installed in accordance with NCC 3.12.1.1.**

##### **Windows, glazed doors and skylights.**

Windows glazed doors and shading devices must be installed as described in the  
**Sheet named Door schedule No. 5153/14a. Window schedule No 5153/14a** and comply with the specifications listed in same.

#### **ENERGY.**

##### **Hot water.**

Install a gas instantaneous hot water system.

##### **Heating/Cooling system.**

Install a ducted single phase electric air conditioner to each living area and the bedrooms of the dwelling. The heating cooling system is to be capable to day/night zoning between living areas and bedrooms.  
It is to have an energy rating EER 3.0 - 3.5

##### **Ventilation.**

Natural ventilation to be provided in the bathroom.  
Kitchen. Individual fan, ducted to roof. Operation control Manual switch on/off.  
Laundry. Natural ventilation only.

##### **Artificial lighting.**

Lighting is to be light emitting diode (LED) in all 5 bedrooms/study  
3 living dining rooms, kitchen, all bathrooms, toilets, laundry and hallways.

##### **Natural lighting.**

A window or skylight must be installed in the kitchen.  
A window/skylight must be installed in the 4 bathrooms and toilets.

##### **Other.**

Install a gas cooktop and electric oven in the kitchen.  
Provide ventilation for the refrigerator as defined in the BASIX.  
Install a fixed outdoor clothes drying line.

### GENERAL SPECIFICATION.

#### **SITE PREPARATION.**

All earthworks are to be carried out to comply with NCC3.1.1.

Any earth retaining structures are to comply with NCC 3.1.2.

Drainage is to comply with NCC 3.1.3. & AS/NZS 3500.3

Termite risk management is to comply with NCC 3.1.4

#### **FOOTINGS AND SLABS.**

The footing and slab is to comply with NCC 3.2 and AS2870.

Preparation is to comply with NCC 3.2.2.

#### **CONCRETE AND REINFORCING.**

Concrete must comply with NCC 3.2.3.1 and AS3600.

Steel reinforcement must comply with NCC 3.2.3.2 and AS 2870.

#### **SITE CLASSIFICATION.**

The site classification is to be conducted in compliance with NCC 3.2.4.1 and AS 2870.

#### **FOOTING AND SLAB CONSTRUCTION.**

Footing and slab construction is to comply with NCC3.2.5.1 and AS 2870.

#### **UNREINFORCED MASONRY.**

Masonry veneer is to comply with NCC 3.3.1, AS 3700, AS 4773 and AS 4773.2.

#### **FRAMING.**

Timber framing is to comply with NCC 3.4.3 and AS1684.2

#### **ROOF AND WALL CLADDING.**

Sheet roofing is to comply with NCC 3.5.1 and AS 1562.1. (Dark Solar absorptance >70 to comply with BASIX)

Sarking to be installed to comply with NCC 3.5.2.4, AS/NZS 4200.1 and BASIX.

Gutters and downpipes are to comply with NCC 3.5.3, AS/NZS 2179.1 for metal or AS1273 for UPVC.

Timber and composite wall cladding is to comply with NCC 3.5.4

Fibre cement sheet eaves to be installed in compliance with NCC 3.5.4.5 and AS/NZS 2908.2 or ISO 8336

#### **GLAZING.**

Glazing is to comply with NCC 3.6 and AS 2047, AS 1288.

### **FIRE SAFETY.**

Fire safety is to comply with NCC 3.7.

Smoke alarms to be installed in compliance with NCC 3.7.5.3, 3.7.5.5 and AS 3786.

#### **HEALTH AND AMENITY.**

Wet areas are to comply with NCC 3.8.1.2 and AS3740.

External above ground membranes are to comply with NCC 3.8.1., AS 4654.1 and AS 4654.2.

Facilities are to be provided in compliance with NCC 3.8.3.2.

Construction of Sanitary compartments is to comply with NCC 3.8.3.3

Natural light must be provided to all habitable rooms in compliance with NCC 3.8.4.2.

Artificial lighting must be provided in sanitary compartments, bathrooms, ensuites and laundries if natural light is not available to comply with NCC 3.6.4.3 and AS/NZS 1680.0.

Ventilation must be provided to habitable rooms, sanitary compartments, bathrooms, laundry or any other room occupied by a person in compliance with NCC 3.8.5.2.

Walls must be constructed so as to provide sound insulation in compliance with NCC 3.8.6.2 and 3.8.6.4.

#### **ENERGY EFFICIENCY.**

Building fabric thermal insulation must comply with NCC 3.12.1.1 and AS/NZS 4859.1

Building fabric for.

\* The roof must be compliant with NCC 3.12.1.2 and BASIX.

\* External walls must comply with NCC 3.12.1.4 and BASIX.

\* The attached garage must comply with NCC 3.2.1.6 and BASIX.

External glazing must comply with NCC 3.12.2.1 and BASIX.

Roof lights must be sealed in accordance with NCC 3.12.3.2.

External windows and doors must be sealed in compliance with NCC 3.12.3.3.

Ceilings walls and floors must be constructed to comply with NCC 3.12.3.5.

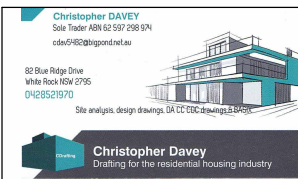
Air movement to the dwelling must comply with NCC 3.12.4.1.

Services must be insulated in accordance with NCC 3.12.5.1 and AS/NZS 4859.1.

Heating and cooling ductwork must meet the requirements of NCC 3.12.5.3.

Artificial lighting must comply with NCC 3.12.5.5 and BASIX.

No	Description	Date
1	Remove glazed roof structures. Move carport No 51. Larger bath window No 51.	22/08/2022



'Ewan J Chandler and Sally A Newton-Chandler ATF the SECCA Super Fund'

Proposed dwellings for 51-53 Piper St, Bathurst

No 53 Basix/Specification		
Project number	51	5153/14
Date	22/08/2022	
Drawn by	Chris Davey	
Checked by	CJD	
Scale		

**AMENDED**

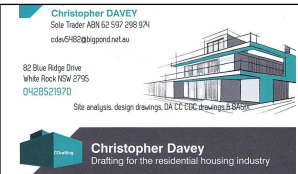
Door Schedule No 53

Mark	Location	Height	Width	Finish	Frame Material	Comments
1a	Entry	2100	1000	Painted	Timber	Select entrance door
2a	West family room	2100	3598	Powdercoated	Aluminium	Stacking slider Glazing double clear air clear. Shading device 575mm 300mm above head. Not overshadowed.
3a	North kitchen	2100	4950	Powdercoated	Aluminium	Stacking slider. Glazing double clear air clear. Shading device eave 2500mm 300mm above head. Not overshadowed.
4a	Laundry	2100	901	Powdercoated	Aluminium	Hung
5a	Garage	2040	820	Painted	Timber	Hung
6a	Powder	2040	820	Painted	Timber	Hung
7a	Main bed	2040	820	Painted	Timber	Hung
8a	Ensuite	2125	1900	Painted	Steel	920 cavity slider
9a	Linen	2040	820	Painted	Timber	Hung
10a	Bed 4	2040	820	Painted	Timber	Hung
11a	Bed 4 robe	2040	2325	Painted	Timber	3x720 smartrobe
12a	WC	2040	820	Painted	Timber	Hung
13a	Bathroom	2040	820	Painted	Timber	Hung
14a	Laundry	2040	820	Painted	Timber	Hung
15a	Garage	2040	820	Painted	Timber	Hung
16a	Bed 3	2040	820	Painted	Timber	Hung
17a	Bed 3 robe	2040	2020	Painted	Timber	3x620 smartrobe
18a	Bed 2	2040	820	Painted	Timber	Hung
19a	Bed 2 robe	2040	2020	Painted	Timber	3x620 smartrobe
20a	Garage	2200	5500	Powdercoated	Steel	Select remote auto panel lift garage door
21a	Ensuite/wir	2125	1900	Painted	Timber	920 cavity slider

Grand total: 21

Window Schedule No 53

Mark	Location	Window Style	Height	Width	Material	Glazing	Remarks
1a	West bed 3	Double hung	1800	970	Aluminium	Double clear air clear	Shading device verahdah 1800 2100 above base of window
2a	West bed 3	Double hung	1800	970	Aluminium	Double clear air clear	Shading device verahdah 1800 2100 above base of window
3a	West bed 2	Double hung	1800	970	Aluminium	Double clear air clear	Shading device verahdah 1800 2100 above base of window
4a	West bed 2	Double hung	1800	970	Aluminium	Double clear air clear	Shading device verahdah 1800 2100 above base of window
5a	North family	Double hung	1800	2650	Aluminium	Double clear air clear	Shading device eave 575mm 300 above head. Not overshadowed.
6a	North lounge	Double hung	1800	2650	Aluminium	Double clear air clear	Shading device eave 575mm 300 above head. Not overshadowed.
7a	East lounge	Double hung	1800	970	Aluminium	Double clear air clear	Shading device eave 575mm 300 above head. Not overshadowed.
8a	East lounge	Double hung	1800	970	Aluminium	Double clear air clear	Shading device eave 575mm 300 above head. Not overshadowed.
9a	East Main bed	Double hung	1540	2000	Aluminium	Double clear air clear	Shading device eave 575mm 300 above head. Not overshadowed.
10a	East ensuite	Double hung	1200	900	Aluminium	Double clear air clear	Shading device eave 575mm 300 above head. Not overshadowed.
12a	South bed 4	Double hung	1200	1210	Aluminium	Double clear air clear	Shading device eave 575mm 300 above head. Not overshadowed.
13a	South WC	Double hung	900	610	Aluminium	Double clear air clear	Shading device eave 575mm 300 above head. Not overshadowed.
14a	South bathroom	Double hung	1200	1210	Aluminium	Double clear air clear	Shading device eave 575mm 300 above head. Not overshadowed.
15a	South laundry	Double hung	900	610	Aluminium	Double clear air clear	Shading device eave 575mm 300 above head. Not overshadowed.
16a	South garage	Double hung	1200	1210	Aluminium	Double clear air clear	Shading device eave 575mm 300 above head. Not overshadowed.
S01a	West Study hallway roof	Fixed	1000	567	Aluminium	Double clear air clear	Shading device nil. Overshadowed nil.
S02a	East Main bed hall roof	Fixed	1000	567	Aluminium	Double clear air clear	Shading device nil. Overshadowed nil.
st1a	Linen store	Fixed	0	0		Double clear air clear	Shading device nil. Overshadowed nil.
st2a	Powder room	Fixed	0	0		Double clear air clear	Shading device nil. Overshadowed nil.



No	Description	Date
1	Remove glazed roof structures. Move carport No 51. Larger bath window No 51.	22/08/2022

'Ewan J Chandler and Sally A Newton-Chandler ATF the SECCA Super Fund'  
  
Proposed dwellings for 51-53 Piper St, Bathurst

Door Window schedule No 53

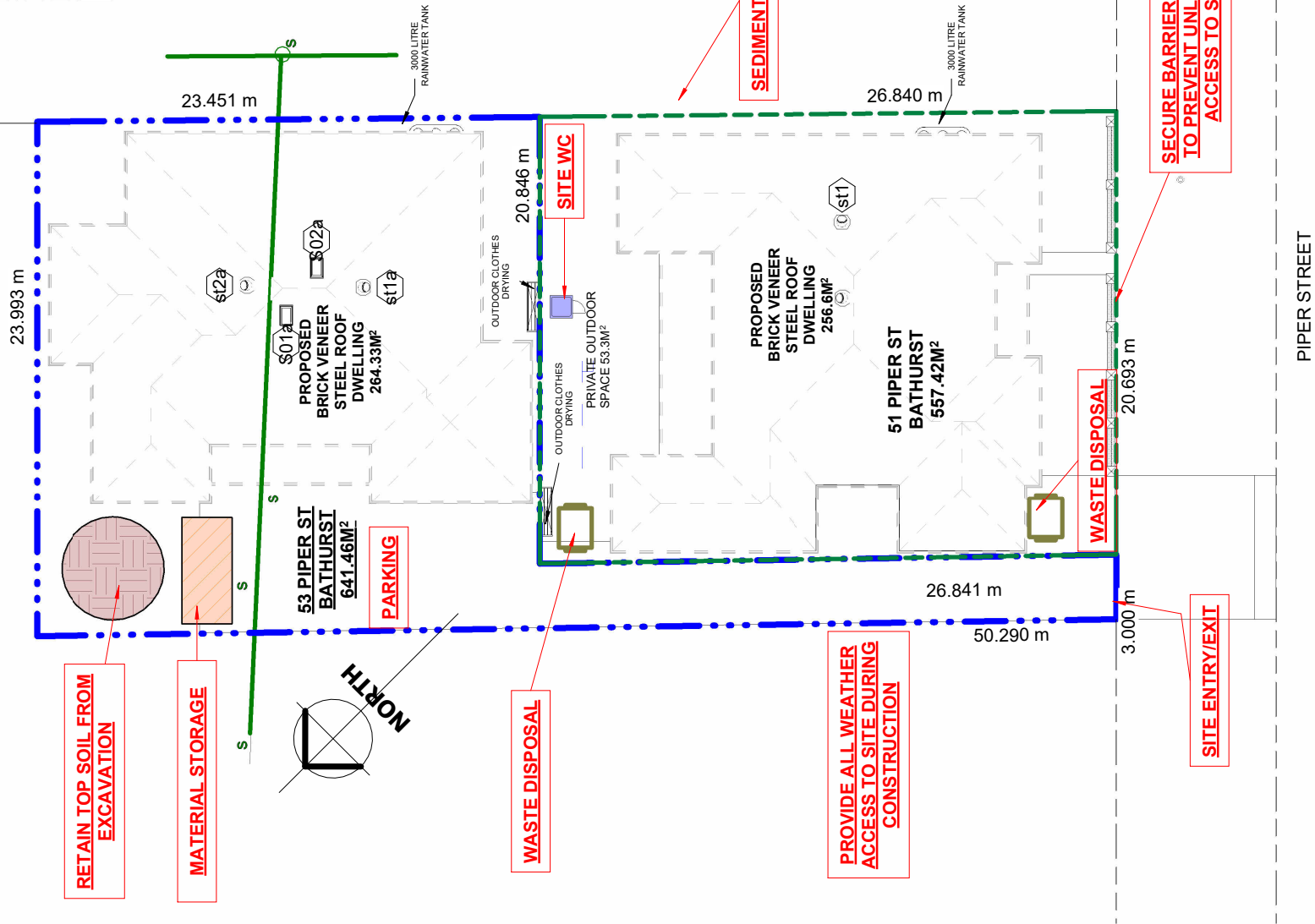
Project number	51	5153/14a
Date	22/08/2022	
Drawn by	Chris Davey	
Checked by	CJD	
Scale		84 of 566



**AMENDED**

NOTE. ALL DEMOLITION WORKS ARE TO BE CARRIED OUT IN COMPLIANCE WITH SAFEWORK NSW CODE OF PRACTICE "DEMOLITION WORK"

ASBESTOS. WORKS PERTAINING TO THE POSSIBLE PRESENCE OF ASBESTOS ARE TO BE CONDUCTED IN COMPLIANCE WITH THE SAFE WORK AUSTRALIA CODES OF PRACTICE 'HOW TO MANAGE AND CONTROL ASBESTOS IN THE WORKPLACE' & 'HOW TO SAFELY REMOVE ASBESTOS'. THESE ARE ALL APPROVED CODES OF PRACTICE UNDER THE WORK HEALTH AND SAFETY ACT.



Erosion/Sediment control

1 : 200

1

Christopher DAVEY  
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Site analysis, design drawings, DA CC CDC drawings, B.M.B.C.

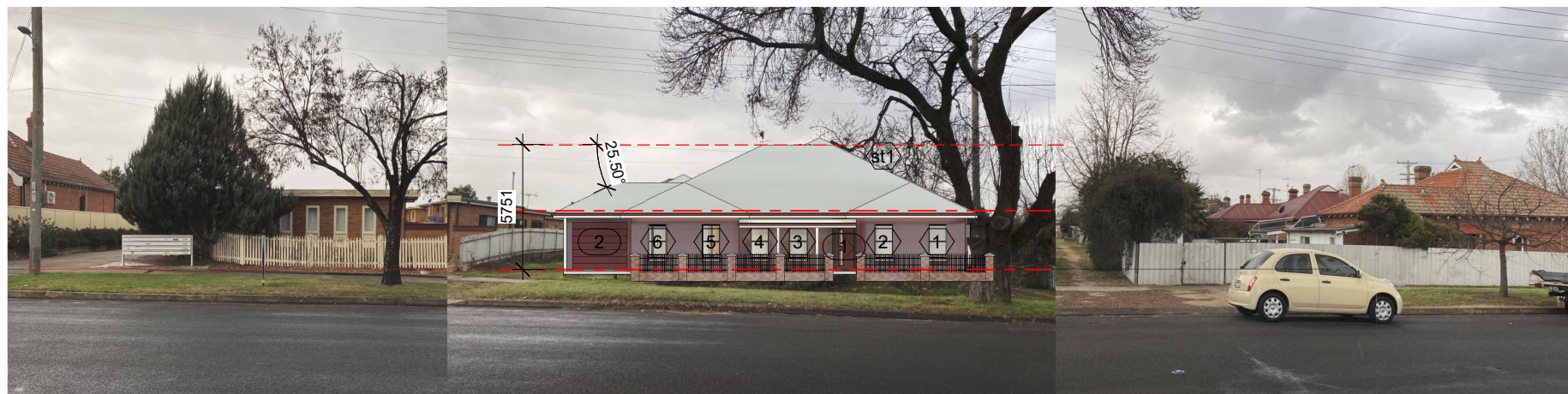
Christopher Davey  
Drafting for the residential housing industry

No	Description	Date
1	Remove glazed roof structures. Move carport No 51. Larger bath window No 51.	22/08/2022

'Ewan J Chandler and Sally A Newton-Chandler ATF the SECCA Super Fund'

Proposed dwellings for 51-53 Piper St, Bathurst

Erosion/Sediment control plan		
Project number	51	5153/15
Date	22/08/2022	
Drawn by	Chris Davey	Scale
Checked by	CJD	
		1 : 200

**AMENDED**

Christopher DAVEY  
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0428521970

Site analysis, design drawings, DA CC CDC drawings, B.M.A.R.C.

**Christopher Davey**  
Drafting for the residential housing industry

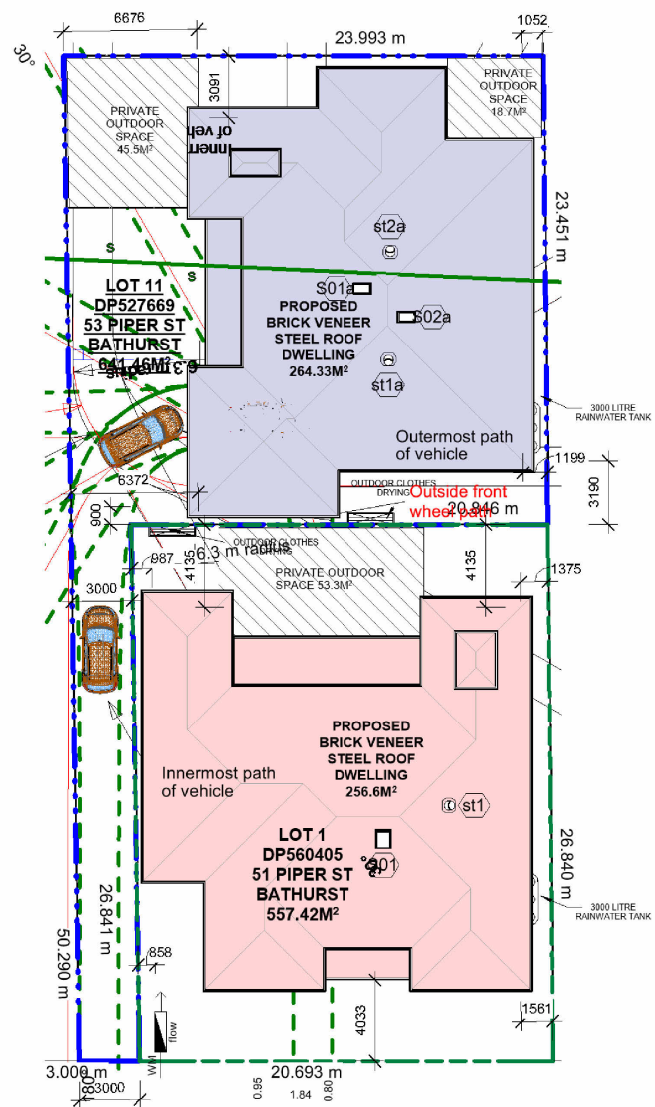
No	Description	Date
1	Remove glazed roof structures. Move carport No 51. Larger bath window No 51.	22/08/2022

'Ewan J Chandler and Sally A  
Newton-Chandler ATF the SECCA Super  
Fund'

Proposed dwellings for 51-53 Piper St,  
Bathurst

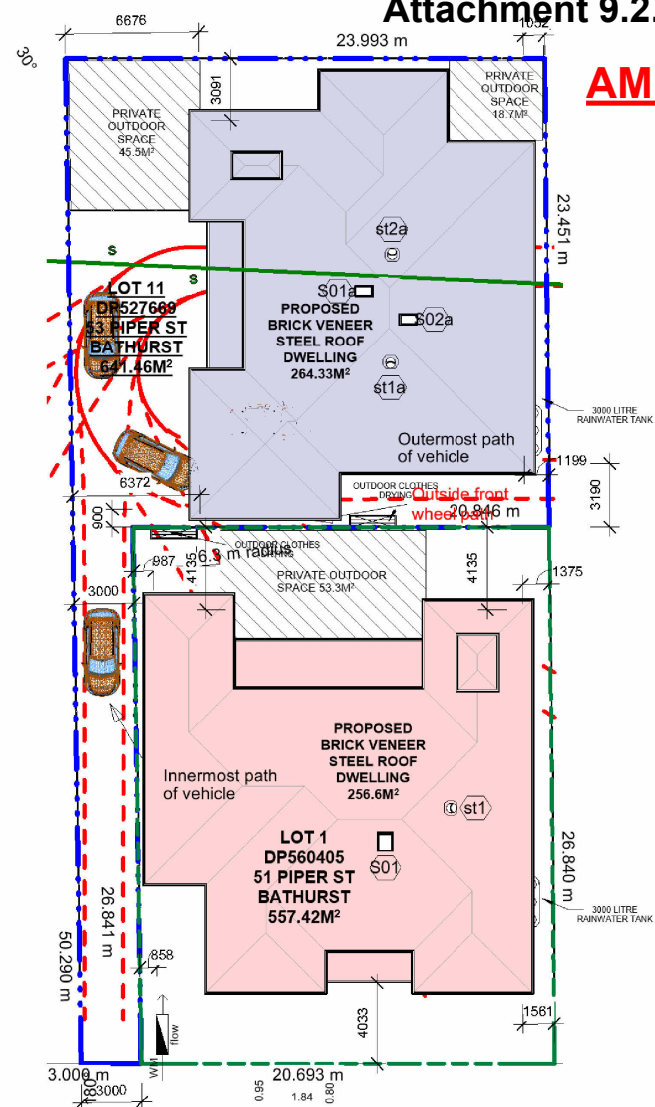
### Infill Application 51-53 Piper St

Project number	51	5153/18
Date	22/08/2022	
Drawn by	Chris Davey	
Checked by	CJD	Scale
		1 : 200



1 Vehicle movement into 53  
1:1

## Attachment 9.2.3.2 **AMENDED**



2 Vehicle movement leaving  
53  
1:1

Christopher DAVEY  
Solo Trader ABN 62 597 158 974  
cdave582@gmail.com

82 Blue Ridge Drive  
White Rock NSW 2795  
0428521970

Site analysis, design drawings, DA CC CDC drawings, BASIX

**Christopher Davey**  
Drafting for the residential housing industry

No	Description	Date
1	Remove glazed roof structures. Move carport No 51. Larger bath window No 51.	22/08/2022

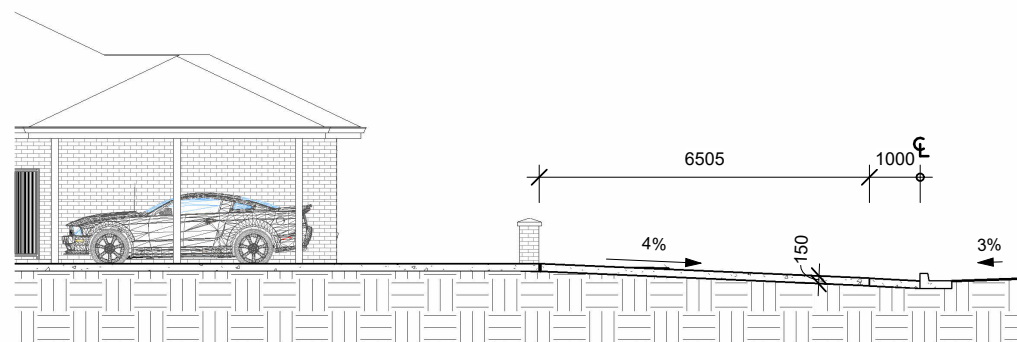
'Ewan J Chandler and Sally A Newton-Chandler ATF the SECCA Super Fund'

Proposed dwellings for 51-53 Piper St, Bathurst

### Vehicle movement No 53

Project number	51	5153/19
Date	22/08/2022	
Drawn by	Chris Davey	
Checked by	CJD	
Scale	1:1	87 of 566

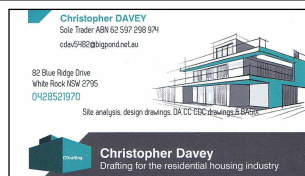
## BATHURST REGIONAL COUNCIL STANDARD DRIVEWAY DESIGNS. OPTION 2



1

## Driveway design 51 &amp; 53.

1 : 100



No	Description	Date
1	Remove glazed roof structures. Move carport No 51. Larger bath window No 51.	22/08/2022

'Ewan J Chandler and Sally A  
Newton-Chandler ATF the SECCA Super  
Fund'

Proposed dwellings for 51-53 Piper St,  
Bathurst

## Driveway design 51-53 Piper St

Project number	51	5153/20
Date	22/08/2022	
Drawn by	Chris Davey	
Checked by	CJD	
Scale	1 : 100	88 of 566

## STATEMENT OF ENVIRONMENTAL EFFECTS FOR MINOR DEVELOPMENT ONLY

Property details			
Landowner name: Chris Davey on behalf of 'Ewan J Chandler and Sally A Newton-Chandler ATF the SECCA Super Fund'			
Address of land on which activity is to be carried out			
Lot:	Lot 1 & Lot 11 .....	Deposited Plan/Strata Plan	560405 & 527669 respectively
No:	51-53 .....	Street:	Piper St.....
Suburb:	Bathurst .....		
Landowner's signature: .....			
Details of proposed works			
Demolition of the existing dwelling and outbuilding which are in a derelict state. Site preparation and construction of two single storey brick veneer dwelling with attached double garages. Re alignment of existing boundary line dividing 51 and 53 Piper St to maintain two separate lots.			
.....			
Local Environmental Plan permissibility and development standards			
What is the zone of the property?		R1.....	
Is your proposal permissible in the zone?	Yes	<input checked="" type="checkbox"/>	No <input type="checkbox"/>
Is the proposal consistent with the Height of Buildings map?	Yes	<input checked="" type="checkbox"/>	No <input type="checkbox"/>
Is the proposal consistent with the Floor Space Ratio map?	Yes	<input checked="" type="checkbox"/>	No <input type="checkbox"/>
Does the proposal require a variation to a LEP standard under Clause 4.6?	Yes	<input type="checkbox"/>	No <input checked="" type="checkbox"/>
Development Control Plan standards			
Have you reviewed the relevant DCP requirements?		Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/>
Setbacks under the DCP			
Required		Proposed	
Front	To complement existing street scape.....	Front	51. 4.03m 53. 6.37m.....
Side	900.....	Side	51 1.56 & 0.858m FRL60/60/60 on 10a wall
Rear	900.....	Rear	No 51 4.135m No 53 3.091.
Private Open Space			
Required		Proposed	
50 both lots ..... m <sup>2</sup>		51- 53.3m2. 53-59.2m2..... m <sup>2</sup>	
Bushfire prone land			
Is the site bushfire prone land?		Yes	<input type="checkbox"/> No <input checked="" type="checkbox"/>
If the site is bushfire prone land, have you			
a)	Undertaken a bushfire assessment?	Yes	<input type="checkbox"/> No <input type="checkbox"/>
b)	Is it attached?	Yes	<input type="checkbox"/> No <input type="checkbox"/>
What is the bushfire attack level of the site?			
<input type="checkbox"/> BAL12.5	<input type="checkbox"/> BAL19	<input type="checkbox"/> BAL29	<input type="checkbox"/> BAL40 <input type="checkbox"/> BALFZ

## Attachment 9.2.3.3

What is the calculated Asset Protection Zone (APZ)? Please show APZ on plans?			
Inner APZ .....	metres	Outer APZ .....	metres
<b>Building and site details</b>			
What external materials will be used for construction and what is the proposed colour scheme?			
Brick veneer for both dwelling. No 51. Federation red Namoi brick. No. 53 Federation blue Namoi brick.			
Roof. Both dwellings. Shale grey corrugate iron roof sheets.			
Gutter. No 51. Manor red. No 53. Ironstone.			
Fascia and verandah posts, No 51 & 53. Surf mist or similar paint colour to posts.			
.....			
What is the proposed height of the structure?		No 51- 5.751m approx. No 53- 6.07m approx metres	
How much cut and fill is proposed? Please show on plans Refer to Chapter 16 of the Bathurst Regional DCP for details		Cut 0 m	Approx Fill 0.50 ..... m
Where will the stormwater from the works drain to?			
Into existing stormwater system @ Piper Street.....			
.....			
.....			
.....			
Is a BASIX Certificate required? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			
Are demolition works proposed? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			
Does the proposal involve the removal of asbestos? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			
If yes, detail the proposed demolition works.			
Demolition of derelict single storey brick dwelling and brick outbuilding. TBC if asbestos is present and appropriate disposal plan implemented if found. To be advised by contractor.			
DA 2019-14 approved demolition of the exact same structures.....			
.....			
Are there any restrictions/easements/covenants on the site? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			
If yes, detail the restrictions/easements/covenants?			
Sewer line on No 53.lot to be built over. Treatment as prescribed by council engineering to be followed to allow construction over line.....			
.....			
.....			
Is the development likely to cause overshadowing of adjoining land? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			
Diagrams are required to be lodged.			
If yes, shadow details:			
.....			
.....			
.....			
.....			



## Attachment 9.2.3.3

Is the development likely to result in loss of privacy to an adjoining property?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Details (including any mitigation methods):				
.....				
.....				
.....				
.....				

Is the development likely to impact on views to and from adjoining land?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Details (including any mitigation methods)				
.....				
.....				
.....				
.....				

Will noise affect the amenity of the area? (An acoustic report may be required)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Details (include operating hours, proposed mitigation methods)				
.....				
.....				
.....				
.....				

Does the proposal require a wastewater treatment system (ie septic system)?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
A geotechnical report <u>is</u> required to accompany the application				
Is it attached?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
Details				
.....				
.....				
.....				
.....				

Does the proposal involve site disturbance (cut/fill, new access road, steep slopes)	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Have you considered erosion and sediment control measures?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
If yes, has an erosion and sediment control plan been included with the application?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
<b>Vegetation</b>				
Does the proposal require the removal of any trees?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Has an application to remove the trees been lodged/approved by Council?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
If yes, how many trees will be removed? One.....				
List below the species to be removed				
Mulberry tree. A previous DA 2019-44 approved of its removal.....				
.....				
.....				
The plans are to clearly show any tree removal.				

## Attachment 9.2.3.3

Are you proposing replacement trees or shrubs?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
If yes, details of the proposed tree or shrub planting (please show on plans)				
.....				
.....				
.....				
.....				

Heritage				
Is the site located in a Heritage Conservation Area (HCA)?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Does the site contain a heritage item?	Local	<input checked="" type="checkbox"/>	State	<input type="checkbox"/>
	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Is the site near a heritage item?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Does the site contain, or likely to contain, any Aboriginal artefacts or relics?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Does the site contain, or likely to contain, any archaeological artefacts or relics?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
If yes, details of the Aboriginal or archaeological artefacts or relics.				
.....				
.....				
.....				
.....				

Is the proposal in keeping with the existing streetscape?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Details				
The design is in accordance with the Bathurst Development Control Plan for the Heritage Conservation area and each dwelling is being constructed with Heritage style brick, verandahs and high roof pitch. Colours are heritage style and vertical sash windows are featured in the façade.				
.....				
.....				

Change of Use	
What is the nature of the business proposed for the property?	.....
.....	.....
.....	.....
.....	.....
.....	.....

What are the proposed operating hours?	.....
How many car parking spaces are provided?	..... spaces
How many car parking spaces are required?	..... spaces
Does the proposed business prepare or serve food?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Does the proposed business require a trade waste approval?	Yes <input type="checkbox"/> No <input type="checkbox"/>



### Attachment 9.2.3.3

#### Any other comments

Clients, Contractors, Council Heritage officer and advisor and myself were in attendance at site and discussed the style and features of the dwellings and all guidance and recommendations made at that meeting have been followed to ensure the development is appropriate to the Heritage qualities of the street. ....

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***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.***

## GENERAL INFORMATION

What is a Statement of Environmental Effects?

A Statement of Environmental Effects (SEE) is a report outlining the likely impacts of a proposed development and the proposed measures that are proposed to mitigate or minimise those impacts. The SEE includes written information about the proposal that cannot readily be shown on plans or drawings. Identifying adverse impacts in a SEE does not mean that your application will be refused. Rather, the SEE is your opportunity to demonstrate that the environment has been considered in the design stage by highlighting concerns and the best means proposed to avoid, minimise, mitigate or manage them.

About this form

A Statement of Environmental Effects is required to accompany all development applications. This template is designed to help you prepare a SEE which must be included with your development application. This template is not exhaustive and you are encouraged to expand on anything relevant to your project. A purpose written SEE will be required for more complex development types.

This template will generally be of assistance for the following development types:

- ☐ Single dwelling house
- ☐ Dual occupancy – not involving demolition within a Heritage Conservation Area
- ☐ Multi unit residential – not involving demolition within a Heritage Conservation Area
- ☐ Residential additions and alterations
- ☐ Other ancillary residential buildings or structures (swimming pools, sheds, carports, garages)
- ☐ Change of use applications

How to complete this form

1. Ensure that all fields have been filled out correctly with as much information that you are able to provide.
  - a. The SEE must address all impacts that are relevant to the proposal.
  - b. You are encouraged to expand upon the material provided in any way you consider relevant.
  - c. **Where potential impacts are identified, please ensure that you provide relevant comments and information on the measures that are proposed in order to mitigate against or minimise those impacts. You may need to provide additional documentation/photos/maps as an attachment to the SEE.**
2. Once completed, this form is to be submitted with the Development Application.
  - a. Failure to provide the required information will delay processing of the development application and may result in the application being returned to you for completion, not accepted for lodgement or additional information requests being forwarded to you.

## **STATEMENT OF HERITAGE IMPACT.**

### **Project Address.**

Lot 1 DP560405 51 Piper Street & Lot 11 DP527669 53 Piper Street Bathurst.

### **DA. TBA**

### **Project Proposal.**

Demolish derelict single storey semi detached dwellings and outbuildings on the lots. Construct two new single storey brick veneer colorbond corrugate iron roof dwellings on the site of 51 and 53 Piper St as per Site Plan 5153/4 attached. Re align dividing boundary line of 51 and 53 as per Site Plan 5153/4.

Statement of Heritage Impact prepared by.

Christopher Davey

Sole trader (Building design)

82 Blue Ridge Drive

White Rock NSW. 2795.

Mobile No. 0428521970

Prepared on 16 June 2022.

Clients. 'Ewan J Chandler and Sally A Newton-Chandler ATF the SECCA Super Fund'

### **STATEMENT OF SIGNIFICANCE.**

As per previous Statement of Environmental effects submitted for an approved DA 2019/44.

The existing structures are not listed as heritage items in the NSW Heritage Register nor in the Bathurst LEP. The locality is however identified in the Bathurst Region Heritage Study and is located in the Bathurst Heritage Conservation area. The previous Statement of Heritage Impact for DA 2019/44 clearly outlines the significance and is attached for reference.

### **ASSESSMENT OF IMPACT.**

**Why is the building/site of heritage significance?** It is contained in the Bathurst Heritage Conservation area. Most of the building is in original state however some repairs and alterations do not reflect the heritage character. The entire property is in a run down state and as such the existing structures do not lend itself to occupation detracting from the heritage value of the property.

**What positive impacts will the proposed works have on its significance?** The proposed new dwellings are to be constructed from face bricks of heritage character reflecting the buildings of the turn of century into the 1900's . By utilising corrugated iron roofing of light colours on a 25.5 degree roof pitch, feature front verandah's and double hung vertical windows at the façade ensure the heritage appearance and compliance with the Councils DCP for heritage conservation areas is met.

The result is by far a great improvement of the current façade of that site. Consultation with Councils heritage officer and advisor on site has enabled us to collaborate and provide this result.

**What negative impact will the proposed works have on its significance?** The development will have no impacts on its significance.

**What measures are proposed to mitigate the negative impacts?** The design of both dwellings and taking on board Councils Heritage officer and advisor's recommendations it will ensure there are no negative impacts.

**Why were more sympathetic solutions not viable?** The current structures are uninhabitable, an eyesore to the community and since the previous heritage impact statement have become more dilapidated. There are very little remanence of original features internally such as door jams, skirting boards and architraves. Demolition is the only option. The client's brief was to restore the heritage appeal in the new homes and provide a contemporary living experience close to the CBD.

**Where demolition or partial demolition is involved.**

- Demolition is essential. The works include removing all the derelict and unsafe structures from the site.

**Change of use.** The dwellings use is not being changed. It is residential.

### **CONCLUSION AND RECOMMENDATIONS.**

Demolition of the current structures and construction of two new single storey brick veneer dwellings with a high roof pitch and containing heritage style features such as vertical double hung windows to the façade, feature verandah's and north facing living areas will ensure an attractive street frontage with heritage appeal and modern contemporary solar passive living close to the Bathurst CBD. The Councils Heritage Officer and advisors guidance has been followed and ensures the development will maintain the heritage value of the street and provide valuable medium density housing availability in the area.

Chris Davey.

16 June 2022.

Documentary Sources.

DA 2019/44.

Statement of Heritage Impact. Robin White. As attached.

# STATEMENT OF HERITAGE IMPACT



**Statement of heritage impact for:**

No. 51-53 Piper Street,  
Bathurst. NSW 2795

**This statement forms part of the development application for:**

Proposed demolition of existing dwellings and outbuildings  
Proposed construction of new residence

**Date:**

26 June 2019

**Address and property description:**

No. 51-53 Piper Street  
Bathurst. NSW 2795  
Lot 11 DP 7527669 & Lot 1 DP 560405

**Prepared by:**

Robin White  
69 Brilliant Street  
Bathurst. NSW 2795  
Tel. 02 6331 3589 m 042731 3589  
[rwhite1@bigpond.com.au](mailto:rwhite1@bigpond.com.au)

**For:**

[REDACTED]

## 1. INTRODUCTION

This report was commissioned by the owner of the property as part of the development application for demolition of an existing dwellings and outbuildings and construction of a new freestanding residence.

This report addresses the impact of the proposed demolition and new building construction on heritage values of the Bathurst Conservation Area, lower Piper Street area and the adjacent properties.

The report accompanies the following drawings and is to be read in conjunction with Heritage Building Report prepared by Bathurst District Historical Society Inc. and the Structural Assessments prepared by Cook and Roe Structural Engineers and Calare Civil Pty Ltd.

### Drawing Schedule

- 01 Site Plan
- 02 Proposed Floor Plan
- 03 Elevations
- 04 Elevations and Section
- 05 Basix and Notes
- 06 Streetscape

### Objectives

- assess the heritage impact of the proposed demolition on the significance of the site and the surrounding area which encompasses the Piper street area between the intersections with Bentinck Street and Seymour Street.
- assess the impact of the proposed demolition on the heritage values of the Bathurst Conservation Area

### Heritage Management Framework

The property is located within the Bathurst Conservation Area. Bathurst Regional Council's Local Environmental Plan states that it must, before granting consent in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the area concerned. There are two locally acknowledged heritage items in the vicinity of the subject property.

The conservation area covers about 450ha, comprising generally the whole of the old city area, bounded by the main railway from the Macquarie River to Busby Street, then via Busby Street, the rear of the properties fronting the western side of Lewins Street, then Rose Street, Prospect Street, Busby Street, Havannah Street, then to include the whole of the Grounds of

St Stanislaus College, then Browning Street, Peel Street, Piper Street, Mitre Street, Howick Street, Commonwealth Street, Durham Street, Peel Street, Morrissett Street, Stewart Street, Stanley Street and its alignment to the creek to the west of the showground, then via that Creek to Durham Street, and then to the railway via Durham Street.

## 2. LOCATION & DESCRIPTION

Bathurst is located approximately 200km west of the Sydney and the city is located in the Bathurst Regional Council local government area. The subject site is in one of the central blocks of the Bathurst Conservation Area.

The conservation area covers about 450ha, comprising generally the central old city area, bounded by the Macquarie River to the northeast, Browning Street at the southwest perimeter, the railway to the southeast and Mitre Street to the northwest.

The Bathurst Conservation Area Statement of Local Significance states:

“The conservation area is historically significant because it includes the older parts of Bathurst and reflects the nineteenth century development of this important provincial centre. Bathurst was the first town established west of the Blue Mountains, and it was a place that developed a high level of prosperity during the latter half of the nineteenth century, particularly as a result of the gold rushes of the Central West region. Further, much of the conservation area is of integral social importance to the community because of its lengthy association with Bathurst's history. Incorporating a wide range of building forms and types and styles, the area has a considerable richness of cultural features.

With its pervasive historic character, the cohesiveness created by the red brick used in so many of the buildings, the landmark qualities of the spires, domes, massing and other attributes of a number of the buildings, and the inherent qualities of many of the architectural styles represented in the structures, the conservation area is a part of Bathurst that has strong aesthetic qualities.

The area includes a number of excellent examples of particular architectural styles from the early colonial, Victorian, and Federation eras. These include Classical, Georgian, Gothic and Filigree styles among others.

Bathurst was the first town established west of the Blue Mountains, and it was a place that developed a high level of prosperity during the latter half of the nineteenth century, particularly as a result of the gold rushes of the Central West region. Further, much of the conservation area is of integral social importance to the community because of its lengthy association with Bathurst's history.”

There are two locally listed heritage items in the vicinity:

- No.89 Piper Street (Bathurst LEP heritage item 156) in the block to the northwest
- opposite at Nos.46-48 Piper Street (formerly Railway Hotel) (Bathurst LEP heritage item 155)

The project area comprises the existing land, residential buildings and outbuildings on No.51-53 Piper Street. The dwellings and outbuildings proposed to be demolished are fronted by Piper Street and adjoin residential land on the northwest side with 1970's-1980's unit development and an unformed lane accessing the rear of Seymour Street properties on the southeast side. There are two storey units at the rear which are part of the Piper Street unit development. There is a large federation single storey brick residence which fronts Seymour Street which is separated by the unformed lane on the southeast side. The site is located between the cross streets of Bentinck Street and Seymour Street. The site comprises 1205sq.m.of land with a frontage of 23.978 metres to Piper Street. Opposite are single and two storey residences, with single storey predominating.

Buildings forming the streetscape are an eclectic mix of residences from many eras.

The existing dwellings are semi-detached two bedroom houses of painted brickwork with additional skillion rooms of asbestos fibro sheeting and fibre cement weatherboard at the rear. The roof is hipped across the front and there are skillion roofs on the rear additions. A verandah extends across the front with a narrow return on the southeast side of No.51. No.53 has a metal deck roof profile and No.51 has painted corrugated iron. Although the building was originally constructed in the early 1880's it has had numerous minor renovations.

The building has always been two modest worker's dwellings retained as investment properties and they display typical Victorian era shapes which are simple yet formal, with a basic verandah and minimal ornamentation.

There is a lack of modern living conveniences which may have resulted from the length of time in tenancy which is approaching 140 years.

Both houses display significant structural damage.

All of the rooms display significant damage according to the engineer's reports and this has been caused by building movement, rising damp, ground levels above the floor level, little or no subfloor ventilation and lack of damp-proofing.

There are high levels of rising damp in most walls. Rising damp is ground moisture rising up a wall and from there the water travels into timbers causing rot. Poor and no sub-floor ventilation and moisture in the sub-floor area have worsened the problem. This appears to have caused major damage to structural members.

The houses have open grassed areas at the rear with remnant garden and large elm trees. There is a separate steel 20<sup>th</sup> century outbuilding with a gabled pitched roof garage on No.53 and a long narrow rustic open sided skillion shed on No.51. A semi-detached outdoor toilet to



each house is located central to the allotments. There are metal fences on two sides, a rustic wire and metal fence on the southeast and decorative wire and timber post fence across the front boundaries. A paling fence separates the allotments.

### 3. BRIEF HISTORICAL BACKGROUND

#### ***First Occupation***

The site is part of the traditional lands of the Wiradyuri Aboriginal people. Prior to European contact the Bathurst plains area was of major importance due to the availability and abundance of freshwater, plants, animals and stone which provided food, medicines and shelter, as well as the raw materials for tools, nets, baskets and clothing. Stewart's Mount was a dominant aboriginal industrial area producing basalt stone implements. The landscape provided cultural sites as well as material support for habitation. Due to the dramatic drop in the Aboriginal population, introduction of diseases and the subsequent destruction of the economic and social structures of Aboriginal people following European contact, many of the places of significance in and around Bathurst remain unrecorded.

The European invasion of Australia commenced in 1788 with the establishment of a penal colony at Sydney. In 1814 the British government commissioned a road to be built across the Blue Mountains, which was completed in early 1815 and settlement and farming expanded west to Bathurst. By 1815 it was proclaimed "a site for the erection of a town at some future period" which was to be named Bathurst. Land was granted on the west bank of the river after an initial restriction which saw the land only occupied by convicts and the military garrison. A small settlement of government buildings was established as an inland outpost from the main Sydney based operations. This was followed by grants and purchases on the east side of the Macquarie River after the town plan was adopted and the regular rectangular grid pattern of central Bathurst was established with many town allotments sold by auction.

#### ***The middle 1800's until 1880's***

The land lies within of the historically significant residential building sector of central Bathurst. It is an important part of the central town area and it forms part of the conservation area of Bathurst. Land set aside for development as part of the town plan for Bathurst was taken up in about the 1850's in this block and residences have infilled and dominated the streetscape since. The first European owner was investor John Liscombe who also owned a number of other allotments in this block as well as farms and a station 12 miles from Bathurst at Mt Tamar where he lived with his family and ran the farm with convict labour. Mr Liscombe migrated to Australia in 1825. Mr Liscombe was a prominent evaluator, auctioneer, landowner, Clerk of the Bench, postal officer and coroner for Bathurst in the 1830's and 1840's.

The land at No.51-53 Piper Street was part of the allotments purchased by John Lyscombe for investment purposes in 1835.

9. Bathurst, Half an acre, town of Bathurst, parish of Bathurst, allotment No. 11 of section No. 7. Applied for by John Liscombe. Price £2 per acre.
10. Bathurst, Half an acre, town of Bathurst, parish of Bathurst, allotment No. 12 of section No. 7. Applied for by John Liscombe. Price £2 per acre.
11. Bathurst, Half an acre, town of Bathurst, parish of Bathurst, allotment No. 13 of section No. 7. Applied for by John Liscombe. Price £2 per acre.
12. Bathurst, Half an acre, town of Bathurst, parish of Bathurst, allotment No. 14 of section No. 7. Applied for by John Liscombe. Price £2 per acre.
13. Bathurst, Half an acre, town of Bathurst, parish of Bathurst, allotment No. 15 of section No. 7. Applied for by John Liscombe. Price £2 per acre.
14. Bathurst, Half an acre, town of Bathurst, parish of Bathurst, allotment No. 16 of section No. 7. Applied for by John Liscombe. Price £2 per acre.
15. Bathurst, Half an acre, town of Bathurst, parish of Bathurst, allotment No. 17 of section No. 7. Applied for by John Liscombe. Price £2 per acre.
16. Bathurst, Half an acre, town of Bathurst, parish of Bathurst, allotment No. 18 of section No. 7. Applied for by John Liscombe. Price £2 per acre.
17. Bathurst, Half an acre, town of Bathurst, parish of Bathurst, allotment No. 19 of section No. 7. Applied for by John Liscombe. Price £2 per acre.
18. Bathurst, Half an acre, town of Bathurst, parish of Bathurst, allotment No. 19 of section No. 7. Applied for by John Liscombe. Price £2 per acre.

Purchase of land by Mr Liscombe February 1835.



The houses were built for George Andrew Thompson as investment properties in about 1880-1881 after he purchased the land. Mr Thompson had migrated from Scotland to Bathurst during the gold rush and consequently started the Great Western Steam Tannery at Kelso. The houses are described in rates notices as having 5 rooms. They remained in the Thompson family and were tenanted nearly continuously and provided working class accommodation for many families over the decades.

**Personal**

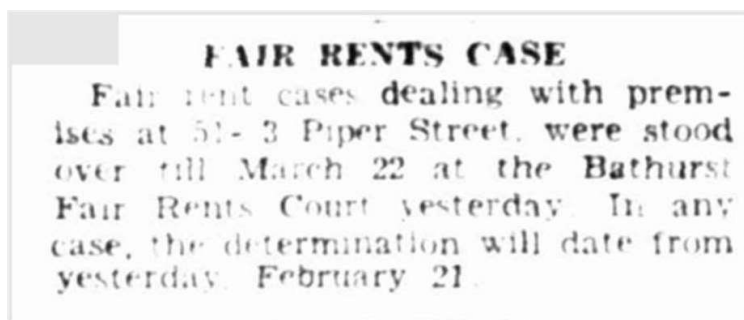
After a somewhat lingering illness, Mr George Thompson, the well-known Kelso tanner, passed away at his late residence, 103 Seymour-street, Bathurst, yesterday afternoon, at the mature age of 80 years. As stated in yesterday's issue, he had, for several weeks just previous to Christmas, been confined to his room, but during the festive season he was sufficiently well to be about, and was able to partake of Christmas dinner, as well as several other meals, at the table with members of his family. Shortly after nine o'clock on Monday night, however, he was seized with an attack of hemorrhage of the lungs, beneath the stress of which he gradually sank, and passed away, as stated. A native of Scotland, the late Mr Thompson served his apprenticeship as a tanner in America, afterwards coming to Australia, about 60 years ago. He subsequently came on to Bathurst, where he did service for three or four of our pioneer tanners, but being gifted with an inexhaustible supply of indomitable pluck and energy, however, he soon amassed sufficient cash with which to enter into a business partnership with a Mr Ward at Kelso on the site now occupied by Messrs Rivett Bros' shops. He followed this up two years later by establishing the present well known tannery, which he carried on for the past 46 years, and in which he was to be found working up to the commencement of his illness about three months ago. Married twice, deceased is survived by four sons and two daughters by his former marriage, and one son and one daughter by his latter marriage. His first wife's surviving family are Messrs William, Arthur, Alfred and Albert Thompson, of Kelso, and Messames F Croft and A Sambrook, of Bathurst; while his second wife's children are Mr Harold Thompson and Miss Gladys Thompson. He is also survived by his second wife, to whom, as well as to the other bereaved ones, widespread sympathy is extended. The late Mr Thompson did not identify himself with public affairs, but was a life member of both the Bathurst School of Arts and the Bathurst District Hospital. The remains will be interred in the Kelso cemetery this

afternoon.

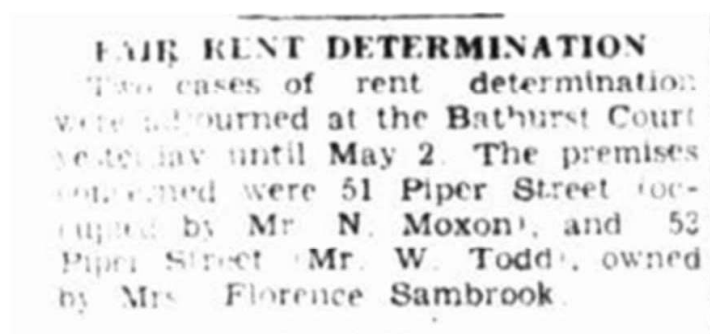
Mrs Nicholas Newman, of Piper-street, died in the Bathurst District Hospital on Tuesday morning. Deceased, who was the only surviving daughter of Mr John Rogers, of Piper-street, and who was only 30 years of age, was operated upon for appendicitis, but typhoid fever supervening she succumbed. She is survived by a sorrowing husband, and two young children, a boy and a girl, aged seven and four years, respectively, to whom universal sympathy will go out. The remains were interred in the Methodist cemetery on Tuesday evening, Rev J Hulme officiating.

National Advocate Obituary George Thompson January 1908

None of the residents of the houses proposed to be demolished are known to be significant in the development of the area or known to be prominent in the community according to the Heritage Building Report.



National Advocate 1948 article



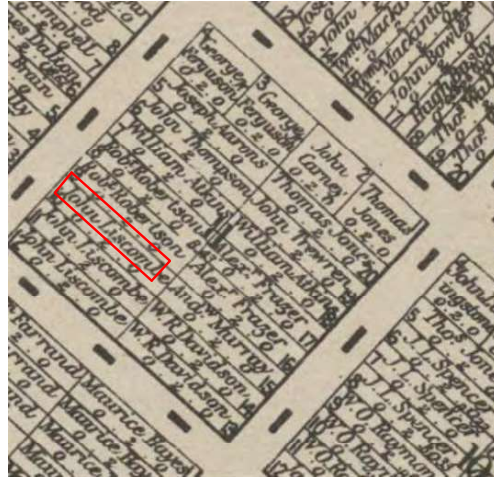
National Advocate 1949 article

### FAIR RENTS BOARD

The rents of premises, 51 Piper Street (occupied by Mr. N. Moxon and 53 Piper Street (Mr. W. Todd) were reduced from 13/- to 10/- a week by Mr. K. M. Dash, SM, yesterday at a sitting of the Fair Rents Board. The premises are owned by Mrs. Florence Sambrook. Mr. Dash said that leave is reserved to the lessor to apply for a variation if and when the special circumstances set out are remedied. The circumstances are (1) Roof repairs, guttering provided; (2) dampness to be obviated, where appearing in rooms; (3) repair to or replacement of copper and brick work in laundry. The reduction is to be dated as from June 20 (yesterday).



*National Advocate 1949 article*



Map of the city of Bathurst and suburban lands : Parish of Bathurst, County of Bathurst, Land District of Bathurst, Bathurst Municipality & Abercrombie Shire, N.S.W. / compiled, drawn and printed at the Department of Lands, Sydney, N.S.W

There are no further ownerships noted in the Heritage Report.

#### 4. THE PROPOSED DEVELOPMENT

The development application is for demolition of the existing dwellings and outbuildings and construction of a free standing residence with front and northwest verandahs. An attached double garage will be able to be accessed from the existing side driveway. The proposed building is single storey. The character of the new development is in keeping with the existing and adjacent properties and has a similar height, mass and scale as surrounding buildings. The building setbacks in Piper Street vary widely from zero to approximately 12 metres. It is proposed to have the front wall of the house set back at 3.8m and the verandah at 2.0 metres. The building has a similar plain verandah and timber front windows with the external walls being red sandstock brick. The roof is of a hipped shape with a steep pitch.

#### 5. HERITAGE STATUS & SIGNIFICANCE

The proposed site and dwelling are not listed as heritage items in the NSW Heritage Register nor in the Bathurst LEP and therefore do not need to be assessed for potential impacts under the requirements of the LEP. The street is however identified in the Bathurst Region Heritage Study and is located within the Bathurst Conservation Area.

Local government is required to conserve and enhance buildings, areas or other places which are of scientific, aesthetic, architectural or historic interest, or otherwise of special cultural value. The Bathurst Conservation Area has significance as a predominantly intact and diverse area of 19th and early 20th century houses. The heritage precinct is mainly characterised by detached, semi-detached double and single storey, gabled and/or hipped Victorian, Federation and interwar Bungalow dwellings constructed of face or rendered brick or weatherboard wall cladding with tiled or galvanised corrugated iron roofs complemented by shops, public and industrial buildings, monuments and public spaces. These are enhanced by gardens, parks and street planting. The Bathurst Conservation Area is visually distinctive due to the high proportion of contributory items. Significant street tree plantings help create substantially harmonious streetscapes. The cohesiveness of the Area is reinforced by the consistent and generally regular gridded settlement pattern, with buildings on similarly sized allotments grouped together.

The value of the building and site at No.51-53 Piper Street lies in its contributory role as part of the existing residential streetscape. In lower Piper Street there is an eclectic mix of building types, styles and eras exhibiting symptomatic infill building and replacement in the 19<sup>th</sup> and 20<sup>th</sup> century. The site is dominated by the multiple modern unit development on the northwest side and at the rear.

The existing building at No.51-53 Piper Street was built in 1881 according to the historical report showing that the two houses were first listed in rates books on the land at that date. This type of building supplied housing for workers families in the late 1800's until the 2000's and it forms part of the streetscape of Piper Street. It informs us of the progression of European colonisation as Bathurst grew in population and the social structure which showed the predominance of low cost housing in some areas of the town.

There is a locally significant building opposite at 46-48 Piper Street. This is the two storey red brick former Railway Hotel (and formerly the Jubilee Hotel) building which is striking with its wide verandah over the footpath and square high front with double entry doors. It is an LEP heritage item.

There is little potential for archeological significance due to previous site disturbance. The proposed building will be sited on ground already occupied by the existing dwellings and the rear of the site has little remnant garden in evidence. It is recommended that any relics or evidence of prior occupation found during excavation be noted and photographed.

The building is not likely to be unique. There are much better examples of this type of building in other areas of Bathurst which are original 1880's era semi-detached workers' cottages.

Examples are the buildings at 67 & 71 Bentinck Street, 16 & 18 Henry Street, 49 Morrissett Street, and 94, 96 & 98 Howick Street and there are many others.

**The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:**

- Proposed building retains the scale, form, massing of buildings in the Bathurst Conservation Area.
- Intactness of the streetscape is ensured by construction of a freestanding single storey dwelling with a steeply pitched roof fronting Piper Street. The new infill will enhance the streetscape and maintain the heritage value of the streetscape because some features and finishes of the new building reference buildings within the Conservation area. It will not be highly contemporary. The front will be verandahed and have timber windows. The wall finish will be red brick more in keeping with the original buildings of Bathurst than the present painted finish. Windows are to doublehung type with a vertical shape. The roof will be corrugated steel in a 'woodland grey' colour.
- Predominant single storey character of adjacent buildings is maintained. By adopting a house footprint for the building similar to the adjacent Federation era houses and a garage located at the rear, the shape and height of the new building references buildings within the existing streetscape. By maintaining a single storey building height and small footprint the significant building opposite, formerly the Railway Hotel, is not dominated.
- Building finishes, fenestration shape visible from the street, roof pitch and colour are consistent with heritage values.
- Landscaped space for a decorative front garden is maintained by locating the new building at the same front boundary offset distance as the existing houses.
- The high gutter height and ceiling height adopted is similar to the adjacent heritage buildings and the existing houses.
- The development adopts design characteristics through the use of materials, colours and façade style that complement the eclectic streetscape.
- Garaging is visually obscured by locating its entry door at 90 degrees to Piper Street and at the rear of the house. Garaging is visually obscured by locating towards the rear of the house.
- The proposed building alignment is the same as the existing building.
- Building finishes, fenestration and doors shapes, roof pitch and colour are consistent with heritage values. Red brick will be the exterior wall finish consistent with Conservation Area principles.

- The development adopts design characters similar to adjacent buildings. The proposed building will not detract from the streetscape.

**The following aspects of the proposal could detrimentally impact on heritage significance. The reasons are explained as well as the measures to be taken to minimise impacts:**

- The former Railway or Jubilee Hotel opposite may be from a similar era as the existing houses to be demolished and as such the semi-detached houses are part of the story of hotels servicing residents in the Milltown area. The replacement building proposed is not a similar shape and form as the existing houses but it does not detract from the hotel building in that it is single storey, verandahed, of red brick construction and similar to the nearby houses in shape and size. There are other residential buildings nearby from the era of the hotel's working life. The hotel had its licence revoked in 1911 and has been a residence for many years.
  - i. The new development does not reduce the public views of the heritage item and its setting. The visual and sensory setting is not unreasonably affected;
  - ii. The new development does not visually dominate the heritage building;
  - iii. Spiritual and other cultural relationships that may contribute to the cultural significance of the place have not been identified;
  - iv. The new development does not overshadow the heritage building;
  - v. The new development relates to the character and form of the streetscape which forms the setting of the former hotel. The replacement building is appropriate in the setting.
- The existing semi-detached cottages will be demolished due to their poor original building methods, subsequent deterioration and ongoing problems of structural damage, roof and floor collapse and loss of building integrity. This has been documented in courts as causing ongoing problems since the 1940's. The impact of this demolition is minimised by building an attractive infill building and re-using any salvage from demolition. These items and materials will be removed and sold for re-use.
- Bathurst has many examples of similar houses to the ones proposed to be demolished and it is neither rare nor in exemplary condition.
- The replacement building will be complementary to the streetscape.
- There will be fewer chimneys. The impact will be lessened by having one brick chimney visible from the street. The southeast side of the building is over 10m long but articulated and broken by windows. This breaks the visual impact of the building. The



driveway side is well articulated. A contemporary house requires garaging. The garage is sited towards the rear of the new house and accessed from the side. There is very limited visibility from the front of the property to reduce the impact. The existing driveway will be maintained.

- The building is higher than the original building but similar to the Federation houses nearby. The roof is highly articulated and the conservatory adds decorative detail visible from the street and at a lower height. This breaks the visual impact of the building.



Piper Street looking southeast  
51-53 Piper Street on the left and 46-48 Piper Street on the right

**The following sympathetic solutions have been considered and discounted for the following reasons:**

- The option to do nothing was discounted as the building in its current state is regarded as uninhabitable and unable to be tenanted. It presents a risk to adjoining residences for reasons of fire and vandalism and a source of liability to the owner.
- Although extension, addition and re-use have been considered, the floor and wall restoration work cannot be done without wall, floor and roof removal and complete re-building of most of the house with new footings and new bricks. The cost of remedial work on the building to make it habitable even prior to addition far outweighs the cost of demolition and would require replacement of the main structure. Water damage and moisture penetration are significant and damage to timbers would mean roof framing timber removal and replacement. The outside has also sustained damage from inappropriate wall finishes, additions and lack of, or poor maintenance. The integrity of the building has been severely compromised.
- The structural engineer's report shows significant extensive damage and recommends demolition. Refer to the Engineer's report for further information on the structural condition.
- It would be difficult to achieve living spaces with sustainability and thermal efficiency using the existing building without prohibitive cost implications.

- Retaining the building was considered but discounted by the owners. The cost of either restoration or renovation and addition was considered prohibitive and would involve removal and re-building of the houses. The proposed new building would infill the streetscape appropriately and is considered a more desirable outcome than having a derelict building.

### Statement of Significance

*The primary implications arising from the assessed significance of the site are as follows:*

- *The principal significance of the place relates to the historical and aesthetic values of the site and its location and the social narrative of the area.*
- *The buildings at Nos.51 &53 Piper Street are historically significant as being an example of late Victorian workers' semi-detached residences which, together with nearby buildings, reflect the past European growth of the town of Bathurst especially around Milltown during the late Victorian era when the increasing population of Bathurst generated a need for low cost rental properties for working families. It forms part of the streetscape of Piper Street between Seymour and Bentinck Streets within the Bathurst Conservation Area. The site has associational significance with early colonial Bathurst resident Mr John Liscombe who owned the vacant land and also with an early well-known local individual of his time, Mr George Thompson, who operated a Kelso tannery and commissioned the construction of the building for investment purposes and whose family the property remained in ownership of for decades.*

## 6. CONCLUSIONS AND RECOMMENDATIONS

*The physical fabric of the site and its use as a residence has been severely compromised through structural damage, deterioration of condition and substantial fabric loss and damage. There is no heritage based requirement to retain the majority of the built elements on the subject site, given that the remedial work to arrest the structural damage would require a complete re-build. The Engineer's advise that it is not financially viable to repair or retain the existing buildings.*

It is recommended that:

- 1. *prior to demolition of the house a photographic archival recording would be advisable.***
- 2. *that materials and elements of the building capable of recovery should be re-cycled and re-used and that this should be considered as part of the process of demolition.***
- 3. *that any relics or evidence of prior occupation found during excavation be noted and photographed.***

### Documentary Sources:

Davison G., McConville C., *A Heritage Handbook* Allen & Unwin Australia Pty Ltd 1991 ISBN 0 04 820040 9

Hagan J., *People and Politics in Regional New South Wales: 1856-1950s Volume 2* Federation Press

Freeland J. M., *Architecture in Australia*, Penguin Books 1972 F.W Cheshire Publishing Pty Ltd 1968 ISBN 04021152 7

*NSW Heritage Manual*, Heritage Office and Department of Urban Affairs and Planning 1996, revised 2002

National Library of Australia digital newspaper records – Trove

State Records Office of New South Wales

State Library of New South Wales,

Land Titles Office of New South Wales,

Bathurst District Historical Society

Bathurst Council Library

Bathurst Regional Council:

*Bathurst Region Heritage Study*

*Bathurst Regional (Interim) Local Environmental Plan*

*Heritage Strategy for the Bathurst Region*

*Bathurst Development Control Plan*

*Bathurst Regional LEP*

*Bathurst Heritage Study 1990*

*Bathurst Conservation Area Review*

*Bathurst Community Strategic Plan*

*Bathurst Region Urban Strategy*

*Bathurst Heritage Street Tree Audit*

*BCAMS Streetscape Map*

*Age of Buildings Map*

# Heritage Building Report

51-53 Piper Street, Bathurst NSW 2795

Data obtained from Council rates & valuation books, cemetery records, newspapers & electoral rolls held at the Bathurst Archives Office.

Dated: 13/11/2018

Researched By: Dianne Hanrahan and Sylvia Kilby

Disclaimer: This report is provided using information held by the Bathurst District Historical Society which may not be complete, and is compiled by volunteers who may not be professional archivists.

51 Piper St 53 semi

1926 Miss M Lowe

450 Fletcher, Florence Linotype (Operator) owner Rpt.

### IMPORTANT AUCTION SALE

Furniture, Piano, Gas Stove  
etc.

CLEMENTS & McCARTHY will sell  
by auction on account of MISS M.  
LOWE on FRIDAY NEXT, 15th inst.,  
at 2 o'clock, at No. 51 PIPER ST.  
(near SEYMOUR ST.), as follows:—  
'Wagner' no. 6-piece Dining Suite,  
massive Sideboard, Overman's (with  
2 oval mirrors), large Cedar Book-  
case (glass doors), Hall Stand, Lino-  
leums, Fender, Pictures, handsome  
Nickel and Grey Double Bedstead,  
Double and Single Bedsteads, Mat-  
tresses and Bedding, Chest Drawers,  
Dressing Table (swing mirrors),  
splendid Wardrobe, Duchess Chest, 2  
Kitchen Tables, Glass-front Dresser,  
Chairs, Safe, Meat Safe, Cooking  
Utensils, Crockery, Cutlery, Venetian  
Blinds, Wringer, Bench, small quan-  
tity Gal. Iron and Carpenter's Tools,  
Grindstone, also splendid Gas Stove  
(nickel and enamel), had very little  
use, and sundries.

Mon 11<sup>th</sup> Oct 1926 B. Times



City of Bathurst

Original Roll of Electors and  
Ratepayers

Made in the Year 1950

Surname of Elector, Other Names of Elector, Trade or Occupation, Address and Description  
of Property for which Enrolled, Classification Owner, Occupier or Ratepaying Lessee,  
whether Ratepayer under Section 79-80 of the Act.



## CITY OF BATHURST

4803. MORSE, Alan Leslie, Accountant, 397 Russell St. (Lot Cor. 2, Sec. 65), Own/Rpr.
4804. MORSE, Marjorie Joan, Home Duties, 397 Russell St., Occ.
4805. MORTIMER, Laura, Nurse, District Hospital, Occ.
4806. MORTLOCK, Monica Agatha, Home Duties, Kelso (Sec. 19A, Pt. 18), Own/Rpr.
4807. MOSS, Alice Ellen May, Home Duties, 167 Stewart St., Occ.
4808. MOSS, Arnold Walter, Labourer, 167 Stewart St., Occ.
4809. MOSS, Charles, Labourer, 105 Stanley St. (Lot Cor. 3/10, Sec. 49), Own/Rpr.
4810. MOSS, James Mervyn, Carrier, 20 Keppel St., Occ.
4811. MOSS, Kevan, Labourer, 24 Keppel St., Occ.
4812. MOSS, Mary Josephine, Home Duties, 105 Stanley St., Occ.
4813. MOSS, Olga May, Home Duties, 20 Keppel St., Occ.
4814. MOSS, Ruby Evelyn, Home Duties, 24 Keppel St., Occ.
4815. MOSS, Walter, Labourer, 24 Keppel St., Occ.
4816. MOULD, Archibald Henry, Storeman, 163 Seymour St., Occ.
4817. MOULD, Mavis Una, Home Duties, 163 Seymour St., Occ.
4818. MOULE, Alice Margaret, Home Duties, 36 Rocket St., Occ.
4819. MOULE, Ernest Charles, Dairyman, 36 Rocket St., Own/Rpr.
4820. MOULE, Herbert Thomas, Traveller, 66 Morrissett St. (Sec. 19, Pt. 20), Own/Rpr.
4821. MOWAT, Enid, Home Duties, 206 Keppel St., Occ.
4822. MOWBRAY, Joan Violette, Home Duties, 43 William St., Occ.
4823. MOWBRAY, Melville James Crimean, Manager, Royal Hotel, William St., Occ.
4824. MOXON, Alfred Ernest, 119 Stewart St., Occ.
4825. MOXON, Alice Elizabeth, Home Duties, 186 Durham St., Occ.
4826. MOXON, Francis Herbert Thomas, Mechanic, 186 Durham St., Occ.
4827. MOXON, Harold Wesley, Cleaner, 115 Stewart St., Occ.
4828. MOXON, Herbert Godfrey, Warder, 185 Durham St. (Lot A, Pt. 14, Sec. 25), Own/Rpr.
4829. MOXON, Hilda Hazel, Home Duties, 55 Piper St., Occ.
4830. MOXON, Mabel Gertrude, Home Duties, 185 Durham St. (Lot A, Pt. 14, Sec. 25), Own/Rpr.
4831. MOXON, Noel Arthur, Labourer, 51 Piper St., Occ.
4832. MOXON, Ronald Clive, Herd Recorder, 55 Piper St., Occ.
4833. MOXON, Ruth, Home Duties, 115 Stewart St., Occ.
4834. MOXON, Sarah Elizabeth, Home Duties, 51 Piper St., Occ.
4835. MUGGLETON, Elizabeth Anne, Home duties, 19A Howick St., Occ.
4836. MUGGLETON, Wallace Richard Joseph, Labourer, 19 Howick St., Own/Rpr.
4837. MUGRIDGE, Henry, Reporter, 190 William St., Occ.
4838. MUIR, David, Metal Worker, 280 Havannah St., Occ.
4839. MUIR, Hephzibah Marion, Home Duties, 10 Tremain Ave., Occ.
4840. MUIR, Oswald John, Munition Worker, 10 Tremain Ave., Occ.
4841. MUIR, Vera Ann, Home Duties, 280 Havannah St., Occ.
4842. MULDOON, Alice Maud, Domestic Duties, 20 Brilliant St., (Lot 5, Sec. 116), Own/Rpr.
4843. MULDOON, Bernard, Cleaner, 20 Brilliant St. (Lot 5, Sec. 116), Own/Rpr.
4844. MULDOON, Doris May, Home Duties, 246 Stewart St., Occ.
4845. MULDOON, Edith May, Home Duties, 3 Pine St. (Lots 14/15, Sec. 113), Own/Rpr.
4846. MULDOON, Elsie May, Home Duties, 145 Russell St., Occ.
4847. MULDOON, Enid May, Home Duties, 8 Gladstone St., Occ.
4848. MULDOON, Gladys Irene May, Home Duties, 335 Howick St., Occ.
4849. MULDOON, James Thos., Railway Employee, 10 Spencer St., Own/Rpr.
4850. MULDOON, Joan Alice, Secretary, 3 Pine St., Occ.
4851. MULDOON, John Francis Jas., Coachbuilder, 3 Pine St., Own/Rpr.
4852. MULDOON, John Kevin, Linesman, 145 Russell St., Occ.
4853. MULDOON, Leslie John, Carpenter, 246 Stewart St. (Sec. 114, Lot 18), Own/Rpr.
4854. MULDOON, Michael George, Bridge Builder, 145 Russell St., Own/Rpr.
4855. MULDOON, Raymond Norman, Warder, 8 Gladstone St., Occ.
4856. MULDOON, Reginald George, Motor Driver, 335 Howick St., Occ.
4857. MULDOON, Thomas, Railway Employee, 14 Busby St., Own/Rpr.
4858. MULDOON, Violet Hilda, Home Duties, 10 Spencer St., Own/Rpr.
4859. MULDOON, Vincent, Bricklayer, 145 Russell St. (Sec. 123, Pt. 1), Own/Rpr.
4860. MULDOON, William John, Greenkeeper's Assistant, 8 Gladstone St., Occ.
4861. MULHOLLAND, Margaret, Home Duties, 5 Garthgowen Avenue, Lane Cove (Lot Pt. 3, Sec. 32), Own/Rpr.
4862. MULLAMPY, Elizabeth Grace, Home Duties, 291 Stewart St., Occ.
4863. MULLAMPY, John Richard, Station Manager, 301 George St., Occ.
4864. MULLAMPY, Mary Hilda Hall, Home Duties, 301 George St., Occ.
4865. MULLARD, Norman Alexander, Clerk, 46 Keppel St., Occ.
4866. MULLEN, Henry Ralph, Labourer, 227 George St., Occ.
4867. MULLEN, Pearl Maud, Home Duties, 227 George St., Occ.

Own/Rpr. = Owner, Ratepayer  
Occ. = Occupier.



## CITY OF BATHURST

6798. THORNTON, Harry, Inspector, Metropolitan Hotel, Occ.  
 6799. THORPE, John, Carpenter, 93 Lambert St., Occ.  
 6800. THORPE, Mary Ellen, Home Duties, 93 Lambert St., Occ.  
 6801. THURGOOD, Bertha Florence, Home Duties, 142 Howick St., Own/Rpr.  
 6802. THURGOOD, Esma, Home Duties, 102 George St., Occ.  
 6803. THURGOOD, Jean Eva, Home Duties, 347 Russell St., Occ.  
 6804. THURGOOD, Samuel John, Bread Carter, 347 Russell St., Occ.  
 6805. THURGOOD, Walter Charles, Labourer, 102 George St., Occ.  
 6806. THURTELL, Albert Rowland, Railway Guard, 240 Stewart St., Occ.  
 6807. THURTELL, Betty Elaine, Home Duties, 222 Piper St., Occ.  
 6808. THURTELL, Harold Louis, Fitter, 240 Stewart St., Occ.  
 6809. THURTELL, Olive May, Home Duties, 240 Stewart St., Own/Rpr.  
 6810. TIGHE, Arthur John, Clerk, 128 Lambert St., Occ.  
 6811. TIGHE, Dorothy Maude, Home Duties, 128 Lambert St., Occ.  
 6812. TIGHE, Florence May, Home Duties, 235 Rankin St., Occ.  
 6813. TIGHE, Jim Thomas, Bootmaker, 235 Rankin St., Occ.  
 6814. TIGHE, Kathleen Catherine, Home Duties, 128 Lambert St., Occ.  
 6815. TIGHE, Walter Thomas, Bookmaker, 128 Lambert St., Occ.  
 6816. TIGHE, William Henry, Shop Assistant, 128 Lambert St., Occ.  
 6817. TILGALS, Herta, Domestic Duties, 99 Durham St. (Sec. 87, 16, 17, 18, 19, Lot B), Own/Rpr.  
 6818. TILGALS, Janis, Labourer, 99 Durham St. (Sec. 87, 16, 17, 18, 19, Lot B), Own/Rpr.  
 6819. TILLER, Beryl Marion, Domestic Duties, Cnr. William and Howick Sts., Occ.  
 6820. TILLER, Mervyn Havelock, Bank Manager, Cnr. William and Howick Sts., Occ.  
 6821. TINDAL, Ivy Jane, Home Duties, Commonwealth Bank, Occ.  
 6822. TINDAL, James William, Manager, Commonwealth Bank, Occ.  
 6823. TINDALL, Nellie May, Home Duties, 198 George St., Own/Rpr.  
 6824. TINRALL, William George, Cafe Proprietor, 189 Howick St., Own/Rpr.  
 6825. TINSLEY, Margaret, Home Duties, 164 Piper St., Own/Rpr.  
 6826. TINSLEY, Roy Walter, Plumber, 5 Avenue Road, Glebe Point (Lot Pt. 10, Sec. 14), Own/Rpr.  
 6827. TIPPING, Abraham Thomas, Garage Proprietor, 82 George St., Own/Rpr.  
 6828. TIPPING, Nina Millicent, Home Duties, 82 George St., Occ.  
 6829. TIPPING, Norman Gray, Engineer, 82 George St., Occ.  
 6830. TOBIN, Amy Gertrude, Home Duties, 101 Hope St., Occ.  
 6831. TOBIN, Benjamin Forest, Labourer, 141 Seymour St., Occ.  
 6832. TOBIN, Charlotte Emily, Home Duties, 119 Henrietta St., Waverley (Pts. 2/3, Lot 19), Own/Rpr.  
 6833. TOBIN, John, Labourer, 119 Henrietta St., Waverley (Pts. 2/3, Lot 19), Own/Rpr.  
 6834. TOBIN, John Cecil, Bookmaker, 280 Howick St., Occ.  
 6835. TOBIN, John Joseph, Grazier, Limekilns, via Bathurst (Lots 1/2, 7/12, Pt. 3, Sec. 112), Own/Rpr.  
 6836. TOBIN, Joseph Anthony Jonathan, Labourer, 14 Gladstone St., Own/Rpr.  
 6837. TOBIN, Lola Olive, Home Duties, 280 Howick St., Occ.  
 6838. TOBIN, Robert Bruce, Taxi Driver, 209 Peel St. (Sec. 42, Pt. 14), Own/Rpr.  
 6839. TOBIN, Vera Mary, Home Duties, 301 Lambert St., Occ.  
 6840. TOBIN, William James, Grazier, 301 Lambert St., Occ.  
 6841. TODD, Ethel May, Cannery Worker, 7 Lord St., Occ.  
 6842. TODD, Margaret Victoria, Home Duties, 53 Piper St., Occ.  
 6843. TOLHURST, Lillian Frances, Home Duties, Vale Rd., Occ.  
 6844. TODD, William Thomas, Railway Employee, 53 Piper St., Occ.  
 6845. TOLHURST, Raymond Frederick, Railway Employee, Vale Rd., Own/Rpr.  
 6846. TOMKINSON, Eric Roy, Plumber, 140 Bentinck St., Occ.  
 6847. TOMKINSON, Iris Rose, Home Duties, 140 Bentinck St., Occ.  
 6848. TOMLINSON, Alfred Iven, Labourer, 206 Rocket St., Occ.  
 6849. TOMLINSON, Constance Lillian, Home Duties, 206 Rocket St., Occ.  
 6850. TONKIN, Hannah, Home Duties, 159 Keppel St., Occ.  
 6851. TONKIN, Hazel Grace, Domestic Duties, 145 Havannah St., Occ.  
 6852. TONKIN, John Ebenezer, Clerk, 288 Russell St., Own/Rpr.  
 6853. TONKIN, Lilian Josephine, Home Duties, 288 Russell St. (Lot Pts. 17/18, Sec. 44), Own/Rpr.  
 6854. TONKIN, Marjorie Avina, Home Duties, 146 William St., Occ.  
 6855. TONKIN, Richard Keith, Shop Assistant, 145 Havannah St., Own/Rpr.  
 6856. TONKIN, Stanley James, Storekeeper, Blue Bird Cafe, William St. (Sec. 40, Lot "C"), Own/Rpr.  
 6857. TONKIN, William Albert, Agent, 159 Keppel St., Own/Rpr.  
 6858. TONKIN, William Albert, Cannery Hand, 146 William St., Occ.  
 6859. TOOBY, Betty, Shop Assistant, 164 Durham St., Occ.  
 6860. TOOBY, Ethel, Home Duties, 164 Durham St., Occ.  
 6861. TOOBY, George Harold William, Railway Employee, 12 Torch St., Occ.  
 6862. TOOBY, Henry George, Pianist, 32 Keppel St., Own/Rpr.

Own/Rpr. = Owner, Ratepayer  
 Occ. = Occupier.

## Attachment 9.2.3.5

## BATHURST CEMETERY

NAME	SECTION	TEXT	STONEMAS
GOLD KEITH ALBERT	W4	IN LOVING MEMORY OF KEITH ALBERT GOLD DIED 20TH JAN 1977 AGED 54 YEARS EDNA FRANCIS GOLD DIED 25TH DEC 1982 AGED 71 YEARS	
GOLD MARY	I17	SEE GOLD THOMAS	
GOLD NORMAN	W11	IN LOVING MEMORY OF NORMAN GOLD WHO DEPARTED THIS LIFE 3RD NOVEMBER 1973 REST IN PEACE	
GOLD RUBY CHARLOTTE	D10	IN LOVING MEMORY OF RUBY CHARLOTTE GOLD D. 17 NOV 1938 AGED 37 YRS DANIEL WALTER GOLD D. 4 APRIL 1956 AGE 61 YRS IVAN JAMES GOLD 26.10.81 AT REST	
GOLD THOMAS	I17	IN LOVING MEMORY OF THOMAS GOLD DIED 24TH APRIL 1934 AGED 18 YEARS MARY GOLD DIED 20TH JULY 1938 AGED 56 YEARS ALFRED GOLD DIED 5TH AUGUST 1950 AGED 77 YEARS R.I.P.	
GOLDIE ELIZABETH S.	B	IN LOVING MEMORY OF ELIZABETH S. GOLDIE DIED 7TH. FEB. 1947 AGED 54 YRS. NOT NOW BUT IN THE COMING YEARS MAY BE A BETTER LAND WILL READ THE MEANING OF OUR TEARS THEN PERHAPS SOMEDAY WILL UNDERSTAND AT BASE "MOTHER"	
GOLDRICK JAMES	P7	SEE GOLDRICK PHOEBE	
GOLDRICK PHOEBE	P7	IN MEMORY OF OUR LOVING MOTHER AND FATHER PHOEBE GOLDRICK DIED JUNE 26 1892 AGED 53 YEARS JAMES GOLDRICK DIED SEP 3 1898 AGED 70 YEARS REST IN PEACE	
GOLDSPINK GEORGE	F7	IN LOVING MEMORY OF DEAR HUSBAND AND FATHER GEORGE GOLDSPINK D 5/5/1955 AG 71 POP	
GOLDSPROUH JOHN	D5	(HOMEMADE SANDSTONE STONE) BABY JOHN GOLDSPOUH DIED APRIL 9 1927 SLEEPING	
GOLDTHORP BENJAMIN FRANK	BR5	IN LOVING REMEMBRANCE OF BENJAMIN FRANK THE BELOVED SON OF JAMES AND SARAH ANN GOLDTHORP DIED 15TH JANU 1882 AGED 6 MONTHS AND 24 DAYS THE ROSE WAS PLUCK ED JUST IN ITS BLOOM THE MORNING SUN WE NT DOWN AT NOON A LIGHT FROM OUR HOUSE HOLD BONE A VOICE WE LOVED IS STILLD	
GOLES ELISA	I2	ELISA GOLES 26.2.1930	
GOLSBY EDWARD JOSEPH	D4	IN LOVING MEMORY OF EDWARD JOSEPH GOLSBY BELOVED SON OF C & B GOLSBY WHO DIED JAN 3RD 1909 AGED 20 YEARS 'TWAS HARD TO GIVE THEE UP, BUT THY WILL O GOD	J BURNS



## BATHURST CEMETERY

NAME	SECTION	TEXT	STONEMASON
LORIMER JOHN W	C7	SEE CHAPMAN CHARLOTTE ANN	
	C1	JOHN W LORIMER DIED 14-11-47 AGED 69 YEARS..... IN SAME VAULT AS CHARLOTTE ANN CHAPMAN	-
LORIMER WILLIAM J E	N6	SEE FOLEY LAWRENCE	-
LOVETT MAX	D1	BABY MAX LOVETT "SLEEPING"	
LOW EMILY JANE	B	IN MEMORY OF EMILY JANE LOW BELOVE D WIFE OF WILLIAM LOW DIED APRIL 1 1887 AGED 66 YEARS...VERSE INDECIPHERABLE... ALSO WILLIAM LOW WHO DIED DECEMBER 26 1886 AGED 75 YEARS	
LOW WILLIAM		SEE LOW EMILY JANE	
LOWE ADOLPHUS WILLIAM	D11	IN LOVING MEMORY OF OUR DEAR SON A ND BROTHER ADOLPHUS WILLIAM LOWE..... DIED 11 OCT 1941 AGED 16 YEARS & 6 MONTH S "LOVED IN LIFE, HONOURED IN DEATH, A BEAUTIFUL MEMORY IS ALL WE HAVE LEFT"... ..... MAY LILLIAN LOWE DIED 2 FEBRUARY 1977 AGED 79 YEARS..LOVED MOTHER & GRANDMA.... AT FOOT OF GRAVE "DOLPHIE"	-
LOWE ALBERT	D9	SEE LOWE GERTRUDE ALICE	CAM REED
LOWE DICK	T3	IN LOVING MEMORY OF DICK LOWE DIED 20 DEC 1961 AGED 65 YEARS..AT REST	
LOWE EDNA MURIEL	C	SEE LOWE JAMES G	-
LOWE ELIZA EMILY	B12	SEE BOLTON MARY	-
LOWE FRED WILLARD	B12	SEE BOLTON MARY	-
LOWE GERTRUDE ALICE	D9	IN LOVING MEMORY OF OUR DEAR MOTHE R AND FATHER..... GERTRUDE ALICE LOWE DIED AUG 17 1920 AGE D 57 YEARS.....AND. ALBERT LOWE DIED NOV 4 1925 AGED 67 YEAR S..... "MOTHER AND FATHER"	CAM REED
LOWE HARRY HAMILTON	A	IN LOVING MEMORY OF MY DEAR HUSBAN D HARRY HAMILTON LOWE DIED 23 NOV 1968 AGED 72 'AT REST'	
LOWE JAMES	D8	IN LOVING MEMORY OF JAMES LOWE DIE D APRIL 4 1904 AGED 68 YEARS ALSO HIS BELOVED WIFE MARY ANN LOWE DIED JULY 21 1927 AGED 82 YEARS..... ISABELLA GREGORY DIED MARCH 9 1928 AGED 61 YEARS SHE BORE HER BURDEN BRAVELY. ALSO HER BELOVED HUSBAND ALBERT GREGORY DIED 30 SEPT 1940 AGED 84 YEARS GODS GREATEST GIFT, REMEMBRANCE..... IN LOVING MEMORY OF MAUD ISABELL TAYLOR BORN 23-12-1889 PASSED AWAY 5-9-1963..	-

## BATHURST CEMETERY

NAME	SECTION	TEXT	STONEMASON
O'ROURKE PETER	I62	IN LOVING MEMORY OF PETER O'ROURKE DIED 7 MAY 1945 R.I.P.	-
O'ROURKE ROBERT	K49	SACRED TO THE MEMORY OF ROBERT O'R OURKE DIED 17 APRIL 1943 AGED 73 YEARS JANE O'ROURKE DIED 28 JUNE 1954 AGED 82 YEARS R.I.P.	
O'ROURKE ROBERT HORACE	W37	IN LOVING MEMORY OF ROBERT HORACE O'ROURKE DIED 13 MAY 1965 AGED 61 YEARS R.I.P.	
O'ROURKE THOMAS BERNARD	M9	MEMORIAL IS IN FORM OF A BOOK - ON E SIDE IS STILL BLANK..... IN LOVING MEMORY OF MY DEAR HUSBAND & FA THER THOMAS BERNARD O'ROURKE DIED 5 APRIL 1925 AGED 80 YEARS...ALSO OUR DEAR SON CPL. JOSEPH O'ROURKE KILLED IN FRANCE 1917 AGED 24 YEARS R.I.P.	J BURNS
O'SHEA ABIGAIL	J9	SEE O'SHEA JOHN	
O'SHEA DANIEL BEDE	I18	SEE O'SHEA JOHN	
O'SHEA DENNIS ROBERT PATRICK	I18	SEE O'SHEA JOHN	
O'SHEA EDITH MARY	L6	EDITH MARY O'SHEA DIED 12 APRIL 19 16 AGED 22 YEARS..... STANLEY JAMES MALLETT DIED 7 JULY 1918 A GED 27 YEARS..... ALICE RHODA MALLETT DIED 7 JAN 1933 AGED 79 YEARS..... GEORGE HENRY MALLETT DIED 22 SEPT 1936 A GED 76 YEARS..... (ALL OF THESE ARE ON ONE SMALL STONE).. (ALSO THERE IS A SMALL MARBLE SLAB LYING LOOSELY ON THE END OF THIS GRAVE AND INSCRIBED "SARAH M COTTERILL"...IT DOES NOT APPEAR TO BELONG HERE)	-
O'SHEA EDWARD JOSEPH	K34	IN LOVING MEMORY OF EDWARD JOSEPH O'SHEA DIED 2 OCTOBER 1947 AGED 32 YEARS R.I.P....."TED" ON BASE	-
O'SHEA JOHN	I18	IN LOVING MEMORY OF ..... ..... JOHN O'SHEA DIED 21 JAN 1935 AGED 78 YEA RS..... MARGARET O'SHEA DIED 13 DEC 1943 AGED 86 YEARS..... DANIEL BEDE O'SHEA DIED 20 AUGUST 1951 A GED 57 YEARS..... DENNIS ROBERT PATRICK O,SHEA DIED 28 AUG 1953 AGED 55 YEARS..... (TRIPLE GRAVE)	-
	J9	IN LOVING MEMORY OF OUR DEAR FATHE R JOHN O'SHEA WHO DIED AUG 27 1899 AGED 62 YEARS ALSO HIS BELOVED WIFE ABIGAIL O 'SHEA WHO DIED FEB 17 1898 AGED 63 YEARS 'REQUIESCAT IN PACE' ERECTED BY THEIR LO	-



## 96 C'WEALTH-MACQUARIE.

## STATE-BATHURST.

1947.

SUBDIVISION OF  
1947.

- 5681 Moxon, Allan Aubrey Clarence, 115 Stewart street, salesman, M  
5682 Moxon, Edith, District Hospital, nurse, F  
5683 Moxon, Evelyn Patricia, 185 Durham street, home duties, F  
5684 Moxon, Francis Herbert Thomas, 186 Durham street, mechanic, M  
5685 Moxon, Herbert Godfrey, 186 Durham street, labourer, M  
5686 Moxon, Hilda Hazel, Peel road, Kelso, home duties, F  
5687 Moxon, Ivy Matilda, Sunnyside, South Bathurst, home duties, F  
5688 Moxon, Keith Stewart, Sunnyside, Mt. Panorama, labourer, M  
5689 Moxon, Mabel Gertrude, 186 Durham street, home duties, F  
5690 Moxon, Mavis Isabel, 11 Manilla street, factory hand, F  
5691 Moxon, Noel Arthur, 51 Piper street, labourer, M  
5692 Moxon, Ronald Clive, Duramana, labourer, M  
5693 Moxon, Ruth, 115 Stewart street, Bathurst, home duties, F  
5694 Moxon, Sarah Elizabeth, 51 Piper street, home duties, F  
5695 Moxon, Sydney John, 185 Durham street, garage assistant, M  
5696 Moxon, Thomas Henry, Sunnyside, South Bathurst, farmer, M  
5697 Muggleton, Elizabeth Anne, 19A Howick street, home duties, F  
5698 Mugridge, Henry, 190 William street, reporter, M  
5699 Muir, David, 8 Park street, metal worker, M  
5700 Muir, Hephzibah Marion, 10 Tremain avenue, home duties, F  
5701 Muir, Oswald John, 10 Tremain avenue, munition worker, M  
5702 Muir, Vera Anne, 8 Park street, home duties, F  
5703 Muirson, Thomas William, 114 Piper street, salesman, M  
5704 Mulach, Ethel May, Vale road, home duties, F  
5705 Muldoon, Alice Maude, 20 Brilliant street, home duties, F  
5706 Muldoon, Bernard, 20 Brilliant street, cleaner, M  
5707 Muldoon, Doris May, 246 Stewart street, home duties, F  
5708 Muldoon, Edith May, Pine street, South Bathurst, home duties, F  
5709 Muldoon, Enid May, 8 Gladstone street, home duties, F  
5710 Muldoon, Elizabeth Clare, Vale road, Bathurst, home duties, F  
5711 Muldoon, Elsie May, 145 Russell street, home duties, F  
5712 Muldoon, Francis Joseph, Vale road, Bathurst, farmer, M  
5713 Muldoon, Gertrude Ann, Vale road, Bathurst, home duties, F  
5714 Muldoon, Gladys Irene May, 335 Howick street, home duties, F  
5715 Muldoon, James Thomas, 10 Spencer street, Bathurst, fireman, M  
5716 Muldoon, John Francis James, 3 Pine street, carpenter, M  
5717 Muldoon, Leslie John, 246 Stewart street, carpenter, M  
5718 Muldoon, Margaret, Vale road, Bathurst, home duties, F  
5719 Muldoon, Mary, Busby street, home duties, F  
5720 Muldoon, Mary Philomena Margaret, Busby st., S. Bathurst, shop asst, F  
5721 Muldoon, Michael George, 145 Russell street, carpenter, M  
5722 Muldoon, Raymond Norman, 8 Gladstone street, warder, M  
5723 Muldoon, Reginald George, 335 Howick street, motor driver, M  
5724 Muldoon, Thomas, Busby street, Bathurst, railway employee, M  
5725 Muldoon, Violet Hilda, 10 Spencer st., Bathurst, home duties, F  
5726 Mullampy, Elizabeth Grace, 18 Charlotte street, Bathurst, home duties, F  
5727 Mullinger, Albert Frederick Keith, 97 Lambert street, railway employee, M  
5728 Mullinger, Mabel Kate, 97 Lambert street, Bathurst, home duties, F  
5729 Mullinger, Martha May, 97 Lambert street, home duties, F  
5730 Mulvey, Roy Dadson, 193 George street, Bathurst, medical practitioner, M  
5731 Mulvihill, Bridget, 190 Keppel street, Bathurst, home duties, F  
5732 Mulvihill, Mary, 52 Keppel street, home duties, F  
5733 Munro, Lila Jean, 218 Hope street, home duties, F  
5734 Munster, Mary Hobart, 257 Howick street, home duties, F  
5735 Munster, Robert Edward, 257 Howick street, engineer, M  
5736 Murnane, Catherine Alice, 148 Durham street, clerk, F  
5737 Murnane, Mary Miller, 148 Durham street, clerk, F  
5738 Munro, Daniel Michael, 52 Bentinck street, manager, M  
5739 Munro, John Edward, Macquarie, Bathurst, station groom, M  
5740 Murphy, Ada Mary, 58 Keppel street, home duties, F  
5741 Murphy, Alice Maud, Macquarie Vale  
5742 Murphy, Amy Kathleen, 218 Keppel str  
5743 Murphy, Aubrey James, 146A Piper st  
5744 Murphy, Augustus Lawrence, 176 Dur  
5745 Murphy, Bernard John, Kelso, farmer, M  
5746 Murphy, Bernard Joseph, Kincora, Bat  
5747 Murphy, Beryl Jessie, 114 Piper stree  
5748 Murphy, Catherine, White Rock, home  
5749 Murphy, Chlorine, 136 Howick street, F  
5750 Murphy, Clarie Victor, 146A Piper str  
5751 Murphy, Daniel, 283A Piper street, no  
5752 Murphy, Daniel Cyril, 77 Duration C  
5753 Murphy, Elsie May, 146A Piper street  
5754 Murphy, Gordon Larvel, 58 Keppel stre  
5755 Murphy, Gwen Alma, 77 Duration Cot  
5756 Murphy, Katharine Anne, 9 Clement  
5757 Murphy, Michael Edward, 114 Piper  
5758 Murphy, Mary Alice Evelyn, Kincora, h  
5759 Murphy, Mary Jane, White Rock, hon  
5760 Murphy, Mary Kathleen, Kincira, Egl  
5761 Murphy, Michael Edward, 114 Piper  
5762 Murphy, Nina Kathleen, 176 Durham  
5763 Murphy, Richard Bernard, 58 Keppel  
5764 Murphy, Vincent, White Rock, Kelso, f  
5765 Murphy, Walter Joseph, 122 George st  
5766 Murphy, William, 136 Howick street, F  
5767 Murray, Alice Mary, The Rectory, K  
5768 Murray, Alma Elizabeth, Church lane,  
5769 Murray, Daisy Enid Christina, 198 Ra  
5770 Murray, David Fyle, 19 Torch street, er  
5771 Murray, David John, 63 Rankin stre  
5772 Murray, Donald Angus, 4 Hansard pla  
5773 Murray, Donald Newell, 164 George st  
5774 Murray, Earl, 288 Howick street, Rati  
5775 Murray, Edward Charles, 392 Howick  
5776 Murray, Edward Moodie, 392 Howick  
5777 Murray, Ella, Kelso, home duties, F  
5778 Murray, Ellen, 288 Howick street, Bath  
5779 Murray, Eunice Irene, 368 Howick str  
5780 Murray, Florence May, 51 George stree  
5781 Murray, Francis, Police Station, Bath  
5782 Murray, Geoffrey Moodie, 368 Howick  
5783 Murray, Gordon, Church lane, Kelso,  
5784 Murray, Grace, 43 Brilliant street, hos  
5785 Murray, Grace Thelma, 63 Rankin stre  
5786 Murray, Henry, Ashbrook, O'Connell r  
5787 Murray, Henry, 43 Brilliant street, labo  
5788 Murray, Isobel May, 392 Howick stree  
5789 Murray, James Michael, 101 Durham  
5790 Murray, John William, senior, 57 Hav  
5791 Murray, John William, junior, 198 Ran  
5792 Murray, Josephine Mary, 198 Rankin s  
5793 Murray, Marjorie Phyllis, 164 George  
5794 Murray, Mary Maria, 73 Rocket street,  
5795 Murray, Millie, 19 Torch street, home  
5796 Murray, Myee Kathleen, 4 Hansard pla  
5797 Murray, Patrick Joseph, 57 Havannah  
5798 Murray, Phillipa Joyce de Vere, Police  
5799 Murray, Sheila Agnes, 106 Hope stree  
5800 Murray, Teresa Bridget, 43 Brilliant st



- O'Connell. *Iss.* Sara Isabelle b. 1882 Wisemans Creek; James Harry b. 1884 Wisemans Creek; Florence Louise b. 1886 Wisemans Creek (all b. Wisemans Creek). *ArrAus.* 24 May 1869 (free) per "Dandenong".  
After John married Mary Ann Mead they settled at Essington near Oberon where John joined the alluvial gold miners. They lived there for 10 years.  
Following Mary Ann's death John and his young family moved to Wisemans Creek where he set up a store which became an official receiving office for mail in 1881 and was raised in status to a Post Office in 1886 with John appointed Postmaster on a salary of £10 p.a.  
John also worked a mine shaft known as "Lovett Hole". About 1885/6 John moved to Durham Street, Bathurst. [164,498]
- 2887 **LOWE, James** b. 3 Mar 1816 Bolton LAN ENG *fa.* James *mo.* Jane Flavin *d.* 30 Jun 1900 Crudine. *Sp.* Susannah TURNER *m.* 5 Nov 1839 Bolton LAN ENG. *Iss.* Alice b. 1842 Sydney; Benjamin b. 1844 Rocky Ponds, Orange; Robert b. 1845 Rocky Ponds, Orange; Mary Jane b. 1850 Gulgong; Susannah b. 1854 Wimburndale Creek; James<sup>2888</sup> b. 1855 Lower Turon, Sofala; Albert b. 1857 Crudine; Emma b. 1859 Lower Turon, Sofala; Hamilton Walter b. 1862 Sofala. *ArrAus.* 1839-1842. [269]
- 2888 **LOWE, James** b. 1855 Sofala *fa.* James<sup>2887</sup> *mo.* Susannah Turner *d.* 1922 Wellington. *Sp.* Mary Smith SHIRLAW<sup>4304</sup> *m.* 21 May 1878 Bathurst. *Iss.* Mary Isabella b. 1880 Wellington; Hugh B b. 1882 Wellington; Alice b. 1884 Wellington; James b. 1886 Wellington; Albert b. 1888 Wellington; William John b. 17 Oct 1889 Wellington; Susanah b. 1891 Wellington; Walter H b. 1895 Wellington; Ellen E M b. 1898 Wellington; Emma M b. 1900. [102]
- 2889 **LOWE, James Willard** b. 1808 ESS ENG *fa.* Robert *mo.* Barbara Willard *d.* 30 Jun 1888 Molong *bu.* Molong. *Sp.* Mary Bolton WOOD<sup>5172</sup> *m.* 13 Aug 1835 Sydney. *Iss.* Alice Matilda Karen b. 1836 Bathurst; Alfred Major b. 1838 Bathurst; Mary Barbara b. 1839 Bathurst; James Bathurst Park b. 1846 Bathurst; Frances Laura b. 1848 Bathurst; Eliza b. 1851 Bathurst; Frederick Willard b. 1853 Bathurst; John Sidmouth b. 1854 Bathurst; Edwin Alma b. 1857 Bathurst; Eva Emma b. 1858 Bathurst; Andrew J b. 1859 Windsor. *Occ.* Farmer at Sidmouth Valley nr Tarana. *ArrAus.* May 1812 (free) per "Mary". *ArrBx.* c1822.  
James received a land grant at Sidmouth Valley in 1822. He was involved in the first Bathurst Shows at O'Connell and Raglan. [440]
- 2890 **LOWE, Norman Roderick** b. 1891 Carcoar *fa.* George Thomas *mo.* Martha Edith Blazley *d.* 18 Dec 1947 Carcoar *bu.* Carcoar. *Sp.* Edith BLOWES *m.* 1914 Carcoar. [184]
- 2891 **LOWRY, Mary** b. c1796 Ballytarsna TIP IRL *fa.* Edward *mo.* Margaret. *Sp.* 1 James KERWICK<sup>2649</sup> *m.* IRL. *Sp.* 2 William BERRY<sup>342</sup> *m.* 1860 RC Bathurst. *Occ.* Farm servant. *ArrAus.* 1849 per "Panama".  
Mary Kerwick and family arrived in Australia to join convict James Kerwick who arrived 1823 per Portland. Mary remarried to William Berry, blacksmith of Meadow Flat. Her death has not been traced but William Berry married again to Susanna Pollitt, another convict widow. [263]
- 2892 **LOWRY, Stephen** b. c1869 Lambing Flat *fa.* James *mo.* Martha Alexander. *Sp.* Isabella MEHAFFY *m.* 1903 Bathurst. *Iss.* Mary b. 1906 Bathurst; Martha b. 1908 Bathurst (both b. Bathurst). *Occ.* Farmer, Evans Plains, Dunkeld. Res. Evan Plains, Dunkeld. [449]
- 2893 **LUCK, Percy Frederick** b. 1883 Gunning *fa.* Nelson *mo.* Charlotte A Hilder *d.* 1937 Camden. *Sp.* Clara Anne SMITH<sup>4403</sup> *m.* 1912 Kurri Kurri. *Iss.* William N b. Kurri Kurri; Daphne M b. Rockdale; Frank b. Rockdale. [149]
- 2894 **LUGHERAN** see LOUGHRAN
- 2895 **LYDIARD, Charles John Pitfield** b. c1828 Guilford SRY ENG *bp.* 17 Sep 1828 WAR ENG *fa.* George William Charles *mo.* Mary Elizabeth Sturt *d.* 22 Dec 1889 Bathurst *bu.* CE Bathurst. *Sp.* Charlotte Louisa DE BELIN<sup>1221</sup> *m.* 11 Aug 1857 Melbourne VIC. *Iss.* Lizzie Emily b. 1859 Port Fairy VIC; Marion b. 1862; Ellen Z b. 1863 Maitland; Gertrude C b. 1865 Bathurst; Florence b. 1867 Bathurst; George Charles Sydney<sup>2896</sup> b. 1868 Bathurst. *Occ.* Superintendent of Police at VIC, Maitland, Bathurst, 1851 - 1882. *ArrBx.* c1864. Res. William St. Further information supplied. [742]
- 2896 **LYDIARD, George Charles Sydney** b. 2 Mar 1868 Bathurst *fa.* Charles John Pitfield<sup>2895</sup> *mo.* Charlotte Louisa de Belin<sup>1221</sup> *d.* 1922 Hunters hill. *Sp.* Ethel C LEE *m.* 1910 Bathurst. *Iss.* Charles J b. 1905 Inverell; John K b. 1906 Bathurst; unnamed b. 1909 Bathurst. *Occ.* Soldier at Boer War South Africa, 1899 - 1902. Res. William St. [742]
- 2897 **LYNCH, Archibald (Toby)** b. 1881 ENG *fa.* Henry *mo.* Dunning's Charlotte. *Sp.* Lydia Mary CASSIDY *m.* 1909 Orange. *Iss.* Harry b. 1909 Orange; Thelma; Flora; Elma; Robert. [685]
- 2898 **LYNCH, Beatrice** b. 1879 Sprowston NFK ENG *fa.* Henry<sup>2900</sup> *mo.* Charlotte Dunning's<sup>1408</sup>. *Sp.* William G DEVESON *m.* 1906 Bathurst. *Iss.* Harry Deveson b. 1909 Bathurst; Ernest Deveson; Alfred Deveson; Richard Deveson; Beatrice (Trissie) Deveson; Jean Deveson. [685]
- 2899 **LYNCH, Fanny** b. 6 Jan 1888 Bathurst *fa.* Henry<sup>2900</sup> *mo.* Charlotte Dunning's<sup>1408</sup> *d.* 3 Jan 1991 Dorrigo *bu.* Dorrigo. *Sp.* Stan GUYMER *m.* 10 Feb 1923 Bathurst. *Iss.* Sheila Guymer; Margaret Guymer; Sylvia Guymer; David Guymer. [685]
- 2900 **LYNCH, Henry** b. 20 Jul 1853 Leatherhead SRY ENG *fa.* Richard *mo.* Catherine Musk *d.* 27 Nov 1931 Bathurst *bu.* Bathurst. *Sp.* Charlotte DUNNINGS<sup>1408</sup> *m.* 11 Jun 1878 Nth Eling HAM ENG. *Iss.* Beatrice<sup>2898</sup> b. 1879 Sprowston NFK ENG; Horace Norman<sup>2901</sup> b. 1880 Sprowston NFK ENG; Archibald b. 1881 ENG; Katherine<sup>2903</sup> b. 1883 ENG; Jessie<sup>2902</sup> b. 13 Feb 1886 Bathurst; Fanny<sup>2899</sup> b. 6 Jan 1888 Bathurst; Robert Ranmore b. 13 Feb 1890



## COMMONWEALTH OF AUSTRALIA

STATE OF NEW SOUTH WALES

## 1969 ELECTORAL ROLL 1969

COMMONWEALTH DIVISION OF MACQUARIE

STATE ELECTORAL DISTRICT OF BATHURST

ROLL OF ELECTORS FOR THE SUBDIVISION OF

## BATHURST

1, ABBOTT, ALEXANDER,	241 ROCKET STREET	NO OCCUPATION	M
2, ABBOTT, ALEXANDER DOUGLAS,	14 BLANDFORD STREET	CLERK	M
3, ABBOTT, CORAL CAMILLE,	14 BLANDFORD STREET	HD	F
4, ABBOTT, ERNEST WILLIAM,	25 BRILLIANT STREET	RAILWAY EMPLOYEE	M
5, ABBOTT, EULALIE MYRTLE,	241 ROCKET STREET	HD	F
6, ABBOTT, JACK ELWIN,	294 PEEL STREET	LABOURER	M
7, ABBOTT, JESSIE MARY,	294 PEEL STREET	HD	F
8, ABBOTT, JOHN,	294 PEEL STREET	SHOP ASSISTANT	M
9, ABBOTT, MARY CATHERINE,	239 LAMBERT STREET	HD	F
10, ABBOTT, PETER JOHN DENNIS,	239 LAMBERT STREET	POLICE CONSTABLE	M
11, ABBOTT, WILLIAM KEITH,	25 BRILLIANT STREET	BRICK LAYER	M
12, A? ELL, JOYCE ANN,	68 PIPER STREET	HD	F
13, A? ELL, NORMAN ALFRED,	68 PIPER STREET	FITTER	M
14, A? RLEY, DORIS,	346 RUSSELL STREET	HD	F
15, A? RLEY, DOROTHY GWENDOLINE,	2/213 BRILLIANT STREET	HD	F
16, A? RLEY, LESLIE JOHN,	2/213 BRILLIANT STREET	CARPENTER/JOINER	M
17, A? RLEY, MARILYN	247 WILLIAM STREET	HD	F
18, A? LEY, VICTOR CLEMENTS,	346 RUSSELL STREET	LABOURER	M
19, A? RLEY, VICTOR JAMES,	247 WILLIAM STREET	POSTAL EMPLOYEE	M
20, A? S, BARRY KEITH,	285 PEEL STREET	CLERK	M
21, A? , BETTY JOAN,	WILKINS STREET	HD	F
22, A? , CHARLES ALFRED,	56 MORRISSETT STREET	CLERK	M
23, A? , DAVID CHARLES,	2/61 DURHAM STREET	-----	M
24, ? , DEIDRE ANNE,	14 McGRATH STREET	HD	F
25, A? , ALICE,	2/61 DURHAM STREET	HD	F
26, A? , ? WILLIAM,	WILKINS STREET	DISPLAY MANAGER	M
27, A? , ?	56 MORRISSETT STREET	HD	F
28, A? , ?	14 McGRATH STREET	ELECTRICAL FITTER	M
29, A? , ?	MACQUARIE HOMES	-----	M
30, A? , ?	?? ?????????? STREET	HD	F
31, A? , ?	????????????? STREET	HD	F
32, A? , ?	????????????? STREET	TEACHER	M
33, A? , ?	????????????? STREET	AGENT	M
34, A? , ?	????????????????????	HD	F
35, A? , ?	????????????????????	HD	F
36, A? , ?	????????????????????	HD	F
37, A? , ?	????????????????????	?	F
38, A? , ?	????????????????????	?	F
39, A? , ?	????????????????????	HD	F



## SUBDIVISION OF BATHURST

Mary Magdalene, 168 Keppel street, home duties, F  
 Merle Joy, 9 Owen Way, home duties, F  
 Patricia, 8 Lewins street, home duties, F  
 Robert Vincent, 8 Lewins street, cannery assistant, M  
 Ruth Catherine, 62 Keppel street, home duties, F  
 Shirley, Vittoria street, Georges Plains, home duties, F  
 Yvonne Clare, 4/104 Bentinck street, home duties, F  
 n, John Hunter, 255 Piper street, medical practitioner, F  
 1, Margaret Noeline, 5/137 George street, clerk, F  
 1, Mary Alexandra, 255 Piper street, home duties, F  
 aisy, 6 Wolsley street, home duties, F  
 oreen, 5 Owen way, home duties, F  
 ouglas McCulloch, 5 Owen way, fitter, M  
 unice Ruby, 194 William street, home duties, F  
 y Lorraine, 11 Parnham street, shop assistant, F  
 llar Miller Garvock, 6 Hamilton street, home duties, F  
 nes Alexander, 194 William street, manager, M  
 Patricia, 171 Rankin street, home duties, F  
 lis Ernest George, 11 Parnham street, carpenter, M  
 rgaret Joan, 6 Hamilton street, colourist, F  
 ry, Macquarie Homes, home duties, F  
 inald John, 70 Russell street, railway employee, M  
 esa Bridget Dawn, 11 Parnham street, home duties, F  
 iam Edward, 171 Rankin street, salesman, M  
 ruce Humphries, 143 Hope street, Bathurst, solicitor, M  
 elen Margaret, 143 Hope street, Bathurst, home duties, F  
 mes Michael Bruce, 268 Keppel street, solicitor, M  
 ie Maxwell King, 268 Keppel street, home duties, F  
 hn Hector Farley, 5 Morrisett street, labourer, M  
 e Florence, 13 Lord street, home duties, F  
 erick Ernest, 7 Prospect street, labourer, M  
 gina, 2 William street, home duties, F  
 s Elizabeth, 24 White street, home duties, F  
 rancis, 214 Hope street, bank officer, M  
 Pentleton, 24 White street, forester, M  
 Caroline Jean, 7 Prospect street, home duties, F  
 Allan, 30 Torch street, carpenter, M  
 Therese, 242 Rocket street, home duties, F  
 190 Havannah street, librarian, F  
 s L. n, 242 Rocket street, driver, M  
 Gladys, 30 Torch street, home duties, F  
 rris, 285 Lambert street, constable of police, M  
 Stanley street, home duties, F  
 78 Stanley street, labourer, M  
 ewis, 270 Durham street, teacher, M  
 rion, 270 Durham street, teacher, F  
 Elizabeth, 315 Stewart street, Bathurst, milliner, F  
 Wilson, 315 Stewart street, student, M  
 Alicia, 313 Stewart street, home duties, F  
 ohanna Wilson, 315 Stewart street, W.R.A.N., F  
 lson, 315 Stewart street, Bathurst, carrier, M  
 annie, 209 William street, home duties, F  
 nglas, Esrom road, farm hand, M  
 William, 1 Alamein walk, carrier, M  
 lary, Dunkeld, home duties, F  
 n. Dunkeld, gardener, M  
 nas, cnr. Commonwealth and Durham sts., prim, F  
 Raymond, Devonglen, Esrom, farmer, M  
 Martha, Devonglen, Esrom, home duties, F  
 Helen, Perthville, home duties, F

## SUBDIVISION OF BATHURST

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261 Stocks, Estelle Carmel, Esrom road, home duties, F  
 262 Stocks, Gladys May, 227 Howick street, Bathurst, home duties, F  
 263 Stocks, Gordon Francis, 153 Durham st., Bathurst, shopkeeper, M  
 264 Stocks, John Oliver, 289 Durham street, dairy farmer, M  
 265 Stocks, Kathleen Margaret, 289 Durham street, home duties, F  
 266 Stocks, Margaret Frances, cnr. Commonwealth and Durham sts., h.d., F  
 267 Stocks, Margaret Lorraine, RMB 273, Esrom road, bank officer, F  
 268 Stocks, Margaret May, Penrose, Dunkeld, home duties, F  
 269 Stocks, Morton Joseph, Penrose, Dunkeld, dairy farmer, M  
 270 Stocks, Maurice John, Perthville, carrier, M  
 271 Stocks, Sandra Vera, 1 Alamein walk, home duties, F  
 272 Stocks, Thelma Joyce, 380 Howick street, home duties, F  
 273 Stocks, Wallace Bruce, Esrom road, dairy farm hand, M  
 274 Stocks, Wendy Rosemary, Esrom road, home duties, F  
 275 Stocks, William Maxwell, 380 Howick street, truck driver, M  
 276 Stokes, Helen Margaret, 273 George street, nurse, F  
 277 Stokes, Margaret Christine, 42 Rose street, home duties, F  
 278 Stokes, Valerie Gertrude, 275 George street, home duties, F  
 279 Stone, Charles Herbert, 71 Durham street, labourer, M  
 280 Stone, Leslie Maurice, 53 Piper street, retort operator, M  
 281 Stone, Joan Ann, Agricultural Research Station, home duties, F  
 282 Stone, John Gordon, Agricultural Research Station, manager, M  
 283 Stone, Margaret Mary, 147 Bentinck street, home duties, F  
 284 Stone, Mary, 71 Durham street, home duties, F  
 285 Stone, Mary Teresa, 53 Piper street, home duties, F  
 286 Stone, Rita Elizabeth, 2/141 Keppel street, home duties, F  
 287 Stone, Wilfred Leo, 147 Bentinck street, signalman, M  
 288 Stonestreet, Gertrude Ellen Maria, 3 Vittoria street, home duties, F  
 289 Stonestreet, Jan Lorraine, 3 Vittoria street, nurse, F  
 290 Stonestreet, Lionel Augustus, 13 Pioneer street, driver, M  
 291 Stonestreet, Patricia May, 13 Pioneer street, home duties, F  
 292 Stonestreet, William Tressler, 3 Vittoria street, salesman, M  
 293 Storm, Alan George, 139 Hope street, staff inspector, M  
 294 Storm, Elizabeth Joy, 139 Hope street, teacher, F  
 295 Storm, Iris Una, 139 Hope street, home duties, F  
 296 Strachan, Estelle May, 298 Rocket street, home duties, F  
 297 Strachan, Francis Leo, 298 Rocket street, truck driver, M  
 298 Strachan, Gloria Joan, 210 Hope street, home duties, F  
 299 Strachan, Leila Jean, 165 Keppel street, home duties, F  
 300 Strachan, Maxwell Hatherton, 165 Keppel street, painter, M  
 301 Strachan, Ruby Kathleen, 179 Stewart street, Bathurst, home duties, F  
 302 Strachan, Spencer, 227 Peel street, linotype operator, M  
 303 Strachan, Vincent, 210 Hope street, fitter, M  
 304 Strand, Judith Margaret, 303 Keppel street, shop manageress, F  
 305 Strand, Richard David, 303 Keppel street, police constable, M  
 306 Strickland, Charles Rex, 158 Stewart street, grazier, M  
 307 Strickland, Marie Teresa, 158 Stewart street, home duties, F  
 308 Strong, Frances Josephine, 37 Havannah street, home duties, F  
 309 Strong, William Andrew, 37 Havannah street, railway employee, M  
 310 Stuart, Athol Edwin, 14 Lambert street, railway employee, M  
 311 Stuart, Barbara Joan, 31 Hill street, home duties, F  
 312 Stuart, Cyril John, 297 Lambert street, signalman, M  
 313 Stuart, Janet Margaret, 14 Lambert street, home duties, F  
 314 Stuart, Maxwell James, 14 Lambert street, technician in training, M  
 315 Stuart, William Alfred, 31 Hill street, service station proprietor, M  
 316 Stubbin, Gwenth May, Caravan Park, receptionist, F  
 317 Stubbs, Joy Evelyn, 5 Mackenzie place, home duties, F  
 318 Stubby, Ronald James Albert, 5 Mackenzie place, representative, M  
 319 Stuebe, Deirdre, 185 Browning street, home duties, F  
 320 Stuebe, Walter, 185 Browning street, builder, M



## 134 C'WEALTH—MACQUARIE.

## STATE—BATHURST.

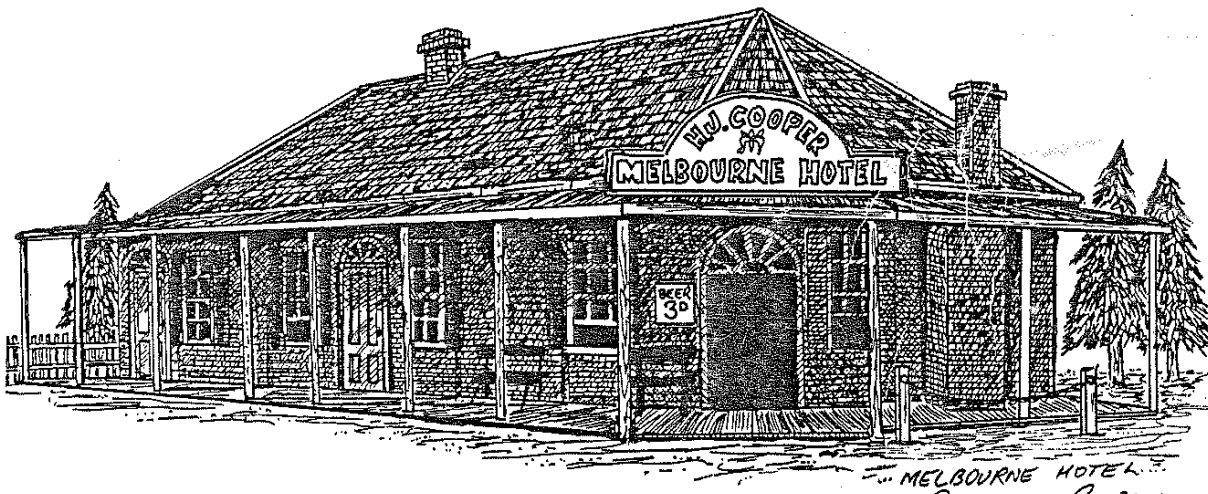
1947.

7961	Tobin, Mary, Tabratong, Limekilns, home duties, F	8021
7962	Tobin, Mary Annie, Brooklyn, Sydney road, home duties, F	8022
7963	Tobin, Millie Irene, Limekilns, home duties, F	8023
7964	Tobin, Norman Ernest, Roxborough, Limekilns, grazier, M	8024
7965	Tobin, Patrick, Kelso, retired, M	8025
7966	Tobin, Samuel Reginald, Kelso, mechanic, M	8026
7967	Tobin, Selina Jane, Limekilns, home duties, F	8027
7968	Tobin, Thomas James, Limekilns, grazier, M	8028
7969	Tobin, Thomas Joseph, Limekilns, labourer, M	8029
7970	Tobin, Vera Mary, 10 Henry street, home duties, F	8030
7971	Tobin, William James, 10 Henry street, grazier, M	8031
7972	Todd, Ethel May, 7 Lord street, cannery worker, F	8032
7973	Todd, Margaret Victoria, 53 Piper street, Bathurst, home duties, F	8032
7974	Todd, William Thomas, 53 Piper street, Bathurst, railway employee, M	8034
7975	Tolhurst, Lillian Frances, Vale road, Bathurst, home duties, F	8035
7976	Tolhurst, Raymond Frederick, Vale road, Bathurst, rail. employee, M	8036
7977	Tomay, Annie, 268 Rankin street, home duties, F	8037
7978	Tomlinson, Alfred Iven, 206 Rocket street, labourer, M	8038
7979	Tomlinson, Constance Lillian, 206 Rocket street, home duties, F	8039
7980	Tomlinson, Harold, 150 Havannah street, minister, M	8040
7981	Tompson, Frederick Charles Hessell, 170 Russell street, C.P.S., M	8041
7982	Tompson, Lorna May, 170 Russell street, home duties, F	8042
7983	Tonkin, Hannah, 159 Keppel street, Bathurst, home duties, F	8043
7984	Tonkin, John Ebenezer, 288 Russell street, clerk, M	8044
7985	Tonkin, Lancelot Amos George, 159 Keppel street, engine-driver, M	8045
7986	Tonkin, Lillian Josephine, 288 Russell street, home duties, F	8046
7987	Tonkin, Marjorie Avina, 146 William street, Bathurst, home duties, F	8047
7988	Tonkin, Richard Keith, 159 Keppel street, shop assistant, M	8048
7989	Tonkin, Stanley James, 146 William street, Bathurst, grocer, M	8049
7990	Tonkin, William Albert, 159 Keppel street, no occupation, M	8050
7991	Tooby, Ethel, Duramana, home duties, F	8051
7992	Tooby, George Harold William, 216 Rocket street, railway employee, M	8052
7993	Tooby, Henry George, 32 Keppel street, music teacher, M	8053
7994	Tooby, Horace Claude Rankin, Limekilns, labourer, M	8054
7995	Tooby, Jessie, 216 Rocket street, home duties, F	8055
7996	Tooby, John Henry David, 216 Rocket street, warder, M	8056
7997	Tooby, Norman Albert Edward, Duramana, labourer, M	8057
7998	Tooby, Percy Hilton Victor, Peel, no occupation, M	8058
7999	Tooby, Una Violet, 242 Stewart street, Bathurst, home duties, F	8059
8000	Tooby, William Reginald, 242 Stewart street, Bathurst, tinsmith, M	8060
8001	Toohy, John Edward, 88 Rankin street, motor mechanic, M	8061
8002	Toohy, Kathleen, 88 Rankin street, home duties, F	8062
8003	Toole, Charles Patrick, 2 Lord street, labourer, M	8063
8004	Toole, Rachel Catherine, 2 Lord street, home duties, F	8064
8005	Toomey, Eugene James, 174 George street, labourer, M	8065
8006	Tooth, Edith Mary, 225 Rankin street, home duties, F	8066
8007	Tooth, Henry Victor, 225 Rankin street, clerk, M	8067
8008	Topping, William Robert, 219 George street, flour miller, M	8068
8009	Torrens, Thomas, 46 Keppel street, factory employee, M	8069
8010	Torrens, William John, 46 Keppel street, factory employee, M	8070
8011	Townsend, Connie, 108 Stewart street, home duties, F	8071
8012	Townsend, Emily, 130 Bentinck street, Bathurst, home duties, F	8072
8013	Townsend, Gladys Beryl, 92 Russell street, home duties, F	8073
8014	Townsend, Gordon Joseph, 261 Rankin street, labourer, M	8074
8015	Townsend, Harold Gordon, 92 Russell street, printer, M	8075
8016	Townsend, John, Milbank, O'Connell road, contractor, M	8076
8017	Townsend, Lorrell Irma, Milbank, O'Connell road, home duties, F	8077
8018	Townsend, Margaret, junior, 130 Bentinck st., Bathurst, dressmaker, F	8078
8019	Townsend, Neta Isa, 261 Rankin street, home duties, F	8079
8020	Townsend, Oswald, 29 Durham street, labourer, M	8080



# Kelso Village

*BOOK 1*



*By Alan McKee  
and Carol Churches.*

**To celebrate the Centenary of Federation 2001**

Thomas Buchanan stayed at the school until April 1870, when Mr William Apsey replaced him.

A Kelso Public Scholl Roll, which dates from 1862 to 1879, provides an interesting insight into the occupations of some the Kelso parents around this time,.

Parents Name	Occupation	Date of Pupils Enrolment
Joseph Ainsworth	Publican	1867
Charles Albert	Publican	1878
George Matthews	Innkeeper	1872
John Bliss	Brickmaker	1865
George Bliss	Brickmaker	1869
Henry Bruce	Blacksmith	1864
?? Buckle	Tollkeeper	1873
James Marsden	Postmaster	1874
William Cornwell	Publican	1866
Patrick Crowe	Policeman	1872
Robert Dawson	Brickmaker	1869
James Whalan	Publican	1867
Thomas Dovey	Storekeeper	1878
Patrick Driscoll	Brickmaker	1862
Daniel Dunbar	Publican	1875
?? Adams	Publican	1869
Alfred Edes	Cordial Manufacturer	1876
William Evans	Bootmaker	1865
Jonathon Freeson	Brickmaker	1865
Mrs Garlick	Grocer	1874
John Green	Innkeeper	1872
JH Barsden	Bailiff	1868
Peter Hart	Wheelwright	1872
Edward Horner	Brickmaker	1872
George Horner	Brickmaker	1874
Samuel Morgan	Brickmaker	1863
Edward Jobling	Tinsmith	1872
John Kemrothy	Miller	1872
James Jackson	Shoemaker	1872
William Mackie	Poundkeeper	1866
William Lucas	Blacksmith	1874
James Marsden	Butcher	1863
William Matthews	Publican	1869
HA Maynard	Bailiff	1874
John Barker	Innkeeper	1872
George Potter	Tanner	1864
Mark Price	Constable	1871
Henry Rivett	Blacksmith	1863
James Robinson	Brickmaker	1876
John Robinson	Brickmaker	1872
William Roper	Tanner	1868
Mr Schrieber	Shopkeeper	1868
John Sherman	Cordial Manufacturer	1877
George Thompson	Tanner/Currier	1868

*and only the very best materials used."* It was intended that the buildings, therefore, when completed would be an "ornament" to Kelso.

### *Finally, a new Schoolhouse*

A number of tenders were forthcoming, however it was that of Mr. James Wiburd's for £1,390 (\$2,780) which was accepted. The new buildings were completed in December, 1880. However during the construction of the new school premises, the Council of Education had been dissolved and the Department of Public Instruction was created. Under the Public Instruction Act, 1880, education had been made compulsory by law, at least to a limited degree.

Basically it meant that children between the ages of six and fourteen were obliged to attend school at least seventy days every half year. That meant that many of the children in Kelso who had previously not attended school at all were now "persuaded" to attend. While this in itself was a desirable goal, it had repercussions for the school as the government department was either unprepared or almost was taken by surprise by the politicians decision. The new buildings had been designed to accommodate the number of children expected to attend prior to compulsory education being enforced. By 1883, accommodation was seriously strained at Kelso and almost every other school in the state of New South Wales. Despite numerous requests no temporary relief was obtained by the supply of more desks and forms for the pupils.

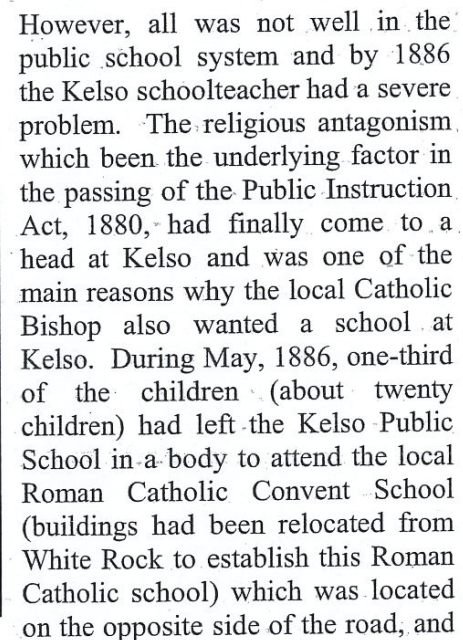
Due to the increased numbers the Kelso Public School became a "staffed" school. It was normal Department of Public Instruction staffing practice to provide a pupil-teacher where the average attendance at a school rose above fifty children. As the name suggests, a pupil-teacher was both a teacher and a pupil. During the day he or she taught a class under the watchful eye of the head teacher, and often in the same room, while after school he was given instruction by the head teacher, in teaching methods and in secondary-school subjects. The pupil-teacher course began at the age of thirteen or fourteen years and continued for four years. It was quite difficult to get a suitable pupil-teacher as many of the pupils did not go past fourth class, they left, stating the reason for leaving as "labor - of age". One of the early pupil-teachers at Kelso also went to Bathurst Public School several afternoons a week after school for additional instruction with the pupil-teacher there.

Richard Barton was the principal who had the added responsibility of moving everything into the new school premises, further up Gilmour Street (to the location where Kelso Public School is now). His daughter Ada also went to the school, where her father had enrolled her in 1876. Ada was aged 13 in 1880.

On 6<sup>th</sup> July, 1883, the first boy and girl recorded on the new Kelso Public School Register of Admissions were Alfred Thompson and Fanny Evans. Also recorded at this time is Frederick Jones, son of William Jones, a bootmaker. Mr C.L. Street had been appointed as a teacher. By 10<sup>th</sup> July there were 22 boys and 18 girls listed with their ages ranging from three to fourteen. In the front of the Register of Admissions Book were a series of instructions for the teachers. One of these reads: "Every child will be classed according to his ability to read. Children unable to read, together with those reading their First Book, are to be placed in First Class; those who can read the Second Book in Second Class, and so on. It is desirable to have as few classes as possible."

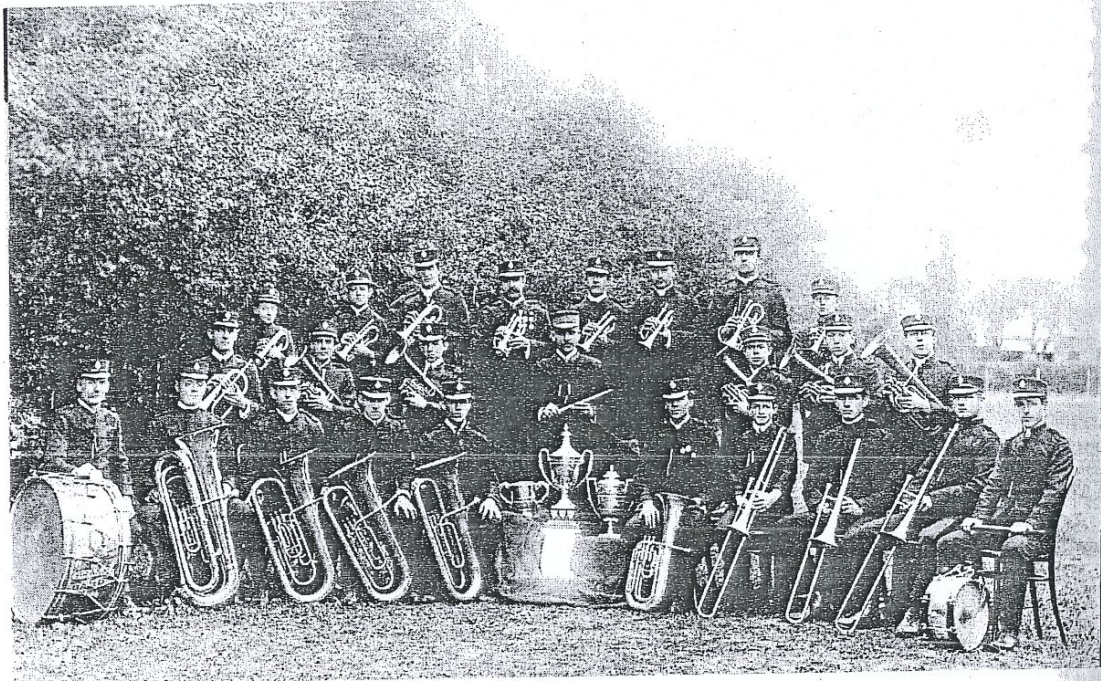
Some of the other pupils who attended in July, 1883 were the local Kelso blacksmith's children - Annie, Edward, Lillian and Sarah Thurling, a brickmaker's sons - Frank and James Dawson.





In December, 1885, a Kelso Public School picnic was held to raise money for the school. An appeal had previously been launched to raise money to hold a picnic at Mr J. Rutherford's "Hereford" property on 28<sup>th</sup> December. Some of those who subscribed were J. Shepherd, Esq, MLA - £5 (\$10), S Smith, Esq, M.L.A. - 2 guineas (\$4.20), G.A. Thompson - a Kelso tanner - £1 (\$2), P. Cullen - Kelso's teacher - £1 (\$2), James Rutherford - he owned Hereford where the picnic was to be held - 10/6 (\$1.05), William Kite - and Richard Y. Cousins gave 10/- (\$1.00) each, the Honorable W.H. Suttor and George Lee both gave 5/- (50 cents) each, and





On Wednesday, 2<sup>nd</sup> October, 1901, the Kelso Village Fair was held in the grounds of "Alloway Bank", the residence of Mr J.J. Sullivan, who had placed the grounds at the disposal of the committee, with the proceeds in aid of the Roman Catholic Church Funds. Mr G. Bellamy, auctioneer from O'Connell, gave his services gratis to auction off during the afternoon cattle, sheep, pigs, poultry and produce that realised good prices, which pleased the committee. Fancy stalls had been set up and the Bathurst District Band (above), under Mr Sam Lewins, attended throughout the day, including playing at the dance during the evening. About sixty couples attended in the evening with Mr J. Connell and Misses Connell and Hayward and others playing extras. Admission to the fair was a shilling (10 cents), which included a free lunch. Elliott's buses (horse drawn carriages) ran from Kelso to Bathurst throughout the day, to and from Mr Sullivan's house. Attendance was good, and from all parts of the district. Multicoloured flags, that had been used earlier in the year for Federation decorations in Bathurst, were intertwined in the trees around the grounds.

On Wednesday, 4<sup>th</sup> December, 1901, the pupils of "St Joseph School held their annual entertainment in the Kelso Convent Schoolroom." His Lordship, Dr Dunne, Bishop of Bathurst; Revs M.J. Gannon, C.M; J Lawless, C.M. (St Stanislaus College); E.J. Flanagan from Kelso and J.O. Dowd and Heath attending in the official party. All the pupils took part in the opening chorus "We Welcome All". In the character song "Western Express", the following took part - J. Bradley, Pierce Fowler, H. Dennis, W. McGarry, E. Kerin, P. Lenartz, A. Lenartz, J. Stollery and Hilton Murphy, J. Jagoe, J. Murphy, Percy Haywood and Harold Marsden. Miss Evie Ingersole and Master Claude Thompson were heartily applauded for their pianoforte duet.

At the conclusion of the entertainment Father Flanagan asked his Lordship to present the Trinity College of London Musical Certificates to - Intermediate Pass, Miss Bertha Fowler (87 points). Miss Pearl Haywood (80), Junior Honours, Miss Elsie Hemsworth (76), Junior Pass, George Thompson (100), Miss Elsie Ingersole (98), Miss Alice Walkley (98), Miss Nellie McGarry (93). Claude Thompson (91).



Like many, William Evans did not believe in producing cheap, poor quality products and generally prided himself on his ability to turn out a good shoe or boot. Evans was a protectionist and thus would have used the locally manufactured leathers. When he commenced business, the price of leathers was quite high, especially when compared to what they would be in the late 1880's and 1890's, about half the price. Leather from The Great Western Steam Tannery at Kelso, which was first established by Mr George Andrew Thompson in about 1863, would have been available almost next door to William Evan's establishment, so logically he would have used some of the Thompson leather. Initially, Thompson's works had commenced on a small scale, turning out 30 to 40 hides a week, but later with the introduction of steam and machinery the output increased greatly.

The Evan's general store sold a variety of goods, from foodstuffs to drapery and kitchen items. William Evans died, aged 68, on 22<sup>nd</sup> January, 1892, at Kelso. He was one of the oldest members of the Loyal Kincora Lodge, MU., IOOF., of Bathurst. Evans and several others had established the Oddfellows Lodge at a time when it could not support itself due to lack of numbers. The small initial group had, with great difficulty, kept the group together until it had sufficient subscribers to make the group self sufficient. He was buried in the Holy Trinity Church cemetery at Kelso after his Sunday funeral service.

#### *Joseph Barsden's Store*

Little is known about the general store belonging to Joseph Henry Barsden. He was one of Kelso's early entrepreneurs who had been born on 16<sup>th</sup> June, 1799, in Sussex in England, being the son of Joseph and Sarah Barsden. When Joseph was just a few months old, his family emigrated to the Colony of New South Wales, arriving on board "HMS Speedy" on 15<sup>th</sup> April, 1800. On 11<sup>th</sup> June, 1821, Joseph Henry Barsden married Mary Ann Blackman at St Lukes Church at Liverpool, later travelling to Kelso, where he had arrived by 1829. The couple later had a son, Joseph, Jnr, however a report in the Bathurst Free Press in June, 1852, notes that Joseph's son, aged 23 years and five months had died on the 18<sup>th</sup> at the family's Australian Gold Finder's Inn at Kelso.

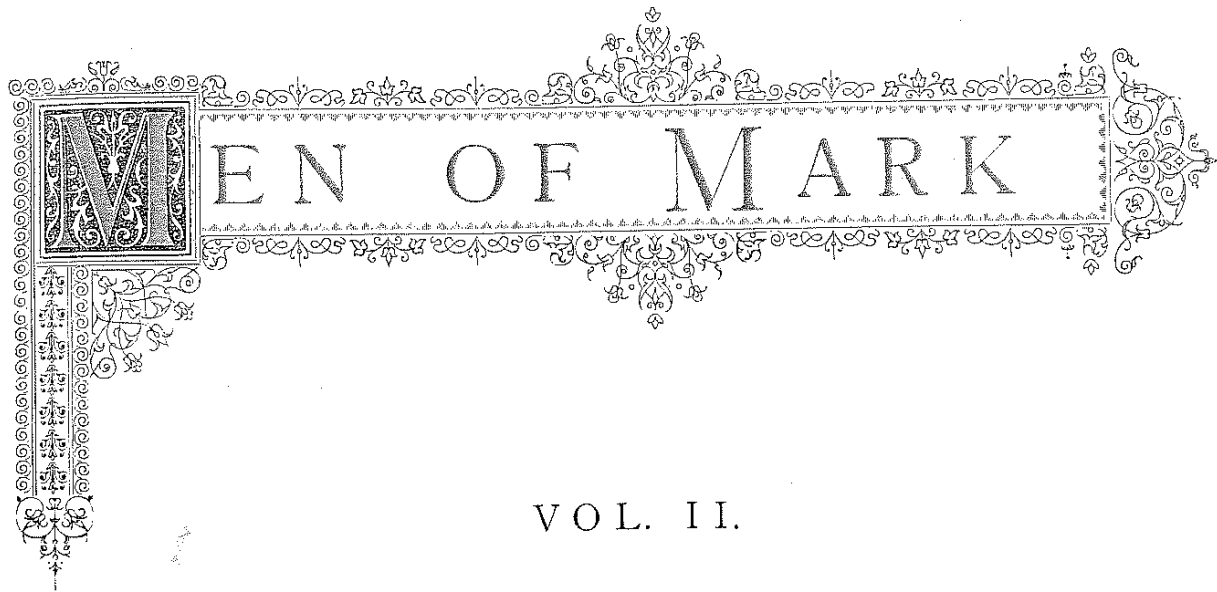
Barsden, obviously saw an opportunity when he purchased one of the first blocks of land in the Bathurst township, at the first land sale on 9<sup>th</sup> August, 1833, at the Police Office in Sydney, when he purchased a half acre block, Lot 5, for £1. The following year, on 14<sup>th</sup> February, he purchased another block.

Mrs John McLean, daughter of John Trewren, who arrived in Kelso in January, 1834, later recalled that *"the principal store was kept by Joseph Barsden. John Ford's flour mill was at the head (eastern end) of the second lane, where James Ingersole was later to live."* These were all situated in Stephens Street, then a principal street in Kelso, that led down to the crossing over the river.

Barsden was quite an astute businessman and turned his hand to a number of occupations. He became a commission agent and an auctioneer, his business noted in the pages of the Sydney Morning Herald on 16th April, 1835. In the same year, he gained the licence for the Kelso Inn at Kelso, which he only operated for one year. Possibly he operated his store from this period.

In 1849, Barsden was elected as a director of the recently commenced Ebenezer Mining Company, a silver, lead, antimony, sulphur and arsenic producing mine on Mr C. Suttor's Grosvenor estate.

# AUSTRALIAN



## MEN OF MARK

VOL. II.

Illustrated with Authentic Portraits.

Sydney:

CHARLES F. MAXWELL, VICTORIA CHAMBERS, ELIZABETH STREET.

MELBOURNE: 81 CHANCERY LANE.



## George A. Thompson, Esquire.

**T**HAT a man may rise to wealth and ease from small beginnings, and that the lowest state in which one may be placed need not be considered as hopeless, is illustrated every day in the lives of many of the men who have made their way in Australia. This present work contains the record of the lives of many of these, and so it affords excellent reading to those who care to study the social condition of the country, and to see how it has been possible for men to get on. The present flourishing business of the Great Western Steam Tannery, at Kelso, sprung from the unaided efforts of one man, who arrived in that town with less than the proverbial sixpence in his pocket. Mr. George Thompson is a native of Scotland, and at a very early age he was taken by his parents to the United States. There Mr. Thompson was educated, but at twelve years of age he was left alone in the world. His parents died, and he had at once to set about earning a living. He decided to learn the tanning business, and did so in a thorough manner. At this trade he got constant employment, but when the news of the discovery of gold in Australia crossed the Pacific, Mr. Thompson was so attracted by the prospect of digging up his fortune from the earth, that he left America for the goldfields of New South Wales. Although he did not find fortune at the diggings, he found it in another direction, and has had no cause to regret the day of his arrival in Australia. Landing in Sydney in 1854, he went to the diggings, but met with misfortune only, becoming so disgusted with them that he determined to fall back again on his trade. On his arrival in Kelso he possessed but fourpence sterling, but at once set to work, and such has been his steadiness and his diligence that he in the end made his way up, and developed the fine tannery which now supplies the Western district. In 1887 the business was taken over by Mr. Thompson's sons, William John and Arthur, who now carry it on with great success. The place is fitted with all the most modern machinery, and with the best appliances for the conduct of the trade. It stands on one of the best sites in Kelso, employs fourteen hands, and turns out 300 hides per month. Mr. Thompson married, in 1860, Miss Powell, of Parramatta, and has a family of two sons and one daughter. The eldest son, William J., is now the senior partner in the business, having as his junior his brother Arthur. Like most of those who have made their own way in the world, Mr. Thompson is in politics an earnest advocate of free-trade.

Heritage Building Report									
Building Address		51-53 Piper Street				South Ward, Section 11, Part 10, 11 and 12		51 Frontage 35', Depth 330', 53 Frontage 45', Depth 330'	
Year	Owner	Address	Occupation	Occupier	Address	Occupation	Description of Building	Comments	Valuation
1880	George Andrew Thompson	Kelso	Tanners				Land	G.A. Thompson came to Australia seeking gold but reverted to his trade of tanning and started the Great Western Steam Tannery in Kelso. He married a Miss Powell of Parramatta in 1860 and had 2 sons and 1 daughter. The sons followed their father into the business.	£11
1881 - 82	"			James Rowell	51 Piper Street				£26
1881 - 82	"			William Ennis	53 Piper Street				£26
1883	"			James Rowell	51 Piper Street				£26
1883	"			John Webster	53 Piper Street				£26
1884	"			James Rowell	51 Piper Street				£29
1884	"			John Webster	53 Piper Street				£29
1885	"			Miss Rose	51 Piper Street				£28
1885	"			N. Frost	53 Piper Street				£28
1886 - 87	"			August Rose	51 Piper Street		House with 5 rooms		£31
1886 - 87	"			Mrs J. Ferguson	53 Piper Street		"		£31
1888	"			August Rose	51 Piper Street				£31
1888	"			Mrs J. Ferguson	53 Piper Street				£28/10
1889	"			W.H. Mitchell	51 Piper Street				£31
1889	"			Mrs J. Ferguson	53 Piper Street				£31
1890	"			W.H. Mitchell	51 Piper Street				£26
1890	"			Mrs J. Ferguson	53 Piper Street				£26
1891	"			John G. Reid	51 Piper Street				£23/10
1891	"			George Ferguson	53 Piper Street				£23/10
1892	"			James Reid	51 Piper Street				£23/10
1892	"			Mary Ann Ferguson	53 Piper Street				£23/10
1893	"			James Reid	51 Piper Street		House with 5 rooms		£23
1893	"			Mary Ann Ferguson	53 Piper Street		"		£23
1894	"			James Reid	51 Piper Street		"		£21
1894	"			Mary Ann Ferguson	53 Piper Street		"		£21
1895 - 96	"			John Ryan	51 Piper Street				£23
1895 - 96	"			Charles Ferguson	53 Piper Street				£23
1897 - 98	"			Charles Butts	51 Piper Street		House		£23
1897 - 98	"			Charles Ferguson	53 Piper Street		"		£23
1899 - 1900	"			Albert Lowe	51 Piper Street			Albert Lowe was born at Crudine in 1857 to James and Susannah Lowe.	£18/10
1899 - 1900	"			Thomas Sherman	53 Piper Street				£18/10
1901 - 02	"			Albert Lowe	51 Piper Street				£18/10
1901 - 02	"			Charles Clift	53 Piper Street				£18/10
1903	"			Albert Lowe	51 Piper Street				£20/10
1903	"			Stewart Clifton	53 Piper Street				£20/10
1904 - 07	"			Albert Lowe	51 Piper Street	Carter	House with 5 rooms		£20/10
1904 - 07	"			George Mallett	53 Piper Street	"	"		£20/10

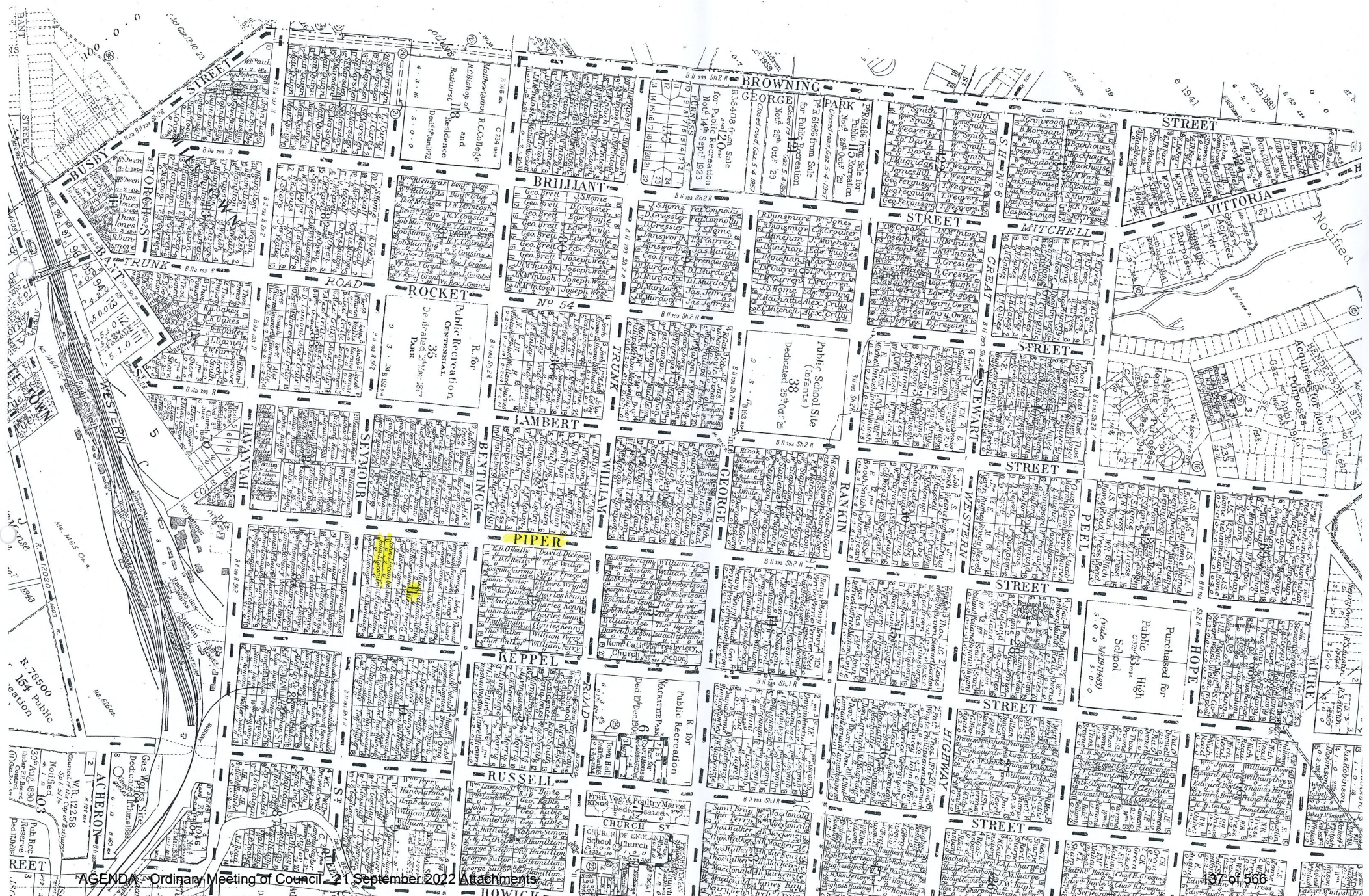
Heritage Building Report									
Building Address					South Ward, Section 11, Part 10, 11 and 12		51 Frontage 35', Depth 330', 53 Frontage 45', Depth 330'		
Year	Owner	Address	Occupation	Occupier	Address	Occupation	Description of Building	Comments	Valuation
1908 - 10	"			Albert Lowe	51 Piper Street			Albert Lowe was working for Wright Heaton and Co. as a carter.	£18
1908 - 10	"			George Mallett	53 Piper Street				£18
1911 - 13	Thompson Brothers	Kelso	Tanners	Unlet	51 Piper Street		House		
1911 - 13	"	"	"	George Mallett	53 Piper Street	Carter	"		
1914 - 16	"	"	"	Albert Lowe	51 Piper Street	"	"		
1914 - 16	"	"	"	George Mallett	53 Piper Street	"	"	Goerge Mallett died 22/9/1936 and is buried in Bathurst Cemetry.	
1917 -19	"	"	"	Unlet	51 Piper Street		"		
1917 -19	"	"	"	"	53 Piper Street		"		
1920 - 22	Albert E.H. Thompson	Kelso	Builder	"	51 Piper Street			Gertrude Alice Lowe, the wife of Albert, died 17/8/1920.	
1920 - 22	"	"	"	"	53 Piper Street				
1923 -25	"	"	"	Miss Lowe	51 Piper Street	Home Duties	Brick with 4 rooms, kitchen, bathroom & laundry.	Albert Lowe died 4/11/1925and with his wife are buried in Bathurst Cemetry.	
1923 -25	"	"	"	Samuel Ross	53 Piper Street	Railway Employee	"		
1926 -28	"	C/o A.E.Thompson		Miss M. Lowe	51 Piper Street	Retired	"	On 15/10/1926 a Miss M. Lowe held a auction of household goods from 51 Piper Street.	
1926 -28	"	"		David E. Ross	53 Piper Street	Railway Employee	"		
1929 -32	"	C/o Mrs Sambrook	Lambert Street	Daniel Gold	51 Piper Street	Railway Employee	"	Daniel Gold died 4/4/1956.	
1929 -32	"	"	"	David E. Ross	53 Piper Street	"	"		
1940									
1947				Noel Arthur and Sarah Elizabeth Moxon	51 Piper Street	Labourer and Home Duties		The Electoral Roll for 1947 has Noel and Sarah Moxon as residing at 51 Piper Street.	
1950				Horace Hutchin	51 Piper Street	Linotype Operator			
1950				Noel Arthur and Sarah Elizabeth Moxon	51 Piper Street	Labourer and Home Duties		The Electoral Roll for 1950 has Noel and Sarah Moxon as residing at 51 Piper Street.	

Heritage Building Report									
Building Address				51-53 Piper Street		South Ward, Section 11, Part 10, 11 and 12		51 Frontage 35', Depth 330', 53 Frontage 45', Depth 330'	
Year	Owner	Address	Occupation	Occupier	Address	Occupation	Description of Building	Comments	Valuation
1950				Margaret Victoria and William Thomas Todd	53 Piper Street	Home Duties and Railway Employee		The Electoral Roll for 1950 has Margaret and William Todd as residing at 53 Piper Street.	
1969				Leslie Maurice and Mary Teresa Stone	53 Piper Street	Retort Operator and Home Duties		The Electoral Roll for 1969 has Leslie and Mary Stone residing at 53 Piper Street.	
1978				John Thomas and Jean Ida O'Leary	51 Piper Street	Driver and Home Duties		The Electoral Roll for 1978 has John and Jean O'Leary residing in 51 Piper Street. John T. O'Leary died 4/11/1978 late 51 Piper Street.	
1981				Jean Ida O'Leary	51 Piper Street	Home Duties		The Electoral Roll for 1981 has Jean Ida O'Leary residing at 51 Piper Street.	

Compiled by Dianne Hanrahan and Sylvia Kilby from the Bathurst Council rates and valuations books from 1875 to 1932 and 1940 and other material held in the Bathurst District Historical Museum.

Signed















## STERDAY TODAY WITH ALAN MCRAE

This week is of George Andrew Thompson, who lived at 103 Seymour Street in Bathurst.

lished the Great Western Steam Tannery in Kelso around 1863, which went on to become the largest tanning business at the time, leading him to construct this house. Thompson was born in Scotland and emigrated to America, where he served his apprenticeship as a tanner before moving to New South Wales, after he had been discovered on the Turon. He subsequently made his way to the goldfields, only to meet with little fortune.

He left the diggings and arrived in Bathurst with only "a few shillings and a pocket watch". He managed to get a job in the only field he knew, tanning, and served with several local tanners before amassing sufficient cash to start a business partnership with a Mr. [unclear], on the site of the then present Messers Bros shops.

He moved this up two years later by purchasing the O'Connell Plains (now Lee Street), situated on the site of the old tannery then occupied a couple of acres of ground.

Thompson married Fanny Moran in 1853. She later died, but not long after the couple had three children. He later married Maguire in Sydney in 1887 - the same year that his sons took over the business.

Thompson was a Protectionist, and many Kelso and Bathurst businessmen, including [unclear], were visiting local businessmen, indicating that other businessmen and protectionists made sure that their names were on the electoral roll, which was controlled locally by Senior Sergeant [unclear].

Thompson and Muggeridge were the founders of the Bathurst branch of the Labor League and personal friends of [unclear] son.

He died on 1, 1908, after a somewhat



**HOME BASE:** Well-known Kelso tanner George Andrew Thompson lived - and, eventually, died - in this home at 103 Seymour Street.

lingering illness, George Thompson, the well-known Kelso tanner, passed away at his residence, 103 Seymour Street, Bathurst, at the mature age of 80 years. For several weeks just previous to Christmas he had been confined to his room, but during the festive season he was sufficiently well to be about, and was able to partake of Christmas dinner, as well as several other meals, at the table with members of his family.

Shortly after nine o'clock on Monday night, however, he was seized with an attack of haemorrhage of the lungs, beneath the stress of which he gradually sank and passed away. He was with an inexhaustible supply of indomitable pluck and energy running the tannery for the past 46 years, and in which he was to be found working up to the commencement of his illness about three months ago.

He was survived by four sons and two daughters by his former marriage, and one son and one daughter by his latter marriage. His first wife's surviving family were Messrs William, Arthur, Alfred and Albert Thompson,

of Kelso, and Mesdames F. Croft and A. Sambrook, of Bathurst, while his second wife's children were Mr Harold Thompson and Miss Gladys Thompson. He was also survived by his second wife, to whom, as well as to the other bereaved ones, widespread sympathy was extended.

Mr Thompson did not identify himself with public affairs but was a life member of both the Bathurst School of Arts and the Bathurst District Hospital. Although Mr. Thompson always stated he wasn't terribly publicly minded, he was for a time the president of the Bathurst Progress Association. He usually chaired the meetings in 1898, when Drs. W.F. Bassett and Hurst, Messrs. W. G. Thompson, H.C. Beavis and G.S. White were usually present.

He regularly donated prizes to the Kelso Public School and the Catholic Primary School children. He supported any of the children's sports at the Sports Ground, donating money for prizes and food.

**Alan McRae is with the Bathurst District Historical Society**

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(02) 6331 2611



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PO Box 11  
Bathurst,  
NSW, 2795

All letters to the Western Advocate must carry the sender's full name, home address and day and evening telephone numbers for verification. The sender's first name/initial and suburb/town will be published. Ideally, letters will be a maximum of 250 words. By submitting your letter for publication you agree that we may edit the letter for legal, space or other reasons and may, after publication, republish it on the internet or in other media.





20180833  
Monday, August 6, 2018

McIntosh McPhillamy & Co  
PO Box 33  
BATHURST NSW 2795

Attention: Pat Bird

Dear Pat

RE: 51/53 Piper Street, Bathurst

**Building Condition Survey**



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

CIVIL • STRUCTURAL

### 1. Introduction

The purpose of this survey is to examine and document the existing condition of the buildings at the above address.

BUILDING CLASS:	Dwelling
DATE OF INSPECTION:	3 <sup>rd</sup> August 2018
INSPECTION CARRIED OUT BY:	Mr Arthur Sonter
PROPERTY DETAILS:	51/53 Piper Street Bathurst
BUILDING OWNER/OCCUPANT:	F & J Belecky
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 north eastern side of the road.

The building is of single storey full masonry semidetached 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 would be a strong likelihood of asbestos in the building and will need to be tested.

### 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 crack etc.)

The floors throughout the front part of the house are "bouncy" indicating damage to the sub floor structure.

There is major damage to the internal walls of the building with cracking and movement in most areas.

### 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) Test for and remove if necessary any asbestos present.	\$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	\$15,000
j) Replace kitchen	\$15,000
k) Replace all electrical wiring	\$11,000
<u>Cost estimate ex GST</u>	<u>\$195,000 + gst</u>

2. Desirable Work (to make structure more habitable and comfortable)

- |                                      |         |
|--------------------------------------|---------|
| a) Demolish and replace carport      | \$4,000 |
| b) Repair or replace damaged fencing | \$7,000 |

Cost estimate ex GST                      \$11,000 + gst

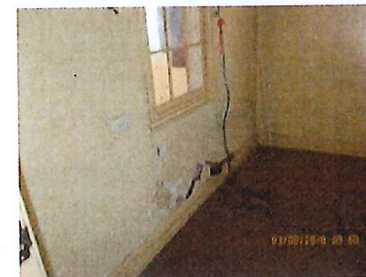
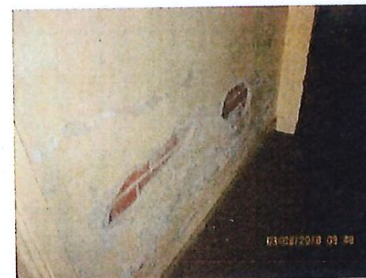
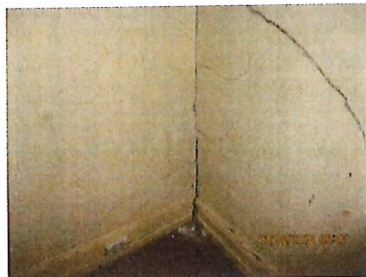
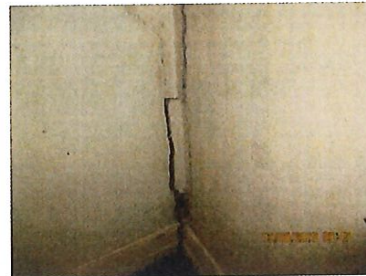
We trust that this information meets your requirements. Please do not hesitate to contact the undersigned should you require any further information.

Yours faithfully,  
CALARE CIVIL PTY LTD



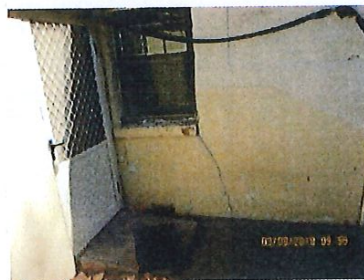
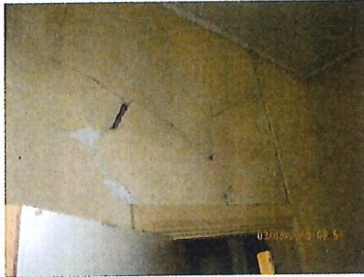
Mr Arthur Sonter  
Structural Engineer

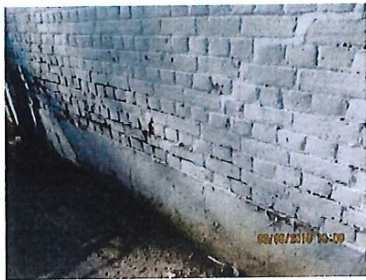
Appendix A:  
Photographs



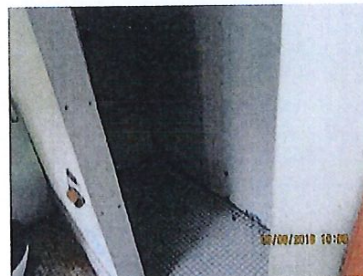
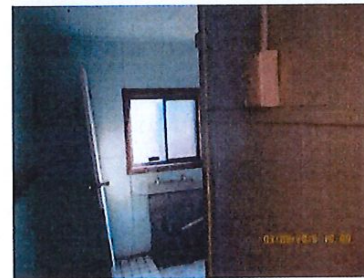
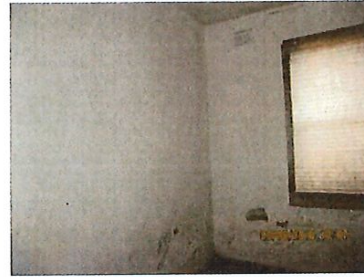


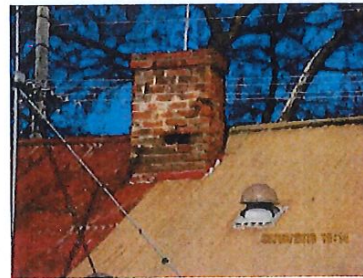
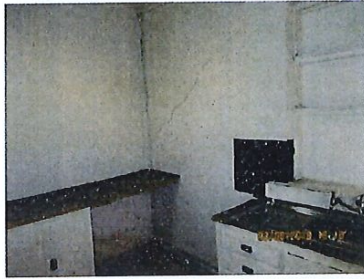
## Attachment 9.2.3.6













OR  
*Albert Thompson* 51-3 Piper Street  
The Council of the Municipality of Bathurst.

Note: 1. Intercepting Trap

[X] Sink

K.S. Kitchen Sink

V. Ventilating Pipe

I.P. Inlet Pipe

L.C.E. Long Cleaning Eye

Note B.W. Bath Waste

G.I. Grease Interceptor

R.S. Reflux Sink

R.V. Reflux Valve

L.T. Laundry Tubs

Note: M.F. Mica Flap

S.V.P. Soil Vent Pipe

Approximate Depth of Sewer 5' 9"

SCALE: 40 feet to

1 inch

This Diagram is the property of the Proprietor, and is to be returned to him on completion of the work. Where vent pipes are attached to chimneys, the outlet of vent must be at least 6 feet above the opening. Certificates for drainage and sanitary plumbing may be obtained on application at this office. Existing pipes to be opened up for inspection, and relaid with Bitumen joints where directed. Drains to be trapped and ventilated.

Drains to be connected direct with drains, cleaning eyes must be provided. To be at least 422 1/2" 12 feet from downstream Manhole 466.

All plumbing and drainage work shown on diagram, and covered by attached By-laws and Regulations, must be done to the satisfaction of the Council; and no responsibility will be taken for same unless official certificates are obtained by licensed plumbers and drainers.

RAIN OR SURFACE WATER MUST NOT BE CONNECTED WITH COUNCIL'S SEWER. EXISTING SURFACE WATER PIPES MUST BE DISCONNECTED FROM SEWER.

SPECIAL NOTE

1 WC PROPOSED

2. WC "

3 Bath Existing

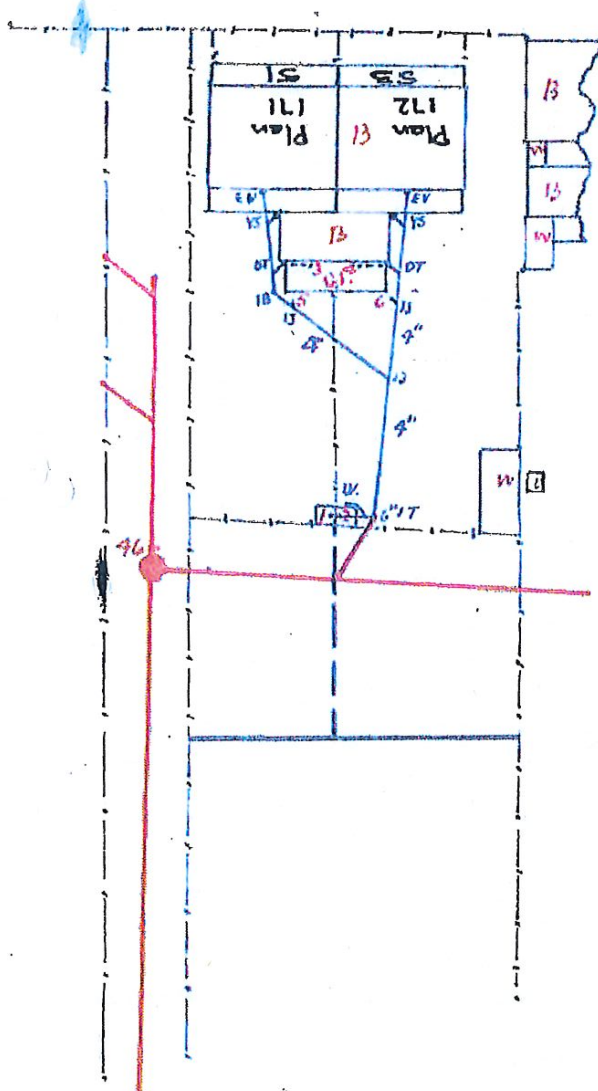
4. Bath "

5 & 6. Capped Js

Wastes to be Trapped

for Future Tubs.

Piper Street



No. 51 PIPER ST.

NOTE: These premises have a common Sewer line with adjoining property. Future alterations to house drainage lines would necessitate owner to install separate connection to Council Sewer main.

Bathurst City Council expressly disclaims all liability for errors or omissions of any kind whatsoever, or for any loss, damage or other consequence which may arise from any person relying on information comprised in this plan.

*John*

**RESIDENTIAL INFILL APPLICATION**

DA No: .....

**Section 1 Applicant details**

Contact Name: Christopher Davey- on behalf 'Ewan J Chandler and Sally A Newton-Chandler ATF the SECCA Super Fund'

Contact Nos: Mobile: 0428521970.....Work ..... Home .....

**Section 2 Property details**

No: 51-53 ..... Street: Piper Street ..... Suburb: Bathurst .....

**Section 3 Infill details**

	Nearest left hand side residence	Nearest right hand side residence	How does your proposal relate to its neighbours?
<b>Scale</b> (the height and width, or size of the building)			
Number of storeys	<input checked="" type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3	<input checked="" type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3	1
Approx. height to eaves – A	2.7 metres	3.2 metres	2.7m
Approx. width of building – B	12 metres	15 metres	18.5
Approx. height or roof – C	3.5 metres	5.7 metres	5.7m
<b>Massing</b> (The arrangement of the parts. The proportions of the parts within the whole, and the spacing between items)			
Roof pitch	<input checked="" type="checkbox"/> Flat <input type="checkbox"/> Low <input type="checkbox"/> Medium <input type="checkbox"/> High	<input type="checkbox"/> Flat <input type="checkbox"/> Low <input type="checkbox"/> Medium <input checked="" type="checkbox"/> High	25.5 deg on advice of Councils Heritage advisor.
Roof style	<input type="checkbox"/> Hip <input checked="" type="checkbox"/> Gable <input checked="" type="checkbox"/> Skillion	<input checked="" type="checkbox"/> Hip <input type="checkbox"/> Gable <input type="checkbox"/> Skillion	Hip roof
Window shape & type	<input checked="" type="checkbox"/> Vertical <input type="checkbox"/> Horizontal	<input checked="" type="checkbox"/> Vertical <input type="checkbox"/> Horizontal	vertical
Verandah or awning	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	Verandah at entrance
Other elements (e.g. chimney, balustrade etc)	N/A	2 chimneys	Nil.
<b>Setback</b> (from front boundary/s)			
	4 metres	2-3 metres	2.689m
<b>Materials</b>			
Walls	cream brick	red brick	Federation Red Namoi brick
Roof	Light coloured steel sheet roof	Roof tiles red colour	Corrugated iron
Other	Unit complex	façade at Piper St is side	
<b>Colours</b>			
Walls	Light golden brown	Red	Federation Red
Roof	Cream facade	red/terracotta	Shale grey
Other	Cream facia	White window frames	Manor red gutter

*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.*

## RESIDENTIAL INFILL POLICY

This form is to be filled out and submitted with a Development Application where the proposal includes new infill development on vacant land, or is a proposed replacement residential building within any of the conservation areas within the Bathurst Regional Council Local Government Area.

Within the Conservation Areas of Bathurst, Kelso and within the historic villages of the region, infill development must complement and enhance the local character by relating to the predominant:

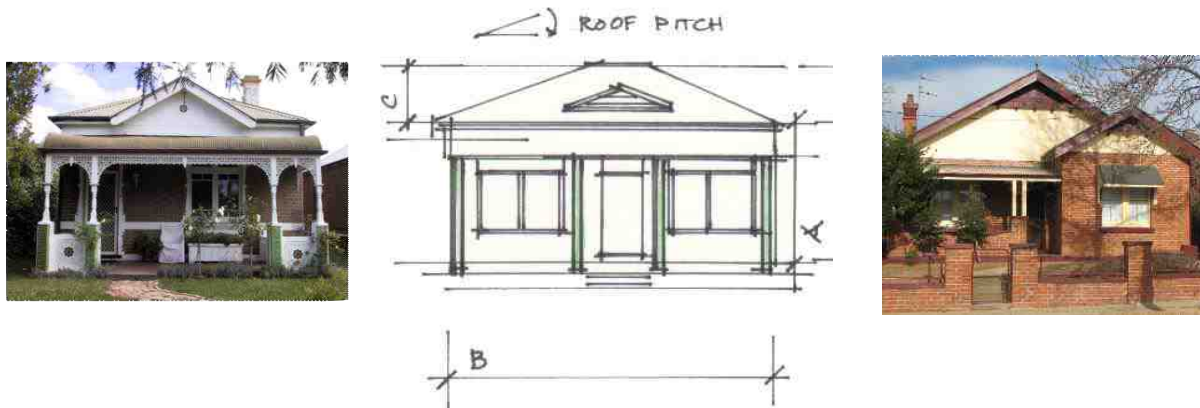
### SCALE, MASSING, SETBACKS, COLOURS AND MATERIALS

of the area. This does not mean a developer must mimic the buildings nearby. It is acceptable to relate to the above factors, yet produce a contemporary design. To demonstrate that this Policy has been complied with, an application for residential 'infill' must be accompanied by the following:

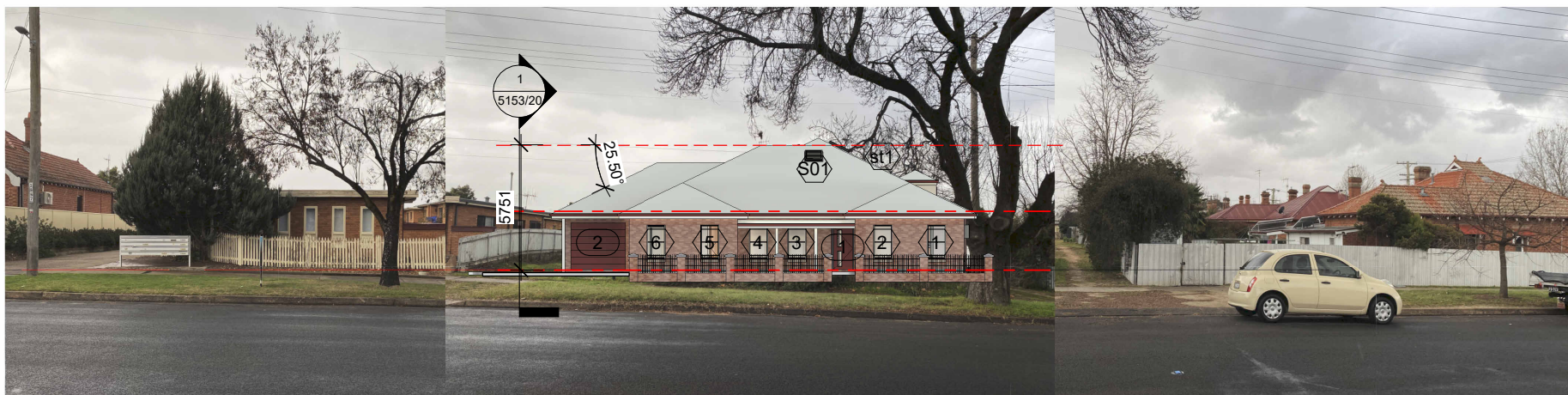
1. Street photographs showing the proposed site and adjoining developments to each side, and include the dimensions A, B, C and roof pitch as indicated in the illustration below.
2. A completed infill application form containing an explanation of your selection of scale, massing, setbacks, colours and materials.

**It is recommended that intending infill designers or builders should discuss their proposal at an early stage with Council's planning staff. Assistance will be given, if required, with completing the infill application.**

**Example of dimensions and context photos required as below.**







Christopher DAVEY  
Sole Trader ABN 62 597 298 974  
cdavey42@gmail.com

82 Blue Ridge Drive  
White Rock NSW 2795  
0428521970

Site analysis, design drawings, DA, CC, CDC drawings, B.M.A.R.C.

**Christopher Davey**  
Drafting for the residential housing industry

No	Description	Date
.		

'Ewan J Chandler and Sally A  
Newton-Chandler ATF the SECCA Super  
Fund'

Proposed dwellings for 51-53 Piper St,  
Bathurst

### Infill Application 51-53 Piper St

Project number	51	5153/18
Date	8 June 2022	
Drawn by	Chris Davey	
Checked by	CJD	Scale
		1 : 200



PO Box 201  
Bathurst NSW 2795  
febs4@bigpond.net.au  
www.nationaltrust.org.au

6<sup>th</sup> Sept. 2022

Mr. David Shirley and Mr. Richard Denyer,  
Bathurst Regional Council

Dear Sirs,

**Re: DA 2022/330 51/53 Piper Street, Bathurst**

The local Branch of the Trust appreciates the opportunity to comment on the recommendation to demolish these buildings. The dwellings located at 51/53 Piper Street are of Mid-Victorian construction and according to Councils BCAMS Rating, are ranked as "1", contributing significantly to heritage streetscapes.

We believe that the limited information contained in the Heritage Impact Statement does not justify the demolition of these cottages. The HIS does not contain any information on the possible cultural or social significance and history of the cottages. Nor does it contain any details of the structural state of the buildings.

Photographs taken by branch members do not indicate any significant failures of the structures. Whilst they appear in a neglected state, neither of the two semi-detached cottages appear to be in a state to warrant the demolition.

**Recommendations:**

We would respectfully recommend the following:

1. We believe that Council should seek a much more detailed and thorough assessment of the condition of the buildings.
2. The rear poor quality extensions could be demolished and additions added to the original rooms of the brick cottages providing an update for modern living.
3. By retaining the front rooms of the cottage and reinstating the verandas, the streetscape would be maintained, as has been accomplished in many heritage cottages within the Heritage Conservation Area. Rankin Street contains several excellent recent examples.
4. We believe that the two houses proposed in the DA, one immediately behind the other, represent an overdevelopment of the site and leave very little room for green open space. Maintaining the existing buildings would allow open green space to be maximised.

Bathurst cannot afford to keep losing rare examples of these unpretentious but significant cottages from our past to the overall detriment of the city and the community. We would strongly urge Council to refuse demolition and ask the developer to consider the above recommendations.

Yours Faithfully, Wayne Feebrey

**Chair, Bathurst & District Branch  
National Trust of Australia (NSW)**

***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





**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)

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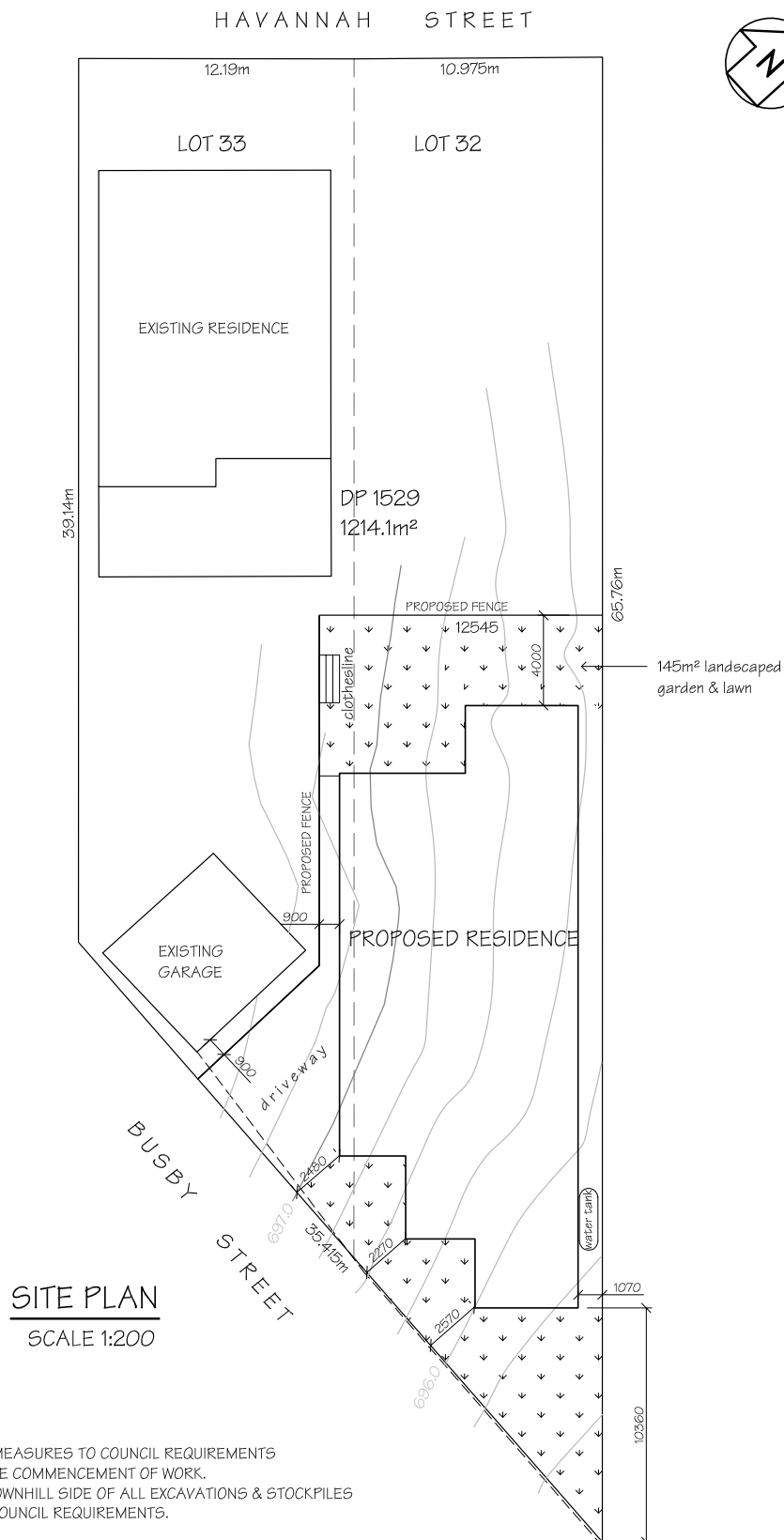


Drawn By: Kylie Denyer

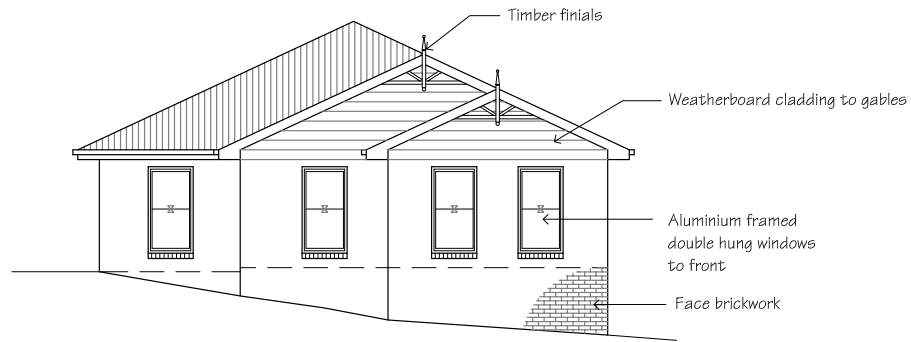
Date: 3/08/2022

Projection: GDA94 / MGA zone 55

Map Scale: 1:1204 @ A4

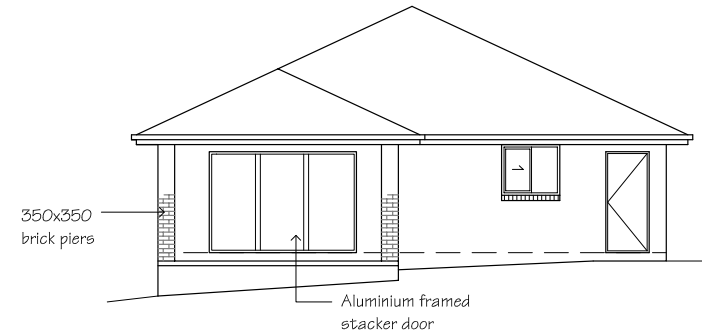


Builder: <b>LUKE CUTLER HOMES</b> 166 Rocket Street ph. 0415522332 BATHURST 2795 Licensee 250664C email luke@lukecutlerhomes.com.au	Project: <b>PROPOSED RESIDENCE</b> <b>LOT 32 &amp; 33 BUSBY STREET</b> <b>BATHURST</b>	Floor Areas: Living: 180.3m <sup>2</sup> TOTAL: 236.2m <sup>2</sup> Garage: 39.4m <sup>2</sup> Alfresco & porch: 16.5m <sup>2</sup>			
		Job No. <b>17.156</b>	DWG. No. <b>1</b>	Amdt. <b>A</b>	No. in set <b>7</b>
Presentation: <b>RELIABLE DRAFTING SERVICE</b> Kate Foody ph. 63 371116 12 Alexander Street A.B.N. 60 167 131 984 EGLINTON 2795 email kate@draftingservice.net.au	Client: <b>G. WHEELER</b>	Scale: A5 SHOWN		Date: 2-3-22	File: 17156.dwg



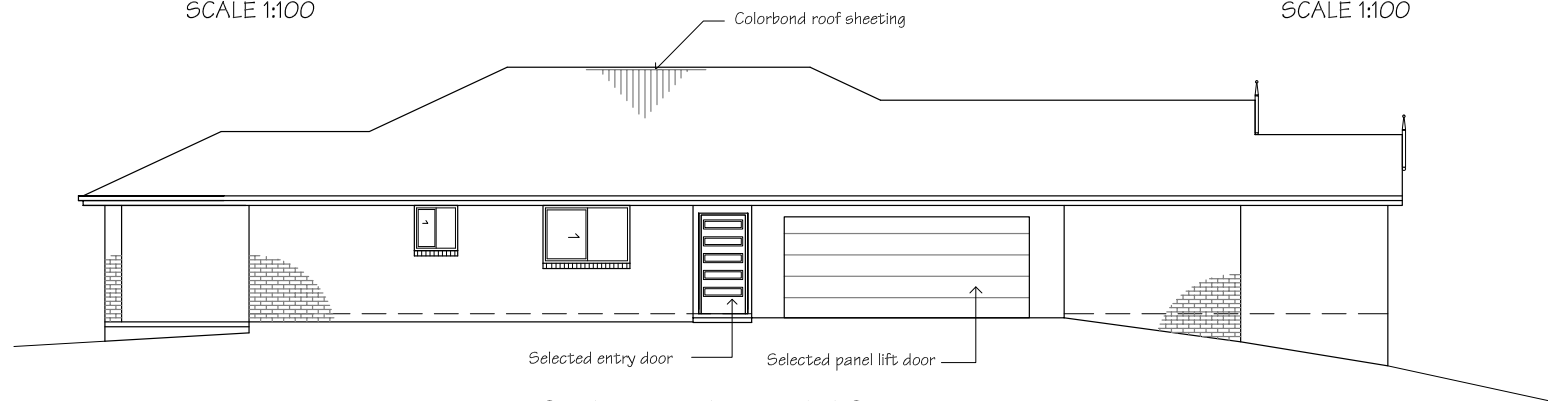
**FRONT ELEVATION**

SCALE 1:100



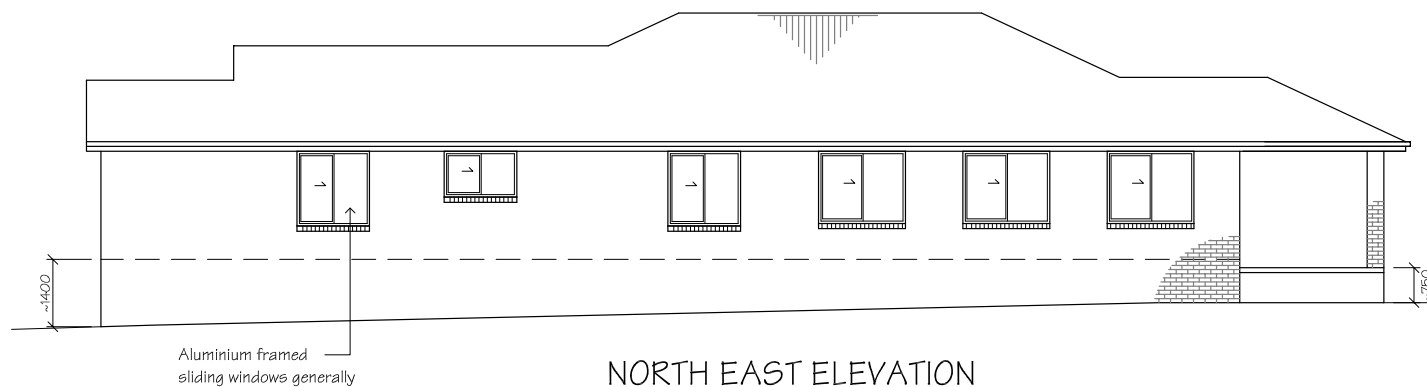
**NORTH WEST ELEVATION**

SCALE 1:100



**SOUTH WEST ELEVATION**

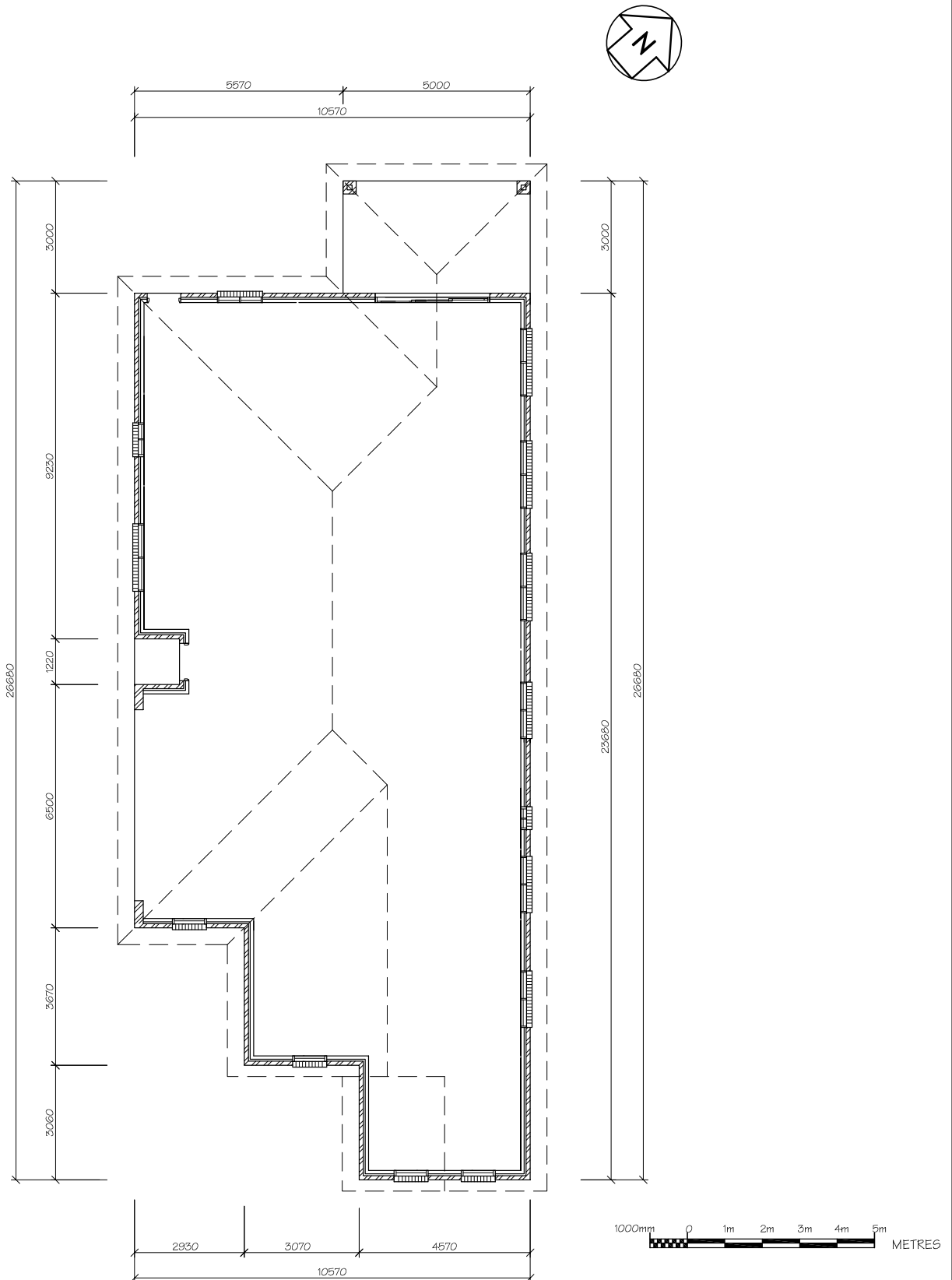
SCALE 1:100



**NORTH EAST ELEVATION**

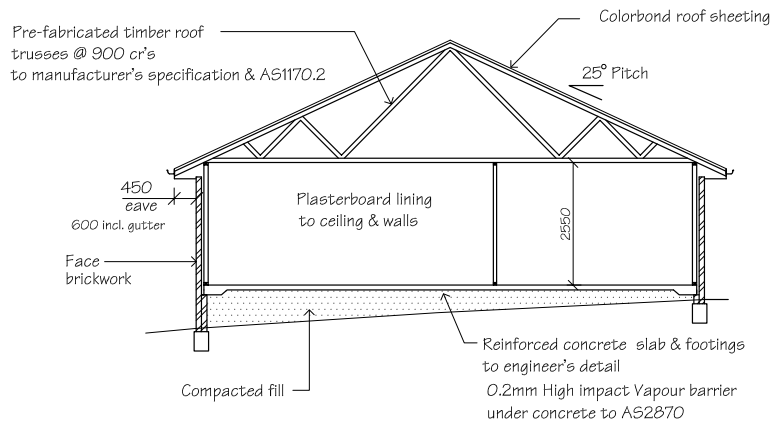
SCALE 1:100

Project: PROPOSED RESIDENCE LOT 32 & 33 BUSBY STREET BATHURST			
Job No. <b>17.156</b>	DWG. No. <b>3</b>	Amdt. <b>A</b>	No. in set <b>7</b>
Scale: AS SHOWN	Date: 2-3-22	File: 17156.dwg	



**REDACTED FLOOR PLAN**  
SCALE 1:100

Project: PROPOSED RESIDENCE LOT 32 & 33 BUSBY STREET BATHURST			
Job No. 17.156	DWG. No. 6	Amdt. A	No. in set 7
Scale: AS SHOWN	Date: 2-3-22	File: 17156.dwg	



### TYPICAL SECTION

SCALE 1:100

#### BASIX REQUIREMENTS

REFER TO CERTIFICATE No. 12628555

##### WATER COMMITMENTS

All showers to have min. 3 star rating showerheads  
(>7.5-9.0 L/min.)

Each toilet to have min. 4 star rating flushing system

All kitchen taps to have min. 4 star rating

All bathroom basin taps to have min. 4 star rating

Rainwater tank with a capacity of min. 1800 litres to

collect all roof water and supply water to all W.C's

cold water tap at washing machine and at least 1 outdoor tap

Maximum area of landscaping = 145 sq m

##### THERMAL COMFORT COMMITMENTS

External wall insulation - R2.26 min.

Ceiling insulation - R4.0min

Internal wall shared with garage - R1.14 min.

Roof insulation - foil/sarking

Roof colour - dark (solar absorptance >0.70)

All windows and sliding doors to be aluminium frames with  
single clear glass

##### ENERGY COMMITMENTS

Install instantaneous gas hot water system ( min. 6 star rating)

Install 1-phase air-conditioning to cool & heat at least one living area

& at least one bedroom (EER 3.0-3.5 cooling, EER 3.5-4.0 heating)

Bathroom & kitchen exhaust fans to be ducted to roof or facade &

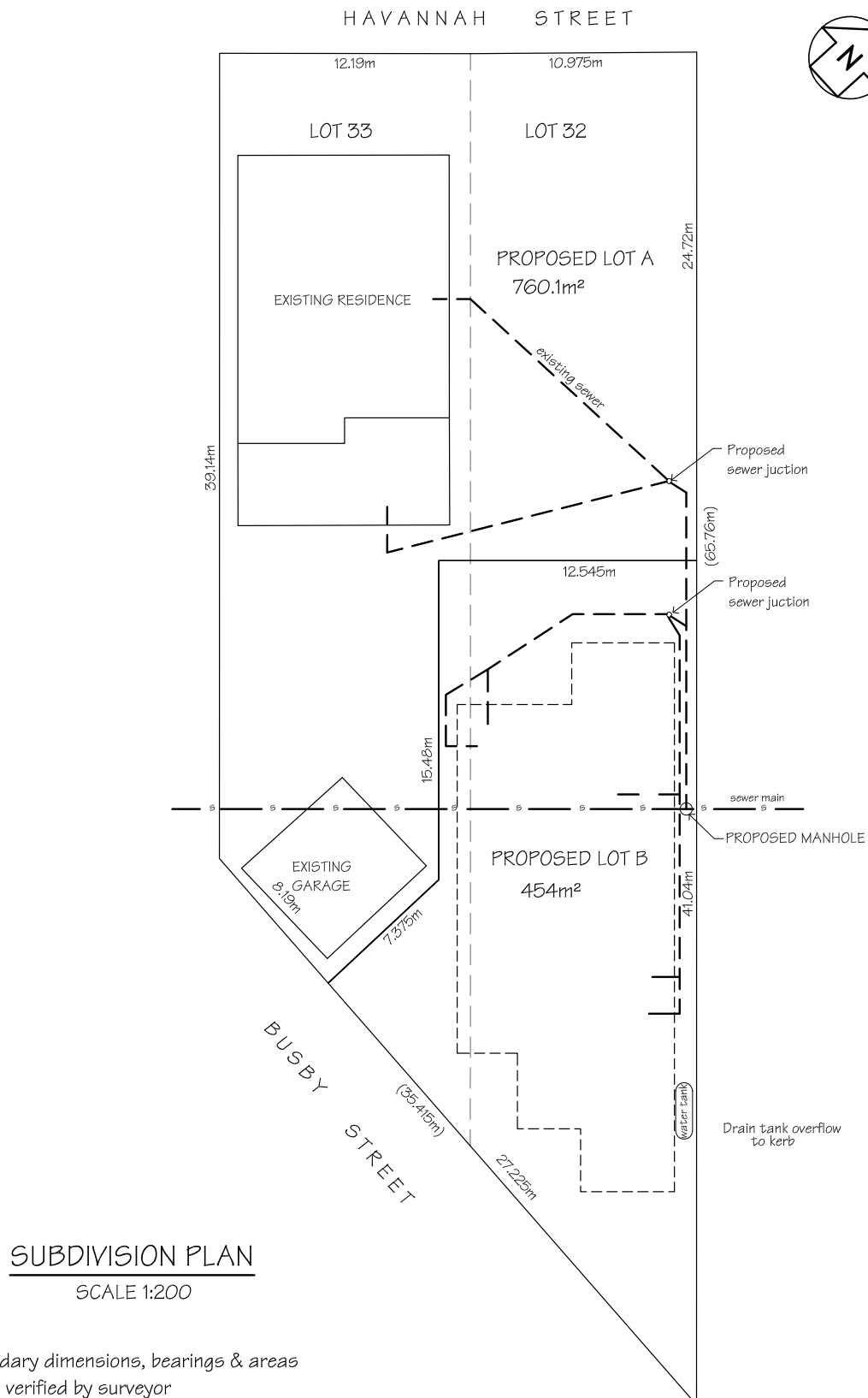
operated by manual on/off switch

Install gas cooktop and electric oven.

Install fixed outdoor clothes drying line.

Project: PROPOSED RESIDENCE LOT 32 & 33 BUSBY STREET BATHURST			
Job No. <b>17.156</b>	DWG. No. <b>4</b>	Amdt. <b>A</b>	No. in set <b>7</b>
Scale: AS SHOWN	Date: 2-3-22	File: 17156.dwg	





Builder: <b>LUKE CUTLER HOMES</b> 166 Rocket Street Bathurst 2795 ph. 0415522332 License 250664C email luke@lukecutlerhomes.com.au	Project: <b>PROPOSED SUBDIVISION LOTS 32 &amp; 33 DP 1529 BUSBY STREET BATHURST</b>	Floor Areas: PROPOSED LOT A: 760.1m <sup>2</sup> PROPOSED LOT B: 454.0m <sup>2</sup>			
		Job No. <b>17.156</b>	DWG. No. <b>7</b>	Amdt. <b>A</b>	No. in set <b>7</b>
Presentation: <b>RELIABLE DRAFTING SERVICE</b> Kate Foody ph. 63 371116 12 Alexander Street A.B.N. 60 167 131 984 EGLINTON 2795 email kate@draftingservice.net.au	Client: <b>G. WHEELER</b>	Scale: A5 SHOWN	Date: 2-3-22	File: 17156.dwg	

## SPECIFICATION

## GENERAL

- \* Drawings prepared from information supplied by the owner and/or builder.
- \* Dimensions are in millimetres unless noted otherwise.
- \* All dimensions shall be verified on site.
- \* 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 2, Housing Provisions.

## STATUTORY REQUIREMENTS

- \* All work to be carried out in accordance with the NCC, conditions imposed by the local authority and the commitments outlined in the relevant Basix certificate.
- \* The builder is to comply with the requirements of all legally constituted authorities having jurisdiction over the building works and the provisions of the Home Building Act.
- \* Prior to the commencement of building work, the builder shall provide temporary toilet facilities for the use of subcontractors. On completion the builder shall remove the convenience.

## NATIONAL CONSTRUCTION CODE REQUIREMENTS

- \* All earthworks shall be in accordance with the engineer's details and Part 3.1.1 of NCC.
- \* Retaining walls associated with the construction of a building or structure are to be designed & constructed in accordance with AS467.
- \* Stormwater drainage shall be carried out in accordance with Part 3.1.3 of NCC.
- \* Primary building elements are to be protected from subterranean termites in accordance with Part 3.1.4 of NCC.
- \* All excavations and underfloor fill shall be in accordance with the engineer's details and Part 3.2.2 of NCC.
- \* Clay brickwork shall comply with Part 3.3 of BCA, & AS4773 or AS3700.
- \* Masonry accessories shall constructed & installed in accordance with AS4773 or AS3700. Appropriate ties shall be provided to articulated masonry joints.
- \* Lintels used to support brickwork over wall openings shall comply with AS4773 or AS3700 and be protected from corrosion.
- \* Weatherproofing of external masonry walls shall be carried out in accordance with AS4773 or AS3700.
- \* Engaged piers in single leaf masonry walls shall be constructed in accordance with AS4773 or AS3700.
- \* All timber framework shall comply with Part 3.4.3 of NCC or AS1684.
- \* Roof trusses shall be designed in accordance with AS1720, and erected, fixed and braced in accordance with manufacturer's instructions.
- \* All metal fittings used in structural timber joints and bracing must have corrosion protection.
- \* All metal roof cladding shall comply with Part 3.5.1 of NCC and be installed in accordance with manufacturer's recommendations.
- \* Gutters and downpipes shall be in accordance with Part 3.5.3 of NCC.
- \* Sarking shall comply with AS/NZS4200.1&2.
- \* Timber & composite wall cladding shall be in accordance with Part 3.5.4 of NCC.
- \* All glazing shall comply with Part 3.6 of NCC.
- \* Windows and doors shall be manufactured and installed in accordance with AS2047.
- \* All timber doors and door sets shall be manufactured in accordance with AS2688 & AS2689 unless listed otherwise in the Schedule of Works.
- \* Fire hazard properties of materials used in construction shall comply with Part 3.7.1 of NCC.
- \* Provide and install hard wired smoke alarms in accordance with AS3786 and Part 3.7.5 of NCC. Smoke alarms must be interconnected where there is more than one alarm.
- \* Internal wet areas to be waterproofed in accordance with Part 3.8.1 of NCC. Wet area wall lining is to be fixed in accordance with manufacturer's recommendations.
- \* Inward swinging WC doors are to be fitted with lift off hinges to comply with Part 3.8.3.3 of NCC unless there is a clear space of at least 1.2m between the closet pan and doorway.
- \* Condensation management system must comply with Part 3.8.7 of NCC.
- \* Insulation, where required, must comply with AS/NZS 4859.1
- \* All plumbing shall comply with the requirements of the relevant supply authority and AS3500, and be carried out by a licensed plumber.
- \* All electrical work shall comply with the requirements of the relevant supply authority and AS3000, and be carried out by a licensed electrician.
- \* All gas installations shall comply with the requirements of the relevant supply authority and be carried out by a licensed gas fitter.
- \* Installation of wall and floor tiles shall be in accordance with AS3958.1.

Project: PROPOSED RESIDENCE LOT 32 & 33 BUSBY STREET BATHURST			
Job No. 17.156	DWG. No. 5	Amdt. A	No. in set 7
Scale: AS SHOWN	Date: 2-3-22	File: 17156.dwg	





## STATEMENT OF ENVIRONMENTAL EFFECTS FOR MINOR DEVELOPMENT ONLY

Property details			
Landowner name: <u>Graham Wheeler</u>			
Address of land on which activity is to be carried out			
Lot:	<u>.32 , 33</u>	Deposited Plan/Strata Plan	<u>DP1529</u>
No:		Street:	<u>Busby</u>
Suburb:	<u>South Bathurst</u>		
Landowner's signature:	<u>[Signature]</u>		
Details of proposed works			
New single dwelling with two lot subdivision			
Local Environmental Plan permissibility and development standards			
What is the zone of the property? .....			
Is your proposal permissible in the zone?	Yes	<input type="checkbox"/>	No <input checked="" type="checkbox"/>
Is the proposal consistent with the Height of Buildings map?	Yes	<input type="checkbox"/>	No <input checked="" type="checkbox"/>
Is the proposal consistent with the Floor Space Ratio map?	Yes	<input checked="" type="checkbox"/>	No <input type="checkbox"/>
Does the proposal require a variation to a LEP standard under Clause 4.6?	Yes	<input type="checkbox"/>	No <input checked="" type="checkbox"/>
Development Control Plan standards			
Have you reviewed the relevant DCP requirements?	Yes	<input type="checkbox"/>	No <input type="checkbox"/>
Setbacks under the DCP			
Required		Proposed	
Front	.....	Front	.....
Side	.....	Side	.....
Rear	.....	Rear	.....
Private Open Space			
Required		Proposed	
..... m <sup>2</sup>		..... m <sup>2</sup>	
Bushfire prone land			
Is the site bushfire prone land?	Yes	<input type="checkbox"/>	No <input checked="" type="checkbox"/>
If the site is bushfire prone land, have you			
a) Undertaken a bushfire assessment?	Yes	<input type="checkbox"/>	No <input type="checkbox"/>
b) Is it attached?	Yes	<input type="checkbox"/>	No <input type="checkbox"/>
What is the bushfire attack level of the site?			
<input type="checkbox"/> BAL12.5	<input type="checkbox"/> BAL19	<input type="checkbox"/> BAL29	<input type="checkbox"/> BAL40 <input type="checkbox"/> BALFZ

## Attachment 9.2.4.4

What is the calculated Asset Protection Zone (APZ)? Please show APZ on plans?			
Inner APZ .....	metres	Outer APZ .....	metres
<b>Building and site details</b>			
What external materials will be used for construction and what is the proposed colour scheme?			
See hertigae report supplied with submission .....			
.....			
.....			
.....			
What is the proposed height of the structure?		2.8 ..... metres	
How much cut and fill is proposed? Please show on plans Refer to Chapter 16 of the Bathurst Regional DCP for details		Cut 1 ..... m	Fill 1.5 ..... m
Where will the stormwater from the works drain to?			
Busby street kerb .....			
.....			
.....			
.....			
Is a BASIX Certificate required? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			
Are demolition works proposed? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			
Does the proposal involve the removal of asbestos? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			
If yes, detail the proposed demolition works.			
.....			
.....			
.....			
.....			
Are there any restrictions/easements/covenants on the site? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			
If yes, detail the restrictions/easements/covenants?			
.....			
.....			
.....			
.....			
Is the development likely to cause overshadowing of adjoining land? Diagrams are required to be lodged. Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			
If yes, shadow details:			
.....			
.....			
.....			
.....			



## Attachment 9.2.4.4

Is the development likely to result in loss of privacy to an adjoining property?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Details (including any mitigation methods):				
.....				
.....				
.....				
.....				

Is the development likely to impact on views to and from adjoining land?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Details (including any mitigation methods)				
.....				
.....				
.....				
.....				

Will noise affect the amenity of the area? (An acoustic report may be required)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Details (include operating hours, proposed mitigation methods)				
.....				
.....				
.....				
.....				

Does the proposal require a wastewater treatment system (ie septic system)?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
A geotechnical report <u>is</u> required to accompany the application				
Is it attached?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
Details				
.....				
.....				
.....				
.....				

Does the proposal involve site disturbance (cut/fill, new access road, steep slopes)	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Have you considered erosion and sediment control measures?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
If yes, has an erosion and sediment control plan been included with the application?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>

<b>Vegetation</b>				
Does the proposal require the removal of any trees?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Has an application to remove the trees been lodged/approved by Council?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
If yes, how many trees will be removed?				
.....				
List below the species to be removed				
.....				
.....				
.....				
.....				
The plans are to clearly show any tree removal.				

## Attachment 9.2.4.4

Are you proposing replacement trees or shrubs?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
If yes, details of the proposed tree or shrub planting (please show on plans)				
.....				
.....				
.....				
.....				
.....				
<b>Heritage</b>				
Is the site located in a Heritage Conservation Area (HCA)?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Does the site contain a heritage item?	Local	<input checked="" type="checkbox"/>	State	<input type="checkbox"/>
	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Is the site near a heritage item?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Does the site contain, or likely to contain, any Aboriginal artefacts or relics?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Does the site contain, or likely to contain, any archaeological artefacts or relics?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
If yes, details of the Aboriginal or archaeological artefacts or relics.				
.....				
.....				
.....				
.....				
Is the proposal in keeping with the existing streetscape?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Details				
See heritage report .....				
.....				
.....				
.....				
.....				
<b>Change of Use</b>				
What is the nature of the business proposed for the property?				
Residential .....				
.....				
.....				
.....				
.....				
What are the proposed operating hours? ..... 7-5				
How many car parking spaces are provided?	..... spaces			
How many car parking spaces are required?	..... spaces			
Does the proposed business prepare or serve food?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Does the proposed business require a trade waste approval?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>

Any other comments

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*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.*



## GENERAL INFORMATION

What is a Statement of Environmental Effects?

A Statement of Environmental Effects (SEE) is a report outlining the likely impacts of a proposed development and the proposed measures that are proposed to mitigate or minimise those impacts. The SEE includes written information about the proposal that cannot readily be shown on plans or drawings. Identifying adverse impacts in a SEE does not mean that your application will be refused. Rather, the SEE is your opportunity to demonstrate that the environment has been considered in the design stage by highlighting concerns and the best means proposed to avoid, minimise, mitigate or manage them.

About this form

A Statement of Environmental Effects is required to accompany all development applications. This template is designed to help you prepare a SEE which must be included with your development application. This template is not exhaustive and you are encouraged to expand on anything relevant to your project. A purpose written SEE will be required for more complex development types.

This template will generally be of assistance for the following development types:

- ☐ Single dwelling house
- ☐ Dual occupancy – not involving demolition within a Heritage Conservation Area
- ☐ Multi unit residential – not involving demolition within a Heritage Conservation Area
- ☐ Residential additions and alterations
- ☐ Other ancillary residential buildings or structures (swimming pools, sheds, carports, garages)
- ☐ Change of use applications

How to complete this form

1. Ensure that all fields have been filled out correctly with as much information that you are able to provide.
  - a. The SEE must address all impacts that are relevant to the proposal.
  - b. You are encouraged to expand upon the material provided in any way you consider relevant.
  - c. **Where potential impacts are identified, please ensure that you provide relevant comments and information on the measures that are proposed in order to mitigate against or minimise those impacts. You may need to provide additional documentation/photos/maps as an attachment to the SEE.**
2. Once completed, this form is to be submitted with the Development Application.
  - a. Failure to provide the required information will delay processing of the development application and may result in the application being returned to you for completion, not accepted for lodgement or additional information requests being forwarded to you.



## STATEMENT OF HERITAGE IMPACT



**Statement of heritage impact for:  
No. 264 Havannah Street,  
South Bathurst. NSW 2795**

This statement forms part of the development application for:  
Construction of proposed dwelling with attached garage.

Date:  
27 January 2022

Address and property description:  
No.264 Havannah Street  
South Bathurst NSW 2795  
Lot 32 DP 1529 and Part Lot 33 DP1529

Prepared by:  
Robin White  
Calare Civil  
170 Rankin Street  
BATHURST NSW 2795

Job reference number:  
2021.1594

For:  
Luke Cutler Homes

**Calare Civil Pty Ltd**

ABN 41 050 057 933  
170 Rankin Street  
Bathurst NSW 2795

Tel: 02 6332 3343  
Fax: 02 6331 8210

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## 1. INTRODUCTION

This report was commissioned by the owner of the property as part of the development application for the construction of a new residence with attached garage at 264 Havannah Street, South Bathurst.

This statement addresses the impact of the proposed work on environmental heritage as identified in the Bathurst LEP and the impact on the heritage values of Bathurst, the locality, and the adjacent properties.

The statement accompanies the following drawings prepared by Reliable Drafting Service

### Drawing Schedule:-

- 1 Site Plan
- 2 Floor Plan
- 3 Elevations

## 2. HERITAGE FRAMEWORK AND OBJECTIVES

### Objectives:

- Assess the heritage impact of the proposed new building on the site and the surrounding area which encompasses Busby Street between Spencer Street and Pioneer Street and the immediate South Bathurst neighbourhood. The subject site is located towards the middle of the block, and it is a vacant allotment at No.264 Havannah Street which is currently used as the garden for No.266 Havannah Street. A small part of the proposed building will be located on No.264 Hanannah Street, at the rear of the allotment.
- Assess the impact of the proposed building on the heritage values of the Bathurst area and the Conservation Area in particular.

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The subject site is located on residential allotments located within the Bathurst Regional Council suburb of Bathurst. It is located within a Heritage Conservation Area nominated in the Local Environmental Plan LEP. Before granting consent in respect of a heritage item or heritage conservation area, consideration is to be given to the effect of the proposed development on the heritage significance of the area concerned.

The BCAMS classification of the site is "Contributory".

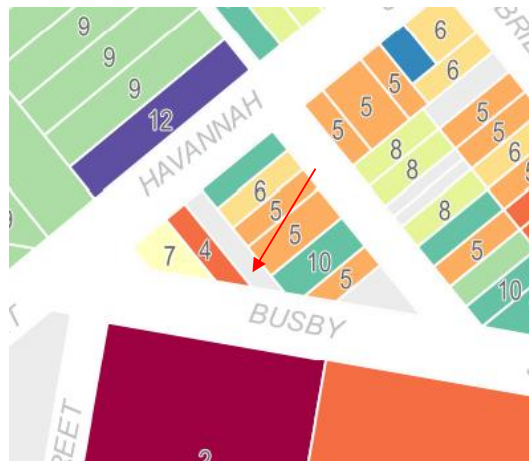
The Age of Buildings Map identifies the existing building at No.266 Havannah Street as "Late Victorian" with the vacant allotment at No.264 Havannah Street having no classification.

There is a locally acknowledged heritage item (I9) in the immediate vicinity of the subject property.

There are five locally acknowledged heritage items in the vicinity of the subject property.

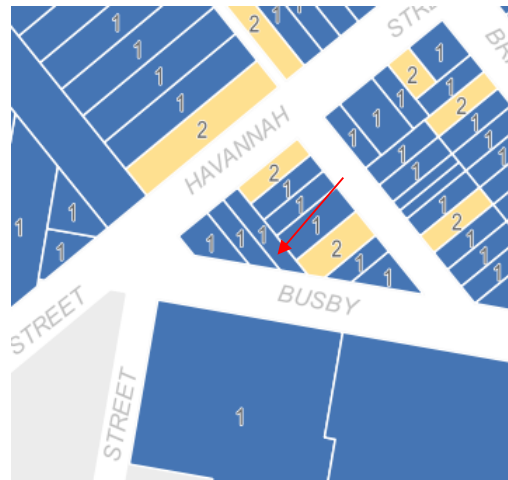
**Nearby items of local significance include:**

1. Item I247 St. Josephs Mount 34 Busby Street
2. Item 9 St Stanislaus College – Bentinck, Havannah and Seymour Streets
3. Item I246 Ben Chifley House (Museum) 10 Busby Street
4. Item I249 Vehicular bridge – Rocket Street
5. Item I7 St Barnabas Church 36A Bant Street
6. Item I250 Victorian Railway Barracks building – Vale Road, part railway land



BCAMS Age of Buildings map – Bathurst Regional Council

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BCAMS Street Rating map – Bathurst Regional Council  
Contributory rating 1

### 3. LOCATION & DESCRIPTION

South Bathurst is located approximately 164km west of Sydney and this southern suburb of the City of Bathurst is in the Bathurst Regional Council local government area. The subject site is within the city area east of Lewins Street and west of the Great Western Railway approximately 1.5km south of the CBD. Some of this area of Bathurst is of integral social importance to the community because of its lengthy association with 19th century housing and its occupants.,



Land Map- source Landchecker

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Aerial photograph- source *Landchecker*

The land at No.264-266 Havannah Street is two allotments bounded by Havannah Street at the front, and Busby Street at the rear. Allotment 32 is currently used as the garden for Allotment 33. Allotment 33 has a residence facing Havannah Street and a rear double garage fronting Busby Street. To the west there is a house on the adjoining allotment 34 which faces Havannah Street. This has a single garage fronting Busby Street. The rear of Spencer Street residential allotments adjoins the vacant allotment 32 to the east.

Opposite in Havannah Street are the St Stanislaus College sports fields. In the grounds of the school is the significant heritage item of the main building. Opposite in Busby Street is a large building formerly used as a nursing home. East of that conglomerate



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of buildings is St Joseph's Mount which has the 'Logan Brae' mansion heritage item in its grounds. The streetscape of Busby Street in this locality is predominantly rear fences. No residences front this streetscape in this block.

The site comprises two allotments of land at Nos.164 and 166 Havannah Street which are 1214.1 square metres in area. Most of the development site is garden with lawn and scattered trees and shrubs. There is one large Robinia tree on the Busby Street boundary. Only a small part of allotment 33 is affected by the development with the bulk of the new building being on the rear of allotment 32, with approximately 0.6m of lot 33 being used for the new dwelling and a small area being excised for the front garden for the new building.



Busby Street - double garage to left on allotment 33



No.266 Havannah Street

The existing building at No.166 Havannah is a highly decorative late Victorian style three-bedroom house with a gable to the front and double gables with a more recently infilled fibre cement clad sunroom enclosed verandah on the northeast side. The house was designed to take advantage of the views to the east side where this former verandah is located. At the rear is a skillion addition. Bedrooms flank a central hallway, and the living room faces the side to take in the views across Bathurst and the distant mountains and it is elevated in the landscape. It has high ceilings and many ornate features.

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The front verandah has decorative turned timber posts and a masonry dwarf wall at the bottom. The front window has render detailing around a doublehung window with a vent above in the highly decorative gable. The front fence is a 21<sup>st</sup> century addition to the premises. The rear garage is a contemporary colorbond corrugated steel building.



Havannah Street - cream masonry fence on allotment 32 and house on allotment 33

#### 4. BRIEF HISTORICAL BACKGROUND

##### First Occupation

Prior to European contact the Bathurst area was of importance due to the availability and abundance of freshwater, plants, animals, and stone which provided food, medicines, and shelter, as well as the raw materials for tools, nets, baskets, and clothing. The landscape provided cultural sites as well as material support for habitation. Aboriginal occupation of NSW spans at least 40,000 years and the Bathurst area has not been investigated sufficiently to establish timelines. An occupation period of 7,150 years is cited at one site in the Bathurst Regional Local Government Area Aboriginal Heritage Study.

Seasonal availability within a community's area determined how habitation patterns were established. Resource procurement and trade extended over the inhabited Bathurst area. Traditional paths and routes were travelled throughout the land linking sacred and ceremonial sites, tribal lands and food sites.

There are many significant indigenous sites and evidence of occupation throughout the Bathurst Regional Council area. Studies have concluded that the most common evidence shows as artefact scatters, followed by stone arrangements, and then carved and scarred trees. These sites are distributed throughout the entirety of the Bathurst Regional Council Local Government Area and they are the dominant overall archaeological signature of the area according to the BRC Aboriginal Heritage Study (Extent July 2017). Evidence of occupation in the city area has been removed or obscured by buildings and infrastructure.

##### 1815 to 1890

The European invasion of Australia commenced in 1788 with the establishment of a penal colony at Farm Cove, Sydney. Exploration westwards was government instigated in order to expand farming. In 1814 the British government commissioned a road to be built across the Blue Mountains, which was completed in early 1815 and settlement and farming expanded west to Bathurst. The open treeless Bathurst plain, although having the appearance of an aboriginal farmed and cleared landscape was not acknowledged as such. By 1815 it was proclaimed "a site for the erection of a town at some future period" which was to be named Bathurst after Earl Henry Bathurst who was the British secretary of state for the colonies from 1812 to 1827. Private land ownership was first restricted to grants on the east side of the Macquarie River which saw the land to the west side only occupied by convicts working with livestock on the surrounding land or in the confinement of the garrison lumber yard and female factory. The garrison had a small number of military and civilian occupants supporting the military outpost. A small settlement of government



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buildings was established in lower William Street with barracks in what is now Keppel Street. This garrison served as an inland outpost from the main Sydney based operations. Governor Macquarie continued to restrict Bathurst settlement and reserved all land on the west side of the Macquarie River for government buildings and stock, a situation that prevailed until 1826 when Governor Darling and afterwards Governor Bourke brought in sweeping reforms and instructed the surveying and opening up of Bathurst town for settlement.

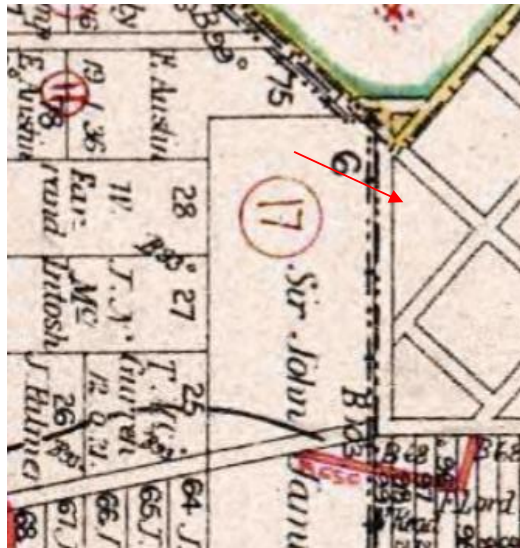
The ancestral homelands of the local Wiradjuri people began to be subsumed by the European settlers. The Wiradjuri people resisted European expansion into their territory as it was ruining traditional hunting grounds and desecrating sacred places. Settlement following Governor Macquarie's first visit to Bathurst in 1815 saw increasing conflict in the region, particularly under the leadership of Windradyne (c1790-c1835) and martial law was declared in the Bathurst area for a short time in 1824. Other local aboriginal leaders including Jowie, Yeyango, Gingung, Jackie Lewis, Jemmy Miles, Mirrandah, and Cookoogong were driven from their lands. Due to the dramatic drop in the Aboriginal population due to genocide, introduction of diseases and the subsequent destruction of the economic and social structures of Aboriginal people following European contact, many of the places of significance in and around Bathurst remain unrecorded. The eventual negotiated surrender by Windradyne signaled a reduction in hostilities, although the decline in traditional indigenous ways of life continued.

Government land grants and purchases on the west side of the Macquarie River began after the town plan was adopted and the regular rectangular grid pattern of central Bathurst was established with many town allotments sold by auction and by application to purchase. Many town allotment purchases in the central grid area occurred in the 1850's. Section 116 was sold by the government much later. Busby Street formed the boundary between the Bathurst Municipal Council area and Abercrombie Shire.



Bathurst Town Map 1860  
Source: Historical Land Records Viewer (HLRV)

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Parish of Bathurst Map 1884 – land marked as 17 is George Busby's land (formerly Sir Jamieson's farm) which is opposite the site.  
This became St Joseph's Mount Heritage Item I247  
Source: Historical Land Records Viewer (HLRV)



Collingridge aerial view of Bathurst 1891 showing no buildings or formal roads in subject area and John Busby's 'Logan Brae' house - Heritage Item known as St Josephs Mount  
Source: Bathurst DHS





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The initial government land sale offer was in June 1858. In 1899 the first purchaser of the land, then allotment 10, where the site is located was W. H. Paul.

William Henry Paul, husband of Ethel Mary (nee Toole), was a prominent and active citizen of Bathurst. He held the position of vice-president of the hospital committee and was appointed to the School of Arts committee among other honorary positions. He was a Justice of the Peace appointed by Henry Parkes in 1878, Superintendent of South Bathurst Methodist Sunday School, and a Member of the Legislative Assembly of NSW parliament for one term between 1889 and 1891. Having been born in Windsor in 1846 he came to Bathurst as an infant. He conducted a saddlery business in William Street had business premises in Bathurst, Orange and Blayney.

<b>SALE AT THE CROWN LANDS OFFICE, BATHURST,</b> <b>On Wednesday, the 30th day of September, 1863.</b> <b>TOWN LOTS.</b>							
Lot	No. of Allotment	No. of Section	AREA.	PRICE PER ACRE.	COUNTY.	PARISH.	SITUATION.
A	1	116	B. P. 0 1 35	£ 50 0 0	Bathurst	Bathurst	Last offered on 30th June, 1858, as lots 33 to 39, 42, 43, and 44.
B	2	"	0 1 35	50 0 0	do	do	
C	3	"	0 1 35	50 0 0	do	do	
D	4	"	0 1 35	50 0 0	do	do	
E	5	"	0 1 35	50 0 0	do	do	
F	6	"	0 1 35	50 0 0	do	do	
G	7	"	0 1 33	50 0 0	do	do	
H	10	"	0 2 14	50 0 0	do	do	
I	11	"	0 1 29	50 0 0	do	do	
J	12	"	0 2 8	50 0 0	do	do	

Government Gazette August 1863

Source Issue 169 Trove Australian National Library (ANL)

Established 1856.

**W. H. PAUL,**  
BATHURST,  
AND  
**J. M. PAUL,**  
ORANGE,  
SADDLE & HARNESS MAKERS

IMPORTERS OF ALL KINDS OF SADDLERY & HARNESS,  
 WISH to draw the attention of the general public to their immense stock of Colonial and Imported Goods, which they are selling at prices to suit the times.  
 We have now on hand a consignment of American BUGGY HARNESS, which we are selling from £3 5s. a set.

W. H. PAUL,  
William-street, Bathurst  
 J. M. PAUL,  
Summer-street, Orange.

Newspaper advertisement October 1884

Source Bathurst Post Trove Australian National Library (ANL)

W. H. Paul's Allotment 10 was subdivided into allotments 32,33 and 34.

Further subdivision of Section 116 to form Spencer Street occurred in 1892 and 1905.

20211594 SoHI 264 Havannah Street Bathurst



Newspaper Sale notice December 1892

Source Bathurst Free Press and Mining Journal Trove Australian National Library (ANL)

### 1890's UNTIL PRESENT

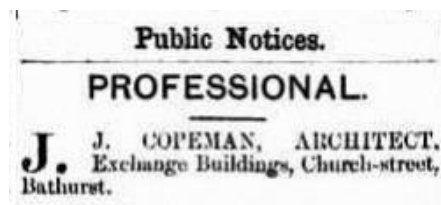
The establishment of a precinct concentrating the milling industry close to this area of Bathurst saw the development of Milltown, later known as South Bathurst. With the construction of the Western Railway line, which reached Bathurst in 1876, the town prospered further and generated a need for more low-cost housing, especially around the railway and mills. The railways provided employment to hundreds of Bathurst residents when the railway was being built, and afterwards when large workshops were established. Milltown was popular with the growing railway community as the rents were low and it was close to their workplaces. The steeper land of upper Havannah Street on the fringes of the town remained vacant until the demand for more land and housing saw subdivision of large allotments and the creation of Spencer Street on the alignment of a former services laneway. The land was formerly part of a larger allotment which remained undeveloped until the late Victorian era.

Mr W. E Haggett purchased the vacant land and erected the house c1898. Mr Haggett worked for the Railway Department as an engineer for 28 years in the running sheds.

The house was designed by famous Bathurst architect John Job Copeman who worked prolifically from 1883 to 1912, designing late Victorian to early Edwardian buildings in the Late Victorian Filigree and early Federation Styles.

After graduating from Bathurst Technical College in 1889 Copeman undertook numerous projects including the Trevitt Pavilion at the showground, Rockley and Carcoar School of Arts among many others similar, additions to St Michael and John's Cathedral, The Catholic Presbytery, numerous shops, churches, hotels, residences and additions. His prolific and highly significant work extended to the villages surrounding Bathurst, and to many other western towns. He also designed the South African Memorial in Kings Parade. He was also a teacher at the Bathurst Technical School and later moved to Sydney to continue his architectural practice.

Other residences designed by John Copeman include 'Olivetto' at 253 Bentinck Street, 142 William Street, 'Bannockburn' 380 Howick Street, 'Valhalla' 229 Bentinck Street, 'Ithica' 247 Bentinck Street, 'Hillcrest' 266 Piper Street, 'Kennington' 280 William Street, 'Biwa' 255 Bentinck Street and a residence at 36 Piper Street which has similar features to his Havannah Street design. He designed, called tenders and supervised work on numerous other projects. Many of his buildings are on the Australian Institute of Architects Register of Significant Buildings.



Newspaper Advertisement December 1890

Source National Advocate Trove Australian National Library (ANL)

20211594 SoHI 264 Havannah Street Bathurst

Architect J. J. Copeman prepared the drawings and called tenders for the house in September 1897 for William Haggett.



John J. Copeman

*Source Bathurst District Historical Society*

When William Haggett left Bathurst to take up a position at the Everleigh Railway Workshops in Sydney in 1910 he sold the house. The property is described as having a coach-house, stables and outhouses.



Newspaper Sale notice by owner March 1910

*Source National Advocate Trove Australian National Library (ANL)*



Newspaper Sale notice March 1910

*Source National Advocate Trove Australian National Library (ANL)*



20211594 SoHI 264 Havannah Street Bathurst

**Attractive Property Sale.**  
We would direct the attention of our readers to the specially attractive sale on Wednesday afternoon next, of a charmingly-situated cottage standing upon the heights of Havannah-street. The vendor, Mr. W. E. Haggett, is removing to Sydney. The property commands a magnificent panoramic view of the city, and its environs, and from a health standpoint, it is ideally situated. The cottage contains five rooms and all conveniences and offices. The title is Torrens. A supplementary sale of a choice collection of furniture will also be effected. Messrs. Frank Glasson and Co are the auctioneers, and they will be pleased to give prospective buyers all information respecting the property.

Newspaper Sale notice March 1910

Source Bathurst Times Trove Australian National Library (ANL)

## Attractive Property Sale.

### Splendid Cottage

No. 266 Havannah-street, Bathurst South, being lots 32 and 33, part of allotment 10 of Section 116, having a frontage of 76 feet by a depth of 215 feet 9in; containing 5 rooms, kitchen, pantry, bathroom, stable and coach-house, well laid out garden, with choice fruit trees and shrubs.

FRANK GLASSON & CO. have received instructions from Mr. W. E. Haggett, who is removing to Sydney, to sell by public auction on the ground

**THIS DAY, at 3.30 o'clock**

the above beautifully and healthily-situated detached cottage. The auctioneers can with the utmost confidence recommend intending purchasers to inspect this recently-erected and substantially built brick cottage, as it is absolutely free from cracks and other defects. The title is Torrens. Terms at sale.

Also, at 2.30 p.m. sharp,

### A large quantity of attractive surplus Furniture, including:—

Solid walnut sideboard (inlaid marble top, mirror back), walnut oval table, woot, Brussels carpet, rocking chairs, Austrian chairs, large dining table, good quality linoleums, unique table aquarium, walnut chess table, Very Handsome Bedroom Suite in solid cedar, including chest drawers, comb. dressing table and marble top wash stand, toilet crockery, bedroom chairs, duchesse chest, wash-stands, hall carpet, fender and irons, quantity of ornaments, pictures, kitchen table, splendid dresser with three drawers and cupboards, crockery, fountain, kitchen utensils, choice pot plants, quantity of dressed timber, garden tools, carpenter's bench and sundries.

Mr. Haggett having moved a portion of his furniture to Sydney, the balance now catalogued is for absolute sale.

NOTE: The Furniture will be sold at 2.30 p.m. sharp, and the property will be submitted at 3.30 p.m.

Newspaper Sale notice March 1910

Source National Advocate Trove Australian National Library (ANL)

Said Sabot Malouf purchased the property in 1910. Mr Malouf is described as a prominent Lebanese immigrant in the Bathurst community. Mr Malouf owned numerous investment properties in Bathurst, including many commercial ones. He had a shop in South Bathurst at 26 Bant (formerly Bent) Street. Mr Malouf returned to his homeland in 1913 prior to WW1 and sold his household effects at 264/266 Havannah Street. The property is described as having a stable and buggy shed.



**Highly Attractive Auction Sale of  
Superior Modern  
Furniture and Effects**

**AT "LEBNAN COTTAGE,"**  
**No. 266 HAVANNAH-STREET.**

**Thursday, May 1,**  
Commencing at 2 o'clock sharp.

FRANK GLASSON & CO. have been favored with instructions from S. S. Malouf, Esq. (on account of his early departure from the State), to sell, without reserve, the

**WHOLE of HIS HIGH-CLASS FUR-**

Newspaper Sale of Furniture advertisement April 1913  
Source National Advocate Trove Australian National Library (ANL)

**TO LET**

"LEBNAN COTTAGE," 266 Havannah-street, 6 rooms, and every convenience; splendid situation; nice orchard and garden; stable and buggy shed. Particulars from F. GLASSON & CO., Agents, 128 William-st., A.M.P. Buildings.

Newspaper advertisement April 1913  
Source National Advocate Trove Australian National Library (ANL)

**FURNITURE  
AND EFFECTS.**

**THIS DAY!**  
At 2 p.m. sharp,

On account of S. S. Malouf, Esq.,  
LEBNAN COTTAGE, 266 HAVANNAH-STREET,

**THE COMPLETE FURNISHINGS of  
a SIX-ROOMED COTTAGE.**  
EQUAL TO NEW.  
Absolutely no reserve, and Terms  
Strictly Cash.

FRANK GLASSON & CO.,  
Auctioneers.

Newspaper advertisement May 1913  
Source National Advocate Trove Australian National Library (ANL)

**Calare Civil Pty Ltd**  
ABN 41 050 057 933  
170 Rankin Street  
Bathurst NSW 2795

**Tel:** 02 6332 3343  
**Fax:** 02 6331 8210

20211594 SoH 264 Havannah Street Bathurst

**HIGHLY ATTRACTIVE AUCTION  
SALE OF**

**Superior Modern -  
- Furniture & Effects.**

**Thursday, May 1st.**

**AT "LEBRON COTTAGE,"**  
**No. 268 Havannah-street.**  
Commencing at 2 o'clock sharp.

FRANK GLASSON & CO. have been favoured with instructions from S. S. Melout, Esq., to sell, without reserve, the whole of his High class FURNITURE and EFFECTS, equal to new (on account of his early departure from the State).

Magnificent 9-Piece Saddle Bag Drawing-room Suite (Rosewood frame), Oak Table, Cover, Fanned Oak Overmantel, 2 Pairs Lace Curtains, Cornice Poles, Pile Carpet Square, Fire Screen, Pictures, Gas Stoves.

Solid Dining-room Oak Suite, 9 Pieces, upholstered in leather, removable seats, 5-Foot Oak Sideboard Bevelled Mirrors (a fine piece of furniture), Fanned Oak Overmantel, Dining Table, Music Stand, Fender and Irons, 8-Day Clock, Screen, Lace Curtains, Tapestry Table Cover, a fine collection of Glassware, Crockery and Cutlery, an attractive Hall Stand and Hall Runner.

SINGER SEWING MACHINE (Drop-Head, in use only for six months).

Bedroom Furniture.—Three Brass-mounted Double Bedsteads, Heavy Hair Mattresses, Roll Spring Mattresses, Wardrobes, Combination Chests, M.T. Washstands, Toilet Ware, Lace Curtains, Kapok Mattresses, Bed Drapes, Roll Linen and Blankets, Kitchen Furniture, Dresser, Sideboard, Table and Kitchen Utensils, and Sundries too numerous to mention.

Floor-coverings. — The Linoleums, Rugs, and Mats have only been in use for a very short period, and are all first quality and in splendid order.

Yard.—Steps, Hose, Ladder, Bird Cages, good collection of Garden and other Tools and Sundries.

**Note.**—The Auctioneers invite special attention to this Sale, as the occasion is very rare for securing such modern Furniture at Auction Sales. Mr. Melout having decided to leave the State everything is for straight-out sale.

This is a great opportunity for those intending furnishing, for the furniture is all new and worthy of inspection.

**NO RESERVE. TERMS CASH.**

Newspaper Sale of Furniture advertisement April 1913  
Source National Advocate Trove Australian National Library (ANL)



Newspaper Sale of Furniture advertisement April 1913 with corrected house name  
Source Bathurst Times Trove Australian National Library (ANL)

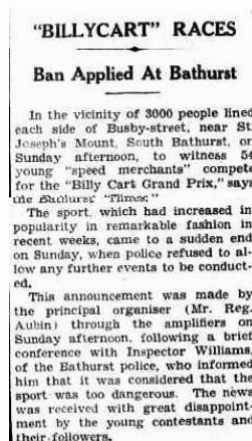
Mr. S. S. Malouf, a resident who owns a fair amount of property in Bathurst, sails in a few days for Greece and the present European war scenes.

Newspaper article March 1913  
Source National Advocate Trove Australian National Library (ANL)

**FOR SALE,** substantially built brick cottage, 3 rooms, kitchen, pantry, laundry etc.; all conveniences; beautifully situated upper end Havannah-street. Apply 266 Havannah-street.

Newspaper Sale notice February 1921  
Source National Advocate Trove Australian National Library (ANL)

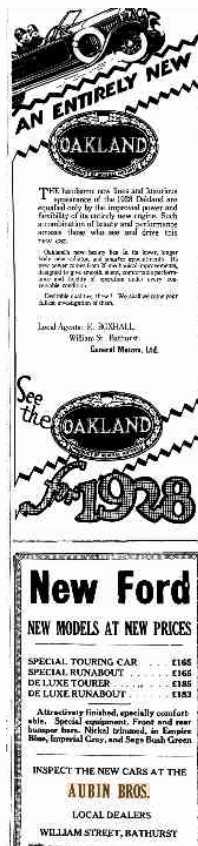
The property was advertised for sale again in 1921. Reginald Stanley and Joan Aubin (nee Rowley) owned the property in the 1950's. The garden was opened occasionally for charity fundraising. Mr Aubin's family owned 'Moreauvia' at Orton Park. He and his brother ran Aubin Bros Ford car dealership in William Street after commencing at the family's Orton Park property. Bathurst's billycart races were held in Havannah Street at the front of the property and Mr Aubin was a keen sponsor in the 1930's and 1940's. Mr Aubin was a well-known identity and businessman, known for his philanthropic acts. The first "American Style Motel" in inland Australia was built by a consortium called "Cosy Cabins Pty Ltd", which included Mr Aubin, in 1953. It is still in existence today on the corner of Durham Street and George Street. Busby Street formed the boundary between Abercrombie Shire and Bathurst Municipality until 1937 when the shire was incorporated into Bathurst Municipality.



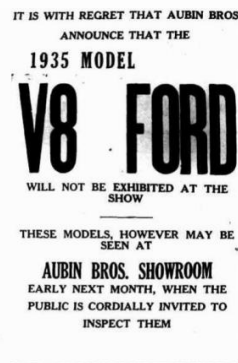
Newspaper article July 1939  
Source Lithgow Mercury Trove Australian National Library (ANL)

Calare Civil Pty Ltd  
ABN 41 050 057 933  
170 Rankin Street  
Bathurst NSW 2795

Tel: 02 6332 3343  
Fax: 02 6331 8210



Newspaper article Jan 1928  
Source National Advocate Trove  
Australian National Library (ANL)



Aubin Bros Newspaper advertisement April 1935  
Source National Advocate Trove  
Australian National Library (ANL)



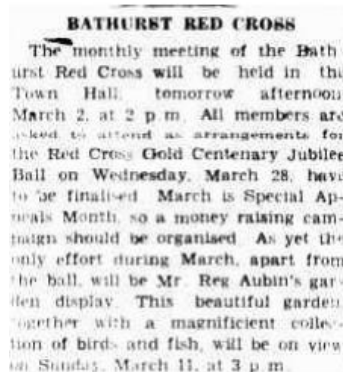
Aubin Bros Newspaper advertisement July 1949  
Source National Advocate Trove  
Australian National Library (ANL)



Aubin Bros Newspaper advertisement Feb 1954  
Source National Advocate Trove  
Australian National Library (ANL)

Reginald Aubin owned the Ford dealership and repair business in conjunction with his brother Norman Field Aubin and they conducted a highly successful business for decades. Both brothers had served in WW1 and started the business on their return.

20211594 SoHI 264 Havannah Street Bathurst



Newspaper article March 1951

Source National Advocate Trove Australian National Library (ANL)

## 5. THE PROPOSED DEVELOPMENT

The development application is for:-

- Construction of a contemporary dwelling with attached garage

## 6. HERITAGE STATUS & SIGNIFICANCE

### Description

The site is not listed as a heritage item in the NSW Heritage Register or in the Bathurst LEP but it is within the Bathurst Conservation Area and therefore all development needs to be assessed for potential impacts under the requirements of the LEP and DCP as well as for impacts on neighbouring listed buildings and heritage items and the locality in accordance with the principles of the Burra Charter. The consent authority must, before granting consent under Clause 5.10 in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the items or area concerned.

Local government is required to conserve environmental heritage under LEP Clause 5.10 and conserve buildings, areas or other places which are of scientific, aesthetic, architectural or historic interest, or otherwise of special cultural value. The heritage significance of heritage items including the associated fabric, settings and views are to be conserved.

The local area is one of a residential character with the immediate Busby Street streetscape being rear fences and garaging for residences facing other roads. Opposite are the former St Catherine's aged care units of late 20<sup>th</sup> century construction.

There are no structures in evidence on allotment 32 other than a fountain and gardens. The existing house on allotment 33 is a highly decorative late Victorian brick house facing Havannah Street. The shed at the rear of allotment 33 is a steel framed and clad building of 21 century construction. Two allotments have been used together with No.264 Havannah Street being used as the garden for No.266 Havannah Street since the house was built in 1897. Several outbuildings may have been located over both allotments but there is visually evidence of their location.

Only a small part of allotment 33, which has the historically significant residential building located on it, is to be subdivided off to allow for the construction of a new house facing Busby Street. The Havannah Street part of the garden of allotment 32 is to be subdivided off and will be consolidated so that the existing historically significant house is legally attached to its garden.

Careful consideration has been given as to the impact the proposal will have on the South Bathurst heritage area and the surrounding places of heritage significance, as well as the impact on the existing house.



20211594 SoHI 264 Havannah Street Bathurst

### Statement of Heritage Significance

The site, dwelling and outbuilding are not listed as heritage items in the NSW Heritage Register nor in the Bathurst LEP and therefore, they do not need to be assessed for potential impacts under the requirements of the LEP other than the impact on neighbouring listed buildings. Local government is required to conserve and enhance buildings, areas or other places which are of scientific, aesthetic, architectural or historic interest, or otherwise of special cultural value. The proposed development requires assessment as a streetscape element.

Local government is required to conserve and enhance buildings, areas or other places which are of scientific, aesthetic, architectural or historic interest, or otherwise of special cultural value. The Bathurst Conservation Area is an area of outstanding streetscapes of Colonial, Victorian, Edwardian, Federation, Inter-War, Post-War and late 20<sup>th</sup> Century housing complemented by shops, community and industrial buildings, monuments, and public spaces. These are enhanced by gardens, parks and street planting. The Bathurst Conservation Area is visually distinctive in its overall cohesiveness and consistency of high-quality, mainly single and two storey buildings and it is remarkable for the high proportion of contributory items. Significant street tree plantings help create substantially harmonious streetscapes. The cohesiveness of the Area is reinforced by the consistent and generally regular gridded settlement pattern, with buildings on similarly sized allotments grouped together.

The past owners of the land and house are known to be significant businessmen. They and their families were highly regarded in the Bathurst area. Some were known to be prominent in the community and received accolades for their philanthropic activities and generosity.

The building is an example of a reasonably elaborate Victorian middle-class residence arising from the urbanisation of Bathurst as a response to the demand for accommodation generated by the establishment of railways, commerce, and industry. The building provides beneficial heritage character to Havannah Street and the Conservation Area in general.

- *The principal significance of the place relates to the historical value of the house and the land. Historically the subject land lies within a residential area of South Bathurst, formerly known as Milltown, which resulted from the government setting aside land for large residential allotments. The 1880's subdivision by prominent local businessman and politician William Paul created smaller affordable allotments of land fronting Havannah Street with rear access from Busby Street. The resultant allotments are an unusual wedge shape at the rear because this was the original boundary between the town and the shire. The house has always been attached to two of these allotments with the garden on one allotment and the house on the other.*
- *The building at 266 Havannah Street is a single storey late Victorian house designed by one of Bathurst's most prominent architects, John J. Copeman and it displays many of his signature elements. The building retains most of its original form and fabric and it is a very valuable streetscape element in upper Havannah Street.*
- *The land at No.264 Havannah Street has reasonable historical significance as it relates to the original mid-nineteenth century residential subdivision pattern of Section 166. The value of the site lies in its association with the adjoining residence which was built by prominent Bathurst architect John Job Copeman and the consequent usage as the garden attached to that house which was on occasion was significant enough to be opened for public viewing.*

### 7. ASSESSMENT OF IMPACT

- The primary assessed significance of the site is not affected significantly by the new building. The legal attachment of the garden to the existing historically significant house on the adjoining allotment is a positive result.
- The proposed development requires assessment as a streetscape element. In this part of Busby Street there are fences and garages but no houses facing the street on this side of the block. The style of the proposed building is not



20211594 SoHI 264 Havannah Street Bathurst

inconsistent with contemporary buildings on the opposite side of Busby Street which are the former aged care units of predominantly red brick and feature cream bricks, and pale pre-coated steel roofs.

- The proposed building is single storey with the garage mostly hidden from the street. The roof is a double gabled style at the front with decorative fretwork and finials expressed out from the weatherboard cladding. The rear roof is hipped. The local area has a predominantly single storey character. The location of the garage on the side of the building and adoption of a medium-pitched roof with a narrower shape at the front contributes to reducing the streetscape impact of the building.
- The subdivision pattern of former allotments which led to more affordable land for residential expansion remains visually similar.
- The new building will have no effect on the broader heritage precinct or heritage items in the vicinity and no effect on the significance of the site.

**The following aspects of the proposal could detrimentally impact on heritage significance. The reasons are explained as well as the measures to be taken to minimise impacts:**

- The principal significance of the place relates to the historical, aesthetic, and social values of the building and its location in within the Bathurst Conservation Area. Most of the new works are confined to the rear of the property and will have no impact on the broader heritage precinct or the heritage building which faces Havannah Street.
- The new building will cover part of the former garden area associated with the main house. The residence is known to have had multiple outbuildings in the past which were accessed from the rear. The new building replicates the former building pattern on the land, although the proposed residence is much larger.
- The part of the garden which will be lost is not the primary part to the east of the existing house. This section will be left intact and legally attached to the house. The views will remain as considered in the original architect's design.
- The house will have a negative impact on the size of the existing garden and its historic connection to the adjoining property. Attaching the garden to its main house is a positive outcome.
- The location of the house on the rear part of the allotment and not facing Havannah Street retains the streetscape in Havannah Street, which is the primary significance frontage of both allotments
- The location of the house close to the Busby Street boundary means that although prominent in Busby Street, there is no impact to the Havannah streetscape, and reduced impact on the garden.
- The proposed residence is wider than the original allotment. The staggered front façade lessens the impact on the streetscape. The front windows are doublehung with a vertical form. The building form and roof will match the existing types in the vicinity.
- Minimising the open space area attached to the new dwelling allows more garden area to be attached to the existing house.

20211594 SoHI 264 Havannah Street Bathurst

**The following sympathetic solutions have been considered and discounted for the following reasons:**

- Constructing a new house with a narrower footprint was discounted because this would mean extending further into the garden of the historically significant house. Locating the front entry door to the side removes the need for a hallway and keeps the width compact. The new house addresses the current standards of living and family requirements.

### **6. CONCLUSIONS AND RECOMMENDATIONS**

After assessing the proposed building in terms of the foregoing criteria, the Bathurst Regional Council (LEP) 2014, and associated documents, along with the requirements of the "NSW Heritage Act 1977" and "The Burra Charter", it is concluded that:

The proposed house is predominantly located on vacant land at the rear of the properties. These works will have no impact on the significance of the broader heritage precinct and only minimal impact on the site. The dwelling will be highly visible from Busby Street but will not be an intrusive or a dominating structure. The development leaves the more significant Havannah Street side intact. Although the existing streetscape character of Busby Street is predominantly garages and fencing the proposed development relates to buildings opposite and has the shape and form of early federation buildings in the vicinity. The property will continue to contribute to the assessed aesthetic, historic and social significance of the upper Havannah Street area.

- In regard to heritage items in the vicinity: -
  - i. The new development does not reduce the public views of the heritage items and their settings. The visual and sensory settings are not unreasonably affected;
  - ii. The new building does not visually dominate any heritage building;
  - iii. Spiritual and other cultural relationships that may contribute to the cultural significance of the place and locality are not affected
  - iv. The local heritage items listed on page 2 are at a distance not be affected by the addition. The closest is the St Joseph's Mount property which has the two storey 'Logan Brae' Victorian residence in its grounds. The proposed building is at a distance from items in the vicinity so as not to have any effect on their significance.

**Recommendations:**

1. ***It is recommended that any relics or evidence of prior occupation found during excavation be noted and photographed, with special attention to areas that may contain evidence of former outbuildings mentioned in this Statement.***
2. ***It is recommended a minor photographic record of the garden be undertaken.***

20211594 SoHI 264 Havannah Street Bathurst

**10. PHOTOGRAPHS**



**Panorama of Busby street looking west showing the Logan Brae house at the left**



**Streetscape Busby Street looking west showing the former aged care facility**

20211594 SoHI 264 Havannah Street Bathurst



**Buildings opposite the development site**



20211594 SoHI 264 Havannah Street Bathurst



**Busby Street elevation**



**Busby Street with existing garage - proposed dwelling to be sited to the right**

20211594 SoHI 264 Havannah Street Bathurst



**Existing fences and garage – Busby Street**



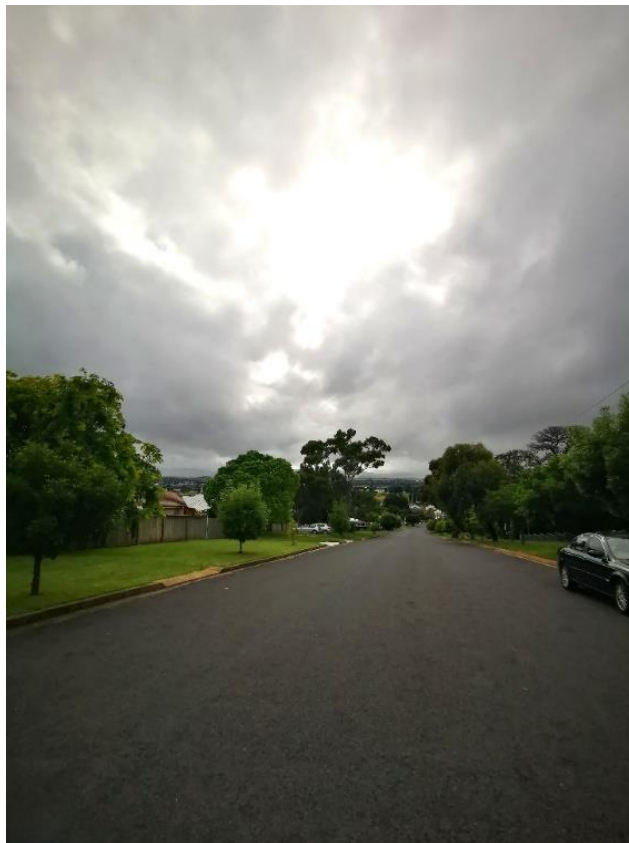
**Existing House – Havannah Street**



20211594 SoHl 264 Havannah Street Bathurst



**Existing House**



**Busby Street looking east**

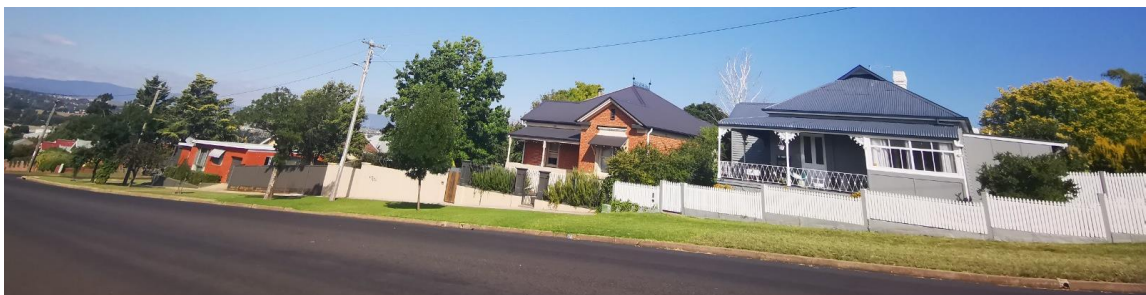
20211594 SoHI 264 Havannah Street Bathurst



**Existing fence and vegetation**



**Streetscape – Havannah Street**



**Panorama streetscape – Havannah Street**

20211594 SoHI 264 Havannah Street Bathurst

### Documentary Sources:

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Gapps S., *Gudyarra The first Wiradjuri War of Resistance*, NewSouth Publishing 2021 ISBN 978174223611

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State Library of New South Wales,

Land Titles Office of New South Wales,

Bathurst District Historical Society

Bathurst Council Library

Bathurst Regional Council:

- Bathurst Region Heritage Study*
- Bathurst Regional Local Environmental Plan*
- Heritage Strategy for the Bathurst Region*
- Bathurst Development Control Plan*
- Bathurst Heritage Study 1990*
- Bathurst Conservation Area Review*
- Bathurst Community Strategic Plan*
- Bathurst Region Urban Strategy*
- Bathurst Heritage Street Tree Audit*
- BCAMS Streetscape Map*
- BRC Aboriginal Heritage Study (Extent July 2017)*





Civic Centre:  
158 Russell Street  
Correspondence:  
Private Mail Bag 17  
BATHURST NSW 2795

Telephone 02 6333 6111  
Facsimile 02 6331 7211  
[council@bathurst.nsw.gov.au](mailto:council@bathurst.nsw.gov.au)  
[www.bathurst.nsw.gov.au](http://www.bathurst.nsw.gov.au)

OFFICE USE ONLY

## RESIDENTIAL INFILL APPLICATION

DA No: .....

**Section 1 Applicant details**

Contact Name: Luke Potter  
Contact Nos: Mobile: 0415 522332 Work ..... Home .....

**Section 2 Property details**

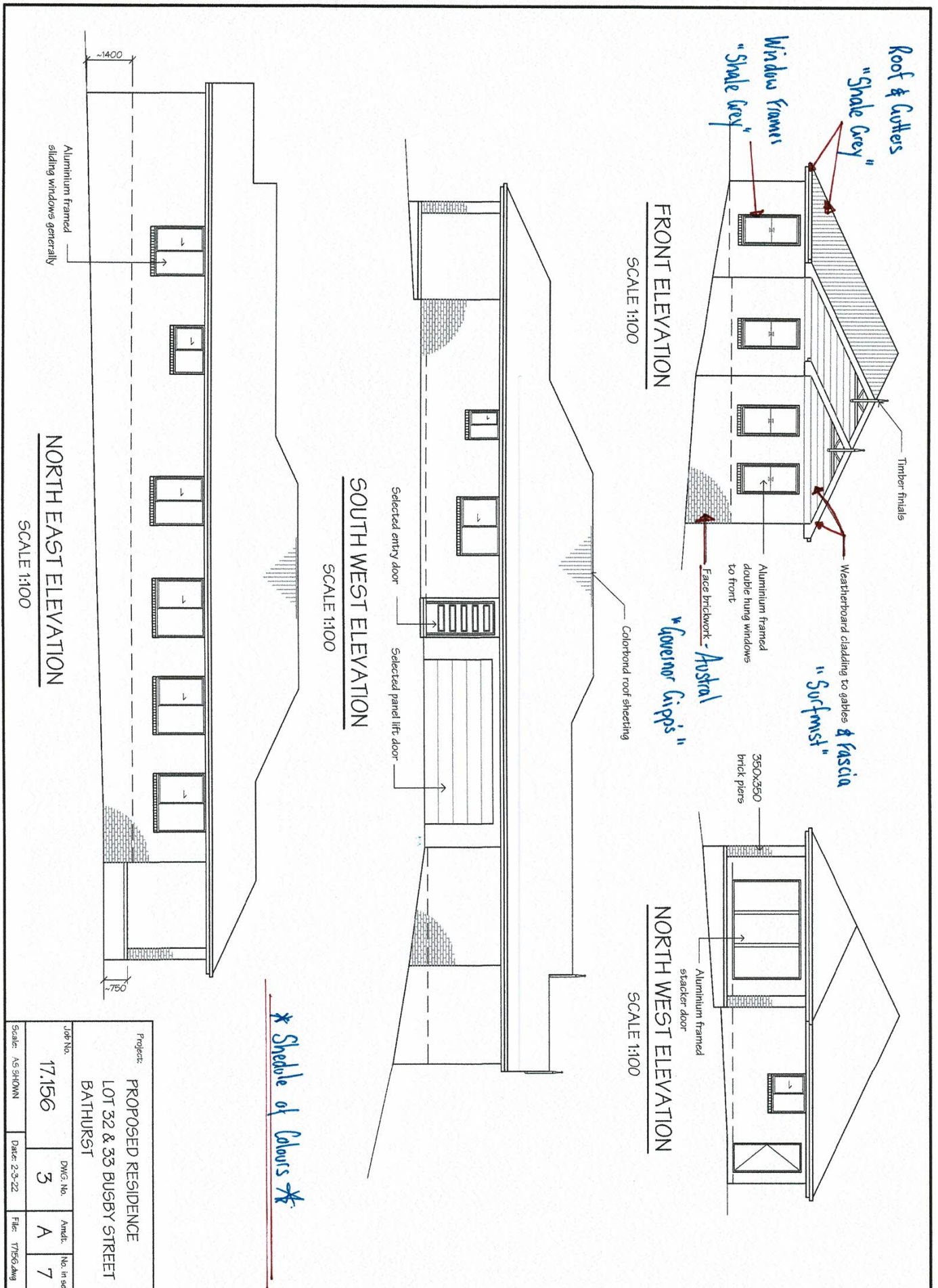
No: Lot 32/33 Street: Busby Street Suburb: Bathurst

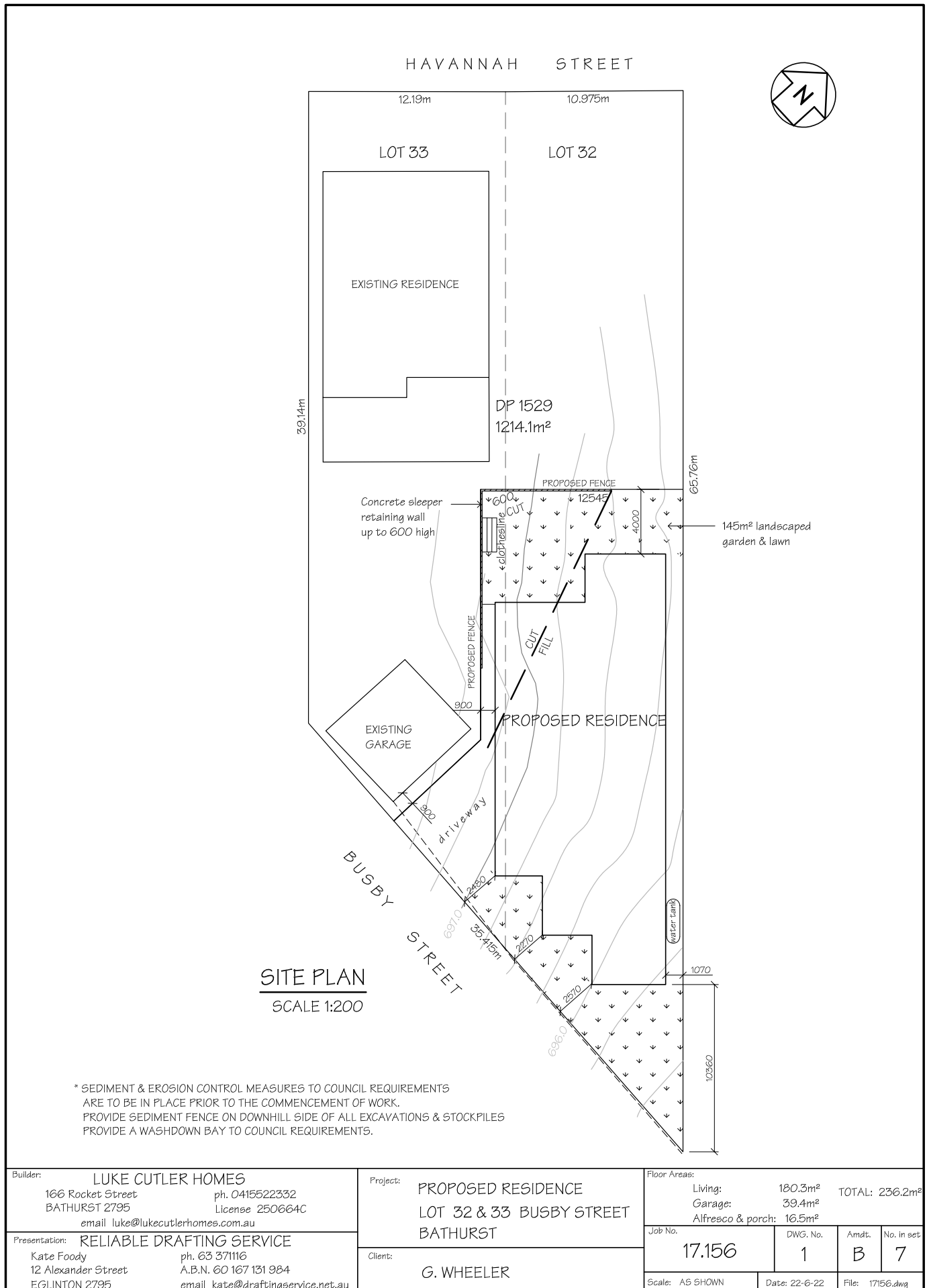
**Section 3 Infill details**

	Nearest left hand side residence	Nearest right hand side residence	How does your proposal relate to its neighbours?
<b>Scale</b> (the height and width, or size of the building)			
Number of storeys	<input checked="" type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3	<input checked="" type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3	
Approx. height to eaves – A	<u>2.4</u> metres	<u>3.4</u> metres	
Approx. width of building – B	<u>10.5</u> metres	<u>10.5</u> metres	
Approx. height or roof – C	<u>3.0</u> metres	<u>3.0</u> metres	
<b>Massing</b> (The arrangement of the parts. The proportions of the parts within the whole, and the spacing between items)			
Roof pitch	<input type="checkbox"/> Flat <input type="checkbox"/> Low <input checked="" type="checkbox"/> Medium <input type="checkbox"/> High	<input type="checkbox"/> Flat <input type="checkbox"/> Low <input checked="" type="checkbox"/> Medium <input type="checkbox"/> High	
Roof style	<input type="checkbox"/> Hip <input checked="" type="checkbox"/> Gable <input type="checkbox"/> Skillion	<input type="checkbox"/> Hip <input checked="" type="checkbox"/> Gable <input type="checkbox"/> Skillion	
Window shape & type	<input checked="" type="checkbox"/> Vertical <input type="checkbox"/> Horizontal	<input checked="" type="checkbox"/> Vertical <input type="checkbox"/> Horizontal	
Verandah or awning	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Other elements (e.g. chimney, balustrade etc)			
<b>Setback</b> (from front boundary/s)			
	<u>2.480</u> metres	<u>2.5</u> metres	
<b>Materials</b>			
Walls	<u>Brick</u>	<u>Bricks</u>	
Roof	<u>Steel / Iron</u>	<u>Steel / Iron</u>	
Other			
<b>Colours</b>			
Walls	<u>Bricks (Red)</u>	<u>Bricks (Red)</u>	
Roof	<u>Shade Grey</u>	<u>Shade Grey.</u>	
Other			

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.

Ref: 08.0016/055 Issue Date: 1 July 2013 Review Date: As required Page 1 of 2







22 March 2022

J M Litzkendorf  
6 Spencer Street  
South Bathurst 2795

Bathurst Regional Council  
Environmental, Planning & Building Services Dept.

Dear Mr Wilde,

**Submission; Re Development Application No 2022/115**

Proposed Development: New single dwelling with two lot subdivision (boundary adjustment)

Premises: Lot: 33 DP: 1529. Lot: 32 DP: 1529 266 Havannah Street. South Bathurst

Name of applicant: Luke Cutler Homes

My concern with the above proposed development, is regarding **Stormwater management**.

Referring to page 2 of the Statement of Environmental Effects,  
the question: "Where will the stormwater from the works drain to",  
and answer; "Busby Street kerb".

In this part of South Bathurst, we receive very heavy downpours, with most storms coming from the Southwest, over Mt Panorama.

The proposed dwelling has a large roof catchment area, my concern is when the gutter and/or the proposed rainwater tank overflow, the water will flow into my property, being lower than the development site.

I have spent thousands of dollars rectifying my property's water problems, so do not want to have, nor can afford to have any problems, caused by this development.

I note on page 3 of the Statement, headed **Vegetation**, the question  
**"Does the proposal require the removal of any trees"**? The answer **"No"**.

I can not see how it would be possible to build this dwelling, without removing any trees.  
If any trees were removed, that would disturb the water table, which in turn could cause the water to flow to my property. Also, there would be a loss of habitat for our local birds.

Stated on page 2, a **CUT of 1 metre and a FILL of 1.5 metres**, is required.  
Again, I have concerns regarding the disturbance of the water table, and the drainage.

I believe a close inspection of the site by Council is required, to ensure that these statements are correct and that the stormwater drainage, is fully addressed.

In relation to **Building and site details, page 3, question 1.**

Is the development likely to result in loss of privacy to an adjoining property?

Answer: "No"

Consideration has been given to the impact of the development to Havannah Street and Busby Street, but none seems to have been given to Spencer Street residents.

The development site runs across the back of all our properties.

While the building itself, might not impact on my privacy, I feel for my neighbours.

The natural land fall, of the proposed dwelling block, is sloping. The ground level of that block is **48cm above** the ground level of my yard at that point, my block has another tier, further down. Any further "building up" of the ground level on the development site I believe, will cause water issues on my property.

If the proposed dwelling is allowed to be built up by 1 metre as planned, **it will dominate** over all the adjoining Spencer Street properties. Being only a metre off the boundary it will also **be intrusive**, as there are many windows along the Eastern side, overlooking the properties, **causing loss of privacy.**

### **The Fountain.**

In the Statement of Heritage, **Reference 6, Heritage Status and Significance**, a brief mention of the fountain is made:

**There are no structures in evidence on allotment 32 other than a fountain and gardens.**

**I did not find any further mention of the fountain or if it will remain part of the garden.**

I bring this to your attention because from my understanding of the plans, the fountain falls within the New Development footprint. **I believe it should be part of the original garden.**

I understand the fountain was built 75-80 years ago, as part of Mr Aubin's Garden, which also took in my block, No. 6 and No.14, the block on the corner of Spencer and Havannah Street. The previous owners considered it significant enough, to restore the fountain's water pumping system. So little of that garden remains today, that I would hope the fountain will be kept as part of the original house's garden.

I thank you for the opportunity to make this Submission and trust Council will take the matters I have raised into consideration, when making their decision.

Yours sincerely,

J (Maree) Litzkendorf  
6332 9038

**25 March 2022**

**RE: Development Application No 2022/115**  
**ATTN: General Manager, Bathurst Regional Council**

Dear Sir or Madam,

Thank you for the letter advising me of the proposed development listed above and for the opportunity to examine the relevant documents.

I would like to bring to your attention some aspects of the proposal which cause me concern.

I have numbered the points below to correspond with the numbering of the notification letter that I received from Richard Denyer, Bathurst Regional Council, dated 14/03/2022.

## **Criteria**

### **Part b)**

#### **i the views to and the views from surrounding land**

My property at 10 Spencer Street, adjoins the proposed development on the north eastern boundary. I currently have views from my living area at the rear of my property as shown in the accompanying photograph. I anticipate the trees shown beyond my fence will be replaced by the proposed building and that will have a considerable impact on my view. This aspect has always been a feature of the enjoyment and appeal of my property, having lived in the house for 46 years.

#### **iii the privacy of surrounding land**

The privacy I currently enjoy will be completely lost as the deck of the proposed building will be immediately behind my property. My concern, also, is that the building is to be raised by approximately 1m, and to at least 750 mm at the end of the deck. As my property is considerably lower than the proposed property, that would place the deck almost at the top of my fence line resulting in total loss of privacy, not only in my garden but in my house as my living quarters are in a direct line of sight.

#### **v the visual impact of the proposed development in relation to the streetscape**

The Statement of Heritage Impact recognises the historic nature of this area of South Bathurst and I would draw your attention to the 'triangle' of allotments bordered by Havannah, Busby and Spencer Streets.

Six of the eight dwellings were constructed on or before 1940 with 266 Havannah Street and 8 Spencer Street both being excellent examples of Victorian and Federation architecture. I have attached photos of the historic gardens originally belonging to 266 Havannah Street.

I think you would agree that any further shrinking of that property would be a huge travesty, especially as a fence is proposed to be built within 2 metres of the rear of the existing building. I acknowledge that care has been taken in the design of the proposed new dwelling with regards to the facade on Busby Street however the site of the proposed building is already of greater elevation than many of the adjoining properties and yet it is documented to be raised further (up to 1.4 m on the most eastern point) meaning that the building will totally dominate the streetscape from almost all viewpoints.

The new structure would certainly impact on views from the heritage building and its integrity would be lost forever.

### **vii Other Issues**

**a)** Given that the roofline of the proposed building will run along just 1070 mm from the rear fences of Spencer Street properties I am concerned that stormwater at times of intense storms will overflow the gutters, possibly entering the garden shed that is situated on my property. Will there be a guarantee that all stormwater will be adequately channelled to the Busby Street outlet without causing problems for Spencer Street properties?

**b)** The many changes that would result from the building of the proposed dwelling are of great concern to me and would almost certainly result in a considerable loss of value of Spencer Street properties. It is currently a very comfortable and appealing neighbourhood that would be altered markedly by the addition of the proposed structure.

## **Statement of Environmental Effects document concerns**

In addition, several responses on the Statement of Environmental Effects document would appear to be inaccurate or of concern.

### **Local Environmental Plan admissibility and development standards**

**Is the proposal permissible on the zone?**

Marked No

**Is the proposal consistent with the Height of Buildings map?**

Marked No

### **Building and site details**

**What is the height of the structure?**

Listed as 2.8 metres

The to-scale North East Elevation drawing in the PAN-202764 DA REDACTED document submitted with the DA shows the total building height to be ~6.65 metres

**Is the development likely to result in loss of privacy to an adjoining property?**

Marked No

Comment: See Part B – iii, above.

**Is the development likely to impact on views to and from adjoining land?**

Marked No

Comment: See Part B – i, above.

### **Vegetation**

**Does the proposal require the removal of any trees?**

Marked No

Comment: As shown by the accompanying aerial photograph, there are several plants that exist within the proposed building envelope, including several large trees.

**Heritage**

**Does the site contain a heritage item?**

**Marked No**

Comment: The site contains the fountain which was part of the original garden

Again, I thank you for the opportunity to submit my concerns and would welcome an inspection of the site from my perspective at 10 Spencer Street, as well as an on-site inspection of 266 Havannah Street. My views have been based on the Site Plan, Subdivision Plan and Elevation drawings provided with the submission.

I've attached four photos:

- two of the historic gardens
- the current view from the rear of my house
- an aerial image highlighting the current vegetation, with proposed DA site estimated

I look forward to your response in due course.

Yours sincerely

Robyn Cooke

10 Spencer Street  
South Bathurst

Mob: 0409324743



Images of the historic gardens



Existing line of sight in direction of proposed development



**Aerial photograph highlighting existing vegetation that occupies the proposed building envelope and location of fountain.**





**From:** [michelle.h](#)  
**To:** [Lewis Wilde](#)  
**Subject:** Re Property subdivision  
**Date:** Monday, 11 April 2022 11:39:47 AM

---

**CAUTION: This email originated from outside BRC. Do not click links or open attachments unless you recognise the sender and know the content is safe.**

Hi Lewis,

I apologise for not contacting you up until now, I've been working since we spoke last week, and have been travelling up to the Blue Mountains for work, so I've had no spare time.

As I said to you on the phone, I am very distressed to learn that the owners of this property have applied to subdivide this block into, not one, but two extra house blocks. I spoke with Graham Wheeler shortly after I moved in, and told him, as had the real estate prior to me taking up the lease, that I am a long term tenant who is a very house proud person, and maintain the properties I rent as if they are my own. He assured me that he and his wife Leanne had no plans to do anything with the property for at least seven years. This suited me, as I had been hoping to be in a position to buy my own property by then. I shall utilise whatever means is available to me to prevent the destruction of this historic and beautiful property if necessary. As a tenant, I have no rights, despite paying their mortgage. It is a disgrace.

As I told you Lewis, I lost my eldest son in March last year. It was here, that I last saw my boy alive. Michael's death has been devastating, to say the least, and this yard, and the tranquility of it, and the heritage fountain, has helped me keep going up to this point. If I lose part of the yard, and/or the trees and the fountain, I feel my daily battle to keep going will be greatly affected.

I realise that the owners of this property do not care less about my situation, or appreciate how much I love this place, and how it has been of benefit to me following the loss of my son, this they have proven beyond any doubt. This is not an easy yard to maintain, given the size of it. Despite this, I have maintained it in an immaculant fashion, and it has been very therapeutic for me doing so.

This property, as it is, is a part of Bathurst's history, and should be respected for this fact. The Wheelers are doing this out of greed, and that is shameful, and should be prevented at all costs. They did not even have the common curtesy to inform me, or the real estate, who knew nothing of the application to council till I informed them. All of the long term property owners that will be affected by any development to this property, are not happy about the proposed plans, and the effect that any development will have for the wildlife that live here, and the area in general in regards to increased noise levels, and traffic. I appeal to you Lewis to prevent this proposed development from going ahead. I would welcome you to come up here and see for yourself why it should be kept as it currently is. I thank you for your time.

Sincerely  
Michelle Horwood

To: Bathurst regional council,

From: Barbara and Tom Murphy residents of 2 Spencer St. South Bathurst

Re the development application number 10-2022-115-1

264-266 Havannah St Bathurst 2795

We are concerned that this development application fails to acknowledge the potential for water table/ground water issues and storm water impacts on our property as a consequence of this development if it was to proceed.

In terms of our property 2 Spencer St. storm water runs down the Busby street nature strip and erodes our driveway and into our garage. We brought this to council's attention on two occasions and both attempts to address the issue were unsuccessful.

This development , were it to proceed, has the potential to exacerbate this problem. The failure to acknowledge storm water issues or suggest possible mitigation solutions is a significant deficiency in the application.

This development has the potential to alter the water table which could create problems for the houses below it. This should be acknowledged in the application and possible mitigation solutions suggested.

Yours sincerely,

Tom and Barbara Murphy.

**From:** [Roslyn Wheatley](#)  
**To:** [Lewis Wilde](#)  
**Subject:** 266 Havannah Street  
**Date:** Thursday, 21 April 2022 9:31:39 AM

---

CAUTION: This email originated from outside BRC. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Lewis Wilde  
Town Planner  
Bathurst Regional Council  
Dear Sir,

I am writing to complain about the proposed development application at 266 Havannah Street, South Bathurst. The proposed development is unsuitable and I want the application stopped and the integrity of the site maintained.

266 Havannah Street, circa 1898, is a beautiful Victorian home which should be preserved as it contributes to the unique cultural heritage of Bathurst. As a resident of Spencer Street and part of this local community, 266 Havannah Street is recognised as a place which contributes to our strong sense of place. I am a relatively newcomer to this community. I was inducted into the importance of 266 Havannah Street by long-time residents when I moved into Spencer Street. Many residents regaled me with the history of 266 Havannah Street. For example, the site had an outstanding garden where bus loads of visitors were brought to the site to admire the gardens. Remnants of the garden are still visible including some well pruned, shapely mature trees and a Victorian style fountain. By subdividing the site according to the proposed development application this heritage would be lost.

266 Havannah Street is located in the historic South Bathurst precinct. Some significant buildings within this precinct include St Stanislaus College, which is located opposite the site. Around the corner in Busby Street is Ben Chifley's cottage and Logan Brae. The proposed development would see a deterioration of the heritage value of this area by infilling with 'modern' buildings.

Havannah Street is currently, in the main, a fine example of the grandeur and history of Bathurst. The proposed development application includes building a new house to front Havannah Street thereby devaluing the currently very attractive streetscape. Havannah Street is a main thoroughfare to Mt Panorama racing circuit, thousands of people each year access this street to attend the world famous racing circuit. These visitors to our town bring significant income to Bathurst. Racing fans are a proportion of the tourism industry which is significant to the Bathurst economy. Bathurst Council has been actively promoting Bathurst as the oldest inland city in Australia. 266 Havannah Street contributes to the heritage and beauty of Bathurst and needs to be maintained in its original state.

The cultural heritage of Bathurst is what makes it unique. It's about buildings, people and their stories. I was born in Bathurst and sadly over my lifetime I have witnessed the loss of many historic sites. Please keep the integrity of 266 Havannah Street. It can continue to contribute to making Bathurst an attractive place to live and visit. As I stated at the beginning of this letter 266 Havannah Street is located in a precinct where people know and love their place. Such civic pride gives us all a strong sense of community. Please respect our civic pride, knowledge and the concerns of many Bathurst residents and preserve the glory of this site. We value our heritage and we need to protect it.

I look forward to hearing from you regarding this matter.

Yours sincerely

Roslyn Wheatley  
29 Spencer Street  
Bathurst 2795  
21 April 2022



---

**From:** substance design <team@substancedesign.com.au>  
**Sent:** Sunday, 5 June 2022 10:32 AM  
**To:** Robert Taylor  
**Cc:** Council  
**Subject:** DA for Lot 32 266 Havannah St South Bathurst.

**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 Councillor Taylor,

My partner and I are residents of Spencer St, South Bathurst.

We are writing in regard to the development application for Lot 32 at 266 Havannah St South Bathurst.

There are many questions about this development, about why it should proceed and about why it doesn't even comply with the principles laid out in the Bathurst Regional Council LEP.

Some of these instances are as follows:

The proposed dwelling shown on the plans is inconsistent in size to the main house and other houses in the area.

The proposed dwelling and fence line is larger than it's Lot Size and impacts on neighbouring houses, invading their visual privacy and private open space.

The proposed development would involve the removal of many trees.

The site works exceed the maximum cut and minimum fill.

The original house and garden at 266 Havannah St is of historic significance built in 1898 by the noted architect John Copeman. It is within the Milltown Heritage area along with many other significant houses including Logan Brae.

Properties like this in Bathurst should be protected and conserved for their heritage value, not have over sized modern houses jammed into their backyards.

We invite you to come and view the property and see for yourself why this proposed development should not proceed.

Regards,

Peter Tregillgas and Michele Moss  
31 Spencer St  
South Bathurst  
Ph:0419696686

---

**From:** substance design <team@substancedesign.com.au>  
**Sent:** Sunday, 5 June 2022 10:31 AM  
**To:** Andrew Smith  
**Cc:** Council  
**Subject:** DA for Lot 32 266 Havannah St South Bathurst.

**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 Councillor Smith,

My partner and I are residents of Spencer St, South Bathurst.

We are writing in regard to the development application for Lot 32 at 266 Havannah St South Bathurst.

There are many questions about this development, about why it should proceed and about why it doesn't even comply with the principles laid out in the Bathurst Regional Council LEP.

Some of these instances are as follows:

The proposed dwelling shown on the plans is inconsistent in size to the main house and other houses in the area.

The proposed dwelling and fence line is larger than it's Lot Size and impacts on neighbouring houses, invading their visual privacy and private open space.

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The original house and garden at 266 Havannah St is of historic significance built in 1898 by the noted architect John Copeman. It is within the Milltown Heritage area along with many other significant houses including Logan Brae.

Properties like this in Bathurst should be protected and conserved for their heritage value, not have over sized modern houses jammed into their backyards.

We invite you to come and view the property and see for yourself why this proposed development should not proceed.

Regards,

Peter Tregillgas and Michele Moss  
31 Spencer St  
South Bathurst  
Ph:0419696686

---

**From:** substance design <team@substancedesign.com.au>  
**Sent:** Sunday, 5 June 2022 10:29 AM  
**To:** Ian North  
**Cc:** Council  
**Subject:** DA for Lot 32 266 Havannah St South Bathurst.

**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 Councillor North,

My partner and I are residents of Spencer St, South Bathurst.

We are writing in regard to the development application for Lot 32 at 266 Havannah St South Bathurst.

There are many questions about this development, about why it should proceed and about why it doesn't even comply with the principles laid out in the Bathurst Regional Council LEP.

Some of these instances are as follows:

The proposed dwelling shown on the plans is inconsistent in size to the main house and other houses in the area.

The proposed dwelling and fence line is larger than it's Lot Size and impacts on neighbouring houses, invading their visual privacy and private open space.

The proposed development would involve the removal of many trees.

The site works exceed the maximum cut and minimum fill.

The original house and garden at 266 Havannah St is of historic significance built in 1898 by the noted architect John Copeman. It is within the Milltown Heritage area along with many other significant houses including Logan Brae.

Properties like this in Bathurst should be protected and conserved for their heritage value, not have over sized modern houses jammed into their backyards.

We invite you to come and view the property and see for yourself why this proposed development should not proceed.

Regards,

Peter Tregillgas and Michele Moss  
31 Spencer St  
South Bathurst  
Ph:0419696686

---

**From:** substance design <team@substancedesign.com.au>  
**Sent:** Sunday, 5 June 2022 10:25 AM  
**To:** Margaret Hogan  
**Cc:** Council  
**Subject:** FW: DA for Lot 32 266 Havannah St South Bathurst.

**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 Councillor Hogan,

My partner and I are residents of Spencer St, South Bathurst.

We are writing in regard to the development application for Lot 32 at 266 Havannah St South Bathurst.

There are many questions about this development, about why it should proceed and about why it doesn't even comply with the principles laid out in the Bathurst Regional Council LEP.

Some of these instances are as follows:

The proposed dwelling shown on the plans is inconsistent in size to the main house and other houses in the area.

The proposed dwelling and fence line is larger than it's Lot Size and impacts on neighbouring houses, invading their visual privacy and private open space.

The proposed development would involve the removal of many trees.

The site works exceed the maximum cut and minimum fill.

The original house and garden at 266 Havannah St is of historic significance built in 1898 by the noted architect John Copeman. It is within the Milltown Heritage area along with many other significant houses including Logan Brae.

Properties like this in Bathurst should be protected and conserved for their heritage value, not have over sized modern houses jammed into their backyards.

We invite you to come and view the property and see for yourself why this proposed development should not proceed.

Regards,

Peter Tregillgas and Michele Moss  
31 Spencer St  
South Bathurst  
Ph:0419696686

---

**From:** substance design <team@substancedesign.com.au>  
**Sent:** Sunday, 5 June 2022 10:24 AM  
**To:** Graeme Hanger OAM  
**Cc:** Council  
**Subject:** FW: DA for Lot 32 266 Havannah St South Bathurst.

**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 Councillor Hanger,

My partner and I are residents of Spencer St, South Bathurst.

We are writing in regard to the development application for Lot 32 at 266 Havannah St South Bathurst.

There are many questions about this development, about why it should proceed and about why it doesn't even comply with the principles laid out in the Bathurst Regional Council LEP.

Some of these instances are as follows:

The proposed dwelling shown on the plans is inconsistent in size to the main house and other houses in the area.

The proposed dwelling and fence line is larger than it's Lot Size and impacts on neighbouring houses, invading their visual privacy and private open space.

The proposed development would involve the removal of many trees.

The site works exceed the maximum cut and minimum fill.

The original house and garden at 266 Havannah St is of historic significance built in 1898 by the noted architect John Copeman. It is within the Milltown Heritage area along with many other significant houses including Logan Brae.

Properties like this in Bathurst should be protected and conserved for their heritage value, not have over sized modern houses jammed into their backyards.

We invite you to come and view the property and see for yourself why this proposed development should not proceed.

Regards,

Peter Tregillgas and Michele Moss  
31 Spencer St  
South Bathurst  
Ph:0419696686

---

**From:** substance design <team@substancedesign.com.au>  
**Sent:** Sunday, 5 June 2022 10:23 AM  
**To:** Ben Fry  
**Cc:** Council  
**Subject:** FW: DA for Lot 32 266 Havannah St South Bathurst.

**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 Councillor Fry,

My partner and I are residents of Spencer St, South Bathurst.

We are writing in regard to the development application for Lot 32 at 266 Havannah St South Bathurst.

There are many questions about this development, about why it should proceed and about why it doesn't even comply with the principles laid out in the Bathurst Regional Council LEP.

Some of these instances are as follows:

The proposed dwelling shown on the plans is inconsistent in size to the main house and other houses in the area.

The proposed dwelling and fence line is larger than it's Lot Size and impacts on neighbouring houses, invading their visual privacy and private open space.

The proposed development would involve the removal of many trees.

The site works exceed the maximum cut and minimum fill.

The original house and garden at 266 Havannah St is of historic significance built in 1898 by the noted architect John Copeman. It is within the Milltown Heritage area along with many other significant houses including Logan Brae.

Properties like this in Bathurst should be protected and conserved for their heritage value, not have over sized modern houses jammed into their backyards.

We invite you to come and view the property and see for yourself why this proposed development should not proceed.

Regards,

Peter Tregillgas and Michele Moss  
31 Spencer St  
South Bathurst  
Ph:0419696686



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**From:** substance design <team@substancedesign.com.au>  
**Sent:** Sunday, 5 June 2022 10:21 AM  
**To:** Kirralee Burke  
**Cc:** Council  
**Subject:** DA for Lot 32 266 Havannah St South Bathurst.

**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 Councillor Burke,

My partner and I are residents of Spencer St, South Bathurst.

We are writing in regard to the development application for Lot 32 at 266 Havannah St South Bathurst.

There are many questions about this development, about why it should proceed and about why it doesn't even comply with the principles laid out in the Bathurst Regional Council LEP.

Some of these instances are as follows:

The proposed dwelling shown on the plans is inconsistent in size to the main house and other houses in the area.

The proposed dwelling and fence line is larger than it's Lot Size and impacts on neighbouring houses, invading their visual privacy and private open space.

The proposed development would involve the removal of many trees.

The site works exceed the maximum cut and minimum fill.

The original house and garden at 266 Havannah St is of historic significance built in 1898 by the noted architect John Copeman. It is within the Milltown Heritage area along with many other significant houses including Logan Brae.

Properties like this in Bathurst should be protected and conserved for their heritage value, not have over sized modern houses jammed into their backyards.

We invite you to come and view the property and see for yourself why this proposed development should not proceed.

Regards,

Peter Tregillgas and Michele Moss  
31 Spencer St  
South Bathurst  
Ph:0419696686

---

**From:** substance design <team@substancedesign.com.au>  
**Sent:** Sunday, 5 June 2022 10:19 AM  
**To:** Warren Aubin  
**Cc:** Council  
**Subject:** DA for Lot 32 266 Havannah St South Bathurst.

**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 Councillor Aubin,

My partner and I are residents of Spencer St, South Bathurst.

We are writing in regard to the development application for Lot 32 at 266 Havannah St South Bathurst.

There are many questions about this development, about why it should proceed and about why it doesn't even comply with the principles laid out in the Bathurst Regional Council LEP.

Some of these instances are as follows:

The proposed dwelling shown on the plans is inconsistent in size to the main house and other houses in the area.

The proposed dwelling and fence line is larger than it's Lot Size and impacts on neighbouring houses, invading their visual privacy and private open space.

The proposed development would involve the removal of many trees.

The site works exceed the maximum cut and minimum fill.

The original house and garden at 266 Havannah St is of historic significance built in 1898 by the noted architect John Copeman. It is within the Milltown Heritage area along with many other significant houses including Logan Brae.

Properties like this in Bathurst should be protected and conserved for their heritage value, not have over sized modern houses jammed into their backyards.

We invite you to come and view the property and see for yourself why this proposed development should not proceed.

Regards,

Peter Tregillgas and Michele Moss  
31 Spencer St  
South Bathurst  
Ph:0419696686

---

**From:** Roslyn Wheatley <ROSLYN.WHEATLEY@det.nsw.edu.au>  
**Sent:** Monday, 13 June 2022 11:46 AM  
**To:** Robert Taylor  
**Cc:** Council  
**Subject:** Enquiry from Bathurst Regional Website  
**Attachments:** Bathurst Regional Councillors letter.docx

**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 Councillor Taylor

Please read the attached letter in regard to the proposed development application at 266 Havannah Street South Bathurst.

Regards

Roslyn Wheatley

\*\*\* This message is intended for the addressee named and may contain privileged information or confidential information or both. If you are not the intended recipient please notify the sender and delete the message. \*\*\*

Bathurst Regional Council  
Dear Councillor

I am writing to oppose the development application at  
266 Havannah Street.  
South Bathurst NSW 2795  
Lot 32 DP 1529 and Part Lot 33 DP1529

The proposed developments would see the irreversible loss of a valuable heritage site from the Bathurst landscape.

266 Havannah Street is significant because:

- It was designed by the famous Bathurst architect John Job Copeman who worked prolifically from 1883 to 1912. 266 Havannah Street was built in 1898 and is a fine example of a late Victorian residence which contributes to the heritage of the local neighbourhood.
- The original gardens were renown for their Victorian style and beauty. The gardens were a tourist attraction with busloads of people taken to the garden for inspection.

The proposed development will destroy the character of this fine residence and garden by

- Removing the only remnant of the original garden including a bespoke hand-made fountain, remnants of Victorian designed garden beds and edges and a number of mature trees.
- reducing the outdoor space including a side garden, which is also proposed for future development according to the plans marked as Development B, will detract from the grandeur of the site. Another house, marked as Development B, is proposed to be built fronting Havannah Street which would irrevocably alter the streetscape. Currently this section of Havannah Street represents a fine example of "old" Bathurst.
- According to the development application the proposed fence line will be erected 1.1m from the back of the house and 900mm from the existing shed which will have a significant effect on the structural integrity of the house and shed.

I emphatically disagree with the Statement of Heritage Report, Section 6 impact conclusions and recommendations where it is stated that:

- Spiritual and other cultural relationships that may contribute to the cultural significance of the place and locality are not affected.

I would argue that spiritual and cultural relationships have already been affected by the proposed development application. Spencer and Havannah Streets residences have been distressed by the development application. If successful it is seen by residents as a further deterioration of the heritage value of Bathurst and our local neighbourhood.

The proposed development will be a major privacy intrusion for neighbours whose properties back onto the development. As the block has a significant gradient from Busby Street to the lower boundary the proposed development will give uninterrupted views into

neighbouring houses and backyards. One resident, who has lived in her family home for 32 years, believes she will be living in a goldfish bowl if the proposed development is approved.

It is commonly assumed that the cultural and aesthetic heritage of Bathurst is being lost by allowing infilling of inappropriate “modern” houses and being disrespectful of heritage buildings and sites. People flock to Mudgee and Orange to be immersed in the cultural beauty of these cities, which have been carefully preserved. People will not flock to the oldest city west of the Blue Mountains to see “modern” brick veneer houses clogging every available space in the Bathurst heritage precinct.

Also, it is commonly assumed that Bathurst Regional Council will approve development applications, even when contended, to save taking the matter to the Land and Environment Court, which incurs a cost. It could be considered that owners of heritage premises who are allowed to destroy history by building an ordinary house on a heritage site are no more than mercenary when they do not see the beauty or significance of the history of Bathurst. If Council approves this development to save money by not stopping this proposed development then it seems that Council is tarred with the same mercenary brush.

Please consider the value of 266 Havannah Street to Bathurst and the local residents as it stands today.

I look forward to hearing from you.

Yours sincerely

Roslyn Wheatley

---

**From:** Roslyn Wheatley <ROSLYN.WHEATLEY@det.nsw.edu.au>  
**Sent:** Monday, 13 June 2022 11:45 AM  
**To:** Andrew Smith  
**Cc:** Council  
**Subject:** Enquiry from Bathurst Regional Website  
**Attachments:** Bathurst Regional Councillors letter.docx

**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 Councillor Smith

Please read the attached letter in regard to the proposed development application at 266 Havannah Street South Bathurst.

Regards

Roslyn Wheatley

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---

**From:** Roslyn Wheatley <ROSLYN.WHEATLEY@det.nsw.edu.au>  
**Sent:** Monday, 13 June 2022 11:44 AM  
**To:** Ian North  
**Cc:** Council  
**Subject:** Enquiry from Bathurst Regional Website  
**Attachments:** Bathurst Regional Councillors letter.docx

**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 Councillor North

Please read the attached letter in regard to the proposed development application at 266 Havannah Street South Bathurst.

Regards

Roslyn Wheatley

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---

**From:** Roslyn Wheatley <ROSLYN.WHEATLEY@det.nsw.edu.au>  
**Sent:** Monday, 13 June 2022 11:43 AM  
**To:** Jess Jennings  
**Cc:** Council  
**Subject:** Enquiry from Bathurst Regional Website  
**Attachments:** Bathurst Regional Councillors letter.docx

**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 Councillor Jennings

Please read the attached letter in regard to the proposed development application at 266 Havannah Street South Bathurst.

Regards

Roslyn Wheatley

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---

**From:** Roslyn Wheatley <ROSLYN.WHEATLEY@det.nsw.edu.au>  
**Sent:** Monday, 13 June 2022 11:43 AM  
**To:** Margaret Hogan  
**Cc:** Council  
**Subject:** Enquiry from Bathurst Regional Website  
**Attachments:** Bathurst Regional Councillors letter.docx

**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 Councillor Hogan

Please read the attached letter in regard to the proposed development application at 266 Havannah Street South Bathurst.

Regards

Roslyn Wheatley

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---

**From:** Roslyn Wheatley <ROSLYN.WHEATLEY@det.nsw.edu.au>  
**Sent:** Monday, 13 June 2022 11:42 AM  
**To:** Graeme Hanger OAM  
**Cc:** Council  
**Subject:** Enquiry from Bathurst Regional Website  
**Attachments:** Bathurst Regional Councillors letter.docx

**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 Councillor Hanger

Please read the attached letter in regard to the proposed development application at 266 Havannah Street South Bathurst.

Regards

Roslyn Wheatley

\*\*\* This message is intended for the addressee named and may contain privileged information or confidential information or both. If you are not the intended recipient please notify the sender and delete the message. \*\*\*

---

**From:** Roslyn Wheatley <ROSLYN.WHEATLEY@det.nsw.edu.au>  
**Sent:** Monday, 13 June 2022 11:41 AM  
**To:** Ben Fry  
**Cc:** Council  
**Subject:** Enquiry from Bathurst Regional Website  
**Attachments:** Bathurst Regional Councillors letter.docx

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Dear Councillor Fry

Please read the attached letter in regard to the proposed development application at 266 Havannah Street South Bathurst.

Regards

Roslyn Wheatley

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---

**From:** Roslyn Wheatley <ROSLYN.WHEATLEY@det.nsw.edu.au>  
**Sent:** Monday, 13 June 2022 11:40 AM  
**To:** Kirralee Burke  
**Cc:** Council  
**Subject:** Enquiry from Bathurst Regional Website  
**Attachments:** Bathurst Regional Councillors letter.docx

**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 Councillor Burke

Please read the attached letter in regard to the proposed development application at 266 Havannah Street South Bathurst.

Regards

Roslyn Wheatley

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---

**From:** Roslyn Wheatley <ROSLYN.WHEATLEY@det.nsw.edu.au>  
**Sent:** Monday, 13 June 2022 11:39 AM  
**To:** Warren Aubin  
**Cc:** Council  
**Subject:** 266 Havannah Street  
**Attachments:** Bathurst Regional Councillors letter.docx

**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 Councillor Aubin

Please read the attached letter in regard to the proposed development application at 266 Havannah Street South Bathurst.

Regards

Roslyn Wheatley

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**From: DISCUSSION FORUM**

DETAILS: DISCUSSION FORUM MEETING REGARDING DA 2022/115, DUAL OCCUPANCY AT 266 HAVANNAH STREET

DATE: TUESDAY, 14 APRIL 2022

PRESENT: **DEPBS NEIL SOUTHORN, DC PLANNER LEWIS WILDE, LUKE CUTLER (BUILDER AND APPLICANT), MAREE LITZKENDORF (10 SPENCER), ROBYN COOKE (6 SPENCER), AND KELVIN COOKE (SON OF ROBYN COOKE)**

FILE: 2022/115

---

Meeting Opened: **3:10pm**

**Neil Southorn (NS):** formalities and introductions around the table.

**Robyn Cooke (RC):** restated her concerns:

- Views to and from surrounding land
- Privacy and overlooking of her property (6 Spencer St) particularly of her living quarters (kitchen dining lounge)
  - Specifically in relation to the deck
  - With regard to all houses on Spencer St and the existing house on 266 Havannah.
- Impact on views from existing house.
- Stated ill affect views to and from all houses on Spencer St

**Luke Cutler (LC):** stated that there will be cut and fill on the boundary.

**RC:** stated 750 cut,

**LC:** stated the site will be cut down at the rear.

**(BRC to Clarify)**

**Kelvin Cooke (KC):** stated that the exiting fencing is 1400mm high, and enquired about the potential for the cut and fill on the utility of the fence.

**(LC to provide additional plans)**

**RC:** the proposed development will have an impact on the streetscape of Spencer Street.

**Maree Litzkendorf (ML):** comments it is an “Ugly building”.

**KC:** further questions in relation to cut and fill, how will the site be levelled at the street front? States that the building is large and has no windows.

**RC:** Questions as to the heritage considerations made in relation to the proposal. Stated that the property had been designed by John Coperman, a notable local architect and designer. Stated that the site was within the Heritage Conservation Area.

**ML:** Which trees were to be removed?

**RC + KC:** what is the height of the tree at the front of the site.

**LC:** Height of trees has not been considered an issue. Further clarification will be sought.

**(BRC to examine trees)**

**KC:** Questions lot size and permissibility.

**(L to send details of dual occupancy permissibility)**

**RC + ML:** Concerns regarding storm water, given previous overland flow of water from the development site.

**NS:** Clarifies the measures in place around storm water, including requirement for adequate drainage.

**RC:** Questions elevated pressure on fence due to earthworks.

**(earthworks to be clarified)**

**ML:** Historical aspects of the site, including the 75-80 year old fountain, and the previous aspects of the garden.

**NS:** (doubling back to concerns of views) clarifies that views are hard to protect when development is permissible. Offers explanation of permissible development. Offers explanation of Dual Occupancy permissibility.

**KC:** presents overlay made for the proposed development as viewed front street and from 6 Spencer.

**(These overlays have been received are recorded on the DA file)**

**NS:** requests any options the objectors may have.

**ML:** objects to size, and criticises cut and fill design as cheap option.

**LC:** rebuts design as stating it is appropriate.

**RC:** Questions permissibility. And suggests that the house be relocated.

**LC:** States that extensive conversation has been had about the design of the site prior to lodgement of the DA.

**ML:** offers other suggestions about orientation and heritage considerations.

**RC:** further emphasises that she considers the lot design to be inappropriate. That the heritage value to the existing house will be significantly reduced. Notes that the property has previously been subdivided (See Spencer St lots).

**ML:** (agrees with the above).

**NS:** explains that the planning process prioritises the compliance over appropriateness.

**ML + RC:** restate their concern for the impact on the fountain.

**LC:** is “not sure” about the plans in relation to the fountain. He will provide clarification.

**RC:** restated the heritage value of the property.

**NS:** explains that the role of Council is to mitigate the impact on Heritage values from permissible development.

**RC:** restates concern for loss of privacy.

**NS:** draws meeting to a close with a summary, and that the application will be put before Council.

Meeting Closed: **4:15pm**

Summary of actions to follow:

<b>ACTION</b>	<b>WHO</b>
Provide additional plans regarding earthworks	Luke Cutler
Trees to be removed	BRC to attend site and examine trees

N Southorn  
**DIRECTOR**  
**ENVIRONMENTAL, PLANNING & BUILDING SERVICES**

Attachment 10 - Historical and Current Images.



(Historical Image of the fountain at 266 Havannah in context)



(Historical Image of the fountain at 266 Havannah in context)



(Recent photograph of the fountain at 266 Havannah)





(Recent photograph of the fountain at 266 Havannah)



(Recent photograph of the fountain at 266 Havannah)





(Recent photograph of the fountain at 266 Havannah)



(Image of Mount Victoria Memorial Park, including Grottos and fountain).



**From:** [John Merriman](#)  
**To:** [Lewis Wilde](#)  
**Subject:** FW: Fountain located in Mount Victoria Memorial Park  
**Date:** Monday, 29 August 2022 9:37:37 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[Screenshot\\_2022-08-14-15-43-02-27.png](#)  
[Screenshot\\_2022-08-14-15-42-46-17.png](#)  
[Screenshot\\_2022-08-14-15-42-36-59.png](#)  
[Screenshot\\_2022-08-14-15-42-29-66.png](#)

---

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Hi Lewis,

This is my correspondence with Robyn Cook including images.

Image 344-7 attached is ours and dates to 1984.

Please contact me if you need any further assistance.

Kind Regards, John

John Merriman | Local Studies Librarian | t 4780 5044 | e [jmerriman@bmcc.nsw.gov.au](mailto:jmerriman@bmcc.nsw.gov.au)

**Blue Mountains City Council** ● [council@bmcc.nsw.gov.au](mailto:council@bmcc.nsw.gov.au) ● [www.bmcc.nsw.gov.au](http://www.bmcc.nsw.gov.au) ● Locked bag 1005, Katoomba NSW 2780



---

**From:** Robyn Cooke <[ricooke@yahoo.com](mailto:ricooke@yahoo.com)>  
**Sent:** Monday, 15 August 2022 4:26 PM  
**To:** John Merriman <[JMerriman@bmcc.nsw.gov.au](mailto:JMerriman@bmcc.nsw.gov.au)>  
**Subject:** Re: Fountain located in Mount Victoria Memorial Park

Thank you, John.

That information is very helpful and your prompt response is appreciated.

I attach below two historic photos of the fountain in my neighbour's yard, two more taken by the previous owner and two which I took last week.

Kind regards

Robyn

[Sent from Yahoo Mail on Android](#)

On Mon, 15 Aug 2022 at 15:45, John Merriman  
<[JMerriman@bmcc.nsw.gov.au](mailto:JMerriman@bmcc.nsw.gov.au)> wrote:

Hi Robyn,

My understanding is the Mt Vic fountain and grottos were designed and built by Tom Adams in the 1930s, who also built similar structures elsewhere in the Blue Mountains and at Taronga Zoo.

The park was constructed by the owner of the Imperial Hotel opposite.

There are other similar structures in the Blue Mountains which are heritage listed by Blue Mountains Council - <https://flic.kr/p/6oFXVU> , <https://flic.kr/p/6oFVV3> , <https://flic.kr/p/2hc5i7S>

Please contact me if you need any further assistance.

Kind Regards, John

**John Merriman** | Local Studies Librarian | t 4780 5044 | e [jmerriman@bmcc.nsw.gov.au](mailto:jmerriman@bmcc.nsw.gov.au)

**Blue Mountains City Council** • [council@bmcc.nsw.gov.au](mailto:council@bmcc.nsw.gov.au) • [www.bmcc.nsw.gov.au](http://www.bmcc.nsw.gov.au) • Locked bag 1005,  
Katoomba NSW 2780



Dear Sir or Madam

I am seeking any information you may be able to provide regarding the fountain located in the Mount Victoria Memorial Park in the form of a tree trunk and branches. I have attached some photographs from the internet.

I am hoping you may be able to tell me when the fountain was constructed, the name of the designer and the builder. Also if there is other information regarding the commissioning of the item.

Is it possible that it was constructed by the same person who built the 'grottos'?

Any assistance you are able to provide would be very welcome and greatly appreciated.

Thank you in anticipation.

Yours sincerely

Robyn Cooke

10 Spencer Street

Bathurst NSW 2795

Mob: 0409 324743

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Neither the sender nor Blue Mountains City Council accepts liability for any viruses, errors or omissions in the contents of this message or attachment, which arise as a result of email transmission.





(Historical Image of the fountain at 266 Havannah in context)



(Historical Image of the fountain at 266 Havannah in context)



(Recent photograph of the fountain at 266 Havannah)



(Recent photograph of the fountain at 266 Havannah)





(Recent photograph of the fountain at 266 Havannah)





(Recent photograph of the fountain at 266 Havannah)



(Image of Mount Victoria Memorial Park, including Grottos and fountain).



**From:** [Robyn Cooke](#)  
**To:** [Lewis Wilde](#)  
**Cc:** [Maree Litzkendorf](#); [Roslyn Wheatley](#)  
**Subject:** Fw: DA 2022/115 - 266 Havannah Street  
**Date:** Tuesday, 30 August 2022 5:01:08 PM  
**Attachments:** [Screenshot\\_2022-08-14-15-42-46-17.png](#)  
[Screenshot\\_2022-08-14-15-43-02-27.png](#)  
[Screenshot\\_2022-08-14-15-42-29-66.png](#)

---

**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

You have requested additional information regarding the fountain at 266 Havannah Street.

Maree Litzkendorf and I were both told by the previous owner of 266 Havannah Street, Mrs Ann-Marie Floyd, that the fountain was built by the same person who built the fountain at Mount Victoria Memorial Park. (Mr and Mrs Floyd sold the property in 2017.)

It is my understanding that she was informed of this by Mr Robert (Bob) Thomas whose parents, Alan and Rita Thomas, lived at 8 Spencer Street from the late 1930's or very early 1940's. (Their youngest son was born there in 1942). Bob was their eldest child and passed away in 1914, being the owner of the property at that time. The Thomas family therefore had resided at No 8 Spencer Street for in excess of seventy years.

Mrs Thomas was a highly competent gardener and assisted Mr Reg Aubin in his garden over many years.

Owing to their close connection with Mr Aubin and his garden, the Thomas family would have been, in research terms, primary sources of the information and, given that the two fountains bear many similarities, there can be no reason to doubt the accuracy of this information.

The information supplied by Mr Tom Merriman of Blue Mountains City Council and forwarded by email to you previously identifies the most likely designer as Tom Adam.

The Biography provided by Design & Art Australia (attached below) states that Tom Adam was responsible for structures in Western NSW in addition to those at Taronga Park Zoo and The Blue Mountains, some of which have already been Heritage Listed. This further supports the likelihood of Mr Adam being the designer.

I am waiting on a response from the archivist at Taronga Park Zoo who may be able to supply a catalogue of Mr Adam's work.



Attached below are photographs, historical and recent, of the fountain at 266 Havannah Street along with photographs of the fountain and grottoes at Mount Victoria Memorial Park. Among the common features of the two fountains are the tree like form of the structure and the faux timber technique used to achieve that.

The full list of attachments below are as follows:

Photos: 266 Havannah Street	Historic photos (2) of
the fountain in the garden	
	More recent photo
of plantings in the fountain	
	Current photo of the
fountain	
	Close up photos of
the faux timber technique	

(The following will be attached to second email: Mt Victoria Memorial Park Current photo of fountain and other structures

Close up photo of the faux timber technique

(Additional photos appear in the Mount Victoria document)

Documents: (see marked relevant items)

(pp 1-2) Biography - Design & Art Australia Tom Adam

Mount Victoria The  
Memorial Park, grottos and war memorial (History of the Grottos....They  
Once Formed a Zoo)  
(pp 1 and  
5)

Proposed New African Savannah/Waterhole & Congo  
Precincts, Tarong Zoo, Mosman Assessment of Heritage Impact 2017  
(pp60-63)

Kind regards

Robyn Cooke

----- Forwarded message -----

**From:** "Robyn Cooke" <ricooke@yahoo.com>

**To:** "Lewis Wilde" <lewis.wilde@bathurst.nsw.gov.au>

**Cc:** "Maree Litzkendorf" <mjlitz@hotmail.com>, "Roslyn Wheatley" <roslynmwheatley@bigpond.com>

**Sent:** Mon, 29 Aug 2022 at 9:44

**Subject:** DA 2022/115 - 266 Havannah Street

Hello Lewis

I am aware that you have been seeking more information regarding the fountain at 266 Havannah Street and will be sending to you tomorrow some documentation and photographs which will be helpful to you.

I am waiting on responses from two sources who may both be able to add to the file I already have.

You can expect to receive my email tomorrow.

Regards

Robyn Cooke

[Sent from  
Yahoo Mail on Android](#)















**From:** [Robyn Cooke](#)  
**To:** [Lewis Wilde](#)  
**Subject:** DA 2022/115 - 266 Havannah Street (second email with attachments)  
**Date:** Tuesday, 30 August 2022 5:15:41 PM

---

**CAUTION:** This email originated from outside BRC. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Lewis

I was unable to attach all of the photos and documents

Very recent Mt Victoria photos and Tom Adam's Biography are attached.

In a third email, the Mt Victoria document and the Proposed African Savannah document will be forwarded.

Please contact me if there are any problems.

Kind regards

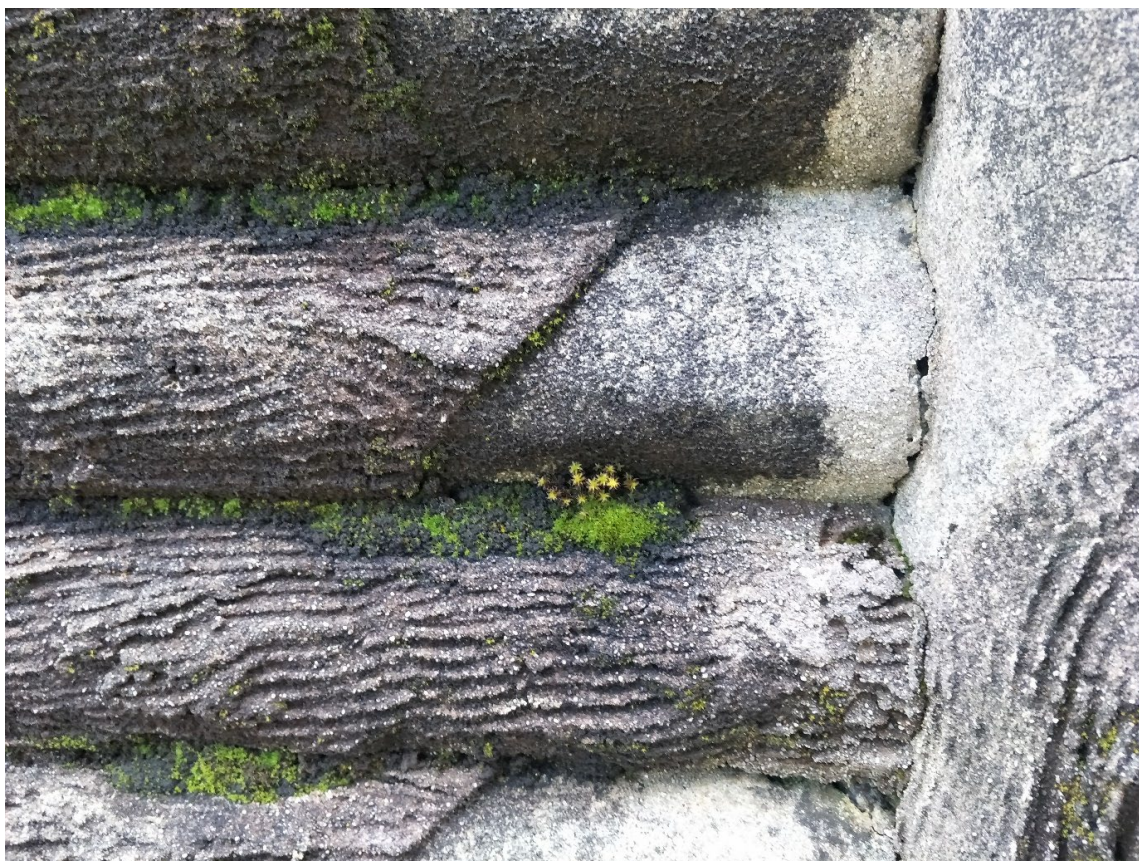
Robyn

[Sent from Yahoo7 Mail on Android](#)









8/18/22, 5:06 PM Tom Adam :: biography at :: at Design and Art Australia Online

[Log in \(#\)](#) / [Sign up \(#\)](#)

(/)

database and e-research tool for art and design researchers

- [Data Out \(/Data Out\)](#)
  - Featured Artists
    - [Shaun Gladwell \(/bio/shaun-gladwell/\)](#)
    - [Charles Blackman \(/bio/charles-blackman/\)](#)
    - [Adrienne Higgs \(/bio/adrienne-higgs/\)](#)
    - [Alun Leach-Jones \(/bio/alun-leach-jones/\)](#)
    -
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    - [custom\\_participate\\_links](#)
    - %nbsp;
    -

Search ☐ [Advanced search \(/search/\)](#)

**Tom Adam b. 1888**

Also known as Thomas L Adam

- Architect (Architect / Interior Architect / Landscape Architect)

Landscape architect responsible for animal enclosures and picnic shelters at Taronga Zoo in Sydney as well as picnic shelters, grottoes and fountains in Sydney, the Blue Mountains and Western New South Wales.

- [Biographical Data b. 1888 Newcastle, NSW \(/bio/tom-adam/personal\\_details/\)](#)
- [Biography \(/bio/tom-adam/biography/\)](#)
- [Associates \(/bio/tom-adam/people/\)](#)
- [Groups \(/bio/tom-adam/groups/\)](#)
- [Works \(/bio/tom-adam/works/\)](#)
- [Exhibitions \(/bio/tom-adam/events/\)](#)
- [Collections \(/bio/tom-adam/collections/\)](#)

<https://www.daao.org.au/bio/tom-adam/>



8/18/22, 5:06 PM Tom Adam :: biography at :: at Design and Art Australia Online

- [Recognitions \( /bio/tom-adam/recognitions/\)](/bio/tom-adam/recognitions/)
- [References \( /bio/tom-adam/references/\)](/bio/tom-adam/references/)

Name  
Tom Adam \*  
Also known as Thomas L Adam

Gender  
Male

Roles  

- Architect (Architect / Interior Architect / Landscape Architect) \*

Birth date  
1888

Birth place  
Newcastle, NSW

Death date  
1957

Death place  
Sydney, New South Wales

Training  

- Municipal Engineering (demobilization training), 19 May 1919 - 19 August 1919  
Guildhall, Cambridge, England, UK \*

Tools

[Edit \(/bio/edit/personal\\_details/58514168d707ff6936000005/\)](#)

[\(/bio/tom-adam/talk/\)](/bio/tom-adam/talk/)

[Version history \(/bio/version\\_history/tom-adam/personal\\_details/?revision\\_no=6\)](/bio/version_history/tom-adam/personal_details/?revision_no=6)


Updated May 22, 2016

Created Nov. 22, 2015


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**THE UNIVERSITY OF MELBOURNE**  
<https://www.unimelb.edu.au>

<https://www.daao.org.au/bio/tom-adam/> 2/3



**From:** [Robyn Cooke](#)  
**To:** [Lewis Wilde](#)  
**Cc:** [Maree Litzkendorf](#); [Roslyn Wheatley](#)  
**Subject:** DA 2022/115 - 266 Havannah St (third email with attachments)  
**Date:** Tuesday, 30 August 2022 5:21:35 PM

---

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Dear Lewis

At last, I believe all the photos and documents that may be of help to you have now been successfully attached.

Please contact me if you have any further queries.

Regards


Robyn

[Sent from Yahoo Mail on Android](#)

8/19/22, 9:14 AM

The Memorial Park, grottos and war memorial – MVCA

# MOUNT VICTORIA

<https://mountvictoria.nsw.au>  Menu

HISTORY

THEN

## ↘ The Memorial Park, grottos and war memorial



The Mt. Victoria Memorial Park has a high degree of historical and social significance, a beautiful place to stop and rest and a great place for the kids to play. There is a bbq on the north side of the tennis court (our tennis court is free by the way), play equipment, bubblers, picnic tables and toilets.

You will see the old grottos that once housed a zoo belonging to the Imperial Hotel, the first War Memorial in the Blue Mountains and a great old bandstand. It has become a valued recreational resource, which has been utilized by many generations of tourists and residents alike. Just off the Highway, turn into Station St.

<https://mountvictoria.nsw.au/our-great-places/the-imperial-park-zoo/>

1/8

8/19/22, 9:14 AM

The Memorial Park, grottos and war memorial – MVCA

<https://www.facebook.com/TimKJonesArt/>

### **HISTORY OF THE GROTTOS... THEY ONCE FORMED A ZOO!**

The concrete formed structures in the park were built in the 1930's for a small zoo. They were designed by Tom Adams who had already built similar structures at Taronga Park Zoo. These 'grottos' are made from cement-rendered steel and wire mesh and were likely to have been created by Adams either with his assistants from the zoo, or by local men employed under the Depression Emergency Employment Scheme. Such grottos became popular in the Blue Mountains and similar ones were constructed in parks in Katoomba and Leura. We know there was a tame eagle, two kangaroos, a tame fox, snakes & lizards and beautiful birds. The zoo remained here for several years, closing some time in the late 1940's.

*Text: (Reference; NSW Environment & Heritage report K002: Echo Park, Kingsford Smith Memorial Park, Blue Mountains City Council CMP-June 2013)*

**"I remember there was a shetland pony down at the zoo. A man with a hat and gabardine coat would lead it around."**

**Jack Thompson**

<https://mountvictoria.nsw.au/our-great-places/the-imperial-park-zoo/>

5/8



PROPOSED NEW AFRICAN SAVANNAH/WATERHOLE & CONGO PRECINCTS, TARONGA ZOO, MOSMAN  
ASSESSMENT OF HERITAGE IMPACT 2017

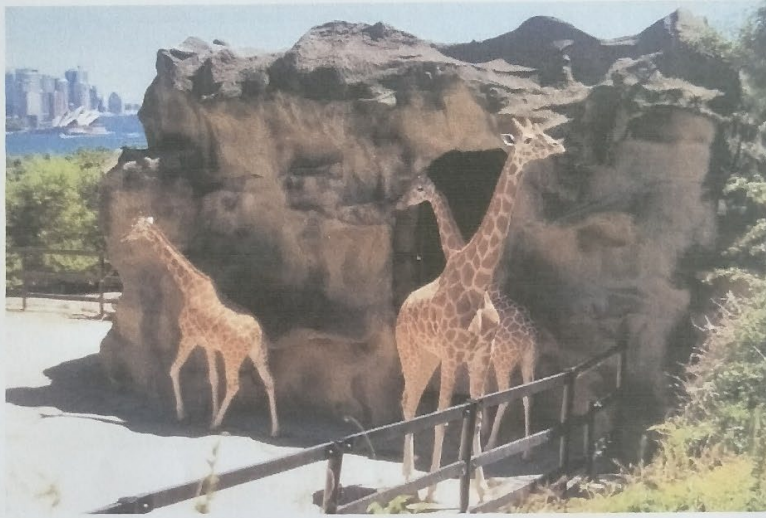


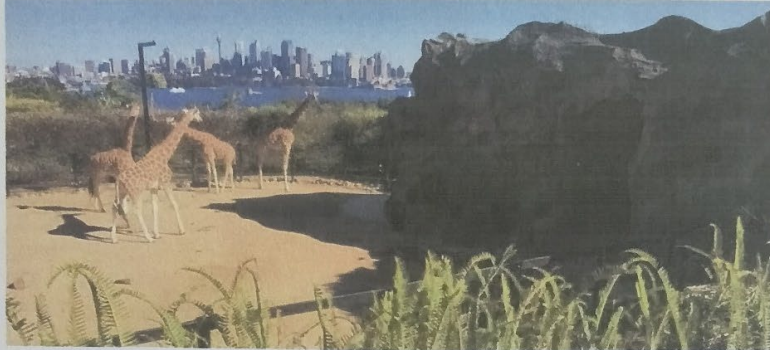
Figure 63 A 2017 view of the 1924 giraffe house – iconic animals, an iconic shelter and an iconic public building in the background. (Courtesy: Geoff Ashley)

A small park at Mount Victoria sheds some light on the people who actually built this structure as archival information held at the Mount Victoria Museum mentions that various faux-rock structures for a small zoo within the local park in the 1930s "were designed by Tom Adam[s] who had already built similar structures at Taronga Zoo". Those at Mount Victoria were "made from cement-rendered steel and wire mesh and were likely to have been created by Adam[s] either with his assistants from the zoo or by local men employed under the Depression"



Figures 64 and 65 Examples of the numerous small faux-rock structures within the local park at Mount Victoria in the Blue Mountains built in the 1930s under the instruction of Tom Adam who appears to have been responsible for the two giraffe shelters at Taronga Zoo.

PROPOSED NEW AFRICAN SAVANNAH/WATERHOLE & CONGO PRECINCTS, TARONGA ZOO, MOSMAN  
ASSESSMENT OF HERITAGE IMPACT 2017



**Figure 66** A 2017 view across the giraffe enclosure to the Sydney CBD and harbour with the 1924 shelter to the right.

Emergency Employment Scheme".<sup>171</sup> Similar faux-rock structures of the same era feature in other local Blue Mountains parks at Katoomba Falls (near the Scenic Railway) and at Leura Falls.

Later images of the 1924 Giraffe House from the 1960s appear to show the structure to be generally covered in plant growth, including the roof, and perhaps this was deliberate to provide a focus on the 'new' Giraffe House with the imitation log style that was completed prior to 1950. The northern face of the 1924 Giraffe House is currently partially covered in a creeper vine and there is a recent skillion roofed structure clad in steel sheeting attached to its western facade. The draft s170 Register inventory states that the 1924 Giraffe House was refurbished in 2009 and it appears to be in a reasonable overall condition.

A key, and perhaps the most iconic, Taronga Zoo view is that shown in **Figure 66** that comprises the Giraffes in the foreground against either the 1924 or 1950 Giraffe Houses with the city skyline, including the Sydney Opera House, in the background.

#### 1940s Giraffe House

A new giraffe house structure was constructed between 1943 and 1950; most likely in the post war period. By 1943 a high wall had been constructed at the southern edge of the original Giraffe Enclosure (**Figure 19**) and by 1950 a new pyramidally roofed Giraffe House had been constructed south of that southern wall, although the wall remained in place, suggesting two giraffe 'yards' were in operation.

The new Giraffe House was built with in-situ reinforced concrete walls with a surface treatment that imitates horizontally laid logs between 'posts' at corners and the openings. A similar structure was built for the African Elephant House (now demolished). The new Giraffe House is approximately 6m square and is of a similar height to the eaves. The structure has an opening facing north and has framing inside to contain feed. The structure is topped with a pyramidal hip roof that, while constructed of concrete, has the appearance of layered thatch sheeting (**Figure 67**). To the west of the structure is a small imitation rock enclosure probably used for storage. Cast into one of the posts at the entrance to the cabin are figures showing heights in feet of the animals. With the recent removal of the former koala shelter/kiosk near the Upper Entrance area, this giraffe structure is now the only surviving 'log cabin' type construction left within Taronga Zoo.

<sup>171</sup> This information formed part of a sign within the Mount Victoria park and cited text from "NSW Environment & Heritage report K002: Echo Park, Kingsford Smith Memorial Park, Blue Mountains City Council CMP, June 2013". The Mount Victoria information has Tom Adam misspelt as 'Tom Adams'.



PROPOSED NEW AFRICAN SAVANNAH/WATERHOLE & CONGO PRECINCTS, TARONGA ZOO, MOSMAN  
ASSESSMENT OF HERITAGE IMPACT 2017

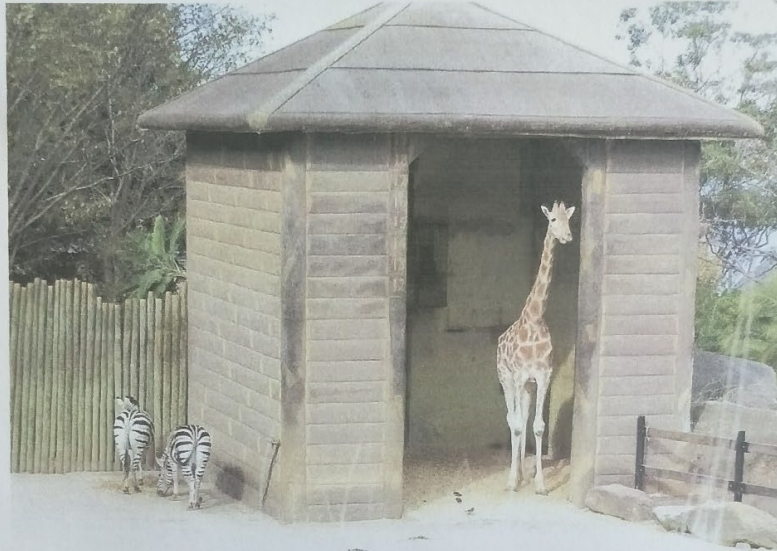


Figure 67 The 1940s giraffe shelter showing its faux-timber log character (including the calibrated post left of the portal) and its faux-thatch pyramidal roof. (Courtesy: TCSA Archives)

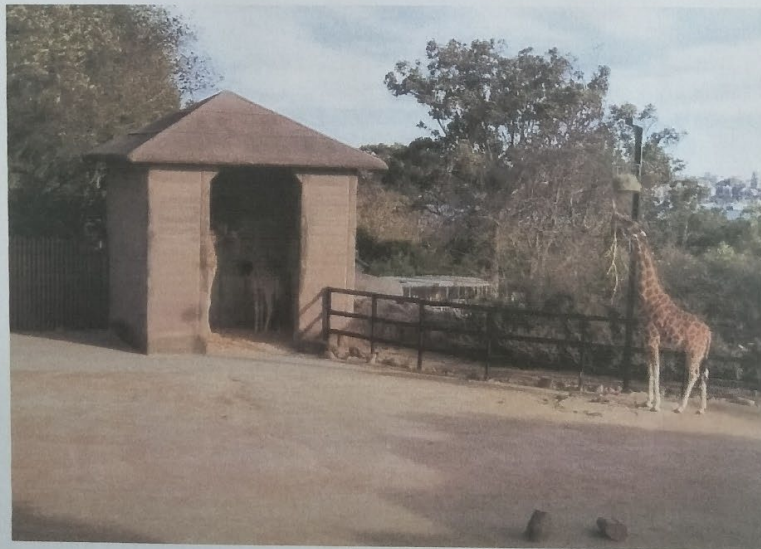


Figure 68 A 2017 view of the 1940s giraffe shelter showing more of its contextual setting. (Courtesy: Geoff Ashley)



PROPOSED NEW AFRICAN SAVANNAH/WATERHOLE & CONGO PRECINCTS, TARONGA ZOO, MOSMAN  
ASSESSMENT OF HERITAGE IMPACT 2017

One of the structures within the Mount Victoria park mentioned above is a concrete faux-log cabin shelter (Figure 69) created by Tom Adam. Recent correspondence in the TCSA archives includes information from descendants of Tom Adam indicating that he was also responsible for the construction of the zoo's 1940s giraffe house as well as other concrete rendered elements elsewhere on site.



Figure 69 The concrete faux-timber log shelter at Mount Victoria in the Blue Mountains also showing its parallel-scored roof cladding to imitate traditional thatch. Both this structure and the 1940s giraffe house at Taronga Zoo share in common the technical expertise and creative authorship of Tom Adam.

#### 4.2.3 Tahr Mountain (African Waterhole Precinct)

*Item 70B State/Exceptional Significance (associated places 12B, 52B, 62B, 150L, 154L)*

This structure was purpose designed for the exhibition of the Himalayan Mountain Goat, the Tahr, and was constructed in 1932. Originally known as Goat Mountain, it is now known by the name of Tahr Mountain. It is located midway down the western slope of the Zoo on a relatively flat terrace. It is a concrete formed display resembling the terrain of the mountain goats, with cave like openings formed in its external volume.

As noted in Section 3.1.3, Tahr Mountain was most likely designed by the architect Alfred Spain who was a director of the firm Spain and Cosh but was also the Chair of Zoo Trustees at that time.<sup>172</sup> Spain stated in the Sydney Morning Herald in May 1932 that the new exhibit 'with crags, precipices, all complete ... to be the biggest zoo mountain in the world'. Tahr Mountain was designed to be 50 foot (15.25m) high and the work included a 13 foot (3.9m) high fence that has since been replaced with a new perimeter fence.

Although no design drawing is known to have survived a good photograph of it under construction is shown in Figure 25. The structure shown in that photograph is a steel reinforced concrete frame that was constructed in-situ with timber formwork. The concrete frame forms a pyramid shape and includes vertical and diagonally strutted columns generally of a one foot (305mm) square section, with three levels of concrete beams providing laterally bracing between the columns. The external form of the Mountain is made with ferro-concrete imitation rock cladding comprised of cement applied over steel mesh that was attached to steel bars that were also tied back to the structural concrete frame.

<sup>172</sup> The s170 notes for this item state that it was designed by the PWD however research undertaken as part of this report suggests that Spain was the designer.

**From:** [Robyn Cooke](#)  
**To:** [Lewis Wilde](#)  
**Subject:** RE: DA 2022/115 - 266 Havannah St (third email with attachments) [SEC=OFFICIAL]  
**Date:** Tuesday, 30 August 2022 7:34:33 PM  
**Attachments:** [Untitled](#)  
[Untitled](#)

---

**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.

Hello Lewis

You are working late!

I have two more beautiful photos of Mrs Doris Aubin and her daughter Joan by the fountain, and another of Mr Reg Aubin by the fountain which Reg Aubin's granddaughter has sent to me. I think they are worth including as they show the stunning landscape surrounding the fountain.

I have attached them below.

Regards

Robyn

[Sent from Yahoo Mail on Android](#)

On Tue, 30 Aug 2022 at 18:40, Lewis Wilde  
<[Lewis.Wilde@bathurst.nsw.gov.au](mailto:Lewis.Wilde@bathurst.nsw.gov.au)> wrote:

Thank you very much Robyn,

Those sources will be very helpful for the report.

The fountain on the Memorial Park webpage is very interesting. I'll go through these sources tomorrow and provide you some of my own in return.

Thank you again for your assistance in this matter. I will be in touch with details moving forward.

Regards,

Lewis

**Lewis Wilde**  
 Development Control Planner  
 Bathurst Regional Council  
 158 Russell Street Bathurst 2795  
 P: 02 6338 2818  
 W: [www.bathurst.nsw.gov.au](http://www.bathurst.nsw.gov.au)



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**From:** Robyn Cooke <ricooke@yahoo.com>  
**Sent:** Tuesday, 30 August 2022 5:20 PM  
**To:** Lewis Wilde <Lewis.Wilde@bathurst.nsw.gov.au>  
**Cc:** Maree Litzkendorf <mjlitz@hotmail.com>; Roslyn Wheatley <roslynmwheatley@bigpond.com>  
**Subject:** DA 2022/115 - 266 Havannah St (third email with attachments)

**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

At last, I believe all the photos and documents that may be of help to you have now been successfully attached.

Please contact me if you have any further queries.

Regards

Robyn

[Sent from Yahoo Mail on Android](#)









**From:** [Kylie Denyer](#)  
**To:** [Lewis Wilde](#)  
**Subject:** FW: Development Application 2022/115 – Proposed dual occupancy and subdivision of Lots 32 and 33 DP 1529, 266 Havannah Street, Bathurst [SEC=OFFICIAL]  
**Attachments:** [ATT00001.png](#)  
[ATT00002.jpg](#)

---

**From:** michelle h <[mountainmaid@live.co.uk](mailto:mountainmaid@live.co.uk)>  
**Sent:** Tuesday, 23 August 2022 7:59 PM  
**To:** Kylie Denyer <[Kylie.Denyer@bathurst.nsw.gov.au](mailto:Kylie.Denyer@bathurst.nsw.gov.au)>  
**Subject:** Re: Development Application 2022/115 – Proposed dual occupancy and subdivision of Lots 32 and 33 DP 1529, 266 Havannah Street, Bathurst [SEC=OFFICIAL]  
**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 Kylie,  
Thank you for your email. I am pleased that this proposed development has been deferred for council's consideration. I unfortunately have been issued with a notice of tenancy termination today, despite being assured by Graham Wheeler that I would be "safe" here at this property for seven years, his words.  
I believe that this was done as punishment for trying to save this beautiful property from destruction.  
It is a harsh blow, as I do enjoy being the caretaker of this property, and it was here, sitting by the fountain, that I last saw my late son Michael, before his death in March last year, at 34 years old.  
I intend to appeal this decision, though knowing what sort of people the owners are, I am unsure of the outcome. Please do your best to see that this beautiful space is preserved, it has been a property of significance over the years, so I've been told, and should be preserved for its historical value. Thanking you.  
Sincerely  
Michelle Horwood

---

**From:** Kylie Denyer <[Kylie.Denyer@bathurst.nsw.gov.au](mailto:Kylie.Denyer@bathurst.nsw.gov.au)>  
**Sent:** Monday, 22 August 2022 5:14 PM  
**To:** [mountainmaid@live.co.uk](mailto:mountainmaid@live.co.uk) <[mountainmaid@live.co.uk](mailto:mountainmaid@live.co.uk)>  
**Subject:** Development Application 2022/115 – Proposed dual occupancy and subdivision of Lots 32 and 33 DP 1529, 266 Havannah Street, Bathurst [SEC=OFFICIAL]  
Good afternoon  
Please find attached correspondence in relation to the above application.  
Regards

**Kylie Denyer**  
Director Environmental Planning & Building Services Assistant  
Bathurst Regional Council  
158 Russell Street Bathurst 2795  
P: 02 6333 6213  
W: [www.bathurst.nsw.gov.au](http://www.bathurst.nsw.gov.au)





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**From:** [Maree Litzkendorf](#)  
**To:** [Lewis Wilde](#)  
**Subject:** DA 2022/115. Fountain Upgrade  
**Date:** Friday, 2 September 2022 10:46:45 PM

---

**CAUTION:** This email originated from outside BRC. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Lewis,

Yesterday Robyn Cooke sent you information we had in relation to the fountain at 266 Havannah Street, South Bathurst.

This evening I received further information, to yesterday's email, from Jean Winston of the Mt Victoria Museum, in relation to the fountain in Mt Victoria Memorial Park.

Today. Fri 2nd Sept 22, Sarah Riley, the advisor at BM Council, returned Jean's call, regarding our research on the Mt Victoria and Havannah St, fountains.

In their conversation, Sarah told Jean,  
( I quote her email) " that a grant has been given by the government to upgrade the Memorial Park at Mt Victoria and this includes upgrading the fountain, which she said was broken at the top".

In my opinion our Bathurst Council Heritage advisor, should be asked to look at the fountain on the lot of the above proposed development. This fountain, thanks to Mr & Mrs Floyd is in good working condition and only needs a little cosmetic repair.

Could you please advise if you have arranged for the Bathurst Heritage advisor to inspect the fountain or should I request it.

I realise you will not receive this until Monday morning, but could you please let me know asap, if I need to contact the Heritage Advisor.

Yours sincerely,  
Maree Litzkendorf

Get [Outlook for Android](#)

15/08/2022

# ROBERT TAYLOR

BATHURST, NSW

Dear Mayor Taylor,

I am writing to you regarding the recent development application 10 - 2022 - 115 – 1 at 264-268 Havannah Street, South Bathurst. It is my understanding that this property which neighbours mine will be subdivided and another residence constructed.

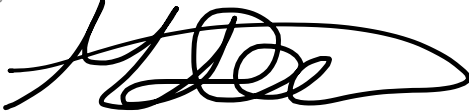
I am a Bathurst local and when it came to purchasing a home last year I chose my property; 268 Havannah street, based on its character features and the surrounding neighbourhood. Had I known of any planned subdivision I would have potentially passed on this property. I am a busy professional in retail management and the ability to enjoy my property is of high importance. Demolition, on going construction and the possibility of my yard being overlooked are of immediate concern to me.

Whilst I am for the growth of Bathurst I believe preserving its historical features whilst doing so is key. I understand the residence of 266 Havannah, built in 1898, is being preserved however the garden of the property will be significantly impacted by the development. This garden used to be opened to the public; featuring the original fountain that may be of historical significance, however this not addressed in the statement of heritage impact submitted as part of the development application. This fountain has coins inlaid in it that document when it was built and the signatures of the craftsmen. I understand I am not qualified to comment on this but as a someone who was involved in our bicentenary celebrations in 2015 I believe our history is not just in the houses but also the property that surrounds them.

I am concerned allowing for the subdivision of a historical property in the heart of town will set a precedence and see the landscape of our historical streetscape change irrevocably. I

hope in writing to you you will take my concerns into consideration and look into this development further for yourself.

Sincerely,

A handwritten signature in black ink, appearing to read 'M Deehan', with a large, sweeping loop at the end.

Mahalia Deehan

-5 SEP 2022

REF 2022/115/086

Dear Bathurst Regional Council,

We, the undersigned, are concerned of the possible impact of the proposed development at 266 Havannah St (Development Application No 2022/115) on the existing dwellings, specifically our dwellings in Spencer Street.

The BRC LEP specifically notes that the impact on the amenity of the existing dwellings must be taken into account in any application.

There are 3 areas of concern.

1. Privacy most notably of 10 Spencer St where windows of the new dwelling will overlook the backyard and windows of the kitchen, living area and lounge
2. The water table where the dwellings downhill of the proposed development already suffer drainage issues from uphill
3. The possible loss of heritage in a heritage street in a heritage area. Busby St is already a significant heritage area of Bathurst with Ben Chifley's home and Logan Brae. The proposal is likely to involve the destruction or removal of a heritage fountain on the block.

Our concerns have been heightened by the errors, inaccuracies, shortcomings and omissions in the material presented to councillors in previous meetings. These issues have been outlined in an email from Kelvin Cooke in correspondence with Neil Shorthorn (15/8/2022 ) about the measurement of the height of the building; Robyn Cooke who sent corrections to the SEE, and Maree Litzkendorf and Tom Murphy about concerns of the effect on the water table by tree removal.

This plethora of deficiencies in the material presented to councillors means, on the one hand, that the alderman will not be assessing the impact on the amenity of existing buildings accurately and also will not provide appropriate accountability for the council and the developer for considering these amenity issues.

We therefore request that before council could approve this development application a new set of papers correcting the deficiencies of the previous documentation be made available to the councillors and made available to the residents who identified these shortcomings to ensure they have been properly corrected.

Given that there will be 2 sets of paper for the development of this application there will be potential for confusion. We therefore additionally request that the development application should now include specific acknowledgement that the development could affect the amenity of the existing dwellings through loss of privacy, changes in water table and loss of a heritage asset.

Acknowledging the loss of privacy is particularly pertinent as the developer has ticked in the SEE that the development will not affect the privacy of any dwelling.

The SEE says there is no removal of any trees but of course there will be and this will affect the water table and drainage to the two properties on the downhill side of the development.

Acknowledgement of the effect on the water table is pertinent.

Along with these acknowledgements the development application should specifically outline possible mitigation measures that might be undertaken to address these amenity impacts. Unless these additions are added to the development application, we the undersigned will be exposed to possibly significant amenity loss to our existing dwellings without a reasonable path to redress.

DEPBS - R



The application cannot be approved until the corrections in the documentation provided to councillors is corrected and the potential loss of amenity to existing dwellings in Spencer Street are acknowledged and possible mitigation measures suggested.

We look forward to your reply,

Tom Murphy



Robyn Cooke



Maree Litzkendorf,



**From:** Wayne Feebrey <feeb4@bigpond.net.au>  
**Sent:** Tuesday, 30 August 2022 10:36 AM  
**To:** Ben Fry  
**Cc:** Council  
**Subject:** Please Vote to Save this Historic 1930's Water Fountain and Garden from Demolition.

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 Ben, please vote to save this unique 1930's water fountain at 266 Havannah Street, Bathurst from demolition.  
Sincerely,  
Wayne Feebrey  
15 Brilliant Street, Bathurst



Sent from my iPhone



**From:** Wayne Feebrey <feeb4@bigpond.net.au>  
**Sent:** Tuesday, 30 August 2022 10:32 AM  
**To:** Ian North  
**Cc:** Council  
**Subject:** 266 Havannah Street

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 Ian, Please vote to save this unique 1930's water fountain and garden at 266 Havannah Street, Bathurst from demolition.

Sincerely,

Wayne Feebrey

15 Brilliant Street, Bathurst



---

**From:** Wayne Feebrey <feeb4@bigpond.net.au>  
**Sent:** Tuesday, 30 August 2022 10:31 AM  
**To:** Andrew Smith  
**Cc:** Council  
**Subject:** Please Vote to Save the Unique Water Fountain and Garden at 266 Havannah Street

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 Councillor Andrew, please vote to save this unique 1930's water fountain at 266 Havannah Street, Bathurst from demolition.

Sincerely,

Wayne Feebrey

15 Brilliant Street, Bathurst





---

**From:** Wayne Feebrey <feeb4@bigpond.net.au>  
**Sent:** Tuesday, 30 August 2022 10:34 AM  
**To:** Jess Jennings  
**Cc:** Council  
**Subject:** Please Vote To Save this Historically Unique Fountain and Garden at 266 Havannah Street

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 Jess, please vote to save this unique 1930's water fountain at 266 Havannah Street, Bathurst from demolition.  
Sincerely,  
Wayne Feebrey  
15 Brilliant Street, Bathurst



Sent from my iPhone

**Janet Bingham**

---

**From:** Your Say Bathurst Region <notifications@engagementhq.com>  
**Sent:** Monday, 1 August 2022 9:33 AM  
**To:** Council; Janet Bingham  
**Subject:** Stuart Pearson completed Submission - Draft Policy (20.00340)

**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.

Stuart Pearson just submitted a submission on 'Submission - Draft Policy' with the responses below.

**Name**

Stuart Pearson

---

**What is your preferred contact method?**

Email

---

**Your email address**

stuart@bigpond.com

---

**Please outline your submission**

Most disappointing outcome

---

**Would you like to upload a document?**

[https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/93953a81d6199a54e517829293596c9cf8e0ed13/original/1659310284/2295eaa032326269142b5414c84df257\\_Futureproofing\\_response.docx?1659310284](https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/93953a81d6199a54e517829293596c9cf8e0ed13/original/1659310284/2295eaa032326269142b5414c84df257_Futureproofing_response.docx?1659310284)

---

**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

---





I wish to express my disappointment over what could have been a golden opportunity to bring about a masterplan for the centre of Bathurst.

The original consultancy cost up to \$200,000 and engaged one of Australia's most respected Urban planners, Allen, Jack & Cottier (AJ&C).

AJ&C consulted widely with the community, having several information sessions at BMEC, and at CSU. There was strong community input to the consultants from many people genuinely wanting to make a positive contribution about how the city could look and feel in the future.

The document AJ&C produced was comprehensive, positive and provided a clear pathway to a greener, more people-oriented CBD.

However, a group of Councillors didn't like the document and wanted to throw the entire report into the rubbish bin, effectively "throwing the baby out with the bathwater".

A watered-down version was patched together that took out enough ideas from the original document, to become acceptable to the majority of Councillors. This has become known as the Futureproofing document.

It is this "emasculated" document that the public has been invited to comment on once again.

But, in the end, further commentary doesn't really matter. Even the Futureproofing document itself doesn't matter. The concepts and ideas contained in the document have no automatic pathway to be turned into plans and actionable items. The new Council has decided the document will be used as a "reference document" only, without any weight or legal status whatsoever. Council can ignore it altogether.

Two years in development at a cost of up to \$200,000, with many ratepayers having high hopes and much input. Final result is to downgrade the weakened document into something that really means nothing and can be filled away forever.

Once again, most disappointed. A golden opportunity to determine the city's future, simply flung aside.



**Janet Bingham**

---

**From:** Your Say Bathurst Region <notifications@engagementhq.com>  
**Sent:** Wednesday, 10 August 2022 12:32 PM  
**To:** Council; Janet Bingham  
**Subject:** VTou completed Submission - Draft Policy (20.00340)

**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.

VTou just submitted a submission on 'Submission - Draft Policy' with the responses below.

**Name**

Vianne Tourle

---

**What is your preferred contact method?**

Email

---

**Your email address**

vtourle@gmail.com

---

**Please outline your submission**

I wish to support the principles and approaches outlined in the current document. I am especially pleased to support the recognition that successful interactions between private and public spaces constitute our CBD (and indeed the whole LGA). Colour schemes, care with design, architectural beauty, height control, vegetation to supply shade, colour and texture, traffic control, ease of access for the less capable, stunning vistas, pride in sense of place, shared human spaces ... are some points that come immediately to mind. I look forward to catching up with this at a later date. I am disappointed that the CBD rejuvenation has apparently stalled - I would like to see more trees, more shared human spaces, fewer cars. My 2021 document is resubmitted.

---

**Would you like to upload a document?**

[https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/2d0ae33b9fdd335488191367afe913a0109e0706/original/1660098672/6ec9e1a0b44899287da7c66e5c19de1e\\_pdfVianneTourle\\_FutureProofing.pdf?1660098672](https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/2d0ae33b9fdd335488191367afe913a0109e0706/original/1660098672/6ec9e1a0b44899287da7c66e5c19de1e_pdfVianneTourle_FutureProofing.pdf?1660098672)

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## Attachment 9.2.5.1

**Have you made a reportable political donation within the meaning of the Environmental Planning and Assessment Act 1979 within the last two years to any local Councillor of the Council or any gifts to any local Councillor or employee of that Council.**

I have not made a reportable political donation

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**SUBMISSION IN REPOSE TO**

**‘FUTUREPROOFING OUR CBD’ COUNCIL’S RESPONSE TO THE  
BATHURST TOWN CENTRE MASTER PLAN**

1. I attended the on-line Allen, Jack & Cottier presentation, and have reviewed the Master Plan together with Council’s published response. I thank you for the opportunity to respond and comment.
2. In general, I support the Allen, Jack and Cottier authors’ use of a ‘people first’ framework which puts the whole local community, the commercial CBD, the heritage-valued Town Centre, and the many visitors to our city at the centre of planning. It is disappointing that the Council position seemingly actively negates this, and gives no rationale for doing so.
3. I am concerned that the Council response shows:
  - Reluctance to control and actively reduce traffic in the CBD.
  - The apparent desire to allow (that is, to encourage) increased building heights in the CBD, and on an ad hoc basis.
  - Apparent reluctance to actively support and protect the valuable heritage contained within the CBD.
4. Building heights, scale and density:
  - The authors of the Master Plan point out that they used the potential development of the George Street Carpark as an illustration or example for a “test case” for possible changes to the statutory framework. The authors give warning to this (pg 85), and I suggest that this should be heeded well, lest this idea be attributed as a recommendation.
  - Neither the Master Plan nor the Futureproofing document demonstrate the visual impact of increased building height, density and scale from various vantage points. The

information provided does not include examples of the impact from surrounding streets or elevated parts of town. Councillors, council staff, and community members cannot make an informed opinion.

- It is therefore essential that these elements are NOT included in any recommendations to Council. The community has not been adequately or fairly consulted on this idea.
- The ad hoc proposal for a multi-storey Medical Centre (and, not within the also recently proposed Health Precinct) and car park up to a proposed new height limit is of great concern. Applications to extend such heights to surrounding areas could be anticipated, and within no time the CBD and heritage conservation area has completely lost character and special features.
- Council needs considerable community consultation and clear policy development on these matters. 'Case-by-case' decision making on such ad hoc development proposals shows no capacity for civic leadership; and that of course is what is expected of our Council. Many hope that Council will take a more considered position., especially on this matter.

5. I support all elements of the the Master Plan which:

- Give priority to people rather than cars and trucks
  - Yes! to park and ride for CBD workers
  - Yes to laneways, Town Square as a human space.
  - Yes! to using Russell Street/ Kings Parade/ Church Street more often for community events; shared streets, slow streets.
  - Yes! to wombat crossings, slowed traffic, trucks diverted.
  - Yes to bike ways, public transport flows.

- Increase and encourage tree planting and vegetation
  - Yes! to plazas and piazzas, seating, shade, natural colour and growth.
- Design which reflects our culture(s) and heritage, includes public art, and which encourages human interaction in our public spaces and shared town centre.
  - Yes to sculpture, quality murals, lighting, light shows, vegetation, seating, water supply, creation of vistas, historic markers, performances and events...
  - However, I do not support the proposed large “Bathurst” text on the Haymarket Reserve. (And, by the way, nor does Wahluu need words all over it).
  - Yes! to Town Square proposals as outlined in the Master Plan. This truly is the heart of Bathurst and needs to be revived and honoured.

Again, thank you for the opportunity to contribute to the discussion. I would be pleased to be involved in future consultations.

Vianne Tourle

vtourle@gmail.com

24 May 2021





## Bathurst Heritage Matters Inc.

The General Manager  
Bathurst Regional Council  
Russell St, Bathurst 2795

12 August 2022

by email

Dear Sir,

### **Draft Futureproofing Policy Submission**

This is a submission to the draft Futureproofing policy now on public exhibition.

Under the heading "Liveability" dot point 3, it is proposed to identify "opportunities to appropriately increase living and built form density (e.g. building height) in ways that mitigate impacts to street front rhythm and character".

Item 11 in council's response to the CBD Master Plan, and in item 11 of the Your Say document (the same), under dot point 4 it says "Consider height increases on the street frontage where there is already poor urban form", and council's response is to "support that concept on a one on one basis."

The Director of Planning has confirmed to me that the Your Say document will inform and influence the application of the Futureproofing Policy.

Bathurst Heritage Matters Inc. disagrees with this part of the policy documents, on the following bases:

1. There is no definition of what is "poor urban form". As it is stated, this could be anyone's interpretation and leaves Council and developers with an enormous unchallenged, undefined range of options. That leaves the community without clarity and with uncertainty, and leaves the heritage city's form lacking cohesion, and potentially directionless.
2. There is no reason that the existing "poor urban form" of a building should be a principle which drives the possibility of height increases over the existing 12 metre LEP mandated limit for a new building. It is a non sequitur and a bizarre concept - the two issues are entirely disconnected. Yes, let's allow "poor urban form" (e.g. the former Clancy Motors site)



Bathurst Heritage Matters is an incorporated not for profit community group formed in 2013 to advocate for better heritage outcomes in the Bathurst region

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to be replaced, but replace it with something that conforms to the objectives of the LEP and the remainder of the futureproofing policy. Height increases must be dealt with within the fundamentals of a 12 metre heritage city, not directed by “poor urban form”.

3. A one on one policy inevitably generates an ad hoc mish mash of a city with inevitable loss of its personality, its cohesion, and its heart and soul. It is a developer money driven idea, not one which leads to a cohesive and liveable city so evidently the desire of the community as summarised in item 5 below. There are many unfortunate examples elsewhere we can draw on which demonstrate this, which Bathurst still has the chance to avoid.
4. Our view is that there is no justification for greater than 12 metres on the street front in the Bathurst heritage conservation area in any circumstances.
5. We note the 206 community responses to both the Town Centre Master Plan, and the Your Say on Council’s future proofing responses. We note that 121 of these were form answers to brief pro forma one dimensional survey, and should be counted as one response only.

Overwhelmingly there is no public support for more than 12 metre heights on street fronts in our heritage CBD under any circumstances. Certainly, no respondents subscribe to the notion of a one on one basis where there is “poor urban form”.

Council’s community responses summary said at 20 July 2022 attach 8.2.9.1 (p576):

- Council should adopt a People Friendly approach – too much focus has been given to the car in Council’s response to the AJ+C Master Plan. Council’s response does not go far enough.
- The CBD needs to become more than just a retail centre – it needs to be a place where people want to come for other reasons.
- Strong support to improve the pedestrian environment in the CBD, inclusive of formalising raised pedestrian crossings in mid-block locations and reducing the speed limit and non-essential truck movements.
  - Council must maintain the CBD’s heritage character and there was concern and opposition to proposals to change building height in the CBD. Some concern was raised at the proposed multi-storey car park in the George Street car park and the 5/6 storey proposed Integrated Medical Centre in Howick Street. Further consultation was sought with the community before Council considered building height and density changes.
  - Strong support for new off-street parking to be provided at Carrington Park and George Street carpark with opportunities highlighted to provide multi-storey parking at Carrington Park and below ground parking at George Street car park. Some supported the idea of new park and ride facilities into the CBD.
  - Strong voice to protect the existing parking resource, especially the on-street car parking and highlighting its importance to business viability.
  - Strong support for new public art to be inserted on blank CBD walls and that Wiradjuri stories and both European and Indigenous history be told through public art and interpretation signage.
  - Strong support for the adaptive reuse of the former TAFE site and Ambulance Station. Concern was raised about the insertion of new buildings behind the TAFE site and the potential loss of public open space that could be provided for behind the William Street TAFE



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building.

- Strong support for permanent street tree plantings despite the potential impact of plantings to on-street car parking spaces and support to trial street tree plantings in moveable planter boxes.
- Many comments indicated Council was not doing enough to address climate change and the need for more shade in the CBD

A similar pattern can be seen in the seven responses from community groups, and there is very limited support for any height increases from business submissions, and even those were referenced by inference to the centre of city blocks concept as explained in the TCMP, not street fronts.

There is abundantly clear consensus from the community as to what they want, and what they don't want. Council must respect that consensus.

So, there is no community basis for any buildings higher than 12 metres on the CBD street frontages.

Council must resolve that the "poor urban form street front idea, with its one on one basis, be deleted from its policy documents altogether."

On another point, reference is made in the relevant documents to mandating a building height limit no greater than one storey below the height of the Carillon. Firstly, we believe that this height limit will diminish this most important memorial and landmark, and should be at the most two stories below. Secondly, it is unclear whether that reference point is based on a meterage defined height, or a height plane. We believe a height plane reference would be a poor planning principle as the topography of Macquarie's Meridian would be lost in a single dimensional result which did not reflect the subtle, but important, undulations in the CBD geography.

Yours faithfully,

AW Bathgate  
President  
Bathurst Heritage Matters Inc.



Bathurst Heritage Matters is an incorporated not for profit community group formed in 2013 to advocate for better heritage outcomes in the Bathurst region

[bathurstheritagematters.inc@gmail.com](mailto:bathurstheritagematters.inc@gmail.com)

[www.heritagebathurst.com.au](http://www.heritagebathurst.com.au)

**Janet Bingham**

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**From:** Your Say Bathurst Region <notifications@engagementhq.com>  
**Sent:** Monday, 22 August 2022 12:45 AM  
**To:** Council; Janet Bingham  
**Subject:** Ingrid completed Submission - Draft Policy (20.00340)

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Ingrid just submitted a submission on 'Submission - Draft Policy' with the responses below.

**Name**

Ingrid Pearson

---

**What is your preferred contact method?**

Email

---

**Your email address**

ingrid@bigpond.com

---

**Please outline your submission**

Please refer to attached document.

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**Would you like to upload a document?**

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I have not made a reportable political donation

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**BATHURST REGIONAL COUNCIL – FUTUREPROOFING OUR CBD – 2022 and Beyond**  
**SUBMISSION BY INGRID PEARSON FRAIA**

I wish to comment on Council Documents on their Your Say website downloaded 18 August 2022, specifically the document File Reference 20.00340 [Policy: Futureproofing Our CBD – 2022 and Beyond]. Some of my comments have already been made in my submission on 24 May 2021 to the then Futureproofing Our Summary community consultation.

**In summary**, I am deeply disappointed that Council does not have the foresight or the will to adopt some of the elements of the AJ&C Master Plan or even the previous Futureproofing (May 2021) document into Council's Development Control Plan. The current proposed Policy talks in terms of motherhood statements, and none of it is enforceable.

Item	Description	IP Comment
1	<b>BACKGROUND</b>	
1a	Bathurst Town Centre Master Plan	<p>Council's summary 'Futureproofing Our CBD' reduced the number of key elements of the AJ&amp;C Town Centre Master Plan for a vibrant town centre.</p> <p>In addition, while the document did not recommend wholesale adoption of the Master Plan, it tabled elements for consideration of implementation into the future.</p> <p><b>The proposed policy does not progress actions, only offers guidelines that are not enforceable.</b></p> <p>Unless some of the actions are incorporated into the DCP, I fear that Council will bend to unsympathetic development in the future that <u>may destroy the unique historic character of our city.</u></p>
1b	Streets as Shared Spaces	<p>The removal of fences and realignment of Ribbon Gang Lane is commendable providing an area of open space and potential greenery to soften the approach to the Towns Square.</p> <p>Installation of retractable bollards in Church Street proved their benefit at the recent Winter Festival when Church Street was occupied by carnival slides and merry-go-round for the Brew and Bite Weekend.</p> <p>Providing one-way vehicular traffic movement from Parrish Lane to William Street by joining the re-aligned Ribbon Gang Lane is excellent. Stage 2 additional funding making a total of \$1.2M.</p> <p><b>However, it has been a lost opportunity to professionally design and landscape the open spaces, select street furniture based good design, select containers of urban design quality for trees enhanced with flowers and more greenery to provide interest.</b></p> <p>Some elements of this temporary 'pilot' project are permanent such as the bollards in Church St and removal of fences and realignment of Ribbon Gang Lane and are commendable.</p>
1c	Futureproofing our CBD – 2022 and Beyond Policy	<p>The Policy will only <u>set guiding principles</u> for future change in the CBD that do not need to be adhered to.</p> <p><b>While this attempts to save some elements of creating an improved city for the future, it is NOT enforceable and subject to manipulation by developers.</b></p>

## Attachment 9.2.5.1

2	AIM OF THIS POLICY	Only to GUIDE CHANGE in the public realm of the Bathurst CBD. <b>As such, there is no guarantee that change in the public realm will be for the public good, protect and enhance the historic fabric of our city, as the first inland white settlement in mainland Australia.</b>
3	OBJECTIVE OF THIS POLICY	I hope that this policy will be able to minimise and mitigate negative impacts, as there is <b>no imperative for any developer to do so.</b>
4	LAND TO WHICH THIS POLICY APPLIES	No comment
5	GUIDING PRINCIPLES	
	<b>Sense of Place</b>	I endorse all considerations cited. In particular, I stress that the <b>Carillon as the spiritual heart of Bathurst</b> should remain a beacon for our city as the highest visible point viewed from as many approaches to our City as possible. I would add that <b>appropriate development of a Town Square</b> would add to anchor the living heart of the city.
	<b>Heritage and Streetscape</b>	Bathurst's two- and three-storey street frontage rhythm and character should be maintained <b>with infill buildings designed in scale and grain reflecting the area's character.</b>  Encouragement of <b>reuse and adaptation of existing heritage building stock</b> is commendable, but <b>not enforceable.</b> (I noted that recent DAs have been granted approval for demolition of heritage building stock).
	<b>Landscape and Environment</b>	<b>Laneway networks</b> connecting streets, open spaces, car parks and businesses is commendable. Especially through the Town Square, would activate the space for public use.  Greening of these spaces through <b>use of green-walls and trees</b> will assist in <b>reducing the heat sink effect of the city.</b>  <b>Permanent planting of shade deciduous trees</b> appropriately themed to the four seasons would increase biodiversity and amenity to people working or visiting in the city.  Consider <b>rainwater capture</b> from the roofs of existing Council-owned buildings such as old TAFE building, AFMM to use on the landscape of the Town Square.
	<b>Economic Viability</b>	Consider <b>inward attraction of boutique hotel operators</b> into the CBD area to provide tourists to spend their money in nearby retail and hospitality venues. Consider <b>trailing low-rental short lease opportunities</b> in vacant retail spaces to art creatives such as potters, painters, textile/fashion designers to give them exposure that can turn into a proper business enabling them to ramp up to commercial leases. <b>Create a Town Square</b> with retail and hospitality opportunities landscaped with trees, flower beds, and water features enabling child play, enhanced to draw people in to gather, meet and interact. Include a stage or performing space and amenities to enable performances during the day or night. Allow <b>opportunities for busking locations</b> in the vicinity of retail and hospitality outlets.
	<b>Connection</b>	I endorse <b>a walkable city that is pedestrian friendly.</b> It should also be <b>an accessible, inclusive city</b> with ramps encouraging businesses to consider creating accessible thresholds.



## Attachment 9.2.5.1

		Initial <b>beautification around the Town Square block</b> of William St, Howick ST, George St, Russell St would be an excellent start. I endorse <b>temporary road closures and events spaces</b> to display the cultural talents of our region.
	<b>Traffic and Parking</b>	I endorse <b>painted lines for car spaces</b> in the streets as a priority to identify the number of car spaces available, with the surplus splayed corners at the ends of the row used as parklets or green, landscaped spaces and trees. I also endorse <b>development of multiple storey</b> car parks (to height limit 12m) at the edges of the CBD area. <b>I do not endorse making provision for cycleways in the city</b> unless they are part of a wider cycle way network.
	<b>Climate and Resilience</b>	I endorse the considerations. Please refer to Landscape and Environment comments.
	<b>Liveability</b>	I endorse most of the considerations, but <b>do not endorse an unrestricted height limit</b> for development at the centre of the city blocks. In my previous submission, I recommended 18m as the potential maximum height limit for such a location as this height would still be less discernible from the two- and three-storey street frontage. Public safety at night-time can be achieved by appropriately lighting up building facades, light coloured soffits to awnings, and appropriate street lighting.
<b>6</b>	<b>COMMITMENT TO COMMUNITY ENGAGEMENT</b>	Trialling stages of improvements to the city as a way to engage with the community means that improvement of our urban spaces will be slow, and not transforming in a holistic way. Minor changes do not provide the grand vision overview of a project. It would be better to <b>look at a Master Plan</b> and break it up in bit-sized pieces <b>for implementation</b> .
<b>7</b>	<b>MODELLING CHANGE</b>	I endorse Council <b>securing a 3D spatial model of the city</b> to enable insertion of a proposed development into the model for community consultation.

**Janet Bingham**

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**From:** Your Say Bathurst Region <notifications@engagementhq.com>  
**Sent:** Sunday, 21 August 2022 11:26 PM  
**To:** Council; Janet Bingham  
**Subject:** pbarker8 completed Submission - Draft Policy (20.00340)

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pbarker8 just submitted a submission on 'Submission - Draft Policy' with the responses below.

**Name**

Pauline Barker

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**What is your preferred contact method?**

Email

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**Your email address**

pbarker8@optusnet.com.au

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**Please outline your submission**

Recognising the success of the Street as Shared Spaces and the Public Art Policy programs in Bathurst's CBD, I support the guiding principles presented in the Draft Policy as they establish achievable protocols for successful outcomes. Pros - It is pleasing to note that dealing with climatic change has been identified; improving key linkages within the Town Centre; complementing the heritage character of the Town Centre streetscapes and support of the adaptive reuse of the TAFE building. Commitment to community engagement and 3D modelling change is strongly endorsed. Cons - lack of definition of "short to medium term" measures; effects on streetscapes by allowing increased building heights/bulk around the Town Centre blocks; consideration must include the effects of the anticipated population increase between now and 2040. Suggestions - continue trials into Block 1 (Town Square) as significant research, CMP and community engagement over many years has already been completed, highlighting the benchmark of successful staged planning; remove parking from Block 1; plan green public spaces in other Town Centre Blocks; staged development of links between Blocks 1 and 7; enact or review existing CMP recommendations for Machattie Park and Bathurst War Memorial Carillon. Looking forward towards the shared vision.

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I have not made a reportable political donation



**Janet Bingham**

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**From:** Your Say Bathurst Region <notifications@engagementhq.com>  
**Sent:** Sunday, 21 August 2022 3:41 PM  
**To:** Council; Janet Bingham  
**Subject:** Bathurstbob completed Submission - Draft Policy (20.00340)

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Bathurstbob just submitted a submission on 'Submission - Draft Policy' with the responses below.

**Name**

Bob Triming

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**What is your preferred contact method?**

Email

---

**Your email address**

equalaccess.itisthelaw@bigpond.com

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**Please outline your submission**

I stand by my original submission provided on this matter. I do however proffer this point: Only people or entities who provided submissions during the initial discussion period should be permitted to provide input on the draft policy now being requested.

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**Have you made a reportable political donation within the meaning of the Environmental Planning and Assessment Act 1979 within the last two years to any local Councillor of the Council or any gifts to any local Councillor or employee of that Council.**

I have not made a reportable political donation

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Geoff Fry

157 Stewart Street

Bathurst. NSW 2795

The General Manger

Bathurst Regional Council

155 Russell St Bathurst

**BATHURST TOWN CENTRE MASTER PLAN****Draft policy 'Future proofing our CBD****BATHURST REGIONAL COUNCIL**

19 AUG 2022

REF. 20.00340/329

I was one of 69 residences that made a personal submission. This is an excellent response and the best I have seen in my many years of dealing with Council.

Summary of the results of their personal submission was:

- Adopt a People friendly approach.
- The C B D needs to become more then just a retail centre.
- Strong support to improve the pedestrian environment in the C B D.
- Council must maintain the C B D's Heritage character and oppose the changing of building height in the C B D.
- Strong support for new off-street parking to be provided at Carrington Park.
- Strong voice to protect, existing parking resources.
- Support for new public art.
- Strong support for the adapture, reuse of the former TAFT site and Ambulance station.
- Support for permanent street tree plantings.
- Council is not doing enough to address climate change.

It is disappointing that at a cost of \$250,000 the Town Centre Master Plan and the 'Futureproofing our C B D' documents end up only being reference documents.

From past experience Council has 'Cherry Picked' some of these concepts, which are not supported by the community.

#### Document Concepts

##### 1. New Car park at Carrington Park

##### **Councils' response 'with expanded car parking in George Street'**

In the submission's there is no reference to the George Street car park, in support for Carrington Park.

DEPBS

2. Building Height and Density

**Councils' response 'support concepts on a one-on-one basis.**

Master plan refers to the BIMC, however there is no reference to it in the response.

Master Plan Concept

**'Consider height increases on the street frontage where there is already 'poor urban form'**

What is 'poor urban form'? And what examples do we have already? Under current L E P 's and Council Heritage guidelines isn't it already addressed and who decides on the criteria for 'poor urban form' or whether height restrictions will be recommended or removed.

**Overwhelming there is no public support for more than 12 metres height on Street Fronts.**

Also, no support for one-on-one basis, where there is 'poor urban form'.

The Council should be aware and support the consensus from the community as to what they want and make sure there is always the opportunity for community consultation.

Geoff Fry







**Janet Bingham**

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**From:** Mem Smith <rcmms@tpg.com.au>  
**Sent:** Saturday, 20 August 2022 4:13 PM  
**To:** Council  
**Subject:** Bathurst Town Centre plan and Draft Policy - Futureproofing our CBD 2022 and beyond

**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.**

#### **Response to the Consultation process, 18 August, 2022**

Thank you for the opportunity to comment on the Draft Policy. It is good to see the plan progressing as Council proposes in this policy document. The approach of adopting the Bathurst Town Centre Master Plan as a reference document to inform future decision making within the Bathurst CBD is a wise and practical one, recognizing that there may be a need for change in specifics over the years to come. The guiding principles expressed in the New Policy should ensure a sound basis for future decisions.

The future development of Bathurst's CBD as envisaged based on the identified guiding principles will ensure that Bathurst enhances its appeal and liveability, attractive both to residents and to visitors and encouraging more people to consider moving to Bathurst to live and work.

Bathurst is unusual, perhaps unique, in its layout, having a 'heart' in the city centre, with the Town Square and surrounding area. The development of the Town Square area in particular is an important element in developing a liveable, walkable city, providing places for people to meet, talk, rest, enjoy other activity and items of interest. It also enables easy access to and movement around the businesses in the CBD which is beneficial to economic activity. In this way it provides a valuable contribution both to the wellbeing of the community and to business activity. We are very fortunate to have this original plan and layout on which to develop the CBD for the future benefit of Bathurst and the region.

The approach of the first stage of the Streets as Shared Spaces project has been a good one, illustrating in real terms what can be done, how it will work, demonstrating what is possible but with the possibility of change if needed – much easier to see it in reality, readily accessible to the whole community than as ideas on paper which may effectively discourage or prevent people from participating and perhaps feeling excluded from the consultation. Having the funding for the first stage of the SaSS and its thoughtful implementation has made a good start to the development of the Town Centre Master Plan. The opportunity to move onto a second development under this program takes another step forward. This approach is an effective way to implement change and new ideas in a way that is accessible to the whole community.

#### **A New Policy**

The adoption of guiding principles for future decisions ensures a sound basis for planning and development, so that these important principles underpin any decisions. All these eight principles as listed are vital to the successful development of the CBD and an essential reference point when considering development in the area, both now and into the future.

1. Sense of place – very important in the wellbeing of individuals and community in all its aspects
2. Heritage and Streetscape - so very important in retaining the unique character of Bathurst, in its layout, streetscapes and parklands, both to residents and visitors. Retaining and developing parklands, street trees and plantings are important both in the character and health of the city and its community, more important to all in these days when climate change effects and recent learnings during the Covid pandemic must be part of planning for the wellbeing of the community.
3. Landscape and Environment – as in the previous point, a critical consideration in any development.

## Attachment 9.2.5.1

4. Economic vitality – having the layout with a ‘heart’ makes it easy for people to move around comfortably, to visit services and businesses, make purchases in the businesses and have ready access to services. A walkable city means people are more apt to visit more businesses and service at a time rather than just going to one for a specific one and leaving.
5. Connection – again, this relates to the above, vital to the success of development to the whole community.
6. Traffic and parking – always an important consideration in any planning, important in the success and workability of any development. Movement into and around the community and its economic area has to be imaginatively approached, exploring new possibilities that may provide workable solutions.
7. Climate and resilience – vital aspect of any future development, increasingly important as the impact of climate change highlights the need for thoughtful and informed planning.
8. Liveability - - the layout of the Town Centre provides a perfect opportunity to ensure a liveable city, a place where people can enjoy both/either living and /or working, a place to move around easily, for workers to enjoy their lunch breaks, for people to meet friends, to walk and explore. We are so lucky that it is possible to develop our city in this way.

Ongoing community engagement is important and trialling of change, as done in the Streets as Shared Spaces project, ensures that the community can see the reality of what proposed change looks like and works, and so have a good understanding of what is proposed. Approaching appropriate proposed changes in this way makes it more likely that proposed change will be well understood and feedback to Council more helpful than might otherwise be the case.

This policy is an excellent next step in an exciting and practical approach to the future development of the Town Centre. Congratulations to Council on this next stage. The continuing communication and opportunity for input is appreciated.

Margaret Smith  
P.O.Box 10,  
Bathurst, 2795



**Janet Bingham**

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**From:** Your Say Bathurst Region <notifications@engagementhq.com>  
**Sent:** Monday, 22 August 2022 11:14 AM  
**To:** Council; Janet Bingham  
**Subject:** CJOR completed Submission - Draft Policy (20.00340)

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CJOR just submitted a submission on 'Submission - Draft Policy' with the responses below.

**Name**

Chris O'Rourke

---

**What is your preferred contact method?**

Email

---

**Your email address**

corourke@mac.com

---

**Please outline your submission**

See file attached.

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[https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/2a80d5066d6ddce3e0e3525f7612daa98706b188/original/1661130785/9733dea05813e86a710e19584cb7d5f9\\_CORourke\\_TCMPResponseAug2022.pdf?1661130785](https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/2a80d5066d6ddce3e0e3525f7612daa98706b188/original/1661130785/9733dea05813e86a710e19584cb7d5f9_CORourke_TCMPResponseAug2022.pdf?1661130785)

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**Have you made a reportable political donation within the meaning of the Environmental Planning and Assessment Act 1979 within the last two years to any local Councillor of the Council or any gifts to any local Councillor or employee of that Council.**

I have not made a reportable political donation

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**Response to the Draft Policy  
“Futureproofing our CBD – 2022 and beyond”**

Submitted by Chris O'Rourke 22 August 2022

The Explanation document states:

Adoption of the Master Plan as a reference document does **NOT** mean Council will implement its recommendations. As a reference document, the Master Plan can be referenced in its entirety or in parts to simply inform future decision making. It does **NOT** commit Council to a specific list of works or actions or a specific set of solutions but only commits Council to considering and referencing the suggestions of the Master Plan as it makes future decisions relating to the CBD.

This makes status of this document very uncertain

In guiding change under the principles of this Policy, Council commits to ongoing engagement with the community (Section 6.0)

This is welcome but it does not detail the nature of that engagement.  
The policy also does not clearly set out the conditions under which decisions will be made, who will make them and in what context.

Giving this policy the status of a reference document means that decisions could be made on an ad hoc basis.

It is not made clear how future decision makers will determine the “intent” of the TCMP “reference” document.

Who will determine the nature of the engagement?

Will it be a working party composed of both Councillors and Council staff?

Will the results of any engagement take proper account of community feeling

Will it be a group of Council staff from Planning?

Will Councillors alone decide how to engage?

Given that there are some potentially significant changes to the nature of the town centre, engagement must go to the whole community.

This should go to a Citizens' Jury /Assembly as proposed by this author a number of time or a similarly engaged audience.

**2021 Consultation**

The 2021 consultation was much more valid than the usual community consultation that BRC carries out through its Yoursay process. AJ+C consulted widely with the community having conducted a number of information sessions where there was some level of interaction.



Normally Yoursay responses are few in number and not representative of community views. The one conducted by AJ+C was an exception. There were 69 individual responses to the TCMP in the 2021 Yoursay (additionally a petition type pro forma was submitted)

The outcomes of this consultation are especially relevant in relation to irreversible decisions such as potential building destruction and construction.

Trialling of the placement of street trees is easily reversible but not the construction of 5 storey car parks and 6 storey medical centre.

### **Place of Heritage**

Of those, 23 made specific reference to the built heritage of Bathurst. Many of them referred to the need to retain the heritage qualities of the CBD in relation to building height, scale, uniformity and vista.

Other submissions were supportive of retaining the general heritage look and feel of the CBD without specifically mentioning heritage.

A number of submissions also made mention of cultural heritage including indigenous heritage as well as the need to promote natural "heritage" through street tree planting.

No submissions stated that built heritage was not important.

Of particular concern in relation to this is point 11 in the summary document relating to building height. Any decision seeking to make changes of this significance cannot be left to a potentially small, undefined group of people who may or may not take account of the views of the community or who may be (unknowingly) influenced by vested interests.

### **Financial implications**

The reported cost of the AJ+C report was something in the region of \$200,000. To spend this amount of money and not arrive at a definitive response, is not an acceptable use of ratepayer monies.

Of late there has been too much money spent on outside consultancies of this type : the one conducted for Centennial Park comes to mind. The proposal to rejuvenate Centennial Park appears to be in a fiscal limbo and the TCMP cannot be left to the same fate.

BRC should accept the AJ+C report as is. If it cannot then BRC should make clear aspects of the AJ+C report that it accepts and those it does not, especially those which will have an irreversible effect on the invaluable heritage aspects of the town centre.

End

**Janet Bingham**

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**From:** Your Say Bathurst Region <notifications@engagementhq.com>  
**Sent:** Monday, 22 August 2022 3:34 PM  
**To:** Council; Janet Bingham  
**Subject:** Frances White completed Submission - Draft Policy (20.00340)

**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.

Frances White just submitted a submission on 'Submission - Draft Policy' with the responses below.

**Name**

Iain McPherson

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**What is your preferred contact method?**

Email

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**Your email address**

mcwhite2795@gmail.com

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**Please outline your submission**

Concerns regarding the draft Futureproofing our CBD policy document

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**Would you like to upload a document?**

[https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/1db963f1b8d0b7732fd85dc4193d8d6f8b596276/original/1661146367/d6bd63112943b0e4cf566040db27b417\\_Futureproofing\\_submission\\_22\\_8\\_22\\_IDR.docx?1661146367](https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/1db963f1b8d0b7732fd85dc4193d8d6f8b596276/original/1661146367/d6bd63112943b0e4cf566040db27b417_Futureproofing_submission_22_8_22_IDR.docx?1661146367)

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I have not made a reportable political donation

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I want to take the opportunity to comment on the Futureproofing 2022 and beyond and make the following comments for consideration by Councillors and Council staff.

This is one of the most important documents that we have had to respond to in over thirty years of my active community involvement in heritage and advocacy for development outcomes which preserve and enhance the characteristics of Bathurst as a place to live, work and visit.

1. I note that the Allen, Jack & Cottier Master Plan is now a reference document. One of the strengths of the A, J & C Master Plan is that it responded to the opportunity for community input. Those concerns and suggestions which were incorporated in the A,J & C Master Plan and responses are not sufficiently represented in the Futureproofing document.
2. Many of the rich ideas advanced by the community are not now reflected in the Future proofing document. Greater emphasis seems to be given to a concerted campaign orchestrated by a small group who seek increased building heights.
3. A fundamentally important concern is the putting to one side the current protection of 12 metre height limit in the LEP and thereby allowing significant development of buildings of greater height referenced against the height of the Carillon.
4. The quoted design principles are non-specific and subject to interpretation on a case-by-case basis. This implies that the community will be required to present its case over and over again, rather than having confidence that there is a standard in the LEP which developers will be required to comply with.
5. It is clear that the Futureproofing document is designed to facilitate extensive medium or higher density development, with higher building heights, in the Town Centre, within the Heritage Conservation Area without the protections of the 12 metre height limit.
6. I am concerned that the Futureproofing document will lead to Bathurst losing its unique, attractive character as a country, inland city.
7. It is apparent that the often-expressed opinions and hopes of many individuals and community groups will be put to one side, as those with an interest in maximising the value of their land become paramount.
8. The Futureproofing document does not present a vision or any indication of how our city will look as the principles espoused in the document are progressively rolled out on a piecemeal basis over coming years.
9. We ask that the basic planning requirement of a 12 metre height limit be maintained. If not stated, what is the intention of this document as to likely height limits in the future? We already have the example of the BIMC as an exemplar building when compliance with height limits is not required. This document gives no assurance into the future.
10. It is a document which, in its current form, will lead to a total change in the amenity and liveability and heritage protection in the centre of our heritage city.

The draft Futureproofing our CBD policy document needs to clarify its intent in achieving a vision for our city and set design parameters which will maintain the unique character of our city, especially in relation to the height of buildings and their impact on the built form.

Iain McPherson  
0456 002 316  
318 Russell Street, Bathurst

**Janet Bingham**

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**From:** Your Say Bathurst Region <notifications@engagementhq.com>  
**Sent:** Monday, 22 August 2022 4:04 PM  
**To:** Council; Janet Bingham  
**Subject:** LLagoon completed Submission - Draft Policy (20.00340)

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LLagoon just submitted a submission on 'Submission - Draft Policy' with the responses below.

**Name**

Jenner Plomley

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**What is your preferred contact method?**

Email

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**Your email address**

Montrose8@bigpond.com

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**Please outline your submission**

I see this DRAFT Policy as an important framework which should not just inform, but underpin any future decision making within the Bathurst CBD with particular reference to 'Sense of Place' and 'Heritage & Streetscape' considerations. Design, scale and bulk of any new developments are critical elements in the enhancement of the Bathurst Town Centre, and much care must be taken to promote quality and public amenity in the consideration of future projects and to avoid diminution of the substantial existing heritage assets in the Bathurst Town Centre.

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**Have you made a reportable political donation within the meaning of the Environmental Planning and Assessment Act 1979 within the last two years to any local Councillor of the Council or any gifts to any local Councillor or employee of that Council.**

I have not made a reportable political donation

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Having travelled extensively throughout Australia, particularly in regional areas, I am repeatedly reminded of the significance of Bathurst's unique heritage centre.

Most recently, I returned from a trip through Queensland. When I walked and drove around Bathurst's conservation area on my return I was overwhelmed by the sense of what an important and significant city centre we have here. In spite of the regrets about the loss of many buildings that have been integral to our streetscapes, we have a conservation area that stands out.

Our built heritage is something our community is proud of. Visitors to our city appreciate its country town character. We owe it to future generations to preserve our valuable asset while at the same time exploring the many ways of enhancing the cultural and commercial life of the city.

It is essential that something so valuable is not lost through a failure to develop a comprehensive vision that is clearly reflective of the views of the community and communicated in a way that everyone can access.

The draft Futureproofing the CBD 2022 and Beyond contains many principles that, if followed, will lead to a city that is more liveable and sustainable for the community and visitors.

I make the following comments in relation to the draft Futureproofing the CBD 2022 and Beyond and the associated Bathurst Town Square Master Plan.

- The original Town Square Master Plan was about just seven city blocks. The draft Futureproofing document covers the whole of the B3 CBD but there is no overall planning approach. There is no exploration of the possibilities for higher densities on green and brownfield sites on the edge of the city.
- The community deserves to be provided with comprehensive information about the ramifications of the draft Futureproofing policy.
- The reference to building height increases contains no detail and leaves the way open to destruction of our unique city in coming decades.
- There is no protection for our heritage streetscapes by the retention of the 12-metre height limit.
- Reference to the notion of "poor urban form" being the basis for consideration of location for increased building height on the street frontage is subjective and meaningless in its application.
- Any proposal to consider height increases on a case-by-case basis will involve the community in repeatedly responding to development proposals without the security of planning instruments which specify requirements.
- Increased building heights being referenced against the height of the Carillon was originally in relation to the 7 central blocks. Whilst this might have been useful in relation to views to and from the Carillon for low rise buildings in the centre of blocks, it is not appropriate as a yardstick for the whole of the CBD.

I urgently request that the 12-building height limit be retained and specified. No case has been made and no details provided to warrant the inclusion of increased building heights in the Futureproofing documents.

Fran White

0448 030 198

318 Russell Street, Bathurst.



PO Box 201  
Bathurst NSW 2795  
febs4@bigpond.net.au  
www.nationaltrust.org.au

Mr David Sherley

21 August 2022

General Manager

Bathurst Regional Council

Russell Street Bathurst

Dear David,

The Local branch of the Trust welcomes the opportunity to comment on the report now on public exhibition: **"Draft Bathurst Town Centre Master Plan"**. Whilst the local branch generally supports the adoption of the Draft Centre Master Plan, we have a few areas of specific concern.

We believe that with a few exceptions, Allen Jack + Cottier Architects (AJ+C) Bathurst Town Centre Master Plan for Bathurst Regional Council was a sound and reliable document, based as it was on the community consultation that took place prior to its delivery. The previous Councils "Futureproofing Our CBD" document removed and diminished many of the key ideas and community suggestions enunciated within the A J+C Master Plan.

The A J+C Master Plan adopted a 'People-First' design approach for future changes in the CBD. "People-First means giving people on foot and/or on cycle priority over vehicles wherever possible, to ensure their actual and perceived safety. Encouraging people to come to the CBD more often, stay for longer, and walk further to more businesses" This is a premise that the Trust fully supports.

The Bathurst and District Branch of the National Trust continues to strongly oppose changes to building heights and densities within the nominated Town Centre. The Branch believes that no buildings in the CBD should exceed three stories maximum height. Any increase in height would threaten the heritage values of the Carillon, Court House and the 4 church steeples. Any increase in height will overshadow our heritage streetscape facades and will threaten a sunny, people friendly CBD. The adoption of a 'case by case' basis to buildings heights and densities will see precedents beings set that future developers will use to leverage 'creeping' heights and densities. An ad hoc approach to building heights will lead to mismatched results for the character of CBD streets.

The Town Square groups "Wish Upon a Square" community consultation rejected increases to the height and scale of buildings in the Town Square precinct calling instead for people friendly, open spaces in the central blocks. The community consultation process feeding into the Allen Jack + Cottier Architects proposals found similar community reluctance to change the height and density restrictions in the CBD.

The Branch would not support any new infill buildings behind the TAFE that would compete with the Town Square concept of open space and open lane ways; especially buildings exceeding the current 3 storey LEP height limit.

The Branch is concerned that outcomes that we would not support in the previous council's 'Futureproofing' document may be 'cherry-picked' to underpin unacceptable height and density changes in the future. Thanking you once again for the opportunity to comment.

Yours Sincerely,

Wayne Febrey

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

**Janet Bingham**

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**From:** bathgates@gmail.com  
**Sent:** Monday, 22 August 2022 4:46 PM  
**To:** Council  
**Subject:** draft Futur proofing plan

**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.

This is my personal submission concerning the Futureproofing policy now on public display.

The draft Futureproofing document covers the whole of the CBD but there is no exploration of the possibilities for higher densities on green and brownfield sites on the edge of the city, as envisaged in the Housing Strategy. There are wonderful opportunities for greater residential density on such sites and such a policy approach is the best of all worlds, a win win.

There is no protection for our heritage streetscapes by the retention of the 12-metre height limit.

The reference to building height increases contains no detail and leaves the way open to destruction of our unique city in coming decades. Reference to the notion of "poor urban form" being the basis for consideration of location for increased building height on the street frontage is subjective and meaningless in its application. Why should existing poor urban form be the determinant for buildings over 12 metres high – it just doesn't make any sense.

Any proposal to consider height increases on a case-by-case basis will involve the community in repeatedly responding to development proposals without the security of planning instruments which specify requirements. This approach is developer driven, and leaves the future of the city to an ad hoc system of decisions according to the personal whims of whoever happens to be a councillor at the time, or whichever developer has the loudest voice. It will result in a shambles replacing a beautiful large country town.

Increased building heights being referenced against the height of the Carillon was originally in relation to the 7 central blocks. Whilst this might have been useful in relation to views to and from the Carillon for low rise buildings in the centre of blocks, it is not appropriate for the whole of the CBD.

No case has been made and no details provided for variation to the 12-building height limit to warrant the inclusion of increased building heights in the Futureproofing documents.

Sandy Bathgate



### Submission Summary – Draft Policy ‘Futureproofing our CBD – 2022 and Beyond’

#### **Background**

Council at its meeting held 20 July 2022 resolved to:

- (a) adopt the Bathurst Town Centre Master Plan (TCMP) as a reference document to inform future decision making within the Bathurst CBD; and
- (b) place the draft Policy – “Futureproofing our CBD - 2022 and beyond” – on public exhibition for a period of 28 days.

Rather than adopting a detailed schedule of future works under the TCMP, Council has resolved to consider adopting a new supporting Policy for the CBD - “Futureproofing our CBD - 2022 and beyond”. The TCMP remains relevant as a reference document to support decisions under that Policy.

The draft Policy establishes guiding principles for future decisions concerning the public realm of the CBD. Those decisions can reference the TCMP for possible solutions or adapt solutions to suit the circumstances of the case or develop new solutions, provided they respond to the principles of the Policy. Other strategies and plans will also inform those decisions.

Eight principles are proposed to guide future change of the public realm in the CBD under the draft policy:

1. *Sense of Place* - How does change engage with the Bathurst Town Centre?
2. *Heritage and Streetscape* - How does change integrate with the Bathurst Town Centre and its heritage streetscapes and parklands?
3. *Landscape and environment* - How does change respond to and integrate with the environment and landscape of the Bathurst Town Centre?
4. *Economic vitality* - How does change revitalise the Bathurst Town Centre and particularly activate the streets of the Bathurst Town Centre?
5. *Connection* - How does change prioritise connectivity and walkability?
6. *Traffic and Parking* - How does change manage disruptions to traffic and parking and enhance opportunities for public and active transport?
7. *Climate and Resilience* - How does change respond to climate conditions and their impacts on the Bathurst Town Centre?
8. *Liveability* - How does change encourage new employees to work and new residents to live in the Bathurst Town Centre?

Importantly the draft Policy also makes a commitment to ongoing community engagement and where appropriate the ongoing trialling of change.

The draft Policy was placed on public exhibition for a period of 28 days until 22 August 2022. A copy of the draft Policy was notified to all those who made submissions to Council’s response to the TCMP which was exhibited in 2021. Council staff also presented the draft Policy to the Town Square Group and the Bathurst Business Chamber. Fourteen (14) submissions were received in relation to the draft Policy. The table below outlines the submissions received and any recommended changes to the draft Policy.

**Submission Summary**

<b>Ref No.</b>	<b>Name</b>	<b>Summary of Submission</b>	<b>Comments and/or Recommended Changes to Council's Draft Policy</b>
1	Stuart Pearson	<ul style="list-style-type: none"> <li>Disappointed that Council has not adopted the Town Centre Master Plan (TCMP) in full as opposed to just as a reference document.</li> <li>The document AJ&amp;C produced was comprehensive, positive and provided a clear pathway to a greener, more people-oriented CBD.</li> <li>The concepts and ideas contained in the document have no automatic pathway to be turned into plans and actionable items.</li> <li>As a "reference document" only, the TCMP will have no weight or legal status.</li> <li>A golden opportunity to determine the city's future, has been simply flung aside.</li> </ul>	<ul style="list-style-type: none"> <li>Council's adoption of the Town Centre Master Plan (TCMP) as a reference document maintains the integrity of all the ideas and suggestions put forward in the Plan. Council can reference those ideas and suggestions in any changes it proposes within the CBD on an ongoing basis.</li> <li>The draft Policy references the TCMP as one of the key and relevant strategies that Council should consider when making decisions under the Policy.</li> </ul>
2	Vianne Tourle	<ul style="list-style-type: none"> <li>Support the principles and approaches outlined in the draft Policy.</li> <li>Support the recognition that successful interactions between private and public spaces constitute our CBD – e.g. colour schemes, good design, height control, vegetation, traffic control, ease of access, views and vistas and sense of place.</li> <li>Disappointed that rejuvenation works have been apparently stalled – would like to see more trees and shared human spaces.</li> <li>Attached her previous submission to Council's Response to the Town Centre Master Plan exhibited in 2021.</li> </ul>	<ul style="list-style-type: none"> <li>Rejuvenation works have not been halted. Adoption of the draft Policy should support ongoing improvement projects being considered by Council within the CBD. The Streets as Shared Spaces funding has enabled Council to trial change, particularly relating to new vegetation and shared spaces, and has proved a very effective method of engaging with the community as to how that change is best managed and achieved.</li> <li>Future works can be considered by Council as budgets permit.</li> </ul>
3	Bathurst Heritage Matters Inc.	<ul style="list-style-type: none"> <li>Disagrees with the inclusion of the consideration under the "Liveability" heading – of the identification of opportunities to increase living and built form density (e.g. building height) in ways that mitigate impacts to street frontage rhythm and character. <ul style="list-style-type: none"> <li>The Policy does not define poor urban form where this might be appropriate leaving the community without clarity and uncertainty.</li> </ul> </li> </ul>	<p>The TCMP offered a methodology to consider potential increases to height and density controls within areas of the Town Centre, particularly when paired with the delivery of public benefits, on the following basis:</p> <ul style="list-style-type: none"> <li>Must be undertaken in a way that retains Bathurst's two- and three-storey character when viewed from the main heritage streets (particularly William and George) –as height increases it should be positioned</li> </ul>



Ref No.	Name	Summary of Submission	Comments and/or Recommended Changes to Council's Draft Policy
		<ul style="list-style-type: none"> <li>○ Poor urban form should not be a guiding principle which might drive new height increases.</li> <li>○ Height increases must be dealt with within the fundamentals of the 12m heritage city.</li> <li>○ One on one consideration of increased building height will be developer driven and will not create a cohesive and liveable city.</li> <li>○ No justification for any increase in building height greater than 12 m on the street front.</li> <li>○ There is no public support for changes in building height.</li> <li>● Council should never permit buildings higher than 2 stories below the height (height plane reference) of the Carillon.</li> </ul>	<p>to be largely out of sight at street level from the heritage streets (refer figure 63 of the Master Plan).</p> <ul style="list-style-type: none"> <li>● Changes should be considered at the level of an individual development site.</li> <li>● Maximum building heights to be limited to a measurable distance (proposed as approximately one-storey) below the current high point of the city, the Carillon.</li> <li>● Wider views must be considered – e.g., view to Carillon from Sydney Road entrance.</li> <li>● Increases to building scale along street fronts may also be appropriate, where there is already poor street form and provided the height responds to the predominant scale of Bathurst streets through significant upper-level setbacks.</li> </ul> <p>The TCMP identified those areas of poor urban form (refer figure 62 of the Master Plan) and indicated this included street blocks such as north/south Russell and north Howick, and most of Durham and Bentinck. The TCMP indicated that the heritage streets of William, George and Keppel should retain their existing scale as viewed from the street.</p> <ul style="list-style-type: none"> <li>● The Policy does NOT alter the LEP height limit controls. An LEP amendment would be required to change building height in the majority of the B3 Commercial Core zone. Any such LEP amendment would include consultation with the community.</li> <li>● The draft Policy seeks to consider, as a principle, how change might encourage new employees and residents into the town centre.</li> <li>● The TCMP provided Council with a range of opportunities to encourage new employment floorspace and residential opportunities in the CBD –</li> </ul>

Ref No.	Name	Summary of Submission	Comments and/or Recommended Changes to Council's Draft Policy
			<p>possibly increasing building height is just one of those options. The Policy does not promote a change in building height it simply provides it as one example of opportunities that Council might consider to enable increases in living and built form density – the Policy states however that any such future change must be achieved in ways that mitigate impacts to street frontage rhythm and character. It is unlikely that a one-size fits all approach to height limit will be appropriate into the future and so a case-by-case basis inclusive of community consultation remains the preferred approach at this time. As each case is considered new planning and urban design controls can be inserted into the LEP and DCP.</p> <ul style="list-style-type: none"> <li>• An amendment to the draft Policy has been made to include other possible examples of how Council might consider increased living and built form density so that it is clearer that building height is not the only option – e.g., floor space ratio, better utilisation of on ground car parking air space, alterations to residential density standards.</li> <li>• In relation to built form change, the draft Policy seeks to reinforce the key principle from the TCMP: that new built form (including any future change to building height) should not impact street frontage rhythm and character and that this should remain a driving consideration as Council considers the impact of built form changes on the public realm into the future. In terms of height specifically the methodology established by the TCMP remains a relevant future consideration.</li> <li>• When Council's response to the TCMP was exhibited in 2021 there was mixed reaction to opportunities to change height and density planning controls in the CBD.</li> </ul>

Ref No.	Name	Summary of Submission	Comments and/or Recommended Changes to Council's Draft Policy
			<ul style="list-style-type: none"> <li>There was a strong voice from the individual and community submissions to protect the CBD's heritage values. Many were concerned that building height changes would significantly impact on the CBD heritage streetscapes and more community consultation was sought before Council contemplated any change. The Policy response, as exhibited, provides for that ongoing consultation to occur. The Policy response also clearly seeks to protect the heritage and streetscape qualities of the CBD to ensure that the scale, bulk, massing, form and siting of new development complements and improves the quality and amenity of the public domain.</li> </ul>
4	Ingrid Pearson	<ul style="list-style-type: none"> <li>Disappointed that Council does not have the foresight or the will to adopt some of the elements of the TCMP. The draft Policy is only motherhood statements, none of which is enforceable and will be subject to manipulation by developers.</li> <li>The proposed Policy does not progress actions of change for the CBD only offers guidelines. Some of these actions need to be incorporated into the DCP otherwise unsympathetic development will result.</li> <li>Lost opportunity in the Streets as Shared Spaces (SaSS) pilot for professionally design and landscape open spaces and select street furniture based on good design. Some more permanent elements of SaSS are commendable (e.g. Church St bollards).</li> <li>Sense of Place: <ul style="list-style-type: none"> <li>Support considerations. Appropriate development of the Town Square would add to anchor the living heart of the City.</li> </ul> </li> <li>Heritage and Streetscape <ul style="list-style-type: none"> <li>support retention of 2 and 3 storey frontage – new infill buildings should be designed in scale and grain</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Council's adoption of the Town Centre Master Plan (TCMP) as a reference document maintains the integrity of all the ideas and suggestions put forward in the Plan. Council can reference those ideas and suggestions in any changes it proposes within the CBD on an ongoing basis.</li> <li>The draft Policy references the TCMP as one of the key and relevant strategies that Council should consider when making decisions under the Policy.</li> <li>The Policy and decisions made into the future will guide future changes in urban design and planning controls under Council's LEP and DCP. Council staff will be presenting to the November Working Party on medium density housing and a review of planning controls particularly as they relate to the City's commercial zones.</li> </ul> <p>Sense of Place</p> <ul style="list-style-type: none"> <li>The draft Policy references the Bathurst Town Square as the centre of the Bathurst Town Centre.</li> </ul>

Ref No.	Name	Summary of Submission	Comments and/or Recommended Changes to Council's Draft Policy
		<p>reflecting the area's character. Encouragement of reuse and adaption of heritage buildings is commendable but not enforceable.</p> <ul style="list-style-type: none"> <li>• Landscape and Environment <ul style="list-style-type: none"> <li>○ support connecting laneway networks. Support use of green walls and permanent planting of deciduous shade trees to reduce urban heat.</li> <li>○ Consider rainwater capture to use on landscaping.</li> </ul> </li> <li>• Economic Viability <ul style="list-style-type: none"> <li>○ Need to consider the inward attraction of boutique hotel operators.</li> <li>○ Consider trialling low-rental short term lease opportunities in vacant retail spaces.</li> <li>○ Create a vibrant Town Square with nighttime activation.</li> <li>○ Provide opportunities for busking locations.</li> </ul> </li> <li>• Connection <ul style="list-style-type: none"> <li>○ Endorse walkable city that is pedestrian friendly.</li> <li>○ City also needs to be accessible and inclusive with more ramps.</li> <li>○ Beautification around the Town Square block would be a good start.</li> <li>○ Endorse temporary road closures and event spaces.</li> </ul> </li> <li>• Traffic and Parking <ul style="list-style-type: none"> <li>○ Support on-street linemarking of car parking spaces, with surplus areas used for parklets and trees.</li> <li>○ Support multi-storey car parks (up to 12 m height).</li> <li>○ Do not support cycleways in the city unless they are part of a wider cycleway network.</li> </ul> </li> <li>• Climate and Resilience <ul style="list-style-type: none"> <li>○ Support draft Policy</li> </ul> </li> <li>• Liveability <ul style="list-style-type: none"> <li>○ Support except for unrestricted height limit – suggest a maximum 18m height limit as this is less discernible from the existing 2 and 3 storey frontage.</li> </ul> </li> </ul>	<p>Wording has been altered to “as the heart of the Bathurst Town Centre”.</p> <p>Heritage and Streetscape</p> <ul style="list-style-type: none"> <li>• Council cannot prohibit demolition so can only encourage adaptive reuse and support building maintenance and improvement which is done through its heritage assistance funding.</li> </ul> <p>Landscaping and Environment</p> <ul style="list-style-type: none"> <li>• SaSS funding has allowed Council to trial a number of innovations in the CBD including new trees and rainwater capture for landscaping (Machattie Lane).</li> </ul> <p>Liveability</p> <ul style="list-style-type: none"> <li>• See comments under submission (3) above in relation to height of buildings. The Policy response clearly seeks to protect the heritage and streetscape qualities of the CBD to ensure that the scale, bulk, massing, form and siting of new development complements and improves the quality and amenity of the public domain.</li> </ul> <p>Trialling Change</p> <ul style="list-style-type: none"> <li>• Trialling change through SaSS funding has enabled Council to continue to engage with the community about new opportunities for the public realm in the CBD.</li> </ul>

Ref No.	Name	Summary of Submission	Comments and/or Recommended Changes to Council's Draft Policy
		<ul style="list-style-type: none"> <li>○ Better lighting will improve public safety.</li> <li>• Trialling and modelling change               <ul style="list-style-type: none"> <li>○ Means change will be slow. Prefer Council to adopt and Master Plan then stage its implementation.</li> <li>○ Endorse modelling change.</li> </ul> </li> </ul>	
5	Pauline Barker	<ul style="list-style-type: none"> <li>• Support the guiding principles of the draft Policy as they establish achievable protocols for successful outcomes.</li> <li>• Support recognition of climate change, improving key linkages, complementing heritage character and adaptive reuse of the TAFE building.</li> <li>• Strongly support commitment to community engagement and 3D modelling.</li> <li>• Policy does not:               <ul style="list-style-type: none"> <li>○ define short to medium term measures,</li> <li>○ effects on streetcapes by allowing increased building heights/bulks.</li> </ul> </li> <li>• Support continued trials of change in the Town Square as this is supported by significant research, CMP and ongoing community engagement. Suggest removing parking from Town Square.</li> <li>• Plan new green public spaces in the other CBD blocks.</li> <li>• Enact/Review CMP recommendations for Machattie Park and Carillon.</li> </ul>	<ul style="list-style-type: none"> <li>• See comments under submission (3) above in relation to height of buildings. The Policy response clearly seeks to protect the heritage and streetscape qualities of the CBD to ensure that the scale, bulk, massing, form and siting of new development complements and improves the quality and amenity of the public domain.</li> <li>• Ongoing trials of change within the CBD and particular within the Town Square block and its neighbours is supported but subject to budget. To date trials have been funded from NSW Government's Streets as Shared Spaces program.</li> </ul>
6	Bob Triming	<ul style="list-style-type: none"> <li>• Reiterates comments made in his earlier submission on Council's response to the TCMP in 2021. (<i>see What Bathurst Said Volume 1 – Submission Summary reference 53</i>) – largely related to improving accessibility throughout the CBD.</li> <li>• Suggest that only persons who lodged a submission in 2021 should now make a submission in relation to this draft Policy.</li> </ul>	<ul style="list-style-type: none"> <li>• The draft Policy specifically seeks to prioritise connectivity and walkability including: "increasing pedestrian safety by designing for a balance of all users (pedestrian, cyclist or vehicular) with differing abilities".</li> </ul>
7	Geoff Fry	<ul style="list-style-type: none"> <li>• Disappointing that the TCMP ends up only being a reference document.</li> <li>• Council's response to the TCMP discussed expanding parking at Carrington Park but not at George Street carpark.</li> <li>• The TCMP references sites with poor urban form as being suited to new height increases but poor urban form is not</li> </ul>	<ul style="list-style-type: none"> <li>• Council's adoption of the Town Centre Master Plan (TCMP) as a reference document maintains the integrity of all the ideas and suggestions put forward in the Plan. Council can reference those ideas and suggestions in any changes it proposes within the CBD on an ongoing basis.</li> </ul>

Ref No.	Name	Summary of Submission	Comments and/or Recommended Changes to Council's Draft Policy
		defined. There has been no public support for more than 12m height change on street frontages.	<ul style="list-style-type: none"> <li>• The draft Policy references the TCMP as one of the key and relevant strategies that Council should consider when making decisions under the Policy.</li> <li>• The TCMP identified both Carrington Park and George St carpark as sites which could accommodate additional off-street carparking. The draft Policy response includes as a consideration the need to offset on-street car parking losses with new off street parking opportunities.</li> <li>• See comments under submission (3) above in relation to height of buildings. When Council's response to the TCMP was exhibited in 2021 there was mixed reaction to opportunities to change height and density planning controls in the CBD. There was a strong voice from the individual and community submissions to protect the CBD's heritage values. Many were concerned that building height changes would significantly impact on the CBD heritage streetscapes and more community consultation was sought before Council contemplated any change. The Policy response, as exhibited, provides for that ongoing consultation to occur. The Policy response also clearly seeks to protect the heritage and streetscape qualities of the CBD to ensure that the scale, bulk, massing, form and siting of new development complements and improves the quality and amenity of the public domain.</li> </ul>
8	Margaret Smith	<ul style="list-style-type: none"> <li>• Support TCMP progressing in this policy document.</li> <li>• Support adoption of TCMP as a reference document which recognises that there may be a need for change in specifics over the years to come. The guiding principles of the new policy should ensure a sound basis for future decisions.</li> </ul>	<ul style="list-style-type: none"> <li>• Comments noted.</li> </ul>



Ref No.	Name	Summary of Submission	Comments and/or Recommended Changes to Council's Draft Policy
		<ul style="list-style-type: none"> <li>The development of the Town Square in particular is an important element in developing a liveable, walkable city providing opportunities for social interaction.</li> <li>SaSS has been a good opportunity to demonstrate what is possible but with the possibility of change if needed. SaSS has proved an effective way to implement change and new ideas in a way that is accessible to the whole community.</li> <li>Support all 8 guiding principles in the draft policy.</li> <li>Support ongoing trials and community engagement.</li> </ul>	
9	Chris O'Rourke	<ul style="list-style-type: none"> <li>Adoption of TCMP as a reference document makes its status uncertain. May lead to ad hoc decisions. Is a waste of the monetary value to have the TCMP completed.</li> <li>Welcome the commitment to ongoing engagement but the Policy does not state how and when that engagement might take place. Engagement must go to the whole community – a citizen's jury/assembly is suggested. Engagement through Council's Yoursay website is not comprehensive.</li> <li>Outlines range of support to the protection of heritage values in the CBD based on early consultation for the TCMP. Concerned about opportunities to change building height.</li> </ul>	<ul style="list-style-type: none"> <li>Council's adoption of the Town Centre Master Plan (TCMP) as a reference document maintains the integrity of all the ideas and suggestions put forward in the Plan. Council can reference those ideas and suggestions in any changes it proposes within the CBD on an ongoing basis.</li> <li>The draft Policy references the TCMP as one of the key and relevant strategies that Council should consider when making decisions under the Policy.</li> <li>Ongoing engagement by Council will be undertaken in form/s that best suit the circumstances of the case.</li> <li>See comments under submission (3) above in relation to height of buildings.</li> </ul>
10	Iain McPherson	<ul style="list-style-type: none"> <li>Draft Policy represents one of the most important documents the community has had to respond to in the last 30 years.</li> <li>Key strength of the TCMP is that it responded to the opportunity for community input. That community input is not incorporated into the draft Council policy and the TCMP is now just a reference document.</li> <li>Concerned that greater emphasis is being placed on a campaign to increase building heights. There is potential that the community will need to continuously respond to proposals that may seek a height increase rather than relying on an LEP standard.</li> <li>Concerned that the Policy will lead to Bathurst losing its unique, attractive character as a country, inland city.</li> </ul>	<ul style="list-style-type: none"> <li>Council's adoption of the Town Centre Master Plan (TCMP) as a reference document maintains the integrity of all the ideas and suggestions put forward in the Plan. Council can reference those ideas and suggestions in any changes it proposes within the CBD on an ongoing basis.</li> <li>The draft Policy references the TCMP as one of the key and relevant strategies that Council should consider when making decisions under the Policy.</li> <li>See comments under submission (3) above in relation to height of buildings. The policy does not seek to change the existing 12m height limit. It does seek to enable new opportunities to be explored to</li> </ul>

Ref No.	Name	Summary of Submission	Comments and/or Recommended Changes to Council's Draft Policy
		<p>Concerned that the opinion and hopes of many individuals and community groups will be put to one side to maximise the value of land.</p> <ul style="list-style-type: none"> <li>Seek a retention of the 12 metre height limit.</li> </ul>	<p>increase living and built form density – one of these ways may be building height increases – subject to a consideration of the other principles in the Policy which specifically seek to ensure that heritage and streetscape values are considered in those future decisions. The Policy does not alter the LEP height standard it only sets the guiding principles for how future decisions inclusive of possible height changes should be considered. The outcome could very well be no height change in certain circumstances.</p>
11	Jenner Plomley	<ul style="list-style-type: none"> <li>Draft policy is an important framework which should not just inform but underpin any future decision in the CBD with particular reference to Sense of Place and Heritage and Streetscape considerations.</li> <li>Design, scale and bulk are critical elements in the enhancement of the Bathurst Town Centre and care must be taken to promote quality and public amenity to avoid diminution of the Town Centres heritage assets.</li> </ul>	<ul style="list-style-type: none"> <li>Comments noted. The Policy response seeks to protect the heritage and streetscape qualities of the CBD to ensure that the scale, bulk, massing, form and siting of new development complements and improves the quality and amenity of the public domain.</li> </ul>
12	Fran White	<ul style="list-style-type: none"> <li>Bathurst has a unique heritage centre and something our community is proud of.</li> <li>We owe it to future generations to preserve our valuable heritage asset whilst exploring ways to enhance the cultural and commercial life of the City. The draft Policy contains principles, which if followed, will lead to a city that is more liveable and sustainable.</li> <li>The Policy extends beyond the boundaries of the TCMP but misses an opportunity to consider an exploration of the possibility for higher densities on green and brownfield sites on the edge of the City.</li> <li>Community deserves to be informed about the ramifications of the Policy – references to building height leaves the way open to destruction of our unique city in coming decades. Using poor urban form as a means to justify possible height increases in some streetscapes is subjective. The</li> </ul>	<ul style="list-style-type: none"> <li>See comments under submission (3) above in relation to height of buildings. The Policy response seeks to protect the heritage and streetscape qualities of the CBD to ensure that the scale, bulk, massing, form and siting of new development complements and improves the quality and amenity of the public domain.</li> <li>The Policy does NOT alter the LEP height limit controls. An LEP amendment would be required to change building height in the majority of the B3 Commercial Core zone. Any such LEP amendment would include consultation with the community.</li> <li>The Bathurst Housing Strategy 2036 explores opportunities for higher density living opportunities in the inner and outer suburbs of the City – e.g. Master Planning undertaken for Laffing Waters. Council staff</li> </ul>

Ref No.	Name	Summary of Submission	Comments and/or Recommended Changes to Council's Draft Policy
		<p>community will have to continuously respond to case-by-case proposals to increase height.</p> <ul style="list-style-type: none"> <li>Request that the 12m building height be retained. No case has been made to increase building heights.</li> </ul>	<p>will be presenting to the November Working Party on medium density housing and a review of planning controls particularly as they relate to the City's commercial zones.</p>
13	Bathurst & District Branch National Trust	<ul style="list-style-type: none"> <li>Generally support adoption of the TCMP.</li> <li>Trust fully supports a "People First" approach to future changes in the CBD.</li> <li>Trust strongly opposes changes to building heights and densities. No building in the CBD should exceed three storeys in height as this would threaten the heritage values of the taller heritage buildings (e.g. Carillon, Courthouse and church spires).</li> <li>There was general community reluctance to change building height.</li> <li>Do not support new infill buildings behind the former TAFE buildings – the space should be retained as an open town square.</li> </ul>	<ul style="list-style-type: none"> <li>Comments are noted. See comments under submission (3) in relation to height of buildings. The Policy does NOT alter the LEP height limit controls.</li> </ul>
14	Sandy Bathgate	<ul style="list-style-type: none"> <li>The Policy extends beyond the boundaries of the TCMP but misses an opportunity to consider an exploration of the possibility for higher densities on green and brownfield sites on the edge of the City.</li> <li>References to building height leaves the way open to destruction of our unique city in coming decades. Using poor urban form as a means to justify possible height increases in some streetscapes is subjective. The community will have to continuously respond to case-by-case proposals to increase height.</li> <li>No case has been made to vary the 12m building height.</li> </ul>	<ul style="list-style-type: none"> <li>See comments under submission (3) in relation to height of buildings. The Policy does NOT alter the LEP height limit controls.</li> <li>The Bathurst Housing Strategy 2036 explores opportunities for higher density living opportunities in the inner and outer suburbs of the City – e.g. Master Planning undertaken for Laffing Waters. Council staff will be presenting to the November Working Party on medium density housing and a review of planning controls particularly as they relate to the City's commercial zones.</li> </ul>



<b>POLICY:</b>	FUTUREPROOFING OUR CBD - 2022 AND BEYOND
<b>DATE ADOPTED:</b>	
<b>ORIGINAL ADOPTION:</b>	
<b>FILE REFERENCE:</b>	20.00340
<b>OBJECTIVE:</b>	To establish the guiding principles to support future decision making in ensuring the public realm of the CBD responds to changing community values and economic and environmental influences over time.

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### 1.0 BACKGROUND:

#### Bathurst Town Centre Master Plan

The Bathurst Town Centre Master Plan 2021 provides a vision for improving seven city blocks within the Bathurst CBD, an area known as the Bathurst Town Centre.

Allen Jack + Cottier Architects (AJ+C) were invited to prepare the Master Plan for Bathurst Regional Council. The project was co-sponsored by Charles Sturt University (CSU), who were investigating the opportunities for a Bathurst CBD Campus at that time.

The Master Plan outlines AJ+C's analysis of the existing condition of the Town Centre, the outcomes of stakeholder and community engagement undertaken in the development of the draft plan, and then makes several site or area-specific recommendations as well as Centre-wide master plan proposals. As CSU decided not to proceed with an investigation of a CBD Campus, several options explored for campus facilities were identified as open opportunities for other uses.

'**Futureproofing our CBD**', Council's Response to the Bathurst Town Centre Master Plan, summarises the key concepts proposed in the A J + C Master Plan. The '**Futureproofing our CBD**' response did not recommend wholesale adoption of the Master Plan but outlined those elements of the Master Plan considered appropriate, at that time, for consideration of their implementation into the future.

The community's response to Council's '**Futureproofing Our CBD**' report was sought through a formal public exhibition process. "**Futureproofing Our CBD**" was exhibited for a one-month period with submissions closing on **24 May 2021**.

A range of voices were heard and messages received during the public exhibition period. These were collated in the report: Futureproofing our CBD (Council's Response to the Bathurst Town Centre Master Plan) – "What Bathurst Said".

Relevant documents are available at:

<https://yoursay.bathurst.nsw.gov.au/bathursttowncentre/widgets/278695/documents>

#### Street as Shared Spaces

At about the time Council placed its proposed response to the Master Plan on public exhibition Council was successful in attracting a substantial grant (\$767,884) under the NSW Government's Streets as Shared Spaces (SaSS) program round 1.

The NSW Government's Streets as Shared Spaces program provided one-off grant funding to support local councils to test and pilot new and innovative ideas for streets as safe, shared public spaces.

The Pilot project and the additional grant received under round 2 of the program enabled Council to trial a number of the suggestions outlined in the Bathurst Town Centre Master Plan.

The SaSS projects have highlighted the value in trialing change in stages rather than seeking wide ranging irreversible change. This has proved a very effective method of engaging with the community as to how that change is best managed and achieved.

### This Policy

This policy seeks to respond to the Bathurst Town Centre Master Plan and the community's response to it and the lessons learnt from the Streets as Shared Spaces Pilot projects. It sets the guiding principles for future change within the CBD to ensure impacts on the public realm respond to changing community values and economic and environmental influences. Decisions involving future changes will need to assess their consistency against these Principles. Those decisions can reference the Master Plan report for possible solutions or adapt solutions to suit the circumstances of the case or develop new solutions, provided they respond to the principles of the Policy. Other strategies and plans will also inform those decisions including for example the future Active Transport Strategy and a revised Retail Strategy. Importantly, community engagement can continue as each new decision is made.

### **2.0 AIM OF THIS POLICY:**

The policy aims to guide change in the public realm of the Bathurst CBD, whether owned publicly or privately.

### **3.0 OBJECTIVE OF THIS POLICY:**

The objective of this policy is to establish the guiding principles to support future decision making to ensure the public realm of the CBD responds to changing community values and economic and environmental influences over time.

This policy seeks to ensure that change within the public realm of the Bathurst CBD is positive and negative impacts are minimised and mitigated.

### **4.0 LAND TO WHICH THIS POLICY APPLIES:**

This policy applies to lands located within the Central Business District (CBD) of the City of Bathurst, generally being those lands located within the extent of lands zoned B3 Commercial Core under Bathurst Regional Local Environmental Plan 2014.

The public realm is those spaces around, between and within buildings that are publicly accessible and visible including streets, plazas, parks, footpaths, laneways, parks and open spaces.

This policy applies to changes that may be made to land, buildings, streets, lanes, footpaths, parks, spaces, views and vistas that may impact or change the public realm of the Bathurst CBD.

This policy applies to privately owned land to the extent to which new development on private land impacts on the public realm.



### **5.0 GUIDING PRINCIPLES TO SUPPORT FUTURE DECISION MAKING TO ENSURE THE PUBLIC REALM OF THE CBD MEETS COMMUNITY EXPECTATIONS:**

The Council will consider the following guiding principles (as applicable) when making decisions that impact on the public realm (private or public) of the Bathurst CBD.

#### **5.1 Sense of Place** - How does change engage the Bathurst Town Centre.

Considerations include:

- the geographical grid layout of the Bathurst Town Centre, inclusive of the meridian ridge line and the respective falls to the northwest and southeast.
- the role of the Bathurst Town Square as the centre of the Bathurst Town Centre.
- the role of the Carillon, located on the meridian ridge and as the high point of the city,
- Bathurst's two- and three-storey street frontage rhythm and character.
- significant stories and memories of place recognising cultural longevity and promoting its greater visibility (including relating to Aboriginal culture and heritage).
- the extent the community and visitors enjoy being in and take pride in the Bathurst Town Centre.

#### **5.2 Heritage and Streetscape** - How does change integrate with the Bathurst Town Centre and its heritage streetscapes and parklands.

Considerations include:

- scale, bulk, massing, form, and siting of new development to complement and improve the quality and amenity of the public domain.
- the external appearance of new development (building design, character, materials, colours, and detailing) and how it might improve the quality and amenity of the public realm.
- the design of new development and how it responds to and mitigates its potential to impact other property and the public realm in terms of, overshadowing and solar access, visual and acoustic privacy, noise, wind and reflectivity.
- protecting heritage assets and encouraging adaptive reuse of heritage building stock.

#### **5.3 Landscape and environment** - How does change respond to and integrate with the environment and landscape of the Bathurst Town Centre.

Considerations include opportunities to improve:

- amenity by connecting to networks of open space.
- the quality and the value of the public realm.
- the amenity of streets and public spaces through landscaping and vegetation, using plant species which are particular to the Bathurst Town Centre.
- water and air quality by utilising sustainable and resilient infrastructure.

#### **5.4 Economic vitality** - How does change revitalise the Bathurst Town Centre and particularly activate the streets of the Bathurst Town Centre.

Considerations include:

- encouraging economic activity that creates a distinct and attractive place for business to trade and invest, and for people to visit.

- creating new or improved places for people and communities to gather, meet and interact that are safe enjoyable and equitable, inclusive of the provision of street furniture.
- encouraging opportunities for events.
- encouraging night-time activation.

### 5.5 Connection - How does change prioritise connectivity and walkability.

Considerations include:

- contributing to walkable blocks, particularly at mid-block locations.
- increasing pedestrian traffic and contributing to business exposure in the public realm.
- encouraging people to walk around the Bathurst Town Centre by integrating pedestrian paths with vehicle access and designated parking areas.
- connecting significant natural features, buildings, views and cultural assets to make the Bathurst Town Centre more navigable, accessible, engaging and attractive and to reinforce local character, including new places to sit, rest and socialise.
- slowing traffic and minimising unnecessary truck movements.
- increasing pedestrian safety by designing for a balance of all users (pedestrian, cyclist or vehicular) with differing abilities.
- encouraging temporary road closures and events spaces.

### 5.6 Traffic and Parking - How does change manage disruptions to traffic and parking and enhance opportunities for public and active transport.

Considerations include:

- offsetting on-street car parking losses with new off street parking opportunities.
- providing drop off and pick up kerb side spaces.
- signalisation of intersections and the prioritisation of traffic and off street car parking locations away from the CBD high streets.
- encouraging opportunities for new forms of travel into, through and out of the Bathurst Town Centre including cycling, park and ride, shuttle services and EV infrastructure.

### 5.7 Climate and Resilience - How does change respond to climate conditions and their impacts on the Bathurst Town Centre.

Considerations include:

- new water conservation infrastructure.
- mitigating the effect of summers with increasing temperatures and declining rainfall, particularly through appropriate landscaping and greenery.
- mitigating the predominant winter winds and their impact in the public realm.

### 5.8 Liveability - How does change encourage new employees to work and new residents to live in the Bathurst Town Centre.

Considerations include:

- adaptive reuse of heritage assets for commercial and residential opportunities.
- redevelopment of centre block locations and mid-block laneway improvements to open the centre of blocks and vacant lands.
- identification of opportunities to appropriately increase living and built form density (e.g. building height, floor space ratio, better utilisation of on ground car parking air

space, alterations to residential density standards) in ways that mitigate impacts to street frontage rhythm and character.

- enhancing public safety particularly at night-time.

### **6.0 COMMITMENT TO COMMUNITY ENGAGEMENT**

In guiding change under the principles of this Policy, Council commits to ongoing engagement with the community including the business community.

Where appropriate, Council will seek to trial change in stages rather than seeking wide ranging irreversible change as an effective method of engaging with the community as to how that change is best managed and achieved.

### **7.0 MODELLING CHANGE**

3D modelling can provide an invaluable tool in simulating change within the CBD to aid decision making under this Policy.

In guiding change under the principles of this Policy, Council may require the submission of digital data in a format prescribed by Council for the purpose of 3D modelling. This data may be used by Council for community consultation/engagement purposes.



# AUSSIE BACKYARD BIRD COUNT

**2021 Results for  
Bathurst Regional Council**

Brolga package with Add-ons

#aussiebirdcount  
[aussiebirdcount.org.au](https://aussiebirdcount.org.au)

**18-24 October 2021**

  
**birdlife**  
AUSTRALIA

### BirdLife Australia

BirdLife Australia was founded in 1901 and is a charity working to conserve native birds and biological diversity in Australasia and Antarctica, through the study and management of birds and their habitats, and the education and involvement of the community.

BirdLife Australia produces a range of publications, including *Emu*, a quarterly scientific journal; *Australian BirdLife*, a quarterly magazine; *Conservation Statements*; *BirdLife Australia Monographs*; the *BirdLife Australia Report series*; and the *Handbook of Australian, New Zealand and Antarctic Birds*. It also maintains a comprehensive ornithological library and several scientific databases covering bird distribution and biology.

Membership of BirdLife Australia is open to anyone interested in birds and their habitats and concerned about the future of our avifauna. For further information about membership, subscriptions and database access, contact

**BirdLife Australia**  
**60 Leicester Street, Suite 2-05**  
**Carlton VIC 3053**  
**Australia**

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This report was prepared by: Karina Sorrell



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# Introduction



In 2014, as part of BirdLife Australia's National Bird Week celebrations, BirdLife Australia ran the first ever Aussie Backyard Bird Count — now one of the largest citizen science projects of this nature in Australia. The Aussie Backyard Bird Count provides an opportunity for everyone — from school children, senior citizens, families and community groups — to become citizen scientists for one week every October. With over 85% of Australians living in urban environments with often limited opportunities to experience nature, the Aussie Backyard Bird Count is a great way to get outside and connect with nature.

The data collected by these citizen scientists plays a vital role in providing important information to BirdLife Australia. We know more about our threatened birds than we do about our common backyard birds and the Aussie Backyard Bird Count helps to fill this knowledge gap, as well as increasing our understanding of Australian bird species that live where people live. The Aussie Backyard Bird Count also helps raise the profile of bird species throughout Australia, highlighting their importance and promoting a national passion for Australian birds.

Each year this natural passion is confirmed, with the Aussie Backyard Bird Count attracting significant interest from the public eager to be involved and help contribute to our growing knowledge of Australian birds. Public involvement continues to increase each year the Aussie Backyard Bird Count is run, with the number of birds counted also significantly increasing each year. Additionally, involvement by local councils increases year-on-year with more bird-focused events being held during Bird Week, improving the awareness and importance of local birds within their communities. And with the release of lesson plans which encourages students to participate both at school and at home, the number of schools participating in the Aussie Backyard Bird Count continues to grow.

The national focus on birds is extremely important with data showing Australian backyards have been shrinking since the 1990s, and populations of some of our most familiar birds like the Laughing Kookaburra, have also declined. While data collected from the Aussie Backyard Bird Count is currently only a baseline, results from the past four years show that Australian backyards — in all their shapes and sizes — continue to attract a range of birds, giving us hope that even as the iconic Aussie backyard shrinks, many native birds can and do remain. Results from the Aussie Backyard Bird Count support the decline in kookaburra numbers over the years while aggressive species such as the Noisy Miner appear to be increasing. With growing national and international concern for the welfare of these iconic Australian birds, citizen science projects such as the Aussie Backyard Bird Count can help provide an insight into how Aussie birds are faring and results can help formulate subsequent management decisions.

**The next Aussie Backyard Bird Count will take place from 17 - 23 October 2022**

# 2021 Aussie Backyard Bird Count Results

## Count Summary

The following statistics summarise the results of the 2021 Aussie Backyard Bird Count for the **Bathurst Regional Council**. The count ran from the **18<sup>th</sup> to 24<sup>th</sup> October 2021**.

- **316** observers participated in the bird count, submitting **477** checklists.
- Submitted checklists ranged from between **1** and **22** per registered user (average of **3.43** per registered user).
- Observers counted birds for a combined duration of **148** hours and **4** minutes.
- Observers recorded a total of **15,481** individual birds during Bird Week.
- **123** bird species were recorded (Table 2).
- The reporting rate for individual species (percentage of total surveys a species was detected in) ranged from **0.21 %** (representing a single observation) to **72.33 %** (Table 2). Low reporting rates for species with high counts indicate that many birds of these species were reported within single surveys (i.e., seen in family groups or large flocks).

**Table 1:** Comparison of summary statistics from the 2017, 2018, 2019, 2020, and 2021 Aussie Backyard Bird Counts for the Bathurst Regional Council. Additional council-level data vetting was carried out in 2020 and 2021, so species numbers may differ markedly for some councils in these years compared to others, despite similar or increased participation.

	Year				
	2017	2018	2019	2020	2021
Number of observers	189	236	198	184	316
Total bird count	9,227	11,074	11,694	8,325	15,481
Total surveys	315	350	358	284	477
Total species	155	166	156	123	123
Minimum checklists per user	1	1	1	1	1
Maximum checklists per user	15	10	17	19	22
Average checklists per user	2.84	2.67	2.93	2.51	3.43
Survey length (hours)	99.52	106.05	108.78	88.18	148.6

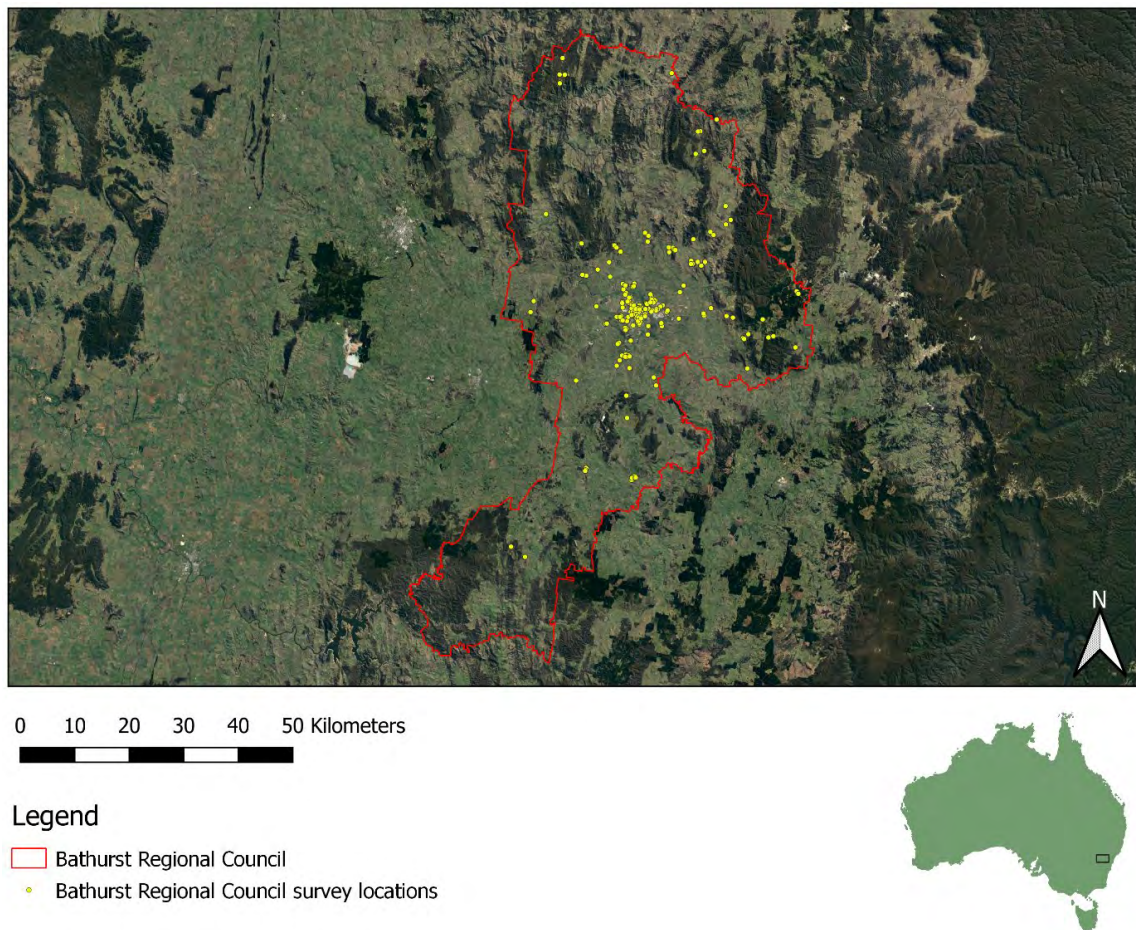
**Table 2:** Total count and reporting rate (%) of all 123 bird species observed within the Bathurst Regional Council boundaries during the 2021 Aussie Backyard Bird Count.

\* Introduced species; RA = Rare; NT = Near Threatened; VU = Vulnerable; En = Endangered, CE = Critically Endangered (based on IUCN listings; BirdLife Australia, 2019).

Bird Species	Count	Reporting Rate (%)	Bird Species	Count	Reporting Rate (%)
Australian Magpie	1377	72.33	Dusky Moorhen	21	2.10
Common Starling *	1236	45.28	Zebra Finch	21	1.47
House Sparrow *	1186	38.16	Australasian Shoveler	21	1.05
Galah	1041	43.82	Rainbow Lorikeet	20	1.05
Crested Pigeon	770	44.23	Australasian Grebe	19	1.89
Crimson Rosella	675	36.48	European Goldfinch *	19	1.05
Sulphur-crested Cockatoo	635	22.85	Sacred Kingfisher	18	2.52
Superb Fairy-wren	514	31.45	White-throated Gerygone	18	2.31
Australian Wood Duck	495	15.51	Striated Thornbill	18	1.47
Common Blackbird *	456	28.72	Tree Martin	17	1.47
Pied Currawong	445	27.67	Black-shouldered Kite	16	2.94
Little Corella	418	8.60	Oriental Dollarbird	15	1.47
Welcome Swallow	392	20.34	White-faced Heron	14	2.73
Magpie-lark	389	38.78	Brown Goshawk	14	2.52
Red-rumped Parrot	389	22.43	Hoary-headed Grebe	14	0.21
Red Wattlebird	367	32.49	Wedge-tailed Eagle	11	1.26
Willie Wagtail	320	33.33	Australian White Ibis	11	0.42
White-winged Chough	310	9.01	White-naped Honeyeater	10	0.42
Noisy Miner	249	15.51	Fan-tailed Cuckoo	9	1.47
Pacific Black Duck	229	8.18	Leaden Flycatcher	9	1.47
Australian Raven	199	19.08	Rainbow Bee-eater	9	1.26
Eastern Rosella	199	16.56	Rufous Songlark	9	1.05
Yellow-rumped Thornbill	189	10.90	Purple Swamphen	9	0.84
Australian King-Parrot	184	15.30	Nankeen Kestrel	8	1.47
Common Myna *	163	10.27	Eurasian Skylark *	8	1.05
Silvereye	153	11.53	Jacky Winter	8	0.84
Eastern Spinebill	138	8.81	Peaceful Dove	7	1.26
Yellow-faced Honeyeater	123	10.48	Australian Reed-Warbler	7	1.05
Noisy Friarbird	114	11.11	Eastern Yellow Robin	7	0.84
Masked Lapwing	107	2.73	White-necked Heron	6	1.26

Black-faced Cuckoo-shrike	99	10.48	Brown Quail	6	0.63
Grey Teal	81	1.89	Musk Lorikeet	6	0.21
Grey Fantail	80	10.27	Golden-headed Cisticola	5	0.63
Double-barred Finch	69	2.52	Spotted Dove *	5	0.63
Silver Gull	68	0.42	Whistling Kite	5	0.42
Eurasian Coot	64	1.68	Diamond Firetail (VU)	5	0.21
Hardhead	62	0.63	White-browed Woodswallow	5	0.21
Yellow Thornbill	61	3.35	Little Eagle (VU)	4	0.84
Fairy Martin	61	1.05	Pallid Cuckoo	4	0.84
Striated Pardalote	60	5.45	Brown-headed Honeyeater	4	0.63
White-plumed Honeyeater	53	4.61	Domestic Goose *	4	0.21
Gang-gang Cockatoo	52	3.14	Mistletoebird	3	0.63
Laughing Kookaburra	49	6.29	Pied Butcherbird	3	0.63
Brown Thornbill	47	3.35	White-winged Triller	3	0.63
Grey Butcherbird	46	6.71	Black-fronted Dotterel	3	0.42
Spotted Pardalote	45	6.08	Grey Currawong	3	0.42
White-browed Scrubwren	42	3.98	Tawny Frogmouth	3	0.42
Rock Dove *	42	3.35	Brown Falcon	2	0.42
Grey Shrike-thrush	41	5.66	Brown Treecreeper (VU)	2	0.42
Buff-rumped Thornbill	41	2.73	Collared Sparrowhawk	2	0.42
Red-browed Finch	39	2.31	Golden Whistler	2	0.42
Rufous Whistler	38	4.82	Horsfield's Bronze-Cuckoo	2	0.42
Pied Stilt	33	0.21	Little Pied Cormorant	2	0.42
Eastern Koel	32	6.29	Western Gerygone	2	0.42
White-eared Honeyeater	32	3.35	Little Friarbird	2	0.21
Dusky Woodswallow (VU)	32	2.94	Black Kite	1	0.21
Little Raven	30	2.94	Little Grassbird	1	0.21
Yellow-tailed Black-Cockatoo	29	1.68	Painted Button-quail	1	0.21
Pink-eared Duck	28	0.21	Peregrine Falcon	1	0.21
Weebill	27	2.73	Southern Boobook	1	0.21
Common Bronzewing	26	2.94	Speckled Warbler (VU)	1	0.21
White-throated Treecreeper	24	4.19			

## Survey Distribution



**Figure 1:** Bird observations recorded within Bathurst Regional Council boundaries during the 2021 Aussie Backyard Bird Count. Bird observations that were recorded in a single survey overlap due to having the same GPS coordinates, so each yellow circle represents a single complete survey.

### Least Common Species

The least commonly observed bird species recorded within the Bathurst Regional Council boundaries all corresponded to one single survey observation and included:

- Black Kite
- Little Grassbird
- Pink-eared Duck
- Diamond Firetail (VU)
- Musk Lorikeet
- Southern Boobook
- Domestic Goose \*
- Painted Button-quail
- Speckled Warbler (VU)
- Hoary-headed Grebe
- Peregrine Falcon
- White-browed
- Little Friarbird
- Pied Stilt
- Woodswallow

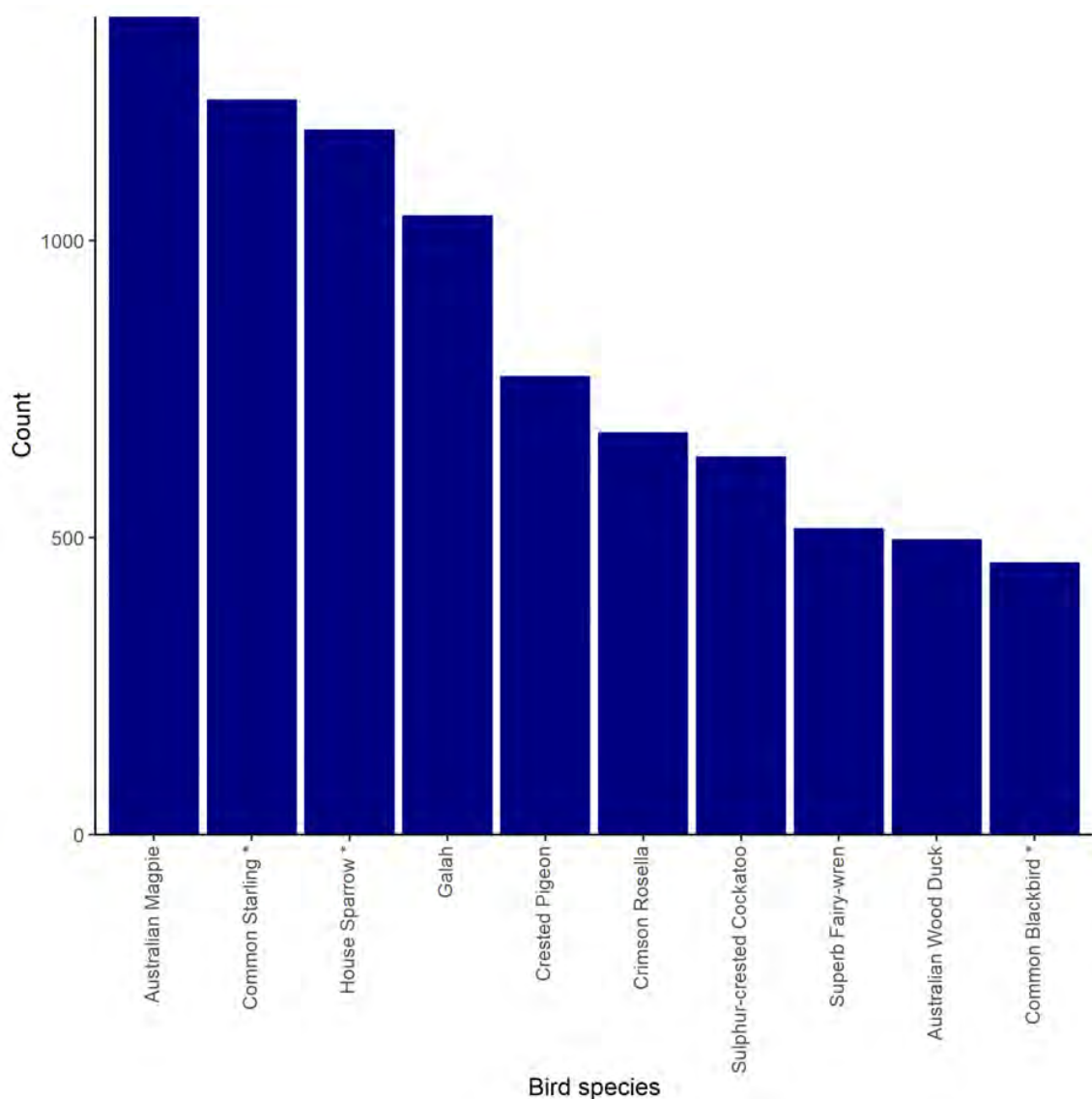
**13** of the **14** bird species reported only once are native to Australia, with the Domestic Goose being introduced. Two species are classified as threatened in New South Wales. Two of the 13 native species are raptors, one is nocturnal, and four are associated with aquatic habitats such as lakes and wetlands. The remaining species are typically found in woodlands or forests, away from the modified vegetation of larger towns and intensively farmed areas. The behaviours and habitat requirements of these species may account for the lack of reports during Bird Week, especially if most surveys occurred in people's backyards.

### Most Common Species

Seven of the ten most abundant bird species recorded within the Bathurst Regional Council boundaries are native to New South Wales (Figure 2). The Common Starling, House Sparrow, and Common Blackbird are all introduced. The top ten bird abundances ranged from **456** to **1,377** individual birds (Figure 2). All seven native species are considered to have secure populations in New South Wales.

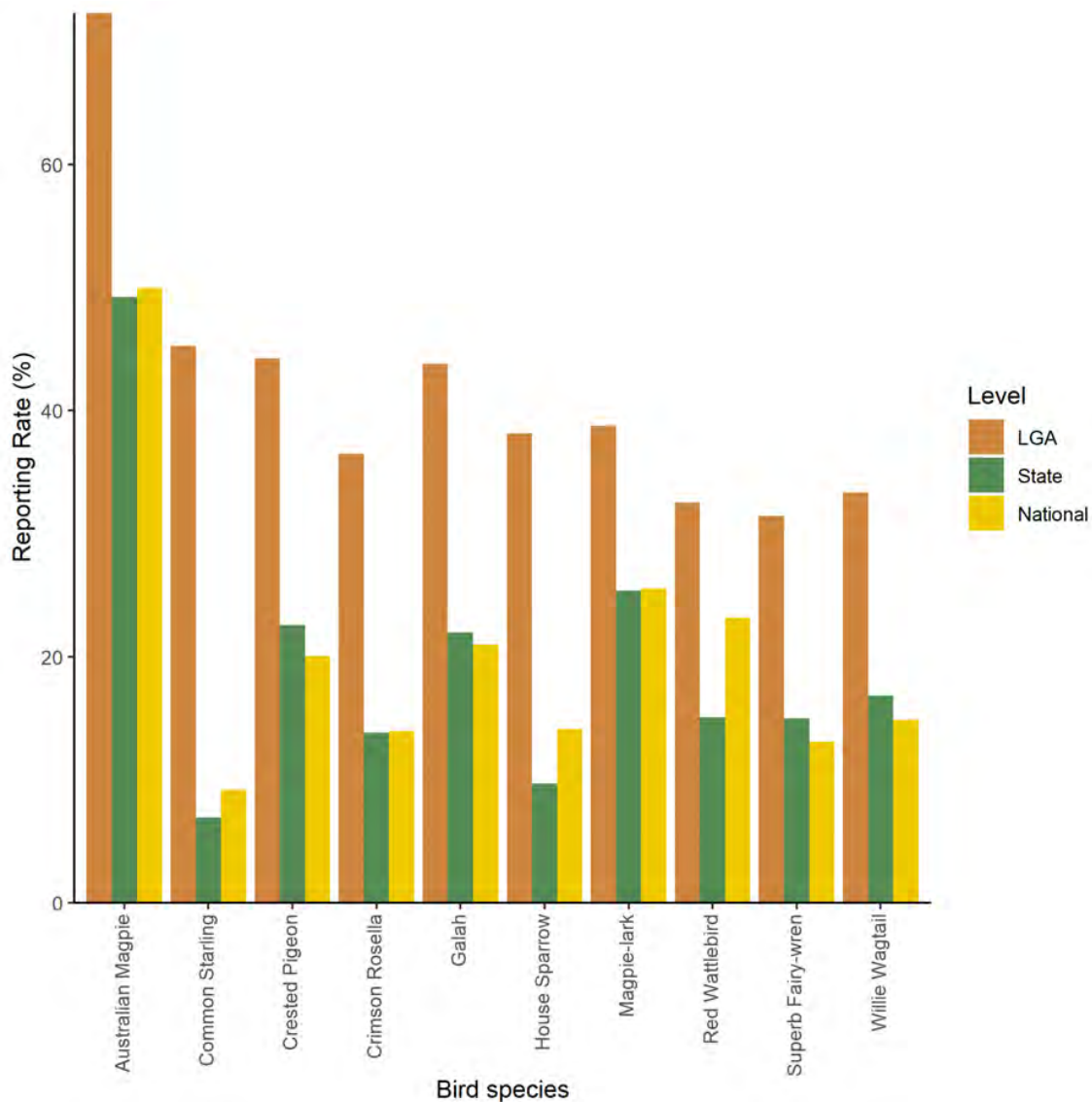
The most *counted* species, the Australian Magpie, was the fourth-most counted species in the state and the third-most counted nationally. The second-most counted species, the Common Starling, was the 17<sup>th</sup>-most abundant species nationally and 25<sup>th</sup>-most counted in the state. The third-most abundant species, the House Sparrow, was the sixth-most abundant nationally and 11<sup>th</sup>-most abundant in the state. The native species in the top ten all have similar standings to the state-wide counts, reflecting that the composition of bird species in the Bathurst Regional Council is similar to much of the other populated areas of New South Wales. The exception is the Crimson Rosella (6<sup>th</sup>) that came in at 21<sup>st</sup> for the state, a species which is common along the Great Dividing Range.





**Figure 2:** The ten most abundant bird species within the Bathurst Regional Council boundaries during the 2021 Aussie Backyard Bird Count. \* Indicates introduced species.

All of the ten most frequently *reported* species within Bathurst Regional Council boundaries were reported at notably higher rates than both the state and national averages (Figure 3). The differences were particularly pronounced for introduced species, the Common Starling and House Sparrow, both of which thrive in modified urban and agricultural landscapes. The Crimson Rosella had a particularly high reporting rate, yet this comes as no surprise as this species is common in moist habitats and in the hills of the Great Dividing Range, both of which occur in the Bathurst Regional Council.



**Figure 3:** Comparison of the reporting rates (%) of the ten most frequently recorded species during the 2021 Aussie Backyard Bird Count within the Bathurst Regional Council boundaries, with New South Wales and national reporting rates.

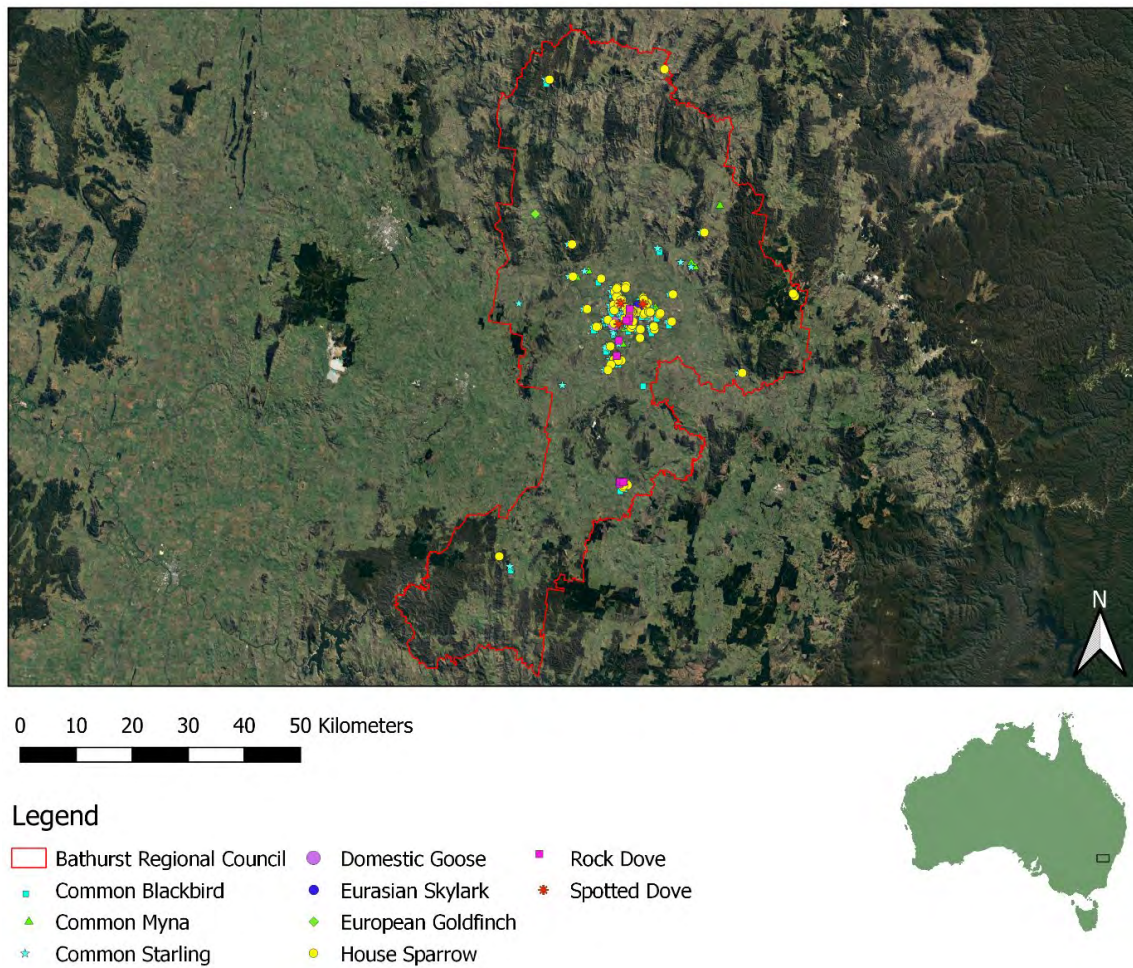
### Introduced Species

**Nine** introduced bird species were recorded within the council boundaries during the 2021 Aussie Backyard Bird Count (Table 3, Figure 4). Introduced species records were tightly clustered around the central urban areas of Bathurst Regional Council, with very few records from more heavily forested areas elsewhere (Figure 4). While several species were not recorded from the peripheries of the council, it should be noted that very few surveys were submitted from these areas, and the distribution map is likely to reflect this survey bias.

The Common Starling (45.28 %), House Sparrow (38.16 %), and Common Blackbird (28.72 %), were the introduced species reported in the highest proportion of surveys within the council boundaries, though the Common Myna was also reported in 10.27 % of surveys. Figure 4 gives an overall indication of introduced species distribution across Bathurst Regional Council, but individual species distributions are difficult to discern due to the overlap of records. Accordingly, the individual distribution maps for each introduced species have been provided in **Appendix 1**.

**Table 3:** Survey statistics for the introduced bird species recorded within Bathurst Regional Council boundaries during the 2021 Aussie Backyard Bird Count.

Bird Species	Count	Proportion of total individuals (%)	Number of surveys detected in	Reporting rate (%)
Common Starling	1236	7.98	216	45.28
House Sparrow	1186	7.66	182	38.16
Common Blackbird	456	2.95	137	28.72
Common Myna	163	1.05	49	10.27
Rock Dove	42	0.27	16	3.35
European Goldfinch	19	0.12	5	1.05
Eurasian Skylark	8	0.05	5	1.05
Spotted Dove	5	0.03	3	0.63
Domestic Goose	4	0.03	1	0.21



**Figure 4:** Distribution of the introduced bird species within the Bathurst Regional Council boundaries during the 2021 Aussie Backyard Bird Count. Bird observations that were recorded in a single survey overlap due to having the same GPS co-ordinates.

### Native Species of Management Concern

European colonisation has had a large impact on the conservation status of Australian birds. Approximately 234 species of Australian bird are now classified by the International Union for Conservation of Nature (IUCN) as Extinct, threatened with extinction, or Near Threatened (Garnett *et al*, 2011). It is critical that we gain an understanding of where these threatened species persist so that we can implement appropriate management actions in these areas. The Aussie Backyard Bird Count provides an opportunity for community members to participate in this important work.

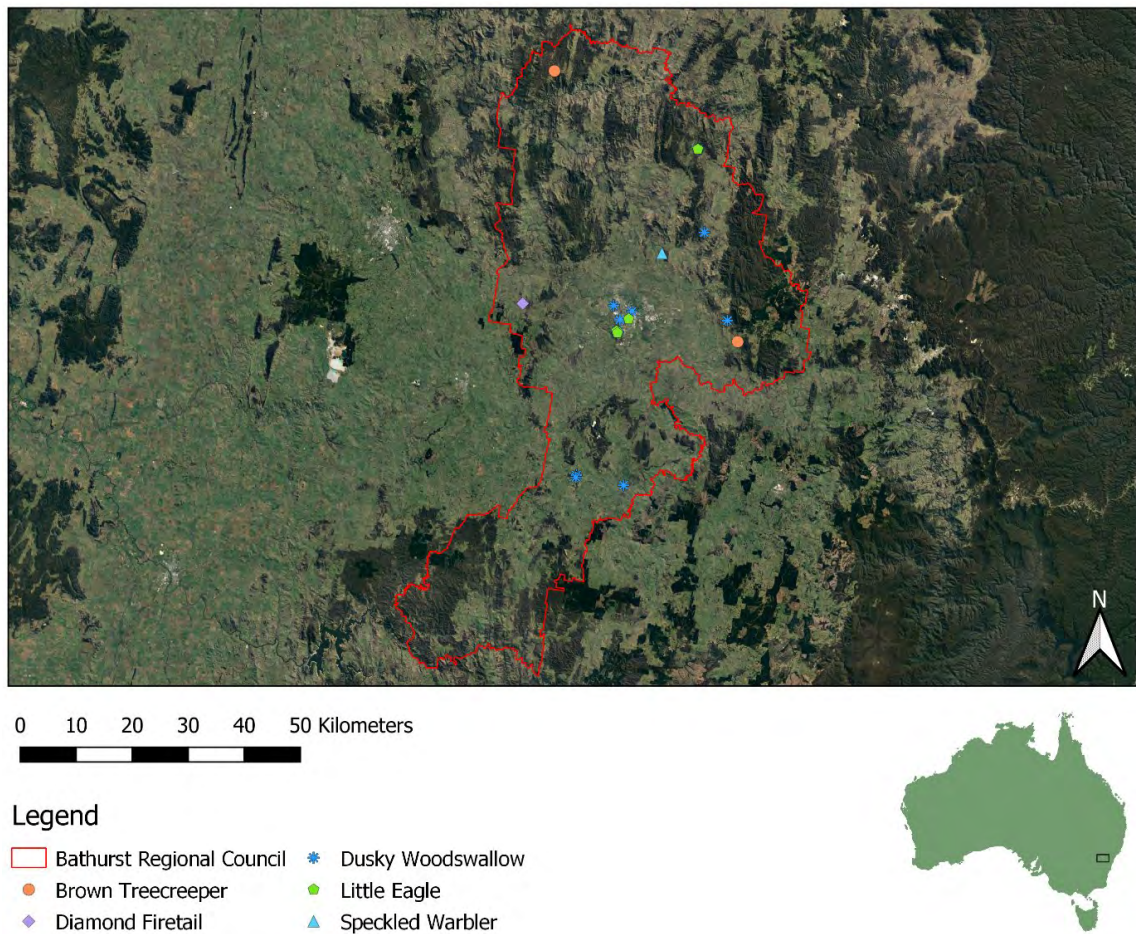
**Five** species of bird listed as threatened were recorded within the council boundaries (Table 4, Figure 5). Dusky Woodswallow were recorded in 2.94 % of surveys. This species is frequently confused with Welcome Swallow and Common Starling, which are more common in urban areas, so this reporting rate may be a slight overestimate. Figure 5 gives an overall indication of threatened

species distribution across Bathurst Regional Council, but individual species distributions are difficult to discern due to the overlap of records. Accordingly, the individual distribution maps for each threatened species have been provided in **Appendix 2**.

**Table 4:** Threatened species recorded within Bathurst Regional Council boundaries.

Bird Species	Status	Count	Number of surveys detected in	Reporting rate (%)
Brown Treecreeper	VU	2	2	0.42
Diamond Firetail	VU	5	1	0.21
Dusky Woodswallow	VU	32	14	2.94
Little Eagle	VU	4	4	0.84
Speckled Warbler	VU	1	1	0.21





**Figure 5:** Distribution of the threatened bird species within the Bathurst Regional Council boundaries during the 2021 Aussie Backyard Bird Count. Bird observations that were recorded in a single survey overlap due to having the same GPS co-ordinates.



**One** threatened raptor species was recorded within the Bathurst Regional Council boundaries in 2021:

- Little Eagle (Vulnerable)

A number of Australian raptor species are threatened due to habitat destruction and fragmentation, loss of nesting hollows, declining prey availability, and the use of rodenticides.

**Four** threatened woodland-associated bird species were recorded within the Bathurst Regional Council boundaries in 2021:

- Brown Treecreeper (Vulnerable)
- Diamond Firetail (Vulnerable)
- Dusky Woodswallow (Vulnerable)
- Speckled Warbler (Vulnerable)

Since European settlement, over 80% of Australia's temperate woodlands have been cleared, resulting in many woodland-dependent bird species experiencing population declines and being reclassified as threatened (BirdLife Australia, 2015). The temperate south-eastern regions of Australia have experienced the largest number of woodland species declines. In response to the documented declines in woodland bird species, BirdLife Australia has implemented the Woodland Birds for Biodiversity Project to enhance the conservation of declining and threatened woodland bird species. This project builds on the recovery efforts of the Critically Endangered Regent Honeyeater which has been the focus of long-term intensive recovery initiatives by BirdLife Australia and, due to its high profile, acts as a flagship species for the conservation of other threatened woodland birds. The Woodland Birds for Biodiversity Project aims to:

- Monitor habitat restoration activities and bird populations to determine priority habitat sites and population trends.
- Identify and monitor climate change impacts on woodland habitat and woodland-dependent bird species.
- Improve the management and protection of woodland habitat on private and public land.
- Restoration and revegetation of areas to improve the amount of available habitat and connectivity of this habitat.
- Community education and involvement in survey efforts and monitoring.

### Species-specific Results

#### Laughing Kookaburra

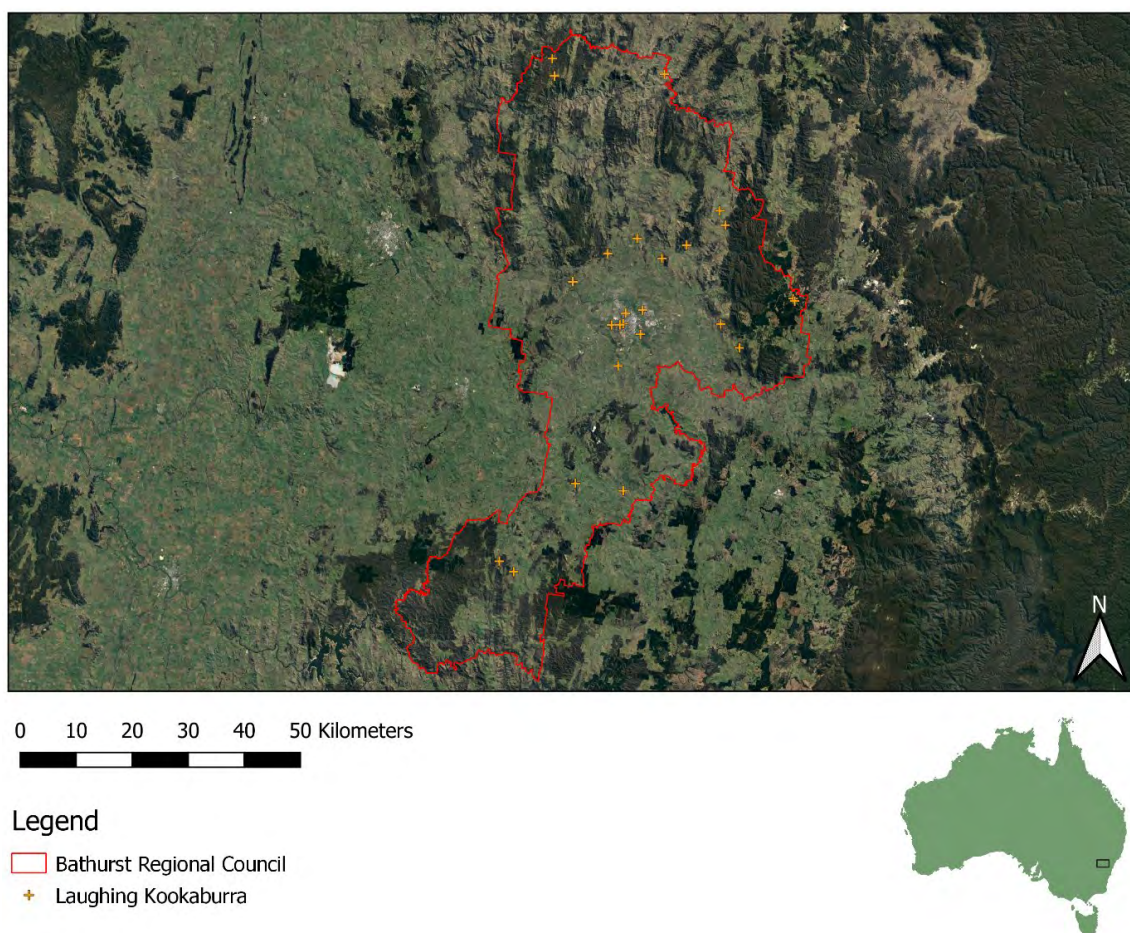
**Forty-nine** Laughing Kookaburra were counted within the council boundaries during the 2021 Aussie Backyard Bird Count, making them the 43<sup>rd</sup>-most abundant species in the region. Records were well spread across the council, including in urban centres, and along forest edges.

The total count of Laughing Kookaburra was higher than all previous years of the count, except for 2018 (Table 5). However, after accounting for an increase in participation over the years, the reporting in rate in 2021 of 6.29 % is lower than all previous years. The reporting rate for the species

was considerably lower than the state (22.47 %) average, and slightly higher than the national (16.8 %) average.

**Table 5:** Species-specific statistics for the Laughing Kookaburra showing the total number of surveys conducted in the council, the total number of birds observed and the reporting rate of the species for the years 2017 – 2021 inclusive.

Laughing Kookaburra	2017	2018	2019	2020	2021
Total surveys (all)	315	350	358	284	477
Bird Count	44	94	46	36	49
Reporting Rate (%)	9.52	11.71	8.66	7.39	6.29



**Figure 6:** Distribution of Laughing Kookaburra within the council boundaries (red line) during the 2021 Aussie Backyard Bird Count. Bird observations from the same general area will overlap as they have the same, or similar, GPS coordinates.

### Diamond Firetail

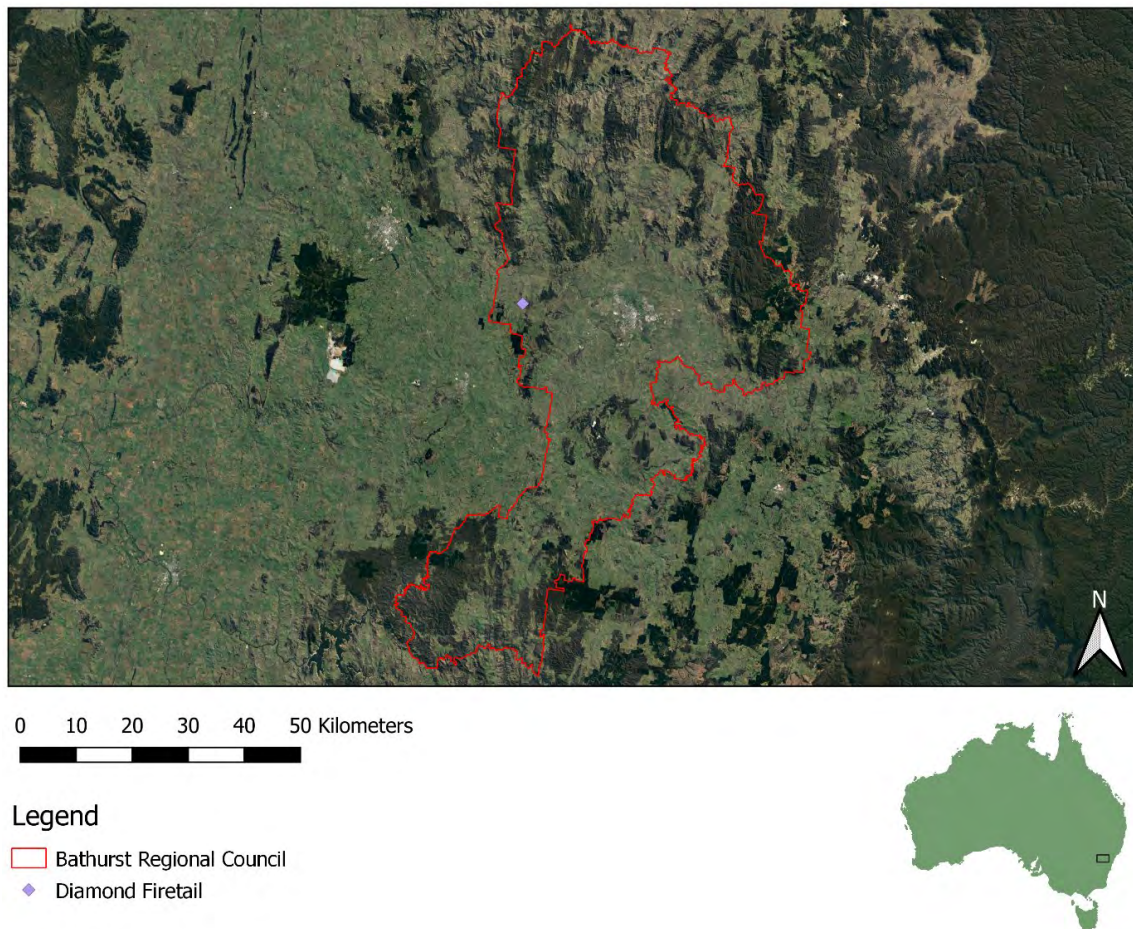
**Five** Diamond Firetail were counted within the council boundaries during the 2021 Aussie Backyard Bird Count, making them the 98<sup>th</sup>-most abundant species in the region. There was just one record of the species this year, of five birds (Figure 7).

The total number of Diamond Firetail was the same as the previous year, despite participation levels being higher in 2021 (Table 6). However, when accounting for survey numbers and numbers of individual records per survey, the 2021 reporting rate of 0.21 % was actually lower than all previous years. The Diamond Firetail is an inconspicuous and urban avoidant species, and as such, reporting rates are never particularly high. The 2021 council reporting rate was still higher than the state-wide reporting rate of 0.14 % and the national reporting rate of 0.13 %. As the species is absent from large parts of NSW and Australia, it is difficult to draw conclusions about these percentages, and caution should be taken when interpreting the results.

**Table 6:** Species-specific statistics for the Diamond Firetail showing the total number of surveys conducted in the council, the total number of birds observed and the reporting rate of the species for the years 2017 – 2021 inclusive.

Diamond Firetail	2017	2018	2019	2020	2021
Total surveys (all)	315	350	358	284	477
Bird Count	2	15	10	5	5
Reporting Rate (%)	0.63	0.57	1.4	0.7	0.21





**Figure 7:** Distribution of Diamond Firetail within the council boundaries (red line) during the 2021 Aussie Backyard Bird Count. Bird observations from the same general area will overlap as they have the same, or similar, GPS coordinates.

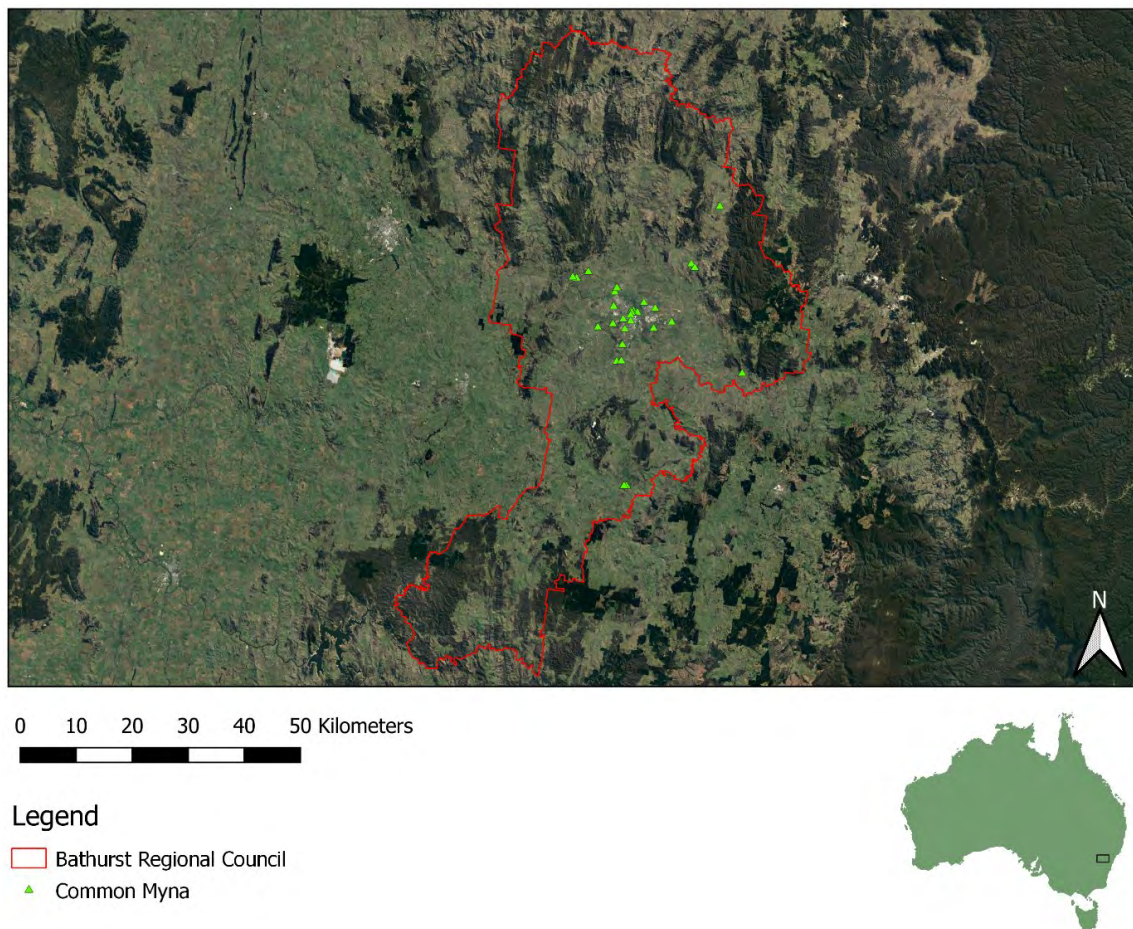
### Common Myna

**163** Common Myna were counted within the council boundaries during the 2021 Aussie Backyard Bird Count, making them the 25<sup>th</sup>-most abundant species in the region (Table 7). Records were mostly clustered around the more urbanised, central parts of the council, with the odd record further afield (Figure 8).

The total count of Common Myna was double that of the previous year, as well as being higher than all other years (Table 7). However, after accounting for participation levels, the 2021 reporting rate of 10.27 % was slightly lower than the previous year of 11.62 %. That being said, with fluctuating numbers of surveys being submitted each year, except for 2017, the reporting rate for this species has remained relatively constant over time, each year falling between ~ 9 and 11 %. The reporting rates from the Bathurst Regional Council in 2021 were still considerably lower than both state (18.14 %) and national (16.97 %) reporting rates.

**Table 7:** Species-specific statistics for the Common Myna showing the total number of surveys conducted in the council, the total number of birds observed and the reporting rate of the species for the years 2017 – 2021 inclusive.

Common Myna	2017	2018	2019	2020	2021
Total surveys (all)	315	350	358	284	477
Bird Count	40	111	106	79	163
Reporting Rate (%)	5.71	9.43	9.5	11.62	10.27



**Figure 8:** Distribution of Common Myna within the council boundaries (red line) during the 2021 Aussie Backyard Bird Count. Bird observations from the same general area will overlap as they have the same, or similar, GPS coordinates.



## Data Limitations

An annual backyard bird survey occurring in gardens across Australia has the potential to be an extremely valuable monitoring tool for Australian bird species and communities. Over years, data collected from regions can be used to detect population trends for target species (both native and introduced), for different species guilds and for bird communities within specific areas. For example, detection of regional and/or national changes in the abundance and distribution of species especially those of management concern, such as downward trends of native species, or upward trends of pest species. Subsequent management actions can therefore be implemented in response to the survey results.

However, some caution must be taken when interpreting the results from such a survey. The backyards that are surveyed will not constitute a random selection of backyards across Australia. Previous analyses of surveys of a similar nature have suggested that participants are more likely to be interested in birds and have more 'bird-friendly' gardens than the country as a whole (Dunn et al., 2005; Spurr, 2012). If this is correct, the number of birds reported from surveyed backyards could be higher than the average number present within a typical Australian backyard. Additionally, bird species that are more likely to utilise habitat associated with backyard gardens are more likely to be recorded, thus represented, in the dataset than species that are specialised to other habitat types such as forests or water bodies. The lack of presence of these species within the dataset does not imply low abundance or scarce distribution but rather their specific habitat was not represented in the survey.

The number of counted birds may also be over-inflated due to the potential for observers to count the same bird/s multiple times during their 20-minute survey period. Furthermore, some regions may have small sample sizes, with some areas being under-represented (or not represented at all) which will influence data interpretation and population trends within an area and across the country. Survey results are also subject to temporal biases and only provide information of bird communities within a one-week period during spring. Hence, the Aussie Backyard Bird Count survey can be said to monitor population and distribution trends within the backyards of participants during the particular time period but results may not necessarily be applicable to Australia as a whole, or to the entire region specifically being analysed.



standing together to stop extinctions



Furthermore, the GPS co-ordinates of surveys may not be completely accurate due to numerous factors. User error may occur when selecting their location through the app, as the placement of the survey flag may not precisely fall on their true location. However, the submitted co-ordinates will provide the general location where the survey occurred. Excluding user error, the accuracy of the GPS coordinates should fall within 5-50 metres as the app waits for up to 20 seconds to obtain an accurate GPS fix. If a GPS fix can't be found within this time, less accurate coordinates may be recorded. Being indoors, near tall buildings and heavy cloud cover can all lead to obtaining a poor GPS fix, or no GPS at all. Having Wi-Fi on and being near a Wi-Fi hotspot can give a fast, accurate result in most cases, but occasionally this can also result in a wildly inaccurate point in the case of a moving Wi-Fi hotspot. Most of the time this is not a problem or will be picked up by the user when they are looking at the map. If the app can't get a GPS fix and can't use Wi-Fi then it will fall back to using mobile towers, which can reduce accuracy to 1 km or even worse. The accuracy when submitting surveys on the website is much less predictable than the app. Most computers do not have a GPS so it has to rely on either Wi-Fi or the IP address. Wi-Fi can be quite accurate, but IP address-based locations are very rough – it basically just identifies which city you live in. If you are in a rural area sometimes it will just put you in the nearest major city/centre.

The skill and experience of observers conducting backyard surveys in correctly identifying birds will vary and also influence the validity of the survey results. The Aussie Backyard Bird Count app provided the first instance of minimising incorrect species identifications by clearly indicating to the user if a species that they had selected to include on their checklist was “unlikely based on survey location”. Once the survey data was collected in the BirdLife Australia office, data was further vetted based on species distribution information. While every effort was undertaken to vet the survey data of mis-identified birds, it is still probable that some misidentifications will be included in the dataset and caution is needed when analysing the results. However, a previous study has implied that identification of species occurring in participants' backyards are more likely to be correct as these species are familiar to the observer and are likely to be relatively common species (Cannon, 1999).

There's always more we can be doing to protect and encourage birds – which is why you're invited to get involved with some of our other programs.



## Birds in Backyards

With over 90% of Australians living in urban and regional centres, for many people, the only place where they connect with the natural world is in their own backyards. The loss of urban bird diversity has both ecological and human/cultural consequences. The Birds in Backyards Program builds knowledge, skills and practical support to develop action-oriented responses to the decline of bird diversity.

Underpinned by bird monitoring and habitat assessments, the Birds in Backyards Program encourages people to take conservation action for birds wherever they enjoy them – home, school, work, or local parks and reserves. We want people taking action for birds, informed by their own data.

The ultimate goal of The Birds in Backyards Program is a diverse urban native bird community, achieved by behavioural change through action research, education for sustainability and advocacy. Local councils can partner with The Birds in Backyards Program to achieve education and conservation outcomes for our urban birds – let's get our communities taking action together!



### What Birds in Backyards Can Offer

We are fortunate in Australia to have such a diverse and colourful range of native birds that live amongst us in the urban landscape. These birds provide an opportunity for people to appreciate and connect with wildlife daily and increasingly, research is linking biodiversity with a person's quality of life. **In Britain, bird life is so valued that the UK government uses information about their wild birds as a measure of the health of the environment as a whole.** This environmental indicator is published alongside more familiar economic and social indicators and reinforces the point that the maintenance of biodiversity is a key part of sustainability.

But our urban bird communities in Australia are changing. Small birds, like spinebills and fairy-wrens, were once more common in parks or gardens are now disappearing and being replaced by large and aggressive species like the Noisy Miner and Pied Currawong. Changes in our gardening practices and increasing urbanisation seem to be largely responsible for this – the simplification of our gardens and the loss of shrubs has removed important food, shelter and nesting locations. If vegetation in gardens could be managed to promote a diversity of native bird species, it will provide a valuable secondary habitat for conserving native bird populations, particularly as natural habitat continues to be destroyed. In the urban landscape, engaging with the wider community is necessary in order to turn around this habitat loss and provides a unique opportunity to engage large numbers of the general community actively in the conservation of biodiversity.

Birds in Backyards encourages people to learn in their own space in order to establish an initial connection with the natural world in a somewhat unnatural setting. It is not simply about providing people with information about birds in their local area, but it is about building on that initial interest and encouraging people to learn more and then take action for birds.

Our program takes a three-pronged approach:

**LEARN**  
about Aussie birds

**PARTICIPATE**  
in surveying

**CREATE**  
habitat and change



**Birds in Backyards can work with your council to provide resources or collaborate on projects. For example:**

- Hard copy materials such as A4 Backyard Birds of 2019 posters (that can be made available in 6 languages), bookmarks, bird trading cards, gardening advice brochures
- Train the Trainer workshops and associated materials or direct public workshops
- Ongoing monitoring programs for participants via our Backyard Bird surveys with feedback provided
- Children's engagement activities and school resources – ask us about our Birds in Schools programs. Options available from fully supported to teacher-delivered

For more information, please contact Urban Birds Program Manager Dr. Holly Parsons – [holly.parsons@birdlife.org.au](mailto:holly.parsons@birdlife.org.au)



# Rodent poisons are killing birds – How your Council can help



While rodenticides are poisons designed to kill pest mice and rats, impact is much more far-reaching than just these pests.

**Second generation anticoagulant rodenticides (SGAR) poisons in particular are the worst.**

SGARs work by causing internal bleeding, but when rats and mice eat baits poisoned with SGARs, they become poisonous themselves, harming, and even killing other animals and birds that eat them. Studies in Australia have found harmful, and often fatal levels of SGARs in dead birds of prey, including Southern Boobooks, Wedge-tailed Eagles, and Powerful Owls.

Evidence is also growing that suggests that rat poison is not only being eaten by the targeted rodents, but by reptiles (which have a very high tolerance), invertebrates and possums. This all means that **these poisons are moving far beyond the rodents they are targeting and impacting our native wildlife.**

These SGAR poisons have been restricted from public sale in parts of the US, Canada and European Union.

But Australian regulations lag behind and SGARs – including Talon, Fast Action RatSak, and The Big Cheese Fast Action brands – are available to purchase from supermarkets and hardware shops throughout Australia.

## What can Local Government do?

With responsibility for the maintenance of numerous properties, local government can reduce the amount of these deadly poisons entering the environment by changing your pest control practices and informing your residents. A number of local government administrations across the country have already taken action to become 'Owl-friendly' regions.

You can take action in your local government area by:

- Specifying preferred rodenticide treatments in commercial pest operator contracts (See next page for alternatives)
- Investigating conditions that could be included to assist with rat control in demolition licences;
- Distributing information about the impacts of second-generation rodenticides on birds and other wildlife to your residents.

## Change your pest control practices

Taking the lead and employing wildlife-friendly rodent control on all council-managed properties is the best way to demonstrate to your community that the council is committed to protecting wildlife from rat poisons. If poison baits are required, place requirements on pest control contractors to only use first generation rodenticide products or suggest other alternatives. Look for active ingredients that are less harmful such as Warfarin (RatSak Double-strength) and Coumatetralyl (Racumin) and use products in locked bait stations.

### What are the alternatives to poison?

There are lots of ways to manage rat and mice that reduce the need for pest control interventions and don't involve poison. Local councils can provide information to businesses and residents on more responsible choices that will also meet local government health standards. In domestic settings, non-poison pest control – such as snap traps should be the first choice.

Property managers and residents can also be encouraged to:

- seal potential roof/wall cavity access points that rodents might be using
- pick up any fallen fruit,
- ensure excess pet food isn't accessible,
- rodent-proof chook pens and aviaries,
- replace rat-friendly palms with owl-friendly natives, and
- tidy up garden waste and limit access to compost heaps

Encouraging native predators also assists to reduce rodent populations. Tactics to do this include planting native trees, and installing nest boxes-for some birds of prey like Southern Boobooks to use as well as native prey like possums.

[You can see a list of rodenticide products available in Australia here.](#)

### Would your Council like to become a Hero in our campaign?

We are encouraging local Councils to become 'Heroes' our campaign by taking the actions detailed above. For more information get in touch with us: [conservation@birdlife.org.au](mailto:conservation@birdlife.org.au)



standing together to stop extinctions



## Birds in Schools



Birds in Schools is a free environmental education program designed by BirdLife Australia and its Urban Birds Program. Available online through BirdLife's e-learning platform, Birds in Schools enables teachers right across Australia to deliver education and action for local birds with support from BirdLife Australia.

Birds in Schools engages students in the scientific process through investigation and monitoring the birds and habitat of their school grounds. Students use their own observational skills and ideas to develop and implement an action plan to help their local bird life. Action plans may include planting native plants, installing nest boxes or bird baths, or delivering education campaigns in their school or local neighbourhood.

### Birds in Schools offers students and teachers:

- The chance to become citizen scientists and actively participate in the scientific process.
- A valuable experience of connection with, and improved understanding of, the natural world.
- An opportunity to investigate real-life issues, reflect and problem solve and develop action-oriented responses to sustainability challenges.
- A supported, curriculum-linked teaching resource for Years 3 to 6, Stage 2-3, including lesson plans and resources, that builds students' knowledge and skills.
- A way to prioritise biodiversity within the school, with greener spaces improving the wellbeing of students too.
- The opportunity to collaborate and partner with the local school community and local council.



## Lessons and support

**Birds in Schools consists of 10 lessons for students from Years 3 to 6, through which students:**

- Conduct bird and habitat surveys and contribute survey data to BirdLife's database, Birddata.
- Learn about local birds, biodiversity, and habitats.
- Analyse surveys and make recommendations based on their own research.
- Develop and implement an action plan to improve habitat for birds.

**Support for teachers:**

- Lesson plans and accompanying resources supporting teachers to deliver content.
- Assessment for students to easily measure learning.
- Online teacher professional development and online lessons for students.
- Support from a BirdLife staff member including assistance and advice.

### How much time does it take?

The project is designed to allow schools flexibility of delivery. Schools can choose to deliver Birds in Schools over one term, two terms or more. There are 10 lessons with each lesson designed to fit into a 50 minute to hour-long session (although some activities will extend outside these times, particularly the action). The program is flexible and we encourage you to adapt it to meet your needs, for example, you do not have to deliver every lesson and we can assist with program adaptation if required.

### Who teaches the students?

Teachers deliver the lessons and are provided with an online professional training session with Birdlife to develop the technical skills and knowledge required to deliver the program, including in bird identification, conducting surveys, using Birddata and what actions help birds. A BirdLife Australia staff member delivers online Q&A sessions for students and are available for assistance and advice to support teachers.

### How much does it cost?

The program is free for schools to take part in. Schools may wish to secure grants or fundraise to enable the completion of action plans, such as planting native plants or installing nest boxes or bird baths.



### Find out more

**Website:**

[birdlife.org.au/projects/urban-birds/birds-in-schools-project](https://birdlife.org.au/projects/urban-birds/birds-in-schools-project)

**Email:**

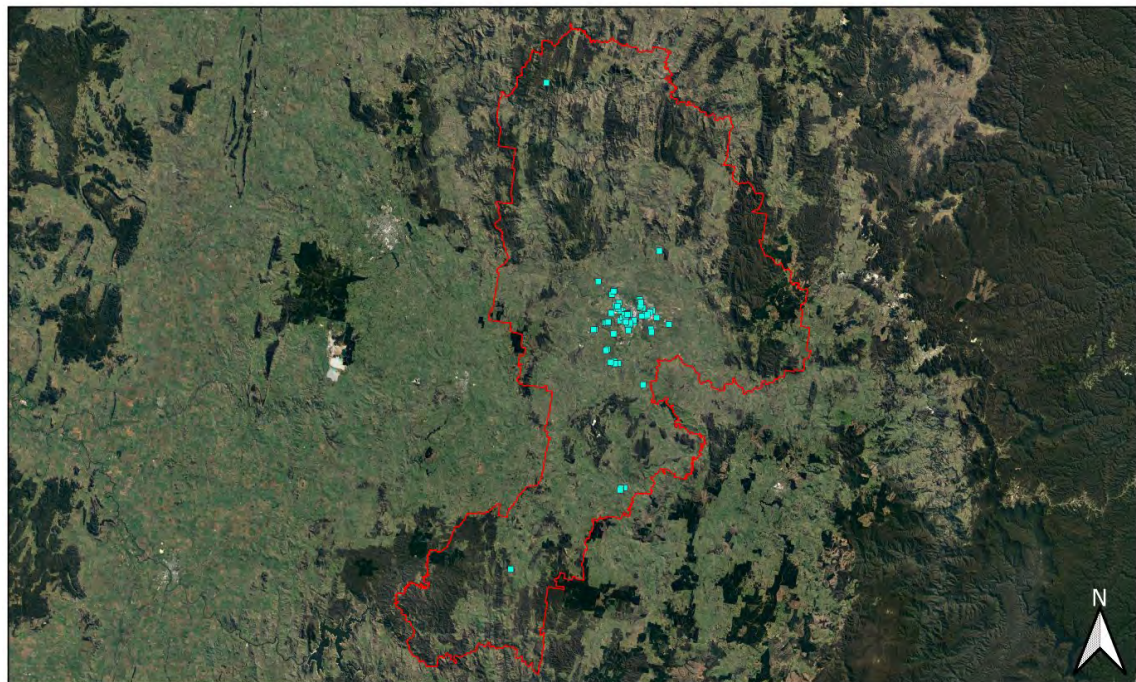
Alexandra Johnson,  
Birds in Schools Project Officer  
[alexandra.johnson@birdlife.org.au](mailto:alexandra.johnson@birdlife.org.au)

# References

- BirdLife Australia (2019). *Working list of Australian birds v3*. Retrieved from <http://BirdLife.org.au/conservation/science/taxonomy> (accessed 13/12/2021).
- Cannon, A. (1999). The significance of private gardens for bird conservation. *Bird Conservation International*, **9**: 287-297.
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- Spurr, E.B. (2012). New Zealand garden bird survey – analysis of the first four years. *The New Zealand Journal of Ecology*, **36**: 1-13

# Appendix One – Introduced Species Maps

The individual distribution maps for each introduced species recorded within council boundaries during the 2021 Aussie Backyard Bird Count, in alphabetical order, are presented in Appendix One. No figure captions have been provided, as the format is identical to that of Figure 4.



0 10 20 30 40 50 Kilometers

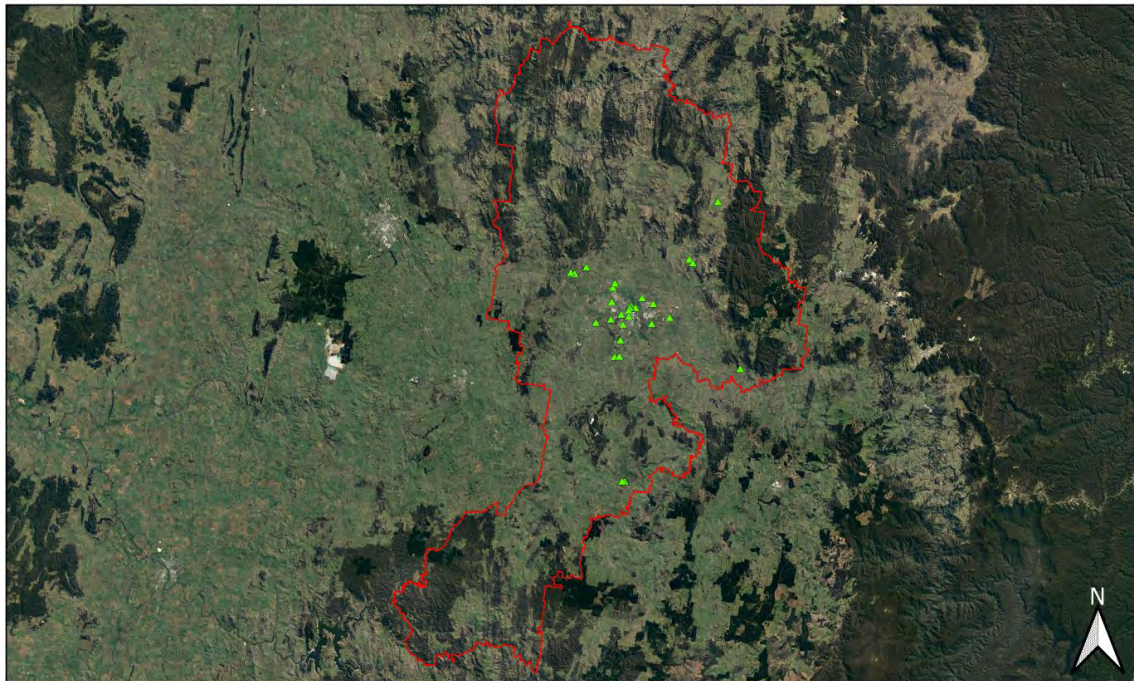


## Legend

- Bathurst Regional Council
- Common Blackbird





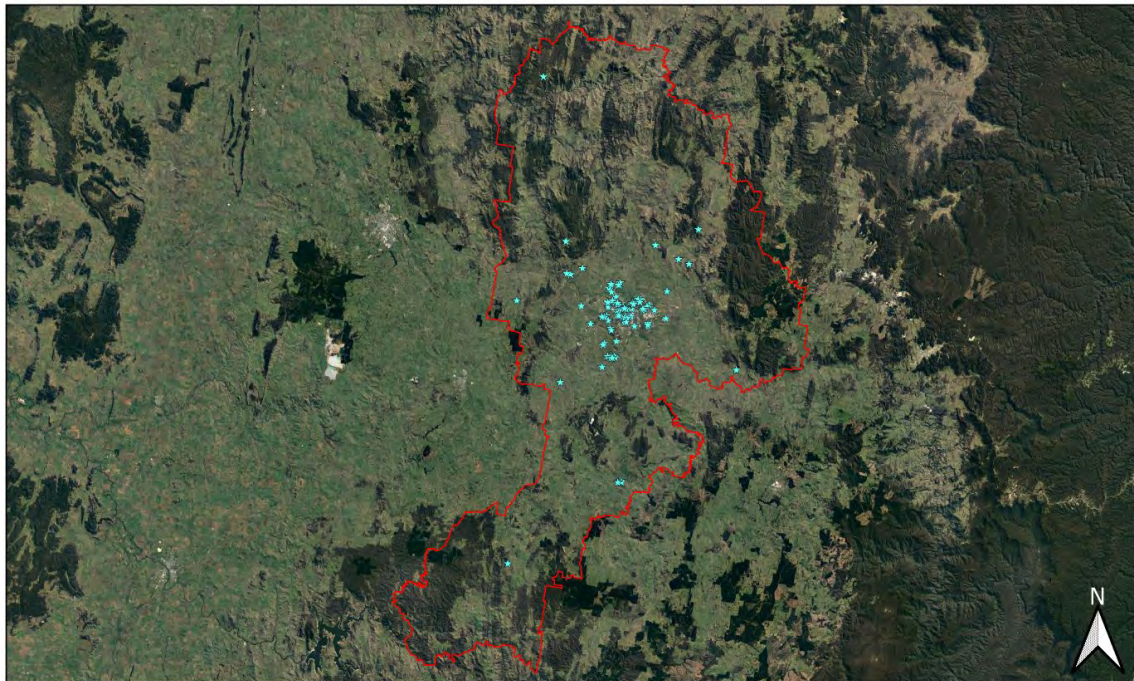


0 10 20 30 40 50 Kilometers

Legend



- Bathurst Regional Council
- ▲ Common Myna





0 10 20 30 40 50 Kilometers

Legend

-  Bathurst Regional Council
-  Common Starling





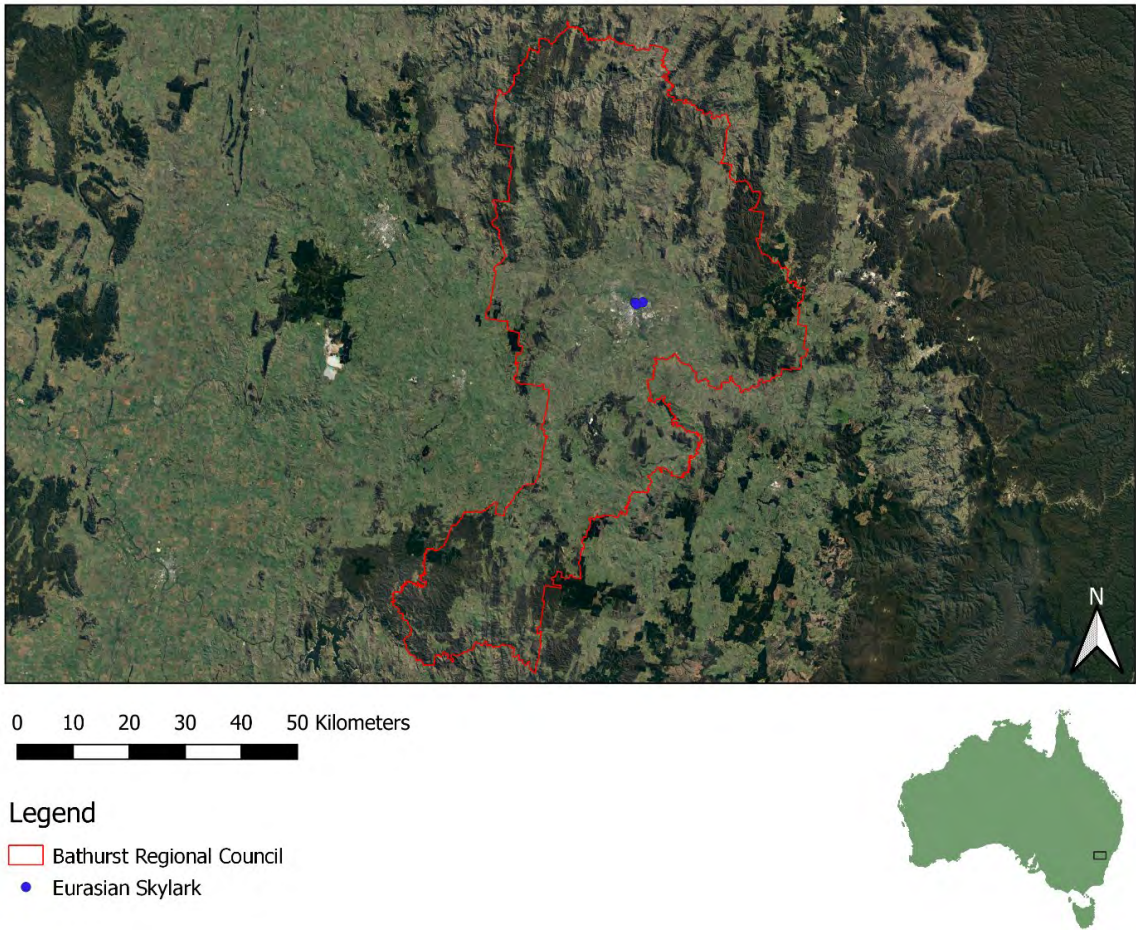


0 10 20 30 40 50 Kilometers

### Legend

- Bathurst Regional Council
- Domestic Goose







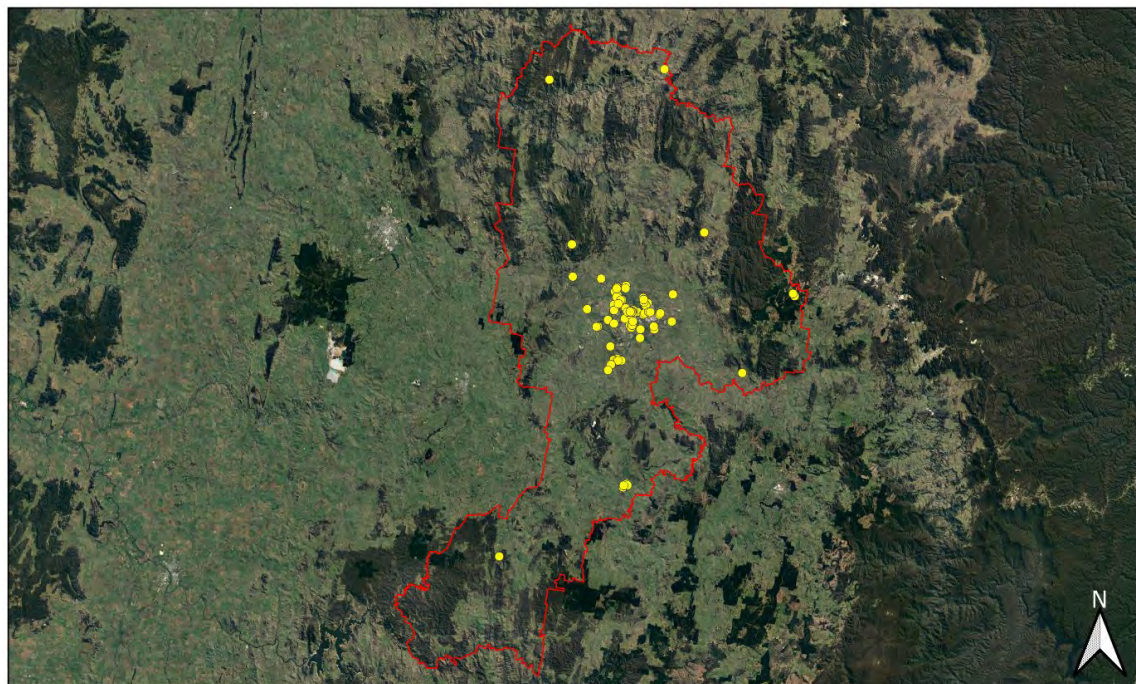


0 10 20 30 40 50 Kilometers

Legend

- Bathurst Regional Council
- ◆ European Goldfinch





0 10 20 30 40 50 Kilometers

### Legend

- Bathurst Regional Council
- House Sparrow







0 10 20 30 40 50 Kilometers

Legend

- Bathurst Regional Council
- Rock Dove





0 10 20 30 40 50 Kilometers

### Legend

- Bathurst Regional Council
- ★ Spotted Dove





## Appendix Two – Threatened Species Maps

The individual distribution maps for each threatened species recorded within council boundaries during the 2021 Aussie Backyard Bird Count, in alphabetical order, are presented in Appendix Two. No figure captions have been provided, as the format is identical to that of Figure 5.



0 10 20 30 40 50 Kilometers

### Legend

- Bathurst Regional Council
- Brown Treecreeper





0 10 20 30 40 50 Kilometers

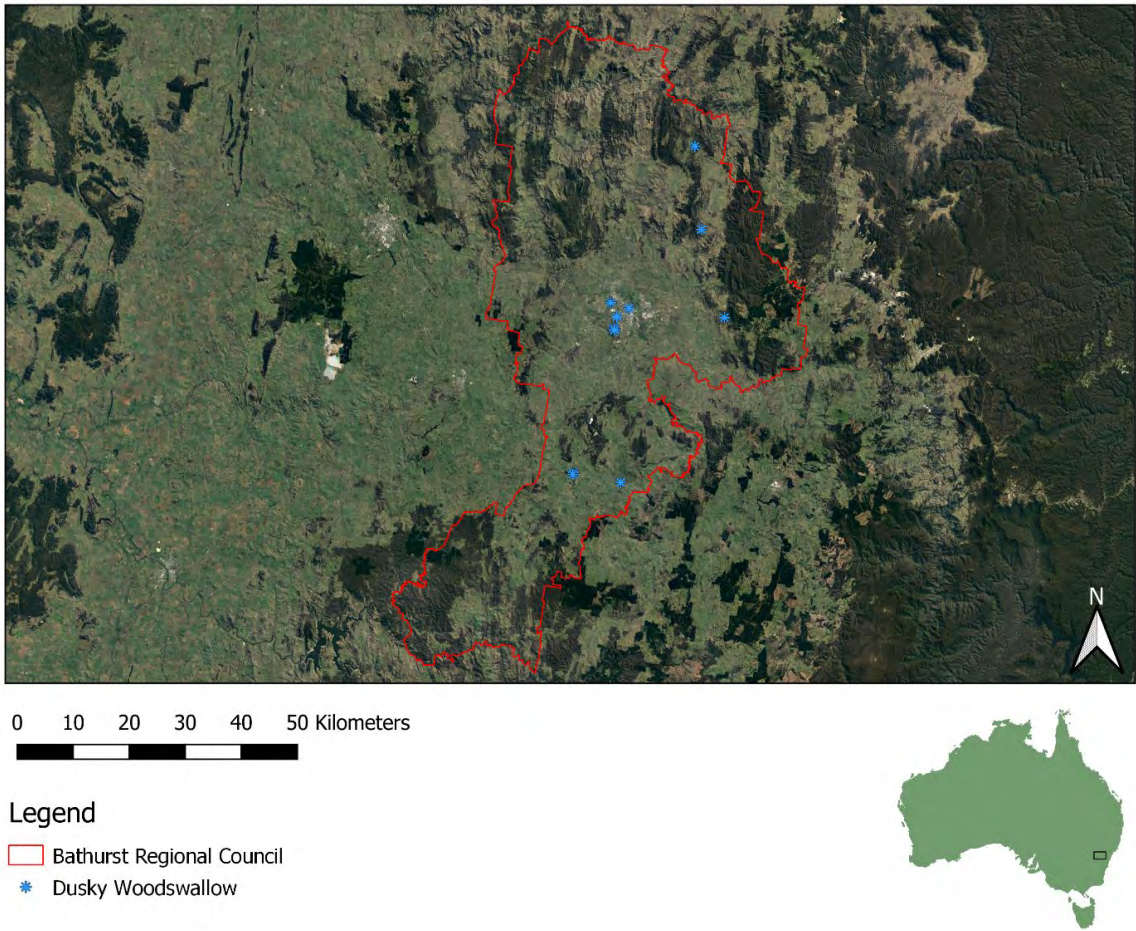
A horizontal scale bar with alternating black and white segments, representing distances from 0 to 50 kilometers.

#### Legend

- Bathurst Regional Council
- ◆ Diamond Firetail









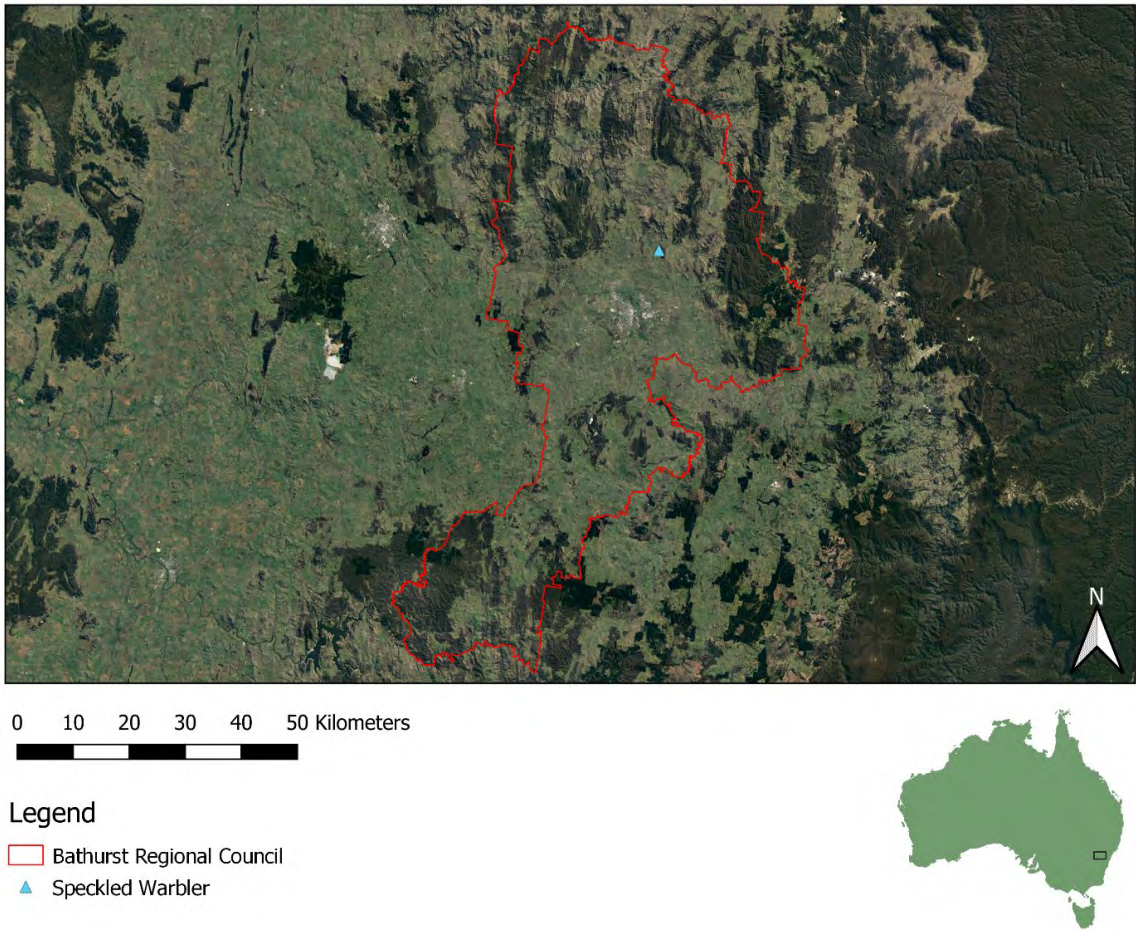
0 10 20 30 40 50 Kilometers

Legend

- Bathurst Regional Council
- Little Eagle







**BATHURST REGIONAL COUNCIL**  
**INVESTMENT PERFORMANCE**

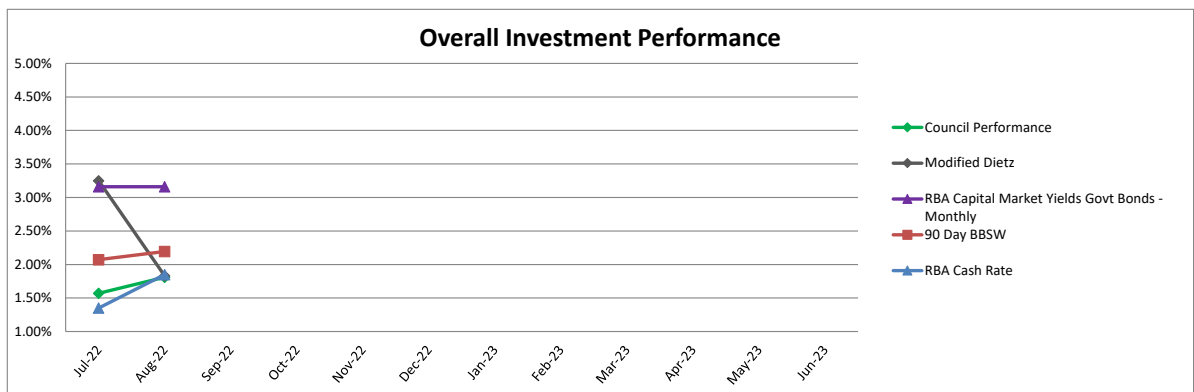
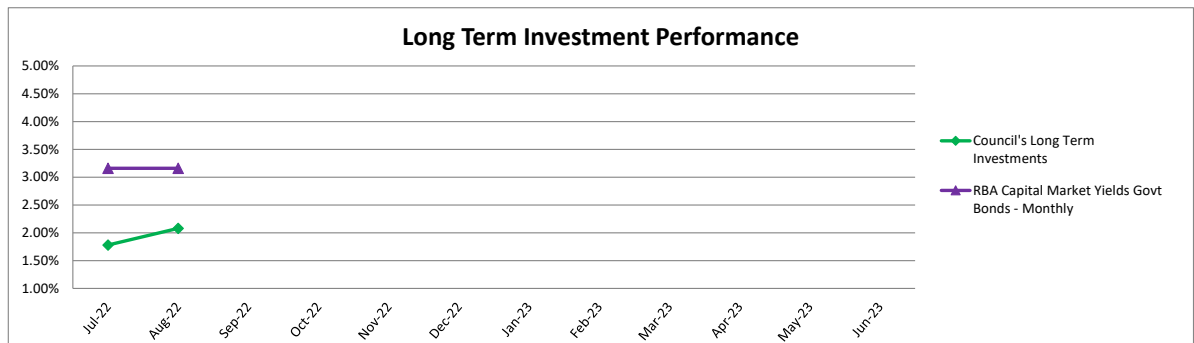
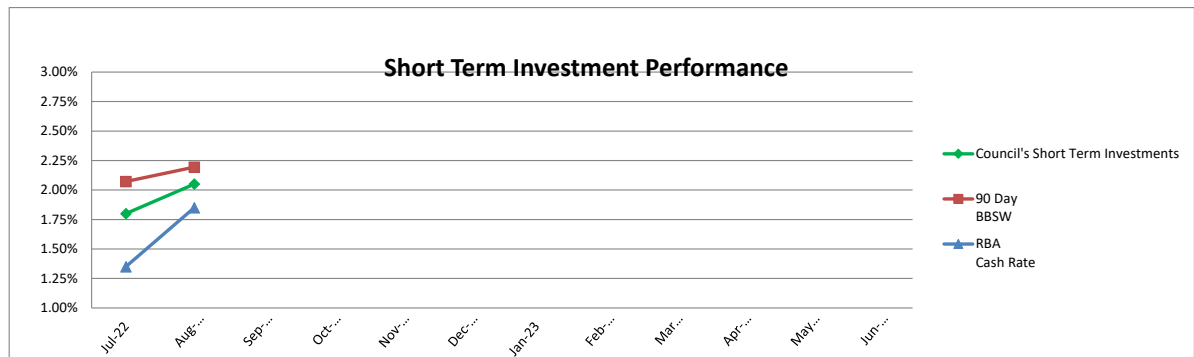
**Investment Policy Benchmarks**

**Benchmark 1 - The performance of the portfolio shall be against the industry standard 90 Day Bank Bill Index or the official RBA Cash Rate**

Council's current year to date performance compared to the two benchmarks is shown below. Council has outperformed both benchmarks.

Reserve Bank of Australia - Cash Rate	1.85%
AFMA - 90 Day Bank Bill Swap Rate (BBSW) Avg Mid	2.194%
RBA Capital Market Yields Govt Bonds - Monthly	3.16%
Modified Dietz Calculation	1.83%

	Short Term			Long Term		Overall Performance	
	RBA Cash Rate	90 Day BBSW	Council's Short Term Investments	RBA Capital Market Yields Govt Bonds - Monthly	Council's Long Term Investments	Modified Dietz Calculation	Council Performance
Jul-22	1.35%	2.072%	1.80%	3.16%	1.78%	3.25%	1.57%
Aug-22	1.85%	2.194%	2.05%	3.16%	2.08%	1.83%	1.81%
Sep-22							
Oct-22							
Nov-22							
Dec-22							
Jan-23							
Feb-23							
Mar-23							
Apr-23							
May-23							
Jun-23							





**BATHURST REGIONAL COUNCIL  
INVESTMENT PERFORMANCE**
**2a - Overall Portfolio Credit Framework**

To control the credit quality on the entire portfolio, the following credit framework limits the percentage of the portfolio exposed to any particular credit rating. Council has successfully met this criteria.

Short Term	Ratings	Maximum Holding %	Actual Holding %	
	A-1+	100	46%	Complies
	A-1	100	16%	Complies
	A-2	40	36%	Complies
	A-3 or unrated	Note*	2%	Complies
			<b>100%</b>	
Long Term				
	AAA	100	0%	Complies
	AA+ AA AA- A+ A	100	89%	Complies
	A-	40	0%	Complies
	BBB+ BBB	20	5%	Complies
	BBB- & unrated	Note *	6%	Complies
			<b>100%</b>	

\*Note: For reasons of practicality the number of these investments should be kept to a minimum.

**2b - Institutional Credit Framework**

To limit single entity exposure each individual institution will be limited by their credit rating. Members Equity has recently merged with BOQ and as such all investments will be reviewed at maturity. Council will reinvest into a complying rated institution at the maturity of any investment that currently does not comply.

	Ratings	Maximum Holding %	Actual Holding %	
CBA	AA-	40	22%	Complies
National Australia Bank Limited	AA-	40	26%	Complies
Westpac	AA-	40	6%	Complies
HSBC	AA-	30	2%	Complies
Suncorp Metway Ltd	A+	30	13%	Complies
Macquarie Bank Limited	A+	30	2%	Complies
UBS AG Australia	A+	30	1%	Complies
Sumitomo Mitsui Banking Corp	A	30	1%	Complies
AMP	BBB+	5	3%	Complies
Bank of Queensland Limited	BBB+	5	8%	Does not comply
Bendigo & Adelaide Bank Ltd	BBB+	5	4%	Complies
IMB	BBB+	5	3%	Complies
Newcastle Permanent	BBB	5	0%	Complies
Members Equity Bank	BBB	5	6%	Does not comply
Auswide Bank	BBB	5	0%	Complies
Maritime Mining & Power Credit Union	ADI	Note*	3%	Complies
			<b>100%</b>	

\*Note: For reasons of practicality the number of these investments should be kept to a minimum.

\*Credit rating to Auswide Bank issued by Fitch Ratings, equivalent Rating by S & P shown

**2c - Maturity Profile**

The Investment Portfolio is to be invested within the following maturity constraints, Council has successfully met this criteria.

	Term Deposit	FRTD	TCD	FRN	Min %	Max %	Actual %	
Within one year	66,000,000	1,500,000	0	500,000	40	100	69%	Complies
One to three years	12,000,000	2,730,000	0	5,350,000	0	60	21%	Complies
Three to Five Years	0	1,500,000	0	8,150,000	0	30	10%	Complies
Over Five Years	0	0	0	0	0	15	0%	Complies
	<b>78,000,000</b>	<b>5,730,000</b>	<b>0</b>	<b>14,000,000</b>			<b>100%</b>	

Recommendation: That the report be noted.

**Responsible Accounting Officer**

.....  
Aaron Jones  
Director Corporate Services & Finance

.....  
Prepared By Lesley Guy 2-Sep-22

.....  
Reviewed By Tony Burgoyne

# 2022/23 Annual Operational Plan

## Bathurst 2040 Community Strategic Plan

As at 31<sup>st</sup> August 2022

### **Council's Vision:**

**Bathurst: A vibrant and innovative region that values our heritage, culture, diversity and strong economy.**

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As a community it is important to have a plan that outlines what we want and need as a community now and as the region grows. The NSW Government also requires all councils to have such a plan. The Bathurst 2040 Community Strategic Plan (CSP) is the highest level forward planning document of Bathurst Regional Council. It identifies the community's priorities and guides the direction for the Bathurst region over the next 20 years.

Six key objectives have been established in the CSP:

1. Our Sense of place and identity
2. A smart and vibrant economy
3. Environmental stewardship
4. Enabling sustainable growth
5. Community health, safety and well-being
6. Community leadership and collaboration

These objectives are supported by strategies, shown below, aimed at identifying the importance of each objective.

As a 20 year plan, the CSP is not able to be wholly implemented in one term of Council. The Delivery Program represents actions that the Council expects to achieve during the current term of election for the Council, typically four years. This Annual Operational Plan identifies the individual activities and projects that will be completed within the current financial year of the Delivery Program.

### **OBJECTIVE 1: Our sense of place and identity**

- 1.1 Respect, protect and promote the region's Aboriginal heritage assets
- 1.2 Protect, enhance and promote the region's European heritage assets and character
- 1.3 Enhance the cultural vitality of the region
- 1.4 Protect and improve the region's landscapes, views, vistas and open space
- 1.5 Promote good design in the built environment

### **OBJECTIVE 3: Environmental stewardship**

- 3.1 Protect and improve our natural areas and ecosystems, including the Macquarie River and other waterways
- 3.2 Protect the City's water supply
- 3.3 Minimise the City's environmental footprint, live more sustainably and use resources more wisely
- 3.4 Protect and improve the region's biodiversity
- 3.5 Increase resilience to natural hazards and climate change

### **OBJECTIVE 5: Community health, safety and well being**

- 5.1 Provide opportunities for our community to be healthy and active
- 5.2 Help make the Bathurst CBD, neighbourhoods and the region's villages attractive and full of life
- 5.3 Help build resilient, inclusive communities
- 5.4 Make our public places safe and welcoming
- 5.5 Plan and respond to demographic changes in the community

## Bathurst 2040 Community Strategic Plan

### **OBJECTIVE 2: A smart and vibrant economy**

- 2.1 Support local business and industry
- 2.2 Grow local employment, investment and attract new businesses by nurturing and supporting entrepreneurs, partnerships and local skill development
- 2.3 Develop Bathurst as a Smart City
- 2.4 Support agriculture, local manufacturing, food production and education as significant contributors to the region's economy
- 2.5 Support Mount Panorama as a premier motor sport and event precinct
- 2.6 Promote our City and Villages as a tourist destination

### **OBJECTIVE 4: Enabling sustainable growth**

- 4.1 Facilitate development in the region that considers the current and future needs of our community
- 4.2 Provide safe and efficient road, cycleway and pathway networks to improve accessibility
- 4.3 Ensure services, facilities and infrastructure meet the changing needs of our region
- 4.4 Provide parking to meet the needs of the City
- 4.5 Work with partners to improve public transport, and passenger and freight transport connections to and from the region
- 4.6 Plan for, assess and regulate development activity

### **OBJECTIVE 6: Community leadership and collaboration**

- 6.1 Communicate and engage with the community, government and business groups on important matters affecting the Bathurst Region
- 6.2 Work with our partners and neighbouring councils to share skills, knowledge and resources and find ways to deliver services more efficiently
- 6.3 Advocate for our community
- 6.4 Meet legislative and compliance requirements
- 6.5 Be open and fair in our decisions and our dealings with people
- 6.6 Manage our money and our assets to be sustainable now and into the future
- 6.7 Invest in our people
- 6.8 Implement opportunities for organisational improvement

## Attachment 9.3.2.1

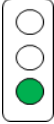

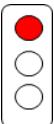
On the following pages, each of Council's principal activities is shown along with their four year Delivery Program actions and the Annual Operational Plan tasks that will be undertaken. These actions and tasks are linked back to the Bathurst 2040 CSP to show the community how its needs and wants are being delivered.

The table below is a guide to reading the Delivery Program and Annual Operational Plan.

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer
From the Objectives shown on Page 2	What actions will be delivered to achieve the objective	What specific projects will be undertaken this year to address the 4 year actions	<b>Measurable KPI</b> How we will know when we have achieved our plans	Position Title – Director, Manager, Team Leader

The Performance Measures in this Plan have been rated by the responsible Directors as to their status of completion.

Below is a summary of the Status of all Performance Measures:

<p>In progress – tracking as expected</p>  <p>164 / 174 94 %</p>	<p>Needs Attention</p>  <p>9 / 174 5 %</p>	<p>Urgent Attention</p>  <p>1 / 174 1 %</p>
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# Engineering Services

The key to developing a sound foundation for growth and prosperity of the Bathurst Region is by ensuring infrastructure needs are keeping pace with demand. The Engineering Services Department has the responsibility to ensure the current needs of the community are met and the capacity exists to cater for future growth. A clean and safe water supply, a quality local road network, and environmentally responsible waste management systems are all high priorities for engineering the future of the Bathurst Region.



## Asset Management

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
4.1 4.2 5.1	Improve pedestrian access within the urban area.	Completion of additional concrete footpaths/cycleways in accordance with the Bathurst Regional Community Access and Cycling Plan 2011.	500 lineal metres of footpath and/or cycleway completed.	Manager Works	Bant/Rocket intersection 100m	
		Monitor condition of footpaths.	100% of urban footpath inspected	Manager Works	Level 1 (CBD) – 100% as at 26/10/20 Level 2 – 100% as at 23/7/20	
4.1 4.5	Maintain and improve the existing road infrastructure consistently throughout the network.	Improvement of road infrastructure to upgrade sub-standard sections of the sealed network.	Reconstruction and resealing works as per Council's 2022/2023 capital works and routine maintenance programs.	Manager Works	In progress/ongoing	




Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status																
			Completion of 2022/2023 Roads to Recovery Program.																			
		Renewal of gravel road surface throughout the network.	Completion of 2022/2023 Unsealed Roads Gravel Resheeting program.	Manager Works	In progress/ongoing	<div><div></div><div></div><div></div></div>																
		Undertake maintenance program in accordance with allocated budget.	Greater than 90% of the urban road network remains at condition index 3 or above.	Manager Works	Complete (last assessment due 2023) <div>Condition Rating</div> <table><tr><td>Excellent</td><td>35.0</td><td>1</td></tr><tr><td>Good</td><td>38.9</td><td>2</td></tr><tr><td>Fair</td><td>22.1</td><td>3</td></tr><tr><td>Poor</td><td>3.9</td><td>4</td></tr><tr><td>Bad</td><td>0.1</td><td>5</td></tr></table>	Excellent	35.0	1	Good	38.9	2	Fair	22.1	3	Poor	3.9	4	Bad	0.1	5		<div><div></div><div></div><div></div></div>
		Excellent	35.0	1																		
Good	38.9	2																				
Fair	22.1	3																				
Poor	3.9	4																				
Bad	0.1	5																				
4.1 4.3	Protection of urban areas on the Bathurst Floodplain	Completion of flood mitigation works as outlined in the Georges Plains Flood Management Plan.	Substantial Completion of Design and Environmental Assessment	Manager Technical Services	Funding Grant application through NSW Government Floodplain Management Program in 2020/21 unsuccessful. Further application has been made in 2021/22 program, decision pending.	<div><div></div><div></div><div></div></div>																






## Mount Panorama




Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
6.4 6.5 6.8 2.5	Increase profile of Mount Panorama as the premier motor racing venue in Australia.	Construction of optic fibre communications loop	Installation of Optic fibre network to Mount Panorama Circuit as per 2022/2023 Capital Works Plan	Director Engineering Services	Current budget allocation will complete 1,700m of conduit. This will complete 5,640m of installation, leaving approx. 1,000m of conduit to be installed from future budgets.	
		Development of the second circuit	Development Consent obtained.	Director Engineering Services	Masterplan Complete. Preliminary Design Complete Aboriginal Cultural Heritage Assessment completed. Draft Environmental Impact Assessment completed, has been submitted to NSW Planning for adequacy review prior to lodgement. Community Consultation completed for EIS drafting. Detailed design and EIS completed Jan 2022. Ready for lodgement with EIS to NSW Planning.	

## Water, Sewer and Waste

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
3.2 3.3 3.5 4.3 6.2 6.6	Maintain and upgrade existing water and sewer infrastructure to meet the needs of all stakeholders into the future.	Operate, maintain, repair and upgrade Water Filtration Plant.	Achieve the Australian Drinking Water Standards 90% of the time.	Manager Water and Waste	Water Filtration Plant daily operations are ongoing, with maintenance and repairs conducted as required. The treatment processes are constantly monitored through a SCADA system and reviewed daily by staff.  To 31 August, 400 tests were undertaken (through NSW Health Laboratory plus Council monitoring for fluoride). There was 98.2% compliance with Australian Drinking Water Guidelines	
		Operate, maintain, repair and upgrade water distribution system.	Customer complaints regarding flow and pressure are kept below 52 p.a.	Manager Water and Waste	Water distribution system operations are ongoing, with monitoring, maintenance and repairs conducted as required.  The water main in Mountain Straight, Mount Panorama has now been re-laid.  Significant reservoir improvements have been completed, with further work planned, to continue to improve the integrity of the drinking water system around Bathurst.  To 31 August 2022, complaints regarding flow and pressure were 5 for the 2022/23 year.	
		Respond effectively to water quality complaints	100% of complaints investigated, actioned and resolved.	Manager Water and Waste	Complaints regarding discoloured water are investigated, actioned, and resolved as soon as possible.  To 31 August, 12 discoloured water complaints were received and all have been resolved.	




Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
		Review, update and adhere to Drinking Water Management System (DWMS).	Australian Drinking Water Guidelines & DWMS compliance reported monthly.	Manager Water and Waste	A Drinking Water Management System (DWMS) document has been completed and is in effect. Details on addressing the actions to ensure continuous improvement are being documented. An internal review of the Drinking Water Management System's Critical Control Points (CCPs) is undertaken weekly and monthly. Continuous external monitoring of CCPs is undertaken externally by D2K Information Pty Ltd. CCP performance for the current financial year to 31 July averaged 80.3%.	
		Winburndale Dam Flood Security Upgrade	Project is constructed and commissioned	Manager Water and Waste	Work on this Tendered item is progressing with work on the dam crest drilling underway and over 87.93% of the varied contract price is complete as at the end of July 2022. A second project scope change request has been lodged, with a negative response being received and this is being followed up. Additional correspondence has been sent to DPIE. The project scope, cost & timeframe have all been extended as significantly different foundation rock was encountered (than was found during geotechnical investigations) along the dam toe once onsite work commenced.	
		Stormwater Harvesting Project Stage 1	Project is constructed and commissioned	Manager Water and Waste	Survey, design reports and approvals are being progressed for this project, tenders have been advertised and have closed to selected contractors who are pricing the proposed works. Tenders closed 27 July 2021, and have been reported to council. The appointed contractor and appointed project manager are reviewing the design and undertaking relevant site specific plans and documentation.	

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
		Review and update existing Best Practice Guidelines plans as required.	Best Practice Guidelines compliance reported quarterly.	Manager Water and Waste	There are no new Best Practice Guidelines introduced since the 2007 Best Practice Guidelines. Compliance remains at 100%. See below for a new direction from DPIE now being form of a Roadmap, which now being implemented by DPIE. In October 2021 DPIE has released their Roadmap to an improved regulatory framework for local water utilities, which will replace the Best Practice Management Framework. The implications and impacts on Council are being reviewed, and monitoring of this continues.	
		Continue implementation of Trade Waste Policy.	Maintain approvals at over 90% of active businesses	Manager Water and Waste	Trade Waste Policy is current, has been approved by NSW Office of Water, and adopted by Council.  As of 30 June 2022, there were 335 approvals in place, with 364 active businesses (96%). The recently released 2021 Liquid Trade Waste Management Guidelines from DPIE are being reviewed to determine whether any changes are required.	
		Monitor and action developments from State Government regarding changes in the Best Practice Guidelines	Review Guidelines monthly, then action as required.	Manager Water and Waste	The existing level of compliance with the previous Best Practice Guidelines is 100% for both Water and Sewer.  In October 2021 DPIE has released their Roadmap to an improved regulatory framework for local water utilities, which will replace the Best Practice Management Framework. The implications and impacts on Council are being reviewed, and monitoring of this continues. Further more specific advice has been released and is also being reviewed.	

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
		Prepare reports and studies for Winburndale Dam and Chifley Dam to achieve compliance with Dams Safety NSW regulatory requirements	Compliance with Dams Safety NSW requirements reported annually.	Manager Water and Waste	For both Chifley and Winburndale, a Dam Safety Emergency Plan is in place. Chifley Dam is safe to withstand a 1 in 1,000,000-year flood event. A surveillance inspection of Chifley Dam was undertaken in December 2021. Winburndale Dam surveillance inspections are on hold for the next 12 months during the construction period. Winburndale Dam is not yet safe to withstand a 1 in 100,000-year flood event, however detailed design is complete, the tender has been awarded and construction has commenced and is well advanced to significantly improve the dam safety.  Grant funding was sought through the NSW Safe and Secure Water Program. Council has been successful in procuring \$2.225 million towards this project under the Program. A tender was awarded at the 3 July 2019 Council Meeting to EODO for Winburndale Dam Safety Upgrade. Work is currently over 87.93% of the varied contract price is complete for the project at the end of July 2022. Dams Safety NSW review and documentation obligations are in place or in progress for Chifley Dam (12 of 14 requirements completed and current). Winburndale Dam requirements are in place and will be updated in 2023 once the upgrade works are completed.	
		Work with Central NSW Joint Organisation on Water Utilities Alliance goals	Meetings attended. Relevant projects supported. Goals delivered.	Manager Water and Waste	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.	
		Operate, maintain, repair and upgrade Waste Water Treatment Works to comply with licence conditions	Achieve over 90 % compliance with EPA licence conditions.	Manager Water and Waste	Wastewater Treatment Works operations are ongoing, with maintenance and repairs conducted as required. A new biosolids contract commenced on 01 October 2021 and until 31 August 2022,	

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
					9,136.24 tonnes of biosolids have been delivered to site under the new contract. A trial to limit discharge odours from Sewer Pump Station no 2 commenced in November 2021 initial results indicate a positive result. Continued monitoring is on going. Plans for minor upgrades are underway. Daily and weekly sampling and monitoring of the plant's performance are continuing, with internal and external testing performed. Ongoing testing of wastewater discharged to the Macquarie River as per EPA Licence 1647 for the period commencing 1 April each year continues. For the licence year commencing on 1 April 2022, 147 tests were completed till 22 August 2022, and 98.6% compliance achieved.	
		Continue program of sewer main CCTV inspection, and lining if warranted	Mains where blockages or overflows occur are inspected	Manager Water and Waste	Identification of appropriate locations for CCTV pipe inspection is ongoing through customer issues, staff advice and development proposals. Any issues found are scheduled for repair or replacement as required.	
		Identify, plan and undertake water and sewer construction works.	Complete capital works program	Manager Water and Waste	Liaison with Technical Services staff to obtain advice on road projects and / or developments is continuing. The aim is to ensure water and sewer services are relocated prior to RMS or BRC projects commencing.	
		Replace waste collection vehicles on a 4 yearly cycle.	One waste collection vehicle replaced	Manager Water and Waste	The waste collection vehicle fleet is up to date.	
1.4 3.3 4.3 6.2 6.6	Maintain and upgrade existing waste infrastructure to meet stakeholder requirements.	Review Waste Management Centre filling plans to ensure the optimum long term strategy is delivered, and to enable future planning timelines to be developed.	Survey and monitor the remaining air space of the landfill annually. Air space reduction minimised.	Manager Water and Waste	A stormwater management audit of the WMC has been conducted by EPA staff. A review has been conducted by an independent consultant. The final report has been received and recommendations are being put into effect. Aerial survey was completed on 12 April 2022.	



Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
2.2 3.3 6.1 6.2 6.6	Reduce waste to landfill.	Work with NetWaste on waste projects and opportunities, for greater diversion from landfill and increased efficiencies.	Meetings attended. Relevant projects supported and delivered.	Manager Water and Waste	<p>which is done 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. 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 Garage Sale Trail 2020 was a success with over 55 households participating, with the 2021 Garage Sale Trail, now has been held over 2 weekends in November 2021.</p>	
		Council to continue education and promotion of appropriate WasteWise behaviours regarding green waste and recycling. Promote recycling to maximise diversion from landfill.	<p>Recycling promotion and education programs run and reported annually.</p> <p>Monitor combined diversion and report annually.</p>	Manager Water and Waste	<p>For 2022/23 to the end of July 2022, food and garden tonnage is 253 and recycling is 179 giving a total of 433 tonnes.</p> <p>26,025,870 tonnes of food and garden waste have been sent for composting in the first 76 months (April 2016 to July 2022) inclusive.</p> <p>Combined with recycling, totals show a diversion from landfill of over 40,489,153 tonnes, or over 40.4 million kilograms over this time.</p> <p>Sustainability is one focus area where education works are continuing, and the recycling contract education strategies are also underway.</p>	
		Identify, assess and implement appropriate diversion opportunities.	Opportunities reviewed to determine cost/benefit and reported annually.	Manager Water and Waste	Council participates in 8 NetWaste Regional collection contracts being used - motor oil, wood/timber processing, landfill environmental monitoring, regional waste services, tyres, household chemical cleanout, and mattress	

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
					recycling. Scrap metal and E-waste recycling is continuing with a separate Council contract arrangement.	

## Recreation


Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
1.4 5.1 5.5	Plan for increasing population and aging population in the provision of suitable recreational projects	Construct additional facilities as determined in budget.	Construction of multi sports court Ralph Cameron Park	Manager Recreation	Specification document currently being prepared. Anticipate calling quotations in September 2022.	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>
		Update sporting venues, including associated infrastructure.	Reconstruction of Court 6 Eglinton Tennis Centre	Manager Recreation	Scope of works & specification document currently being prepared. Anticipate calling quotations in February following completion of specification and cost estimate.	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>
		Update parks including associated infrastructure.	Acrylic resurfacing of 2 courts John Matthews Netball Complex	Manager Recreation	Contract awarded. Anticipate on site works commencing in October 2022, following completion of netball season.	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>
1.4 5.1 5.5	Maintain existing and future recreational areas.	Maintain existing levels of service to all parks, reserves, open space areas and other recreational facilities	Construct stage 1 of Centennial Park Masterplan	Manager Recreation	Tenders closed. Report to be presented to Council in September 2022. Anticipate on site works commencing November 2022.	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>
			Maintenance activities undertaken to all recreation Assets in accordance with adopted maintenance service levels in the Asset Management Plan.	Manager Recreation	Ongoing as part of adopted maintenance service levels and funding provisions of the current Council Operational Plan.	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>
			Arrange for 11 Tree Planting and volunteer engagement activities.	Manager Recreation	Community and volunteer tree planting proposed to commence in August 2022	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>
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	Weed Control Project Inner Track Mount Panorama	Manager Recreation	2 planting days have been undertaken this financial year. On site works commenced. Erosion control structures installed. Anticipate initial woody weed control cut & Paste completed. Site spraying works to commence in October 2022. Follow up spray works under the	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>



Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
					contract to be undertaken 6 months after first spray. Anticipate completion of all works by February 2023.	
			Gully erosion control project Hill View Estate Reserve	Manager Recreation	Quotations currently out for weed control component. Specification documents for erosion structures currently being prepared. Anticipate calling quotations in October 2022. Quotations for propagation of plants being prepared.	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>

# Corporate Services & Finance


Attracting, retaining & Investing in the safety & wellbeing and ongoing development of our people, whilst supporting an open and transparent, customer focused workplace culture is the main priority at Bathurst Regional Council. Council employs approximately 492 full time equivalent staff in 20 locations to provide services to support our community needs.

## Human Resources

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
3.1 5.3 5.5 6.1 6.2 6.4 6.6 6.8 6.9	Ensure appropriate structure and resourcing is effectively supported & implemented to meet organisational needs.	Organisational Structure designed to ensure CSP can be adequately & appropriately supported.  Resourcing prioritised to ensure Statutory & legislative requirements can be effectively supported and operational needs met.	Organisational structure supports a collaborative culture where Strategic objectives and community needs are achieved within budgetary constraints. Resourcing is appropriately allocated.  Employee feedback is utilised to continually improve workplace culture and employee engagement.	Manager Human Resources	As part of the Manager to Leader program and with a longer-term view to ensure the organisational structure (roles, responsibilities and reporting lines) will ensure the effective delivery of the the CSP has commenced in line with the recently endorsed Council Workforce Management Plan and supporting operational action plan.  Feedback from recent climate and management style 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.	

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
5.3 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.	Build and maintain a workplace culture that supports physical & mental health and wellbeing of our people.  Council focuses on injury prevention, including discrimination, bullying and harassment & discrimination.	An effective WHS system is developed & effectively implemented. WHS related training programs focus on identified high priority areas (Manual handling, Mental health) as well as Compliance related training.  A proactive and supportive approach is implemented to support injured workers recover at work.	Manager Human Resources	Targeted Manual handling training has now been rolled out across all areas of Council. Work to further improve the WHS related Policies, Procedures and Records has commenced. Compliance related safety training is prioritised. Improvements to ensure a psychologically safe workplace are ongoing.  The Council RTW program has now been effectively implemented. A proactive and supportive approach to injured workers is followed, with an aim to improve safety and prevent further injuries as an outcome of investigations conducted.	
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.	Training needs are identified and effectively implemented for all Council staff.  Training focus is on ensuring compliance requirements (WHS, Skills based) are met but also on investing in the ongoing development of our people.	Training & Development is centrally co-ordinated.  Training plan is developed, consulted on & effectively implemented and maintained.  90% of Council staff complete e-learning compliance modules in first 3 months of commencement.  Manager to Leader Program is effectively implemented.	Manager Human Resources	All Council learning & development including budget is centrally controlled and coordinated through the HR function.  Training plan is developed and reviewed every 2 years.  Completion of e-learning compliance modules for all new staff in first three months (ideally first month) of employment set as a Corporate KPI.  The Manager to Leader Program has now completed Phase 3. Phase 4 (which will include bringing new and emerging leaders into the Program) will be held Q4 2022 and Phase 5 Q1/Q2 2023.	











Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
1.1 2.2 5.3 5.5 6.1 6.4 6.6 6.8 6.8	Ensure Council complies with equal employment opportunity laws at every stage of the employee lifecycle and in line with the Council EEO policy. Promote an inclusive workforce representative of the community we support.	Council promotes an inclusive workplace and all stages of the employee lifecycle.  Relevant policies, procedures and plans developed and implemented.	Council EEO policy developed and implemented.  Acceptable behaviour & conduct in the workplace policy developed and implemented.  Targeted training to improve the awareness and understanding of the benefits of a diverse workplace and the EEO laws are implemented.	Manager Human Resources	Council EEO policy has been developed and implemented on Council's intranet and website. The Policy is discussed at Induction training and principles covered as part of the compliance module suite every two years for all Councilors and staff  The Acceptable Behaviour & Conduct in the workplace policy has been developed and implemented. Toolbox talks held with all current staff. Policy copy provided and discussed with all new staff as part of staff Induction.  Targeted training to improve the awareness and understanding of the benefits of a diverse workplace, EEO laws and discrimination held for all Managers. Ongoing education at levels ongoing.	

**Governance**

<b>Bathurst CSP Objective reference</b>	<b>Deliverable Actions over the next 4 years</b>	<b>Operational Plan – 2022/2023 Projects / Tasks</b>	<b>Tracking our Progress</b>	<b>Responsible Officer</b>	<b>Action Year to Date</b>	<b>Status</b>
<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.	
		Action requests for information under GIPA Act.	Information requests (formal and informal) actioned in accordance with statutory guidelines.	Manager Corporate Governance	5 applications received July 2022. 2 applications were finalised. Total of 5 applications received YTD, with 2 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 yet to be set in 2022.	
<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. Service delivery review program development.	Quarterly risk register updates. Program developed by 30 June 2023.	Manager Corporate Governance	Ongoing discussions between Dept Heads & MCG. First discussion scheduled for 9 Aug 22.	
<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 Continuous Improvement Pathway (CIP) program.	Monthly insurance reports to Department Heads.  Submission of completed CIP workbooks to Statewide Mutual	Manager Corporate Governance	Reporting framework being developed (Jul 22). Ongoing discussions between DCSF & MCG.	


## Information Services

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
2.3 2.5 6.8	Improve long-term viability and availability of electronic data for both the current and long term.	Perform Penetration testing to ensure the security of Bathurst Regional Council Data	Engage Third Party to perform Penetration tests.	Manager Information Services	Penetration testing was performed on the week of the 6th of December. Council has received the testing report. This testing included external and internal penetration testing. Council's IT section is has created a plan to correct the issues identified and is currently working through it.	
		Upgrade ERP (Civica Authority) to version 7.1	It is anticipated that this upgrade will occur in Calendar 2022	Manager Information Services	In progress/ongoing	
		Continue regimen of cyber-Security training for all staff & Councillors at Bathurst Regional Council.	Microsoft Cyber Security training, Phishing simulation has been purchased, and training program implemented. Councillors & staff will continue to be provided with the opportunity to attend Cyber Security NSW training	Manager Information Services	Training has been purchased and a schedule has been developed. Training will now continue on a rolling basis.	
		Continuous upgrading of Cyber Security posture based upon recommendations from Penetration Testing.	This is a continuous process.	Manager Information Services	Cyber security framework and documents have been developed. The Framework was approved by the General Manager on 29th of June. Discussions are now on going with risk owners.	
		Upgrade GIS from GDA94 to GDA 2020.	Ensure that BRC GIS is current by implementing GDA2020 it is anticipated that this will be completed in 22-23 financial year.	Manager Information Services	In progress/ongoing	

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
		Implement cloud based VOIP telephone system.	Proof of Concept for Microsoft Teams calling is underway. This will allow staff to test the viability of this technology. It is then expected that the system will be implemented in 22-23	Manager Information Services	The new VOIP phone system has been pushed to fiscal year 22-23 as we proceed with the current proof of concept for teams calling.	
		Perform Disaster Recover testing at Bathurst Regional Council's DR site.	It is anticipated that full test will be performed by end of August 2022.	Manager Information Services	Full DR testing is being rescheduled for fiscal 22-23 After testing a report will be written detailing the results obtained.	
2.2 2.3 2.6 5.2	Support the Smart Cities project.	Install fibre optic cable from Mt Panorama to Civic Centre via the Collections Facility.	It is anticipated that the link will be fully installed and operational in calendar 2022.	Manager Information Services	In progress/ongoing	



## Finance

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
6.1 6.6 6.9	Ensure Council's long term financial sustainability.	Review need for special variation in rate income.	Long Term Financial Plan complete and adopted by Council.  Special Rate Variation considered by Council.	Manager Financial Services	Long Term Financial Plan for 2022/23 adopted by Council on 29/06/2022.  Council has not applied for a special rate variation for 2022/23 Operating/Delivery Plan.	
		Improve Council's cash flows.	Rates and Charges Outstanding Ratio less than 10%.	Manager Financial Services	As per 2020/21 Financial Statements achieved 6.29%  (2019/20 6.49%) (2018/19 6.22%) (2017/18 6.17%) (2016/17 5.68%) (2015/16 5.85%)	
		Ensure Council's level of debt is manageable.	Debt service ratio less than 10%.	Manager Financial Services	As per 2020/21 Financial Statements achieved 1.71 times  (2019/20 1.06) (2018/19 2.17) (2017/18 3.66) (2016/17 4.12) (2015/16 3.95)	
		Maximise invested funds within prudential guidelines.	Outperform monthly 90 day bank bill swap rate.	Manager Financial Services	At 31 <sup>st</sup> August 2022 current year average: • Investment earnings – 1.81% (2021/22 average 1.06%) • 90 day Bank Bill Swap Rate – 2.19%	
		Monitor, review and update Long Term Financial Plan	Long Term Financial Plan 2022-2032 adopted	Manager Financial Services	Long Term Financial Plan for 2022/23 adopted by Council on 29/06/2022.	


Events	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
Bathurst CSP Objective reference 1.3 2.1 2.2 2.6 5.2 5.3 6.3	Coordinate and deliver events to enhance the cultural life of residents and promote the Bathurst Region	Deliver events including New Years Eve, Australia Day, NRL game, Bathurst 1000 off track events.	90% or more of residents attend an event.	Events Manager	<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>The festival was back to its pre covid 19 interruptions and had its biggest year yet.</li> <li>The illuminations featured on; Bathurst Court House, All Saints Cathedral, Cathedral of St Michael &amp; St John, Keystone, old Bathurst TAFE site and Tremain's mill</li> <li>Opening night had approx. 4,500 people through between 4pm – 9pm on Saturday 2 July</li> <li>Brew &amp; Bite saw approx. 15,000 people pass through the event on Friday and Saturday of the middle weekend.</li> <li>More than 20,000 people went ice skating</li> <li>More than 50,000 tickets sold to the carnival rides</li> <li>These figures show an increase participation in the event from previous years</li> </ul> <p>August</p> <ul style="list-style-type: none"> <li>Planning an execution of Local Government Week. Coordinated; Coffee with Councillor at Rail museum, raised over \$1000 for Jeans 4 Genes Day, coordinated a staff competition and had a bake sale</li> <li>Wrapping up of Bathurst winter festival, reporting, paying invoices, coordinating thank you messages/emails/letters to all staff and stakeholders</li> </ul>	



Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
					<ul style="list-style-type: none"> <li>Planning for Bathurst 1000; coordinating meetings with Supercars, emergency services, stakeholders, road closures, businesses and vendors</li> <li>Secured \$287,000 from the State government to increase event experiences for; Bathurst International, NYE, Inland Sea of Sound (BMEC) and a summer music program.</li> <li>Commenced work on Bathurst International and NYE</li> <li>Coordinated stakeholder meetings for next 6 months of events</li> <li>Advertising for Events Team Leader and Event Operations Office Role</li> </ul>	

Property	Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
	1.5 6.4 6.5 6.8	Manage development of new residential land releases to ensure appropriate level of supply.	Complete development of residential land in accordance with Council plans.	Provision of land to meet demands	Property Manager	Sunnybright Stages 'A', 'B' and 'C' - all lots sold and settled.  Windy 1100 consent issued for 205 lots, Tenders for development called July 2022. Expect Sales in early 2024.	
	2.1 4.1 6.4	Manage development of new commercial and industrial land releases as required to meet the needs of new businesses.	Development in Bathurst Trade Centre and Kelso Industrial Park as required.	Provision of land to meet demands.	Property Manager	Kelso Industrial Park has 0 lots available.  Stage 11 of Bathurst Trade Centre sold, pending DA approval. Expected March 2022.  DA approved for Stage 1 of Kelso Industrial Estate expansion (\$4.8M Drought Stimulus Fund). CC to be submitted shortly.	

**Corporate Communications**

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
6.1	Communicate and engage with the community	Bathurst Regional Council Community Survey.	Overall satisfaction rating > 70%	Manager Corporate Communications	2021 Community Survey completed. Survey result found that 75% of the community is somewhat satisfied or higher (ie satisfied or very satisfied) with Council.	



[illegible]

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
					Bathurst Childcare: 291  Bathurst Cycling Festival: 189 July: 91,248 August: Total: 49,695	

# Cultural & Community Services

Bathurst Regional Council supports a vibrant culture and community. Lifestyle in the Bathurst Region is enriched by providing a diverse range of cultural facilities and programs and by promoting cultural diversity. Community well-being is promoted through social planning, community development and ensuring access to community services.

## Community Services

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
5.1 5.2 5.3 5.4 5.5	Work in partnership with key stakeholders to develop, administer and deliver community planning that reflects the strengths and needs of specific sectors and the community as a whole.	Undertake the actions identified in the Bathurst Community Safety Plan in partnership with the Bathurst Regional Community Safety Committee	Provide administrative support to four (4) meetings of the Bathurst Regional Community Safety Committee.  Relevant campaigns /projects developed and implemented as per actions identified in the Bathurst Community Safety Plan.	Manager Community Services	YTD one (1) Community Safety Committee meeting held.  Planning for fraud and malicious damage campaigns continued in August July 2022.  No (0) campaigns undertaken in accordance with the Bathurst Community Safety Plan, during the year.	
		Present draft Community Safety Plan	Research and draft new Community Safety Plan	Manager Community Services	Planning for new Community Safety Plan, including development of a community survey for consultation, and consultation mechanisms occurred in August 2022.	



Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
6.3		Implementation of the strategies and actions identified in the Disability Inclusion Action Plan (DIAP) that address each of the four focus areas of the plan 2022-2027.	Quarterly reviews undertaken to determine the number of actions in progress or complete.	Manager Community Services	Review of actions and strategies listed in the Disability Inclusion Action Plan (DIAP) 2022 – 2027 was not conducted in August 2022.  0 of 35 actions complete 0 of 35 actions incomplete	
			Relevant Community Services initiatives/projects developed and implemented as per actions identified in the Disability Inclusion Action Plan (DIAP).	Manager Community Services	No (0) community services initiatives/projects were developed and implemented in August 2022.  YTD no (0) community services initiatives/projects were developed and implemented.	
		Implement strategies and actions identified in the Positive Ageing Strategy	Quarterly reviews undertaken to determine the number of actions in progress or complete.	Manager Community Services	Quarterly review of actions was not completed in August 2022.  YTD twenty-eight (28) of fifty-nine (59) actions are in progress (47%).	
			Relevant Community Services initiatives/projects developed and implemented as per actions identified in the Positive Ageing Strategy.	Manager Community Services	Planning for Dementia Action Week, to be held on 21 September 2022, occurred during August 2022.  YTD one (1) initiative/project completed.	
		Collaborate with key stakeholders to develop and deliver programs/activities to meet the needs of the indigenous community.	Aboriginal Commitment Strategy finalised	Manager Community Services	Council adopted the Aboriginal Commitment Strategy on Wednesday 17 August 2022.	
			Relevant Community Services initiatives/projects developed and implemented as per actions identified in the Aboriginal Commitment Strategy.	Manager Community Services	YTD no (0) Community Services initiatives/projects were developed and implemented.	







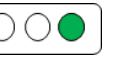
Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
4.3 5.1 5.3 5.4 5.5 6.1 6.3		Encourage and facilitate the use of Kelso Community Hub to meet community needs	Quarterly update on usage of Kelso Community Hub by services/programs	Manager Community Services	No quarterly update on usage completed during August 2022. YTD no quarterly update report completed.	
5.1 5.3 6.1 6.3 6.7	Value and support opportunities for young people to understand the processes of Local Government and be involved in relevant projects.	Continue to support the operations of the Bathurst Regional Youth Council	Facilitation of six (6) Bathurst Regional Youth Council meetings	Manager Community Services	Youth Council Main Meeting held 16 August 2022. YTD one (1) Youth Council main meeting held.	
			Undertake and/or participate in two (2) initiatives, activities, programs and events.	Manager Community Services	No Youth Council initiatives completed in August 2022. YTD No Youth Council initiatives completed.	
5.1 5.2 5.3 5.4	Provision of high quality child care facilities to cater for children aged 0-12 years in the Bathurst Community	Ensure policies and procedures align with industry, Education and Care legislation	50% of policies reviewed	Manager Community Services	Two (2) Policies have been reviewed during August 2022. YTD Two (2) Policies have been reviewed.	
6.3 6.4 6.7			Review and update current Service Self-Assessment Tool	Manager Community Services	All policies align with industry legislation. Zero (0) reviews have occurred on the service documents YTD zero (0) reviews have occurred on the service documents.	
	The provision of Council's Children's Services, setting a benchmark for	Research and implement programs/projects reflecting industry and stakeholder needs	Research and develop programs based on industry needs	Manager Community Services	During August, Children's Services worked with the NSW Government Child Safe standards, to align current relevant policies and procedures to meet these recommendations for both LDC and FDC.	

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
	education and care in the Bathurst LGA		Implementation of relevant programs	Manager Community Services	One (1) program has been implemented during August 2022 to support the supervision of children across Children's Services section based on current industry requirements.  YTD One (1) program has been implemented. The occupancy rate for LDC was 95% during August. YTD the occupancy rate is 96.5%  A minor drop in occupancy rates due to families reducing enrolments days.	
		Maintain high occupancy rates within Children's Services	% Occupancy rate for LDC	Manager Community Services	The occupancy rate for FDC was 84% during August.  YTD the occupancy rate of FDC is 85.9%  Reduced daily averages were due to child enrolment needs.	
			% Occupancy rate of FDC	Manager Community Services	Promotions in August through Children's Services Facebook page reflected incursions and excursions of Scallywags Long Day Care and Preschool such as Country Coffee visit.	
			Promotion of Children Services	Manager Community Services	Advertisement in August for recruitment of trainee position through Skillset  YTD Two (2) promotions held.	
		Local networks investigated and developed	Stakeholder interest established for development of local networks	Manager Community Services	No action has occurred during August 2022.  YTD no action has occurred.	
	Connect and collaborate with Children's Services networks locally to					



Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
	ensure service provision reflects strengths and needs of the sector		Facilitate (1) local network forum	Manager Community Services	No action has occurred during August 2022. YTD no action has occurred.	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>

## Bathurst Library






Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
4.3 5.5	Develop a strategic approach to planning the next-practice library	Evaluation of selected library services	Report to Council by June 2023	Manager Library Services	Subscription to Culture Counts, service evaluation software, initiated.	
1.3 5.3	Maintain and improve community participation in the Library Services	Maintain and improve membership base	Membership is 26% or more of total population	Manager Library Services	To date, the total active membership of Bathurst Library is 10,966 = 26% of Bathurst population.	
		Maintain and improve visitations	Yearly visitations are 80,000 or more (monthly average: 6,600)	Manager Library Services	YTD: 16,351 visitations August: 8,264 visitations.	
		Maintain and improve program and event delivery	Deliver 200 or more programs / events per year (monthly average: 16.6)	Manager Library Services	YTD: 56 programs delivered August: 33 programs delivered	
		Maintain and improve attendance at programs and events	2,400 attendees or more to programs / events per year (monthly average: 200)	Manager Library Services	YTD: 1,637 attendees at programs and events August: 1,072 attendees	
1.3 5.3	Maintain and improve access to information and life-long learning	Maintain and increase circulation of all library material	Loans exceed 200,000 per year (monthly average: 16,600)	Manager Library Services	YTD: 38,810 items borrowed August: 19,195 items borrowed (5,500 electronically)	

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
		Improve online information	Restructure of library website completed by June 2023	Manager Library Services	Design of the new home page underway. New Community services page added. <a href="https://www.bathurst.nsw.gov.au/services/bathurst-community-information.html">https://www.bathurst.nsw.gov.au/services/bathurst-community-information.html</a>	
		Improve adult digital literacy skills	Provide at least 20 technology sessions/workshops for adults yearly	Manager Library Services	YTD: 8 digital literacy programs delivered August: 4 digital literacy programs delivered	
		Improve Readers Resources	Curate and provide access to 4 new subject specific reading lists per year	Manager Library Services	YTD: 1 reading list completed and displayed.	
			Promote "1,000 books before Kinder challenge" to at least 4 day-cares by June 2023.	Manager Library Services	Getting quotes for "1,000 books before kinder" bag.	
		Promote Australian Indigenous history and content	One (1) Wiradyuri or Australian Indigenous content highlight per month	Manager Library Services	YTD: 2 content highlights August: Wiradyuri history/culture monthly Facebook posts: 8 August '22 - 276 people reached; 8 engagements	
6.1	Communicate and engage with the community	Growth in followers on the library social media platform	More than 3,600 followers on Facebook	Manager Library Services	YTD: Facebook followers: 3,705	
		Monitor community satisfaction with Library Services, Programs and Collections	Launch biennial Library Customer Satisfaction survey by June 2023.	Manager Library Services	No actions this month.	






Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
		Reach out to the community beyond the walls of the facility	At least two (2) library pop-ups by June 2023.	Manager Library Services	Planning for pop-up library at Hill End 150 Year Celebrations underway.	
6.2	Maintain and create partnerships with local organisations and neighbouring councils	Foster relationships with local schools	Deliver at least two (2) new activities to local schools by June 2023	Manager Library Services	No actions this month.	

## Bathurst Regional Art Gallery

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
1.3	Provide a focus on the visual arts for the community by providing education and public programs that challenge thinking and stimulate creativity, and promote cultural vitality in the region through the development and care of the permanent collection, temporary exhibitions and research facilities.	Increase community participation and engagement through public programs and events.	Minimum four (4) public programs delivered per exhibition slot.	Art Gallery Director	YTD: 2 exhibition slots, 36 6ograms; participants: 1,126 July: 13 programs, 150 participants August: 23 programs, 976 participants	
		Increase student and teacher engagement through education programs and outreach.	5% increase in school engagement on 2021/2022.	Art Gallery Director	21/22: 32 schools, 279 students 22/23 Target: 34 schools, 293 students 22/23 YTD: 12 schools, 199 students  August: Hill End Public (14), HOME x 10 primary schools (179), Jackson TAFE tour (6)	
		Provide opportunities for the professional development of regionally based artists.	Staging of four (4) regional artist projects with at least 3,250 attendees	Art Gallery Director	YTD: Two (2) regional artist projects; Attendance: 24,330  1. Luke Sciberras: Side of the Sky (Gallery & Foyer) - 21,169 2. Linda Jackson: Romance of the Swag (Gallery & foyer) - 3,161	
		Develop community access to and understanding of contemporary indigenous art.	Stage two (2) programs/exhibitions/community projects of contemporary Aboriginal art.	Art Gallery Director	YTD: Three (2) exhibitions of contemporary Aboriginal art. Attendance: 5,000  1. Ngumbaay Galang (One Belonging): Out There Bathurst Outdoor projector and screens	
		Develop activities for Bathurst 2024 Remembrance.	Develop partnerships with three (3) key stakeholder groups	Art Gallery Director	YTD: five (5) partnerships developed  1. And Then: ReConnect Bathurst with community Stakeholders: CWA, The Neighbourhood Centre Bathurst, Bathurst RSL Subbranch, Woodies, Bathurst Business Chamber, BRC Community Services, Seymour Centre 2. Arts OutWest: Wambuu Sculpture Walk 3. Bathurst Local Aboriginal Lands Council/Ngumbaay Galang (One Belonging) 4. HOME: DET, AGNSW	

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
					5. Sydney Piano Festival: BRAG collection, Out West Piano Fest	
		Develop community access to the permanent collection.	Develop online access to permanent collection through BRAG website	Art Gallery Director	July: meeting with web developers (Interaction Consortium) and collection staff discuss KE Emu web integration methods August: Website project in development	
		Redevelop BRAG Store as public access space	Seek funding opportunities	Art Gallery Director	July: Create NSW Creative Capital grant for Art Store refurb submitted (BRAG Theatre)	
6.1 2.6	Communicate and engage with the community	Increase community engagement on social media platforms.	Increase followers across social media platforms by 5% on 2020/2021 figures.	Art Gallery Director	YTD: 10,763, 5% increase on 2020/2021. Target: 10,970. July: 10,549 August: 10763	
5.2	Promote cultural activity in the Bathurst CBD, neighbourhoods and the region's villages through the development of inclusive and accessible satellite programs and the events, and the promotion of Hill End as a significant site of	Ensure sustainability of BRAG artist in residence activities	Develop three (3) programs/opportunities for artists in residence.	Art Gallery Director	YTD: 1. July 26: met with TfNSW staff regarding capital works program for Bathurst Stores Building (AIR studio/gallery space, Rail Precinct) 2. July 18: EOI additional information submitted for Hill End AIR leases	
		Develop Community understanding of the Hill End Artists in Residence (AIR) Program	Staging of at least two (2) Hill End projects or partnerships.	Art Gallery Director	YTD: One (1) residency exhibitions staged due to COVID-19 restrictions 1. Holtermann 150 exhibition planning – Sacred Heart Catholic Church, October 2022	


Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
	contemporary and historic Australian art and culture.	Develop activities within the Public Art Policy as resources permit.	Develop and deliver three (3) programs for <i>Out There Bathurst</i> platforms.	Art Gallery Director	YTD: two (2)  1. July: \$63,500 funding for ReConnect Bathurst (Social Cohesion Grant) 2. July (Winter Festival/NAIDOC): Ngumbaay Galang (One Belonging): Out There Bathurst Outdoor projector and screens	
1.3 6.6	Increase in revenue generated from gallery retail outlet and programs	An increase on 2020/2021 total revenue generated from gallery retail and sales	5% increase in revenue	Art Gallery Director	2021-2022 total: \$61,302.67 2022-2023 YTD: \$24,160.20 July: \$9,031.75	
		An increase on 2020/2021 online shop sales	5% increase in online shop sales	Art Gallery Director	2021-2022 online sales: \$6,679.00 2022-2023 YTD: \$6,170.65 Online sales August 2022: \$2,821.65	

## Bathurst Memorial Entertainment Centre


Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
1.3 1.5 2.4 4.1 4.3	Implement a strategic approach to the maintenance and upgrade of the existing BMEC facility until new facilities can be developed	Upgrades recommended by NPPAF consultants prioritised and funding sought	Funding applications made as suitable opportunities arise	Manager BMEC	The funding application for the BARN residency facility was successful but a contract is yet to be signed with Create NSW. This project will need to be organised and underway before funding can be sought to upgrade the existing BMEC facility	
1.3 1.5 2.4 4.1 4.3	Implement a strategic approach to planning the Next-Practice Performing Arts range of facilities	Consultants report adopted by Council and range of facilities prioritised	Decisions made regarding Residency facility, intimate performance space and Creative Development facility location	Manager BMEC	Date to present the NPPAFF to Councillors to be determined	
2.4 5.1 5.2 5.3 5.5	Maintain and improve community participation in BMEC services and activities	Maintain and improve venue attendance	Attendances return to pre Covid levels of 50,000 plus within 2 years	Manager BMEC	YTD venue attendance total is 8,403	
		Maintain and improve program and event delivery	Deliver approximately 14 Annual Season events, with associated participatory engagement where possible	Manager BMEC	YTD 5 season shows presented. YTD <ul style="list-style-type: none"> <li>one local musician, Kris Schubert, performed in the Season show <i>The Boy Who Talked to Dogs</i></li> <li>The Mitchell Young Voices choir appeared in the Australian Opera production of the <i>Barber of Seville</i></li> <li>Emily Goddard delivered a free History Lecture to 20 attendees, a Bufon workshop to 5 Mackillop drama students and a Q&amp;A following the matinee performance of <i>This is Eden</i></li> </ul>	



Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
4.3 6.8			Deliver a Local Stages Program supporting local skill development and the creation of new, contemporary performing arts events	Manager BMEC	Local Stages program: <ul style="list-style-type: none"> <li>Saturday 2 July over 100 local parents and children participate in lantern making workshops</li> <li>Saturday 2 July lantern parade and outdoor performances for <i>Mountain Tales</i> at Tremains Mill. This was a lead up event for <i>Fast Cars &amp; Dirty Beats</i> and coincided with the opening night of the Winter Festival</li> <li>15 August BMEC submitted a Regional Arts Fund grant application to support the initial two creative developments of <i>Viv! A new, disability arts led performance project</i></li> </ul>	
			Deliver the Inland Sea of Sound Festival	Manager BMEC	Application made to the NSW Government, in association with the Events Team, for funding for free events as part of the 2023 festival program. \$70,000 successfully received for the free program.	
			Deliver the Bathurst Writers' & Readers Festival	Manager BMEC	Planning for the 2023 festival will commence in the coming months. Initial planning meeting scheduled for 2 September.	
			Devise strategies to engage with diverse sectors of the community	Manager BMEC	Emily Goddard delivered a free History Talk in association with <i>This is Eden</i> . The talk was advertised in association with local history groups. The inclusion of the Mitchell Young Voices as the Children's Choir in <i>The Barber of Seville</i> continued to expand the audience reach for opera productions.	
			NPS results reviewed in real time, to be analysed on a monthly basis. Tracked via Microsoft forms.	Manager BMEC	Our current score from customers attending events is +82, a drop from the previous month of 2 points however, none of the comments are negative with no detractors during this time, only passive scores.	
	Measure and increase customer satisfaction within BMEC, as well as identify areas to improve customer experience for users of the venue.	Achieve a minimum Net Promoter Score of +50 over the next year. QR codes set up in the building foyers as well as paper surveys available. All hirers sent an NPS survey at the end of their venue hire. Random surveys			The current score from venue hirers is +63, a 3-point drop in score however, this is due to 1 hirer providing a passive score of eight (8), with positive comments accompanying the survey.	




Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
		to audience members who have agreed to receive contact emailed survey.			Both scores well above target.	
<b>1.3</b> <b>4.3</b>	Communicate and engage with the community	Growth in community engagement	At least one (1) intrinsic impact study per year.  2% growth in social media followers over 2021/2022	Manager BMEC	<p>In 2021 and 2022 the intrinsic impact study has seen the BMEC involvement in six instalments of national surveys to investigate and report on audience sentiment changes over the impact of the pandemic.</p> <ul style="list-style-type: none"> <li>Facebook followers 4,390</li> <li>Instagram followers 1,116</li> <li>YTD 15.9% growth in FB followers from August 2021</li> </ul>	






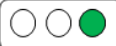

## Museums

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
1.1 1.2 1.3 2.4 2.5 2.6 5.1 5.2 5.4	Provide opportunities for locals and visitors to Bathurst to engage with our stories and objects through the operation of museum Bathurst	Facilitate engagement with museums Bathurst through the provision of exhibitions, public programs, lifelong education and other activities	80,000 annual visitors to museums Bathurst Provision of exhibitions, public programs, and educational opportunities across all museums Bathurst sites	Manager Museums	<p>In August 2022 a total of 7,296 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>In August the following occurred:</p> <p><b>Exhibitions</b>  AFMM - The Dino-store - ongoing  Chifley Home – Gallery and interpretation - ongoing  Chifley Home – 'Tea with Lizzie'</p> <p><b>Public programs:</b>  AFMM – Signs of the Ice Age, National Science Week talk presented by the Friends of the Australian Fossil &amp; Mineral Museum – 35 participants</p> <p><b>Educational Tours (schools)</b>  A total of 8 tours with 484 students visited the following museums:</p> <ul style="list-style-type: none"> <li>• AFMM – 5 tours total 318 students</li> <li>• BRM – 1 tour total 38 students</li> <li>• NMRM – 2 tours total 128 students</li> </ul> <p><b>Adult tours</b>  A total of 3 tours with 90 visitors to the following museums:</p> <ul style="list-style-type: none"> <li>• NMRM – 2 tours total 51 visitors</li> <li>• Chifley – 1 tour total 39 visitors</li> </ul>	

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
5.1 5.3 5.4 5.5	Provide a range of opportunities and mechanism for visitors to museums Bathurst that encourage access for all and celebrates diversity	Identify, plan and provide a range of targeted activities and interpretation tools across museums Bathurst that encourage inclusiveness for locals and visitors to Bathurst	Continue to grow volunteer opportunities across museums Bathurst Work with organisations and groups to provide opportunities for their clients and the broader community to access museums, programs, and activities	Manager Museums	In August the following occurred: <ul style="list-style-type: none"> <li>15 volunteers assisted at BRM with the operation of the layout and preparation for the September school holiday workshops</li> <li>All museums provide free entry to carers and welcome support animals</li> <li>AFMM – Friends of Australian Fossil &amp; Mineral Museum – 5 members of the Friends group were involved in organising and running the Science Week talk.</li> </ul>	
3.3 5.3	Strive for environmental stewardship through improved operations and the provision of education for museums Bathurst visitors	Review and implement strategies to reduce museums Bathurst environmental footprint and provide educational opportunities for visitors and the broader Bathurst community	Identify and target areas to reduce consumption in the operations of each facility  Provide educational information, activities, programs and resources for visitors to museums Bathurst and the broader community on environmental sustainability and practical actions that can be implemented	Manager Museums	In August Museums Bathurst have undertaken the following environmental strategies: <ul style="list-style-type: none"> <li>Monitoring and reducing where possible energy use including turning off appliances and equipment including air-conditioning when spaces are not in use</li> <li>Recycling of packaging and paper</li> <li>Recycling of coffee cups at BRM (1262 cups recycled for month)</li> <li>Ongoing provision of solar panels at BRM and NMRRM</li> <li>Ongoing provision of EV charging stations at BRM and NMRRM</li> <li>CTCF building designed for energy efficiency including quality insulation and compartmentalised spaces to ensure efficiency from air conditioning</li> <li>CTCF EV charger and preparation for solar panel installation underway</li> </ul> <p>The following sustainable activities/education took place in August:</p>	

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
1.1 1.2 6.2	Provide a range of collection storage and learning opportunities in the operations of the Central Tablelands Collections Facility (CTCF)	Transfer Bathurst Regional Council's collections to CTCF  Work with external bodies to develop partnerships for storage and learning opportunities at CTCF	Complete transfer of Bathurst Regional Council's collections to CTCF  Identify, develop and manage key partnerships that will result in storage and facility hire and regional educational opportunities	Manager Museums	<ul style="list-style-type: none"> <li>AFMM – Year 10 Kelso High School Evolution and Earth science tour</li> <li>AFMM – Voices of the Future local school cabinet ecosystems display - ongoing</li> </ul> <p>The Central Tablelands Collections Facility is in the final stages of construction. Transfer of BRC collections will commence in September.</p> <p>In August the following activities occurred:</p> <ul style="list-style-type: none"> <li>Australian Museum (AM) – Working with AM staff to develop a plan for relocation of non-display Somerville Collection</li> <li>Invitations for key stakeholders have been sent for the CTCF opening on 16 September.</li> </ul>	

## Tourism





Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
2.1 2.2	Grow the total number and engagement of businesses associated with the Visitor Economy	<p>Work with local operators in the provision of visitor services and destination experiences</p> <p>Grow Regional Tourism Partnership program</p> <p>Increase stakeholder advertising in Destination Guide</p>	<p>Ten (10) new packages, products or experiences developed</p> <p>Number of tourism partners increased by 5%</p> <p>Advertising revenue increased 5%</p>	<p>Manager Tourism &amp; Visitor Services</p> <p>Manager Tourism &amp; Visitor Services</p> <p>Manager Tourism &amp; Visitor Services</p>	<p>YTD one (1) new package developed.</p> <ul style="list-style-type: none"> <li>“Ultimate Bathurst Region Experience” package developed July 2022 – involves 5 partner businesses</li> </ul> <p>YTD 34 paid tourism partners as of 31 July 2021. Full year target of 150.</p> <p>Advertising not yet commenced for FY. Revenue target of \$18,675.</p>	  
1.3 2.6	Provide visitors and prospective visitors to the area with quality inspiration, information and services.	<p>Develop new engaging content for Bathurst Step Beyond App</p> <p>Increase volume of online tour, event and accommodation bookings</p> <p>Develop annual Destination Guide</p> <p>Develop new Bathurst region touring itineraries and inter-region itineraries based on shared thematic elements</p>	<p>One (1) new tour product added and promoted</p> <p>Increase of 10% total bookings through online portal</p> <p>2023 Destination Planner published</p> <p>Six (6) new itineraries created and published on website/available at BVIC.</p>	<p>Manager Tourism &amp; Visitor Services</p> <p>Manager Tourism &amp; Visitor Services</p> <p>Manager Tourism &amp; Visitor Services</p>	<p>YTD one (1) new products developed.</p> <ul style="list-style-type: none"> <li>New St Joseph's Convent &amp; Heritage Centre Tour released on Bathurst 'Step Beyond' app 16 July</li> </ul> <p>YTD: 40.2% increase against 2020/2021 figures to total \$7,208.</p> <p>Latest Destination Planner printed June 2022. New edition not yet commenced.</p> <p>YTD two (2) in total new itineraries developed:</p> <ul style="list-style-type: none"> <li>Two (2) new itineraries developed for DNSW 'Feel New' campaign July 2022. Romantic couples and connected families.</li> </ul>	   

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
		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	YTD 281% increase to \$18,608 Lockdowns in 2021 negatively impacted comparative sales period.	
2.6	Effectively promote and market the Bathurst Region as a key destination	Implement 2021-2023 marketing plan	50% of total actions completed or underway	Manager Tourism & Visitor Services	YTD 31 of 39 action items (79%) completed or underway as of 31 August 2022	
		Implement online content strategy	Destination website page views increase 15% Total social media following (includes Facebook, Instagram and YouTube) increase 10%	Manager Tourism & Visitor Services	Pageviews: YTD 28.4% increase on 2020/2021 to 54,627 Social Media: YTD of 3.7% increase total social media to total 22,063 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	YTD 16 media articles generated across all platforms including Weekend Sunrise coverage of Winter Festival July 2022.	
2.6	Increase total number of visitors and overnight stays in the Bathurst region	Promote Bathurst region to niche and specialist markets as identified in Destination Management Plan and 2021 Marketing Plan	Overnight visitors increase by 5% Total annual visitors increase by 3% Measurement based on Tourism Research Australia annual data and Localis data analytics	Manager Tourism & Visitor Services	Annual Tourism Research Australia figures released October 2020 (most recent) YTD 6.1% increase overnight visitor nights, average length of stay steady at average three nights YTD 16.4% increase in average length of stay from 3.75 nights in 2020/2021 to 4.37 in 2021/2022 as shown by 'Localis' analytics platform	



Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
		Promote BVIC as essential step off point for Bathurst region.	Annual visitation to BVIC increases by 3%	Manager Tourism & Visitor Services	YTD visitations increase of 240.8% on 2021/2022 with a total of 6,571 visitors to BVIC. (Lockdowns in place August 2021)	<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 – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
<b>2.6</b>	Utilise the Destination Management Plan as a basis for marketing, promotion and tourism development	Implement the Strategic priorities of the 2019 DMP	50% of actions completed or underway	Manager Tourism & Visitor Services	YTD 50% or 52 of the 104 priority actions completed or underway as of 31 August 2022.	
<b>2.2</b> <b>2.6</b>	Support and develop the regional tourism industry	Implement the Tourism Industry Engagement Strategy	Hold at least: <ul style="list-style-type: none"> <li>four (4) targeted meetings with industry segments</li> <li>four (4) industry capacity building workshops</li> </ul>	Manager Tourism & Visitor Services	Two (2) stakeholder meetings held 9 and 11 August to discuss Tourism Wayfinding and Signage Strategy.  Eight meetings held between MT&VS and tourism industry partners in August 22.	
<b>2.2</b> <b>2.6</b>	Connect with industry and consult with a cross section of industry representatives	Continue monthly industry eDM  Host industry gatherings  Increase online engagement with industry	Minimum of 12 industry eDMs issued.  Hold at least four (4) industry networking events.  Pageviews of industry website increase 20%	Manager Tourism & Visitor Services	YTD: 4 eDMs Issued.  Industry Events: YTD no events yet held  Pageviews: 55.4% increase in pageviews YTD	
<b>2.6</b>	Set and measure benchmarks	Publish annual market intelligence report to strengthen knowledge and guide investment.	Annual market intelligence report produced.  Accommodation benchmarking maintained by use of analytics platform	Manager Tourism & Visitor Services	Market intelligence now includes data drawn from 279 accommodation properties.	

# Environmental, Planning & Building Services

Council will manage growth and development in alignment with Council's and the NSW Government's planning instruments and controls, and continue forward planning through reviews of the Housing Strategy, Open Space Strategy and Transport and Parking Strategy. Adoption of a new Economic Development Strategy will identify opportunities for continued growth, mindful of Council's obligations to environmental stewardship, heritage conservation and good urban design.

## Environmental



Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
6.4 5.2 5.4	Meet Council's responsibilities under the Companion Animals Act 1998 by continuing to provide community programs relating to responsible pet ownership	Complete Responsible Pet Ownership community programs  Maintain and enhance areas for off-leash recreation for dogs	Two Community desexing programs conducted  Pet Education event held  Educational radio interviews conducted weekly  Educational social media posts conducted monthly  Maintain fenced Off Leash areas monthly	Manager Environment	The first community desexing program will be planned for November 2022.  Pets Day was held on 16 July 2022 in conjunction with Bathurst Winter Festival activities. Activities included a pet parade and dress-up competition. Prizes were awarded in various categories including for photographs of the cutest animals adopted from the Pound.  Weekly radio interviews were undertaken in August 2022. The radio interviews continue to be a valuable source of education and promotion for companion animals matters.  Educational Facebook posts were made in August 2022 regarding dogs at sporting facilities and companion animals in cafés and public buildings.  Off leash areas maintained by contractors when necessary.	




Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
6.4 5.4	Meet Council's responsibilities under the Companion Animals Act 1998 and Impounding Act 1993 by promptly responding to customer requests and implementing enforcement action for breaches	Investigate animal related complaints, including matters reported after hours  Undertake regulatory action consistent with Council's Enforcement Policy for identified breaches	95% of customer requests responded to within adopted corporate standards  100% response to customer requests reported out of hours	Manager Environment	94.48% of customer requests responded to within adopted corporate standards for the period 1 July 2022 to 31 August 2022.  116 customer requests were investigated during the period 1 August 2022 to 31 August 2022.  100% of customer requests responded to out of hours.	
6.4	Meet Council's responsibilities under the Prevention of Cruelty to Animals Act 1979 and the Impounding Act 1993 in the operation of the Small and Large Animal Impounding Facilities	Operate Bathurst Animal Rehoming Centre  Decommission Small Animal Pound at Vale Road site	Implement social media program to promote rehoming of impounded dogs and cats  Increase the % of impounded dogs returned to owner or sold or released to welfare organisations  Increase the % of impounded cats returned to owner or sold or released to welfare organisations  Decommissioning and transfer of all functions complete by 30 November 2022	Manager Environment	A minimum of one adoption post was made each month during the review period. "Help we are lost" posts were made regularly during the review period, trying to reunite impounded pets with their owners.  Visits to the adoption page on Council's website averaged 1,383 views per month between 1 July 2021 and 30 June 2022.  100% of dogs were returned to owner, sold or released to welfare organisations in the period between 1 July and 31 July 2022.  76.47% of cats were returned to owner, sold or released to welfare organisations in the period between 1 July and 31 July 2022.  Not yet commenced.	
6.4 4.4 5.2 5.4	Meet Council's responsibilities under the Road Rules 2014 and Fines Act 1996	Monitor and enforce parking regulations on public roads  Implement a community education program regarding the Australian Road Rules	Daily monitoring undertaken  Educational social media posts conducted monthly	Manager Environment	Infrequent monitoring undertaken due to issues with IT hardware.  One social media post on use of loading zones made during the review period.	

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
6.4 5.2	Meet Council's contractual obligations under the Local Government Act 1993 in monitoring and enforcing parking regulations in public car parks	Monitor and enforce parking regulations in public car parks in accordance with contractual obligations	100% compliance with contractual obligations	Manager Environment	Infrequent monitoring undertaken due to issues with IT hardware and the Covid-19 pandemic.	
3.1 3.2 3.3 3.4 6.4 1.4	Meet Council's responsibilities under the Protection of the Environment Operations Act	Investigate customer requests and pollution incidents Undertake regulatory action consistent with Council's Enforcement Policy for identified breaches	95% of customer requests responded to within adopted corporate standards	Manager Environment	100.0% of customer requests responded to within adopted corporate standards for the period 1 July 2022 to 31 August 2022. 27 customer requests were registered with Council in the period 1 August 2022 to 31 August 2022.	
		Undertake educational programs to enhance community knowledge	Implement the project activities identified in the Banishing Bathurst Butts project by March 2023	Manager Environment	Consultation meetings held with NSW Health staff in July 2022 to finalise the agreed project outputs. Installation of butt bins near the Bathurst Base Hospital precinct was completed in August 2022.	
3.3 3.5 6.1	Continue to improve the community's awareness and capacity regarding environmental sustainability	Communicate sustainability messages via a range of on-line and traditional media sources Conduct sustainability education programs	Weekly posts on the @sustainablebathurst Facebook page Conduct Sustainable Living Week in March 2023 Implement the River Connections program targeting primary school aged students by December 2022	Manager Environment	Posts were made a minimum of weekly on various sustainability themes during the period 1 July 2021 to 30 June 2022. Average monthly "reach" was 3,512 and "post engagement" was 545. Reach is a measure of how many people see content, and engagement how many people like/comment/share/save the posts. Preparation for the 2023 SLE event has not yet commenced. Planning for the 2022 Sustainable Schools Grant program commenced in July 2022 and communication with schools was made in August 2022. Expressions of Interest were released to schools in July 2022 to for two programs to run in term 4 2022	

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
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	(including cultural emersion sessions, teacher training and "Big River Days"). Inspection program is ongoing with a focus on high-risk systems and systems where the ownership is changing due to sale of the property. 20 approvals to operate have been issued for the period 1 July 2022 to 31 July 2022.	
3.1 3.4 3.5 1.4	Meet Council's obligations under the Local Government Act 1993 and community expectations to manage, restore, enhance and conserve the natural environment	Implement the Urban Waterways Management Plan  Implement the Biodiversity Management Plan  Implement the Pest Bird Management Plan  Implement the Roadside Vegetation Management Plan	Implement a priority project identified in the Urban Waterways Management Plan.  Implement a priority project identified in the Biodiversity Management Plan.  Implement a priority project identified in the Pest Bird Management Plan  Implement a priority project in the Roadside Vegetation Management Plan	Manager Environment	Planning for 2022/23 UWMP project activities commenced in July 2022.  The Backyard Bird Count in association with Birdlife Australia is scheduled for October 2022.  The Wattle Flat Racecourse Plan of Management was adopted by Council in August 2022 after considering submissions made during the public exhibition period.  Project activities will focus on Indian Myna removal in Winter/Spring 2022.  Installation of signage and guideposts for high conservation value sections of roadway identified in the RVMP took place January and May 2022, focussing on priority areas in Napoleon Reef and Yetholme.	
3.5 3.3 6.6	Implement energy efficiency and renewable energy projects at Council facilities	Implement the Renewable Energy Action Plan	Implement a priority project identified in the Renewable Energy Action Plan	Energy Strategy Officer	Installation of a 100kW system on the new Central Tablelands Collections Facility commenced in August 2022.  Council in partnership with the Central NSW Joint Organisation has entered into a Renewable Energy Power Purchase Agreement which will commence	



Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
					on 1 January 2023. This will supply 100% renewable energy for large sites and streetlighting.  The detailed design of a new large scale solar array for the Wastewater Treatment Plant was 90% complete in June 2022, with the tender documentation finalised in July 2022.	
3.1 3.4 6.4 1.4 4.6	Meet Council's obligations under the Biodiversity Conservation Act 2016, Fisheries Management Act 1994 and Water Management Act 2000  Meet Council's obligations under SEPP55 and related planning policies	Ensure the assessment of development applications meets all of the requirements of the Biodiversity Conservation Act 2016, Fisheries Management Act 1994, Vegetation SEPP and Koala SEPP  Ensure that Council activities are compliant with the requirements of the Biodiversity Conservation Act 2016  Ensure the assessment of development applications meets all of the requirements of SEPP55 and Council's Contaminated Land Policy	Number of development applications assessed and professional advice provided.  Council policies and plans are reviewed and updated where required to ensure consistency with current legislation  Assess vegetation removal applications in urban zones in accordance with the Vegetation SEPP in Council's DCP.  Professional advice provided including pre-DA advice on contaminated land matters	Manager Environment	24 development applications were assigned for environmental assessment in during the period 1 August to 31 August 2022.  Advice was provided throughout the review period for many Council activities and their implications under the Biodiversity Conservation Act.  Advice was given and applications for vegetation removal were assessed throughout the review period.  Advice provided on a regular basis at pre-lodgement stage and as a part of the assessment process. The Council capacity building program for contaminated land has been extended to 31 January 2023 and assistance from the project officer is ongoing. A revised version of the Contaminated Land Policy was adopted in August 2022.	
2.3 3.3 5.2	Contribute to the development of Bathurst region as a Smart Community	Implement the Electric Vehicle Transition Plan	Implement a priority project identified in the Electric Vehicle Transition plan	Manager Environment	Acquisition of hybrid vehicles for the passenger fleet commenced for two vehicles in July 2022.  Investigation of options to procure an electric vehicle for garbage collection is ongoing.	




Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
<b>3.3</b> <b>3.5</b> <b>6.4</b> <b>3.1</b>	Meet Council's statutory reporting obligations under the Local Government Act 1993	Monitor the operational footprint of Council's operations and report on trends identified. Measure and collate the trends in environmental condition across the Local Government Area	Collate data and prepare reports on Environmental data on an annual basis	Manager Environment	An MOU was signed with a company to investigate options for conversion of landfill gas into Hydrogen to power vehicles. Trends in Council's operational footprint included in the monthly report prepared for internal review, with annual data included in the State of Environment (SOE) reporting. Data for the Regional and BRC SOE reports was collated in July 2022 and preparation of the reports commenced in August 2022. The 2021 and all previous reports are available on Council's website.	
<b>6.4</b> <b>5.4</b>	Meet Council's obligations in the Food Regulation Partnership and the Food Act 2003	Conduct a program of inspections of food premises including home-based food premises to ensure compliance with regulations	Conduct an inspection of all high and medium risk food premises by June 2023 Implement a risk-based inspection program for home-based food premises Prepare and distribute educational material on food safety three times annually 95% of customer requests responded to within adopted corporate standards	Manager Environment	The food inspection program was ongoing throughout the review period and all of Council's inspection obligations under the Food Regulation Partnership were met. The Annual Food Regulation Report was submitted to the NSW Food Authority in late July 2022. 4 customer requests were registered with Council in the period 1 August 2022 to 31 August 2022. 100% of customer requests responded to within adopted corporate standards for the period 1 July 2022 to 31 August 2022.	
<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 an inspection of all skin penetration premises Conduct an inspection of all public swimming pools and spa pools	Manager Environment	Inspections of skin penetration premises commenced in August 2022. Public swimming pool inspections will recommence in Spring 2022.	

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
			<p>Implement the activities identified as Council's role in Legionella management and the inspection of cooling towers</p> <p>95% of customer requests responded to within adopted corporate standards</p>		<p>Legionella Management Plan was adopted by Council in February 2022. Implementation is ongoing.</p> <p>100% responded to within adopted corporate standards between 1 July 2022 and 31 August 2022.</p> <p>3 customer requests were registered with Council during the period 1 August 2022 to 31 August 2022.</p>	

## Development Assessment


Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date				Status
1.5 4.1 4.6 6.4	Ensure the assessment of development and other applications, in accordance with planning instruments, development instrument control plans and policies, occurs within appropriate timeframes.	To be at or below the state average for determination times of development applications	Comparative data provided as part of annual Local Development Performance Management (LDPM) to DPIE	Manager Development Assessment	NSW State Average 2018-19	Bathurst Regional Council Aug 2022	Bathurst Regional Council year to date average	<div><div></div><div></div><div></div></div>	
					Average gross days taken to determine a DA	59.73	65.72		
					Average nett days taken to determine a DA	36.63	50.99		
		To be at or below the state average of determination times for complying development	Comparative data provided as part of annual Local Development Performance Management (LDPM) to DPIE	Manager Development Assessment	NSW State Average 2018-19	Bathurst Regional Council Aug 2022	Bathurst Regional Council year to date average	<div><div></div><div></div><div></div></div>	
			Average days taken to determine a CDC	5.83	4.92				

## Planning



Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
1.5 2.1 3.3 4.1 4.3 4.6 5.5 6.4	Prepare relevant planning proposals to ensure Council's planning controls remain relevant and up to date.	Prepare draft LEP and DCP amendments	Planning proposals referred to NSW Department of Planning & Environment for gazettal	Manager Strategic Planning	<ol style="list-style-type: none"> <li>1. Laffing Waters Planning Proposal and DCP Amendment – Gateway determination received. DCP provisions being finalised.</li> <li>2. Bathurst Integrated Medical Centre – height and FSR – Gateway determination received. Awaiting amended documentation from proponent.</li> <li>3. Heritage Planning Proposal 2022 – update schedule 5. Gateway determination received. Public exhibition imminent.</li> <li>4. North St Perthville Planning Proposal – Reinstate Residential zone – Planning Proposal documentation being prepared.</li> <li>5. Review of Community Participation Plan – updates required identified and draft amendments being prepared.</li> <li>6. Ashworth Drive DCP amendment – reduction in landuse buffer. Council resolved not to proceed with the amendment at its August meeting.</li> <li>7. Perthville Levee DCP amendment – insert new DCP map to include lands behind the Perthville levee as flood protected lands under the DCP – DCP amendment placed on public exhibition.</li> </ol>	
1.5 2.1 3.3 4.1 4.3 4.6 5.5 6.4	Investigate relevant land use and planning issues of the Bathurst Region.	Prepare studies and plans.	Draft studies/plans completed or commenced by 30 June 2023.	Manager Strategic Planning	<ol style="list-style-type: none"> <li>1. Bathurst Region Active Transport Strategy – Visioning consultation completed.</li> <li>2. Southern Distributor Road Investigations – Issue paper to be prepared.</li> <li>3. Urban Expansion investigations – Engineering have engaged consultants to examine water and sewer infrastructure requirements. Planning staff supporting consultant's investigations of private lands.</li> </ol>	
1.5 4.1 4.3 4.6 5.2 5.5	Undertake urban design and place management investigations.	Prepare studies and plans.	Draft studies/plans completed or commenced by 30 June 2023.	Manager Strategic Planning	<ol style="list-style-type: none"> <li>1. Bathurst Town Centre Master Plan – adopted by Council at its July meeting as a reference document.</li> <li>2. Draft Policy "Future Proofing Our CBD – 2022 and Beyond" – public exhibition closed 22 August. Submission summary report being prepared.</li> </ol>	


Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
6.4					3. Streets as Shared Space Round 2 project – Machattie Lane to Parrish Lane – concept plans being finalised and negotiated. Procurement and implementation underway. 4. Village Plans – visioning consultation with Rockley, Peel and Sofala completed. 5. Former TAFE precinct – Council resolved at its August meeting to cease the EOI process. Opportunities for staged development process being investigated. 6. CBD Night Lights – possible opportunities for festive lighting in the CBD being identified. 7. Machattie Park/King's Parade precinct – options for staged improvements being identified.	<div><div></div><div></div><div></div></div>
4.1 4.3 4.6 6.4	Review and update Council's section 7.11 plans.	Review existing or prepare new s7.11 Plans	Contributions plans requiring review identified by June 2023.	Manager Strategic Planning	1. Investigations underway to determine if stormwater plan should be moved to section 64 of LGA 1993.	<div><div></div><div></div><div></div></div>
1.1 1.2 1.5 4.6 5.5 6.1 6.4	Implement the Bathurst Regional Heritage Plan.	Provide a Heritage Advisory Service.	Number of site visits undertaken by the heritage advisory service.	Manager Strategic Planning	1. 2022/23 site visits (to date): 22. 2. Heritage workshop to be held in late 2022/early 2023 focusing on heritage interpretation. – planning of workshop underway.	<div><div></div><div></div><div></div></div>
		Provide heritage incentive funding programs to protect, maintain, enhance and promote the regions heritage assets.	Value of works generated from Council's incentive funds.	Manager Strategic Planning	1. Bathurst Region Local Heritage Fund – Applications for funding under 2022/23 program called and assessed. Grant offers made to 39 projects. Projects underway. 2. Bathurst Region Conservation and Interpretation Fund – Applications for funding under 2022/23 program called and assessed. Grant offers made to 5 projects. Projects underway. 3. Bathurst CBD Main Street Improvement Fund – Applications for funding under 2022/23 program called and assessed. Grant offers made to 8 projects. Projects underway.	<div><div></div><div></div><div></div></div>
	Prepare and implement projects for the interpretation and display of cultural heritage and history information.		New interpretative/promotional information made available.	Manager Strategic Planning	1. Pillars of Bathurst Project handed over to Bathurst Library to convert to future digital biography. Final update of booklet and brochure and additional sign being considered.	<div><div></div><div></div><div></div></div>





Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
					2. CBD Wayfinding Project – sign structures manufactured. Interpretation and wayfinding panels being developed. 3. Heritage Interpretation Plan for Macquarie View Tennis Club – consultation completed. Draft plan being prepared.	
		Prepare research/studies into the region's heritage values  Studies/plans considered and adopted by Council.  Number of local heritage items included in the Local Environmental Plan.		Manager Strategic Planning	1. Condition Assessment and Maintenance Plan for the Street and Park Lamp Standards – NSW Heritage grant accepted. Project underway.	

## Economic Development

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
2.1 2.2 2.3 2.4 2.6 4.1 4.5 5.5 6.3	Implementation of the Economic Development Strategy 2018-2022 and associated actions.	Nurture economic infrastructure development by supporting the development of the aerodrome, industrial precincts, new residential developments and telecommunication.	Seek funding for economic infrastructure projects.	Manager Economic Development	<ul style="list-style-type: none"> <li>- Aerodrome promotional prospectus completed. New website copy complete for airport. EOIs received for Aerodrome study.</li> <li>- DA approved for Stage 1 of Kelso Industrial Estate expansion (\$4.8M Drought Stimulus Fund). CC to be submitted shortly.</li> <li>- Aerodrome scope finalised with grant authority (Growing Local Economies Fund \$2.9M).</li> <li>- Lease signed for Leading Edge data centre</li> <li>- Early stages of Funding proposal for better NBN connection for Raglan and parts of Kelso underway. Grant not available at this time.</li> <li>- Funding approval for nbn fibre to the premises at the Bathurst Airport.</li> <li>- Working with Telstra on funding proposal for better connectivity at Hill End. Grant not available at this time.</li> </ul>	
		Market-leading promotional campaigns to increase residential relocations and a sense of place.	<p>Continued support for joint regional relocation campaigns.</p> <p>All 4 entrance billboards and welcome signs updated/maintained as required.</p> <p>Lifestyle promotional content created/updated, including the Bathurst Region website/new Live Invest site.</p> <p>Annually updated New Resident Guide.</p>	Manager Economic Development	<ul style="list-style-type: none"> <li>- Contributed to Move to More Campaign. Joined the Regional Activators Alliance.</li> <li>- Listed Bathurst and villages on Pointer Remote.</li> <li>- New Resident Guide nearing completion.</li> <li>- Reinstated process for responding to Evo City enquiries.</li> <li>- Looking to change billboards over shortly.</li> <li>- New Live section on Bathurst Business Hub live. Website to change to bathurstliveinvest.com.au.</li> <li>- Four new resident interviews and photography sessions undertaken. Uploaded onto website.</li> </ul>	

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
		Support local businesses and start-ups through engagement, support and economic programs.	<p>12 eNewsletters</p> <p>Regularly posting on social media channels, including Facebook and Linked In.</p> <p>Respond to business@bathurst and live@bathurst email enquiries.</p> <p>Run business support programs including but not limited to BizMonth, Buy Local Gift Card, workshops and presentations.</p> <p>Business Support section on the Live Invest website updated and maintained.</p> <p>Attendance with Mayor / Councillors at 75% of Business Chamber board meetings.</p> <p>Attendance at 90% of Business Chamber After-Hours events.</p> <p>Representation at all</p>	Manager Economic Development	<ul style="list-style-type: none"> <li>- All eNewsletters sent to date.</li> <li>- Cluster Strategy complete. Events/engagements around cluster groups planned.</li> <li>- BizMonth held in February 2022. Planning for September 2022 BizMonth under way.</li> <li>- Secured regular spot in Business Chamber Board meeting. Representation at all Business Chamber events to date.</li> <li>- All Upstairs Startup hub board meetings attended to date.</li> <li>- Redesign Bathurst Business Hub website. New content being developed. Site to be rebranded to liveinvestbathurst.com.au.</li> <li>- Update to Forecast id population projections.</li> <li>- Spendmapp used to track impact of COVID on economy.</li> <li>- Successfully lobbied to have NSW Government population projections adjusted upwards.</li> </ul>	

Bathurst CSP Objective reference	Deliverable Actions over the next 4 years	Operational Plan – 2022/2023 Projects / Tasks	Tracking our Progress	Responsible Officer	Action Year to Date	Status
			<p>"Upstairs Start-up Hub" board meetings.</p> <p>Promote resources to businesses including the ID websites and Spendmapp.</p> <p>Assist businesses and community groups in finding and securing grants.</p>			
			<p>Organise the Bathurst Careers Expo with minimum 40 stalls and 1,500 attendees.</p> <p>Minimum of 60 new local jobs promoted each month via EVO Cities.</p> <p>Develop relocation proposals, relocation materials and support the relocation of new businesses through the Business Concierge Service.</p>		<ul style="list-style-type: none"> <li>- Continued posting of EvoJobs.</li> <li>- 2021 Bathurst Careers Expo cancelled. Over 45 exhibitors signed up for August 2022 Careers Expo.</li> <li>- Ongoing support for the relocation of numerous businesses, particular interest from manufacturing and IT businesses.</li> <li>- Invest Bathurst campaign being developed including social media/TVC ad, new brochure and updated website.</li> <li>- Assistance IBM deal recently announced.</li> </ul>	
		<p>Grow local employment, investment and attract new businesses</p> <p>Develop Bathurst into a Smart Community of national significance.</p> <p>Support innovative practices from industry.</p>	<p>Bi-monthly Project Group meetings held.</p> <p>Seek funding and roll out Smart Community priority projects.</p> <p>Promote Bathurst as a Smart Community.</p>	Manager Economic Development	<ul style="list-style-type: none"> <li>- Discussions ongoing with various IT software development firms to be based in Bathurst.</li> <li>- Smart benches installed.</li> <li>- Investigations into various new Smart projects.</li> <li>- Creation of Digital Twin with Spatial Services. Launch to occur shortly.</li> </ul>	
				Manager Economic Development		

# Attachment 9.3.3.1

## 2022-2023 Section 356 Donations Report as at 31 August 2022

Details	Reference	Date	Donations approved in Budget	Mt Pan Fee Waived	BMEC Donations	Sundry Donations	TOTAL
			\$	\$	\$	\$	\$
<b>Annual Budget</b>			<b>105,451.00</b>	<b>30,000.00</b>	<b>65,000.00</b>	<b>20,355.00</b>	<b>220,806.00</b>
<b>Spent to date:</b>							
Bathurst Rugby Club/Mr A Hart	S356 Policy	13/07/2022				-1,756.48	-1,756.48
WRAS Annual Subscription/donation	Operation Plan	15/07/2022	-2,617.00				-2,617.00
Evans Art Council	Operation Plan	26/07/2022	-3,000.00				-3,000.00
Bathurst Gardener's Club Inc	Operation Plan	26/07/2022	-500.00				-500.00
Bathurst Men's Shed Incorporated	Operation Plan	26/07/2022	-500.00				-500.00
Lions Club of Bathurst Inc	Operation Plan	26/07/2022	-2,000.00				-2,000.00
Quota Bathurst Inc	Operation Plan	26/07/2022	-1,500.00				-1,500.00
Festival of Bells	Operation Plan	26/07/2022	-1,000.00				-1,000.00
Lifeline Central West	Operation Plan	26/07/2022	-2,500.00				-2,500.00
Monkey Hill UHF Repeater	Operation Plan	26/07/2022	-1,000.00				-1,000.00
Sofala Progress Association	Operation Plan	26/07/2022	-2,000.00				-2,000.00
BMEC - CPSA Monthly Meetings -balance 02/06/2022	Operation Plan	28/07/2022			-371.36		-371.36
BMEC - CPSA Monthly Meetings - 07/07/2022	Operation Plan	28/07/2022			-721.82		-721.82
Bathurst Junior Sports Awards	Operation Plan	29/07/2022	-5,000.00				-5,000.00
Bathurst Seymour Centre Inc	Operation Plan	3/08/2022	-1,500.00				-1,500.00
Sydney International Piano Competition	Operation Plan	3/08/2022	-2,000.00				-2,000.00
BMEC - CPSA Monthly Meetings - 04/08/2022	Operation Plan	19/08/2022			-472.73		-472.73
Bathurst Refugee Support Group Inc. (BRSG)	Operation Plan	30/08/2022	-2,000.00				-2,000.00
<b>Amount Spent</b>			<b>-27,117.00</b>	<b>0.00</b>	<b>-1,565.91</b>	<b>-1,756.48</b>	<b>-30,439.39</b>
<b>Available Balance before commitments</b>			<b>78,334.00</b>	<b>30,000.00</b>	<b>63,434.09</b>	<b>18,598.52</b>	<b>190,366.61</b>
<b>Committed:</b>							
Bathurst AH&P Association	Operation Plan		-8,244.00				-8,244.00
Macquarie Philharmonia - Platinum Donation	Operation Plan		-2,000.00				-2,000.00
Sofala & District AH&P Association	Operation Plan		-350.00				-350.00
The Neighbourhood Centre (formerly BINC)	Operation Plan		-900.00				-900.00
Bathurst City Colts Water Account	Operation Plan		-7,210.00				-7,210.00
Bathurst City & RSL Band Association Inc	Operation Plan		-5,000.00				-5,000.00
CSU Foundation Trust (Gordon Bullock Scholarship)	Operation Plan		-3,000.00				-3,000.00
CSU Foundation Trust	Operation Plan		-5,000.00				-5,000.00
Bathurst District Sport & Rec (BDRSC) grants	Operation Plan		-20,000.00				-20,000.00
Western Sydney University Medical Scholarship	Operation Plan		-10,000.00				-10,000.00
Mitchell Conservatorium - BMEC Concerts	Operation Plan				-7,000.00		-7,000.00
BMEC - Bathurst Eisteddfod Sep 2022	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				-9,434.09		-9,434.09
Russell St Road Closures	Operation Plan		-10,000.00				-10,000.00
Country Women's Association of NSW - Central Western Group (CWA)	Operation Plan		-300.00				-300.00
Bathurst Filipino Australian Community Inc	Operation Plan		-300.00				-300.00
The Friends of the Bathurst War Memorial Carillon Inc	Operation Plan		-1,000.00				-1,000.00
Country Women's Association of NSW - Central Western Group (CWA)	Operation Plan				-1,000.00		-1,000.00
Bathurst Remembers / AVAMS / Communications and Resources Project	Operation Plan		-1,000.00				-1,000.00
St Vincent de Paul - Assumption Conference	Operation Plan		-1,000.00				-1,000.00
Carillon Theatrical Society	Operation Plan				-5,000.00		-5,000.00
Bathurst Edgell Jog	Operation Plan		-3,000.00				-3,000.00
<b>Amount Committed</b>			<b>-78,304.00</b>	<b>0.00</b>	<b>-54,434.09</b>	<b>0.00</b>	<b>-132,738.09</b>
Adjustment between Funds			-30.00			30.00	
<b>Available Balance</b>			<b>0.00</b>	<b>30,000.00</b>	<b>9,000.00</b>	<b>18,628.52</b>	<b>57,628.52</b>

Summary Remaining Budget	\$
Donations approved in Budget	0.00
Mt Pan Fee Waived	30,000.00
BMEC Donations	9,000.00
Sundry Donations	18,628.52
<b>Total Remaining</b>	<b>57,628.52</b>

Summary	\$
Total Budget	220,806.00
Less: Amount Spent	-30,439.39
Less: Amount Committed	-132,738.09
<b>Total Remaining</b>	<b>57,628.52</b>

## Market Rental Subsidies for 2022/23

NAME OF TENANT	LOCATION	Current Rent PA	Estimated Market Rent	BRC Rental Subsidy
Mitchell Conservatorium	Machattie Park Cott	575.00	17,569.00	16,994.00
Central Tablelands Woodcraft	Il Learmonth Park	603.00	16,349.00	15,746.00
Community Opportunity Shop	Ir 8 Lions Club Drive	1,150.00	21,798.00	20,648.00
Community Opportunity Shop	Ir Veggie Patch Church	1.00	16,349.00	16,348.00
Air Services Australia	Aerodrome - Comm	1.00	19,617.00	19,616.00
Taxi Cabs of Bathurst Co-opera	Communication tow	1,341.00	19,617.00	18,276.00
Master Communications & Elec	Communication tow	4,661.00	19,617.00	14,956.00
Bathurst City & RSL Band Asso	Walmer Park	239.00	21,798.00	21,559.00
Bathurst Lions Club Inc	Short St	1.10	16,349.00	16,347.90
Evans Arts Council Inc	Lee Street	500.00	5,450.00	4,950.00
Bathurst District Historical Socie	Mitre Street	1.00	10,900.00	10,899.00
Bathurst District Historical Socie	16 Stanley Street	1.00	10,900.00	10,899.00
Bathurst Meals on Wheels Inc	4 Watt Drive	1.00	54,483.00	54,482.00
Department of Defence (Air Car	Aerodrome - Lot 25	90.91	13,989.00	13,898.09
Department of Defence (Air Car	Aerodrome - Lot 36	90.91	40,402.00	40,311.09
				<b>295,930.08</b>



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# Bathurst Regional Council

GENERAL PURPOSE FINANCIAL STATEMENTS  
for the year ended 30 June 2022

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*A vibrant regional centre that enjoys a rural lifestyle . . . . .  
A Region full of community spirit and shared prosperity.*



**Bathurst Regional Council****General Purpose Financial Statements**

for the year ended 30 June 2022

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**Overview**

Bathurst Regional Council is constituted under the Local Government Act 1993 (NSW) and has its principal place of business at:  
158 Russell Street  
Bathurst NSW 2795

Council's guiding principles are detailed in Chapter 3 of the LGA and includes:

- principles applying to the exercise of functions generally by council,
- principles to be applied when making decisions,
- principles of community participation,
- principles of sound financial management, and
- principles for strategic planning relating to the development of an integrated planning and reporting framework.

A description of the nature of Council's operations and its principal activities are provided in Note B1-2.

Through the use of the internet, we have ensured that our reporting is timely, complete and available at minimum cost. All press releases, financial statements and other information are publicly available on our website [www.bathurst.nsw.gov.au](http://www.bathurst.nsw.gov.au).

Bathurst Regional Council

General Purpose Financial Statements

for the year ended 30 June 2022

Statement by Councillors and Management made pursuant to Section 413 (2c) of the *Local Government Act 1993* (NSW)

The attached general purpose financial statements have been prepared in accordance with:

- the *Local Government Act 1993* and the regulations made thereunder,
- the Australian Accounting Standards and other pronouncements of the Australian Accounting Standards Board
- the Local Government Code of Accounting Practice and Financial Reporting.

To the best of our knowledge and belief, these statements:

- present fairly the Council's operating result and financial position for the year
- accord with Council's accounting and other records.

We are not aware of any matter that would render these statements false or misleading in any way.

Signed in accordance with a resolution of Council made on 21 September 2022.

Robert Taylor  
Mayor  
21 September 2022

Benjamin Fry  
Deputy Mayor  
21 September 2022

David Sherley  
General Manager  
21 September 2022

Aaron Jones  
Responsible Accounting Officer  
21 September 2022

## Bathurst Regional Council

## Income Statement

for the year ended 30 June 2022

Original unaudited budget 2022	\$ '000	Notes	Actual 2022	Actual 2021
	<b>Income from continuing operations</b>			
51,370	Rates and annual charges	B2-1	51,039	49,230
29,685	User charges and fees	B2-2	24,928	23,486
2,633	Other revenues	B2-3	1,942	2,179
12,571	Grants and contributions provided for operating purposes	B2-4	15,882	12,905
20,078	Grants and contributions provided for capital purposes	B2-4	18,151	14,719
1,178	Interest and investment income	B2-5	872	812
2,400	Other income	B2-6	2,393	2,324
18,366	Net gain from the disposal of assets	B4-1	7,257	13,202
–	Fair value increment on investment properties	C1-8	983	590
138,281	<b>Total income from continuing operations</b>		<b>123,447</b>	<b>119,447</b>
	<b>Expenses from continuing operations</b>			
32,346	Employee benefits and on-costs	B3-1	34,195	34,677
44,617	Materials and services	B3-2	43,929	42,604
1,095	Borrowing costs	B3-3	1,113	1,224
26,785	Depreciation, amortisation and impairment of non-financial assets	B3-4	34,446	33,479
2,697	Other expenses	B3-5	1,729	1,906
107,540	<b>Total expenses from continuing operations</b>		<b>115,412</b>	<b>113,890</b>
30,741	<b>Operating result from continuing operations</b>		<b>8,035</b>	<b>5,557</b>
30,741	<b>Net operating result for the year attributable to Council</b>		<b>8,035</b>	<b>5,557</b>
10,664	<b>Net operating result for the year before grants and contributions provided for capital purposes</b>		<b>(10,116)</b>	<b>(9,162)</b>

The above Income Statement should be read in conjunction with the accompanying notes.

## Attachment 9.3.5.1

Bathurst Regional Council | Statement of Comprehensive Income | for the year ended 30 June 2022

### Bathurst Regional Council

#### Statement of Comprehensive Income

for the year ended 30 June 2022

\$ '000	Notes	2022	2021
<b>Net operating result for the year – from Income Statement</b>		<b>8,035</b>	<b>5,557</b>
<b>Other comprehensive income:</b>			
Amounts which will not be reclassified subsequently to the operating result			
Gain (loss) on revaluation of infrastructure, property, plant and equipment	C1-7	<b>116,966</b>	19,039
<b>Total items which will not be reclassified subsequently to the operating result</b>		<b>116,966</b>	19,039
<b>Total other comprehensive income for the year</b>		<b>116,966</b>	19,039
<b>Total comprehensive income for the year attributable to Council</b>		<b>125,001</b>	24,596

The above Statement of Comprehensive Income should be read in conjunction with the accompanying notes.

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## Bathurst Regional Council

## Statement of Financial Position

as at 30 June 2022

\$ '000	Notes	2022	2021
<b>ASSETS</b>			
<b>Current assets</b>			
Cash and cash equivalents	C1-1	7,265	6,154
Investments	C1-2	71,730	62,100
Receivables	C1-4	10,572	9,581
Inventories	C1-5	4,164	4,580
Contract assets and contract cost assets	C1-6	2,484	2,304
Other	C1-9	1,071	675
<b>Total current assets</b>		<b>97,286</b>	<b>85,394</b>
<b>Non-current assets</b>			
Investments	C1-2	27,000	24,980
Receivables	C1-4	663	623
Inventories	C1-5	11,569	11,487
Infrastructure, property, plant and equipment (IPPE)	C1-7	1,533,708	1,421,297
Investment property	C1-8	17,093	16,111
Right of use assets	C2-1	169	219
<b>Total non-current assets</b>		<b>1,590,202</b>	<b>1,474,717</b>
<b>Total assets</b>		<b>1,687,488</b>	<b>1,560,111</b>
<b>LIABILITIES</b>			
<b>Current liabilities</b>			
Payables	C3-1	9,487	7,109
Contract liabilities	C3-2	9,666	7,069
Lease liabilities	C2-1	51	83
Borrowings	C3-3	5,107	5,056
Employee benefit provisions	C3-4	12,080	12,877
Provisions	C3-5	155	111
<b>Total current liabilities</b>		<b>36,546</b>	<b>32,305</b>
<b>Non-current liabilities</b>			
Payables	C3-1	1,242	1,218
Lease liabilities	C2-1	123	143
Borrowings	C3-3	29,317	31,123
Employee benefit provisions	C3-4	143	179
Provisions	C3-5	1,750	1,777
<b>Total non-current liabilities</b>		<b>32,575</b>	<b>34,440</b>
<b>Total liabilities</b>		<b>69,121</b>	<b>66,745</b>
<b>Net assets</b>		<b>1,618,367</b>	<b>1,493,366</b>
<b>EQUITY</b>			
Accumulated surplus	C4-1	704,250	696,215
IPPE revaluation reserve	C4-1	914,117	797,151
<b>Council equity interest</b>		<b>1,618,367</b>	<b>1,493,366</b>
<b>Total equity</b>		<b>1,618,367</b>	<b>1,493,366</b>

The above Statement of Financial Position should be read in conjunction with the accompanying notes.



## Bathurst Regional Council

## Statement of Changes in Equity

for the year ended 30 June 2022

\$ '000	Notes	as at 30/06/22			as at 30/06/21		
		Accumulated surplus	IPPE revaluation reserve	Total equity	Accumulated surplus	IPPE revaluation reserve	Total equity
Opening balance at 1 July		696,215	797,151	1,493,366	690,658	778,112	1,468,770
Restated opening balance		696,215	797,151	1,493,366	690,658	778,112	1,468,770
Net operating result for the year		8,035	–	8,035	5,557	–	5,557
Other comprehensive income							
Gain (loss) on revaluation of infrastructure, property, plant and equipment	C1-7	–	116,966	116,966	–	19,039	19,039
Other comprehensive income		–	116,966	116,966	–	19,039	19,039
Total comprehensive income		8,035	116,966	125,001	5,557	19,039	24,596
Closing balance at 30 June		704,250	914,117	1,618,367	696,215	797,151	1,493,366

The above Statement of Changes in Equity should be read in conjunction with the accompanying notes.

## Bathurst Regional Council

## Statement of Cash Flows

for the year ended 30 June 2022

Original unaudited budget 2022	\$ '000	Notes	Actual 2022	Actual 2021
<b>Cash flows from operating activities</b>				
<b>Receipts:</b>				
51,109	Rates and annual charges		51,497	49,296
29,668	User charges and fees		27,292	24,703
1,178	Interest received		777	864
32,649	Grants and contributions		34,800	29,148
–	Bonds, deposits and retentions received		543	–
4,741	Other		7,680	8,666
<b>Payments:</b>				
(32,717)	Payments to employees		(35,148)	(37,024)
(42,376)	Payments for materials and services		(48,996)	(48,013)
(1,095)	Borrowing costs		(1,102)	(1,224)
–	Bonds, deposits and retentions refunded		–	(346)
(2,670)	Other		(1,991)	(2,560)
40,487	<b>Net cash flows from operating activities</b>	G1-1	<b>35,352</b>	<b>23,510</b>
<b>Cash flows from investing activities</b>				
<b>Receipts:</b>				
–	Sale of investments		107,100	120,960
18,366	Sale of real estate assets		8,026	16,286
–	Proceeds from sale of IPPE		1,968	300
<b>Payments:</b>				
–	Purchase of investments		(108,250)	(117,760)
–	Acquisition of term deposits		(10,500)	(16,500)
–	Purchase of investment property		1	–
(49,542)	Payments for IPPE		(30,219)	(21,763)
(4,000)	Purchase of real estate assets		(482)	(240)
–	Deferred debtors and advances made		(48)	(126)
(35,176)	<b>Net cash flows from investing activities</b>		<b>(32,404)</b>	<b>(18,843)</b>
<b>Cash flows from financing activities</b>				
<b>Receipts:</b>				
3,300	Proceeds from borrowings		3,300	3,875
<b>Payments:</b>				
(5,074)	Repayment of borrowings		(5,055)	(5,475)
–	Principal component of lease payments		(82)	(110)
(1,774)	<b>Net cash flows from financing activities</b>		<b>(1,837)</b>	<b>(1,710)</b>
3,537	<b>Net change in cash and cash equivalents</b>		<b>1,111</b>	<b>2,957</b>
13,103	Cash and cash equivalents at beginning of year		6,154	3,197
16,640	<b>Cash and cash equivalents at end of year</b>	C1-1	<b>7,265</b>	<b>6,154</b>
82,500	plus: Investments on hand at end of year	C1-2	98,730	87,080
99,140	<b>Total cash, cash equivalents and investments</b>		<b>105,995</b>	<b>93,234</b>

The above Statement of Cash Flows should be read in conjunction with the accompanying notes.

## Bathurst Regional Council

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## A About Council and these financial statements

### A1-1 Basis of preparation

These financial statements were authorised for issue by Council on dd MMMM yyyy. Council has the power to amend and reissue these financial statements in cases where critical information is received from public submissions or where the OLG directs Council to amend the financial statements.

The principal accounting policies adopted in the preparation of these consolidated financial statements are set out below.

These policies have been consistently applied to all the years presented, unless otherwise stated.

These general purpose financial statements have been prepared in accordance with Australian Accounting Standards and Australian Accounting Interpretations, the *Local Government Act 1993* (Act) and *Local Government (General) Regulation 2005* (Regulation), and the Local Government Code of Accounting Practice and Financial Reporting.

Council is a not for-profit entity.

The financial statements are presented in Australian dollars and are rounded to the nearest thousand dollars.

#### **Historical cost convention**

These financial statements have been prepared under the historical cost convention, as modified by the revaluation of certain infrastructure, property, plant and equipment and investment property.

#### **Significant accounting estimates and judgements**

The preparation of financial statements requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the Council's accounting policies.

Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that may have a financial impact on the Council and that are believed to be reasonable under the circumstances.

#### **Critical accounting estimates and assumptions**

Council makes estimates and assumptions concerning the future.

The resulting accounting estimates will, by definition, seldom equal the related actual results.

The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year include:

- (i) estimated fair values of investment properties – refer Note C1-8
- (ii) estimated fair values of infrastructure, property, plant and equipment – refer Note C1-7
- (iii) estimated tip remediation provisions – refer Note C3-5
- (iv) employee benefit provisions – refer Note C3-4.

#### **Significant judgements in applying the Council's accounting policies**

- i. Impairment of receivables – refer Note C1-4.
- ii. Determination of whether performance obligations are sufficiently specific and whether the contract is within the scope of AASB 15 *Revenue from Contracts with Customers* and / or AASB 1058 *Income of Not-for-Profit Entities* – refer to Notes B2-2 – B2-4.

### **Monies and other assets received by Council**

#### **The Consolidated Fund**

In accordance with the provisions of Section 409(1) of the Local Government Act 1993 (NSW), all money and property received by Council is held in the Council's Consolidated Fund unless it is required to be held in the Council's Trust Fund.

Cash and other assets of the following entities have been included as part of the Consolidated Fund:

- General purpose operations
- Water service
- Sewerage service

## A1-1 Basis of preparation (continued)

### The Trust Fund

In accordance with the provisions of Section 411 of the *Local Government Act 1993 (NSW)* (as amended), a separate and distinct Trust Fund is maintained to account for all money and property received by the council in trust which must be applied only for the purposes of, or in accordance with, the trusts relating to those monies.

Trust monies and property subject to Council's control have been included in these reports.

A separate statement of monies held in the Trust Fund is available for inspection at the council office by any person free of charge.

### Goods and Services Tax (GST)

Revenues, expenses and assets are recognised net of the amount of associated GST, unless the GST incurred is not recoverable from the taxation authority. In this case it is recognised as part of the cost of acquisition of the asset or as part of the expense.

Receivables and payables are stated inclusive of the amount of GST receivable or payable. The net amount of GST recoverable from, or payable to, the taxation authority is included with other receivables or payables in the Statement of Financial Position.

Cash flows are presented on a gross basis. The GST components of cash flows arising from investing or financing activities that are recoverable from, or payable to, the taxation authority, are presented as operating cash flows.

### Volunteer services

Council relies on some volunteer services in the operation of various Museums. The volunteer services, whilst helping the facilities, would not be purchased if not voluntarily provided and the value of those services cannot be reliably measured.

### New accounting standards and interpretations issued but not yet effective

Certain new accounting standards and interpretations (ie. pronouncements) have been published by the Australian Accounting Standards Board that are not mandatory for the 30 June 2021 reporting period.

Council has elected not to apply any of these pronouncements in these financial statements before their operative dates.

As at the date of authorisation of these financial statements Council does not consider that any of these new (and still to be applied) standards and interpretations are likely to have a material impact on the Council's future financial statements, financial position, financial performance or cash flows.

### New accounting standards adopted during the year

During the year Council adopted all accounting standards and interpretations (as issued by the Australian Accounting Standards Board) which were mandatorily effective from the first time at 30 June 2021.

As at the date of authorisation of these financial statements Council does not consider that any of these standards and interpretations had a material impact on the Council's financial statements, financial position, financial performance or cash flows.



## B Financial Performance

## B1 Functions or activities

## B1-1 Functions or activities – income, expenses and assets

Income, expenses and assets have been directly attributed to the following functions or activities. Details of those functions or activities are provided in Note B1-2.

\$ '000	Income		Expenses		Operating result		Grants and contributions		Carrying amount of assets	
	2022	2021	2022	2021	2022	2021	2022	2021	2022	2021
<b>Functions or activities</b>										
Governance	16	–	3,883	3,475	(3,867)	(3,475)	8,392	6,457	68	68
Administration	794	1,198	14,137	13,527	(13,343)	(12,329)	346	353	25,282	89,621
Public order and safety	564	481	1,832	1,951	(1,268)	(1,470)	280	291	12,167	8,543
Environment	14,192	10,682	12,306	9,220	1,886	1,462	938	230	225,299	172,149
Community services and education	2,900	2,714	3,629	2,437	(729)	277	2,273	2,365	12,042	11,241
Housing and community amenities	966	452	3,335	2,657	(2,369)	(2,205)	780	980	6,461	5,430
Water supplies	15,524	15,957	14,046	18,256	1,478	(2,299)	1,601	2,771	297,156	279,009
Sewerage services	16,056	15,064	12,094	14,559	3,962	505	1,335	1,066	189,388	194,209
Recreation and culture	7,829	9,561	18,573	17,402	(10,744)	(7,841)	4,941	2,763	266,489	234,252
Mining, manufacturing and construction	1,265	1,022	1,457	1,268	(192)	(246)	–	–	248	222
Transport and communication	15,944	11,899	25,529	25,134	(9,585)	(13,235)	12,678	10,135	609,264	556,171
Economic affairs	11,237	15,942	4,591	4,004	6,646	11,938	469	213	43,081	9,196
General Purpose Revenues	36,160	34,475	–	–	36,160	34,475	–	–	–	–
Other	–	–	–	–	–	–	–	–	543	–
<b>Total functions and activities</b>	<b>123,447</b>	<b>119,447</b>	<b>115,412</b>	<b>113,890</b>	<b>8,035</b>	<b>5,557</b>	<b>34,033</b>	<b>27,624</b>	<b>1,687,488</b>	<b>1,560,111</b>

## B1-2 Components of functions or activities

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Details relating to the Council's functions or activities as reported in B1-1 are as follows:

### Governance

Includes costs relating to Council's role as a component of democratic government, including elections, members' fees and expenses, subscriptions to local authority associations, meetings of Council and policy-making committees, public disclosure (e.g. GIPA), and legislative compliance.

### Administration

Includes corporate support and other support services, engineering works, and any Council policy

### Public order and safety

Includes Council's fire and emergency services levy, fire protection, emergency services, enforcement of regulations and animal control.

### Environment

Includes noxious plants and insect/vermin control; other environmental protection; solid waste management, including domestic waste; other waste management; other sanitation; and garbage, street cleaning, drainage and stormwater management.

### Community services and education

Includes administration and education; social protection (welfare); migrant, Aboriginal and other community services and administration (excluding accommodation – as it is covered under 'housing and community amenities'); youth services; aged and disabled persons services; children's services, including family day care; child care; and other family and children services.

### Housing and community amenities

Includes public cemeteries; public conveniences; street lighting; town planning; other community amenities, including housing development and accommodation for families and children, aged persons, disabled persons, migrants and Indigenous persons.

### Water supplies

Includes maintenance and operation of dams, water filtration plant, reservoirs and the reticulation of the water supply.

### Sewerage services

Includes maintenance and operation of the sewerage network of pipes, pump stations and treatment works.

### Recreation and culture

Includes public libraries; museums; art galleries; community centres and halls, including public halls and performing arts venues; sporting grounds and venues; swimming pools; parks; gardens; lakes; and other sporting, recreational and cultural services.

### Mining, manufacturing and construction

Includes building control, quarries and pits.

### Transport and communication

Urban local, urban regional, includes sealed and unsealed roads, bridges, footpaths, parking areas, and aerodromes.

### Economic affairs

Includes camping areas and caravan parks; tourism and area promotion; industrial development promotion; sale yards and markets; real estate development; commercial nurseries; and other business undertakings.

**B2 Sources of income****B2-1 Rates and annual charges**

<b>\$ '000</b>	<b>2022</b>	<b>2021</b>
<b>Ordinary rates</b>		
Residential	20,416	19,688
Farmland	2,189	2,168
Mining	11	11
Business	6,190	5,994
Less: pensioner rebates (mandatory)	(664)	(664)
<b>Rates levied to ratepayers</b>	<b>28,142</b>	<b>27,197</b>
Pensioner rate subsidies received	365	365
<b>Total ordinary rates</b>	<b>28,507</b>	<b>27,562</b>
<b>Annual charges</b>		
(pursuant to s.496, s.496A, s.496B, s.501 & s.611)		
Domestic waste management services	6,810	6,508
Stormwater management services	398	390
Water supply services	3,265	3,367
Sewerage services	11,405	10,822
Waste management services (non-domestic)	1,000	922
Section 611 charges	39	40
Less: pensioner rebates (mandatory)	(427)	(424)
Less: pensioner rebates (Council policy)	(193)	(190)
<b>Annual charges levied</b>	<b>22,297</b>	<b>21,435</b>
Pensioner subsidies received:		
– Water	114	113
– Sewerage	111	110
– Domestic waste management	10	10
<b>Total annual charges</b>	<b>22,532</b>	<b>21,668</b>
<b>Total rates and annual charges</b>	<b>51,039</b>	<b>49,230</b>

Council has used 2019 year valuations provided by the NSW Valuer General in calculating its rates.

**Accounting policy**

Rates and annual charges are recognised as revenue at the beginning of the rating period to which they relate. Prepaid rates are recognised as a financial liability until the beginning of the rating period.

Pensioner rebates relate to reductions in rates and certain annual charges for eligible pensioners' place of residence in the local government council area that are not subsidised by the NSW Government.

Pensioner rate subsidies are received from the NSW Government to provide a contribution towards the pensioner rebates and are recognised within the underlying revenue item based on their substance.

## B2-2 User charges and fees

\$ '000	Timing	2022	2021
<b>Specific user charges</b>			
(per s.502 - specific 'actual use' charges)			
Water supply services	2	10,132	9,641
Sewerage services	2	1,636	1,613
Waste management services (non-domestic)	1	3,733	3,339
<b>Total specific user charges</b>		<b>15,501</b>	<b>14,593</b>
<b>Other user charges and fees</b>			
<b>(i) Fees and charges – statutory and regulatory functions (per s.608)</b>			
Planning and building regulation	2	1,585	1,393
Private works – section 67	1	32	43
Section 603 certificates	2	121	138
<b>Total fees and charges – statutory/regulatory</b>		<b>1,738</b>	<b>1,574</b>
<b>(ii) Fees and charges – other (incl. general user charges (per s.608))</b>			
Advertising	1	4	1
Aerodrome	2	86	87
Art gallery	2	12	15
Cemeteries	2	5	9
Child care	2	816	709
Bathurst rail museum	2	179	293
Chifley home	2	1	1
Entertainment centre	2	316	417
Library and art gallery	2	11	15
Mount panorama	2	1,533	1,009
National motor racing museum	2	254	381
Tourism	2	751	398
Transport for NSW works (state roads not controlled by Council)	1	2,543	3,093
Sewerage	1	840	622
Water	2	259	200
Other	2	79	69
<b>Total fees and charges – other</b>		<b>7,689</b>	<b>7,319</b>
<b>Total other user charges and fees</b>		<b>9,427</b>	<b>8,893</b>
<b>Total user charges and fees</b>		<b>24,928</b>	<b>23,486</b>
<b>Timing of revenue recognition for user charges and fees</b>			
User charges and fees recognised over time (1)		7,152	7,098
User charges and fees recognised at a point in time (2)		17,776	16,388
<b>Total user charges and fees</b>		<b>24,928</b>	<b>23,486</b>

**Accounting policy**

Revenue arising from user charges and fees is recognised when or as the performance obligation is completed and the customer receives the benefit of the goods / services being provided.

The performance obligation relates to the specific services which are provided to the customers and generally the payment terms are within 30 days of the provision of the service or in some cases such as caravan parks, the customer is required to pay on arrival or a deposit in advance. There is no material obligation for Council in relation to refunds or returns.

Where an upfront fee is charged such as joining fees for the leisure centre the fee is recognised on a straight-line basis over the expected life of the membership.

Licences granted by Council are all either short-term or low value and all revenue from licences is recognised at the time that the licence is granted rather than over the term of the licence.

## B2-3 Other revenues

\$ '000	Timing	2022	2021
Fines	2	60	49
Fines – parking	2	48	132
Legal fees recovery – other		17	–
Commissions and agency fees	2	96	83
Diesel rebate	2	5	–
Insurance claims recoveries	2	26	29
Recycling income (non-domestic)	2	446	135
Insurance rebates	2	119	106
Mount Panorama	2	434	430
Recovery of Lehman Brothers investment	2	5	3
Reversal of tip remediation provision	2	–	237
Other	2	346	667
Sales – miscellaneous	2	340	308
<b>Total other revenue</b>		<b>1,942</b>	<b>2,179</b>

**Timing of revenue recognition for other revenue**

Other revenue recognised over time (1)	–	–
Other revenue recognised at a point in time (2)	1,942	2,179
<b>Total other revenue</b>	<b>1,942</b>	<b>2,179</b>

**Accounting policy for other revenue**

Where the revenue is earned for the provision of specified goods / services under an enforceable contract, revenue is recognised when or as the obligations are satisfied.

Statutory fees and fines are recognised as revenue when the service has been provided, the payment is received or when the penalty has been applied, whichever occurs first.

Other revenue is recorded when the payment is due, the value of the payment is notified, or the payment is received, whichever occurs first.

## B2-4 Grants and contributions

\$ '000	Timing	Operating 2022	Operating 2021	Capital 2022	Capital 2021
<b>General purpose grants and non-developer contributions (untied)</b>					
<b>General purpose (untied)</b>					
Financial assistance	2	3,931	3,118	—	—
<b>Payment in advance - future year allocation</b>					
Financial assistance	2	4,461	3,339	—	—
<b>Amount recognised as income during current year</b>		<b>8,392</b>	<b>6,457</b>	<b>—</b>	<b>—</b>
<b>Special purpose grants and non-developer contributions (tied)</b>					
Bushfire and emergency services	2	280	291	—	—
Community care	2	1,983	2,053	243	19
Community centres	1	—	—	(3)	38
Economic development	1	91	50	378	47
Environmental programs	1	188	202	—	28
Heritage and cultural	2	660	661	1,859	994
Kerb and gutter	—	—	—	21	—
LIRS subsidy	2	12	12	—	—
Mount Panorama	1	—	—	7	88
Other contributions	2	3	27	39	—
Other councils – joint works/services	1	190	235	—	—
Recreation and culture	1	31	56	2,001	964
Other specific grants	1	5	29	109	312
Recreation and culture	1	—	—	175	—
Sewerage services	1	—	—	275	—
Storm/flood damage	1	—	—	747	574
Strategic planning	2	780	12	—	—
Street lighting	2	108	108	—	—
Tourism	2	—	—	—	116
Transport (aerodrome)	1	—	—	2,090	—
Transport (cycleways)	1	—	—	1,435	512
Transport (other roads and bridges funding)	1	1,113	62	1,134	1,081
Transport (roads to recovery)	1	1,338	1,575	171	—
Transport for NSW contributions (regional roads, block grant)	2	705	1,016	1,663	619
Waste management	2	3	13	—	—
Water supplies	1	—	46	671	1,695
<b>Total special purpose grants and non-developer contributions – cash</b>		<b>7,490</b>	<b>6,448</b>	<b>13,015</b>	<b>7,087</b>
<b>Non-cash contributions</b>					
Dedications – subdivisions (other than by s7.4 and s7.11 – EP&A Act, s64 of the LGA)	2	—	—	1,377	1,848
Heritage/cultural	2	—	—	208	293
Other	2	—	—	—	1,100
<b>Total other contributions – non-cash</b>		<b>—</b>	<b>—</b>	<b>1,585</b>	<b>3,241</b>
<b>Total special purpose grants and non-developer contributions (tied)</b>		<b>7,490</b>	<b>6,448</b>	<b>14,600</b>	<b>10,328</b>
<b>Total grants and non-developer contributions</b>		<b>15,882</b>	<b>12,905</b>	<b>14,600</b>	<b>10,328</b>
<b>Comprising:</b>					
– Commonwealth funding		12,836	10,268	1,653	2,415
– State funding		2,104	2,376	11,123	4,457
– Other funding		942	261	1,824	3,456
		<b>15,882</b>	<b>12,905</b>	<b>14,600</b>	<b>10,328</b>

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## Attachment 9.3.5.1

Bathurst Regional Council | Notes to the Financial Statements 30 June 2022

### B2-4 Grants and contributions (continued)

#### Developer contributions

\$ '000	Notes	Timing	Operating 2022	Operating 2021	Capital 2022	Capital 2021
<b>Developer contributions:</b> <b>(s7.4 &amp; s7.11 - EP&amp;A Act, s64 of the LGA):</b>						
G3						
<b>Cash contributions</b>						
S 7.11 – contributions towards amenities/services		2	–	–	1,511	2,295
S 64 – water supply contributions		2	–	–	930	1,030
S 64 – sewerage service contributions		2	–	–	1,060	1,066
Other developer contributions			–	–	50	–
<b>Total developer contributions – cash</b>			<b>–</b>	<b>–</b>	<b>3,551</b>	<b>4,391</b>
<b>Total developer contributions</b>			<b>–</b>	<b>–</b>	<b>3,551</b>	<b>4,391</b>
<b>Total contributions</b>			<b>–</b>	<b>–</b>	<b>3,551</b>	<b>4,391</b>
<b>Total grants and contributions</b>			<b>15,882</b>	<b>12,905</b>	<b>18,151</b>	<b>14,719</b>
<b>Timing of revenue recognition for grants and contributions</b>						
Grants and contributions recognised over time (1)			–	2,255	–	5,339
Grants and contributions recognised at a point in time (2)			15,882	10,650	18,151	9,380
<b>Total grants and contributions</b>			<b>15,882</b>	<b>12,905</b>	<b>18,151</b>	<b>14,719</b>

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## B2-4 Grants and contributions (continued)

## Unspent grants and contributions

Certain grants and contributions are obtained by Council on the condition they be spent in a specified manner or in a future period but which are not yet spent in accordance with those conditions are as follows:

\$ '000	Operating 2022	Operating 2021	Capital 2022	Capital 2021
<b>Unspent grants</b>				
Unspent funds at 1 July	786	–	322	5,100
<b>Add:</b> Funds recognised as revenue in the reporting year but not yet spent in accordance with the conditions	3,216	879	29,428	–
<b>Less:</b> Funds recognised as revenue in previous years that have been spent during the reporting year	(2,829)	(93)	(24,966)	(4,778)
<b>Unspent funds at 30 June</b>	<b>1,173</b>	<b>786</b>	<b>4,784</b>	<b>322</b>
<b>Unspent contributions</b>				
Unspent funds at 1 July	–	–	45,083	43,131
<b>Add:</b> contributions recognised as revenue in the reporting year but not yet spent in accordance with the conditions	–	–	13,297	4,442
<b>Less:</b> contributions recognised as revenue in previous years that have been spent during the reporting year	–	–	(13,699)	(2,490)
<b>Unspent contributions at 30 June</b>	<b>–</b>	<b>–</b>	<b>44,681</b>	<b>45,083</b>

## Accounting policy

**Grants and contributions – enforceable agreement with sufficiently specific performance obligations**

Grant and contribution revenue from an agreement which is enforceable and contains sufficiently specific performance obligations is recognised as or when control of each performance obligations is transferred.

The performance obligations vary according to the agreement. Payment terms vary depending on the terms of the grant, cash is received upfront for some grants and on the achievement of certain payment milestones for others.

Performance obligations may be satisfied either at a point in time or over time and this is reflected in the revenue recognition pattern. Point in time recognition occurs when the beneficiary obtains control of the goods / services at a single time (e.g. completion of the project when a report / outcome is provided), whereas over time recognition is where the control of the services is ongoing throughout the project (e.g. provision of community health services through the year).

Where control is transferred over time, generally the input methods being either costs or time incurred are deemed to be the most appropriate methods to reflect the transfer of benefit.

**Capital grants**

Capital grants received by Council under an enforceable contract for the acquisition or construction of infrastructure, property, plant and equipment to identified specifications which will be under Council's control on completion are recognised as revenue as and when the obligation to construct or purchase is completed.

For construction projects, this is generally as the construction progresses in accordance with costs incurred since this is deemed to be the most appropriate measure of the completeness of the construction project.

For acquisitions of assets, the revenue is recognised when the asset is acquired and controlled by the Council.

**Developer contributions**

Council has obligations to provide facilities from contribution revenues levied on developers under the provisions of sections 7.4, 7.11 and 7.12 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

## B2-4 Grants and contributions (continued)

While Council generally incorporates these amounts as part of a Development Consents Order, such developer contributions are only recognised as income upon receipt by Council, due to the possibility that individual development consents may not be acted upon by the applicant and, accordingly, would not be payable to Council.

Developer contributions may only be expended for the purposes for which the contributions were required, but Council may apply contributions according to the priorities established in work schedules for the contribution plan.

### Other grants and contributions

Assets, including cash, received from other grants and contributions are recognised at fair value when the asset is received. Council considers whether there are any related liability or equity items associated with the asset which are recognised in accordance with the relevant accounting standard.

Once the assets and liabilities have been recognised then income is recognised for any remaining asset value at the time that the asset is received.

## B2-5 Interest and investment income

\$ '000	2022	2021
<b>Interest on financial assets measured at amortised cost</b>		
– Overdue rates and annual charges (incl. special purpose rates)	181	101
– Cash and investments	691	711
<b>Total interest and investment income (losses)</b>	<b>872</b>	<b>812</b>
<b>Interest and investment income is attributable to:</b>		
<b>Unrestricted investments/financial assets:</b>		
Overdue rates and annual charges (general fund)	181	101
General Council cash and investments	202	415
<b>Restricted investments/funds – external:</b>		
Development contributions		
– Section 7.11	33	12
– Section 64	214	24
Water fund operations	32	46
Sewerage fund operations	108	109
Domestic waste management operations	102	105
<b>Total interest and investment income</b>	<b>872</b>	<b>812</b>

### Accounting policy

Interest income is recognised using the effective interest rate at the date that interest is earned.

Dividends are recognised as income in profit or loss when the shareholder's right to receive payment is established unless the dividend clearly represents a recovery of part of the cost of the investment.

## Attachment 9.3.5.1

Bathurst Regional Council | Notes to the Financial Statements 30 June 2022

### B2-6 Other income

\$ '000	Notes	2022	2021
<b>Rental income</b>			
<b>Investment properties</b>			
Lease income (excluding variable lease payments not dependent on an index or rate)		678	663
Lease income relating to variable lease payments not dependent on an index or a rate		140	154
<b>Total Investment properties</b>		<b>818</b>	<b>817</b>
<b>Other lease income</b>			
Room/Facility Hire		1,376	1,302
Leaseback fees - council vehicles		199	205
<b>Total other lease income</b>		<b>1,575</b>	<b>1,507</b>
Total rental income	C2-2	<b>2,393</b>	<b>2,324</b>
Total other income		<b>2,393</b>	<b>2,324</b>

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**B3 Costs of providing services****B3-1 Employee benefits and on-costs**

<b>\$ '000</b>	<b>2022</b>	<b>2021</b>
Salaries and wages	25,533	24,814
Travel expenses	483	508
Employee leave entitlements (ELE)	3,268	4,044
Superannuation	3,240	3,156
Workers' compensation insurance	1,142	1,597
Fringe benefit tax (FBT)	112	93
Payroll tax	298	286
Training costs (other than salaries and wages)	260	288
Protective clothing	1	4
Other	74	72
<b>Total employee costs</b>	<b>34,411</b>	<b>34,862</b>
Less: capitalised costs	(216)	(185)
<b>Total employee costs expensed</b>	<b>34,195</b>	<b>34,677</b>
Number of 'full-time equivalent' employees (FTE) at year end	383	398

**Accounting policy**

Employee benefit expenses are recorded when the service has been provided by the employee.

*Retirement benefit obligations*

All employees of the Council are entitled to benefits on retirement, disability or death. Council contributes to various defined benefit plans and defined contribution plans on behalf of its employees.

*Superannuation plans*

Contributions to defined contribution plans are recognised as an expense as they become payable. Prepaid contributions are recognised as an asset to the extent that a cash refund or a reduction in the future payments is available.

Council participates in a defined benefit plan under the Local Government Superannuation Scheme, however, sufficient information to account for the plan as a defined benefit is not available and therefore Council accounts for its obligations to defined benefit plans on the same basis as its obligations to defined contribution plans, i.e. as an expense when it becomes payable – refer to Note E3-1 for more information.

**B3-2 Materials and services**

<b>\$ '000</b>	<b>Notes</b>	<b>2022</b>	<b>2021</b>
Raw materials and consumables		30,956	29,021
Contractor and consultancy costs		1,440	2,157
Audit Fees	F2-1	109	179
<b>Previously other expenses:</b>			
Councillor and Mayoral fees and associated expenses	F1-2	323	298
Advertising		514	909
Bank charges		158	154
Cleaning		704	609
Election expenses		316	–
Electricity and heating		2,357	2,313
Fire control expenses		8	5
Insurance		1,476	1,469
Office expenses (including computer expenses)		78	80
Postage		135	128
Printing and stationery		212	195
Street lighting		600	646
Subscriptions and publications		1,561	1,677
Telephone and communications		491	476

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**B3-2 Materials and services (continued)**

\$ '000	2022	2021
Valuation fees	164	194
Other expenses	10	2
<b>Legal expenses:</b>		
– Legal expenses: planning and development	92	–
– Legal expenses: debt recovery	83	47
– Legal expenses: other	489	490
Expenses from short-term leases	106	62
Expenses from leases of low value assets	115	114
Variable lease expense relating to usage	79	110
Recycling services	1,353	1,269
<b>Total materials and services</b>	<b>43,929</b>	<b>42,604</b>

**Accounting policy**

Expenses are recorded on an accruals basis as the Council receives the goods or services.

**B3-3 Borrowing costs**

\$ '000	Notes	2022	2021
<b>(i) Interest bearing liability costs</b>			
Interest on leases		21	13
Interest on overdraft		22	21
Interest on loans		1,055	1,190
<b>Total interest bearing liability costs</b>		<b>1,098</b>	<b>1,224</b>
<b>Total interest bearing liability costs expensed</b>		<b>1,098</b>	<b>1,224</b>
<b>(ii) Other borrowing costs</b>			
Discount adjustments relating to movements in provisions (other than ELE)			
– Remediation liabilities	C3-5	15	–
<b>Total other borrowing costs</b>		<b>15</b>	<b>–</b>
<b>Total borrowing costs expensed</b>		<b>1,113</b>	<b>1,224</b>

**Accounting policy**

Borrowing costs incurred for the construction of any qualifying asset are capitalised during the period of time that is required to complete and prepare the asset for its intended use or sale. Other borrowing costs are expensed as incurred.

**B3-4 Depreciation, amortisation and impairment of non-financial assets**

\$ '000	Notes	2022	2021
<b>Depreciation and amortisation</b>			
Plant and equipment		2,586	2,629
Office equipment		519	439
Furniture and fittings		164	166
Land improvements (depreciable)		708	491
<b>Infrastructure:</b>	C1-7		
– Buildings		1,765	1,726
– Buildings – Leasehold Improvements		326	283
– Other structures		1,172	901
– Roads		14,364	14,256
– Bridges		1,009	994
– Footpaths		255	256
– Stormwater drainage		1,983	1,964
– Water supply network		4,561	4,459
– Sewerage network		4,342	4,281

continued on next page ...

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**B3-4 Depreciation, amortisation and impairment of non-financial assets (continued)**

\$ '000	Notes	2022	2021
– Swimming pools		158	158
Right of use assets	C2-1	80	114
<b>Other assets:</b>			
– Other		429	342
<b>Reinstatement, rehabilitation and restoration assets:</b>			
– Tip assets	C3-5, C1-7	25	20
<b>Total depreciation and amortisation costs</b>		<b>34,446</b>	<b>33,479</b>
<b>Total depreciation, amortisation and impairment for non-financial assets</b>		<b>34,446</b>	<b>33,479</b>

**Accounting policy****Depreciation and amortisation**

Depreciation and amortisation are calculated using the straight line method to allocate their cost, net of their residual values, over their estimated useful lives. Useful lives are included in Note C1-7 for IPPE assets.

**Impairment of non-financial assets**

Other assets are tested for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs to sell and value in use.

For the purposes of assessing impairment, assets are grouped at the lowest levels for which there are separately identifiable cash inflows that are largely independent of the cash inflows from other assets or groups of assets (cash-generating units). Non-financial assets that suffered an impairment are reviewed for possible reversal of the impairment at each reporting date.

Impairment losses for revalued assets are firstly offset against the amount in the revaluation surplus for the class of asset, with only the excess to be recognised in the Income Statement.

**B3-5 Other expenses**

\$ '000	Notes	2022	2021
<b>Impairment of receivables</b>			
Other		53	(98)
<b>Total impairment of receivables</b>	C1-4	<b>53</b>	<b>(98)</b>
<b>Other</b>			
Contributions/levies to other levels of government			
– NSW fire brigade levy		331	438
– NSW rural fire service levy		337	454
– Waste levy		35	65
– EPA payment for Sewerage Treatment		23	28
– Donations, contributions and assistance		429	654
– Footpath and gutter maintenance		74	93
– Somerville collection		148	(2)
Upper Macquarie County Council (Noxious Weeds)		299	274
<b>Total other expenses</b>		<b>1,729</b>	<b>1,906</b>

**Accounting policy**

Other expenses are recorded on an accruals basis when Council has an obligation for the expenses.

Impairment expenses are recognised when identified.

**B4 Gains or losses****B4-1 Gain or loss from the disposal, replacement and de-recognition of assets**

<b>\$ '000</b>	<b>Notes</b>	<b>2022</b>	<b>2021</b>
<b>Infrastructure, property, plant &amp; equipment</b>			
Proceeds from disposal – property		<b>1,388</b>	95
Less: carrying amount of property assets sold/written off		<b>(1,836)</b>	–
<b>Gain (or loss) on disposal</b>		<b>(448)</b>	<b>95</b>
<b>Gain (or loss) on disposal of plant and equipment</b>			
	C1-7		
Proceeds from disposal – plant and equipment		<b>580</b>	205
Less: carrying amount of plant and equipment assets sold/written off		<b>(157)</b>	(188)
<b>Gain (or loss) on disposal</b>		<b>423</b>	<b>17</b>
<b>Gain (or loss) on disposal of real estate assets held for sale</b>			
	C1-5		
Proceeds from disposal – real estate assets		<b>8,026</b>	16,286
Less: carrying amount of real estate assets sold/written off		<b>(744)</b>	(3,196)
<b>Gain (or loss) on disposal</b>		<b>7,282</b>	<b>13,090</b>
<b>Gain (or loss) on disposal of investments</b>			
	C1-2		
Proceeds from disposal/redemptions/maturities – investments		–	60,480
Less: carrying amount of investments sold/redeemed/matured		–	(60,480)
<b>Gain (or loss) on disposal</b>		<b>–</b>	<b>–</b>
<b>Net gain (or loss) from disposal of assets</b>		<b>7,257</b>	<b>13,202</b>

**Accounting policy**

Gains and losses on disposals are determined by comparing proceeds with carrying amount. The gain or loss on sale of an asset is determined when control of the asset has irrevocably passed to the buyer and the asset is de-recognised.

## B5 Performance against budget

### B5-1 Material budget variations

Council's original budget was adopted by the Council on 23/06/2021 and is not required to be audited. The original projections on which the budget was based have been affected by a number of factors. These include state and federal government decisions, including new grant programs, changing economic activity, environmental factors, and by decisions made by Council.

While these General Purpose Financial Statements include the original budget adopted by Council, the Act requires Council to review its financial budget on a quarterly basis, so it is able to manage the variation between actuals and budget that invariably occur during the year.

**Material variations of more than 10%** between original budget and actual results or where the variance is considered material by nature are explained below.

**Variation Key:** **F** = Favourable budget variation, **U** = Unfavourable budget variation.

\$ '000	2022 Budget	2022 Actual	2022 ----- Variance -----	
<b>Revenues</b>				
<b>User charges and fees</b>	<b>29,685</b>	<b>24,928</b>	<b>(4,757)</b>	<b>(16)% U</b>
Continuing La Nina and high-level water restrictions resulted in lower water usage of over \$2million from budget. Continuing COVID-19 restrictions saw User Charges down at many Council facilities, including BMEC \$544,000, Childrens Services \$290,000 and Mt Panorama \$1,439,000.				
<b>Other revenues</b>	<b>2,633</b>	<b>1,942</b>	<b>(691)</b>	<b>(26)% U</b>
Parking fines were \$318,000 below budget with reduced enforcement due to COVID. Other Revenues from Mt Panorama and other Council facilities were more than \$700,000 below budget with reduced events due to COVID.				
<b>Operating grants and contributions</b>	<b>12,571</b>	<b>15,882</b>	<b>3,311</b>	<b>26% F</b>
Prepayment of 2023 Financial Assistance Grant of \$4,461,000 received in 2022, less \$3,338,000 for 2022 received in 2021. Grant Milestones not achieved in 2021 saw an additional \$768,000 collected that was originally budgeted in 2021. Additional Grants received during the year of over \$2,161,000 for various projects.				
<b>Capital grants and contributions</b>	<b>20,078</b>	<b>18,151</b>	<b>(1,927)</b>	<b>(10)% U</b>
Delays in the planning and approval process for Council's land development program meant Grant revenue of \$3,554,752 not received. Donated assets were \$1,281,000 below budget due to delays in private land development. Delays in achievement of Grant Milestones deferred receipt of \$2,871,000 into the 2023 year, while projects delayed in 2021 saw an additional \$1,334,000 collected that was originally budgeted in 2021. These were partially offset by additional Grants received during the year of over \$3,500,000 for various projects.				
<b>Interest and investment revenue</b>	<b>1,178</b>	<b>872</b>	<b>(306)</b>	<b>(26)% U</b>
The official Interest Rate remaining at historical lows for majority of the year resulted in Council's interest revenue being below budget.				
<b>Net gains from disposal of assets</b>	<b>18,366</b>	<b>7,257</b>	<b>(11,109)</b>	<b>(60)% U</b>
Delays in the planning and approval process for Council's land development program kept this income item under budget.				
<b>Fair value increment on investment property</b>	<b>–</b>	<b>983</b>	<b>983</b>	<b>∞ F</b>
Nil budget for this item due to ongoing uncertainties about improvements to CPI at time of budget preparation. CPI actually increased by 6.1% for the year.				
<b>Expenses</b>				
<b>Depreciation, amortisation and impairment of non-financial assets</b>	<b>26,785</b>	<b>34,446</b>	<b>(7,661)</b>	<b>(29)% U</b>
Revaluation increments in past 2 years not taken into account in preparing budget for 2022.				
<b>Other expenses</b>	<b>2,697</b>	<b>1,729</b>	<b>968</b>	<b>36% F</b>

**B5-1 Material budget variations (continued)**

	2022	2022	2022
\$ '000	Budget	Actual	----- Variance -----

Emergency Services Levy (ESL) paid for 2022 \$280,000 less than budget, plus received \$319,000 in advance for ESL refund of 2023 levy. Section 356 donations \$122,000 less than budget due to COVID restricting community events. Contribution to Somerville Collection was \$96,900 above budget due to decreased admissions, and higher costs, increasing Council's contribution expense.

**Statement of cash flows**

<b>Cash flows from operating activities</b>	<b>40,487</b>	<b>35,352</b>	<b>(5,135)</b>	<b>(13)%</b>	<b>U</b>
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A combination of above variances, mainly User Charges & Fees down \$4,207,000, Other revenues down \$2,100,000, with Grants and Contributions up \$2,161,000. Payments to employees also up \$2,269,000 despite Employee benefits & oncosts being on-budget - COVID and delays to capital projects saw Council undertake more operational work rather than capital, which saw wages expense in the operating statement instead of construction of assets, but this offset by large (non-cash) reduction in present value of leave entitlements due to high CPI at end of year.

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**C Financial position****C1 Assets we manage****C1-1 Cash and cash equivalents**

<b>\$ '000</b>	<b>2022</b>	<b>2021</b>
<b>Cash assets</b>		
Cash on hand and at bank	<u>7,265</u>	<u>6,154</u>
<b>Total cash and cash equivalents</b>	<u><b>7,265</b></u>	<u><b>6,154</b></u>

**Reconciliation of cash and cash equivalents**

Total cash and cash equivalents per Statement of Financial Position	<u>7,265</u>	<u>6,154</u>
<b>Balance as per the Statement of Cash Flows</b>	<u><b>7,265</b></u>	<u><b>6,154</b></u>

**Accounting policy**

For Statement of Cash Flow presentation purposes, cash and cash equivalents include: cash on hand; deposits held at call with financial institutions; other short-term, highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value; and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities on the Statement of Financial Position.

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## C1-2 Financial investments

\$ '000	2022 Current	2022 Non-current	2021 Current	2021 Non-current
<b>Debt securities at amortised cost</b>				
Long term deposits	71,730	13,500	57,000	17,730
NCD's, FRN's (with maturities > 3 months)	–	13,500	5,100	7,250
<b>Total</b>	<b>71,730</b>	<b>27,000</b>	<b>62,100</b>	<b>24,980</b>
<b>Total financial investments</b>	<b>71,730</b>	<b>27,000</b>	<b>62,100</b>	<b>24,980</b>
<b>Total cash assets, cash equivalents and investments</b>	<b>78,995</b>	<b>27,000</b>	<b>68,254</b>	<b>24,980</b>

**Accounting policy**

Financial instruments are recognised initially on the date that the Council becomes party to the contractual provisions of the instrument.

On initial recognition, all financial instruments are measured at fair value plus transaction costs (except for instruments measured at fair value through profit or loss where transaction costs are expensed as incurred).

*Financial assets*

All recognised financial assets are subsequently measured in their entirety at either amortised cost or fair value, depending on the classification of the financial assets.

*Classification*

On initial recognition, Council classifies its financial assets into the following categories – those measured at:

- amortised cost
- fair value through profit and loss (FVTPL)
- fair value through other comprehensive income – equity instrument (FVOCI-equity)

Financial assets are not reclassified subsequent to their initial recognition.

*Amortised cost*

Assets measured at amortised cost are financial assets where:

- the business model is to hold assets to collect contractual cash flows, and
- the contractual terms give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Council's financial assets measured at amortised cost comprise trade and other receivables, term deposits and cash and cash equivalents in the Statement of Financial Position. Subsequent to initial recognition, these assets are carried at amortised cost using the effective interest rate method less provision for impairment. Interest income, impairment and gains or loss on de-recognition are recognised in profit or loss.

*Fair value through other comprehensive income – equity instruments*

Council has a number of strategic investments in entities over which they do not have significant influence nor control. Council has made an irrevocable election to classify these equity investments as fair value through other comprehensive income as they are not held for trading purposes.

These investments are carried at fair value with changes in fair value recognised in other comprehensive income (financial asset reserve). On disposal any balance in the financial asset reserve is transferred to accumulated surplus and is not reclassified to profit or loss. Other net gains and losses excluding dividends are recognised in Other Comprehensive Income Statement.

*Financial assets through profit or loss*

All financial assets not classified as measured at amortised cost or fair value through other comprehensive income as described above are measured at fair value through profit or loss. Net gains or losses, including any interest or dividend income, are recognised in profit or loss. Council's financial assets measured at fair value through profit or loss comprise investments in FRNs and NCDs in the Statement of Financial Position.



## C1-3 Restricted and allocated cash, cash equivalents and investments

\$ '000	2022	2021
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## (a) Externally restricted cash, cash equivalents and investments

<b>Total cash, cash equivalents and investments</b>	<b>105,995</b>	<b>93,234</b>
Less: Externally restricted cash, cash equivalents and investments	<b>(96,526)</b>	<b>(79,042)</b>
<b>Cash, cash equivalents and investments not subject to external restrictions</b>	<b>9,469</b>	<b>14,192</b>

**External restrictions****External restrictions – included in liabilities**

External restrictions included in cash, cash equivalents and investments above comprise:

Specific purpose unexpended grants – general fund	<b>5,950</b>	1,101
Specific purpose unexpended grants – water fund	<b>7</b>	7
Specific purpose unexpended loans – general	<b>10,045</b>	2,272
<b>External restrictions – included in liabilities</b>	<b>16,002</b>	<b>3,380</b>

**External restrictions – other**

External restrictions included in cash, cash equivalents and investments above comprise:

Developer contributions – general	<b>13,623</b>	15,559
Developer contributions – water fund	<b>9,922</b>	9,508
Developer contributions – sewer fund	<b>21,137</b>	20,016
Water fund	<b>9,626</b>	7,476
Sewer fund	<b>22,889</b>	20,551
Stormwater management	<b>622</b>	390
Domestic waste management	<b>2,705</b>	2,162
<b>External restrictions – other</b>	<b>80,524</b>	<b>75,662</b>
<b>Total external restrictions</b>	<b>96,526</b>	<b>79,042</b>

Cash, cash equivalents and investments subject to external restrictions are those which are only available for specific use by Council due to a restriction placed by legislation or third-party contractual agreement.

\$ '000	2022	2021
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## (b) Internal allocations

**Internal allocations**

At 30 June, Council has internally allocated funds to the following:

Employees leave entitlement	<b>138</b>	138
Aerodrome	<b>51</b>	–
Administration	<b>230</b>	321
Building maintenance and improvements	<b>227</b>	246
Carry over works	<b>585</b>	830
Cultural and community services	<b>698</b>	675
Environmental	<b>81</b>	8
Land development	<b>6,615</b>	10,818
Plant and vehicle replacement	<b>545</b>	847
Waste employee leave entitlements	<b>251</b>	251
<b>Total internal allocations</b>	<b>9,421</b>	<b>14,134</b>

Cash, cash equivalents and investments not subject to external restrictions may be internally allocated by resolution or policy of the elected Council.

## C1-4 Receivables

\$ '000	2022 Current	2022 Non-current	2021 Current	2021 Non-current
Rates and annual charges	1,994	171	2,170	168
Interest and extra charges	1,010	–	967	–
User charges and fees	3,434	–	3,353	–
Accrued revenues				
– Interest on investments	242	–	190	–
– Other income accruals	143	–	184	–
Deferred debtors	63	492	52	455
Government grants and subsidies	10	–	59	–
Net GST receivable	918	–	903	–
Sundry debtors	2,837	–	1,727	–
Other debtors	(1)	–	–	–
<b>Total</b>	<b>10,650</b>	<b>663</b>	<b>9,605</b>	<b>623</b>
<b>Less: provision for impairment</b>				
User charges and fees	(58)	–	(3)	–
Other debtors	(20)	–	(21)	–
<b>Total provision for impairment – receivables</b>	<b>(78)</b>	<b>–</b>	<b>(24)</b>	<b>–</b>
<b>Total net receivables</b>	<b>10,572</b>	<b>663</b>	<b>9,581</b>	<b>623</b>

\$ '000	2022	2021
<b>Movement in provision for impairment of receivables</b>		
Balance at the beginning of the year (calculated in accordance with AASB 139)	24	134
– amounts provided for but recovered during the year	–	(110)
<b>Balance at the end of the year</b>	<b>24</b>	<b>24</b>

## Accounting policy

Receivables are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method, less provision for impairment. Receivables are generally due for settlement within 30 days.

## Impairment

Impairment of financial assets measured at amortised cost is recognised on an expected credit loss (ECL) basis.

When determining whether the credit risk of a financial asset has increased significantly since initial recognition, and when estimating ECL, the Council considers reasonable and supportable information that is relevant and available without undue cost or effort. This includes both quantitative and qualitative information and analysis based on Council's historical experience and informed credit assessment, and including forward-looking information.

When considering the ECL for rates debtors, Council takes into account that unpaid rates represent a charge against the rateable property that will be recovered when the property is next sold. For non-rates debtors, Council uses the presumption that an asset which is more than 30 days past due has seen a significant increase in credit risk.

The Council uses the presentation that a financial asset is in default when:

- the other party is unlikely to pay its credit obligations to the Council in full, without recourse by the Council to actions such as realising security (if any is held) or
- the financial assets (for non-rates debtors) are more than 90 days past due.

Credit losses are measured as the present value of the difference between the cash flows due to the entity in accordance with the contract, and the cash flows expected to be received. This is applied using a probability weighted approach.

On initial recognition of the asset, an estimate of the expected credit losses for the next 12 months is recognised. Where the asset has experienced significant increase in credit risk then the lifetime losses are estimated and recognised.

Council uses the simplified approach for trade receivables where the expected lifetime credit losses are recognised on day 1.

## C1-4 Receivables (continued)

There has been no change in the estimation techniques or significant assumptions made during the current reporting period.

The Council writes off a trade receivable when there is information indicating that the debtor is in severe financial difficulty and there is no realistic prospect of recovery, e.g. when the debtor has been placed under liquidation or has entered into bankruptcy proceedings, or when the receivables are over 1 years past due, whichever occurs first.

None of the receivables that have been written off are subject to enforcement activity.

Where the Council renegotiates the terms of receivables due from certain customers, the new expected cash flows are discounted at the original effective interest rate and any resulting difference to the carrying value is recognised in profit or loss.

Rates and annual charges outstanding are secured against the property.

## C1-5 Inventories

\$ '000	2022 Current	2022 Non-current	2021 Current	2021 Non-current
<b>(i) Inventories at cost</b>				
Real estate for resale	3,320	11,569	3,664	11,487
Stores and materials	555	–	621	–
Trading stock	289	–	295	–
<b>Total inventories at cost</b>	<b>4,164</b>	<b>11,569</b>	<b>4,580</b>	<b>11,487</b>
<b>Total inventories</b>	<b>4,164</b>	<b>11,569</b>	<b>4,580</b>	<b>11,487</b>

### (i) Other disclosures

\$ '000	Notes	2022 Current	2022 Non-current	2021 Current	2021 Non-current
<b>(a) Details for real estate development</b>					
Residential		2,295	8,298	2,680	8,298
Industrial/commercial		1,025	3,271	984	3,189
<b>Total real estate for resale</b>		<b>3,320</b>	<b>11,569</b>	<b>3,664</b>	<b>11,487</b>

(Valued at the lower of cost and net realisable value)

#### Represented by:

Acquisition costs	1,866	11,212	2,610	11,212
Development costs	1,454	357	1,054	275
<b>Total costs</b>	<b>3,320</b>	<b>11,569</b>	<b>3,664</b>	<b>11,487</b>
<b>Total real estate for resale</b>	<b>3,320</b>	<b>11,569</b>	<b>3,664</b>	<b>11,487</b>

#### Movements:

Real estate assets at beginning of the year	3,664	11,487	6,654	11,453
– Purchases and other costs	400	82	206	34
– WDV of sales (expense)	(744)	–	(3,196)	–
<b>Total real estate for resale</b>	<b>3,320</b>	<b>11,569</b>	<b>3,664</b>	<b>11,487</b>

#### Accounting policy

#### Raw materials and stores, work in progress and finished goods

Raw materials and stores, work in progress and finished goods are stated at the lower of cost and net realisable value. Costs are assigned to individual items of inventory on the basis of weighted average costs. Costs of purchased inventory are determined after deducting rebates and discounts. Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

## C1-5 Inventories (continued)

**Land held for resale**

Land held for resale is stated at the lower of cost and net realisable value. Cost is assigned by specific identification and includes the cost of acquisition, and development and borrowing costs during development. When development is completed, borrowing costs and other holding charges are expensed as incurred.

Borrowing costs included in the cost of land held for resale are those costs that would have been avoided if the expenditure on the acquisition and development of the land had not been made. Borrowing costs incurred while active development is interrupted for extended periods are recognised as expenses.

## C1-6 Contract assets and Contract cost assets

\$ '000	2022 Current	2022 Non-current	2021 Current	2021 Non-current
Contract assets	2,484	–	2,304	–
<b>Total contract assets and contract cost assets</b>	<b>2,484</b>	<b>–</b>	<b>2,304</b>	<b>–</b>

**Contract assets**

Transport Assets	2,357	–	1,734	–
Flood Security Works	–	–	418	–
Skate Park	–	–	–	–
Other	127	–	152	–
<b>Total contract assets</b>	<b>2,484</b>	<b>–</b>	<b>2,304</b>	<b>–</b>

**Significant changes in contract assets**

Contract Assets have increased from 2021 due to grant programs from other levels of Government, where we have incurred expenditure but not reached milestones listed in grant agreements for payment of income.

**Accounting policy****Contract assets**

Contract assets represent Council's right to payment in exchange for goods or services the Council has transferred to a customer when that right is conditional on something other than the passage of time.

Contract assets arise when the amounts billed to customers are based on the achievement of various milestones established in the contract and therefore the amounts recognised as revenue in a given period do not necessarily coincide with the amounts billed to or certified by the customer. Once an invoice or payment claim is raised or the relevant milestone is reached, Council recognises a receivable.

Impairment of contract assets is assessed using the simplified expected credit loss model where lifetime credit losses are recognised on initial recognition.

**Contract cost asset – costs to fulfil a contract**

Where costs are incurred to fulfil a contract and these costs are outside the scope of another accounting standard, they are capitalised as contract cost assets if the following criteria are met:

- the costs relate directly to a contract
- the costs generate or enhance resources of Council that will be used to satisfy performance obligations in the future and
- the costs are expected to be recovered.

The capitalised costs are recognised in the Income statement on a systematic basis consistent with the timing of revenue recognition.

Refer to B3-4 for the accounting policy for impairment of contract cost assets.

## C1-7 Infrastructure, property, plant and equipment

By aggregated asset class	At 1 July 2021			Asset movements during the reporting period					At 30 June 2022		
	Gross carrying amount	Accumulated depreciation and impairment	Net carrying amount	Additions renewals <sup>1</sup>	Additions new assets	Carrying value of disposals	Depreciation expense	Revaluation increments to equity (ARR)	Gross carrying amount	Accumulated depreciation and impairment	Net carrying amount
\$ '000											
Plant and equipment	29,097	(18,434)	10,663	1,549	–	(157)	(2,586)	–	29,556	(20,087)	9,469
Office equipment	3,179	(2,145)	1,034	–	187	–	(519)	–	3,367	(2,665)	702
Furniture and fittings	2,081	(1,483)	598	–	–	–	(164)	–	2,081	(1,647)	434
<b>Land:</b>											
– Operational land	103,917	–	103,917	–	152	(1,120)	–	13,574	116,523	–	116,523
– Community land	19,897	–	19,897	–	–	–	–	2,978	22,875	–	22,875
– Land under roads (post 30/6/08)	1,480	–	1,480	–	–	–	–	84	1,564	–	1,564
Land improvements – depreciable	30,571	(7,094)	23,477	–	489	(18)	(708)	2,449	34,313	(8,624)	25,689
<b>Infrastructure:</b>											
– Buildings	187,756	(58,298)	129,458	784	6,587	(661)	(1,765)	22,113	226,395	(69,879)	156,516
– Buildings – leasehold improvements	5,468	(306)	5,162	13	–	(31)	(326)	–	5,404	(586)	4,818
– Other structures	37,799	(13,626)	24,173	45	3,299	(6)	(1,172)	2,258	44,672	(16,075)	28,597
– Roads	483,787	(174,710)	309,077	4,486	1,440	–	(14,364)	31,676	541,817	(209,502)	332,315
– Bridges	99,939	(44,286)	55,653	–	1,272	–	(1,009)	5,910	112,016	(50,190)	61,826
– Footpaths	19,718	(6,661)	13,057	323	321	–	(255)	1,423	22,513	(7,644)	14,869
– Bulk earthworks (non-depreciable)	142,831	–	142,831	2,448	30	–	–	15,440	160,749	–	160,749
– Stormwater drainage	194,753	(50,899)	143,854	370	1,731	–	(1,983)	8,091	207,975	(55,912)	152,063
– Water supply network	377,000	(137,168)	239,832	3,573	870	–	(4,561)	14,091	390,738	(136,933)	253,805
– Sewerage network	237,077	(90,533)	146,544	52	1,266	–	(4,342)	(5,802)	259,967	(122,249)	137,718
– Swimming pools	15,945	(2,219)	13,726	–	–	–	(158)	1,316	17,492	(2,608)	14,884
<b>Other assets:</b>											
– Other	48,237	(13,150)	35,087	7	510	–	(429)	1,365	50,839	(14,299)	36,540
<b>Reinstatement, rehabilitation and restoration assets (refer Note 15):</b>											
– Tip assets	1,777	–	1,777	–	–	–	(25)	–	1,777	(25)	1,752
<b>Total infrastructure, property, plant and equipment</b>	<b>2,042,309</b>	<b>(621,012)</b>	<b>1,421,297</b>	<b>13,650</b>	<b>18,154</b>	<b>(1,993)</b>	<b>(34,366)</b>	<b>116,966</b>	<b>2,252,633</b>	<b>(718,925)</b>	<b>1,533,708</b>

(1) Renewals are defined as the replacement of existing assets (as opposed to the acquisition of new assets).

## C1-7 Infrastructure, property, plant and equipment (continued)

By aggregated asset class	At 1 July 2020			Asset movements during the reporting period						At 30 June 2021		
	Gross carrying amount	Accumulated depreciation and impairment	Net carrying amount	Additions renewals <sup>1</sup>	Additions new assets	Carrying value of disposals	Depreciation expense	Adjustments and transfers	Revaluation increments to equity (ARR)	Gross carrying amount	Accumulated depreciation and impairment	Net carrying amount
<b>\$ '000</b>												
Plant and equipment	28,516	(16,268)	12,248	1,232	–	(188)	(2,629)	–	–	29,097	(18,434)	10,663
Office equipment	2,937	(1,715)	1,222	243	8	–	(439)	–	–	3,179	(2,145)	1,034
Furniture and fittings	2,081	(1,317)	764	–	–	–	(166)	–	–	2,081	(1,483)	598
<b>Land:</b>												
– Operational land	103,347	–	103,347	–	605	–	–	–	(35)	103,917	–	103,917
– Community land	17,542	–	17,542	–	–	–	–	–	2,355	19,897	–	19,897
– Land under roads (post 30/6/08)	1,247	–	1,247	–	233	–	–	–	–	1,480	–	1,480
Land improvements – depreciable	25,594	(5,446)	20,148	–	694	–	(491)	–	3,126	30,571	(7,094)	23,477
<b>Infrastructure:</b>												
– Buildings – non-specialised	186,474	(56,760)	129,714	343	1,402	–	(1,726)	–	(275)	187,756	(58,298)	129,458
– Buildings – specialised	5,325	(23)	5,302	143	–	–	(283)	–	–	5,468	(306)	5,162
– Other structures	29,202	(8,578)	20,624	351	983	–	(901)	(1,238)	4,354	37,799	(13,626)	24,173
– Roads	479,464	(160,454)	319,010	2,758	1,565	–	(14,256)	–	–	483,787	(174,710)	309,077
– Bridges	98,548	(43,292)	55,256	1,391	–	–	(994)	–	–	99,939	(44,286)	55,653
– Footpaths	18,912	(6,405)	12,507	350	456	–	(256)	–	–	19,718	(6,661)	13,057
– Bulk earthworks (non-depreciable)	140,499	–	140,499	532	1,800	–	–	–	–	142,831	–	142,831
– Stormwater drainage	193,586	(48,935)	144,651	5	1,162	–	(1,964)	–	–	194,753	(50,899)	143,854
– Water supply network	367,468	(131,459)	236,009	5,870	242	–	(4,459)	–	2,170	377,000	(137,168)	239,832
– Sewerage network	233,488	(85,427)	148,061	459	982	–	(4,281)	–	1,323	237,077	(90,533)	146,544
– Swimming pools	15,945	(2,061)	13,884	–	–	–	(158)	–	–	15,945	(2,219)	13,726
<b>Other assets:</b>												
– Other	40,978	(13,538)	27,440	39	691	–	(342)	1,238	6,021	48,237	(13,150)	35,087
<b>Reinstatement, rehabilitation and restoration assets (refer Note 15):</b>												
– Tip assets	1,434	(102)	1,332	–	–	–	(20)	465	–	1,777	–	1,777
<b>Total infrastructure, property, plant and equipment</b>	<b>1,992,587</b>	<b>(581,780)</b>	<b>1,410,807</b>	<b>13,716</b>	<b>10,823</b>	<b>(188)</b>	<b>(33,365)</b>	<b>465</b>	<b>19,039</b>	<b>2,042,309</b>	<b>(621,012)</b>	<b>1,421,297</b>

(1) Renewals are defined as the replacement of existing assets (as opposed to the acquisition of new assets).



## C1-7 Infrastructure, property, plant and equipment (continued)

### Accounting policy

Infrastructure, property, plant and equipment are held at fair value. Independent valuations are performed at least every five years, however the carrying amount of assets is assessed at each reporting date to confirm that it is not materially different from current fair value.

Water and sewerage network assets are indexed at each reporting period in accordance with the Rates Reference Manual issued by Crown Lands and Water (CLAW).

Increases in the carrying amounts arising on revaluation are credited to the revaluation reserve. To the extent that the increase reverses a decrease previously recognising profit or loss relating to that asset class, the increase is first recognised as profit or loss. Decreases that reverse previous increases of assets in the same class are first charged against revaluation reserves directly in equity to the extent of the remaining reserve attributable to the class; all other decreases are charged to the Income Statement.

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to Council and the cost of the item can be measured reliably. All other repairs and maintenance are charged to the Income Statement during the financial period in which they are incurred.

Land is not depreciated. Depreciation on other assets is calculated using the straight-line method to allocate their cost, net of their residual values, over their estimated useful lives as follows:

<b>Plant and equipment</b>	<b>Years</b>	<b>Other equipment</b>	<b>Years</b>
Office equipment	5 to 10	Playground equipment	5 to 15
Office furniture	10 to 20	Benches, seats etc.	10 to 20
Computer equipment	4		
Vehicles	5 to 8	<b>Buildings</b>	
Heavy plant/road making equipment	5 to 8	Buildings: masonry	50 to 100
Other plant and equipment	5 to 15	Buildings: other	20 to 40
<b>Water and sewer assets</b>		<b>Stormwater assets</b>	
Dams and reservoirs	80 to 100	Drains	80 to 100
Bores	20 to 40	Culverts	50 to 80
Reticulation pipes: PVC	70 to 80	Flood control structures	80 to 100
Reticulation pipes: other	25 to 75		
Pumps and telemetry	15 to 20		
<b>Transportation assets</b>		<b>Other infrastructure assets</b>	
Sealed roads: surface	20	Bulk earthworks	Non-depreciable
Sealed roads: structure	50	Swimming pools	50
Unsealed roads	20	Other open space/recreational assets	20
Bridge: concrete	100	Other infrastructure	20
Bridge: other	50		
Road pavements	60		
Kerb, gutter and footpaths	80		

The assets' residual values and useful lives are reviewed, and adjusted if appropriate, at each reporting date.

Gains and losses on disposals are determined by comparing proceeds with carrying amount. These are included in the Income Statement.

### Land under roads

Land under roads is land under roadways and road reserves including land under footpaths, nature strips and median strips.

Council has elected not to recognise land under roads acquired before 1 July 2008. Land under roads acquired after 1 July 2008 is recognised in accordance with the IPPE accounting policy.

### Crown reserves

Crown reserves under Council's care and control are recognised as assets of the council. While ownership of the reserves remains with the Crown, Council retains operational control of the reserves and is responsible for their maintenance and use in accordance with the specific purposes to which the reserves are dedicated.

## C1-7 Infrastructure, property, plant and equipment (continued)

Improvements on Crown reserves are also recorded as assets, while maintenance costs incurred by Council and revenues relating to the reserves are recognised within Council's Income Statement.

**Rural Fire Service assets**

Under Section 119 of the *Rural Fire Services Act 1997 (NSW)*, "all firefighting equipment purchased or constructed wholly or from money to the credit of the Fund is to be vested in the council of the area for or on behalf of which the firefighting equipment has been purchased or constructed".

Until such time as discussions on this matter have concluded and the legislation changed, Council will recognise rural fire service assets including land and buildings.

## C1-8 Investment properties

\$ '000	2022	2021
<b>Owned investment property</b>		
Investment property on hand at fair value	17,093	16,111
<b>Total owned investment property</b>	<b>17,093</b>	<b>16,111</b>
<b>Owned investment property</b>		
<b>At fair value</b>		
Opening balance at 1 July	16,111	15,521
Net gain/(loss) from fair value adjustments	983	590
Other movements	(1)	—
<b>Closing balance at 30 June</b>	<b>17,093</b>	<b>16,111</b>

**Accounting policy**

Investment property, principally comprising freehold office buildings, is held for long-term rental yields and is not occupied by the Council. Changes in fair values are recorded in the Income Statement as part of other income.

## C1-9 Other

**Other assets**

	2022 Current	2022 Non-current	2021 Current	2021 Non-current
\$ '000				
Prepayments	1,071	—	675	—
<b>Total other assets</b>	<b>1,071</b>	<b>—</b>	<b>675</b>	<b>—</b>

## C2 Leasing activities

### C2-1 Council as a lessee

Council has leases over a range of assets including land and buildings, machinery and IT equipment. Information relating to the leases in place and associated balances and transactions is provided below.

#### Buildings

Council leases land and buildings for their operational purposes; the leases are generally between 1 and 100 years and some of them include a renewal option to allow Council to renew for up to twice the noncancellable lease term at their discretion.

The building leases contain an annual pricing mechanism based on either fixed increases or CPI movements at each anniversary of the lease inception.

#### Office and IT equipment

Leases for office and IT equipment are generally for low value assets, except for significant items such as photocopiers. The leases are for between 1 and 3 years with no renewal option, the payments are fixed, however some of the leases include variable payments based on usage.

#### Extension options

Council includes options in the building leases to provide flexibility and certainty to Council operations and reduce costs of moving premises; and the extension options are at Council's discretion.

At commencement date and each subsequent reporting date, Council assesses where it is reasonably certain that the extension options will be exercised.

#### (a) Right of use assets

\$ '000	Plant & Equipment	Office Equipment	Land	Buildings	Total
<b>2022</b>					
Opening balance at 1 July	–	184	35	–	219
Adoption of AASB 16 at 1 July 2020 – first time lease recognition	–	31	–	–	31
Additions to right-of-use assets	–	–	–	–	–
Adjustments to right-of-use assets due to re-measurement of lease liability	–	–	–	–	–
Depreciation charge	–	(77)	(3)	–	(80)
Other movement	–	–	(1)	–	(1)
<b>Balance at 30 June</b>	<b>–</b>	<b>138</b>	<b>31</b>	<b>–</b>	<b>169</b>
<b>2021</b>					
Opening balance at 1 July	–	590	40	2	632
Adoption of AASB 16 at 1 July 2020 – first time lease recognition	–	–	–	–	–
Additions to right-of-use assets	–	181	–	–	181
Adjustments to right-of-use assets due to re-measurement of lease liability	–	(481)	–	–	(481)
Depreciation charge	–	(106)	(6)	(2)	(114)
Other movement	–	–	1	–	1
<b>Balance at 30 June</b>	<b>–</b>	<b>184</b>	<b>35</b>	<b>–</b>	<b>219</b>

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## C2-1 Council as a lessee (continued)

## (b) Lease liabilities

\$ '000	2022 Current	2022 Non-current	2021 Current	2021 Non-current
Lease liabilities	51	123	83	143
<b>Total lease liabilities</b>	<b>51</b>	<b>123</b>	<b>83</b>	<b>143</b>

## (c) (i) The maturity analysis

The maturity analysis of lease liabilities based on contractual undiscounted cash flows is shown in the table below:

\$ '000	< 1 year	1 – 5 years	> 5 years	Total	Total per Statement of Financial Position
<b>2022</b>					
Cash flows	55	108	17	180	174
<b>2021</b>					
Cash flows	84	127	21	232	226

## (d) Income Statement

The amounts recognised in the Income Statement relating to leases where Council is a lessee are shown below:

\$ '000	2022	2021
Interest on lease liabilities	21	13
Variable lease payments based on usage not included in the measurement of lease liabilities	79	110
Depreciation of right of use assets	80	114
Expenses relating to short-term leases	106	62
Expenses relating to low-value leases	115	114
	<b>401</b>	<b>413</b>

## (e) Statement of Cash Flows

Total cash outflow for leases	401	410
	<b>401</b>	<b>410</b>

## (f) Leases at significantly below market value – concessionary / peppercorn leases

Council has identified a number of right of use leases at significantly below market terms & conditions for land and buildings used for toilet facilities, underground pipes and RFS brigade stations.

Lease periods range up to 58 years remaining and require payments of a maximum amount of \$1,000 per year. Market values for these assets are very difficult to reliably estimate due to the nature of the asset (underground pipes and land within railway corridors), so Council has measured these assets at cost. The use of the right-to-use asset is restricted by the lessors to specified community services which Council must provide, these services are detailed in the leases.

Council does not believe that any of the leases in place are individually material from a statement of financial position or performance perspective.

## Accounting policy

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### C2-1 Council as a lessee (continued)

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At inception of a contract, Council assesses whether a lease exists – i.e. does the contract convey the right to control the use of an identified asset for a period of time in exchange for consideration?

Council has elected not to separate non-lease components from lease components for any class of asset and has accounted for payments as a single component.

At the lease commencement, Council recognises a right-of-use asset and associated lease liability for the lease term. The lease term includes extension periods where Council believes it is reasonably certain that the option will be exercised.

The right-of-use asset is measured using the cost model where cost on initial recognition comprises: the lease liability, initial direct costs, prepaid lease payments, estimated cost of removal and restoration, less any lease incentives received. The right-of-use asset is depreciated over the lease term on a straight-line basis and assessed for impairment in accordance with the impairment of asset accounting policy.

The lease liability is initially recognised at the present value of the remaining lease payments at the commencement of the lease. The discount rate is the rate implicit in the lease, however where this cannot be readily determined then the Council's incremental borrowing rate for a similar term with similar security is used.

Subsequent to initial recognition, the lease liability is measured at amortised cost using the effective interest rate method. The lease liability is re-measured when there is a lease modification, or change in estimate of the lease term or index upon which the lease payments are based (e.g. CPI).

Where the lease liability is re-measured, the right-of-use asset is adjusted to reflect the re-measurement.

#### **Exceptions to lease accounting**

Council has applied the exceptions to lease accounting for both short-term leases (i.e. leases with a term of less than or equal to 12 months) and leases of low-value assets. Council recognises the payments associated with these leases as an expense on a straight-line basis over the lease term.

#### **Leases at significantly below market value / Concessionary leases**

Council has elected to measure the right of use asset arising from the concessionary leases at cost which is based on the associated lease liability at initial recognition.

## C2-2 Council as a lessor

## Operating leases

Council leases out a number of properties and /or plant and equipment to community groups; these leases have been classified as operating leases for financial reporting purposes and the assets are included as investment property (refer note C1-9) and/or IPP&E (refer note C1-8) in the Statement of Financial Position.

\$ '000	2022	2021
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**(i) Assets held as investment property**

Investment property operating leases relate to Council's leasing of the Post Office building. The leases for each tenant range in term from 1 to 7 years, with some having options for further periods up to 15 years.

The amounts recognised in the Income Statement relating to operating leases where Council is a lessor are shown below

Lease income (excluding variable lease payments not dependent on an index or rate)	678	663
Lease income relating to variable lease payments not dependent on an index or a rate	140	154
<b>Total income relating to operating leases for investment property assets</b>	<b>818</b>	<b>817</b>

**Operating lease expenses**

Direct operating expenses that generated rental income	396	400
Direct operating expenses that did not generate rental income	234	234
<b>Total expenses relating to operating leases</b>	<b>630</b>	<b>634</b>

**Repairs and maintenance: investment property**

Other	96	116
<b>Total repairs and maintenance: investment property</b>	<b>96</b>	<b>116</b>

**(ii) Assets held as property, plant and equipment**

Council provides operating leases on Council land, buildings and facilities for the provision of services by various community organisations and groups. The leases for each tenant range in term from 1 to 5 years. The table below relates to operating leases on assets disclosed in note C1-8.

Lease income (excluding variable lease payments not dependent on an index or rate)	1,575	1,507
<b>Total income relating to operating leases for Council assets</b>	<b>1,575</b>	<b>1,507</b>

**(iii) Maturity analysis of undiscounted lease payments to be received after reporting date for all operating leases:**

Maturity analysis of future lease income receivable showing the undiscounted lease payments to be received after reporting date for operating leases:

< 1 year	598	831
1–2 years	358	569
2–3 years	279	320
3–4 years	286	242
4–5 years	54	247
> 5 years	1	20
<b>Total undiscounted lease payments to be received</b>	<b>1,576</b>	<b>2,229</b>



## C3 Liabilities of Council

### C3-1 Payables

\$ '000	2022 Current	2022 Non-current	2021 Current	2021 Non-current
Goods and services – operating expenditure	4,674	–	3,175	–
Accrued expenses:				
– Borrowings	39	–	28	–
– Other expenditure accruals	364	–	300	–
Security bonds, deposits and retentions	2,323	1,242	1,804	1,218
Prepaid rates	2,087	–	1,802	–
<b>Total payables</b>	<b>9,487</b>	<b>1,242</b>	<b>7,109</b>	<b>1,218</b>

#### Accounting policy

Council measures all financial liabilities initially at fair value less transaction costs, subsequently financial liabilities are measured at amortised cost using the effective interest rate method.

#### Payables

Payables represent liabilities for goods and services provided to Council prior to the end of financial year that are unpaid. The amounts are unsecured and are usually paid within 30 days of recognition.

### C3-2 Contract Liabilities

\$ '000	Notes	2022 Current	2022 Non-current	2021 Current	2021 Non-current
<b>Grants and contributions received in advance:</b>					
Funds to construct Council controlled assets	(i)	8,890	–	6,061	–
Grant Funds received prior to performance obligation being satisfied	(ii)	556	–	931	–
Contributions received prior to performance obligation being satisfied	(ii)	42	–	13	–
<b>Total grants received in advance</b>		<b>9,488</b>	<b>–</b>	<b>7,005</b>	<b>–</b>
<b>User fees and charges received in advance:</b>					
Other		178	–	64	–
<b>Total user fees and charges received in advance</b>		<b>178</b>	<b>–</b>	<b>64</b>	<b>–</b>
<b>Total contract liabilities</b>		<b>9,666</b>	<b>–</b>	<b>7,069</b>	<b>–</b>

#### Notes

(i) Council has received funding to construct assets including sporting facilities, bridges and other infrastructure. The funds received are under an enforceable contract which require Council to construct an identified asset which will be under Council's control on completion. The revenue is recognised as Council constructs the asset and the contract liability reflects the funding received which cannot yet be recognised as revenue. The revenue is expected to be recognised in the next 12 months.

(ii) The contract liability relates to grants received prior to the revenue recognition criteria in AASB 15 being satisfied since the performance obligations are ongoing.

#### Significant changes in contract liabilities

Contract Liabilities have increased significantly from 2021 due to grant programs from other levels of Government, where Council has received grant income but not completed the projects.

#### Accounting policy

Contract liabilities are recorded when consideration is received from a customer / fund provider prior to Council transferring

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## C3-2 Contract Liabilities (continued)

a good or service to the customer, Council presents the funds which exceed revenue recognised as a contract liability.

## C3-3 Borrowings

\$ '000	2022 Current	2022 Non-current	2021 Current	2021 Non-current
Loans – secured <sup>1</sup>	5,107	29,317	5,056	31,123
<b>Total borrowings</b>	<b>5,107</b>	<b>29,317</b>	<b>5,056</b>	<b>31,123</b>

(1) Loans are secured over the general rating income of Council.

Disclosures on liability interest rate risk exposures, fair value disclosures and security can be found in Note 18.

## (a) Changes in liabilities arising from financing activities

\$ '000	2021		Non-cash movements			2022
	Opening Balance	Cash flows	Acquisition	Acquisition due to change in accounting policy	Other non-cash movement	Closing balance
Loans – secured	36,179	(1,755)	–	–	–	34,424
Lease liability (Note C2-1b)	226	(52)	–	–	–	174
<b>Total liabilities from financing activities</b>	<b>36,405</b>	<b>(1,807)</b>	<b>–</b>	<b>–</b>	<b>–</b>	<b>34,598</b>

\$ '000	2020		Non-cash movements			2021
	Opening Balance	Cash flows	Acquisition	Acquisition due to change in accounting policy	Other non-cash movement	Closing balance
Loans – secured	37,779	(1,600)	–	–	–	36,179
Lease liability (Note C2-1b)	635	(409)	–	–	–	226
<b>Total liabilities from financing activities</b>	<b>38,414</b>	<b>(2,009)</b>	<b>–</b>	<b>–</b>	<b>–</b>	<b>36,405</b>

## (b) Financing arrangements

\$ '000	2022	2021
<b>Total facilities</b>		
Bank overdraft facilities <sup>1</sup>	650	650
Credit cards/purchase cards	115	115
<b>Total financing arrangements</b>	<b>765</b>	<b>765</b>
<b>Undrawn facilities</b>		
– Bank overdraft facilities	650	650
– Credit cards/purchase cards	115	115
<b>Total undrawn financing arrangements</b>	<b>765</b>	<b>765</b>

## Additional financing arrangements information

## Breaches and defaults

During the current and prior year, there were no defaults or breaches on any of the loans.

### C3-3 Borrowings (continued)

(1) The bank overdraft facility may be drawn at any time and may be terminated by the bank without notice.

#### Accounting policy

Borrowings are initially recognised at fair value, net of transaction costs incurred. Borrowings are subsequently measured at amortised cost. Any difference between the proceeds (net of transaction costs) and the redemption amount is recognised in the Income Statement over the period of the borrowings using the effective-interest method. Fees paid on the establishment of loan facilities are recognised as transaction costs of the loan to the extent that it is probable that some or all of the facility will be drawn down. In this case, the fee is deferred until the drawdown occurs. To the extent that there is no evidence that it is probable that some or all of the facility will be drawn down, the fee is capitalised as a prepayment for liquidity services and amortised over the period of the facility to which it relates.

Borrowings are removed from the Statement of Financial Position when the obligation specified in the contract is discharged, cancelled or expired. The difference between the carrying amount of a financial liability that has been extinguished or transferred to another party and the consideration paid, including any non-cash assets transferred or liabilities assumed, is recognised in other income or finance cost. Borrowings are classified as current liabilities unless Council has an unconditional right to defer settlement of the liability for at least 12 months after the reporting date.

### C3-4 Employee benefit provisions

\$ '000	2022 Current	2022 Non-current	2021 Current	2021 Non-current
Annual leave	3,713	–	3,523	–
Long service leave	8,367	143	9,354	179
<b>Total employee benefit provisions</b>	<b>12,080</b>	<b>143</b>	<b>12,877</b>	<b>179</b>

#### Current employee benefit provisions not anticipated to be settled within the next twelve months

\$ '000	2022	2021
The following provisions, even though classified as current, are not expected to be settled in the next 12 months.		
Provisions – employees benefits	8,367	9,354
	<b>8,367</b>	<b>9,354</b>

#### Accounting policy

##### Short-term obligations

Liabilities for wages and salaries (including non-monetary benefits, annual leave and accumulating sick leave expected to be wholly settled within 12 months after the end of the period in which the employees render the related service) are recognised in respect of employees' services up to the end of the reporting period and are measured at the amounts expected to be paid when the liabilities are settled. The liability for annual leave and accumulating sick leave is recognised in the provision for employee benefits. All other short-term employee benefit obligations are presented as payables.

##### Other long-term employee benefit obligations

The liability for long-service leave and annual leave that is not expected to be wholly settled within 12 months after the end of the period in which the employees render the related service is recognised in the provision for employee benefits and measured as the present value of expected future payments to be made in respect of services provided by employees up to the end of the reporting period using the projected unit credit method. Consideration is given to expected future wage and salary levels, experience of employee departures, and periods of service. Expected future payments are discounted using market yields at the end of the reporting period on national government bonds with terms to maturity and currency that match, as closely as possible, the estimated future cash outflows.

##### On-costs

The employee benefit provisions include the aggregate on-cost liabilities that will arise when payment of current employee benefits is made in future periods. These amounts include superannuation, payroll tax and workers compensation expenses which will be payable upon the future payment of certain leave liabilities which employees are entitled to at the reporting period.

### C3-4 Employee benefit provisions (continued)

The obligations are presented as current liabilities in the Statement of Financial Position if the Council does not have an unconditional right to defer settlement for at least 12 months after the reporting date, regardless of when the actual settlement is expected to occur.

### C3-5 Provisions

\$ '000	2022 Current	2022 Non-Current	2021 Current	2021 Non-Current
<b>Other provisions</b>				
Rostered Day Off	114	–	111	–
<b>Sub-total – other provisions</b>	<b>114</b>	<b>–</b>	<b>111</b>	<b>–</b>
<b>Asset remediation/restoration:</b>				
Asset remediation/restoration (future works)	41	1,750	–	1,777
<b>Sub-total – asset remediation/restoration</b>	<b>41</b>	<b>1,750</b>	<b>–</b>	<b>1,777</b>
<b>Total provisions</b>	<b>155</b>	<b>1,750</b>	<b>111</b>	<b>1,777</b>

### Description of and movements in provisions

\$ '000	Other provisions		Net carrying amount
	Asset remediation	Other	
<b>2022</b>			
At beginning of year	1,777	111	1,888
Other	14	7	21
Total other provisions at end of year	<b>1,791</b>	<b>118</b>	<b>1,909</b>
<b>2021</b>			
At beginning of year	1,548	93	1,641
Amounts used (payments)	–	18	18
Other	229	–	229
Total other provisions at end of year	<b>1,777</b>	<b>111</b>	<b>1,888</b>

### Nature and purpose of provisions

#### Asset remediation

Council has a legal/public obligation to make, restore, rehabilitate and reinstate the council tip and quarry.

#### Accounting policy

Provisions are recognised when Council has a present legal or constructive obligation as a result of past events, it is probable that an outflow of resources will be required to settle the obligation, and the amount has been reliably estimated.

Where there are a number of similar obligations, the likelihood that an outflow will be required in settlement is determined by considering the class of obligations as a whole. A provision is recognised even if the likelihood of an outflow with respect to any one item included in the same class of obligations may be small.

Provisions are measured at the present value of management's best estimate of the expenditure required to settle the present obligation at the reporting date. The discount rate used to determine the present value reflects current market assessments of the time value of money and the risks specific to the liability. The increase in the provision due to the passage of time is recognised as a borrowing cost.

### Asset remediation – tips and quarries

#### Restoration

Close-down and restoration costs include the dismantling and demolition of infrastructure, and the removal of residual materials and remediation of disturbed areas. Estimated close-down and restoration costs are provided for in the accounting period

### C3-5 Provisions (continued)

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when the obligation arising from the related disturbance occurs, whether this occurs during the development or during the operation phase, based on the net present value of estimated future costs.

Provisions for close-down and restoration costs do not include any additional obligations which are expected to arise from future disturbance. The costs are estimated on the basis of a closure plan. The cost estimates are calculated annually during the life of the operation to reflect known developments, e.g. updated cost estimates and revisions to the estimated lives of operations, and are subject to formal review at regular intervals.

#### **Rehabilitation**

Where rehabilitation is conducted systematically over the life of the operation, rather than at the time of closure, provision is made for the estimated outstanding continuous rehabilitation work at each reporting date, and the cost is charged to the Income Statement.

Provision is made for the estimated present value of the costs of environmental clean-up obligations outstanding at the reporting date. These costs are charged to the Income Statement. Movements in the environmental clean-up provisions are presented as an operating cost, except for the unwinding of the discount which is shown as a borrowing cost.

Remediation procedures generally commence soon after the time the damage, remediation process, and estimated remediation costs become known, but may continue for many years depending on the nature of the disturbance and the remediation techniques.

Other movements in the provisions for close-down and restoration costs, including those resulting from new disturbance, updated cost estimates, changes to the estimated lives of operations, and revisions to discount rates, are capitalised within property, plant and equipment. These costs are then depreciated over the lives of the assets to which they relate.

Close-down and restoration costs are a normal consequence of tip and quarry operations, and the majority of close-down and restoration expenditure is incurred at the end of the life of the operations. Although the ultimate cost to be incurred is uncertain, Council estimates the respective costs based on feasibility and engineering studies using current restoration standards and techniques.

### C4 Reserves

#### C4-1 Nature and purpose of reserves

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##### **IPPE Revaluation reserve**

The infrastructure, property, plant and equipment (IPPE) revaluation reserve is used to record increments and decrements in the revaluation of infrastructure, property, plant and equipment.

## D Council structure

### D1 Results by fund

General fund refers to all Council activities other than water and sewer. All amounts disclosed in this note are gross i.e. inclusive of internal charges and recoveries made between the funds. Assets and liabilities shown in the water and sewer columns are restricted for use for these activities.

#### D1-1 Income Statement by fund

\$ '000	General 2022	Water 2022	Sewer 2022
<b>Income from continuing operations</b>			
Rates and annual charges	36,534	3,184	11,321
User charges and fees	11,390	10,971	2,567
Interest and investment revenue	448	137	287
Other revenues	1,748	51	143
Grants and contributions provided for operating purposes	15,657	114	111
Grants and contributions provided for capital purposes	14,263	1,876	2,012
Net gains from disposal of assets	7,257	–	–
Fair value increment on investment property	983	–	–
Other income	2,393	–	–
<b>Total income from continuing operations</b>	<b>90,673</b>	<b>16,333</b>	<b>16,441</b>
<b>Expenses from continuing operations</b>			
Employee benefits and on-costs	26,065	4,203	3,927
Materials and services	28,684	8,734	6,511
Borrowing costs	905	208	–
Depreciation, amortisation and impairment of non-financial assets	25,110	4,821	4,515
Other expenses	(61)	973	817
<b>Total expenses from continuing operations</b>	<b>80,703</b>	<b>18,939</b>	<b>15,770</b>
<b>Operating result from continuing operations</b>	<b>9,970</b>	<b>(2,606)</b>	<b>671</b>
<b>Net operating result for the year</b>	<b>9,970</b>	<b>(2,606)</b>	<b>671</b>
<b>Net operating result attributable to each council fund</b>	<b>9,970</b>	<b>(2,606)</b>	<b>671</b>
<b>Net operating result for the year before grants and contributions provided for capital purposes</b>	<b>(4,293)</b>	<b>(4,482)</b>	<b>(1,341)</b>



## D1-2 Statement of Financial Position by fund

\$ '000	General 2022	Water 2022	Sewer 2022
<b>ASSETS</b>			
<b>Current assets</b>			
Cash and cash equivalents	(25,174)	9,633	22,806
Investments	71,730	—	—
Receivables	6,207	3,244	1,121
Inventories	4,164	—	—
Contract assets and contract cost assets	2,484	—	—
Other	1,018	53	—
<b>Total current assets</b>	<b>60,429</b>	<b>12,930</b>	<b>23,927</b>
<b>Non-current assets</b>			
Investments	(4,142)	9,922	21,220
Receivables	583	42	38
Inventories	11,569	—	—
Infrastructure, property, plant and equipment	1,115,243	273,710	144,755
Investment property	17,093	—	—
Right of use assets	168	—	1
<b>Total non-current assets</b>	<b>1,140,514</b>	<b>283,674</b>	<b>166,014</b>
<b>Total assets</b>	<b>1,200,943</b>	<b>296,604</b>	<b>189,941</b>
<b>LIABILITIES</b>			
<b>Current liabilities</b>			
Payables	8,873	490	124
Contract liabilities	9,666	—	—
Lease liabilities	51	—	—
Borrowings	4,833	274	—
Employee benefit provision	10,746	790	543
Provisions	155	—	—
<b>Total current liabilities</b>	<b>34,324</b>	<b>1,554</b>	<b>667</b>
<b>Non-current liabilities</b>			
Payables	1,242	—	—
Income received in advance	(5,000)	5,000	—
Lease liabilities	122	—	1
Borrowings	24,008	5,309	—
Employee benefit provision	133	7	3
Provisions	1,750	—	—
<b>Total non-current liabilities</b>	<b>22,255</b>	<b>10,316</b>	<b>4</b>
<b>Total liabilities</b>	<b>56,579</b>	<b>11,870</b>	<b>671</b>
<b>Net assets</b>	<b>1,144,364</b>	<b>284,734</b>	<b>189,270</b>
<b>EQUITY</b>			
Accumulated surplus	470,633	138,060	95,557
Revaluation reserves	673,730	146,674	93,713
<b>Council equity interest</b>	<b>1,144,363</b>	<b>284,734</b>	<b>189,270</b>
<b>Total equity</b>	<b>1,144,363</b>	<b>284,734</b>	<b>189,270</b>

## D2 Interests in other entities

### D2-1 Subsidiaries

Council's consolidated financial statements incorporate the assets, liabilities and results of the following subsidiaries in accordance with AASB 10 and the accounting policy described below.

Council's consolidated financial statements also include controlled entities with ownership interest of 50% or less.

Name of Operation/Entity	Principal activity
<b>The Somerville Collection Ltd</b>	Australian Fossil and Mineral Museum 224 Howick Street, Bathurst

Interests in Subsidiary	Ownership 2022	Ownership 2021	Voting rights 2022	Voting rights 2021
Council's interest in Subsidiary	0%	0%	20%	20%
Non-controlling interest in Subsidiary	100%	100%	80%	80%

#### The nature and extent of significant restrictions relating to the Subsidiary

The specimen collection is owned by the Australian Museum Trust.

The fixtures and fittings are owned by The Somerville Collection Limited, a company limited by guarantee.

#### The nature of risks associated with Council's interests in the Subsidiary

Council controls the day to day operations of the museum including the receipt of its income, payment of its expenses and employment of staff, including the liability for the leave entitlements of those staff.

Council has resolved, to support the operations of the museum to a maximum subsidy of \$250,000 each year into the future.

#### Other disclosures

Although Council's voting rights are only 20% and it owns none of the assets, because of the support of the day to day operations, Council considers that it has control over the operations.

#### Reporting dates of Subsidiary

The Somerville Collection balance date is 30 June.

### Summarised financial information for the Subsidiary

\$ '000	2022	2021
<b>Summarised statement of comprehensive income</b>		
Revenue	454	434
Expenses	(481)	(489)
<b>Profit for the period</b>	<b>(27)</b>	<b>(55)</b>
<b>Total comprehensive income</b>	<b>(27)</b>	<b>(55)</b>
<b>Summarised statement of financial position</b>		
Current assets	114	114
Non-current assets	105	132
<b>Total assets</b>	<b>219</b>	<b>246</b>
Current liabilities	6	6
<b>Total liabilities</b>	<b>6</b>	<b>6</b>
<b>Net assets</b>	<b>213</b>	<b>240</b>

## D2-1 Subsidiaries (continued)

\$ '000	2022	2021
<b>Summarised statement of cash flows</b>		
Cash flows from operating activities	—	1
<b>Net increase (decrease) in cash and cash equivalents</b>	<b>—</b>	<b>1</b>

**Accounting policy for subsidiaries**

Subsidiaries are all entities (including structured entities) over which the Council has control. Control is established when the Council is exposed to, or has rights to variable returns from its involvement with the entity and has the ability to affect those returns through its power to direct the relevant activities of the entity.

These consolidated financial statements include the financial position and performance of controlled entities from the date on which control is obtained until the date that control is lost. Intragroup assets, liabilities, equity, income, expenses and cash flows relating to transactions between entities in the consolidated entity have been eliminated in full for the purpose of these financial statements. Appropriate adjustments have been made to a controlled entity's financial position, performance and cash flows where the accounting policies used by that entity were different from those adopted by the consolidated entity. All controlled entities have a June financial year end.

## D2-2 Interests in joint arrangements

**County Councils**

County Councils as joint ventures

Council is a member of the Upper Macquarie County Council, a body corporate established under the Local Government Act 1993 (NSW) to control weeds. Council is one of 4 constituent members and does not control the County Council. Accordingly, the County Council has not been consolidated in these Financial Statements.

**Accounting policy**

The council has determined that it has only joint operations.

Council is only one of several Councils involved in the Joint Operation. The assets and liabilities of the joint operations are immaterial to Council's operations and are therefore not included in these Financial Statements.

## E Risks and accounting uncertainties

### E1-1 Risks relating to financial instruments held

Council's activities expose it to a variety of financial risks including (1) price risk, (2) credit risk, (3) liquidity risk and (4) interest rate risk.

The Council's overall risk management program focuses on the unpredictability of financial markets and seeks to minimise potential adverse effects on the financial performance of the Council. Council does not engage in transactions expressed in foreign currencies and is therefore not subject to foreign currency risk.

Financial risk management is carried out by Council's finance section under policies approved by the Council. The fair value of Council's financial assets and financial liabilities approximates their carrying amount.

#### (a) Market risk – interest rate and price risk

Council holds investments to maturity and therefore price and interest rate risk are minimal. The impact on result for the year and equity of a reasonably possible movement in the price of investments held and interest rates would be immaterial. The reasonably possible movements were determined based on historical movements and economic conditions in place at the reporting date.

#### (b) Credit risk

Council's major receivables comprise (i) rates and annual charges and (ii) user charges and fees. Council manages the credit risk associated with these receivables by monitoring outstanding debt and employing stringent debt recovery procedures.

The credit risk for liquid funds and other short-term financial assets is considered negligible, since the counterparties are reputable banks with high quality external credit ratings.

There are no significant concentrations of credit risk, whether through exposure to individual customers, specific industry sectors and/or regions.

Council makes suitable provision for doubtful receivables as required and carries out credit checks on most non-rate debtors. There are no material receivables that have been subjected to a re-negotiation of repayment terms.

#### Credit risk profile

##### Receivables – rates and annual charges

Credit risk on rates and annual charges is minimised by the ability of Council to secure a charge over the land relating to the debts – that is, the land can be sold to recover the debt. Council is also able to charge interest on overdue rates and annual charges at higher than market rates which further encourages the payment of debt.

Council has a policy in the case of an aged pensioner who elects to do so, Council shall allow unpaid rates to accumulate and be paid from the estate of such aged pensioner or from the sale of the house.

\$ '000	Not yet overdue	overdue rates and annual charges		Total
		< 5 years	≥ 5 years	
<b>2022</b>				
Gross carrying amount	–	646	1,519	2,165
<b>2021</b>				
Gross carrying amount	–	646	1,692	2,338

## E1-1 Risks relating to financial instruments held (continued)

**Receivables - non-rates and annual charges and contract assets**

Council applies the simplified approach for non-rates and annual charges debtors and contract assets to provide for expected credit losses, which permits the use of the lifetime expected loss provision at inception. To measure the expected credit losses, non-rates and annual charges debtors and contract assets have been grouped based on shared credit risk characteristics and the days past due.

The loss allowance provision is determined as follows. The expected credit losses incorporate forward-looking information.

\$ '000	Not yet overdue	Overdue debts				Total
		0 - 30 days	31 - 60 days	61 - 90 days	> 91 days	
2022						
Gross carrying amount	11,001	364	1	249	17	11,632
Expected loss rate (%)	0.00%	0.00%	0.00%	24.60%	100.00%	0.67%
ECL provision	—	—	—	61	17	78
2021						
Gross carrying amount	10,121	32	—	1	40	10,194
Expected loss rate (%)	0.00%	0.00%	0.00%	0.00%	60.00%	0.24%
ECL provision	—	—	—	—	24	24

**(c) Liquidity risk**

Payables, lease liabilities and borrowings are both subject to liquidity risk; that is, the risk that insufficient funds may be on hand to meet payment obligations as and when they fall due.

Council manages this risk by monitoring its cash flow requirements and liquidity levels, and by maintaining an adequate cash buffer. Payment terms can be extended, and overdraft facilities drawn upon in extenuating circumstances.

Borrowings are also subject to interest rate risk: the risk that movements in interest rates could adversely affect funding costs. Council manages this risk through diversification of borrowing types, maturities and interest rate structures.

The finance team regularly reviews interest rate movements to determine if it would be advantageous to refinance or renegotiate part or all of the loan portfolio.

The timing of cash flows presented in the table below to settle financial liabilities reflects the earliest contractual settlement dates. The timing of expected outflows is not expected to be materially different from contracted cashflows.

The amounts disclosed in the table are the undiscounted contracted cash flows for non-lease liabilities (refer to Note C2-1(b) for lease liabilities) and therefore the balances in the table may not equal the balances in the Statement of Financial Position due to the effect of discounting.

	Weighted average interest rate	Subject to no maturity	≤ 1 Year	payable in: 1 - 5 Years	> 5 Years	Total cash outflows	Actual carrying values
\$ '000							
2022							
Payables	0.00%	3,565	—	—	—	3,565	10,729
Borrowings	3.19%	—	6,018	19,537	13,331	38,886	38,886
Total financial liabilities		3,565	6,018	19,537	13,331	42,451	49,615
2021							
Payables	0.00%	3,022	—	—	—	3,022	8,327
Borrowings	3.12%	—	5,056	20,859	10,265	36,180	36,179
Total financial liabilities		3,022	5,056	20,859	10,265	39,202	44,506

## E2-1 Fair value measurement

The Council measures the following asset and liability classes at fair value on a recurring basis:

- Infrastructure, property, plant and equipment
- Investment property

The fair value of assets and liabilities must be estimated in accordance with various accounting standards for either recognition and measurement requirements or for disclosure purposes.

AASB 13 Fair Value Measurement requires all assets and liabilities measured at fair value to be assigned to a 'level' in the fair value hierarchy as follows:

**Level 1:** Unadjusted quoted prices in active markets for identical assets or liabilities that the entity can access at the measurement date.

**Level 2:** Inputs other than quoted prices included within level 1 that are observable for the asset or liability, either directly or indirectly.

**Level 3:** Inputs for the asset or liability that are not based on observable market data (unobservable inputs).

Fair value measurement hierarchy							
\$ '000	Notes	Level 2 Significant observable inputs		Level 3 Significant unobservable inputs		Total	
		2022	2021	2022	2021	2022	2021
<b>Recurring fair value measurements</b>							
<b>Investment property</b>	C1-8						
230 Howick Street, Bathurst		17,093	16,111	17,093	–	34,186	16,111
<b>Total investment property</b>		17,093	16,111	17,093	–	34,186	16,111
<b>Infrastructure, property, plant and equipment</b>							
	C1-7						
Plant and equipment		–	–	9,469	10,663	9,469	10,663
Office equipment		–	–	702	1,034	702	1,034
Furniture and fittings		–	–	434	598	434	598
Operational land		–	–	116,523	103,917	116,523	103,917
Community land		–	–	22,875	19,897	22,875	19,897
Land under roads (post 30/6/08)		–	–	1,564	1,480	1,564	1,480
Land improvements – depreciable		–	–	25,689	23,477	25,689	23,477
Buildings		–	–	156,516	129,458	156,516	129,458
Leasehold Improvements		–	–	4,818	5,162	4,818	5,162
Other structures		–	–	28,597	24,173	28,597	24,173
Roads		–	–	332,315	309,077	332,315	309,077
Bridges		–	–	61,826	55,653	61,826	55,653
Footpaths		–	–	14,869	13,057	14,869	13,057
Bulk earthworks (non-depreciable)		–	–	160,749	142,831	160,749	142,831
Stormwater drainage		–	–	152,063	143,854	152,063	143,854
Water supply network		–	–	253,805	239,832	253,805	239,832
Sewerage network		–	–	137,718	146,544	137,718	146,544
Swimming pools		–	–	14,884	13,726	14,884	13,726
Other assets		–	–	36,540	35,087	36,540	35,087
Tip		–	–	1,752	1,777	1,752	1,777
<b>Total infrastructure, property, plant and equipment</b>		–	–	1,533,708	1,421,297	1,533,708	1,421,297

### Transfers between level 1 and level 2 fair value hierarchies

During the year, there were no transfers between level 1 and level 2 fair value hierarchies for recurring fair value measurements.



## E2-1 Fair value measurement (continued)

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### Valuation techniques

Where Council is unable to derive fair valuations using quoted market prices of identical assets (ie. level 1 inputs) Council instead utilises a spread of both observable inputs (level 2 inputs) and unobservable inputs (level 3 inputs).

The fair valuation techniques Council has employed while utilising level 2 and level 3 inputs are as follows:

#### Investment property

The investment property at 230 Howick Street, Bathurst was valued by Liquid Pacific Pty Ltd, registered valuers, in June 2018. The 2022 fair value includes an indexation using the Consumer Price Index, as shown in Note C1-8.

#### Infrastructure, property, plant and equipment (IPPE)

##### Land and Buildings

The buildings asset class includes any 'enclosable' roofed structure (4 walls), otherwise assets are classified as Other Structures. Land is classified as either operational or community by Council when acquired. Operational land includes those parcels that are used or earmarked for future use in Council's operations. Community land typically includes road and drainage reserves and open space areas.

Community land is valued at the current valuation provided by the Valuer General of NSW in 2021 and does not have an active market. As such, these assets were classified as having been valued using level 3 valuation inputs.

Operational land and buildings were valued by Liquid Pacific Pty Ltd, Registered Valuers, in June 2018 using the cost approach. The approach estimated the replacement cost for each building by componentising the buildings into significant parts with different useful lives and taking into account a range of factors. While buildings were physically inspected and the unit rates based on square metres could be supported from market evidence (Level 2) other inputs (such as estimates of residual value and pattern of consumption) required extensive professional judgement and impacted significantly on the final determination of fair value. As such, these assets were classified as having been valued using Level 3 valuation inputs.

During the financial year Council completed the construction of a number of buildings. While the costs were current and the impact of depreciation was negligible, buildings have been classified as Level 3 as they were immaterial in relation to the overall value of this asset class. There has been no change to the valuation process during the reporting period.

##### Other Structures

This asset class includes any non-enclosable roofed or non-roofed structure (fewer than 4 walls). Other Structures were revalued in 2021 using the cost approach. This was derived via a number of methods, depending on the information available (historical cost, actual quotes/tenders, published component rates). Due to the highly varied nature of this asset class, only very small subsets of assets can be valued using the same basis. Consequently a high degree of professional judgement is required in establishing replacement cost and this asset class is classified as Level 3. There has been no change to the valuation process during the reporting period.

##### Roads

This asset class comprises the Road Carriageway, Guardrails, Kerb and Gutter, Signs and Traffic facilities.

The road carriageway is defined as the trafficable portion of a road, between but not including the kerb and gutter or other roadside drainage. The 'Cost Approach' using Level 3 inputs was used to value the road carriageway and other road infrastructure.

Roads were revalued by Council staff on 30 June 2020. Valuations for the road carriageway, comprising surface, pavement and formation earthworks were based on calculations carried out by the Assets Team, utilising internal cost rates and the detailed asset information residing in Council's Asset Management System - "Confirm". Other Road Infrastructure was valued the same way.

The cost approach was utilised and while the unit rates based on square metres, linear metres or similar could be supported from market evidence (Level 2) other inputs (such as estimated pattern of consumption, asset condition and useful life) required extensive professional judgement and impacted significantly on the final determination of fair value. Additionally due to limitations in the historical records of very long lived assets there is some uncertainty regarding the actual design, specifications and dimensions of some assets. Consequently a high degree of professional judgement is required in establishing replacement cost and this asset class is classified as Level 3. There has been no change to the valuation process during the reporting period.

##### Bridges

## E2-1 Fair value measurement (continued)

Bridges were valued in 2020 by Bridge Knowledge using the cost approach and also included a condition assessment. The approach estimated the replacement for each bridge in its entirety; deck, approaches, railings and abutments.

All bridges were physically inspected and an assessment made of the component condition. Unit rates based on deck areas could be supported from market evidence (level 2) however other inputs (pattern of consumption, site-specific technical design issues) require extensive professional judgement and impact on the final determination of fair value. Consequently a high degree of professional judgement is required in establishing replacement cost and this asset class is classified as Level 3. No change has been made to the valuation process during the reporting period.

### Footpaths

Footpaths were revalued by Council Staff on 30 June 2020 using the cost approach using internal unit cost inputs (Level 3). Footpaths are inspected on either an annual or semi-annual basis for defects and condition and the results are included in the asset register (Confirm) system. There has been no change to the valuation process during the reporting period.

### Parking areas

Parking areas are valued and assessed on the same basis as roads.

### Bus Shelters

Bus Shelters are valued and assessed on the same basis as Other Structures.

### Aerodrome

This comprises the infrastructure assets that form the aerodrome. Equivalent asset classes have been valued using the same conditions and parameters as described above (runway surface, pavement and earthworks as for roads; parking areas, other structures and drainage like for like). Revalued by Council staff on 30 June 2020. Substantial professional judgement has been required to undertake this work and this class is therefore classified as Level 3. No change has been made to the valuation process during the reporting period.

### Water Supply network

Assets within this class comprise the infrastructure to supply a reticulated potable drinking water service to Bathurst and adjoining suburbs/villages. There is also a small non-potable service at Hillview Estate Napoleon Reef and a raw-water supply from Winburndale Dam used for irrigation of parks and playing fields in town.

In Bathurst, there is the Filtration Plant, Pump Stations, Reservoirs and reticulation pipe network. A revaluation was made as at 30 June 2022; the reticulation network valued on the basis outlined in the DPI NSW Reference Rates Manual and all other assets were revalued as part of a CENTROC-wide contract with Australis Valuers. While this provides some degree of observability, a substantial amount of professional judgement is required due to limitations in the historical records of very long lived assets as there is some uncertainty regarding the actual design, specifications and dimensions of some assets. Consequently a high degree of professional judgement is required in establishing replacement cost and this asset class is classified as Level 3.

### Sewerage network

Assets within this class comprise the infrastructure to supply a reticulated waste water (sewerage) service to Bathurst and adjoining suburbs/villages. This is the Reticulation Pipe Network, Pump Stations and Treatment Plant. A revaluation was made as at 30 June 2022; the reticulation network valued on the basis outlined in the DPI NSW Reference Rates Manual and all other assets were revalued as part of a CENTROC-wide contract with Australis Valuers. While this provides some degree of observability, a substantial amount of professional judgement is required due to limitations in the historical records of very long lived assets as there is some uncertainty regarding the actual design, specifications and dimensions of some assets. Consequently a high degree of professional judgement is required in establishing replacement cost and this asset class is classified as Level 3.

### Stormwater Drainage

Assets within this class comprise pits, pipes, open channels, headwalls and various types of water quality devices.

Drainage assets were revalued by Council staff on 30 June 2020. The 'Cost Approach' estimated the replacement cost for each asset by componentising the assets into significant parts with different useful lives and taking into account a range of factors.

While the unit rates based on linear metres of certain diameter pipes and prices per pit or similar could be supported from market evidence (Level 2) other inputs (such as estimates of pattern of consumption, asset condition and useful life) required extensive professional judgement and impacted significantly on the final determination of fair value.

## E2-1 Fair value measurement (continued)

Additionally due to limitations in the historical records of very long lived assets there is uncertainty regarding the actual design, specifications and dimensions of some assets. Consequently a high degree of professional judgement is required in establishing replacement cost and this asset class is classified as Level 3. There has been no change to the valuation process during the reporting period.

### Fair value measurements using significant unobservable inputs (level 3)

#### b. Significant unobservable valuation inputs used (for level 3 asset classes) and their relationship to fair value.

The following table summarises the quantitative information relating to the significant unobservable inputs used in deriving the various level 3 asset class fair values.

\$ '000	Fair value (30/6/22) 2022	Valuation technique/s	Unobservable inputs
<b>Infrastructure, property, plant and equipment</b>			
Land & Buildings	–	Independent Market Valuation by a Registered Valuer	Land value, land area, restricted use
Infrastructure	–	Internal Valuation	Based on actual costs and indexed where required. Estimation of remaining asset lives where infrastructure is below ground. Condition.
Other Assets	–	Internal Valuation and Independent Market Valuation where available	Based on actual costs and indexed where required.

A reconciliation of the movements in recurring fair value measurements allocated to Level 3 of the hierarchy is provided below:

\$ '000	Land and buildings (level 3)		Infrastructure assets (level 3)		Other assets (level 3)		Total	
	2022	2021	2022	2021	2022	2021	2022	2021
<b>Opening balance</b>	<b>307,564</b>	297,924	<b>1,064,574</b>	1,069,877	<b>49,159</b>	43,006	<b>1,421,297</b>	1,410,807
<b>Total gains or losses for the period</b>								
Recognised in other comprehensive income – revaluation surplus	<b>43,456</b>	9,525	<b>72,145</b>	3,493	<b>1,365</b>	6,021	<b>116,966</b>	19,039
<b>Other movements</b>								
Transfers from/(to) another asset class	–	(1,238)	–	–	–	1,703	–	465
Purchases (GBV)	<b>11,369</b>	4,754	<b>18,182</b>	17,572	<b>2,253</b>	2,213	<b>31,804</b>	24,539
Disposals (WDV)	<b>(1,836)</b>	–	–	–	<b>(157)</b>	(188)	<b>(1,993)</b>	(188)
Depreciation and impairment	<b>(3,971)</b>	(3,401)	<b>(26,672)</b>	(26,368)	<b>(3,723)</b>	(3,596)	<b>(34,366)</b>	(33,365)
<b>Closing balance</b>	<b>356,582</b>	307,564	<b>1,128,229</b>	1,064,574	<b>48,897</b>	49,159	<b>1,533,708</b>	1,421,297

### Highest and best use

All of Council's non-financial assets are considered as being utilised for their highest and best use.

## E3-1 Contingencies

The following assets and liabilities do not qualify for recognition in the Statement of Financial Position, but their knowledge and disclosure is considered relevant to the users of Council's financial report.

### LIABILITIES NOT RECOGNISED

#### 1. Guarantees

##### (i) Defined benefit superannuation contribution plans

Council is party to an Industry Defined Benefit Plan under the Local Government Superannuation Scheme, named The Local Government Superannuation Scheme – Pool B (the Scheme) which is a defined benefit plan that has been deemed to be a 'multi-employer fund' for purposes of AASB119 Employee Benefits for the following reasons:

- Assets are not segregated within the sub-group according to the employees of each sponsoring employer.
- The contribution rates have been the same for all sponsoring employers. That is, contribution rates have not varied for each sponsoring employer according to the experience relating to the employees of that sponsoring employer.
- Benefits for employees of all sponsoring employers are determined according to the same formulae and without regard to the sponsoring employer.
- The same actuarial assumptions are currently used in respect of the employees of each sponsoring employer.

Given the factors above, each sponsoring employer is exposed to the actuarial risks associated with current and former employees of other sponsoring employers, and hence shares in the associated gains and losses (to the extent that they are not borne by members).

##### *Description of the funding arrangements.*

Pooled employers are required to pay standard employer contributions and additional lump sum contributions to the fund.

The standard employer contributions were determined using the new entrant rate method under which a contribution rate sufficient to fund the total benefits over the working life-time of a typical new entrant is calculated. The current standard employer contribution rates are:

Division B	1.9 times employee contributions; Nil for 180 Point Members*
Division C	2.5% salaries
Division D	1.64 times employee contributions

- For 180 Point Members, Employers are required to contribute 7.5% of salaries to these members' accumulation accounts, which are paid in addition to members' defined benefits.

The past service contribution for each Pooled Employer is a share of the total past service contributions of \$40 million per annum 1 July 2019 to 31 December 2021 and \$20.0 million per annum for 1 January to 31 December 2024, apportioned according to each employer's share of the accrued liabilities as at 30 June 2021. These past service contributions are used to maintain the adequacy of the funding position for the accrued liabilities.

The adequacy of contributions is assessed at each triennial actuarial investigation and monitored annually between triennials.

##### *Description of the extent to which Council can be liable to the plan for other Council's obligations under the terms and conditions of the multi-employer plan*

As stated above, each sponsoring employer (Council) is exposed to the actuarial risks associated with current and former employees of other sponsoring employers and hence shares in the associated gains and losses.

However, there is no relief under the Fund's trust deed for employers to walk away from their defined benefit obligations. Under limited circumstances, an employer may withdraw from the plan when there are no active members, on full payment of outstanding additional contributions. There is no provision for allocation of any surplus which may be present at the date of withdrawal of the Council.

There are no specific provisions under the Fund's trust deed dealing with deficits or surplus on wind-up.

The amount of Council employer contributions to the defined benefit section of the Local Government Superannuation Scheme and recognised as an expense for the year ending 30 June 2022 was \$467,451.56. The last valuation of the Scheme was performed by Mr Richard Boyfield, FIAA on 30/06/2021, and covers the period ended 30 June 2022.

## E3-1 Contingencies (continued)

Council's expected contribution to the plan for the next annual reporting period is \$413,722.08.

The estimated employer reserves financial position for the Pooled Employers at 30 June 2022 is:

Employer reserves only *	\$millions	Asset Coverage
Assets	2,376.6	
Past Service Liabilities	2,380.7	99.8%
Vested Benefits	2,391.7	99.4%

\* excluding member accounts and reserves in both assets and liabilities.

The share of this deficit that is broadly attributed to Council is estimated to be in the order of 0.83% as at 30 June 2022.

Council's share of that deficiency cannot be accurately calculated as the Scheme is a mutual arrangement where assets and liabilities are pooled together for all member councils. For this reason, no liability for the deficiency has been recognised in Council's accounts. Council has a possible obligation that may arise should the Scheme require immediate payment to correct the deficiency.

The key economic long term assumptions used to calculate the present value of accrued benefits are:

Investment return	5.5% per annum
Salary inflation *	3.5% per annum
Increase in CPI	2.5% per annum

\* Plus promotional increases

The contribution requirements may vary from the current rates if the overall sub-group experience is not in line with the actuarial assumptions in determining the funding program; however, any adjustment to the funding program would be the same for all sponsoring employers in the Pooled Employers group.

### (ii) Statewide Limited

Council is a member of Statewide Mutual Limited, a mutual pool scheme providing liability insurance to local government.

Membership includes the potential to share in either the net assets or liabilities of the fund depending on its past performance. Council's share of the net assets or liabilities reflects Council's contributions to the pool and the result of insurance claims within each of the fund years.

The future realisation and finalisation of claims incurred but not reported to 30/6 this year may result in future liabilities or benefits as a result of past events that Council will be required to fund or share in respectively.

### (iii) StateCover Limited

Council is a member of StateCover Mutual Limited and holds a partly paid share in the entity.

StateCover is a company providing workers compensation insurance cover to the NSW local government industry and specifically Council.

Council has a contingent liability to contribute further equity in the event of the erosion of the company's capital base as a result of the company's past performance and/or claims experience or as a result of any increased prudential requirements from APRA.

These future equity contributions would be required to maintain the company's minimum level of net assets in accordance with its licence requirements.

### (iv) Other guarantees

Council had 2 bank guarantees at 30 June 2022 held by the Commonwealth Bank.

1. Rental bond for the premises used as the Bathurst Rail Museum for \$50,000

### 2. Other liabilities

**E3-1 Contingencies (continued)**

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**(i) Third party claims**

The Council is involved from time to time in various claims incidental to the ordinary course of business including claims for damages relating to its services.

Council believes that it is appropriately covered for all claims through its insurance coverage and does not expect any material liabilities to eventuate.

**(ii) Potential land acquisitions due to planning restrictions imposed by Council**

Council has classified a number of privately owned land parcels as local open space or bushland.

As a result, where notified in writing by the various owners, Council will be required to purchase these land parcels.

At reporting date, reliable estimates as to the value of any potential liability (and subsequent land asset) from such potential acquisitions has not been possible.

**(iii) Somerville collection**

The Council is a member of a company Limited by Guarantee called the Somerville Collection.

The company was established to manage & maintain the Somerville Collection (made up of fossils, minerals and other features) which are exhibited in Bathurst at the Australian Fossil and Mineral Museum. The Company is a non profit entity. In the event that the Company is wound up, Council's liability is limited to a maximum of \$100.

**ASSETS NOT RECOGNISED****(i) Land under roads**

As permitted under AASB 1051, Council has elected not to bring to account land under roads that it owned or controlled up to and including 30/6/2008.

**(ii) Infringement notices/fines**

Fines and penalty income, the result of Council issuing infringement notices is followed up and collected by the Infringement Processing Bureau.

Council's revenue recognition policy for such income is to account for it as revenue on receipt.

Accordingly, at year end, there is a potential asset due to Council representing issued but unpaid infringement notices.

Due to the limited information available on the status, value and duration of outstanding notices, Council is unable to determine the value of outstanding income.



## F People and relationships

## F1 Related party disclosures

## F1-1 Key management personnel (KMP)

Key management personnel (KMP) of the council are those persons having the authority and responsibility for planning, directing and controlling the activities of the council, directly or indirectly.

The aggregate amount of KMP compensation included in the Income Statement is:

\$ '000	2022	2021
<b>Compensation:</b>		
Short-term benefits	1,659	1,597
Post-employment benefits	127	121
<b>Total</b>	<b>1,786</b>	<b>1,718</b>

## F1-2 Councillor and Mayoral fees and associated expenses

\$ '000	2022	2021
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The aggregate amount of Councillor and Mayoral fees and associated expenses included in materials and services expenses in the Income Statement are:

Mayoral fee	56	60
Councillors' fees	215	219
Other Councillors' expenses (including Mayor)	52	19
<b>Total</b>	<b>323</b>	<b>298</b>

## F2 Other relationships

## F2-1 Audit fees

\$ '000	2022	2021
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During the year, the following fees were incurred for services provided by the auditor of Council, related practices and non-related audit firms

**Auditors of the Council - NSW Auditor-General:****(i) Audit and other assurance services**

Audit and review of financial statements

	83	77
<b>Remuneration for audit and other assurance services</b>	<b>83</b>	<b>77</b>

**Total Auditor-General remuneration**

	83	77
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**Non NSW Auditor-General audit firms****(i) Audit and other assurance services**

Audit and review of financial statements

	1	—
<b>Remuneration for audit and other assurance services</b>	<b>1</b>	<b>—</b>

**(ii) Non-assurance services**

Internal audit

	25	102
<b>Remuneration for non-assurance services</b>	<b>25</b>	<b>102</b>

**Total remuneration of non NSW Auditor-General audit firms**

	26	102
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**Total audit fees**

	109	179
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## G Other matters

## G1-1 Statement of Cash Flows information

## (a) Reconciliation of net operating result to cash provided from operating activities

\$ '000	2022	2021
<b>Net operating result from Income Statement</b>	<b>8,035</b>	5,557
<b>Add / (less) non-cash items:</b>		
Depreciation and amortisation	34,446	33,479
(Gain) / loss on disposal of assets	(7,257)	(13,202)
Non-cash capital grants and contributions	(1,585)	(3,241)
Losses/(gains) recognised on fair value re-measurements through the P&L:		
– Investment property	(983)	(590)
<b>Movements in operating assets and liabilities and other cash items:</b>		
(Increase) / decrease of receivables	(1,037)	1,494
Increase / (decrease) in provision for impairment of receivables	54	(110)
(Increase) / decrease of inventories	72	(2)
(Increase) / decrease of other current assets	(396)	(87)
(Increase) / decrease of contract asset	(180)	(965)
Increase / (decrease) in payables	1,499	(1,534)
Increase / (decrease) in accrued interest payable	11	–
Increase / (decrease) in other accrued expenses payable	64	(543)
Increase / (decrease) in other liabilities	828	(200)
Increase / (decrease) in contract liabilities	2,597	3,255
Increase / (decrease) in employee benefit provision	(833)	(48)
Increase / (decrease) in other provisions	17	247
<b>Net cash flows from operating activities</b>	<b>35,352</b>	23,510

## (b) Non-cash investing and financing activities

Other dedications	1,585	3,241
<b>Total non-cash investing and financing activities</b>	<b>1,585</b>	3,241

## G2-1 Commitments

## Capital commitments (exclusive of GST)

\$ '000	2022	2021
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Capital expenditure committed for at the reporting date but not recognised in the financial statements as liabilities:

**Property, plant and equipment**

Buildings	2,014	7,460
Plant and equipment	–	1,059
Roads	166	2,041
Sewer	517	–
Stormwater Drainage	52	228
Structures	541	3,112
Water	3,553	130
<b>Total commitments</b>	<b>6,843</b>	<b>14,030</b>

**These expenditures are payable as follows:**

Within the next year	6,843	14,030
<b>Total payable</b>	<b>6,843</b>	<b>14,030</b>

**Sources for funding of capital commitments:**

Unrestricted general funds	78	–
Future grants and contributions	1,251	5,694
Section 7.11 and 64 funds/reserves	2,546	3,012
Unexpended grants	–	1,402
Externally restricted reserves	2,693	584
Internally restricted reserves	–	1,059
Unexpended loans	275	2,279
<b>Total sources of funding</b>	<b>6,843</b>	<b>14,030</b>

## G3 Statement of developer contributions as at 30 June 2022

## G3-1 Summary of developer contributions

\$ '000	Opening balance at 1 July 2021	Contributions received during the year		Interest and investment income earned	Amounts expended	Internal borrowings	Held as restricted asset at 30 June 2022	Cumulative balance of internal borrowings (to)/from
		Cash	Non-cash					
Drainage	5,190	304	–	38	(53)	–	5,479	–
Roads	38	28	–	–	–	(66)	–	–
Traffic facilities	8	2	–	–	–	–	10	–
Parking	207	39	–	1	–	–	247	–
Open space	1,159	113	–	9	(170)	–	1,111	–
Community facilities	4,199	742	–	12	(3,047)	–	1,906	–
<b>S7.11 contributions – under a plan</b>	<b>10,801</b>	<b>1,228</b>	<b>–</b>	<b>60</b>	<b>(3,270)</b>	<b>(66)</b>	<b>8,753</b>	<b>–</b>
<b>Total S7.11 and S7.12 revenue under plans</b>	<b>10,801</b>	<b>1,228</b>	<b>–</b>	<b>60</b>	<b>(3,270)</b>	<b>(66)</b>	<b>8,753</b>	<b>–</b>
S7.11 not under plans	4,758	524	–	33	(560)	66	4,821	–
S7.4 planning agreements	–	50	–	–	–	–	50	–
S64 contributions	29,524	1,990	–	214	(670)	–	31,058	–
<b>Total contributions</b>	<b>45,083</b>	<b>3,792</b>	<b>–</b>	<b>307</b>	<b>(4,500)</b>	<b>–</b>	<b>44,682</b>	<b>–</b>

Under the Environmental Planning and Assessment Act 1979, Council has significant obligations to provide Section 7.11 (contributions towards provision or improvement of amenities or services) infrastructure in new release areas. It is possible that the funds contributed may be less than the cost of this infrastructure, requiring Council to borrow or use general revenue to fund the difference.

## G3-2 Developer contributions by plan

\$ '000	Opening balance at 1 July 2021	Contributions received during the year		Interest and investment income earned	Amounts expended	Internal borrowings	Held as restricted asset at 30 June 2022	Cumulative balance of internal borrowings (to)/from
		Cash	Non-cash					
CONTRIBUTION PLAN – Jordan Creek Stormwater Drainage Management								
Drainage	556	56	–	5	(15)	–	602	–
Total	556	56	–	5	(15)	–	602	–

## G3-2 Developer contributions by plan (continued)

\$ '000	Opening balance at 1 July 2021	Contributions received during the year		Interest and investment income earned	Amounts expended	Internal borrowings	Held as restricted asset at 30 June 2022	Cumulative balance of internal borrowings (to)/from
		Cash	Non-cash					
CONTRIBUTION PLAN – Raglan Creek Stormwater Drainage								
Drainage	3,030	229	–	23	(15)	–	3,267	–
Total	3,030	229	–	23	(15)	–	3,267	–
CONTRIBUTION PLAN – Sawpit Creek Drainage								
Drainage	702	5	–	2	(15)	–	694	–
Total	702	5	–	2	(15)	–	694	–
CONTRIBUTION PLAN – Reconstruct Hereford Street								
Roads	38	28	–	–	–	(66)	–	–
Total	38	28	–	–	–	(66)	–	–
CONTRIBUTION PLAN – Central Carparking Strategies								
Parking	207	39	–	1	–	–	247	–
Total	207	39	–	1	–	–	247	–
CONTRIBUTION PLAN – Community Facilities and Services Bathurst								
Community facilities	4,199	742	–	12	(3,047)	–	1,906	–
Total	4,199	742	–	12	(3,047)	–	1,906	–
CONTRIBUTION PLAN – Robin Hill Drainage								
Drainage	474	–	–	4	–	–	478	–
Total	474	–	–	4	–	–	478	–



## G3-2 Developer contributions by plan (continued)

\$ '000	Opening balance at 1 July 2021	Contributions received during the year		Interest and investment income earned	Amounts expended	Internal borrowings	Held as restricted asset at 30 June 2022	Cumulative balance of internal borrowings (to)/from
		Cash	Non-cash					
CONTRIBUTION PLAN – Eglinton Open Space & Drainage								
Drainage	428	14	–	4	(8)	–	438	–
Open space	483	16	–	4	(9)	–	494	–
Total	911	30	–	8	(17)	–	932	–
CONTRIBUTION PLAN – Bathurst Regional Open Space								
Open space	676	97	–	5	(161)	–	617	–
Total	676	97	–	5	(161)	–	617	–
CONTRIBUTION PLAN - Bathurst Regional Traffic Generating Development								
Traffic facilities	8	2	–	–	–	–	10	–
Total	8	2	–	–	–	–	10	–

## G3-3 Contributions not under plans

## CONTRIBUTIONS NOT UNDER A PLAN

Roads	4,327	479	–	31	(411)	66	4,492	–
Other	431	45	–	2	(149)	–	329	–
<b>Total</b>	<b>4,758</b>	<b>524</b>	<b>–</b>	<b>33</b>	<b>(560)</b>	<b>66</b>	<b>4,821</b>	<b>–</b>

## G3-4 S7.4 planning agreements

Council does not use S7.4 planning agreements.

## G4 Statement of performance measures

## G4-1 Statement of performance measures – consolidated results

\$ '000	Amounts 2022	Indicator 2022	Indicators 2021	Indicators 2020	Benchmark
<b>1. Operating performance ratio</b>					
Total continuing operating revenue excluding capital grants and contributions less operating expenses <sup>1,2</sup>	(18,303)	(18.86)%	(25.35)%	(21.74)%	> 0.00%
Total continuing operating revenue excluding capital grants and contributions <sup>1</sup>	97,056				
<b>2. Own source operating revenue ratio</b>					
Total continuing operating revenue excluding all grants and contributions <sup>1</sup>	81,174	70.46%	73.85%	71.37%	> 60.00%
Total continuing operating revenue <sup>1</sup>	115,207				
<b>3. Unrestricted current ratio</b>					
Current assets less all external restrictions	23,342	1.17x	1.47x	0.95x	> 1.50x
Current liabilities less specific purpose liabilities	20,001				
<b>4. Debt service cover ratio</b>					
Operating result before capital excluding interest and depreciation/impairment/amortisation <sup>1</sup>	17,256	2.76x	1.71x	1.06x	> 2.00x
Principal repayments (Statement of Cash Flows) plus borrowing costs (Income Statement)	6,250				
<b>5. Rates and annual charges outstanding percentage</b>					
Rates and annual charges outstanding	3,175	5.82%	6.29%	6.49%	< 10.00%
Rates and annual charges collectable	54,525				
<b>6. Cash expense cover ratio</b>					
Current year's cash and cash equivalents plus all term deposits	92,495	12.02 mths	10.24 mths	7.81 mths	> 3.00 mths
Monthly payments from cash flow of operating and financing activities	7,698				

(1) Excludes fair value increments on investment properties, reversal of revaluation decrements, reversal of impairment losses on receivables, net gain on sale of assets and net share of interests in joint ventures and associates using the equity method and includes pensioner rate subsidies

(2) Excludes impairment/revaluation decrements of IPPE, fair value decrements on investment properties, net loss on disposal of assets and net loss on share of interests in joint ventures and associates using the equity method

## G4-2 Statement of performance measures by fund

\$ '000	General Indicators <sup>3</sup>		Water Indicators		Sewer Indicators		Benchmark
	2022	2021	2022	2021	2022	2021	
<b>1. Operating performance ratio</b>							
Total continuing operating revenue excluding capital grants and contributions less operating expenses <sup>1,2</sup>	(18.31)%	(29.29)%	(31.00)%	(25.38)%	(9.29)%	(6.54)%	> 0.00%
Total continuing operating revenue excluding capital grants and contributions <sup>1</sup>							
<b>2. Own source operating revenue ratio</b>							
Total continuing operating revenue excluding capital grants and contributions <sup>1</sup>	63.70%	69.40%	87.82%	81.90%	87.09%	86.15%	> 60.00%
Total continuing operating revenue <sup>1</sup>							
<b>3. Unrestricted current ratio</b>							
Current assets less all external restrictions	1.17x	1.47x	8.32x	7.67x	35.87x	31.57x	> 1.50x
Current liabilities less specific purpose liabilities							
<b>4. Debt service cover ratio</b>							
Operating result before capital excluding interest and depreciation/impairment/amortisation <sup>1</sup>	2.26x	1.07x	2.13x	4.80x	∞	∞	> 2.00x
Principal repayments (Statement of Cash Flows) plus borrowing costs (Income Statement)							
<b>5. Rates and annual charges outstanding percentage</b>							
Rates and annual charges outstanding	7.93%	8.57%	0.00%	0.00%	0.00%	0.00%	< 10.00%
Rates and annual charges collectable							
<b>6. Cash expense cover ratio</b>							
Current year's cash and cash equivalents plus all term deposits	7.80	6.69	∞	∞	∞	∞	> 3.00
Monthly payments from cash flow of operating and financing activities	mths	mths					mths

(1) - (2) Refer to Notes at Note 24a above.

(3) General fund refers to all of Council's activities except for its water and sewer activities which are listed separately.

**End of the audited financial statements**

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## H Additional Council disclosures (unaudited)

### H1-1 Council information and contact details

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**Principal place of business:**

158 Russell Street  
BATHURST NSW 2795

#### Contact details

**Mailing Address:**

Private Mail Bag 17  
BATHURST NSW 2795

**Opening hours:**

General Office, Departments and Cashiers  
8.30am to 4.45pm weekdays

**Telephone:** 02 6333 6111

**Facsimile:** 02 6331 7211

**Internet:** [www.bathurst.nsw.gov.au](http://www.bathurst.nsw.gov.au)

**Email:** [council@bathurst.nsw.gov.au](mailto:council@bathurst.nsw.gov.au)

#### Officers

**General Manager**

David Sherley

**Responsible Accounting Officer**

Aaron Jones

**Public Officer**

Aaron Jones

**Auditors**

Auditor General of NSW  
15/1 Margaret St, Sydney NSW 2000

#### Elected members

**Mayor**

Robert Taylor

**Councillors**

Warren Aubin

Kirrilee Burke

Ben Fry

Graeme Hanger

Margaret Hogan

Jess Jennings

Ian North

Andrew Smith

#### Other information

**ABN:** 42 173 522 302

DRAFT

# Bathurst Regional Council

SPECIAL PURPOSE FINANCIAL STATEMENTS  
for the year ended 30 June 2022

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*A vibrant regional centre that enjoys a rural lifestyle . . . . .  
A Region full of community spirit and shared prosperity.*





## Bathurst Regional Council

## Special Purpose Financial Statements

for the year ended 30 June 2022

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**Background**

- i. These Special Purpose Financial Statements have been prepared for the use by both Council and the Office of Local Government in fulfilling their requirements under National Competition Policy.
- ii. The principle of competitive neutrality is based on the concept of a 'level playing field' between persons/entities competing in a market place, particularly between private and public sector competitors.

Essentially, the principle is that government businesses, whether Commonwealth, state or local, should operate without net competitive advantages over other businesses as a result of their public ownership.

- iii. For Council, the principle of competitive neutrality and public reporting applies only to declared business activities.

These include **(a)** those activities classified by the Australian Bureau of Statistics as business activities being water supply, sewerage services, abattoirs, gas production and reticulation, and **(b)** those activities with a turnover of more than \$2 million that Council has formally declared as a business activity (defined as Category 1 activities).

- iv. In preparing these financial statements for Council's self-classified Category 1 businesses and ABS-defined activities, councils must **(a)** adopt a corporatisation model and **(b)** apply full cost attribution including tax-equivalent regime payments and debt guarantee fees (where the business benefits from Council's borrowing position by comparison with commercial rates).

Bathurst Regional Council

Special Purpose Financial Statements

for the year ended 30 June 2022

Statement by Councillors and Management made pursuant to the Local Government Code of Accounting Practice and Financial Reporting

The attached Special Purpose Financial Statements have been prepared in accordance with:

- the NSW Government Policy Statement '*Application of National Competition Policy to Local Government*',
- the Division of Local Government Guidelines '*Pricing and Costing for Council Businesses – A Guide to Competitive Neutrality*',
- the Local Government *Code of Accounting Practice and Financial Reporting*,
- the NSW Office of *Water Best-Practice Management of Water and Sewerage Guidelines*.

To the best of our knowledge and belief, these statements:

- present fairly the operating result and financial position for each of Council's declared business activities for the year,
- accord with Council's accounting and other records, and
- present overhead reallocation charges to the water and sewerage businesses as fair and reasonable.

We are not aware of any matter that would render these statements false or misleading in any way.

Signed in accordance with a resolution of Council made on 21 September 2022.

Robert Taylor  
Mayor  
21 September 2022

Benjamin Fry  
Deputy Mayor  
21 September 2022

David Sherley  
General Manager  
21 September 2022

Aaron Jones  
Responsible Accounting Officer  
21 September 2022

## Bathurst Regional Council

## Income Statement of water supply business activity

for the year ended 30 June 2022

\$ '000	2022	2021
<b>Income from continuing operations</b>		
Access charges	3,184	3,277
User charges	10,751	10,439
Fees	220	166
Interest and investment income	137	75
Grants and contributions provided for operating purposes	114	159
Other income	51	54
<b>Total income from continuing operations</b>	<b>14,457</b>	<b>14,170</b>
<b>Expenses from continuing operations</b>		
Employee benefits and on-costs	4,203	3,930
Borrowing costs	208	217
Materials and services	8,734	8,011
Depreciation, amortisation and impairment	4,821	4,686
Calculated taxation equivalents	103	94
Debt guarantee fee (if applicable)	–	170
Other expenses	973	923
<b>Total expenses from continuing operations</b>	<b>19,042</b>	<b>18,031</b>
<b>Surplus (deficit) from continuing operations before capital amounts</b>	<b>(4,585)</b>	<b>(3,861)</b>
Grants and contributions provided for capital purposes	1,876	2,937
<b>Surplus (deficit) from continuing operations after capital amounts</b>	<b>(2,709)</b>	<b>(924)</b>
<b>Surplus (deficit) from all operations before tax</b>	<b>(2,709)</b>	<b>(924)</b>
<b>Surplus (deficit) after tax</b>	<b>(2,709)</b>	<b>(924)</b>
<b>Plus accumulated surplus</b>	<b>140,666</b>	<b>141,326</b>
<b>Plus adjustments for amounts unpaid:</b>		
– Taxation equivalent payments	103	94
– Debt guarantee fees	–	170
<b>Closing accumulated surplus</b>	<b>138,060</b>	<b>140,666</b>
<b>Return on capital %</b>	<b>(1.6)%</b>	<b>(1.4)%</b>
<b>Subsidy from Council</b>	<b>14,395</b>	<b>7,499</b>
<b>Calculation of dividend payable:</b>		
Surplus (deficit) after tax	(2,709)	(924)
Less: capital grants and contributions (excluding developer contributions)	(1,876)	(2,937)
<b>Surplus for dividend calculation purposes</b>	<b>–</b>	<b>–</b>
<b>Potential dividend calculated from surplus</b>	<b>–</b>	<b>–</b>

## Bathurst Regional Council

Income Statement of sewerage business activity  
for the year ended 30 June 2022

\$ '000	2022	2021
<b>Income from continuing operations</b>		
Access charges	11,321	10,716
User charges	1,684	1,647
Liquid trade waste charges	715	547
Fees	168	116
Interest and investment income	287	145
Grants and contributions provided for operating purposes	111	110
Other income	143	29
<b>Total income from continuing operations</b>	<b>14,429</b>	<b>13,310</b>
<b>Expenses from continuing operations</b>		
Employee benefits and on-costs	3,927	3,622
Materials and services	6,511	5,370
Depreciation, amortisation and impairment	4,515	4,432
Calculated taxation equivalents	18	15
Other expenses	817	756
<b>Total expenses from continuing operations</b>	<b>15,788</b>	<b>14,195</b>
<b>Surplus (deficit) from continuing operations before capital amounts</b>	<b>(1,359)</b>	<b>(885)</b>
Grants and contributions provided for capital purposes	2,012	2,012
<b>Surplus (deficit) from continuing operations after capital amounts</b>	<b>653</b>	<b>1,127</b>
<b>Surplus (deficit) from all operations before tax</b>	<b>653</b>	<b>1,127</b>
<b>Surplus (deficit) after tax</b>	<b>653</b>	<b>1,127</b>
<b>Plus accumulated surplus</b>	<b>94,886</b>	<b>93,744</b>
<b>Plus adjustments for amounts unpaid:</b>		
– Taxation equivalent payments	18	15
<b>Closing accumulated surplus</b>	<b>95,557</b>	<b>94,886</b>
<b>Return on capital %</b>	<b>(0.9)%</b>	<b>(0.6)%</b>
<b>Subsidy from Council</b>	<b>6,657</b>	<b>3,158</b>
<b>Calculation of dividend payable:</b>		
Surplus (deficit) after tax	653	1,127
Less: capital grants and contributions (excluding developer contributions)	(2,012)	(2,012)
<b>Surplus for dividend calculation purposes</b>	<b>–</b>	<b>–</b>
<b>Potential dividend calculated from surplus</b>	<b>–</b>	<b>–</b>

## Attachment 9.3.5.2

Bathurst Regional Council | Income Statement of Waste | for the year ended 30 June 2022

### Bathurst Regional Council

#### Income Statement of Waste

for the year ended 30 June 2022

\$ '000	2022 Category 1	2021 Category 1
<b>Income from continuing operations</b>		
Annual charges	7,808	7,427
Fees	8,174	7,271
Interest and investment income	134	129
Grants and contributions provided for operating purposes	26	40
Net gain from the disposal of assets	44	—
Other income	—	(1)
<b>Total income from continuing operations</b>	<b>16,186</b>	<b>14,866</b>
<b>Expenses from continuing operations</b>		
Employee benefits and on-costs	3,330	3,010
Borrowing costs	15	(237)
Materials and services	7,570	7,243
Depreciation, amortisation and impairment	572	581
Net loss from the disposal of assets	—	94
Calculated taxation equivalents	83	111
Other expenses	29	36
<b>Total expenses from continuing operations</b>	<b>11,599</b>	<b>10,838</b>
<b>Surplus (deficit) from continuing operations before capital amounts</b>	<b>4,587</b>	<b>4,028</b>
<b>Surplus (deficit) from continuing operations after capital amounts</b>	<b>4,587</b>	<b>4,028</b>
<b>Surplus (deficit) from all operations before tax</b>	<b>4,587</b>	<b>4,028</b>
Less: corporate taxation equivalent (25%) [based on result before capital]	(1,147)	(1,047)
<b>Surplus (deficit) after tax</b>	<b>3,440</b>	<b>2,981</b>
<b>Plus accumulated surplus</b>	<b>41,326</b>	<b>37,187</b>
<b>Plus adjustments for amounts unpaid:</b>		
– Taxation equivalent payments	83	111
– Corporate taxation equivalent	1,147	1,047
<b>Closing accumulated surplus</b>	<b>45,996</b>	<b>41,326</b>
<b>Return on capital %</b>	<b>38.3%</b>	<b>30.1%</b>

## Attachment 9.3.5.2

Bathurst Regional Council | Statement of Financial Position of water supply business activity | for the year ended 30 June 2022

### Bathurst Regional Council

#### Statement of Financial Position of water supply business activity

as at 30 June 2022

\$ '000	2022	2021
<b>ASSETS</b>		
<b>Current assets</b>		
Cash and cash equivalents	9,633	7,483
Receivables	3,244	3,216
Other	53	25
<b>Total current assets</b>	<b>12,930</b>	<b>10,724</b>
<b>Non-current assets</b>		
Investments	9,922	9,508
Receivables	42	44
Infrastructure, property, plant and equipment	273,710	258,734
<b>Total non-current assets</b>	<b>283,674</b>	<b>268,286</b>
<b>Total assets</b>	<b>296,604</b>	<b>279,010</b>
<b>LIABILITIES</b>		
<b>Current liabilities</b>		
Payables	490	282
Borrowings	274	264
Employee benefit provisions	790	852
<b>Total current liabilities</b>	<b>1,554</b>	<b>1,398</b>
<b>Non-current liabilities</b>		
Income received in advance	5,000	—
Borrowings	5,309	5,583
Employee benefit provisions	7	3
<b>Total non-current liabilities</b>	<b>10,316</b>	<b>5,586</b>
<b>Total liabilities</b>	<b>11,870</b>	<b>6,984</b>
<b>Net assets</b>	<b>284,734</b>	<b>272,026</b>
<b>EQUITY</b>		
Accumulated surplus	138,060	140,666
Revaluation reserves	146,674	131,360
<b>Total equity</b>	<b>284,734</b>	<b>272,026</b>



## Attachment 9.3.5.2

Bathurst Regional Council | Statement of Financial Position of sewerage business activity | for the year ended 30 June 2022

### Bathurst Regional Council

#### Statement of Financial Position of sewerage business activity

as at 30 June 2022

\$ '000	2022	2021
<b>ASSETS</b>		
<b>Current assets</b>		
Cash and cash equivalents	22,806	20,551
Receivables	1,121	1,077
<b>Total current assets</b>	<b>23,927</b>	<b>21,628</b>
<b>Non-current assets</b>		
Right of use assets	1	1
Investments	21,220	20,016
Receivables	38	39
Infrastructure, property, plant and equipment	144,755	152,525
<b>Total non-current assets</b>	<b>166,014</b>	<b>172,581</b>
<b>Total assets</b>	<b>189,941</b>	<b>194,209</b>
<b>LIABILITIES</b>		
<b>Current liabilities</b>		
Payables	124	132
Employee benefit provisions	543	553
<b>Total current liabilities</b>	<b>667</b>	<b>685</b>
<b>Non-current liabilities</b>		
Lease liabilities	1	1
Employee benefit provisions	3	—
<b>Total non-current liabilities</b>	<b>4</b>	<b>1</b>
<b>Total liabilities</b>	<b>671</b>	<b>686</b>
<b>Net assets</b>	<b>189,270</b>	<b>193,523</b>
<b>EQUITY</b>		
Accumulated surplus	95,557	94,886
Revaluation reserves	93,713	98,637
<b>Total equity</b>	<b>189,270</b>	<b>193,523</b>

## Bathurst Regional Council

## Statement of Financial Position of Waste

as at 30 June 2022

\$ '000	2022 Category 1	2021 Category 1
<b>ASSETS</b>		
<b>Current assets</b>		
Cash and cash equivalents	42,319	36,388
Receivables	1,065	873
Other	8	8
<b>Total current assets</b>	<b>43,392</b>	<b>37,269</b>
<b>Non-current assets</b>		
Receivables	106	141
Infrastructure, property, plant and equipment	12,027	12,592
<b>Total non-current assets</b>	<b>12,133</b>	<b>12,733</b>
<b>Total assets</b>	<b>55,525</b>	<b>50,002</b>
<b>LIABILITIES</b>		
<b>Current liabilities</b>		
Payables	25	38
Employee benefit provisions	518	513
<b>Total current liabilities</b>	<b>543</b>	<b>551</b>
<b>Non-current liabilities</b>		
Remediation Provision	1,754	1,780
<b>Total non-current liabilities</b>	<b>1,754</b>	<b>1,780</b>
<b>Total liabilities</b>	<b>2,297</b>	<b>2,331</b>
<b>Net assets</b>	<b>53,228</b>	<b>47,671</b>
<b>EQUITY</b>		
Accumulated surplus	45,996	41,326
Revaluation reserves	7,232	6,345
<b>Total equity</b>	<b>53,228</b>	<b>47,671</b>

## Note – Significant Accounting Policies

A statement summarising the supplemental accounting policies adopted in the preparation of the special purpose financial statements (SPFS) for National Competition Policy (NCP) reporting purposes follows.

These financial statements are SPFS prepared for use by Council and the Office of Local Government. For the purposes of these statements, the Council is a non-reporting not-for-profit entity.

The figures presented in these special purpose financial statements have been prepared in accordance with the recognition and measurement criteria of relevant Australian Accounting Standards, other authoritative pronouncements of the Australian Accounting Standards Board (AASB) and Australian Accounting Interpretations.

The disclosures in these special purpose financial statements have been prepared in accordance with the *Local Government Act 1993* (Act), the *Local Government (General) Regulation 2005* (Regulation) and the Local Government Code of Accounting Practice and Financial Reporting.

The statements are prepared on an accruals basis. They are based on historic costs and do not take into account changing money values or, except where specifically stated, fair value of non-current assets. Certain taxes and other costs, appropriately described, have been imputed for the purposes of the National Competition Policy.

The Statement of Financial Position includes notional assets/liabilities receivable from/payable to Council's general fund. These balances reflect a notional intra-entity funding arrangement with the declared business activities.

### National Competition Policy

Council has adopted the principle of 'competitive neutrality' in its business activities as part of the National Competition Policy which is being applied throughout Australia at all levels of government. The framework for its application is set out in the June 1996 NSW Government Policy statement titled 'Application of National Competition Policy to Local Government'. *The Pricing and Costing for Council Businesses – A Guide to Competitive Neutrality* issued by the Office of Local Government in July 1997 has also been adopted.

The pricing and costing guidelines outline the process for identifying and allocating costs to activities and provide a standard for disclosure requirements. These disclosures are reflected in Council's pricing and/or financial reporting systems and include taxation equivalents, Council subsidies, and returns on investments (rate of return and dividends paid).

### Declared business activities

In accordance with *Pricing and Costing for Council Businesses – A Guide to Competitive Neutrality*, Council has declared that the following are to be considered as business activities:

#### Category 1

(where gross operating turnover is over \$2 million)

##### a. Bathurst Regional Council Water Supplies

Council's water supply activities (established as separate Special Rate Funds) servicing the region of Bathurst

##### b. Bathurst Regional Council Sewerage Service

Council's sewerage reticulation & treatment activities (established as a Special Rate Fund) servicing the region of Bathurst

##### c. Bathurst Regional Council Waste Services

Council's domestic waste service & solid waste depot activities servicing the region of Bathurst

## Note – Significant Accounting Policies (continued)

### Category 2

(where gross operating turnover is less than \$2 million)

**Council has no Category 2 businesses.**

### Taxation equivalent charges

Council is liable to pay various taxes and financial duties. Where this is the case, they are disclosed as a cost of operations just like all other costs.

However, where Council does not pay some taxes which are generally paid by private sector businesses, such as income tax, these equivalent tax payments have been applied to all Council-nominated business activities and are reflected in Special Purpose Financial Statements.

For the purposes of disclosing comparative information relevant to the private sector equivalent, the following taxation equivalents have been applied to all Council-nominated business activities (this does not include Council's non-business activities):

#### Notional rate applied (%)

Corporate income tax rate – **27.5%**

Land tax – the first \$692,000 of combined land values attracts **0%**. For the combined land values in excess of \$692,001 up to \$4,231,000 the rate is **1.6% + \$100**. For the remaining combined land value that exceeds \$4,231,000 a premium marginal rate of **2.0%** applies.

Payroll tax – **5.45%** on the value of taxable salaries and wages in excess of \$850,000.

### Income tax

An income tax equivalent has been applied on the profits of the business activities. Whilst income tax is not a specific cost for the purpose of pricing a good or service, it needs to be taken into account in terms of assessing the rate of return required on capital invested. Accordingly, the return on capital invested is set at a pre-tax level – gain/(loss) from ordinary activities before capital amounts, as would be applied by a private sector competitor. That is, it should include a provision equivalent to the corporate income tax rate, currently 26% (2019/2020 27.5%).

Income tax is only applied where a gain from ordinary activities before capital amounts has been achieved. Since the taxation equivalent is notional – that is, it is payable to the 'Council' as the owner of business operations – it represents an internal payment and has no effect on the operations of the Council.

Accordingly, there is no need for disclosure of internal charges in the SPFS. The rate applied of 26% is the equivalent company tax rate prevalent at reporting date. No adjustments have been made for variations that have occurred during the year.

### Local government rates and charges

A calculation of the equivalent rates and charges for all Category 1 businesses has been applied to all assets owned, or exclusively used by the business activity.

### Loan and debt guarantee fees

The debt guarantee fee is designed to ensure that Council business activities face 'true' commercial borrowing costs in line with private sector competitors. In order to calculate a debt guarantee fee, Council has determined what the differential borrowing rate would have been between the commercial rate and Council's borrowing rate for its business activities.

#### (i) Subsidies

Government policy requires that subsidies provided to customers, and the funding of those subsidies, must be explicitly disclosed. Subsidies occur where Council provides services on a less than cost recovery basis. This option is exercised on a range of services in order for Council to meet its community service obligations. The overall effect of subsidies is contained within the Income Statements of business activities.

#### (ii) Return on investments (rate of return)

The NCP policy statement requires that councils with Category 1 businesses 'would be expected to generate a return on capital funds employed that is comparable to rates of return for private businesses operating in a similar field'.

### Note – Significant Accounting Policies (continued)

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Funds are subsequently available for meeting commitments or financing future investment strategies. The rate of return is disclosed for each of Council's business activities on the Income Statement.

The rate of return is calculated as follows:

**Operating result before capital income + interest expense**

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**Written down value of I,PP&E as at 30 June**

As a minimum, business activities should generate a return equal to the Commonwealth 10 year bond rate which is 3.66% at 30/6/22.

#### **(iii) Dividends**

Council is not required to pay dividends to either itself (as owner of a range of businesses) or to any external entities.

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Bathurst Regional Council

General Purpose Financial Statements

for the year ended 30 June 2022

Statement by Councillors and Management made pursuant to Section 413 (2c) of the *Local Government Act 1993* (NSW)

The attached general purpose financial statements have been prepared in accordance with:

- the *Local Government Act 1993* and the regulations made thereunder,
- the Australian Accounting Standards and other pronouncements of the Australian Accounting Standards Board
- the Local Government Code of Accounting Practice and Financial Reporting.

To the best of our knowledge and belief, these statements:

- present fairly the Council's operating result and financial position for the year
- accord with Council's accounting and other records.

We are not aware of any matter that would render these statements false or misleading in any way.

Signed in accordance with a resolution of Council made on 21 September 2022.

Robert Taylor  
Mayor  
21 September 2022

Benjamin Fry  
Deputy Mayor  
21 September 2022

David Sherley  
General Manager  
21 September 2022

Aaron Jones  
Responsible Accounting Officer  
21 September 2022



Bathurst Regional Council

Special Purpose Financial Statements

for the year ended 30 June 2022

Statement by Councillors and Management made pursuant to the Local Government Code of Accounting Practice and Financial Reporting

The attached Special Purpose Financial Statements have been prepared in accordance with:

- the NSW Government Policy Statement '*Application of National Competition Policy to Local Government*',
- the Division of Local Government Guidelines '*Pricing and Costing for Council Businesses – A Guide to Competitive Neutrality*',
- the Local Government *Code of Accounting Practice and Financial Reporting*,
- the NSW Office of *Water Best-Practice Management of Water and Sewerage Guidelines*.

To the best of our knowledge and belief, these statements:

- present fairly the operating result and financial position for each of Council's declared business activities for the year,
- accord with Council's accounting and other records, and
- present overhead reallocation charges to the water and sewerage businesses as fair and reasonable.

We are not aware of any matter that would render these statements false or misleading in any way.

Signed in accordance with a resolution of Council made on 21 September 2022.

Robert Taylor  
Mayor  
21 September 2022

Benjamin Fry  
Deputy Mayor  
21 September 2022

David Sherley  
General Manager  
21 September 2022

Aaron Jones  
Responsible Accounting Officer  
21 September 2022

<b>POLICY:</b>	INSURANCE - PUBLIC LIABILITY INSURANCE
<b>DATE ADOPTED:</b>	Director Corporate Services & Finance's Report #XX Council XX September 2022 Minute Book No.  Director Corporate Services & Finance's Report #1 Policy 5 December 2012 Council 6 February 2013 Minute Book No. 11477  Director Corporate Services Report #1 Policy 1 December 2004, Council 8 December 2004 Minute Book No. 9416 (former BCC Policy)
<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>	03.00006
<b>OBJECTIVE:</b>	To ensure the protection of Council's assets through appropriate public liability coverage held by third parties.

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### **Policy**

Bathurst Regional Council requires all contractors, subcontractors, event promoters (excluding events requiring full Mount Panorama circuit closure for speed events), leaseholders, stallholders, hirers (in the case of a meeting room/space, event or gallery space in a Council building), artists participating in an artist-in-residence program or artists present at the time of an art exhibition are to have Public Liability Insurance with a minimum coverage of \$20 Million. Exceptions to requiring \$20 Million Public Liability Insurance are outlined below.

Bathurst Regional Council should be noted as an interested party on all Public Liability Insurance Policies held by third parties where possible. If an insurance Policy expires, or Insurer changes during the term of engagement, Council must receive a copy of the updated Certificate of Currency.

Where Council is undertaking a contract works policy i.e., where a contractor is undertaking work on Council's behalf rather than as a third party, request should be made that Council appear as a co-insured on the contractor's liability policy, to allow Council full access to the policy if required.

Confirmation of Public Liability Insurance Policy in the form of a Certificate of Currency, must be provided to Council prior to the commencement of any work, use, service or activity.

### **Minor works**

Where the work being completed by a contractor or subcontractor is less than \$20,000, Council will seek advice from its insurance provider before accepting a lower Public Liability amount.

### **Use of Mt Panorama Racing Circuit**

Bathurst Regional Council requires all event promoters (for events requiring full Mount Panorama circuit closure for speed events) to have Public Liability Insurance with a minimum coverage of \$30 Million or other amount specified by the Office of Sport Permit.

### **Children's Services (including Family Day Care Scheme)**

Clause 29 of the *Education and Care Services National Regulations 2011* requires a minimum of \$10 Million Public Liability Insurance to be held by each Approved Provider of a centre based childcare service, or a Family Day Care Scheme.

Clause 30 of the *Education and Care Services National Regulations 2011* requires each family day care educator to hold Public Liability Insurance with a minimum value of \$10 Million.



# BATHURST REGIONAL COUNCIL

## BATHURST REGIONAL COUNCIL FLOODPLAIN RISK MANAGEMENT COMMITTEE TERMS OF REFERENCE AND OPERATIONAL GUIDELINES

September 2022

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# Part A - TERMS OF REFERENCE

## 1. OBJECTIVE OF THE COMMITTEE

To make recommendations to Council on floodplain risk management issues facing the Bathurst Regional LGA, including the development and implementation of Floodplain Risk Management Plans, in accordance with the NSW Government's Floodplain Development Manual: the management of flood liable land.

## 2. PURPOSE OF THE COMMITTEE

The Committee will provide forums to discuss issues (technical, social, environmental and cultural) relevant to the development and implementation of Floodplain Risk Management Studies and Plans throughout the Bathurst Regional LGA in accordance with the NSW Floodplain Development Manual 2005.

## 3. LINKS TO COMMUNITY STRATEGIC PLAN

The Committee directly supports Council Community Strategic Plan as it enables Council to engage with its community by listening to and responding to their needs and concerns.

The Committee will consider issues and business which support Bathurst Regional Community Strategic Plan.

The Committee will report on its outcomes and achievements annually, in particular identifying how the activities have contributed to the overall outcomes of Bathurst Regional Community Strategic Plan.

## 4. KEY FOCUS AREAS FOR THE COMMITTEE

The Committee will consider issues and business which relate and contribute to the following key focus areas:

- The discussion of technical, social, economic and ecological issues for the distillation of possibly differing viewpoints on these issues.
- To assist Council by providing guidance through the process of preparation and implementation of Floodplain Risk Management Planning
- To foster partnerships and collaboration between the local community and Council.



# Part B - OPERATIONAL GUIDELINES

## 1. MEETING FREQUENCY, TIMES AND VENUE

The Committee will meet quarterly at dates and times as determined. An extraordinary meeting may be called where circumstances warrant. The Committee will meet generally on a Thursday afternoon at 2pm. Meeting frequency and timing may vary depending on the business before the Committee.

There may be a need in certain circumstances to establish temporary sub-committees or working groups to pursue specific issues / projects etc.

## 2. MEMBERSHIP

The Committee shall consist of:

- The Mayor or their nominated delegate and one (1) other Councillor (with alternatives) as determined by Council Resolution
- Director Engineering Services, or their delegate (Designated Council Officer and Secretariat)
- A minimum of one (1) Council staff representative, nominated by the General Manager to provide a mix of specialist professional advice, from engineering, strategic planning, development assessment, and environmental management.
- Three (3) community representatives appointed on the basis of:
  - A broad interest, and understanding of floodplain management; and
  - A commitment to floodplain management of the Bathurst Regional LGA; and
  - Residing in a flood prone area.
- Attendance by State Government agencies shall be nominated in writing and comprise as follows:
  - One (1) agency representative from the Office of Environment and Heritage.
  - One (1) agency representative from the NSW State Emergency Services.
- Additional Agency Representatives may be invited if appropriate

The nominated State Government agency representatives do not have Committee voting rights. They attend to provide advice in relation to their departmental functions and their area of expertise. Other agency staff are welcome to attend meetings of the Committee and contribute to discussions.

Consultants engaged by Council may be invited or requested to address the Committee on matters on the agenda.

## 3. MEMBERSHIP SELECTION AND TENURE

Community representatives are to be recruited through a public expression of interest process which will be advertised in the local media and on Council's website. Selection will be based on set criteria which will be outlined as part of the nomination process that aim for membership from a variety of interest areas including business, industry, environmental and local ownership and/or residency.

If a community member resigns or is terminated, the position may be left vacant (provided the minimum is maintained) or filled through a review of earlier Expressions of Interest or a call for new Expressions of Interest.

Designated Council officer(s) will attend the committee. The role of this officer/s include coordinating the Committee and to fulfil secretarial duties.

#### 4. OTHER ATTENDEES

Guest Speakers/Observers may be invited as required and as determined by the Committee Chairperson.

#### 5. CHAIRPERSON

The Mayor (or nominated delegate) will act as Chairperson and is required to be in attendance for the quorum.

#### 6. RESPONSIBILITIES OF MEMBERS

Members will be required to sign a declaration that they have read and understood Council's Code of Conduct, Council's Code of Meeting Practice and will act in accordance with these Operational Guidelines. This includes communication, representing the Committee, attendance at relevant meetings / forums / conferences and speaking to the media.

Council's Code of Conduct and associated protocols are to be followed by members.

Members will be required to be respectful of the diverse opinions of others during discussions.

Members are not to use the meetings of the Committee as a platform for personal accusations / defamatory statements or as an interrogation of Council business. Ongoing membership will be dependent on members conducting themselves in a respectful, courteous and constructive manner.

Members will be responsible for their own travel to and from Committee meetings and associated events, site visits and activities.

Members will be encouraged to contribute items of interest to the meeting agenda by contacting the Committee's secretariat prior to the meeting. Items may also be raised in General Business.

Members will have no power or delegation to make decisions on behalf of Bathurst Regional Council or allocate funds.

Members will be expected to actively participate in meetings, working parties (where relevant) and associated activities or events. In the event that a member cannot attend a meeting, an apology or notification must be made to the Council Officer prior to the meeting.

All Committee Members are expected to attend all committee meetings where possible. It will be taken that a Community member's membership becomes vacant if they:

- a) fail to attend three (3) consecutive meetings without leave of absence being granted, or
- b) resigns from the committee by writing to the General Manager.

## 7. RECRUITING COMMUNITY MEMBERS AND VACANCIES

Council will advertise in the local media and on its website calling for nominations for membership of the Committee. All applicants must submit their applications in writing.

Recommendations for membership will be put to Council for appointment based on the selection criteria.

Community representatives have the responsibility to attend meetings of the Committee and contribute to discussion on matters before the Committee. The nominated community representatives are entitled to vote at Committee meetings.

The Committee is to notify the General Manager promptly of any vacancy occurring in its membership that affects the capacity of the Committee to function.

Where a community representative position becomes vacant, it may be filled as a *casual vacancy* for a period of not more than six (6) months where:

- a) the Committee submits to the General Manager within 28 days of the vacancy the name of a person considered by the Committee to be suitable for appointment, and
- b) the Mayor, in consultation with the General Manager, accepts that appointment, or
- c) advises the Committee to call for public Expressions of Interest to fill the role on a permanent basis.

## 8. ROLE OF THE DESIGNATED COUNCIL OFFICER

The Designated Council Officer is responsible for:

- Coordinating the meeting arrangements including calendar notifications and other duties to fulfill the Committee Secretariat.
- Preparation and distribution of agendas, minutes and other reports and communications as required.
- Ensuring that meetings and activities of the Committee are conducted in accordance with these operational guidelines and any associated protocols including Council's Code of Conduct and Code of Meeting Practice.
- Identifying any decisions which may require further consideration by Council's Executive or the elected Council body.

## 9. QUORUM & DECISION MAKING

In order to form a Quorum the following shall apply:

- The designated Council Officer (or nominated delegate) is present
- One (1) or half of the total number of Community Members (if greater than 2) are present
- Four (4) or half of the total number of Committee Members (if greater than 8) are present
- Councillor attendance is not a requirement to form a Quorum

The Committee has an advisory role to Council and will make recommendations by consensus. In the absence of consensus, advice from the Committee may be presented with supporting and dissenting views of members.

At times the Committee may make recommendations which require further consideration by Council's Executive or the elected Council body. Any such recommendations will be identified by the Secretariat and recorded in the minutes. The matter will then be referred for consideration by Executive and/or Council as required.

### 10. MINUTES, AGENDAS & REPORTING REQUIREMENTS

Advice of upcoming meetings will be distributed to members and Councillors and posted on Council's webpage at least 7 days prior to the date of the next scheduled meeting.

Minutes are to be taken by the Secretariat and distributed to Committee members within 14 days of the meeting date. Minutes are to be reported to the first available Ordinary Council Meeting following each meeting.

An annual report will be provided to Council outlining the activities of the Committee during the previous year and upcoming 12-month period. This should demonstrate clearly how the work of the Committee has contributed to the Bathurst Regional Community Strategic Plan outcomes. The annual report should also outline proposed priorities for the Committee in the upcoming 12 months.

### 11. STANDING AGENDA ITEMS

These Operational Guidelines and Terms of Reference have been developed and tailored to meet the specific needs of the Committee. The goals and tasks for the committee are outlined in the Terms of Reference in Part A.

Standing agenda items for all working groups:

- Acknowledgement of Country
- Disclosure of interests
- Attendance & Apologies
- Confirmation of minutes
- Tasks/Actions

### 12. FINANCIAL

The operational costs of convening Committee will be met by Council's budget.

No sitting fees or out of pocket expenses will be paid to members of the Committees.

Mr David Sherley  
General Manager  
Bathurst Regional Council  
Russell Street  
BATHURST

Re: Request for waiving for fee for community use of Bathurst Memorial Entertainment Centre

On Sunday 14 August 2022 at 1pm the Wiradyuri Elders, with the support of the National Trust, will again hold a commemoration activity to recognise the Declaration of Martial Law on 14 August 1824.

This community activity for the last few years has regularly attracted community support and held on the riverbank at Peace Park.

Unfortunately, the inclement weather and the potential for a river rise means that we are relocating the event to the Bathurst Memorial Entertainment Centre. In doing so, we have appreciated the support of Stephen Champion.

The venue is required for approximately one hour from 1 o'clock. The only requirement is for the placement of up to 100 chairs in a circle. Volunteers will assist in arranging the room.

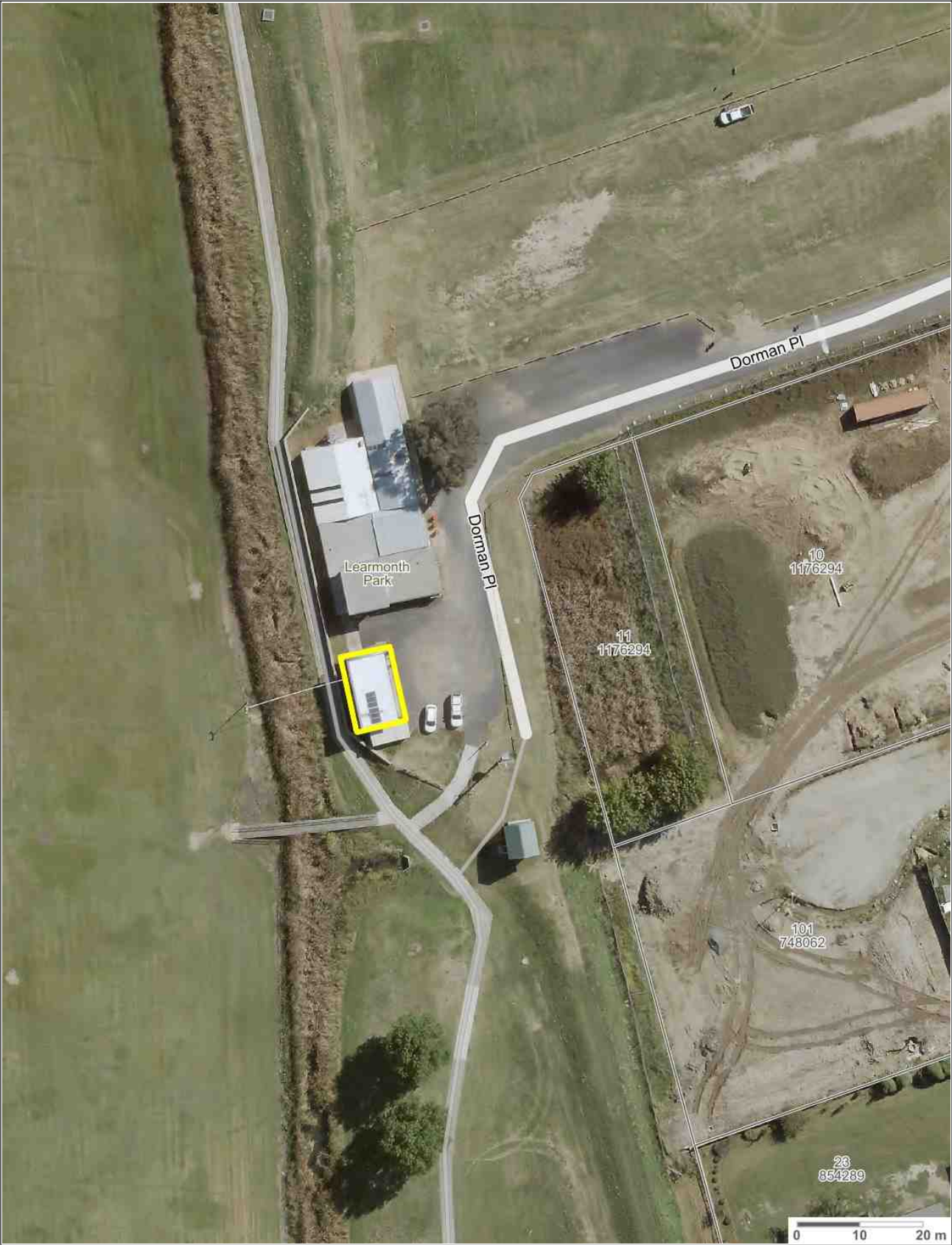
We therefore request that Council support this community-based activity by waiving the hiring fee for the room, given the need to respond to the weather and river conditions.

Iain McPherson

On behalf of the Bathurst & District Branch, National Trust  
and the Wiradyuri Elders

12 August 2022





**BATHURST REGIONAL COUNCIL**

Bathurst Regional Council  
PMB 17  
158 Russell Street  
BATHURST NSW 2795  
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Drawn By: Bethany Beattie  
Date: 8/08/2022  
Projection: GDA94 / MGA zone 55  
Map Scale: 1:800 @ A4





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Bathurst Regional Council  
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Drawn By: Bethany Beattie  
Date: 16/08/2022  
Projection: GDA94 / MGA zone 55  
Map Scale: 1:3000 @ A4





**BATHURST REGIONAL COUNCIL**

Bathurst Regional Council  
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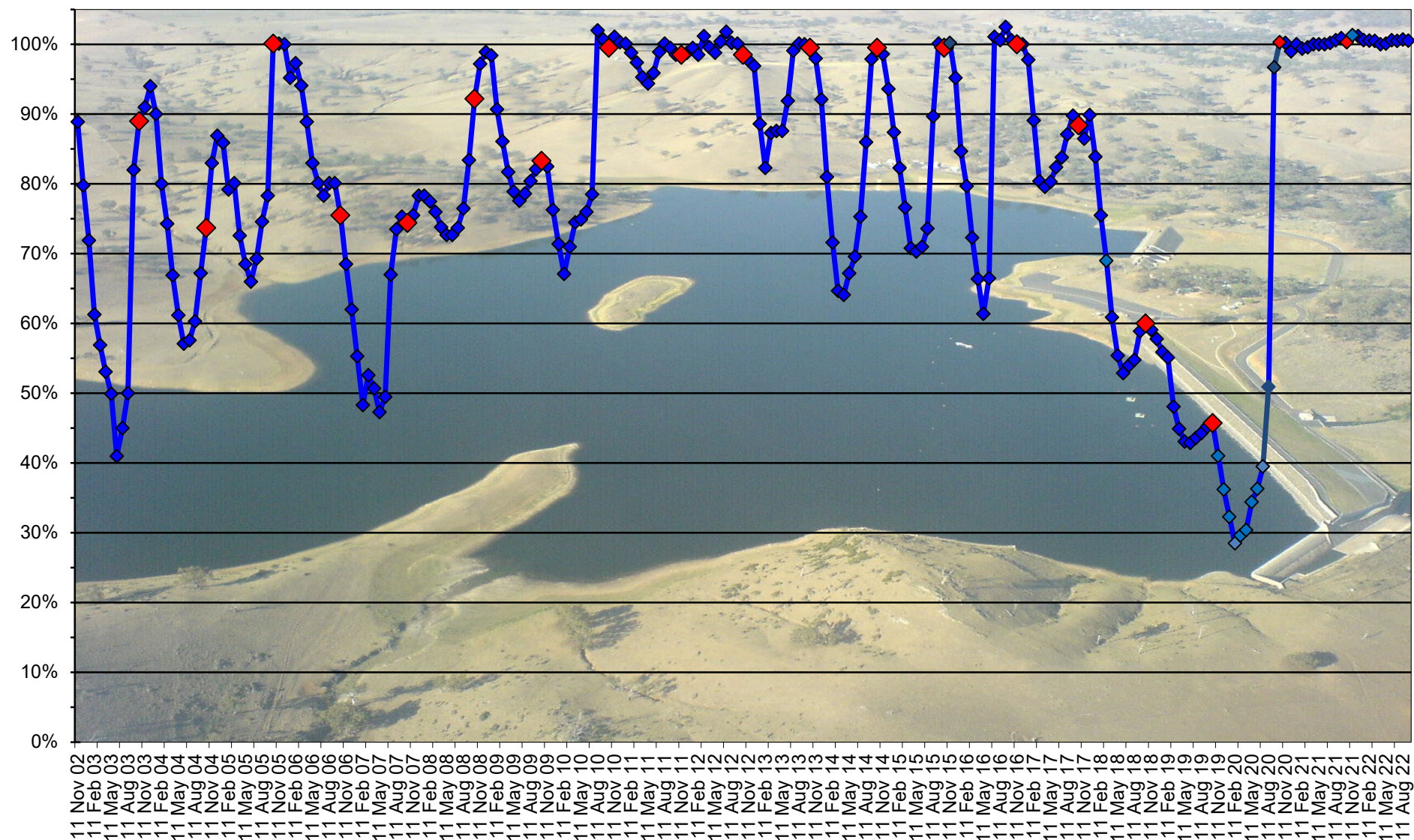
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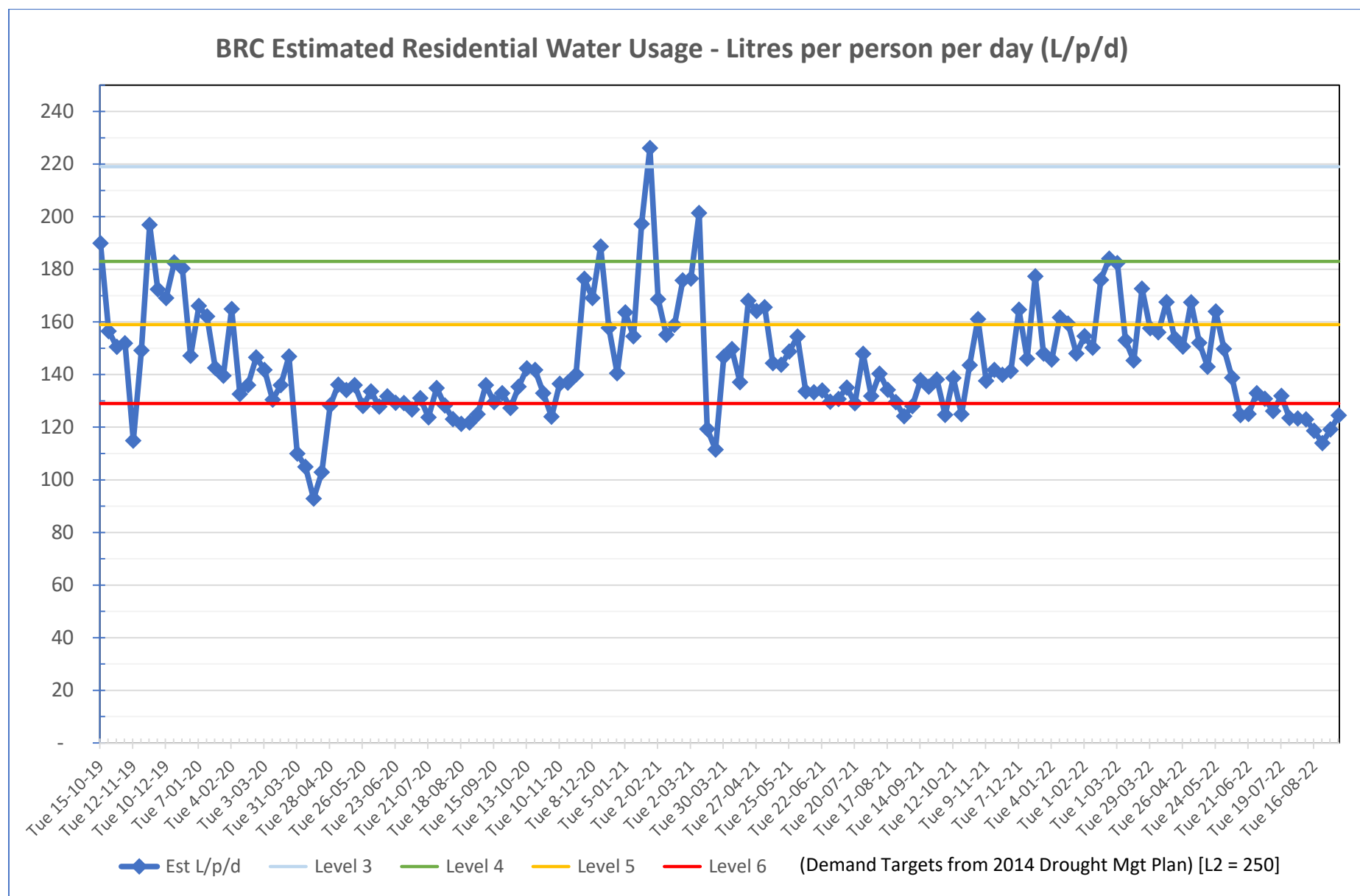
Drawn By: Bethany Beattie  
Date: 1/09/2022  
Projection: GDA94 / MGA zone 55  
Map Scale: 1:1000 @ A4



### Bathurst Regional Council: Monthly Chifley Dam Volume (%)



Red markers = October. Last reading 6 September 2022.



**Postal Address:** 96 Abercrombie Drive, Abercrombie 2795  
**Email:** [bathurstaccesscommittee@gmail.com](mailto:bathurstaccesscommittee@gmail.com)

**Chairperson:** Irene Hancock 0412 003 438  
**Vice-Chairpersons:** Dawn Eves 02 6334 2757  
Paul Haysom. 0409 924 182  
**Secretary:** Vicki Fallon 0404 277 743



**Mr David Sherley**  
**General Manager**  
**Bathurst Regional Council**  
**158 Russell Street**  
**Bathurst NSW 2795**

Friday 2<sup>nd</sup> September 2022

Dear Mr Sherley

**Review of Bathurst Access Improvement for Small Business Grants 2022-23**

Please be advised that at the last meeting of the BRAC committee on 22 August 2022, it was unanimously agreed, voted on and motion approved by all members present, that the distribution of funds should be made to the three applicants as detailed below.

**Applicant 1:** XJS World Pty Ltd (Crago Mill)

**Grant proposed by BRAC: \$5000**

**Applicant 2:** Mr Con Venardos (former OPSM premises William Street)

**Grant proposed by BRAC: \$5000**

**BRAC respectfully asks that Council check the dimensions of the slope of the ramp and that it complies to Australian standards.**

**Applicant 3:** Bathurst Lapidary & Collectables Club (Old Fire Shed, Eglinton)

**Grant proposed by BRAC: \$4000**

Kind regards,

A handwritten signature in black ink, appearing to read 'Irene Hancock'.

Irene Hancock  
BRAC Chairperson

# Attachment 9.5.6.1

## BATHURST REGION: A CULTURAL VISION 2036 ANNUAL PROGRESS REPORT - JUNE 2022

1	Creative Places: A Place of Culture and Creativity			
1.1	Resource infrastructure to maximise the potential of existing cultural institutions.			
	Goal	Actions	Timeline & Targets	Actions to date 2022
1.1.1	Bathurst Memorial Entertainment Centre upgrade	Prepare a report to Council seeking approval and funding for improving the theatre's sightlines as well as the stairs, aisles and seating configuration of the dress circle.	1 year - short term	Plans complete.  UNFUNDED
1.1.2	Library Refurbishment upgrade	<ul style="list-style-type: none"> <li>• Prepare a design brief seeking expressions of interest and costings for the Library Refurbishment Upgrade.</li> <li>• Seek additional funding from other sources to augment funding already confirmed.</li> <li>• Carry out upgrade to Library.</li> </ul>	1 year – short term	COMPLETE
1.1.3	Visitor Information Centre upgrade	<ul style="list-style-type: none"> <li>• Engage an appropriate tourism consultant to investigate and report on the redesign of the Bathurst Visitor Information Centre to bring a more dynamic feeling to the material on offer, to take advantage of new digital technologies and mobile applications and to highlight Council's cultural facilities.</li> <li>• Prepare a report to Council seeking approval and funding to implement recommendations of the consultant's report.</li> </ul>	2 years - short term	<ul style="list-style-type: none"> <li>• Stage One of upgrade was completed.</li> <li>• Stage Two design completed, UNFUNDED</li> </ul> <p>A new smart-bench and bubbler was added to the courtyard area in 2022</p>
1.1.4	Australian Fossil and Mineral Museum upgrade	<ul style="list-style-type: none"> <li>• Engage an appropriate museum consultant to engage with key stakeholders to develop a 'next stage' strategic plan for the museum.</li> <li>• Prepare a report to Council seeking approval and funding to implement recommendations from the strategic plan.</li> </ul>	2 years - short term	Plans completed.  UNFUNDED
1.2	Collection Management and Storage Facility	<ul style="list-style-type: none"> <li>• Develop a business plan and operating model for a centralised Collections Management and Storage Facility.</li> <li>• Develop detailed physical and operational plans.</li> <li>• Engage with other Councils and organisations who may wish to use the facility.</li> <li>• Seek funding sources.</li> <li>• Prepare a report to Council seeking approval and funding to implement the recommendations.</li> <li>• Undertake building construction and commence storage operations.</li> </ul>	2 years - short term	Central Tablelands Collections Facility due to open September 2022.
1.2.2	Chifley Dam Residency Space Strategy	<ul style="list-style-type: none"> <li>• Engage a consultant to prepare a business plan and operational model for the development of the Chifley Dam Performing Arts Residency Space Strategy.</li> <li>• Seeking funding and program partners.</li> <li>• Prepare a report to Council seeking approval and funding to implement the recommendations.</li> <li>• Undertake construction of facility and commence residency program.</li> </ul>	3 years – short term	Application submitted for funding. (NOTE while not in the reporting period application for funding successful August 2022)
1.2.3	Bathurst Rail Museum	<ul style="list-style-type: none"> <li>• Prepare a business plan and operational model for the development of the Rail Museum.</li> <li>• Seek capital and operational funding.</li> <li>• Undertake capital works.</li> <li>• Open museum with curated exhibitions and education and public programs.</li> </ul>	2 years - short term	COMPLETE
1.2.4	Wiradjuri Cultural Centre and Keeping Place strategy	<ul style="list-style-type: none"> <li>• Engage an appropriate Indigenous museum consultant to work with the Bathurst Aboriginal community and Council to investigate, scope and report on the requirements of a purpose-built Wiradjuri Cultural Centre and Keeping Place.</li> <li>• Investigate funding sources for the project.</li> <li>• Prepare a report and implementation strategy to Council for approval.</li> </ul>	3 years – short term	Budget of \$50,000 in 2022/2023 to commence investigations.



# Attachment 9.5.6.1

## BATHURST REGION: A CULTURAL VISION 2036 ANNUAL PROGRESS REPORT - JUNE 2022

1.3	Develop a strategic approach to planning for the next generation of cultural infrastructure.			
	Goal	Actions	Timeline & Targets	Actions to date 2022
1.3.1	The next-practice Performing Arts Facility/Facilities	<ul style="list-style-type: none"> <li>Engage an appropriate consultant to investigate, scope the requirements including potential sites and report back to Council on the next-practice performing arts facility/facilities.</li> <li>Prepare and submit to Council for approval a business plan and operational model for the development of the next-practice performing arts facility/facilities.</li> <li>Seek capital funding.</li> <li>Undertake capital works.</li> </ul>	5 years – medium term & 15-20 years - long term	No action during 2021/2022.
1.3.2	The next-practice Library	<ul style="list-style-type: none"> <li>Establish key performance indicators and monitor the performance of the newly refurbished library (see 1.1.2). This will measure the strengths, weaknesses, opportunities and threats of the current building service delivery approach.</li> <li>Engage an appropriate consultant to investigate, scope the requirements including potential sites and report back to Council on the next-practice library facility/facilities.</li> <li>Prepare and submit to Council for approval a business plan and operational model for the development of the next-practice library facilities.</li> <li>Seek capital funding.</li> <li>Undertake capital works.</li> </ul>	5 years – medium term & 15-20 years - long term	Home and Mobile Library Service review completed April 2022. Biennial Customer satisfaction survey was completed.
1.3.3	The next-practice Art Gallery	<ul style="list-style-type: none"> <li>With the recent upgrade of the gallery's air conditioning and climate control system and the installation of a new low-energy LED lighting system, the gallery is well placed to meet best industry standards and be more energy efficient.</li> <li>The installation in 2017/2018 of insulated interior and exterior walls in the gallery spaces will also remedy previously identified inadequacies in the original construction of the building and will make the building more energy efficient.</li> <li>As well the installation of solar power to the art Gallery/Library complex will further make the complex more energy efficient, making the building 'greener'.</li> <li>Despite these improvements, the gallery will eventually outgrow its site; as its role in the community grows, it will be necessary to look to the gallery's future development.</li> <li>As a result, it will be necessary to engage an appropriate consultant to investigate, scope and report on the next-practice gallery facility/facilities.</li> <li>Prepare and submit to Council for approval a business plan and operational model for the development of the next-practice Bathurst Regional Art Gallery facility/facilities.</li> <li>Seek capital funding.</li> <li>Undertake capital works.</li> </ul>	5 years – medium term & 15-20 years - long term	Plans prepared.  Currently UNFUNDED
1.4	Develop a whole of city approach to alternative spaces/places to support culture and creativity.			
	Goal	Actions	Timeline & Targets	Actions to date 2022
1.4.1	CBD cultural overlay	<ul style="list-style-type: none"> <li>Conduct a review of the CBD and identify and map existing and potential facilities and outdoor spaces (public and private).</li> <li>Identify any constraints on the use of those facilities and spaces and develop an improvement plan where required.</li> <li>Identify opportunities to facilitate place management of business precincts that make greater use of cultural facilities and spaces, both public and private.</li> <li>Develop a policy framework for use of Council owned facilities/spaces.</li> </ul>	3 years - short term	Collation of public submissions completed. Final response to Council being prepared - anticipated to be referred to Council in mid 2022.

# Attachment 9.5.6.1

## BATHURST REGION: A CULTURAL VISION 2036 ANNUAL PROGRESS REPORT - JUNE 2022

1.4	Develop a whole of city approach to alternative spaces/places to support culture and creativity.			
Cont'd	Goal	Actions	Timeline & Targets	Actions to date 2022
1.4.2	Town Square Precinct Redevelopment	<ul style="list-style-type: none"> <li>• Ensure that Cultural input is central to the ongoing development of the master plan of the Bathurst town Square Precinct in identifying improving and activating public spaces and buildings within the square.</li> <li>• Ensure that Cultural input is central to the continued detailed planning for the adaptive reuse of the former Bathurst TAFE site (see 1.4.3).</li> <li>• Identify opportunities to facilitate place management of the Town Square Precinct.</li> <li>• Develop and implement a Public Art Policy (see 2.2.1).</li> </ul>	10 years - medium term	<p>Concept plan for new entrance for the Australian Fossil and Mineral Museum developed by architects Integrated Design Group (IDG) presented to the Somerville Board and Councillors. This design shared with consultants for the Town Centre Masterplan who have included the concept into the draft plan.</p> <p>Public Art Policy endorsed, Public Art Committee and Technical Review Panels, and Public Art Community Peers established. Council successful in obtaining a grant of \$767,884 under the NSW Streets as Shared Spaces program to activate the Town Square precinct with temporary interventions. Works to be undertaken in June/July with completion expected in October.</p>
1.4.3	The former TAFE site	<ul style="list-style-type: none"> <li>• See 1.4.2 Town Square Precinct Redevelopment.</li> <li>• Pursue the appropriate adaptive reuse of the former Bathurst TAFE site.</li> </ul>	10 years - medium term	<ul style="list-style-type: none"> <li>• TAFE Building Tours were included as a part of the 2022 Autumn Colours Heritage Program</li> <li>• Community and cultural uses were considered as part of a EOI process.</li> </ul>
1.4.4	Alternative performing arts/music/visual arts venues	<ul style="list-style-type: none"> <li>• See 1.4.1 CBD cultural overlay.</li> <li>• See 1.4.2 Town Square Precinct Redevelopment.</li> </ul>	5 years - medium term	<p>Inland Sea of Sound performances in AFMM car park.</p> <p>Grant funding allowed for screens to be installed in TAFE building windows and for a permanent projector installation in Art Gallery/Library courtyard.</p>
2	Creative Programs: Telling Bathurst Region Stories			
2.1	Expand opportunities for diverse, high-quality cultural programming and educational outcomes through			
	Goal	Actions	Timeline & Targets	Actions to date 2022
2.1.1	Regional Centre for Excellence in Cultural Education Strategy	<ul style="list-style-type: none"> <li>• Engage a consultant to prepare a report that includes:</li> <li>• A review of the current educational programs provided by Council cultural facilities.</li> <li>• A consultation with key external education providers investigating potential partnerships/programs.</li> <li>• A desktop review of current best practice in cultural education.</li> <li>• Recommendations as to strategies and resources required to establish Bathurst as the Centre for Excellence in Cultural Education.</li> <li>• Prepare a report to Council seeking approval and funding to implement the recommendations of the report.</li> </ul>	3 years – short term	No further action this year
2.1.2	Chifley Heritage Strategy	<ul style="list-style-type: none"> <li>• Engage a consultant to undertake a review of Chifley tourist information material, directional signage and interpretive signage to ensure consistent design and message to reinforce the integrated story line.</li> <li>• Investigate the opportunities available through the use of mobile technology to provide tourist information via the use of apps and/or other technologies.</li> </ul>	Ongoing	<p>Chifley Home and Education Centre closed in March 2020 due to COVID restrictions. During this time a Conservation Management Plan (CMP), Works Plan and Heritage Architect Report were completed to identify work required for conservation of the home. Heritage Grant applications submitted to fund this work were unsuccessful. A Thematic Plan completed for updated interpretation including an audio guide for the education centre. Re-opening of the home took place on June Long Weekend. July School Holidays saw the operation of the home six (6) days a week during school terms (closed Thursdays) and seven (7) days operation during school holidays.</p>
2.1.3	Curated National Motor Racing Museum Program	<ul style="list-style-type: none"> <li>• Engage a museum consultant to investigate the potential and identify the necessary resources required to undertake a changing program/exhibitions at the NMRM.</li> <li>• Prepare a report to Council seeking approval and funding to implement the curated exhibition program</li> </ul>	3 years - short term	COMPLETE and ongoing.

# Attachment 9.5.6.1

## BATHURST REGION: A CULTURAL VISION 2036 ANNUAL PROGRESS REPORT - JUNE 2022

<b>2.1</b>	<b>Expand opportunities for diverse, high-quality cultural programming and educational outcomes through</b>			
Cont'd	<b>Goal</b>	<b>Actions</b>	<b>Timeline &amp; Targets</b>	<b>Actions to date 2022</b>
2.1.5	Collections Management Policy	<ul style="list-style-type: none"> <li>• Bathurst Regional Council's Collections Management Policy adopted by Council in 2016.</li> <li>• Museum Collections Management Policy and Procedures implemented across all Council's collections.</li> <li>• Initial consultation and feasibility study for a Regional Collections Management and Storage Facility developed in 2010.</li> <li>• Consultant engaged to scope and develop a financially sustainable business model for a Regional Collections Management and Storage Facility.</li> <li>• Develop a staff resourcing plan to support regional cultural facilities and collection activities (as per strategic objective 3.1.1 Operational Requirements).</li> <li>• Prepare a report to Council seeking approval and funding for the construction and operation of a Regional Collections Management and Storage Facility.</li> </ul>	Various	Bathurst Regional Council's Collections Management Policy adopted by Council in 2016. Bathurst Library Collection Development Policy updated.
2.1.6	Increased Public Programs	Seek resourcing and integration across all Council's cultural facilities and event programs to ensure there is cultural content embedded in all Council's Festivals, events and public programs.	2 years – short term	COMPLETE and ongoing.
<b>2.2</b>	<b>Develop a strategic approach to the creative activation of Bathurst's public spaces and places</b>			
	<b>Goal</b>	<b>Actions</b>	<b>Timeline &amp; Targets</b>	<b>Actions to date 2022</b>
2.2.1	Public Art Policy	<ul style="list-style-type: none"> <li>• Engage an appropriate consultant to investigate, scope and report on an appropriate Public Art Policy.</li> <li>• Prepare a report to Council for approval and implementation of the Public Art Policy.</li> </ul>	2 years – short term	COMPLETE
2.2.2	Cultural Festivals and Events Policy	<ul style="list-style-type: none"> <li>• Develop and implement a Cultural Festivals and Events Policy that will provide an overview for the development of Council events and celebrations and integrate opportunities for the integration of Council's cultural facilities and to contribute to the aims and objectives of Council's Destination Management Plan and Economic Development Strategy.</li> <li>• The policy will provide a framework for events that provide a return on investment and generate economic prosperity and community engagement.</li> </ul>	2 years – short term	COMPLETE
2.2.3	Wiradjuri cultural map	Engage an appropriate consultant to work with the Bathurst Aboriginal community and Council to develop an interpretive strategy and, in particular, develop and have ready for interpretation stories on a number of key cultural themes.	2 years – short term	Aboriginal Heritage Interpretation Strategy completed. Aboriginal Heritage Study completed which includes mapping of aboriginal cultural sensitivity across the whole of the LGA. Dr Stephen Gapps engaged to undertake research for the development of a digital map of Bathurst War sites/locations. Research completed. Council still to determine how to present that research.
<b>3</b>	<b>Creative People: Developing a Creative Environment</b>			
<b>3.1</b>	<b>Attract and retain highly skilled and committed cultural and creative industry professionals</b>			
	<b>Goal</b>	<b>Actions</b>	<b>Timeline &amp; Targets</b>	<b>Actions to date 2022</b>
3.1.1	Operational requirements strategy	<ul style="list-style-type: none"> <li>• Engage a consultant to investigate and develop an appropriate organisational structure to implement the recommendations of the Cultural Vision.</li> <li>• Prepare a report to Council seeking approval and funding for an organisational structure that resources an appropriate level of staffing for the proper management, curation and programming of Bathurst's cultural institutions as recommended in the Cultural Vision.</li> </ul>	2 years - short term and ongoing	COMPLETE
3.1.2	New technologies strategy	<ul style="list-style-type: none"> <li>• Engage a consultant to investigate the staff and technology resources required to establish a next-practice approach to the application of new technologies in Bathurst's cultural institutions that will benefit the delivery of the Cultural Vision.</li> <li>• Prepare a report to Council seeking approval and funding to implement the new technology strategy for Bathurst's cultural institutions.</li> </ul>	2 years - short term and ongoing	<ul style="list-style-type: none"> <li>• National Motor Racing Museum immersive room completed and operating providing an extra attraction to the museum.</li> <li>• 2020: BRAG capacity to develop and deliver 'next practice' capability increased by targeted recruitment to key positions resulting in interactive projects such as Bakyard Bila, Our City: BRAG Town, online virtual gallery developed with shop component (BRAGS Arts Fair Online, Nov 2021)</li> <li>• Bathurst Library Strategic Plan 2019-2024: "Evolving Digital Environment" one of the library strategic priorities.</li> <li>• No further action in 2021/2022 - ongoing</li> </ul>

# Attachment 9.5.6.1

## BATHURST REGION: A CULTURAL VISION 2036 ANNUAL PROGRESS REPORT - JUNE 2022

3.2	Develop and support staff, build volunteer capacity and contribute to educational richness			
	Goal	Actions	Timeline & Targets	Actions to date
3.2.1	Capacity building strategy	Using Council's Annual Performance Review Process ensure there is relevant and ongoing professional development and resources provided and included in the annual staff appraisal process.	Ongoing	Performance Appraisal Review utilised annually to provide relevant professional development for staff.
3.2.2	Educational potential strategy	<ul style="list-style-type: none"> <li>Engage a consultant to review all education and public programming across Council's cultural facilities looking at the strengths, weakness, threats and opportunities, staffing levels, funding and levels of demand. The review will make recommendations as to how to proceed and prepare an appropriate implementation strategy.</li> <li>Prepare a report to Council seeking approval and funding to implement the review's findings and implement the strategy across all Council's cultural facilities.</li> </ul>	2 years – short term	<ul style="list-style-type: none"> <li>Education programs with links to curriculum are being developed for the Bathurst Rail Museum.</li> <li>BRAG Strategic Plan 2021 - 2024 includes recommendations and actions for professional development opportunities @ BRAG.</li> <li>The Museums Bathurst website developed, including updated education programs and resources.</li> <li>Bathurst Library Strategic Plan 2019-2024: Staff capabilities and professional development included as a key initiative; "Learning Culture" one of the library strategic priorities.</li> </ul>
3.2.3	Maximise volunteer contribution strategy	<ul style="list-style-type: none"> <li>Engage a consultant to undertake a review of all volunteer programs across Council's cultural facilities looking at the strengths, weakness, threats and opportunities, staffing levels, funding and levels of demand. The review will make recommendations as to how to proceed and prepare an appropriate implementation strategy.</li> <li>Prepare a report to Council seeking approval and funding to implement the review's findings and implement the strategy across all Council's cultural facilities.</li> </ul>	3 years - short term	Volunteers continue to be engaged in Cultural & Community Services activities.
3.3	Encourage the evolution of a creative environment that supports a vibrant cultural and creative community			
	Goal	Actions	Timeline & Targets	Actions to date 2022
3.3.1	Artists in Residency Strategy	<ul style="list-style-type: none"> <li>Conduct a review of all aspects of the Hill End Artists in Residence Program looking at its strengths, weaknesses, threats and opportunities that makes recommendations and identifies opportunities for the future development of artists in residence programs.</li> <li>Prepare and submit a report to Council on the artists in residence program seeking endorsement and implementation.</li> </ul>	1 year - short term	Bathurst Arts Residency NSW (BARN) application for funding submitted. EOI submitted for Hill End program.
3.3.2	Creative industry cluster strategy	<ul style="list-style-type: none"> <li>Conduct a review of the existing creative industry sector and other commercial businesses in Bathurst to ascertain whether they would be supportive of participating in a creative industry cluster.</li> <li>This review would determine how Council and affiliated groups can assist the growth of new and existing businesses through existing programs such as Council's Business Management Workshops, the Business Enterprise Centre and the Small Biz Bus as well as identify other business development programs and opportunities.</li> <li>Encourage entrepreneurs and start-up creative commercial businesses through participation in business incubators/start-up hubs.</li> </ul>	2 years - short term	No further activity at this time.
3.3.3	Development of a Performing Arts Residency Program	Prepare a report and submit to Council for approval and funding a business plan, operational model and implementation strategy for a residency program for the performing arts.	1 year - short term	Application for funding to build the facility submitted to Create NSW in April 2022 following successful progression through EOI process.

**MINUTES OF THE TRAFFIC COMMITTEE MEETING  
HELD ON Tuesday 6 September 2022**

**1. MEETING COMMENCES**

**MINUTE**

Meeting commenced at 2.04 pm.

**Members:** Cllr Warren Aubin (Chair - BRC), A/Sgt Steve Chaplin (NSW Police), Ms Jackie Barry (Transport for NSW), Mr Simon Walter (Transport for NSW).

**Present:** Mayor Robert Taylor (BRC), Mr Bernard Drum (Manager Technical Services - BRC), Mr Myles Lawrence (Civil Investigation Team Leader - BRC), Mr Paul Kendrick (Traffic and Design Engineer - BRC).

**2. APOLOGIES**

**MINUTE**

**RESOLVED:**

That the apology of Mr David Veness (MP Representative) be accepted and leave of absence granted.

**3. REPORT OF PREVIOUS MEETING**

**3.1. Report of Previous Meeting - 2 August 2022**

**File No: 07.00006**

**MINUTE**

**RESOLVED:**

That the Minutes of the Traffic Committee held on 2 August 2022 be adopted.

**4. DECLARATION OF INTEREST**

**Declaration of Interest**

**MINUTE**

**RESOLVED: Nil**

**5. RECEIVE AND DEAL WITH DIRECTOR'S REPORTS**

**5.1.1. MINUTES OF THE TRAFFIC COMMITTEE MEETING  
HELD 2 AUGUST 2022**

**File No: 07.00006**

**MINUTE**

**RESOLVED:**

That the information be noted and necessary actions be taken.

**5.1.2. MOUNT PANORAMA PUNISH - 23 OCTOBER 2022**

**File No: 04.00009 / 23.00167**

**MINUTE**

**RESOLVED:**

That Council classify the Mount Panorama Punish to be held at Mount Panorama Motor Racing Circuit on Sunday 23 October 2022 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.

**5.1.3. NEW YEARS EVE 2022 - PARTY IN THE PARK**

**File No: 23.00131-02**

**MINUTE**

**RESOLVED:**

That the 2022 NEW Year's Eve - Party in the Park event to be held at Victoria Park on Saturday December 31 2022, be classified as a Class 2 event with Traffic Management for this event be approved, subject to conditions as detailed in the Director Engineering Services Report.

**5.1.4. BATHURST INTERNATIONAL - OFF TRACK EVENT – AMENDMENT**

**File No: 04.00148**

**MINUTE**

**RESOLVED:**

That the extra day for the Saturday Concert on 12 November 2022 for the previously approved event Bathurst International – Off Track Events be approved, subject to the conditions as detailed in the Director Engineering Services' Report.



**6. TRAFFIC REGISTER**

**6.1. TRAFFIC REGISTER**

**File No: 07.00006**

**MINUTE**

**RESOLVED:**

That the information be noted.

**8. MEETING CLOSE**

**MINUTE**

The Meeting closed at 2.24 pm.

**MINUTES OF BATHURST REGIONAL YOUTH COUNCIL MEETING HELD  
ON TUESDAY 16 AUGUST 2022**

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**PRESENT:** Ruby Morris, Drew Wade, Ella Kay, Blake Kreuzberger, Isaac Barrett, Kirilee Scott, Jasmyn Nankervis, Harvey Lew, Kiana Lowry, Heidi Twohill, Wil Crosland-Hamer, Chloe Tayler, Jasmin Houston, Olivia Brabham.

**IN ATTENDANCE:** Bronwyn Starkey (Acting Community Development Team Leader), Erin Bender (Youth Development & Community Events Officer), Aimee Cook (Community Development Officer).

**1. APOLOGIES:** Nil

**2. ACKNOWLEDGEMENT OF COUNTRY:** Bronwyn Starkey provided an Acknowledgement of Country.

**3. ADOPTION OF PREVIOUS MINUTES:**

**RESOLVED** that the minutes of the meeting held 22 March 2022 be accepted.

**MOVED:** Harvey Lew

**SECONDED:** Chloe Tayler

**CARRIED.**

**4. ELECTION OF YOUTH MAYOR, YOUTH DEPUTY MAYOR AND MEDIA OFFICERS**

Nominations for Youth Mayor 2022/2023 and Youth Deputy Mayor 2022/2023 provided by the Youth Councillors.

Election occurred with results:

**Youth Mayor** Harvey Lew

**Youth Deputy Mayor** Ella Kay

Nominations for two Media Officer positions for

Election occurred with results:

**Lead Media Officer** Heidi Twohill

**Support Media Officer** Kirilee Scott

**5. YOUTH COUNCIL SURVEY RESULTS**

Ella Kay provided an overview of the Youth Council survey results.

- 92 responses received
- Majority of respondents were not aware of Youth Council events
- Outdoor and sporting events were identified as most popular
- As most of the data was gathered through Facebook the demographics may be skewed towards an older age group

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This is page 1 of 3 pages of the Minutes of the Bathurst Regional Youth Council Meeting held on 16 August 2022.

**MINUTES OF BATHURST REGIONAL YOUTH COUNCIL MEETING HELD  
ON TUESDAY 16 AUGUST 2022**

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- Mental health and promotion of Youth Council are important projects

**6. YOUTH COUNCIL PROJECT PLANNING**

Bathurst Artist Festival was proposed, with the suggestion of tying this to mental health and involving other organisations.

Bronwyn reported that the Youth Council has been approached to partner with the Bathurst Memorial Entertainment Centre to facilitate a Halloween Ball. This would be a large-scale event and would require a significant proportion of the Youth Council budget to be used. It was suggested to involve an organisation such as headspace. Youth Council agreed to meet with BMEC staff to discuss the event in more detail. They will then decide whether they would like to be involved.

The following activities and campaigns were also tabled:

- HSC study program at the Bathurst Library. It was discussed that a similar program already exists at the Bathurst Library and will be commencing soon.
- Giving Tree – concept where you wrap a book, take one and leave one. Concern that this may clash with the Christmas Miracle Toy Appeal.
- Agreed for Youth Council to meet with headspace to discuss options for collaboration.
- The Youth Hubs in Orange and Oberon were discussed. These Hubs have murals and a café where young people work and learn skills.
- The value of a life ready course was discussed, where young people learn skills such as how to get a loan, car etc. Neighbourhood Centre run similar courses in the school holidays. Scots All Saints College work with Hope Care to cook meals.
- Youth Week 2023 dates have been confirmed as 20 to 30 April 2023.
- Possible Youth Council involvement in the Youth Citizen of the Year award. Usually runs in conjunction with Australia Day but hasn't run for two years. This idea was previously discussed at Australia Day planning meetings. Bronwyn advised that she will seek further clarification on this.
- Another colour run was discussed however Youth Councillors agreed to focus on new ideas as this event targeted younger people and families.
- International Day of People with Disability. Youth Council would like to meet with Council's Community Development Officer to determine whether they can support this event.
- R U OK? Day – trees will be wrapped in CBD parks again to acknowledge the day, as has been done in previous years. Focus is to increase awareness within the community. Photo of Youth Council will be taken on Thursday 8 September 2022.
- More accessible information is needed regarding sexual assault support. It was tabled that headspace don't have adequate support for young people regarding this particular area.
- Highlight sporting achievements of young people. Could coordinate a monthly recognition, possibly through social media.
- Mental Health First Aid course. It was discussed that physical first aid courses are provided. Could possibly look at options for free online courses also.

**7. SOCIAL MEDIA DISCUSSION**

A proposal for the creation of a Bathurst Youth Instagram page has been approved. For the duration of the current Youth Council term, a Facebook and Instagram page will be trialled. It is likely the Facebook page will become redundant at the end of the 12-month trial.

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This is page **2** of **3** pages of the Minutes of the Bathurst Regional Youth **Council** Meeting held on 16 August 2022.

**MINUTES OF BATHURST REGIONAL YOUTH COUNCIL MEETING HELD  
ON TUESDAY 16 AUGUST 2022**

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Media Officers will receive training on appropriate use of the Instagram and Facebook pages.

A 12-month social media plan will be developed outlining significant dates and posts for the current Youth Council term.

**8. GENERAL BUSINESS**

**9. NEXT MEETING – TUESDAY 11 OCTOBER 2022**

**10. MEETING CLOSE**

There being no further business, the meeting closed at 2:40pm.